

PLANNING COMMISSION AGENDA
Monday, August 29, 2022 at 6:00 p.m.
Caledonia Village Hall – 5043 Chester Lane

1. Meeting called to order

2. Roll Call/Introductions

3. Approval of Minutes

4. Citizens' Comments

5. Public Hearing and Possible Action on Items set for Public Hearing

- A. REZONE – Review a request to rezone a parcel consisting of 2.3 acres located at 6201 Douglas Avenue from B-2, Community Business District to B-3, Commercial Service District submitted by John Anderson, Applicant, Anderson Investment Holdings 6207, Owner. (Parcel ID No. 104-04-23-18-187-000)
- B. CONDITIONAL USE AMENDMENT – Review a request to amend the existing conditional use permit for the parcel located at 6201 Douglas Avenue to allow for the commercial use of a landscape contractor's yard with outdoor storage submitted by John Anderson, Applicant, Anderson Investment Holdings 6207, Owner. (Parcel ID No. 104-04-23-18-187-000)

6. New Business

- A. CERTIFIED SURVEY MAP – Review a certified survey map creating three lots for parcels located south of 13515 Northwestern Avenue submitted by Jason Lueders, Applicant, TI Investors of Caledonia LLC, Owner. (Parcel ID Nos. 104-04-22-30-038-000 & 104-04-22-30-047-000)
- B. BUILDING, SITE, AND OPERATIONS PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of at ±141,535 square-foot industrial building located on Northwestern Avenue, south of 13501 Northwestern Avenue submitted by Jason Lueders, Applicant, TI Investors of Caledonia LLC, Owner. (Parcel ID Nos. 104-04-22-30-038-000 & 104-04-22-30-047-000)
- C. BUILDING, SITE, AND OPERATIONS PLAN REVIEW – Review a building, site, and operation plan for the construction and utilization of at ±233,249 square-foot industrial building located on Northwestern Avenue, south of 13501 Northwestern Avenue submitted by Jason Lueders, Applicant, TI Investors of Caledonia LLC, Owner. (Parcel ID Nos. 104-04-22-30-038-000 & 104-04-22-30-047-000)
- D. CERTIFIED SURVEY MAP – Review a certified survey map creating two lots for the parcel located at 7521 5 Mile Road submitted by Michael Leiber, Applicant, Edward Phillip, Owner. (Parcel ID No. 104-04-22-22-001-000)
- E. PRELIMINARY PLAT - Review a proposed preliminary plat that will create 30 single-family residential lots for the parcel located at 6020 Erie Street and three parcels located west of 5945 Erie Street (now Water's Edge Drive) submitted by John Wahlen, Applicant, Village of Caledonia, Owner. (Parcel ID Nos. 104-04-23-16-021-000, 104-04-23-21-016-010, 104-04-23-21-016-000 & 104-04-23-21-021-000)
- F. FINAL CONDOMINIUM PLAT REVIEW – Review a final condominium plat for the second phase of Briarwood of Caledonia Subdivision consisting of ten condominium units submitted by Nancey Washburn, Applicant, Briarwood of Caledonia LLC, Owner. (Parcel ID No. 104-04-23-21-061-000)

- G. BOUNDARY AGREEMENT REVIEW – Review a building, site, and operations plan to construct and utilize a ±709 square-foot addition for the commercial building located at 4133 Courtney Street submitted by Gene Bohn, Applicant, Merz North America, Owner. (Parcel ID Nos. 168-04-21-36-001-120 through 168-04-21-36-001-220)
- H. BUILDING, SITE, AND OPERATION PLAN REVIEW – Review a building, site, and operations plan for the construction and utilization of two building additions. A ±52,700 square-foot industrial addition on the south side of the building and a ±1,705 square-foot office addition on the west side of the existing industrial building located at 12725 4 Mile Road submitted by Curtis Schroeder, Applicant, Central Storage Warehouse, Owner. (Parcel ID No. 104-04-22-30-015-201)

7. Old Business

- A. CONDITIONAL USE AMENDMENT - Review a request for a conditional use amendment to expand the use of the existing fueling station and convenience store to include the operation of a U-Haul business located at 7952 USH 41 submitted by Joy Peter, Applicant, Kidangayil Inc. Owner. (Parcel ID No. 104-04-22-07-076-000)

8. Adjournment

Dated August 25, 2022

Joslyn Hoeffert
Village Clerk

Only Commission members are expected to attend. However, attendance by all Board members (including non-members of the Plan Commission) is permitted. If additional (non-commission) Board members attend, three or more Board members may be in attendance. Section 19.82(2), Wisconsin Statutes, states as follows: If one-half or more of the members of a governmental body are present, the meeting is rebuttably presumed to be for the purposes of exercising the responsibilities, authority, power or duties delegated to or vested in the body. To the extent that three or more members of the Caledonia Village Board actually attend, this meeting may be rebuttably presumed to be a “meeting” within the meaning of Wisconsin’s open meeting law. Nevertheless, only the commission’s agenda will be discussed. Only commission members will vote. Board members who attend the commission meeting do so for the purpose of gathering information and possible discussion regarding the agenda. No votes or other action will be taken by the Village Board at this meeting.

1. Meeting called to order

President Dobbs called the meeting to order at 6:00 p.m. at the Village Hall, 5043 Chester Lane.

2. Roll Call/Introductions

Members present: Thomas Knitter, Trustee Weatherston, Nancy Pierce, President Dobbs, Scott Olley, Joseph Kiriaki, Tim Just

Also Present: Development Director Peter Wagner, Director of Public Services Anthony Bunkelman

3. Approval of Minutes

Approval of June 27, 2022, meeting minutes.

Motion by Pierce to approve the minutes with amendment to correct to remove Commission Member Bill Folk's name from the roll call votes and add Joseph Kiriaki's name.

Seconded by Trustee Weatherston.

Motion carried unanimously.

4. Citizens' Comments

None

5. Public Hearing and Possible Action on Items set for Public Hearing

A. LAND USE AMENDMENT – Consider an amendment to the Village's Land Use Plan Map as part of the Multi-Jurisdictional Comprehensive Plan for Racine County: 2035 for the parcel located on Roberts Street, directly south of 3303 STH H from Medium-Density Residential to Commercial submitted by Shannon Curtin, Applicant, Ronald Brossman Sr., Owner. (Parcel ID No. 104-04-22-33-190-000)

Wagner read from his report.

The applicant is requesting a land use plan amendment for a vacant lot located on Roberts Street, located directly south of 3303 CTH H from Medium Density Residential to Commercial and the rezoning of the property from R-5, Urban Residential District II to B-1, Neighborhood Business District for future commercial development. The abutting parcels are currently utilized for commercial purposes. The lot is legal non-conforming as the lot does not meet the minimum lot width or size for the residential zoning district. The B-1 District does not have a lot size minimum, however, does have a minimum lot width of 75 feet. Therefore, the property owner will need to combine the parcel with an adjacent parcel prior to the approval of the rezone.

The existing land use classification and zoning district prohibits any commercial expansion. It is unclear as to why this parcel was designated as a residential land use and zoned residential when surrounding areas have been commercialized at the adoption of the land use plan. The applicant currently owns the abutting land to the north and has plans to expand his business. Staff has determined that the change in land use classification to commercial and rezoning to B-1, Neighborhood Business District is appropriate based on abutting land uses, the non-conforming residential status of the property, and the condition to combine the lot with either of the adjacent commercial lots.

The State of Wisconsin Smart Growth Law requires that all local land use decisions after January 1, 2010, must be consistent with the goals, objectives, and policies contained within the Land Use Plan. Approval of these changes to the Land Use Plan Map would create consistency for the future use of the parcel located on Roberts Street.

President Dobbs opened the Public Hearing at 6:05 p.m.

President Dobbs asked three times if anyone wanted to speak in favor of this proposal.

In favor: None.

President Dobbs asked three times if anyone wanted to speak against this proposal.

Against: None.

President Dobbs closed the Public Hearing at 6:07 p.m.

5A. Commission Deliberation

Motion by Trustee Weatherston to recommend to the Village Board an amendment to the 2035 Land Use Plan Map for the vacant parcel located on Roberts Street directly south of 3303 CTH H from Medium Density Residential to Commercial for the following reasons:

1. The Commercial land use category will be consistent with surrounding land use categories allowing commercial uses.
2. The Land Use Plan amendment will lay the foundation for the rezoning of the subject property to the B-1, Neighborhood Business District.

Seconded by Knitter

Motion carried unanimously.

5B. REZONE – Review a request to rezone a parcel consisting of ±0.0976 acres located on Roberts Road, directly south of 3303 CTH H, from R-5, Urban Residential District II to the B-1, Neighborhood Business District submitted by Shannon Curtin, Applicant, Ronald Brossman Sr., Owner. (Parcel ID No. 104-04-22-33-190-000)

President Dobbs opened the Public Hearing at 6:09 p.m.

President Dobbs asked three times if anyone wanted to speak in favor of this proposal.

In favor: None.

President Dobbs asked three times if anyone wanted to speak against this proposal.

Against: None

President Dobbs closed the Public Hearing at 6:11 p.m.

5B. Commission Deliberation

Motion by Pierce to recommend to the Village Board that the property located on Roberts Street, south of 3303 CTH H, be rezoned from R-5, Urban Residential District II to B-1 Neighborhood Business District for the following reasons:

1. This rezoning will not adversely affect the surrounding property values.
2. Due to the subject property's proximity to other parcels zoned B-1, commercial uses should be encouraged in this area.
3. The proposed rezoning is in accord with the 2035 Land Use Plan designation of commercial for the subject property.
4. The lot will be combined with an existing adjacent commercial lot.

Seconded by Weatherston

Motion carried unanimously.

5C. REZONE – Review a request to rezone a parcel consisting of ±0.3512 acres located at 3303 CTH H from partially zoned B-1, Neighborhood Business District and R-5, Urban Residential District II, to B-1, Neighborhood Business District submitted by Shannon Curtin, Applicant, SCurtin LLC, Owner. (Parcel ID No. 104-04-22-33-188-000)

Wagner read from his report.

The applicant is requesting the rezoning of the parcel located at 3303 CTH H to B-1, Neighborhood Business District. Currently the parcel is split zoned B-1, Neighborhood Business District and R-5, Urban Residential District II. The purpose of the rezoning is to have the zoning accurately reflect the commercial development and use of the property. Currently, a carpet business resides within the existing building. Any modifications to the existing commercial building are prohibited due to the partial residential zoning classification. Therefore, the applicant wishes to have the same zoning classification to B-1, which will remove this encumbrance on the property.

Staff has determined that the proposed zoning request is consistent with the existing use of the property and that the requested zoning category is consistent with the land use classification as identified in the Village Land Use Plan. Staff recommends that the Village approve the request to rezone the property to B-1 for the reasons stated in the suggested motion in this report.

President Dobbs opened the Public Hearing at 6:16 p.m.

President Dobbs asked three times if anyone wanted to speak in favor of this proposal.

In favor: None.

President Dobbs asked three times if anyone wanted to speak against this proposal.

Against: None.

President Dobbs closed the Public Hearing at 6:19 p.m.

5C. Commission Deliberation

Motion by Weatherston to recommend to the Village Board that the parcel located at 3303 CTH H be rezoned to B-1, Neighborhood Business District for the following reasons:

1. The parcel is currently developed and utilized for commercial purposes and rezoning the entire parcel to the B-1 District accurately reflects the use of the property.
2. The proposed rezoning is in accord with the 2035 Land Use Plan designation as commercial for the subject property.

Seconded by Knitter.

Motion carried unanimously.

5D. REZONE – Review a request to rezone four parcels consisting of ±14.46 acres located at and abutting 6020 Erie Street from R-3, Suburban Residential District Sewered to R-4, Urban Residential District I submitted by John Wahlen, Applicant, Village of Caledonia, Owner. (Parcel ID Nos. 104-04-23-16-021-000, 104-04-23-21-021-000, 104-04-23-21-016-010, & 104-04-23-21-016-000)

Wagner read from his report.

Background: The applicant is requesting a rezone of parcels located at 6020 Erie Street and three parcels west of 5945 Erie Street (now Water's Edge Drive). The purpose of the rezoning request is to allow for the development of single-family residential dwellings on narrower and smaller lots than allowed in the R-3 District.

In 2021, the Village rezoned the former Western Publishing Company's parking lot from B-1, Neighborhood Business to R-3, Suburban Residential, to prepare for the future residential redevelopment of the site. At that time, the R-3 District was proposed as the surrounding residential areas were zoned the same zoning district.

Recently, the Village has been working with an applicant to design an infill residential neighborhood that would be characteristic of the area. As part of the design process, Village Staff and applicant agreed that a modification to the zoning would be required to optimize the use of the land. By rezoning these parcels from the R-3 District to the R-4 Zoning District, the applicant will be able to increase the number of lots by reducing the lot width, making them slightly narrower than the minimum width of the R-3 District which is 100 feet. In addition, the change in zoning would allow the applicant to reduce lot size from the minimum 20,000 square feet to 10,000 square feet.

The applicant is proposing lot widths with an average lot width of 94 feet. The narrowest lot is 75 feet and the widest is 169 feet. By allowing the zoning change, the minimum lot size will also be reduced. The average lot size will be 15,520 square feet in area or 0.35 acres. The smallest lot would be 11,178 square feet (1/4 acre) and the largest lot would be 22,506 square feet (1/2 acre).

The applicant has provided a preliminary plat for your review showing how the change in zoning would be applied as part of the redevelopment of the area. Staff believes that the reduction in lot size and width will not negatively impact the surrounding areas as the reduction in width and size will not reduce the value of lots, nor

increase the density of housing in the surrounding areas. The applicant has stated that average home price in this development will be around \$500,000. This value is comparable, if not higher, than surround land values.

Trustee Weatherston talked about the Village's years-long efforts to redevelop the area.

President Dobbs opened the Public Hearing at 6:23 p.m.

President Dobbs asked if anyone wanted to speak in favor of this proposal.

Several residents asked questions about the proposal.

Sherry Patterson, 703 Waters Edge, asked what the reason would be to rezone the parcels from R-3 to R-4 District and asked if multi-family residences are allowed in the R-4 district.

Yvonne Bishop, 1014 Riva Ridge, asked about the developer's plans for the existing natural areas, trees and a berm on the parcel.

Adam Chalekian, 5953 Daily Double Lane, asked about how the utilities will be extended to the area.

President Dobbs asked twice more if anyone wanted to speak in favor of this proposal.

In favor: None.

President Dobbs asked if anyone wanted to speak against this proposal.

Against: Heather Shaffer, 6035 N. Point Drive, noted that the minimum rear setback in the R-4 Zoning District is half that of the R-3 District and asked about setbacks for accessory uses in those districts. She said she does not think the development will raise property values in the neighborhood. She asked that parcels in the proposed subdivision that abut parcels with existing homes retain the R-3 Zoning designation.

President Dobbs asked twice more if anyone wanted to speak against this proposal.

President Dobbs closed the Public Hearing at 6:45 p.m.

Kiriaki made a motion to pause deliberation of Item 5D and to go out of order to consider Item 6B under New Business.

Seconded by Knitter.

ROLL CALL

Scott Olley	Aye
Thomas Knitter	Aye
Trustee Weatherston	Nay
Nancy Pierce	Aye
Joseph Kiriaki	Aye
President Dobbs	Aye

Motion carried 5-1.

6. New Business

6B. PREMLINARY PLAT – Review a proposed preliminary plat that will create 30 single-family residential lots for the parcel located at 6020 Erie Street and three parcels located west of 5945 Erie Street (now Water’s Edge Drive) submitted by John Wahlen, Applicant, Village of Caledonia, Owner. (Parcel ID Nos. 104-04-23-16-021-000, 104-04-23-21-016-010, 104-04-23-21-016-000 & 104-04-23-21-021-000)

Bunkelman provided information from his memo and explained that the process for considering a preliminary plat is similar to the process used to consider Certified Survey Maps. Reviews include compatibility of the Village’s Land Use Plan, Zoning, sewer service availability, access to parcels, open space, wetland delineation and storm water drainage. He explained that the plat is based on R-4 Zoning, which the Board would have to vote in favor of the rezoning request first in order to approve the plat.

Bunkelman presented two requested Modification Waivers and explained the reasons for the requests.

He addressed some of the issues raised by the residents who spoke during the Public Hearing. Referencing a preliminary grading plan map projected on a screen, he pointed out the locations of the berms on the subject parcel. Rear yard swales to drain north to 5 Mile Road and then to a storm water pond are part of the proposed plan.

An existing power pole and electric lines that run east on 5 Mile Road likely will need to be relocated based on the proposed location of the road. Utility easements for buried facilities likely will be located in front yards based on utility industry trends.

Applicant John Whalen addressed the Board and further described the proposal. He addressed some of the concerns raised by residents, including setbacks, the depths of lots, natural areas and trees, and the value of the development to the Village.

Knitter made a motion to resume consideration of 5D.

Seconded by Pierce.

Motion carried unanimously.

5D. Commission Deliberation

Motion by Kiriaki to recommend to the Village Board that the properties located at 6020 Erie Street and the three parcels on Erie Street (now Water’s Edge Drive), west of 5945 Erie Street, be rezoned from R-3, Suburban Residential District (sewered) to R-4, Suburban Residential District I for the following reasons:

1. The rezoning will not adversely affect the surrounding property values.
2. The 2035 Land Use Plan designates these parcels as Medium Density Residential. The proposed rezoning is in accord with the 2035 Land Use Plan designation for the subject properties.

Seconded by Weatherston

Motion carried unanimously.

Knitter made a motion to go out of order to take action on item 6B.

Seconded by Pierce.

Motion carried unanimously

6. New Business

6B. Commission Deliberation

Motion by Kiriaki to recommend that the Village Board that approve a Modification Waiver from Ordinance 14-3-4(c)(4)(b)(ii) for the Preliminary Plat of The Glen At Waters Edge to allow a subdivision to develop with less than 40% open space within the Sanitary Sewer & Water Service Area subject to the following:

1. The Village has been reviewing and may potentially revise Ordinance Title 14 Chapter 3 in regard to Subdivisions for Open Space and Conservation Easements.
2. The 40% open space requirement has been restrictive and prohibitive for the development of land within the Sanitary Sewer & Water Service Area.

Seconded by Pierce

Motion carried unanimously.

Motion by Kiriaki to recommend that the Village Board approve a Modification Waiver from Ordinance 14-3-5(b) for the Preliminary Plat of The Glen At Waters Edge to allow a subdivision to develop without Conservation Easements within the Sanitary Sewer & Water Service Area subject to the following:

1. The Village has been reviewing and may potentially revise Ordinance Title 14 Chapter 3 in regard to Subdivisions for Open Space and Conservation Easements.

Seconded by Pierce

Motion carried unanimously.

Motion by Kiriaki to approve the concept preliminary plat, The Glen at Waters Edge, subject to the conditions within the July 21, 2022, Memo from the Public Services Director.

Seconded by Knitter

Motion carried unanimously.

6A. BUILDING, SITE, AND OPERATIONS PLAN – Review a proposed building, site, and operations plan for the construction and utilization of a ±100,400 square feet of recreational amenities incorporating a high and low ropes course, laser tag arena, apple cannons, pedal cart track, and giant dry slide located at 8425 STH 38 submitted by Bear Country Holdings LLC, Applicant and Owner. (Parcel ID No. 104-04-22-04-017-000)

Wagner read from his report.

The applicant is requesting approval for the construction and utilization of ±100,400 square feet of recreational facilities which includes a high/low ropes course, laser tag arena, apple cannons, expanded pedal cart track, and a giant dry slide located at 8425 STH 38. Accessory structures within the P-2 District require a BSO review prior to being issued building permits.

The proposed facilities will be located in the central portion of the site that is commonly referred to as Bear Paw Beach and Adventure Island. The applicant included future amenities to inform the Village of the long-range plans for the campground. The applicant also understands that they will be required to come back to the Village for site plan approval for any future amenities.

The ropes course will be 47 feet tall and cover an area of 22,686 square feet. The course will not be lit and provide different heights for patrons to climb. The laser tag arena is 41,526 square-foot area which is an open field with walls for players to hide behind. The apple cannon amenity is a 7,000 square-foot open field with compressed-air cannons at one end that shoots apples into an open field. A building containing a compressor and electrical equipment would be located nearby to power the cannons. This structure will be located outside the ATC easement that runs through the site. Currently there exists a pedal cart track which will be expanded, and the location is shown on the site map included with this report. The pedal cart extension will be 11,900 square feet in area. Lastly, the giant slide will be installed east of the ropes course and encompass 17,500 square feet.

As part of the building permit process, the applicant will need to get the necessary approvals from the Engineering Department to ensure all drainage, stormwater and erosion controls measures are compliant with Village regulations prior to construction.

No additional lighting is being proposed as part of the recreational facility expansion. If in the future lighting is proposed, the applicant will need to submit a photometric plan to the Development Director for review and approval prior to submitting for permits.

No additional parking is being proposed as these amenities do not increase the capacity of the campground but are designed to enhance the experience for patrons.

No landscape plan was submitted as part of this proposal. As the location is within the central portion of the site, the visual impact from the public right-of-way is minimal. The applicant intends to install walkways, ornamental landscaping, and trees after construction. The Plan Commission has the discretion to require a landscape plan during this phase of their development.

6A. Commission Deliberation

Motion by Pierce to recommend to the Village Board that the building, site, and operational plan for the construction of ±100,400 square feet of recreational facilities which includes a high/low ropes course, laser tag arena, apple cannons, expanded pedal cart track, and a giant dry slide located at 8425 STH 38 be approved with conditions outlined in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use will not adversely affect the surrounding property values.
3. The proposed use is consistent with the existing recreational uses on the property.

Seconded by Knitter

Motion carried unanimously.

7. - Adjournment

Motion by to adjourn by Scott Olley. Seconded by Trustee Weatherston. Motion carried unanimously.
Meeting adjourned at 7:40 p.m.

Respectfully submitted,
Helena Dowd
Planning & Zoning Technician

PLAN COMMISSION REPORT

Proposal: Rezone

Description: Review a request to rezone a parcel zoned B-2, Community Business District and B-3, Community Service District to all B-3, Commercial District, located at 6201 Douglas Avenue.

Applicant(s): John Anderson

Address(es): 6201 Douglas Avenue

Suggested Motion: That the Plan Commission recommends to the Village Board that the parcels located at 6201 Douglas Avenue be rezoned to B-3, Commercial Service District for the following reasons:

1. The parcel is currently developed and utilized for commercial purposes and rezoning the entire parcel to the B-3 District accurately reflects the use of the property.
2. The proposed rezoning is in accord with the 2035 Land Use Plan designation as commercial for the subject property.

Owner(s): Anderson Investment Holdings 6207

Tax Key(s): 104-04-23-18-187-000

Lot Size(s): 4.54 acres

Current Zoning District(s): B-2, Community Business District and B-3, Community Service District

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial

Background: The applicant is requesting a rezoning of the parcel located at 6201 Douglas Avenue. The parcel is split zoned B-2 and B-3 commercial districts. The applicant wishes to operate a landscape contractor's yard with outdoor storage in addition to the current conditional use which allows for the operation of a commercial greenhouse with retail center. The parcel is approximately 4.5 acres and is identified as two parcels with the same Parcel ID Number. This is due to a gap in the legal description of the property. The applicant has rectified the gap and is in the process of merging the two parcels via a lot line adjustment process through Racine County.

The requested rezone category is consistent with the Village Land Use Plan which identifies the area for commercial use. The purpose of the rezone request is to allow for a conditional use amendment allowing for the operation of a landscape contractor's yard with outdoor storage. This land use type is conditionally permitted in the B-3 District and not the B-2 District.

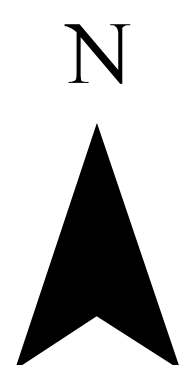
Staff recommends approving the rezone request as spilt zoning often creates conflicts when uses are restricted in similar but different zoning classifications. Rezoning to the B-2 Zoning District would not allow for the operation of a contractor's yard with outdoor storage, therefore, the request is to rezone the parcel to B-3. Staff understands that there are the concerns that rezoning to B-3 may allow for different uses in the future that may not be as desirable. However, rezone requests should be based on the criteria that the zoning district is consistent with the adopted Village Land Use Plan land use category rather than how an unknown future use of the property may occur on the parcel. In this instance, the requested commercial zoning district is consistent with the commercial land use category. Any proposed use in the B-3 District will require a site plan review where the Plan Commission and Village Board will have oversight as to concerns regarding any proposed B-3 land use.

Respectfully submitted:




Peter Wagner, AICP
Development Director

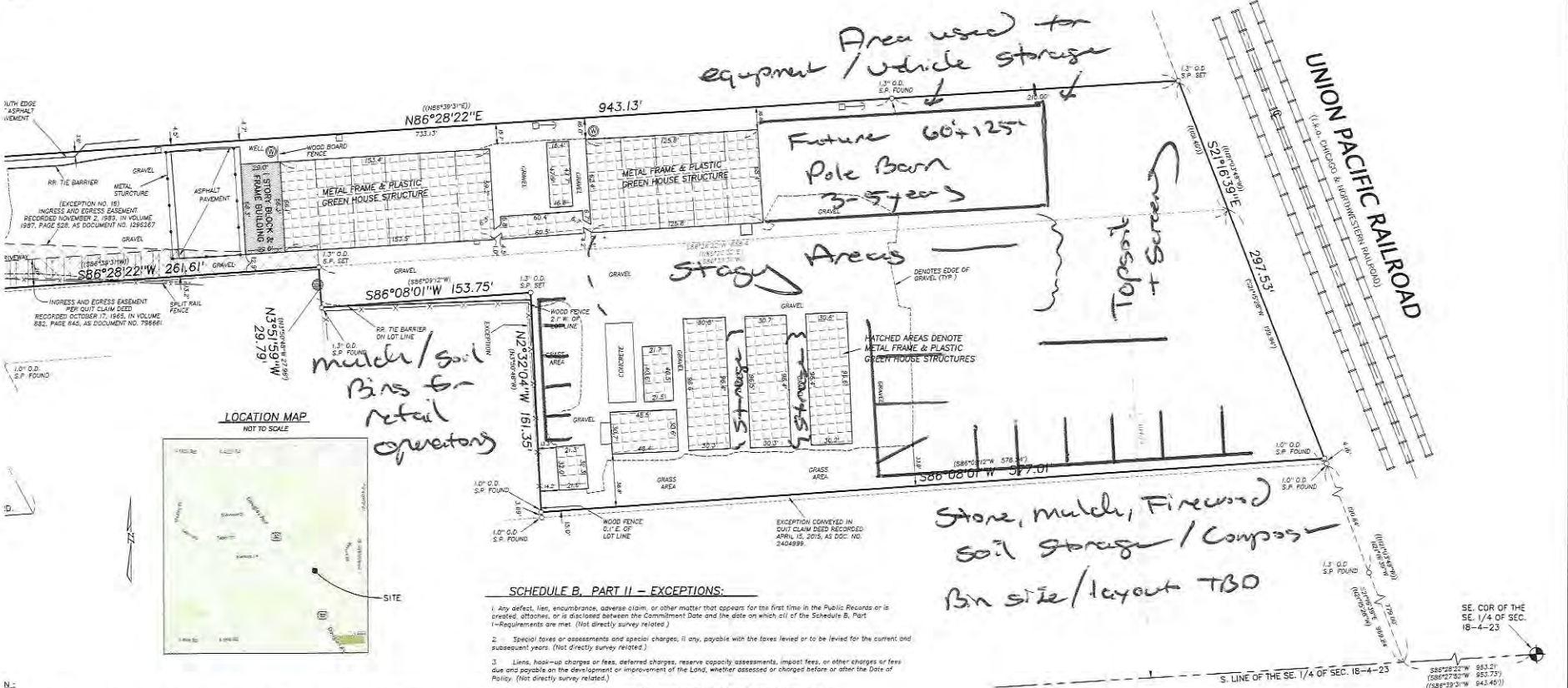
LOCATION MAP: 6201 Douglas Avenue



Legend

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LOCATION MAP
NOT TO SCALE



SCHEDULE B, PART II - EXCEPTIONS:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I requirements are met. (Not directly survey related.)
- Special taxes or assessments and special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years. (Not directly survey related.)
- Lien, hold-up charges or fees, deferred charges, reserve copoly assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy. (Not directly survey related.)

The company assumes the priority of the lien of the housing mortgage over any such lien, charge or fee.

NOTE: Exception 3 of Schedule B-II will be removed only if the Company receives (1) written evidence from the municipality that there are no unafforded charges, hookup fees, or other fees or charges affecting its property, (2) evidence that the Land contains a completed building, and (3) statement showing that the Land has a water and sewer use account. If the Land is vacant, the exception will not be removed.

4. Any lien, or right to a lien, for services, labor, or material heretofore or heretofore furnished, imposed by law and not shown by the public records. (Not directly survey related.)

NOTE: Contact the Company for information on the deletion of this exception.

5. Rights or claims of parties in possession not shown by the public records. (Not directly survey related.)

NOTE: Exception 5 of Schedule B-II will be removed only if the Company receives a Construction Work and Tenants Affidavit on a form prepared by the Company, if the affidavit states that there are no tenants. Exception 5 will be replaced by the rights of the tenants disclosed by the Affidavit.

6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

7. Easements or claims of easements not shown by the public records. (Not directly survey related.)

8. Any claim of adverse possession or prescriptive easement. (Not directly survey related.)

NOTE: Exceptions 6, 7, and 8 of Schedule B-II will be removed only if the Company receives an original survey which (i) has a current date, (ii) is accurate to the Company, and (iii) complies with current ALTA/NSPS Minimum Survey Standards or Wisconsin Administrative Code Chapter AE-7 together with the certification agreed on between the Wisconsin Land Title Association and the Wisconsin Society of Land Surveyors on April 1, 1974. If the survey shows matters, which affect the title to the property, Exceptions 6, 7 and 8 will be replaced by exceptions describing those matters.

9. General taxes for the year 2022 and subsequent years, not yet due or payable. (Not directly survey related.)

10. Possible Transmission Line Easement from Wisconsin Electric Power Company, to American Transmission Company, LLC dated December 1, 2020 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on March 26, 2021 in Volume 3142 of Records, Page 589, as Document No. 1763585. Easement Assignment as contained in document recorded on March 26, 2021, as Document No. 1763587. Easement Assignment as contained in document recorded on March 26, 2021, as Document No. 1763588. Easement Assignment as contained in document recorded March 26, 2021 as Document No. 1763589. Due to the generality of the Easement and poor copy quality, we are unable to determine the proper location. (All Unlocatable.)

11. Public or private rights if any, in such portion of the subject premises as may be presently used, laid out or dedicated-in-any manner whatsoever, for street, highway or road purposes. (Not directly survey related.)

12. Caledonia Sewer and Water Utility District Assessments, if any. (Not directly survey related.)

13. Lake Michigan District Storm Sewer Utility Assessments, if any. (Not directly survey related.)

14. Possible overlap in with tax parcel number 104-04-23-18-165-000 as referenced on Racine County Plat Map for the Southeast of Section 18, Town 04 North, Range 23 East.

Possible gap between Parcel 1 and Parcel 11 as referenced on Racine County Plat Map for the Southeast of Section 18, Town 04 North, Range 23 East.

15. Easement as contained in document dated October 27, 1986 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on November 2, 1987 as Document No. 1296267. (Referenced and plotted on survey.)

west 1/4 of Section 18, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, WI as follows: Commence at a point on the South line of said Section located S86°27'52"W, 953.73 feet E corner of said Section, said point on the West line of the Chicago & Northwestern Railroad (i.e. N21°15'28"W, 983.84 feet along said right-of-way to the point of beginning of this description; W, 578.24 feet; thence N3°50'48"W, 165.00 feet; thence S86°09'12"W, 150.00 feet; thence N3°50'48"W, N86°20'32"E, 668.41 feet to the West line of said railroad right-of-way; thence S21°15'28"E, 199.94 feet 1-way to the point of beginning, EXCEPTING THEREFROM that part conveyed in Quit Claim Deed recorded Document No. 2404899. ALSO EXCEPTING THEREFROM land conveyed by deed recorded on March 28, 2022 d. 2624654.

west 1/4 of Section 18, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, WI as follows: Commence at the Southeast corner of the Southeast 1/4 of said Section 18; run thence 45 feet on the South line of said Section 1/4 to its point of intersection with the Westerly line of the Chicago and Northwestern Railroad Co.; thence N21°15'48"W, 1170.28 feet on said Westerly line to point of beginning of this description; run thence S86°39'31"W, 966.85 feet on a line parallel with and 1/4 from as measured normal to, the South line of said Section 1/4 to a point on the centerline of Highway 32; thence N27°49'15"W, 105.83 feet on the centerline of said State Highway 32; thence N86°29'31"E, Westerly line of right-of-way of Chicago and Northwestern Railroad Co.; thence S21°10'49"E, Westerly line of right-of-way to the point of beginning of this description. Reserving therefrom the right to the roadway known as State Highway 32. EXCEPTING THEREFROM land conveyed by deed recorded on said Document No. 2624655.

including 197,830 sq. ft./4.54 acres of land, more or less.

DISCLAIMER:

NS LLC, Anderson Investment Holdings 6207 Douglas Ave LLC, successors and/or assigns as their respective interests may nonwealth Land Title Insurance Company.

Not this map or plot, and the survey of the premises described in and Title Insurance Company, Commitment No. LMT-70646, Dated Revised (04-01-2022) on which it is based were made in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS, jointly established and adopted by ALTA and NSPS, and includes e, B, and 14 of Table A thereof. The field work was completed on



THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

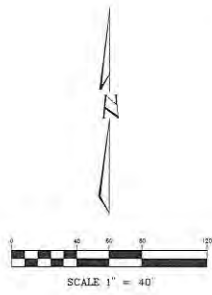
Dated April 7, 2022

NS
2127
N



NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11432 N. Fort Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-5337
www.northshoreengineering.net

"ALTA/NSPS LAND TITLE SURVEY"			
MARK	DATE	REVISION	BY / APPROV
for WSKJ Holdings, LLC			
6207 Douglas Ave. (S.T.H. "32") Racine, WI			
FIELD CREW:	E.A.J. & S.F.Z.	APPROVED:	
DATE:	APRIL 7, 2022		
DRAWN BY:	A.J.K.H.	Customer No.:	
CHECKED BY:	J.G.S.	Plot No.:	LS-531-22ALTA



SE. COR OF THE
SE. 1/4 OF SEC.
18-4-23
S86°28'22"W 883.41'
S86°29'31"E 853.73'
S86°39'31"W 843.45'

F.E.M.A. NOTE:
THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 58100C/D/E, EFFECTIVE DATE MAY 2, 2012



Meeting Date: August 29, 2022

Item No. **5b**

PLAN COMMISSION REPORT

Proposal: Conditional Use Amendment

Description: Review a request to amend a conditional use amendment allowing for the operation of a contractor's yard with outdoor storage, located at 6201 Douglas Avenue.

Applicant(s): John Anderson

Address(es): 6201 Douglas Avenue

Suggested Motion: That the Plan Commission recommends to the Village Board that a conditional use amendment allowing for the operation of a landscaping contractor's yard with outdoor storage of equipment and materials for the parcel located at 6201 Douglas Avenue be approved for the following reasons:

1. The parcel is currently developed and utilized for a commercial greenhouse and the proposed use is similar in nature.
2. The applicant will submit a building, site, and operations plan prior to the storage of equipment and materials on site.

Owner(s): Anderson Investment Holdings 6207

Tax Key(s): 104-04-23-18-187-000

Lot Size(s): 4.54 acres

Current Zoning District(s): B-2, Community Business District and B-3, Community Service District

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Commercial

Background: The applicant is requesting an amendment to the conditional use permit to allow for the operation of a landscape contractor's yard with outdoor storage or related equipment and materials located at 6201 Douglas Avenue. This use would be an additional use to the previous conditional use approval allowing for a commercial greenhouse with retail center.

The site was once a commercial greenhouse with garden center. There are several greenhouses on the parcel with a small retail building and parking lot. The applicant intends to operate a landscape contractor's yard utilizing the greenhouses for producing landscaping product. The applicant also will be storing landscaping materials such as mulch, stone, sand, and topsoil along with related landscaping equipment. The applicant provided a brief narrative as to how the business will operate on the site. Tonight's review is to determine if the proposed use of a landscape contractor's yard with outdoor storage is a suitable use for this parcel.

The applicant has stated that most of the business's operations will be conducted off-site. Trucks and trailers will mobilize early in the morning and return at the end of the day. Operations on site will be limited mainly to loading/unloading landscape materials. The operation does include a small topsoil screener that will be used on an as-needed basis. In addition, the business will store large snow removal equipment during the off-season on the site. During the snow removal season, the equipment will be relocated to the Waukesha Airport. During the winter months, pickups will be mobilized for snowplow and salting. At this time, the applicant will not house a salt shed on the site.

Included with this report is a concept layout plan where equipment and landscape materials will be stored outdoors. In the future, the applicant would like to construct a building for additional indoor storage of equipment.

Abutting parcels along Douglas Avenue are zoned B-2 and B-3, however, they are currently used for residential purposes. The applicant will need to comply with Municipal Code as it relates to nuisances related to sound and odors.

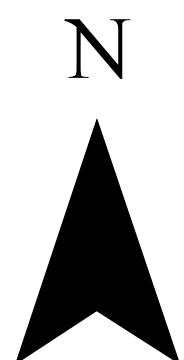
Staff has determined that the proposed conditional use amendment request is consistent with the existing use of the property and that the request would expand a similar use of the site. This site does have direct access to a State Trunk Highway which is designed to handle heavy duty vehicles and trailers. Staff recommends that the Village approve the request to amend the conditional use permit to allow for the operation of a landscape contractor's yard with outdoor storage of equipment and materials for the property located at 6201 Douglas Avenue with conditions outlined in Exhibit A. The applicant will come back before the Village for building, site, and operations plan prior to outdoor storage of equipment and materials.

Respectfully submitted:



Peter Wagner, AICP
Development Director

LOCATION MAP: 6201 Douglas Avenue



Legend


 6201_Douglas_Ave

Exhibit A
Conditions and Restrictions 6201 Douglas Avenue
Contractor's Yard with Outdoor Storage

Applicant: John Anderson (Anderson Investment Holdings 6207) Approved by Plan Commission: _____
Property Address(es): 6201 Douglas Avenue Approved by Village Board: _____
Parcel ID No.: 104-04-23-18-187-000

1. LEGAL DESCRIPTION

LEGAL DESCRIPTION:

Parcel 1:

That part of the Southeast 1/4 of Section 18, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin, described as follows: Commence at a point on the South line of said Section located S86°27'52"W, 953.73 feet from the Southeast corner of said Section, said point on the West line of the Chicago & Northwestern Railroad right-of-way; thence N21°15'28"W, 969.84 feet along said right-of-way to the point of beginning of this description; thence S86°09'12"W, 578.24 feet; thence N3°50'48"W, 165.00 feet; thence S86°09'12"W, 150.00 feet; thence N3°50'48"W, 27.98 feet; thence N86°20'32"E, 668.41 feet to the West line of said railroad right-of-way; thence S21°15'28"E, 199.94 feet along said right-of-way to the point of beginning, EXCEPTING THEREFROM that part conveyed in Quit Claim Deed recorded April 15, 2015 as Document No. 2404999. ALSO EXCEPTING THEREFROM land conveyed by deed recorded on March 28, 2022 under Document No. 2624654.

Parcel 2:

That part of the Southeast 1/4 of Section 18, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, Wisconsin, bounded as follows: Commence at the Southeast corner of the Southeast 1/4 of said Section 18; run thence S86°39'31"W, 943.45 feet on the South line of said Southeast 1/4 to its point of intersection with the Westerly line of right-of-way for the Chicago and Northwestern Railroad Co.; thence N21°03'49"W, 1170.28 feet on said Westerly right-of-way to the point of beginning of this description; run thence S86°39'31"W, 966.85 feet on a line parallel with and 1114.74 feet Northerly from as measured normal to, the South line of said Southeast 1/4 to a point on the centerline of State Trunk Highway 32; thence N27°49'15"W, 105.83 feet on the centerline of said State Highway 32; thence N86°29'31"E, 979.83 feet to a point on the Westerly line of right-of-way of Chicago and Northwestern Railroad Co.; thence S21°03'49"E, 101.40 feet on said Westerly line of right-of-way to the point of beginning of this description. Reserving therefrom the rights of the public in and to the roadway known as State Highway 32. EXCEPTING THEREFROM land conveyed by deed recorded on March 28, 2022 under Document No. 2624655.

Said Parcels containing 197,830 sq. ft./4.54 acres of land, more or less.

2. REQUIRED PLANS, EASEMENTS, AGREEMENTS AND PUBLIC IMPROVEMENTS

- A. All requirements of the Village of Caledonia Municipal Code are in effect and apply to this conditional use unless modified as set forth herein.
- B. The conditional use as set forth in the application, narrative, and concept site plans received August 5, 2022, are incorporated hereby by reference, and shall be modified to comply with these conditions and restrictions.
- C. A precise detailed site plan for the area affected by the conditional use, shall be submitted to, and approved by, the Plan Commission and Village Board prior to the issuance of any building or occupancy permits. This plan shall show and describe the following:

1) General Development Plan

- a) Detailed building/structure location(s) with setbacks
- b) Square footage of all buildings/structures
- c) Area(s) for future expansion
- d) Area(s) to be paved
- e) Access drive(s) (width and location)
- f) Sidewalk location(s)
- g) Parking layout and traffic circulation
- h) Location(s) and future expansion
 - i) Number & type(s) of dwellings
 - j) Number of garage & surface parking spaces
 - k) Dimensions
- l) Setbacks
- m) Location(s) of loading berth(s)
- n) Location of sanitary sewer (existing & proposed)
- o) Location of water (existing & proposed)
- p) Location of storm sewer (existing & proposed)
- q) Location(s) of wetlands (field verified)
- r) Location(s) and details of sign(s)
- s) Location(s) and details of proposed fences/garages

2) Landscape Plan

- a) Screening plan, including parking lot screening/berming
- b) Number, initial size, and type of plantings
- c) Percentage open/green space

3) Building Plan

- a) Architectural elevations (w/dimensions)
- b) Building floor plans
- c) Materials of construction (including colors)

4) Lighting Plan

- a) Types & color of fixtures
- b) Mounting heights
- c) Types & color of poles
- d) Photometrics of proposed fixtures

5) Grading, Drainage and Stormwater Management Plan

- a) Contours (existing & proposed)
- b) Location(s) of storm sewer (existing and proposed)
- c) Location(s) of stormwater management structures and basins (if required)

6) Fire Protection

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

6) Fire Protection

- a) Locations of existing & proposed fire hydrants
- b) Interior floor plan(s)
- c) Materials of construction

- C. All plans for new buildings, additions, exterior remodeling, site modifications, and landscaping shall be submitted to the Plan Commission and Village Board for their review and approval prior to the issuance of a building permit.
- D. For any new buildings, additions, structures, and site modifications, site grading and drainage, stormwater management, and erosion control plans shall be submitted to the Caledonia Utility District Board approval. The Utility District Board approval must be received prior to the issuance of any building permits.
- E. All new electric, telephone and cable TV service wires or cable shall be installed underground within the boundaries of these properties.

3. SITE & USE RESTRICTIONS, MAINTENANCE & OPERATION REQUIREMENTS

- A. Uses allowed on this property shall be limited to a commercial greenhouse with retail center, a landscape contractor's yard with outdoor storage of related equipment and materials, and those allowed in the B-3, Commercial Service District, and all applicable sections of the Municipal Code. Seasonal storage of recreational vehicles and trailers is prohibited.
- B. Solid waste collection and recycling shall be the responsibility of the applicant.
- C. Removal of snow from off-street parking areas, walks, public sidewalks, private roads, and access drives shall be the responsibility of the applicant. Snow shall not be stored in the public right-of-way.

4. PARKING AND ACCESS

- A. The site plan shall include parking stalls with an average of no more than 3.5 parking stalls per 1,000 square feet of institutional building for this development. Parking stall dimensions shall be in accordance with Article VII, Division 5 of the Municipal Code.

5. LIGHTING

Plans for new outdoor lighting shall be submitted for review and approval by the Electrical Inspector and/or Development Director in accordance with Title 16, Chapter 3, Section 3 of the Municipal Code. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.

6. SETBACKS

The external setbacks for the planned unit development setbacks shall be at least as follows:

	Street Setback	Rear Setback	Side Setback
Principal Structure	75 ft	25 ft	25 ft
Accessory Structure	25 ft	10 ft	10 ft
Parking	25 ft	10 ft	10 ft

7. TIME OF COMPLIANCE

The operator of the conditional use shall commence work in accordance with these Conditions and Restrictions within eighteen (18) months from the date of adoption of the resolution authorizing this Conditional Use. This Conditional Use approval shall expire within eighteen (18) months after the date of adoption of the resolution if a building permit has not been issued for this use and substantial work has not commenced. The applicant shall re-apply for a Conditional Use approval prior to recommencing work or construction.

8. OTHER REGULATIONS

Compliance with all other applicable Village, State, DNR and Federal regulations, laws, Code, ordinances, and orders, as amended, not heretofore stated, or referenced, is mandatory.

9. STORMWATER

The applicant must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.

10. FIRE DEPARTMENT APPROVAL

Applicant shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.

11. CALEDONIA SEWER AND WATER UTILITY DISTRICTS

Applicant must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required. All buildings shall connect to public sanitary sewer and water prior to occupancy.

12. SIGNAGE

The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Please contact Village Zoning staff for sign regulations and permit procedures. Banners, balloons, flashing, or animated signs are prohibited.

13. NO ACCUMULATION OF REFUSE AND DEBRIS

Any fence, wall, hedge, yard, space, or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.

14. PROPERTY MAINTENANCE REQUIRED

A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining, and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning, and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved. All drives and parking areas shall be maintained in a dust free condition.

15. PERFORMANCE STANDARDS

The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia and any conditions established by subsequent Conditional Use Approvals.

16. ACCESS

The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.

17. COMPLIANCE WITH LAW

The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.

18. REIMBURSE VILLAGE COSTS

Applicant shall reimburse the Village all costs incurred by the Village for review of this rezoning and Conditional Use approval including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.

19. AMENDMENTS TO THE CONDITIONAL USE

No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.

20. BINDING EFFECT

These conditions bind and are applicable to the Applicant, property owner, successor and assigns, owner's association(s) and any other users of the Property with respect to the uses on the Property.

21. VIOLATIONS & PENALTIES

Any violations of the terms of these conditions and restrictions of this Conditional Use shall be subject to enforcement and the issuance of citations in accordance with Village Code of Ordinances. If the owner, applicant, or operator of the Conditional Use is convicted of two or more violations of these conditions and restrictions or any other municipal ordinances within any 12-month period the Village shall have the right to initiate revocation procedures for this Conditional Use, subject to the provisions of paragraph 9 herein.

Nothing herein shall preclude the Village from commencing an action in Racine County Circuit Court to enforce the terms of this Conditional Use or to seek an injunction regarding any violation of this Conditional Use or any other Village ordinances.

22. REVOCAION

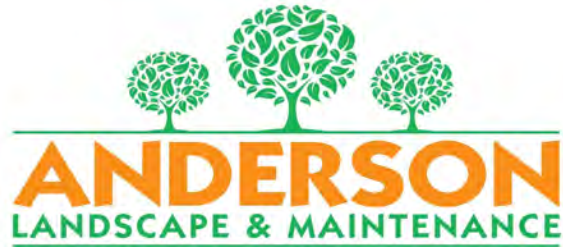
Should an applicant, its heirs, successors or assigns and any other users of the property fail to comply with the conditions and restrictions of the approval issued by the Village Board, the Conditional Use approval may be revoked. The process for revoking an approval shall generally follow the procedures for approving a Conditional Use as set forth in the Municipal Code.

23. AGREEMENT

The approval and execution of these conditions and restrictions shall confirm acceptance of the terms and conditions hereof by the owner, and these conditions and restrictions shall run with the property unless revoked by the Village or terminated by mutual agreement of the Village and the owner, and their subsidiaries, related entities, successors, and assigns. Therefore, Racine County; its heirs, successors, and assigns, including all users, future owners, occupants, and owner's association(s), are responsible for full compliance with the above conditions.

24. SUBSEQUENT OWNERS

It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.



1121 Carrington Ave South Milwaukee, WI 53172

Phone (414) 254-8881 Fax (414) 764-1580

www.jandersonlandscape.com

Operations Narrative for 6207 Douglas Ave

Hours of operation would be generally from 7:00AM- 5:00PM Monday through Friday with incidental weekend work. We are in the business of providing emergency services to several municipalities in Southeastern Wisconsin so we may have the one off incidence of storm damage or a building fire that we may need to respond to.

We also provide snow removal services during the winter months and deployments may be at any hour of the day depending on the nature of the storm.

We currently have a staff of 25-30 employees that are split based on projects between our South Milwaukee facility, direct on the job, and the Douglas Ave property. Once growing operations begin and /or retail operations are started we may have a handful of full time employees at the Douglas Ave property. Current operations would call for approx. 10-12 employees out of the Douglas Ave location with crews of 2-3 people dispatching from that location. The bulk of the traffic is one ton dump trucks (Chevy 3500) with an equipment trailer, most of the equipment is assigned to a crew & truck trailer combination and remains on the trailer. This practice reduces noise and time to load and unload at the beginning /end of the day.

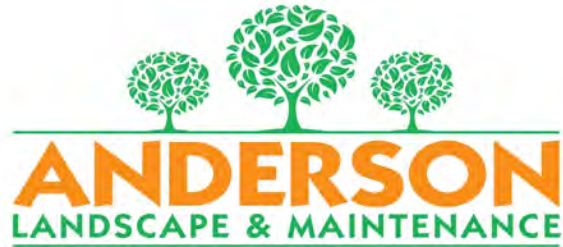
In accordance with the attached site plan we plan to stage all of our equipment/ truck in the rear of the property along with the bulk storage of stone, mulch, logs/firewood, and soils. Staging will primarily occur in the rear of the property and the lane between the 2 rows of greenhouses. In the 3-5 year plan we would like to construct a large pole barn to store our equipment & trucks indoors. Currently the building footprint is the location of the vehicle & equipment storage.

We currently own and plan to store during the offseason large snow removal broom trucks and wheel loaders we use to clear snow & ice for Waukesha County at the Waukesha County Airport. Storage will occur between May- Sept of each year and will be moved back to the airport by the end of September.

We would like to utilize a small soil screener and screen topsoil as needs arise along with the storage of screen soils in the proposed bins to be constructed. Screening would be incidental and generally after 8AM until 5:00PM. We would screen enough quantity at one time so that it would cover expected projects. We do not expect this to be a daily operation, we would expect this to be 2-3 times a month.

Our company owns a garbage truck and offers dumpster services. We would intend to store the trucks in the rear of the property and the incidental dumpster for in house and weekend services. Our bins are based out of the Emerald Park Landfill. We provide property clean-up services for the City of Milwaukee which is the need for the garbage truck, it is emptied 1-2 times per day. The dumpster division offers services for regular refuse collection which is ran out of the Emerald Park Location, Log hauling for the City of Milwaukee, and material and green waste hauling for our landscape operations.

We intend to compost our green waste and utilize a small tub grinder- again use a few times a month for a few hours. Our intent currently is to create a soil mixture along with wood chips to be used in our growing operations. We intend to keep this operation generally small and under DNR permitting limits. If this becomes viable we may seek



permitting in the future or acquire a larger property to expand this on. We do not expect this to impact the neighbors as it will be placed in one of the bins towards the rear of the property. We do not expect any odors or any nuisance issues as this operation would be similar in nature to mixing grass clippings or leaves into a garden area.

As part of the growing operation on the site we initially plan to grow annuals and perennials for our landscape operations- we plan to potentially offer decorative plantings in pots as part of a small retail operation depending on growing needs on the landscape side, operational success, and budget.

If you have any questions on our operations or proposed use please feel free to contact me.

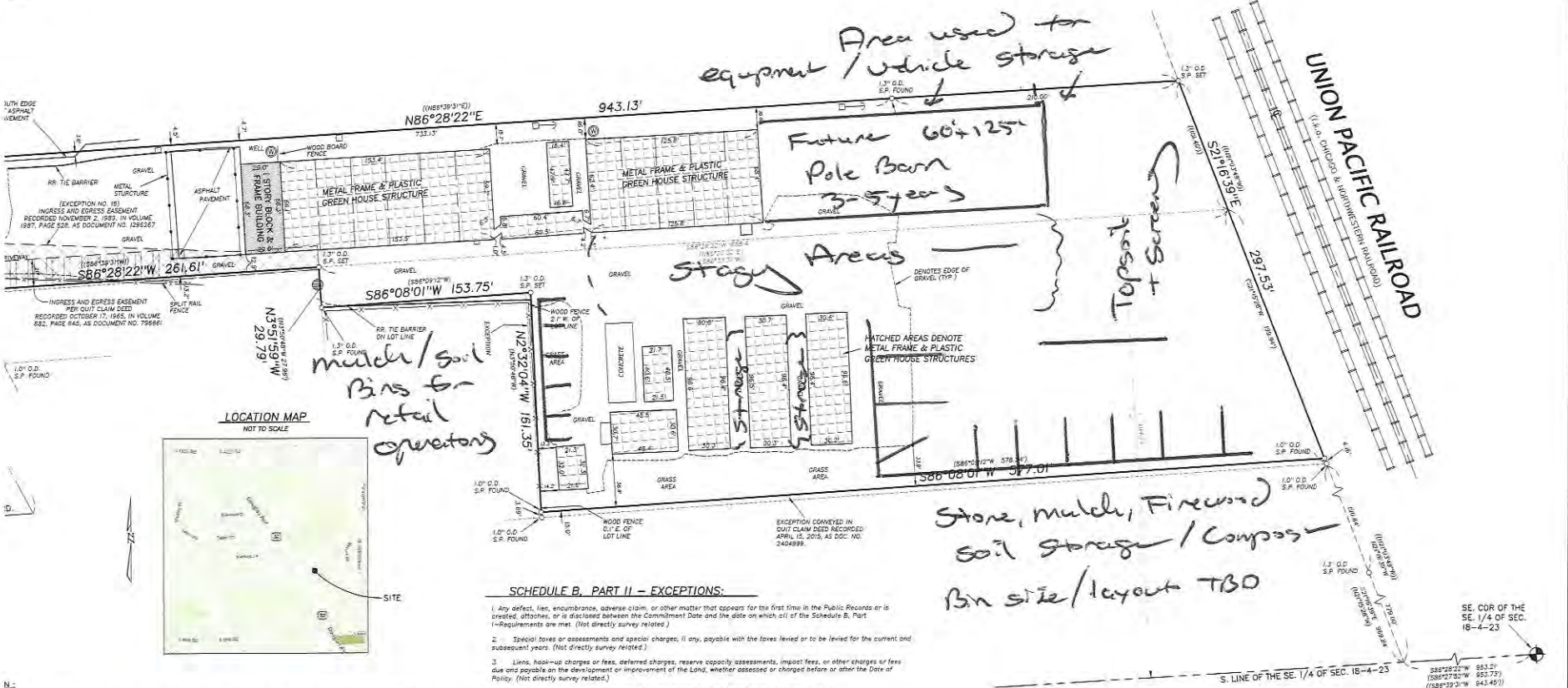
Respectfully submitted,

John T Anderson, Managing Member
Landscape Industry Certified Technician
Anderson Landscape & Maintenance LLC

414-254-8881 Office
414-242-8720 Cell

Email: johna@jandersonlandscape.com

NE COORDINATE SYSTEM
 (CH BEARS S86°28'22"W
 MN HEREON
 TREET



SCHEDULE B, PART II - EXCEPTIONS:

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I requirements are met. (Not directly survey related.)
- Special taxes or assessments and special charges, if any, payable with the taxes levied or to be levied for the current and subsequent years. (Not directly survey related.)
- Lien, hold-up charges or fees, deferred charges, reserve copoly assessments, impact fees, or other charges or fees due and payable on the development or improvement of the Land, whether assessed or charged before or after the Date of Policy. (Not directly survey related.)

The company assumes the priority of the lien of the insured mortgage over any such lien, charge or fee.

NOTE: Exception 3 of Schedule B-II will be removed only if the Company receives (1) written evidence from the municipality that there are no unafforded charges, hookup fees, or other fees or charges affecting its property, (2) evidence that the Land contains a completed building, and (3) statement showing that the Land has a water and sewer use account. If the Land is vacant, the exception will not be removed.

4. Any lien, or right to a lien, for services, labor, or material heretofore or heretofore furnished, imposed by law and not shown by the public records. (Not directly survey related.)

NOTE: Contact the Company for information on the deletion of this exception.

5. Rights or claims of parties in possession not shown by the public records. (Not directly survey related.)

NOTE: Exception 5 of Schedule B-II will be removed only if the Company receives a Construction Work and Tenants Affidavit on a form prepared by the Company, (1) if the affidavit states that there are no tenants, Exception 5 will be replaced by the rights of the tenants disclosed by the Affidavit.

6. Any encroachments, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.

7. Easements or claims of easements not shown by the public records. (Not directly survey related.)

8. Any claim of adverse possession or prescriptive easement. (Not directly survey related.)

NOTE: Exceptions 6, 7, and 8 of Schedule B-II will be removed only if the Company receives an original survey which (1) has a current date, (2) is according to the Company, and (3) complies with current ALTA/NSPS Minimum Survey Standards or Wisconsin Administrative Code Chapter AE-7 together with the certification agreed on between the Wisconsin Land Title Association and the Wisconsin Society of Land Surveyors on April 1, 1974. If the survey shows matters, which affect the title to the property, Exceptions 6, 7 and 8 will be replaced by exceptions describing those matters.

9. General taxes for the year 2022 and subsequent years, not yet due or payable. (Not directly survey related.)

10. Possible Transmission Line Easement from Wisconsin Electric Power Company, to American Transmission Company, LLC dated December 1, 2020 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on March 26, 2021 in Volume 3142 of Records, Page 589, as Document No. 1763585. Easement Assignment as contained in document recorded on March 26, 2021, as Document No. 1763587. Easement Assignment as contained in document recorded on March 26, 2021, as Document No. 1763588. Easement Assignment as contained in document recorded March 26, 2021 as Document No. 1763589. Due to the generality of the Easement and poor copy quality, we are unable to determine the proper location. (All Unlocatable.)

11. Public or private rights if any, in such portion of the subject premises as may be presently used, laid out or dedicated-in-any manner whatsoever, for street, highway or road purposes. (Not directly survey related.)

12. Caledonia Sewer and Water Utility District Assessments, if any. (Not directly survey related.)

13. Lake Michigan District Storm Sewer Utility Assessments, if any. (Not directly survey related.)

14. Possible overlap in with tax parcel number 104-04-23-18-165-000 as referenced on Racine County Plat Map for the Southeast of Section 18, Town 04 North, Range 23 East.

Possible gap between Parcel 1 and Parcel 11 as referenced on Racine County Plat Map for the Southeast of Section 18, Town 04 North, Range 23 East.

15. Easement as contained in document dated October 27, 1986 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on November 2, 1987 as Document No. 1296267. (Referenced and plotted on survey.)

west 1/4 of Section 18, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, WI as follows: Commence at a point on the South line of said Section located S86°27'52"W, 953.73 feet E corner of said Section, said point on the West line of the Chicago & Northwestern Railroad (i.e. N21°15'28"W, 983.84 feet along said right-of-way to the point of beginning of this description; W, 578.24 feet; thence N3°50'48"W, 165.00 feet; thence S86°09'12"W, 150.00 feet; thence N3°50'48"W, N86°20'32"E, 668.41 feet to the West line of said railroad right-of-way; thence S21°15'28"E, 199.94 feet 1-way to the point of beginning, EXCEPTING THEREFROM that part conveyed in Quit Claim Deed recorded Document No. 2404899. ALSO EXCEPTING THEREFROM land conveyed by deed recorded on March 28, 2022 d. 2624654.

west 1/4 of Section 18, Township 4 North, Range 23 East, in the Village of Caledonia, Racine County, WI as follows: Commence at the Southeast corner of the Southeast 1/4 of said Section 18; run thence 45 feet on the South line of said Section 1/4 to its point of intersection with the Western line of the Chicago and Northwestern Railroad Co.; thence N21°15'48"W, 1170.28 feet on said Western line to point of beginning of this description; run thence S86°39'31"W, 966.85 feet on a line parallel with and 1/4 from as measured normal to, the South line of said Section 1/4 to a point on the centerline of Highway 32; thence N27°49'15"W, 105.83 feet on the centerline of said State Highway 32; thence N86°29'31"E, Western line of right-of-way of Chicago and Northwestern Railroad Co.; thence S21°10'49"E, Western line of right-of-way to the point of beginning of this description. Reserving therefrom the right to the roadway known as State Highway 32. EXCEPTING THEREFROM land conveyed by deed recorded on said Document No. 2624655.

including 197,830 sq. ft./4.54 acres of land, more or less.

DISCLAIMER:

NS LLC, Anderson Investment Holdings 6207 Douglas Ave LLC, successors and/or assigns as their respective interests may nonwealth Land Title Insurance Company.

Not this map or plat, and the survey of the premises described in and Title Insurance Company, Commitment No. LMT-70646, Dated Revised (04-01-2022) on which it is based were made in the 2021 Minimum Standard Detail Requirements for ALTA/NSPS, jointly established and adopted by ALTA and NSPS, and includes e, B, and 14 of Table A thereof. The field work was completed on



THIS IS AN ORIGINAL PRINT ONLY IF STAMPED IN RED

Dated April 7, 2022

NS
 2127
)

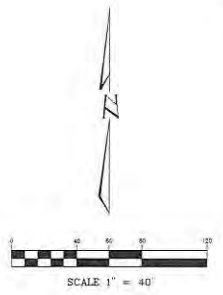


NORTH SHORE ENGINEERING, INC.
 Consulting Engineers & Land Surveyors
 11432 N. Fort Washington Rd., Mequon, Wisconsin, 53092
 (262) 241-9400 • FAX: (262) 241-5337
 www.northshoreengineering.net

F.E.M.A. NOTE:

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 58100C/D/E, EFFECTIVE DATE MAY 2, 2012

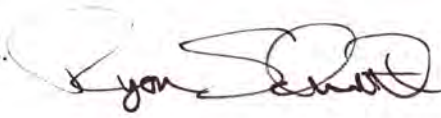
MARK	DATE	REVISION	BY	APPROVED
"ALTA/NSPS LAND TITLE SURVEY"				
for WSKJ Holdings, LLC				
6207 Douglas Ave. (S.T.H. "32") Racine, WI				
FIELD CREW:	E.A.J. & S.F.Z.	APPROVED:		
DATE:	APRIL 7, 2022			
DRAWN BY:	A.J.K.	Customer No.:		
CHECKED BY:	J.G.S.	Plot No.:	LS-531-22ALTA	



MEMORANDUM

Date: August 24, 2022

To: Plan Commission
Village Board

From: Ryan Schmidt P.E. 
Village Engineer

Re: Caledonia Corporate Park Certified Survey Map
Parcel ID 104-04-22-30-038-000 & 104-04-22-30-047-000

The Engineering Department has received a Certified Survey Map (CSM) from Adam Artz of Pinnacle Engineering Group on behalf of the Zilber Property Group. John Konopacki of the Pinnacle Engineering Group prepared the CSM.

The existing properties are located within TID #4 south of CTH K (Northwestern Ave). The property is bordered by the East Frontage Road on the west side and extends easterly to the East line of the SW ¼ Section 30, T4N, R22E. The existing combined parcel size 93 acres. The existing zoning on the parcels is M-3 Heavy Industrial District as of the June 6, 2022 Plan Commission meeting.

This CSM is for the creation of three (3) Lots from the two existing parcels for a proposed industrial distribution facility development that is currently in the review process by Village Staff. Village Road Right-of-Way is also dedicated for public road purposes with two access points on CTH K.

The existing parcels are currently vacant and are mostly farmland. The parcels are located within the Sanitary Sewer & Water Service Area. All Lots will need to connect to Sanitary Sewer & Water services. These connections will be the responsibility of the developers and will be subject to connection fees.

The parcel has proposed sanitary sewer, water, and storm sewer infrastructure that will be located within the Village Road Right-of-Ways for the future development of Lots 2, 3, and portions of Lot 1 to allow for service connections. The southern portion of Lot 1 will require the extension of sanitary sewer through a dedicated easement on adjacent parcels to the south.

The Village Board has approved a Development Agreement via Resolution 2022-41 with TI Investors of Caledonia LLC for the development of the Caledonia Corporate Park. All requirements of that Development Agreement shall be followed with the review and approval of this CSM.

After reviewing the Caledonia Corporate Park / TI Investors of Caledonia CSM, the following motion is recommended.

Move to conditionally approve the Caledonia Corporate Park CSM subject to the following:

- 1) Address the Village's comments/changes to the draft CSM prior to recording.**
 - a) Village Roads shall be named prior to the recording of the final CSM.**
 - b) Village Roads shall be built to Village Standards following Title 18 of the Village Code.**
 - c) No access shall be noted 50' each way from the corners of the Right-of-Way Lines.**
 - d) 25'x25' vision triangle shall be shown at the intersections of the public roads.**
 - e) Each lot will require the zoning setback lines to be shown per the approved zoning and Title 14-1-5 (d)(1)(f)**
 - f) All delineated wetlands and significant natural resource features be shown on the site.**
 - g) Coordinate with Racine County for the Right of Way along Northwestern Avenue; also shown as curve 3 on the CSM. Adjust as necessary for the Final Plat.**
 - h) Coordinate with Racine County on No Access Restrictions along curve 3 / Northwestern Avenue. Adjust as necessary for the Final Plat.**
 - i) Provide documentation that the area along the east property line is Village Right-of-Way.**
 - j) Spell out the Cross-Access Agreement restrictions on the Final Plat.**
- 2) All conditions of the Development Agreement and any Addenda between Zilber Property Group and the Village of Caledonia for the development of the Caledonia Corporate Park shall be incorporated as necessary.**
- 3) There shall be a Conditional Use Review in which all future development on Lots 1, 2, 3, and any future Lot divisions shall conform.**
- 4) There shall be a Building Design Standards Review in which all future developments building on Lots 1, 2, 3, and any future Lot divisions shall conform to Title 16 Chapters 3 & 4.**
- 5) The CSM is subject to the Land Division per Lot fee.**
- 6) All development on this CSM must conform to all Ordinances in Titles 9, 14, 15, 16 and 18.**

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4
and Northwest 1/4 of the Southwest 1/4 of Section 30,
Township 4 North, Range 22 East, Village of Caledonia,
Racine County, Wisconsin.

VICINITY MAP

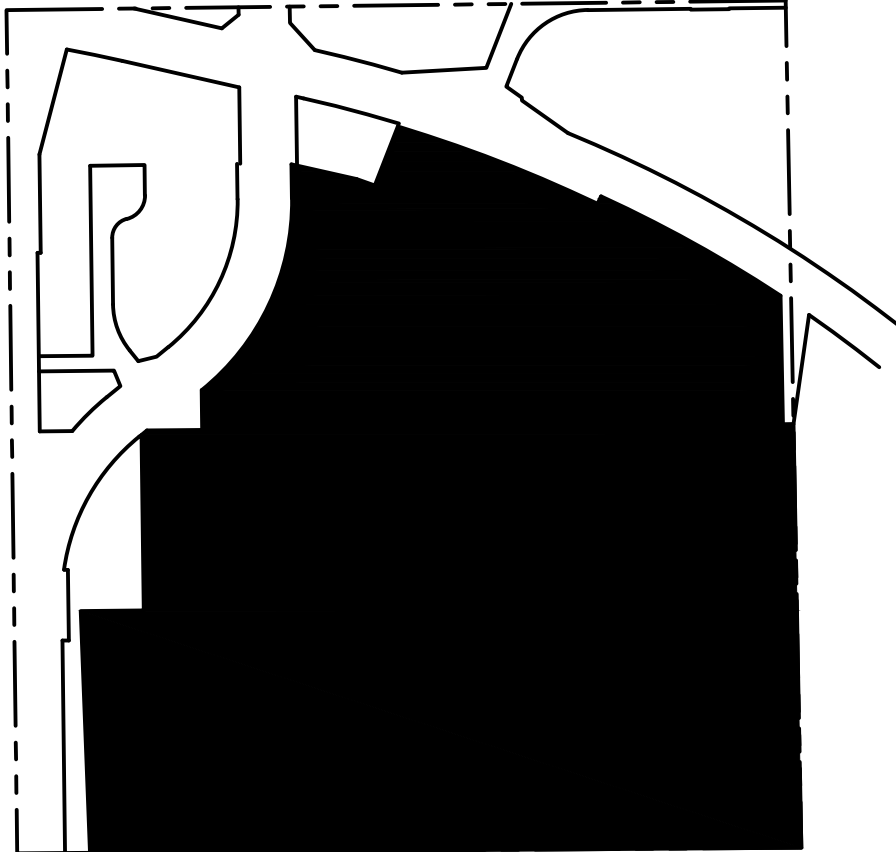
SCALE 1":600'

NORTHWESTERN AVENUE
COUNTY TRUNK HIGHWAY "K"

ADAMS ROAD



INTERSTATE HIGHWAY "94"



Subject Property
Zoning: M-3
Tax Key Numbers:
104-04-22-30-038-000
104-04-22-30-047-000

SW 1/4 SEC. 30 T4N, R22E

NOTES:

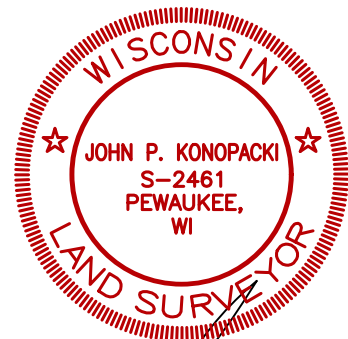
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The south line of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East has a bearing of S89°35'06"W.
- Flood Zone Classification: The property lies within Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0089D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- All remnant building foundations to be removed.
- Wetlands delineated by Heartland Ecological Group Inc, October 2020.

Prepared for:
TI INVESTORS OF CALEDONIA LLC
710 N. Plankinton Avenue, Suite 1200
Milwaukee, WI 53203

Prepared By:

PINNACLE ENGINEERING GROUP

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



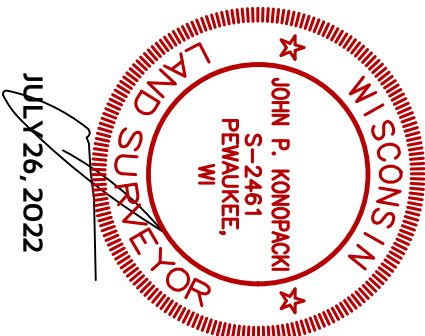
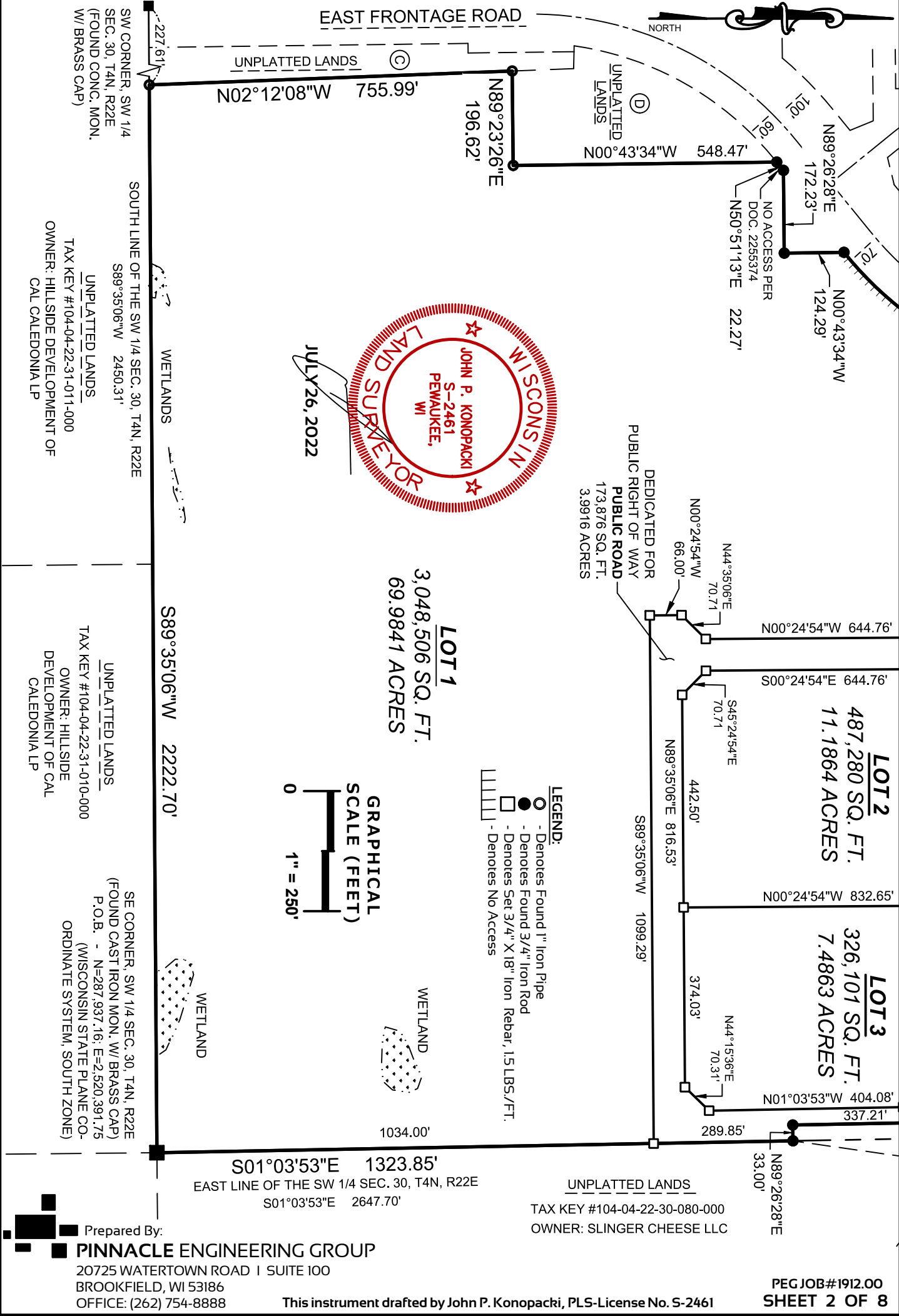
JULY 26, 2022

PEG JOB#1912.00
SHEET 1 OF 8

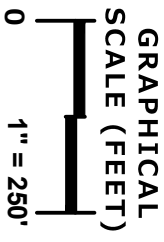
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 15 LBS./FT.
 - ||||| - Denotes No Access



SW CORNER, SW 1/4 SEC. 30, T4N, R22E (FOUND CONC. MON. W/ BRASS CAP)

UNPLATTED LANDS

889°35'06"W 2450.31'

WETLANDS

SOUTH LINE OF THE SW 1/4 SEC. 30, T4N, R22E

UNPLATTED LANDS

TAX KEY #104-04-22-31-011-000

OWNER: HILLSIDE DEVELOPMENT OF CAL CALEDONIA LP

UNPLATTED LANDS

889°35'06"W 2222.70'

WETLANDS

SE CORNER, SW 1/4 SEC. 30, T4N, R22E (FOUND CAST IRON MON. W/ BRASS CAP)

P.O.B. - N=287,937.16; E=2,520.391.75 (WISCONSIN STATE PLANE CO-ORDINATE SYSTEM, SOUTH ZONE)

UNPLATTED LANDS

TAX KEY #104-04-22-31-010-000

OWNER: HILLSIDE DEVELOPMENT OF CAL CALEDONIA LP

EAST LINE OF THE SW 1/4 SEC. 30, T4N, R22E

S01°03'53"E 1323.85'

S01°03'53"E 2647.70'

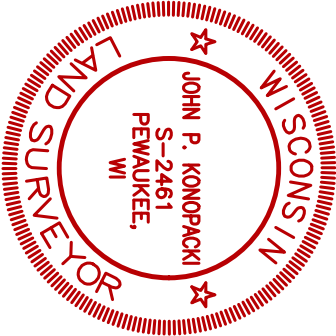
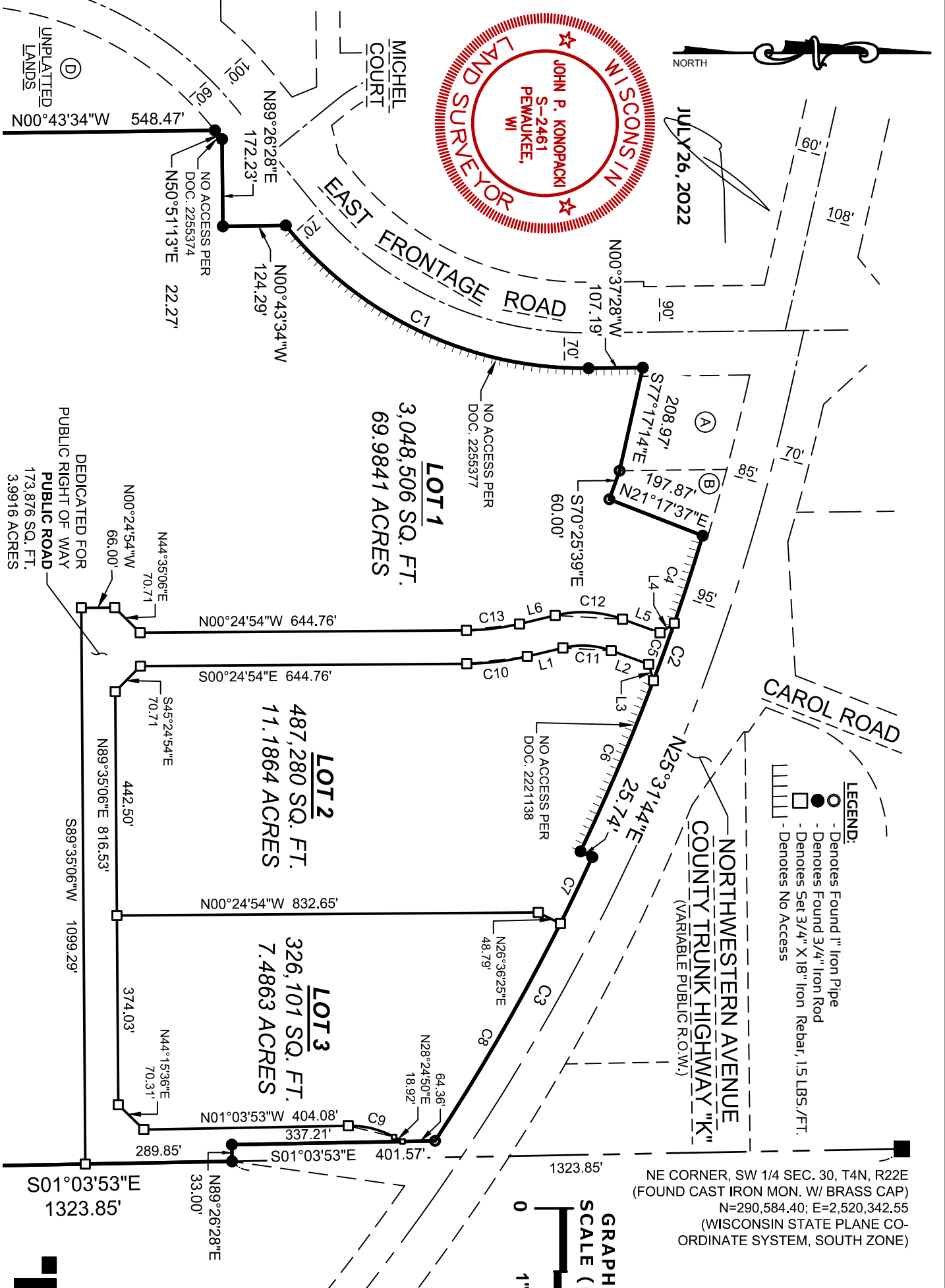
UNPLATTED LANDS

TAX KEY #104-04-22-30-080-000

OWNER: SLINGER CHEESE LLC

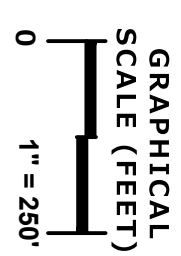
CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



JULY 26, 2022

- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - ▭ - Denotes No Access



NE CORNER, SW 1/4 SEC. 30, T4N, R22E
 (FOUND CAST IRON MON. W/ BRASS CAP)
 N=290,584.40; E=2,520,342.55
 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

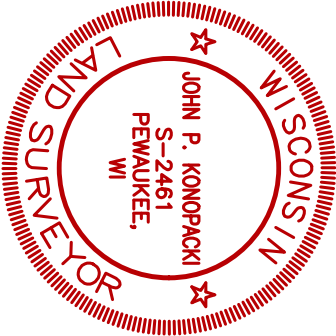
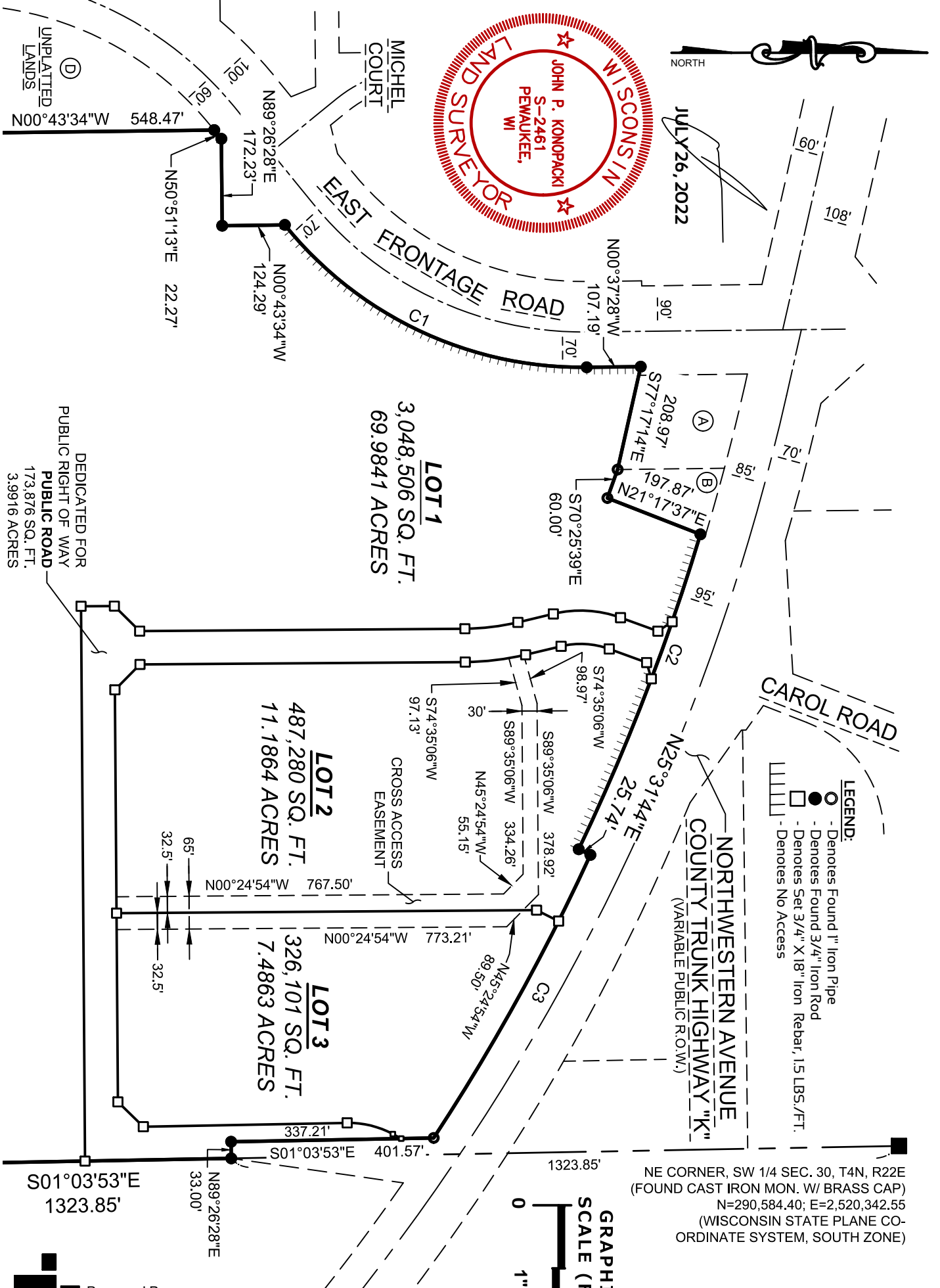
Prepared By:
PINNACLE ENGINEERING GROUP
 20725 WATERTOWN ROAD | SUITE 100
 BROOKFIELD, WI 53186
 OFFICE: (262) 754-8888

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

PEG JOB#1912.00
SHEET 3 OF 8

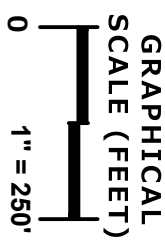
CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.



JULY 26, 2022

- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - ▭ - Denotes No Access



NE CORNER, SW 1/4 SEC. 30, T4N, R22E
 (FOUND CAST IRON MON. W/ BRASS CAP)
 N=290,584.40; E=2,520,342.55
 (WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE)

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

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

PEG JOB#1912.00
SHEET 4 OF 8

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

That I have surveyed, mapped and divided that part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Beginning at the southeast corner of the Southwest 1/4 of said Section 30;
Thence South 89°35'06" West along the south line of said Southwest 1/4, 2222.70 feet;
Thence North 02°12'08" West, 755.99 feet;
Thence North 89°23'26" East, 196.62 feet;
Thence North 00°43'34" West, 548.47 feet to the southeasterly right of way line of East Frontage Road;
Thence the following courses along said southeasterly right of way line:

North 50°51'13" East, 22.27 feet; North 89°26'28" East, 172.23 feet; North 00°43'34" West, 124.29 feet to a point on a curve;
Northeasterly 684.45 feet along the arc of said curve to the left, whose radius is 758.00 feet and whose chord bears North 25°14'37" East, 661.43 feet; North 00°37'28" West, 107.19 feet;

Thence South 77°17'14" East along said southeasterly right of way line and then continuing, 208.97 feet;
Thence South 70°25'39" East, 60.00 feet;
Thence North 21°17'37" East, 197.87 feet to the southerly right of way line of Northwestern Avenue - County Trunk Highway "K" and a point on a curve;
Thence southeasterly 669.68 feet along said southerly right of way line and the arc of said curve to the right, whose radius is 4378.00 feet and whose chord bears South 68°51'11" East, 669.02 feet;
Thence North 25°31'44" East along said right of way line, 25.74 feet to a point on a curve;
Thence southeasterly 641.75 feet along said right of way line and the arc of said curve to the right, whose radius is 4227.18 feet and whose chord bears South 61°01'02" East, 641.13 feet;
Thence South 01°03'53" East, 401.57 feet;
Thence North 89°26'28" East, 33.00 feet to the east line of the aforesaid Southwest 1/4 of Section 30;
Thence South 01°03'53" East along said east line, 1323.85 feet to the Point of Beginning.

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

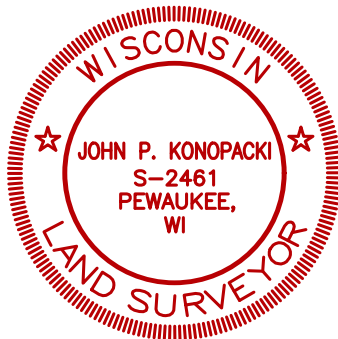
Containing 4,035,763 Square Feet (92.6484 Acres) of land Gross and 3,861,887 square feet (88.6568 acres) of land Net more or less.


That I have made such survey, land division and map by the direction of TI INVESTORS OF CALEDONIA LLC, owner of said land.

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

That I have fully complied with the provisions of s.236.34 of the Wisconsin State Statutes and the Village of Caledonia Land Division Ordinance in surveying, mapping and dividing the same..

Date: JULY 26, 2022





John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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

PEG JOB#1912.00
SHEET 5 OF 8

CERTIFIED SURVEY MAP NO. _____

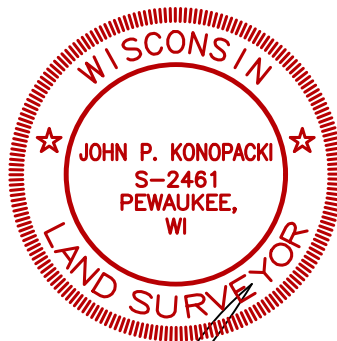
Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT	TANGENT
C1	684.45'	758.00'	051°44'09"	N25°14'37"E	661.43'	N51°06'41"E	N00°37'28"W
C2	669.68'	4378.00'	008°45'51"	S68°51'11"E	669.02'	S64°28'16"E	S73°14'07"E
C3	641.75'	4227.18'	008°41'54"	S61°01'02"E	641.13'	S56°40'05"E	S65°21'59"E
C4	181.95'	4378.00'	002°22'52"	S72°02'41"E	181.94'		
C5	120.30'	4378.00'	001°34'28"	S70°04'01"E	120.29'		
C6	367.43'	4378.00'	004°48'31"	S66°52'31"E	367.32'		
C7	145.58'	4227.18'	001°58'23"	S64°22'47"E	145.57'		
C8	496.17'	4227.18'	006°43'31"	S60°01'50"E	495.89'		
C9	94.15'	183.00'	029°28'43"	N13°40'28"E	93.12'		
C10	120.85'	533.00'	012°59'27"	S06°54'38"E	120.59'		
C11	96.99'	167.00'	033°16'36"	S03°13'57"W	95.63'		
C12	135.32'	233.00'	033°16'36"	N03°13'57"E	133.43'		
C13	105.88'	467.00'	012°59'27"	N06°54'38"W	105.66'		

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S13°24'21"E	72.22'
L2	S19°52'15"W	78.67'
L3	S73°24'53"W	33.70'
L4	N33°40'23"W	33.80'
L5	N19°52'15"E	78.74'
L6	N13°24'21"W	72.22'



JULY 26, 2022

CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

OWNER'S CERTIFICATE OF DEDICATION

TI INVESTORS OF CALEDONIA LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

TI INVESTORS OF CALEDONIA LLC as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. Village of Caledonia

IN WITNESS WHEREOF, the said TI INVESTORS OF CALEDONIA LLC has caused these presents to be signed by (name - print) _____, (title) _____, at (city) _____, _____ County, Wisconsin, on this _____ day of _____, 2022.

In the presence of: TI INVESTORS OF CALEDONIA LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2022, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

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

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said _____, has caused these presents to be signed by _____, its President, and its corporate seal to be hereunto affixed this _____ day of _____, 2022.

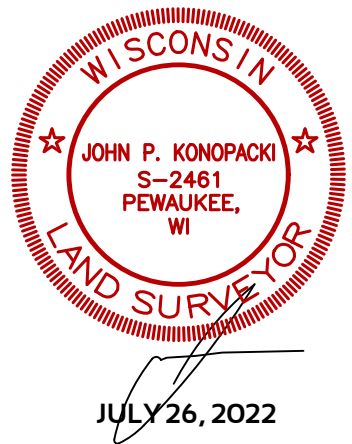
Date

President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2022, _____, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

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



CERTIFIED SURVEY MAP NO. _____

Being a part of the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 30, Township 4 North, Range 22 East, Village of Caledonia, Racine County, Wisconsin.

VILLAGE BOARD APPROVAL

Approved by the Village Board of the Village of Caledonia on this _____ day of _____, 2022.

Date

Joslyn M. Hoeffert, Village Clerk

ADJACENT OWNERS

- (A) - TAX KEY #104-04-22-30-042-000, UNPLATTED LANDS, OWNER: HRIBAR.
- (B) - TAX KEY #104-04-22-30-044-000, UNPLATTED LANDS, OWNER: RGM PARTNERS LLC.
- (C) - TAX KEY #104-04-22-30-048-000, UNPLATTED LANDS, OWNER: SOLFEST TRUST.
- (D) - TAX KEY #104-04-22-30-049-000, UNPLATTED LANDS, OWNER: FORNES.



[Signature]
JULY 26, 2022

Prepared By:

PINNACLE ENGINEERING GROUP

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

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

PEG JOB#1912.00
SHEET 8 OF 8



Meeting Date: August 29, 2022

Item No. **6b**

PLAN COMMISSION REPORT

Proposal: Building, Site & Operations Plan Review

Description: Review a request to approve a building, site, and operations plan for the construction and utilization of a ±141,535 square-foot industrial building located on Northwestern Avenue, south of 13501 Northwestern Avenue.

Applicant(s): Jason Lueders

Address(es): Northwestern Avenue

Suggested Motion: That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a ±141,535 square-foot industrial building located on Northwestern Avenue, south of 13501 Northwestern Avenue, be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of Industrial/Business Park.

Owner(s): TI Investors of Caledonia LLC

Tax Key(s): 104-04-22-30-038-000 & 104-04-22-30-047-000

Lot Size(s): 27.63 & 65.16 acres

Current Zoning District(s): M-3, Heavy Industrial District

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial/Business Park

Background: The applicant is requesting approval of a site, building, and operation plan for the construction and utilization of a ±141,535 square-foot industrial building located on Northwestern Avenue, south of 13501 Northwestern Avenue. This will be a speculative industrial building, meaning that no future tenants are identified at this time.

The building exterior materials will consist primarily of precast concrete panels along with metal, glass and spandrel. The colors of the building will consist of varying shades of gray and white. The varying shades of gray along with the glass and metal accents creates a sense of top, middle, and bottom which complies with Village design guidelines. In addition, clerestory windows are proposed on all four sides of the building to provide natural light to the building. Along with the varying colors, these windows help break up the long expanse of concrete walls. At the entrance points of the buildings, there will be glass windows and doors and which will be recessed from the main portion of the building providing a sense of depth creating a focal point to the building.

The parking lot consists of 118 parking stalls including the necessary number of handicapped stalls for the proposed building, meeting the criteria of no more than 3.5 stalls per 1,000 feet of industrial space. The proposed stalls meet the minimum 180 square-foot size requirement. In addition to the employee/customer parking area, there will be 33 truck trailer stalls with 15 dock doors and two overhead doors facing the interior of the site. Landscaping will be installed to help screen the dock doors from Highway K. The parking areas on the site will consist of both light and heavy-duty asphalt, and concrete in the loading dock areas. There will be no use of crushed gravel on the site.

The proposed site plan does not show any exterior dumpster location. If in the future tenants wish to locate dumpsters outside, the property owner will need to resubmit a building, site, and operation plan showing where the dumpsters will be located and the design of the dumpster enclosure. Cyclone fencing with privacy slats is not an acceptable enclosure design.

The proposed landscaping will need some additional revisions to completely comply with landscape design requirements. The applicant is proposing to install a tree every 50' of linear frontage along a public right-of-way which meets a main principle of the landscape ordinance. What needs to be revised is the landscaping along parking lot stalls facing a public right-of-way. Currently, there are gaps in the secondary landscape beds along the parking stalls on the east and north elevations of the parking lot. Evergreens will be installed on the north and south side of the building near the dock doors to help screen them from the road. In addition, a stand of evergreens will be installed on the northwest edge of the site to provide additional screening of the dock doors. The applicant is also proposing shrubs and ornamental grasses along the east, north, and south foundations of the building.

The submitted photometric plan complies with the Village code lighting requirements. Condition 10 outlines requirements for lighting of the development.

Prior to any building permits being issued, the applicant will need to get approvals for stormwater management, erosion control, and grading plans from Water Utility Department and Engineering Department. The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with sprinkling requirements for this building type. These requirements are outlined in Conditions 5-8.

The proposed development complies with Village zoning code regulating the M-3 District. If a future user is not a permitted use in the M-3 District, the tenant will need to get a conditional use permit approved prior to occupancy. Staff recommends approval of the proposed development subject to conditions.

If the Plan Commission is comfortable with the proposed addition, staff has drafted a suggested motion recommending approval of the proposed industrial building located along Northwestern Avenue south of 13501 Northwestern Avenue.

EXHIBIT A - CONDITIONS

Zilber Building #1 Northwestern Avenue

1. Building Permit. The applicant must obtain a building permit card from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. Binding Effect. These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
4. Plans. The proposed ±141,535 square-foot industrial building located on Northwestern Avenue, south of 13501 Northwestern Avenue shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on August 15, 2022.
5. Stormwater. The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.
6. Fire Department Approval. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
7. Caledonia Sewer and Water Utility Districts. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.
8. Engineering Department. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
9. Parking. Parking at the site must be in compliance with the submitted plans. All employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each parking space shall be a minimum of nine feet wide and 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. All parking spaces shall be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition.

-
10. Lighting. Lighting must comply with the approved lighting plan dated July 25, 2022. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway. Following installation, owner shall contact Village for an inspection to ensure that lighting was properly installed.
 11. Parcel Creation. The applicant must record a certified survey map with the Racine County Register of Deeds to create the legal parcel for this site plan prior to building permits being submitted.
 12. Signage. The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. The Village may require a Master Sign Plan for the entire new business park where this use is locating and signage at the site may, at the Village's option, be required to comply with the Master Sign Plan in accordance with Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Banners, balloons, flashing, or animated signs are prohibited.
 13. No Accumulation of Refuse and Debris. Any fence, wall, hedge, yard, space, or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
 14. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining, and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning, and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.
 15. Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
 16. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
 17. Access. The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.

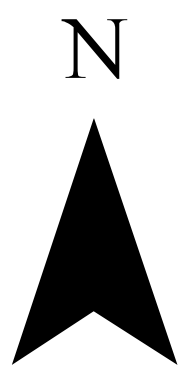
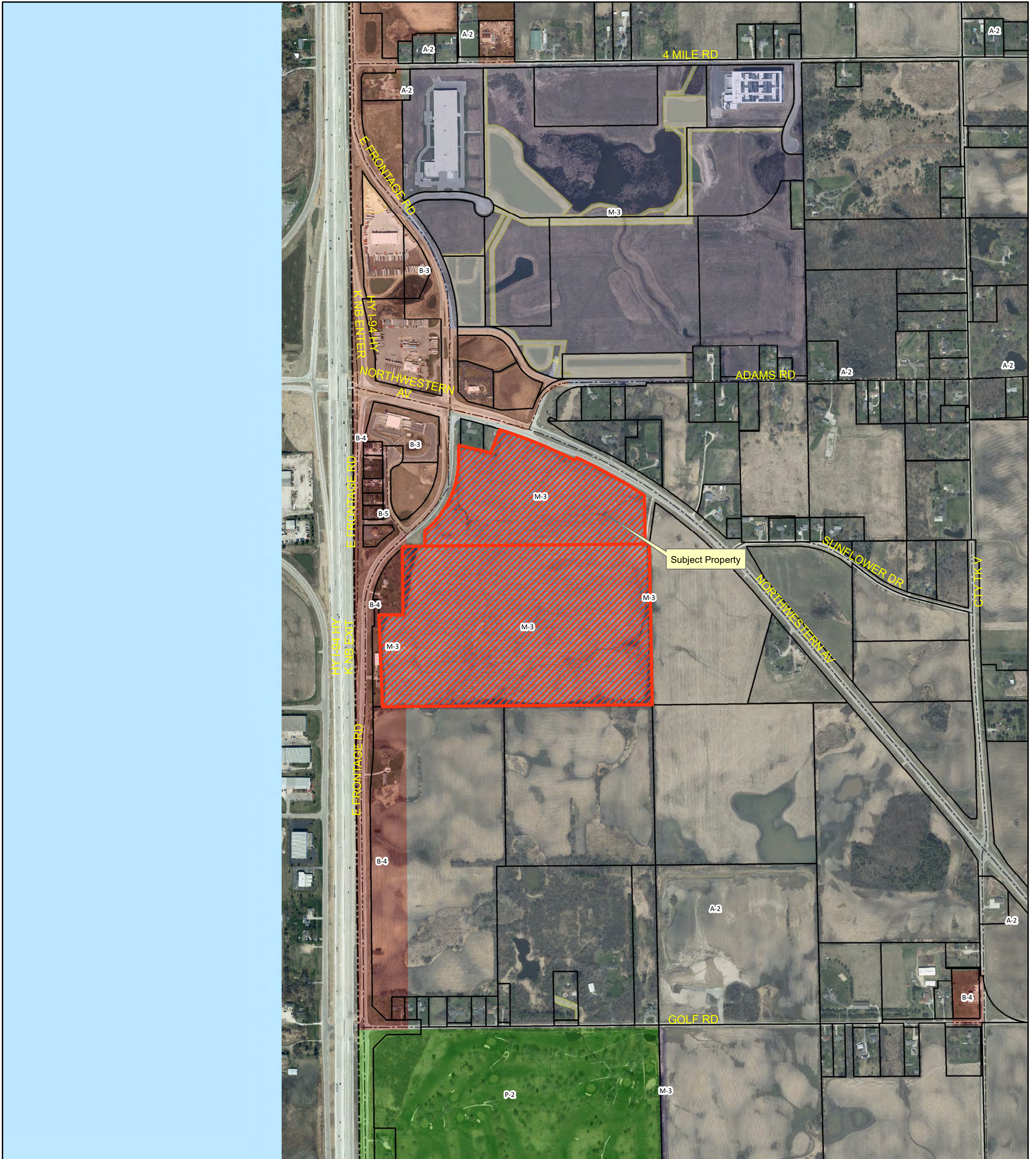
18. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
 19. Reimburse Village Costs. Applicant shall reimburse the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
 20. Amendments to Building, Site & Operations Plan. No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia’s prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Village Development Director, may be made at a staff level, if authorized by the Village Development Director.
 21. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Jason Lueders, TI Investors of Caledonia LLC, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
 22. Subsequent Owners. It is the property owner’s responsibility to inform any subsequent owner or operator of these conditions.
-

Respectfully submitted:



Peter Wagner, AICP
Development Director

LOCATION MAP: Northwestern Avenue



Legend

 Northwestern_Avenue



ZILBER
PROPERTY GROUPSM

ZILBER
INDUSTRIAL 1

142,560 SF

Caledonia Corporate Park
Caledonia, WI | Racine County | I-94 Corridor

Zilber Property Group

ZILBER INDUSTRIAL 1 @ CALEDONIA CORPORATE PARK

Northwestern Ave & East Frontage Road, Caledonia WI, 53126

ZILBER

PROPERTY GROUPSM

zimmerman
 ARCHITECTURAL STUDIOS, INC.
 2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudios.com
 TELEPHONE (414) 476-9600
 FACSIMILE (414) 476-8962

MUNICIPAL SUBMITTAL SET 7/25/22 7/25/2022

ARCHITECT:



Civil Engineer, Landscape Architect:



15850 W. Bluemound Road | Suite 210
 Brookfield, WI 53005
 Phone: (262) 754-8888
 Fax: (262) 754-8850

Structural Engineer:



CREATIVITY BEYOND ENGINEERING
 16745 W Bluemound Rd,
 Brookfield, WI 53005
 Phone: (262) 781-1000

General Contractor:



5301 99th Avenue
 Kenosha, WI 53144
 Phone: (262) 658-0312

Site Lighting:



2007 Pewaukee Rd.
 Waukesha, WI 53188
 Phone: (262) 953-6813

SHEET INDEX:

GENERAL:

T0.0 TITLE SHEET

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 C-6 - C-8 GRADING PLAN
 C-9 - C-11 UTILITY PLAN
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 C-15 - C-17 CONSTRUCTION DETAILS

LANDSCAPING:

L-1 - L-4 LANDSCAPE PLANS

ARCHITECTURAL:

A0.1 ABBREVIATIONS AND SYMBOL LEGEND
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 A1.1 C1 - ZILBER INDUSTRIAL 1 @ CALEDONIA CORPORATE PARK SITE PLAN
 A2.1 C1 - FIRST FLOOR PLAN - OVERALL
 A2.1a C1 - FIRST FLOOR PLAN - PART A
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STRUCTURAL:

S0.1 STRUCTURAL NOTES
 S1.0A FOUNDATION PLAN - SECTION A
 S1.0B FOUNDATION PLAN - SECTION B
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 S2.0B ROOF PLAN - SECTION B
 S8.00 FOUNDATION DETAILS
 S8.10 FRAMING DETAILS

ELECTRICAL:

E1 SITE LIGHTING PLAN

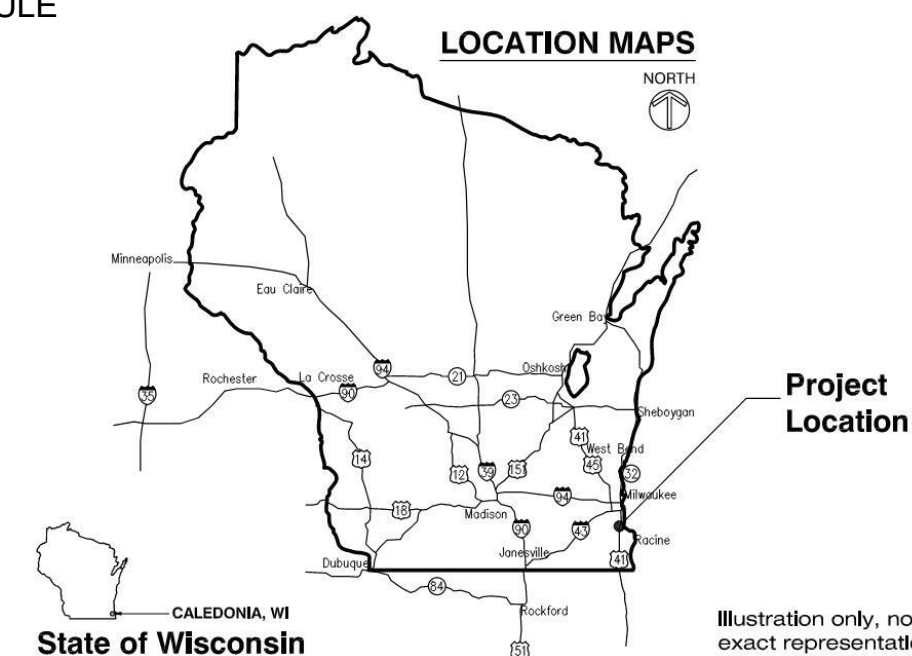


Illustration only, not an exact representation.



CIVIL "C" SERIES

LANDSCAPE "L" SERIES

ARCHITECTURAL "A" SERIES

STRUCTURAL "S" SERIES

Project:
 ZILBER INDUSTRIAL 1 @
 CALEDONIA CORPORATE
 PARK

Revisions:		
No.	Date:	Description:

Project No.:

Sheet No.:

T0.0

CONCEPT CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

ZILBER INDUSTRIAL 1 AT CALEDONIA CORPORATE PARK

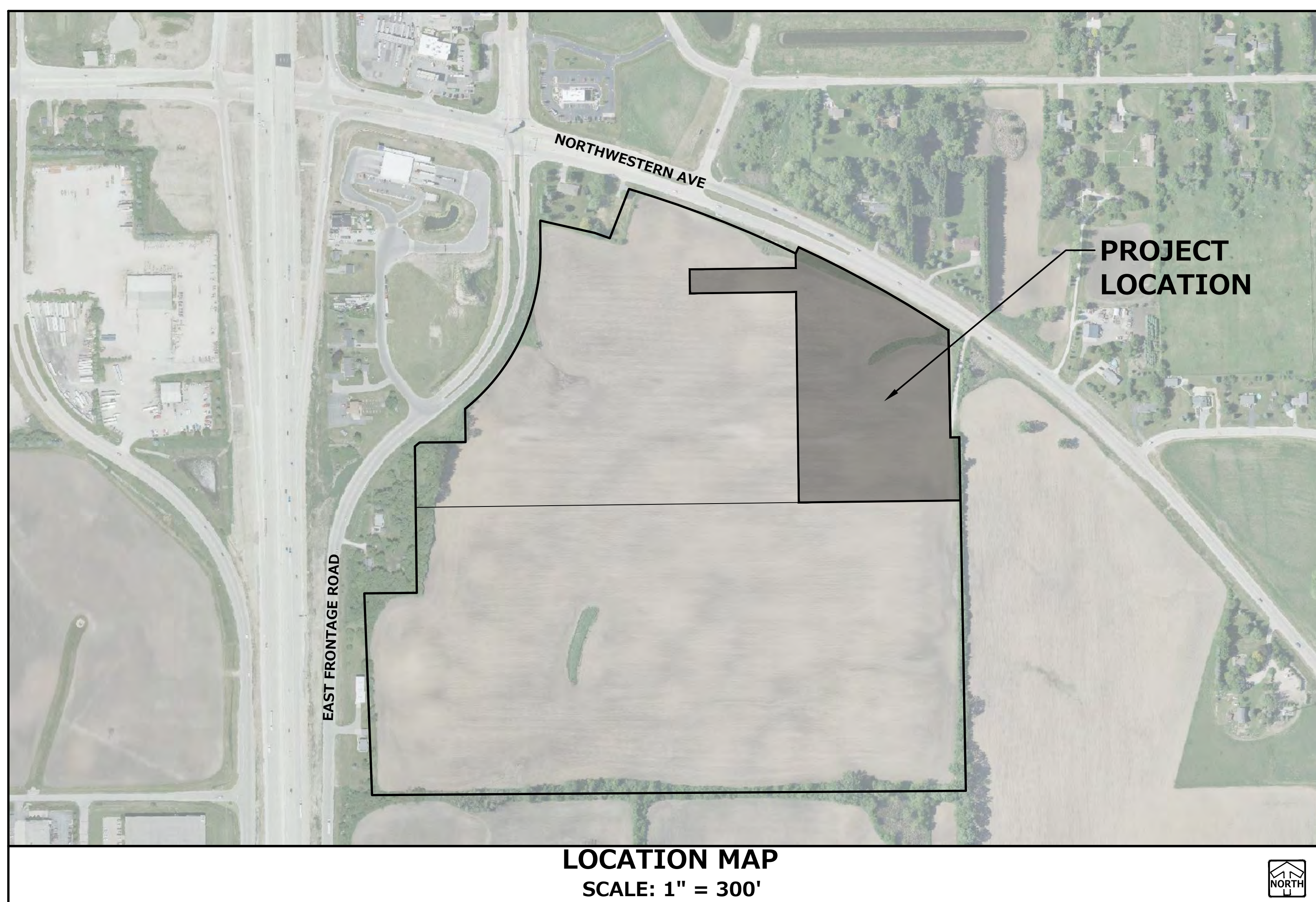
VILLAGE OF CALEDONIA, WI

PLANS PREPARED FOR

ZILBER
PROPERTY GROUP SM

LEGEND

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



PROJECT TEAM CONTACTS	
CIVIL ENGINEER: ANDREW SHOAF, P.E. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD BROOKFIELD, WI 53186 MAIN: (262) 754-8888 E-MAIL: andrew.shoaf@pinnacle-engr.com	ARCHITECT: MARK NATZKE SENIOR ASSOCIATE ZIMMERMAN ARCHITECTURAL STUDIOS, INC. 2122 WEST MT. VERNON AVENUE MILWAUKEE, WI 53233 (414) 918-1413
SURVEYOR: JOHN KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD BROOKFIELD, WI 53186 MAIN: (262) 754-8888 E-MAIL: john.konopacki@pinnacle-engr.com	APPLICANT: JASON LUEDERS ZILBER PROPERTY GROUP 710 N. PLANKINGTON AVENUE MILWAUKEE, WI 53202 (630) 344-3718

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REQUIRED SUBMITTALS FOR APPROVAL	
1.	ASPHALT PAVEMENTS
2.	CONCRETE PAVEMENTS (EXTERIOR)
3.	STONE BASE COURSE
4.	TRENCH BACKFILL
5.	PIPE BEDDING

REQUIRED SUBMITTALS FOR RECORDS	
1.	WATER MAIN PIPE FITTINGS
2.	SANITARY SEWER
3.	STORM SEWER
4.	UNDERGROUND UTILITY RECORD DRAWINGS
5.	CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)

GENERAL NOTES

- THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
- A DRAFT GEOTECHNICAL REPORT HAS BEEN PREPARED BY EGS ON 12/21/2021. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
- THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
- QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
- PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
- COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESSEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
- SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
- THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
- SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
- CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.



Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2024

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

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

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

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO (MILWAUKEE) - NATIONWIDE

ZILBER INDUSTRIAL 1 AT CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI

BLDG 1 COVER SHEET

REVISIONS

NO.	DESCRIPTION	DATE
1.	DIST. CHECK SET	7/8/22
2.	MUNICIPAL SUBMITTAL	7/25/22

REG. JOB NO. 1912.00-01-01
AREA
START DATE 06/24/22
SCALE
N.T.S.

SHEET
C-1
of
C-17

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

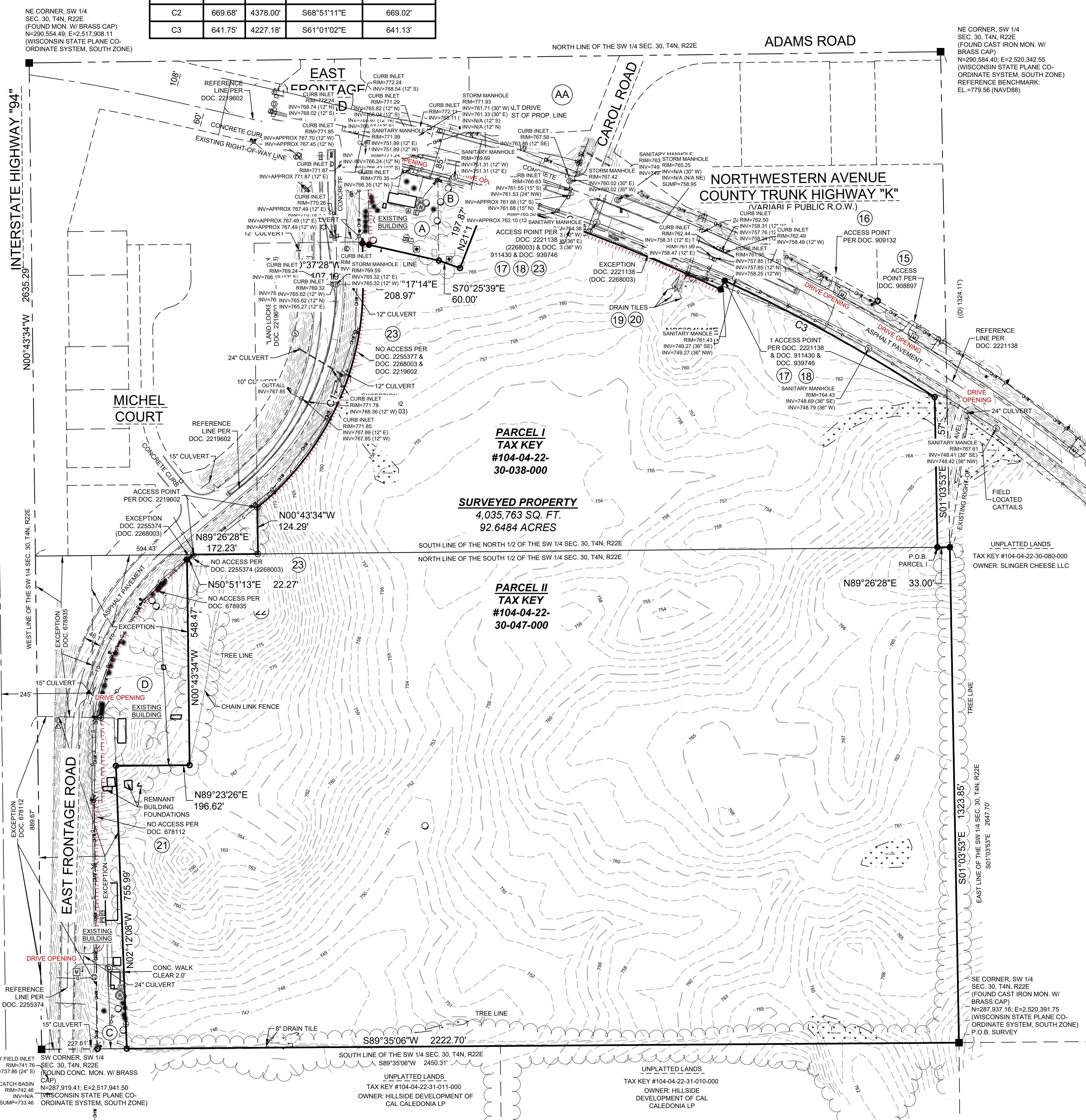
FOR REVIEW ONLY

BLDG 1 COVER SHEET



GRAPHICAL SCALE (FEET)
0 1" = 150' 300'

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	684.45'	758.00'	N25°14'37"E	661.43'
C2	669.68'	4378.00'	S68°51'11"E	669.02'
C3	641.75'	4227.18'	S61°01'02"E	641.13'



NE CORNER, SW 1/4
SEC. 30, T4N, R22E
(FOUND MON. W/ BRASS CAP)
N=290,554.49; E=2,517,908.11
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

NE CORNER, SW 1/4
SEC. 30, T4N, R22E
(FOUND CAST IRON MON. W/
BRASS CAP)
N=290,584.40; E=2,520,342.55
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)
REFERENCE BENCHMARK:
EL=779.56 (NAVD88)

SW CORNER, SW 1/4
SEC. 30, T4N, R22E
(FOUND MON. W/ BRASS
CAP)
N=290,554.49; E=2,517,908.11
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

SE CORNER, SW 1/4
SEC. 30, T4N, R22E
(FOUND CAST IRON MON. W/
BRASS CAP)
N=290,507.16; E=2,520,391.75
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)
P.O.B. SURVEY

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WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53150
(262) 754-8888

CHICAGO | MILWAUKEE | MADISON

**ZILBER INDUSTRIAL 1 AT
CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI**

BLDG 1 EXISTING CONDITIONS

REVISIONS	
1.	DRT CHECK SET 7/8/22
2.	MUNICIPAL SUBMITTAL 7/25/22

REG. JOB NO. 1912.00-NV7
AREA
START DATE 06/24/22
SCALE N.T.S.

SHEET
C-2
of
C-17

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DESIGNED: ARA
REVIEWED: ASB
CHECKED: EP

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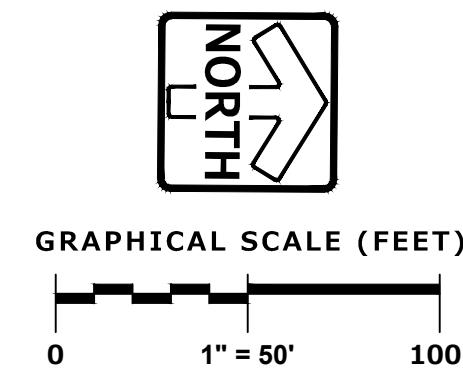
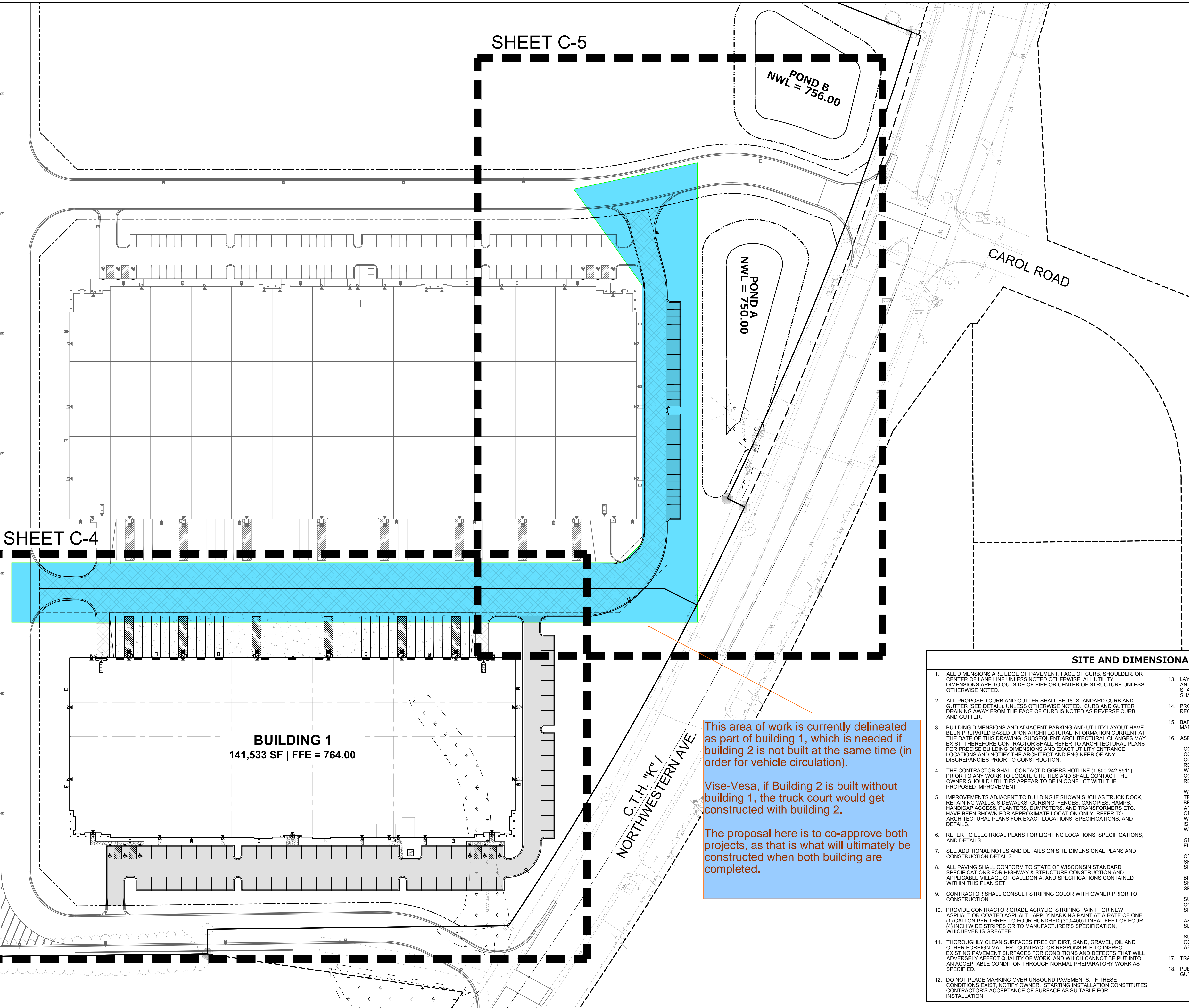
Z:\PROJECTS\2020\1912.00-WI\CAD\SHEETS\C1 INDUSTRIAL\1912.00-WI BLDG 1 SITE DIMENSIONAL & PAVING PLAN.DWG

SHEET C-5

SHEET C-4

**ZILBER INDUSTRIAL 1 AT
CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI**

BLDG 1 SITE DIMENSIONAL & PAVING PLAN OVERVIEW



LEGEND

	LIGHT DUTY PAVEMENT 4" CRUSHED AGGREGATE BASE COURSE (1 1/2" DENSE GRADED VIRGIN LIMESTONE) 3" ASPHALTIC CONC. (1 LIFT) (SMT 58-28 S)
	HEAVY DUTY PAVEMENT 10" CRUSHED AGGREGATE BASE COURSE (1 1/2" DENSE GRADED VIRGIN LIMESTONE) 4" ASPHALTIC CONC. (2 LIFTS) 2.75" LOWER LAYER (SMT 58-28 S) 1.75" UPPER LAYER (SMT 58-28 S)
	CONCRETE PAVEMENT (TRUCK COURT) 4" CRUSHED AGGREGATE BASE COURSE (1 1/2" DENSE GRADED VIRGIN LIMESTONE) 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)
	CONCRETE SIDEWALK 4" CRUSHED AGGREGATE BASE COURSE (1 1/2" DENSE GRADED LIMESTONE) 5" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6 WELDED WIRE FABRIC PER ACI 315-82)
	4" SOLID WHITE STRIPE
	4" DIAGONAL AT 45° SPACED 2" O.C.
	ADA PARKING STALL SIGNAGE (SEE DETAIL)
	18" CURB & GUTTER (SEE DETAIL)
	18" REVERSE CURB & GUTTER (SEE DETAIL)
	TAPER CURB HEAD (SEE DETAIL)
	BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
	ADA STALL INSIGNIA
	ADA CURB RAMP (SEE DETAIL)
	STEEL STAIRS (SEE ARCHITECTURAL PLANS)
	BOLLARD (SEE DETAIL)
	PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
	MAN DOOR
	OVERHEAD DOOR
	CURB & GUTTER
	CURB & GUTTER REVERSE PITCH

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA STANDARDS.

SITE DATA

SITE AREA:	326,101 S.F./1.49 AC
ZONING CLASSIFICATION:	M1
BUILDING FOOTPRINT AREA:	141,533 S.F./3.25 AC/43.40%
PAVING AREA:	107,302 S.F./9.84 AC/32.90%
GREEN SPACE:	77,265 S.F./1.77 AC/23.69%
PARKING PROVIDED (10'x18')	119 (6 ADA)

- SITE AND DIMENSIONAL PLAN NOTES**
- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
 - SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
 - ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF CALEDONIA, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
 - CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
 - PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
 - THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
 - 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.
 - 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.
 - PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
 - BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
 - ASPHALTIC CONCRETE PAVING SPECIFICATIONS:
CODES AND STANDARDS: THE PLACING, CONSTRUCTION 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.
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° F (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 316, 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 465 AND 466, STATE HIGHWAY SPECIFICATIONS.
SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
 - TRAFFIC CONTROL SHALL BE PER M.U.T.C.D.
 - PUBLIC CURB & GUTTER REPLACEMENT SHALL BE TIED TO EXISTING CURB & GUTTER WITH #4 TIE BARS. PUBLIC CURB & GUTTER SHALL BE A 6-BAG MIX.

This area of work is currently delineated as part of building 1, which is needed if building 2 is not built at the same time (in order for vehicle circulation).

Vise-Vesa, if Building 2 is built without building 1, the truck court would get constructed with building 2.

The proposal here is to co-approve both projects, as that is what will ultimately be constructed when both building are completed.

REVISIONS

1.	DIST. CHECK SET	3/8/22
2.	MUNICIPAL SUBMITTAL	7/25/22

REC. JOB NO. 1912.00-WI
REC. DATE: 06/24/22
SCALE: 1" = 50'

SHEET
C-3
of
C-17

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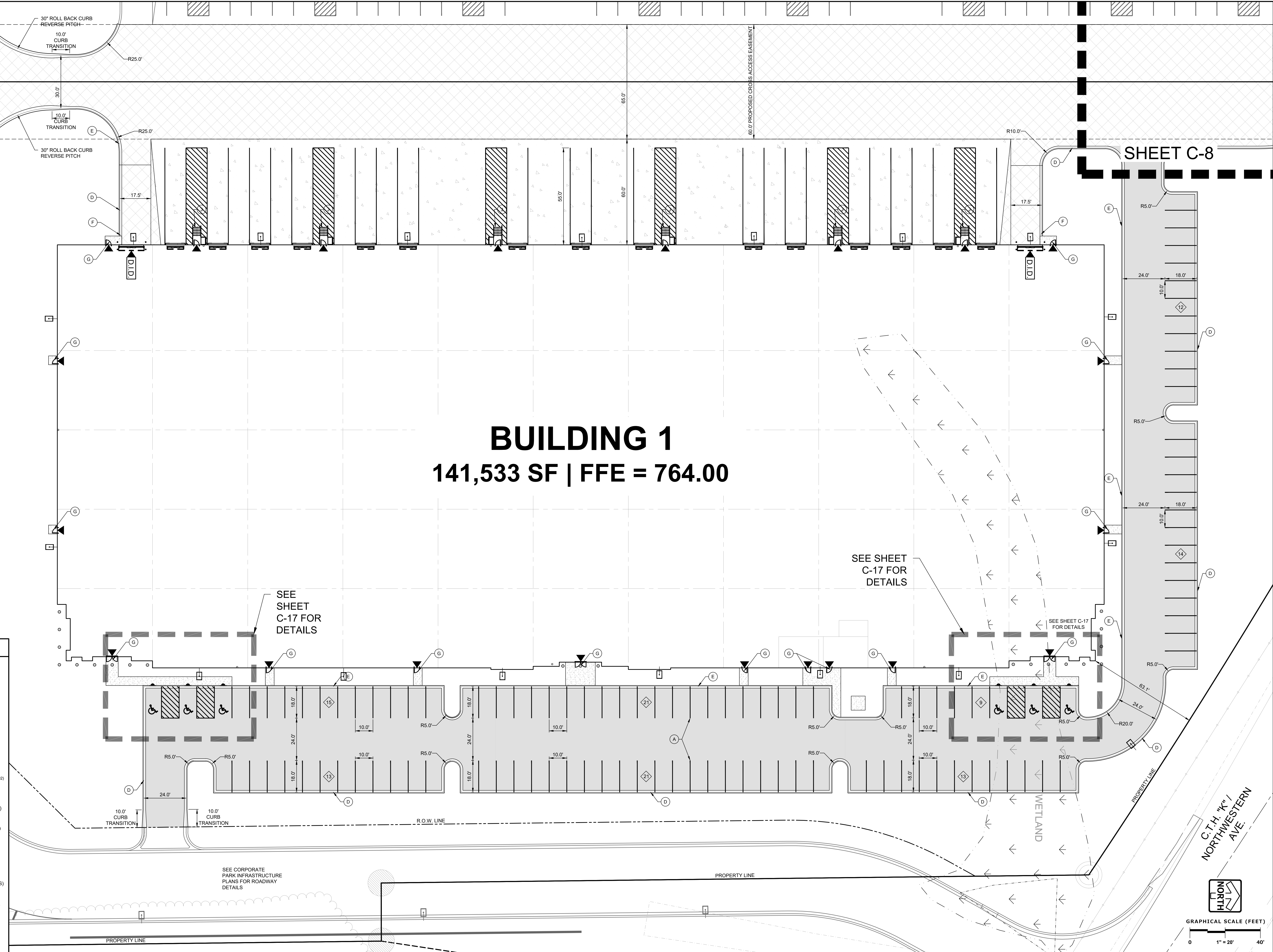
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SHEET C-8

BUILDING 1

141,533 SF | FFE = 764.00



LEGEND

- LIGHT DUTY PAVEMENT**
 - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE)
 - 3/4" ASPHALTIC CONC. (1 LIFT) (SMT 58-28 S)
- HEAVY DUTY PAVEMENT**
 - 10" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE)
 - 4 1/2" ASPHALTIC CONC. (2 LIFTS)
 - 2 7/8" LOWER LAYER (SMT 58-28 S)
 - 1 7/8" UPPER LAYER (SMT 58-28 S)
- CONCRETE PAVEMENT (TRUCK COURT)**
 - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE)
 - 6" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)
- CONCRETE SIDEWALK**
 - 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
 - 5" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6 WELDED WIRE FABRIC PER ACI 315-92)
- MARKERS AND FEATURES**
 - A 4" SOLID WHITE STRIPE
 - B 4" DIAGONAL AT 45° SPACED 2' O.C.
 - C ADA PARKING STALL SIGNAGE (SEE DETAIL)
 - D 18" CURB & GUTTER (SEE DETAIL)
 - E 18" REVERSE CURB & GUTTER (SEE DETAIL)
 - F TAPER CURB HEAD (SEE DETAIL)
 - G BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
 - H ADA STALL INSIGNIA
 - I ADA CURB RAMP (SEE DETAIL)
 - J STEEL STAIRS (SEE ARCHITECTURAL PLANS)
 - K BOLLARD (SEE DETAIL)
 - L PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
 - M MAN DOOR
 - N OVERHEAD DOOR
 - O CURB & GUTTER
 - P CURB & GUTTER REVERSE PITCH

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(262) 754-8888
CHICAGO (MILWAUKEE) - NATIONWIDE

ZILBER INDUSTRIAL 1 AT CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI

BLDG 1 SITE DIMENSIONAL & PAVING PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	DRT CHECK SET	2/8/22
2	MUNICIPAL SUBMITTAL	2/25/22

REG. JOB NO. 1912.00-NW
AREA
START DATE: 06/24/22
SCALE: 1" = 20'

SHEET C-4 of C-17

Z:\PROJECTS\2020\1912.00-WI\CAD\SHEETS\C1 INDUSTRIAL\1912.00-WI BLDG 1 SITE DIMENSIONAL & PAVING PLAN.DWG

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

LEGEND

- LIGHT DUTY PAVEMENT**
 - 8" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE)
 - 3-1/2" ASPHALTIC CONC. (1 LIFT) (SMT 58-28 S)
- HEAVY DUTY PAVEMENT**
 - 10" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE)
 - 4-1/2" ASPHALTIC CONC. (2 LIFTS)
 - 2-7/8" LOWER LAYER (SMT 58-28 S)
 - 1-7/8" UPPER LAYER (SMT 58-28 S)
- CONCRETE PAVEMENT (TRUCK COURT)**
 - 8" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE)
 - 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH #6@6" GAUGE STEEL MESH)
- CONCRETE SIDEWALK**
 - 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
 - 5" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH #6@6" WELDED WIRE FABRIC PER ACI 315-92)
- (A) 4" SOLID WHITE STRIPE
- (B) 4" DIAGONAL AT 45° SPACED 2' O.C.
- (C) ADA PARKING STALL SIGNAGE (SEE DETAIL)
- (D) 18" CURB & GUTTER (SEE DETAIL)
- (E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
- (F) TAPER CURB HEAD (SEE DETAIL)
- (G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
- (H) ADA STALL INSIGNIA
- (I) ADA CURB RAMP (SEE DETAIL)
- (J) STEEL STAIRS (SEE ARCHITECTURAL PLANS)
- (K) BOLLARD (SEE DETAIL)
- (L) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- (M) MAN DOOR
- (N) OVERHEAD DOOR
- (O) CURB & GUTTER
- (P) CURB & GUTTER REVERSE PITCH

NWL POND B = 756.00

POND A NWL = 750.00

C.T.H. "K" / NORTHWESTERN AVE.

WETLAND

BUILDING 2 (BUILDING 2 PLANS)

SHEET C-7

SEE CORPORATE PARK INFRASTRUCTURE PLANS FOR ROADWAY DETAILS

30' ROLL BACK CURB, REVERSE PITCH

CURB TRANSITION

30.0' PROPOSED CROSS ACCESS EASEMENT

60.0' PROPOSED CROSS ACCESS EASEMENT

ZILBER INDUSTRIAL 1 AT CALEDONIA CORPORATE PARK VILLAGE OF CALEDONIA, WI

BLDG 1 SITE DIMENSIONAL & PAVING PLAN

REVISIONS

1.	DRT CHECK SET	2/8/22
2.	MUNICIPAL SUBMITTAL	7/25/22

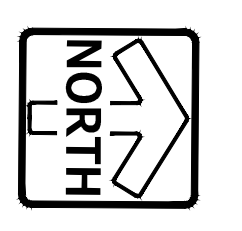
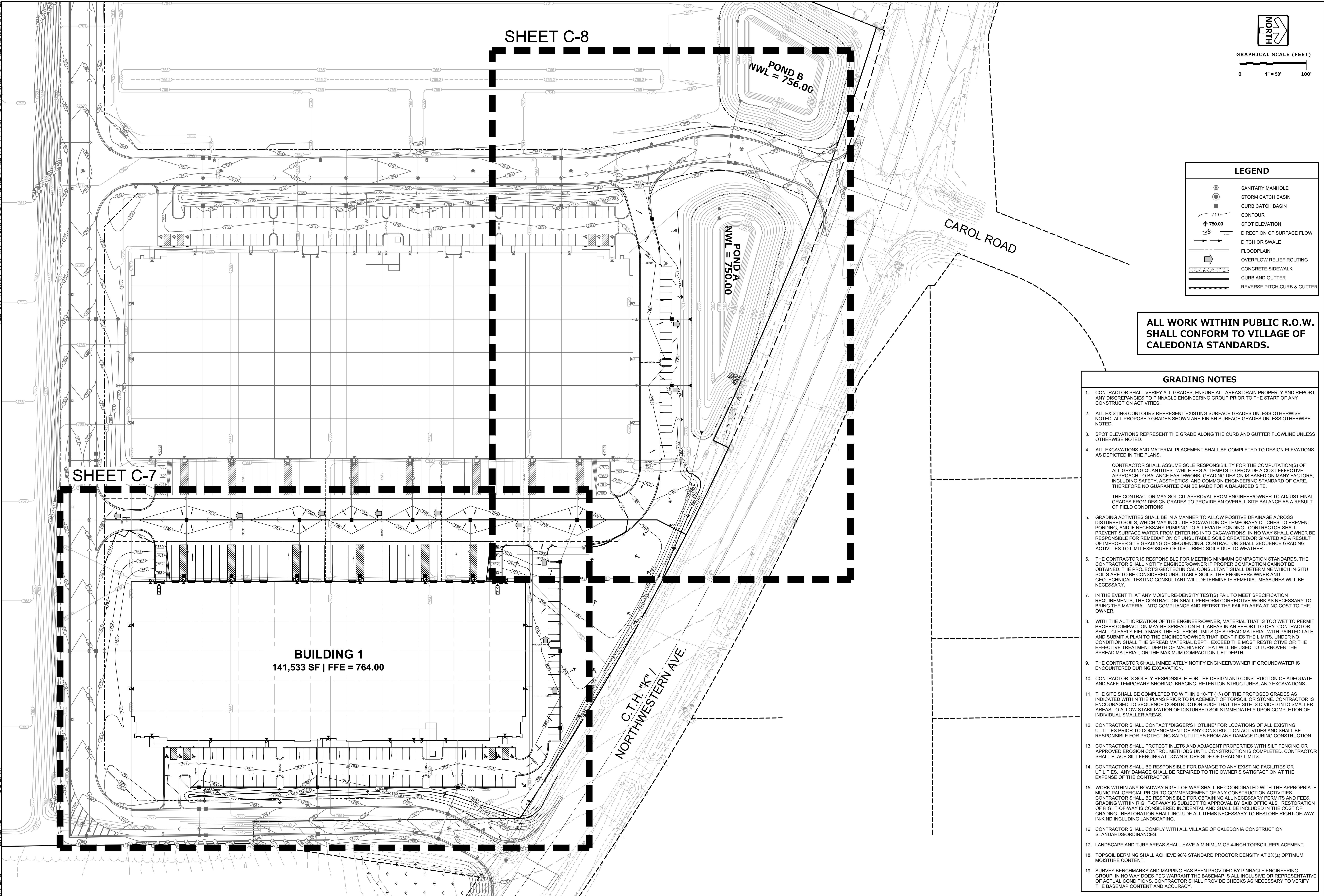
REG. JOB NO: 1912.00-01-WI
 REG. NO: AWA
 START DATE: 06/24/22
 SCALE: 1" = 20'
SHEET C-5 of C-17

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 CHICAGO OFFICE: 100 N. LAKE STREET, SUITE 1000, CHICAGO, IL 60602 (312) 231-1000

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DESIGNED: EP
CHECKED: AS
REVIEWED: AR



GRAPHICAL SCALE (FEET)
0 1" = 50' 100'

LEGEND

	SANITARY MANHOLE
	STORM CATCH BASIN
	CURB CATCH BASIN
	CONTOUR
	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	FLOODPLAIN
	OVERFLOW RELIEF ROUTING
	CONCRETE SIDEWALK
	CURB AND GUTTER
	REVERSE PITCH CURB & GUTTER

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA STANDARDS.

GRADING NOTES

- 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.
- ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLOWLINE UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- 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.
- 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.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- 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.
- 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.
- 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.
- 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.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF CALEDONIA CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
- TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3% (+) OPTIMUM MOISTURE CONTENT.
- 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.

SHEET C-7

SHEET C-8

BUILDING 1
141,533 SF | FFE = 764.00

C.T.H. "K" /
NORTHWESTERN AVE.

CAROL ROAD

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20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53005
(262) 754-8888

CHICAGO OFFICE:
MILWAUKEE, WISCONSIN

**ZILBER INDUSTRIAL 1 AT
CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI**

BLDG 1 GRADING PLAN OVERVIEW

REVISIONS	
1. DRT CHECK SET	3/8/22
2. MUNICIPAL SUBMITTAL	7/25/22

REG. JOB NO. 1912.00-WI	AREA
REG. NO.	START DATE: 06/24/22
SCALE: 1" = 50'	SHEET
	C-6
	C-17

FOR REVIEW ONLY

BLDG 1 GRADING PLAN OVERVIEW

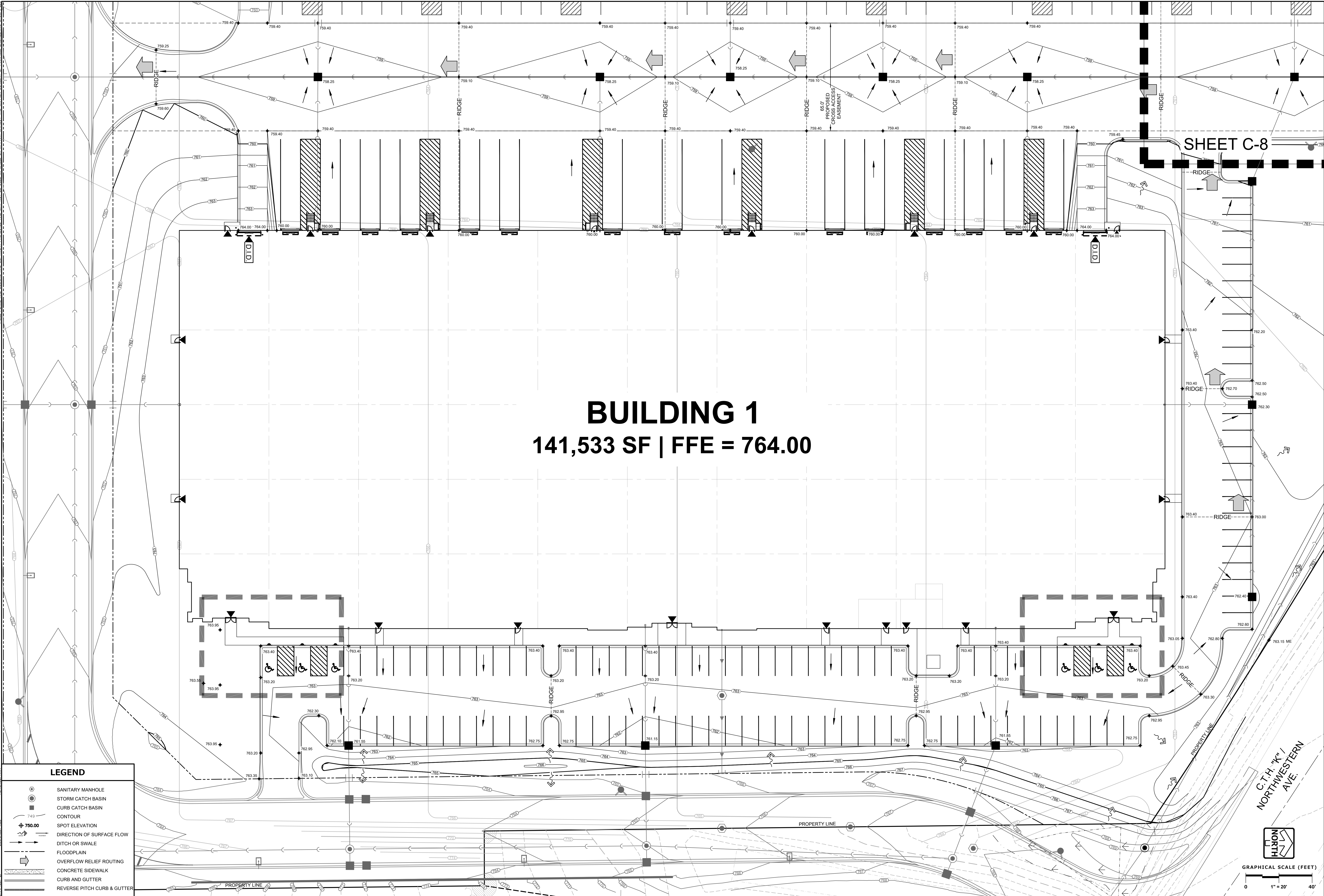
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BLDG 1 GRADING PLAN



BUILDING 1
141,533 SF | FFE = 764.00

SHEET C-8

LEGEND

	SANITARY MANHOLE
	STORM CATCH BASIN
	CURB CATCH BASIN
	CONTOUR
	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	FLOODPLAIN
	OVERFLOW RELIEF ROUTING
	CONCRETE SIDEWALK
	CURB AND GUTTER
	REVERSE PITCH CURB & GUTTER

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

WISCONSIN OFFICE:
 20725 WATERTOWN ROAD, SUITE 100
 BROOKFIELD, WI 53196
 (262) 754-8888

CHICAGO (MILWAUKEE) NATIONAL OFFICE

**ZILBER INDUSTRIAL 1 AT
 CALEDONIA CORPORATE PARK
 VILLAGE OF CALEDONIA, WI**

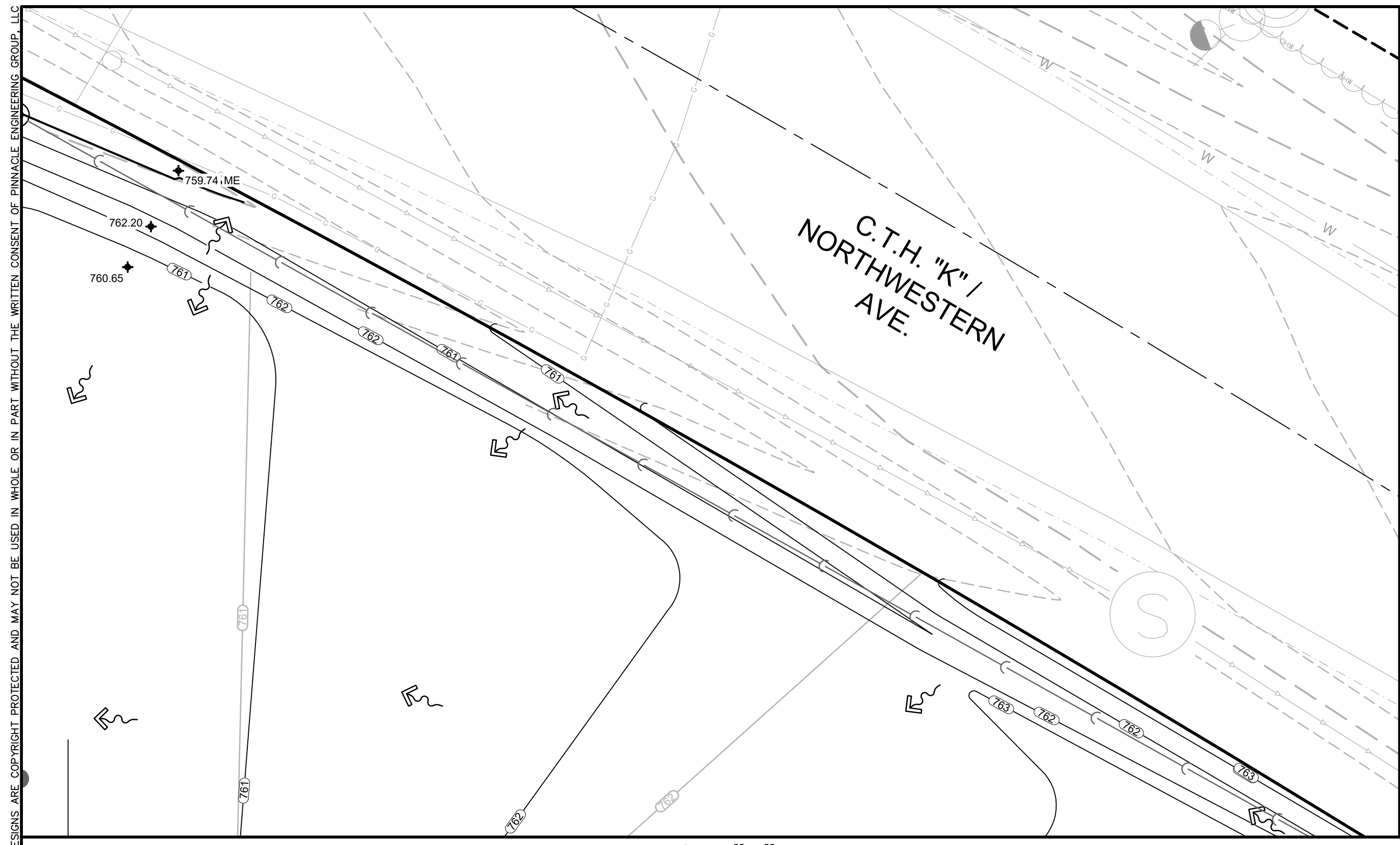
BLDG 1 GRADING PLAN

REVISIONS

1.	DRT CHECK SET	2/8/22
2.	MUNICIPAL SUBMITTAL	2/25/22

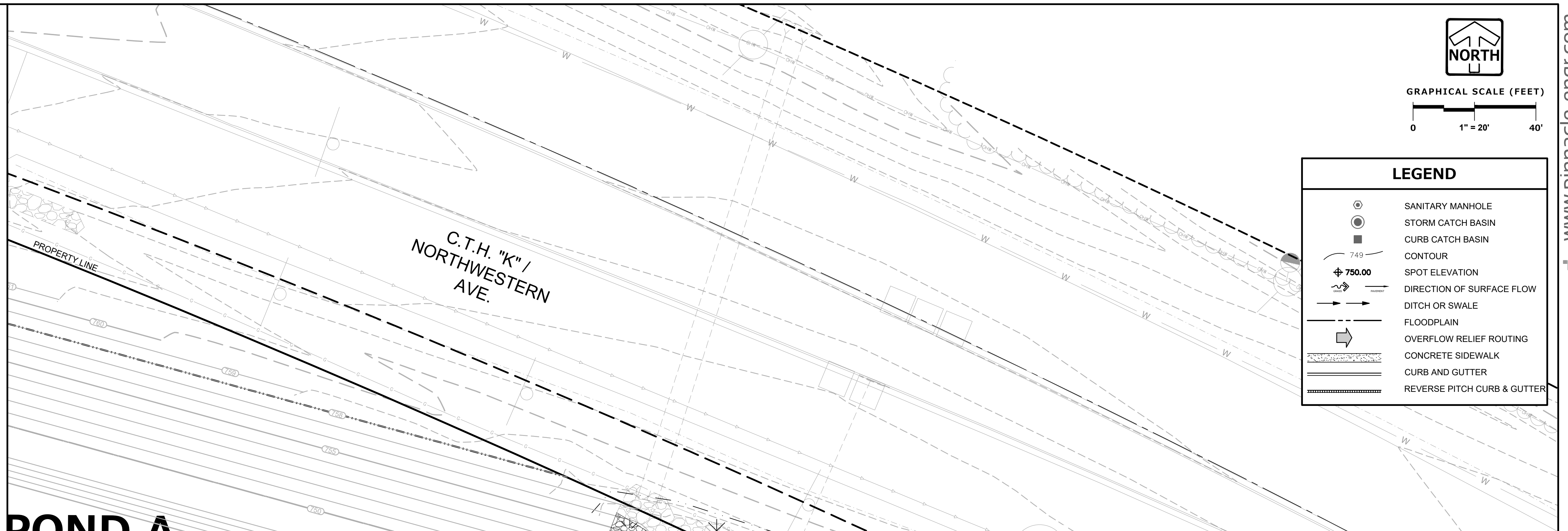
REG. JOB NO. 1912.00-001
 REG. NO. 06/24/22
 START DATE: 1" = 20'
 SCALE: 1" = 20'

SHEET C-7 of C-17



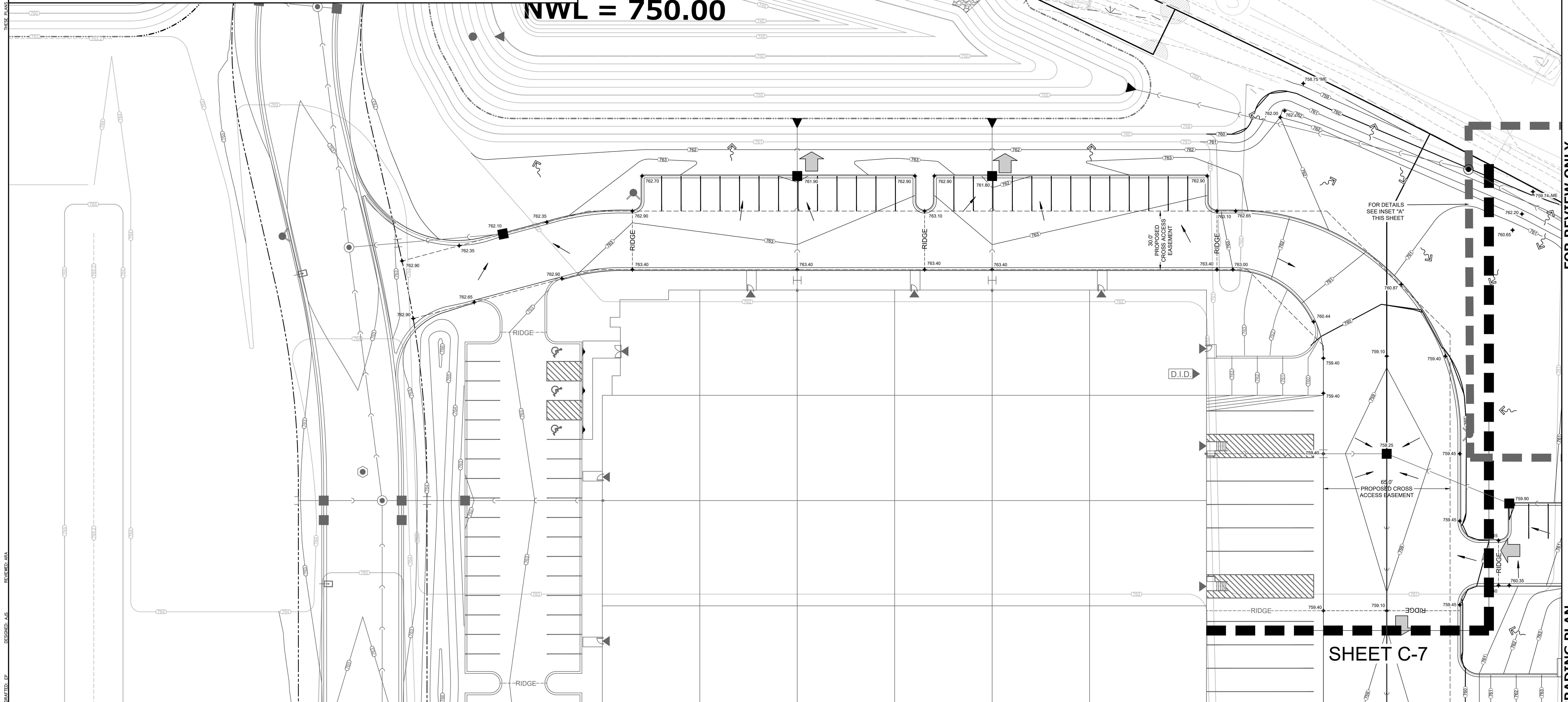
INSET "A"
SCALE: 1" = 20'

POND A
NWL = 750.00



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

LEGEND	
	SANITARY MANHOLE
	STORM CATCH BASIN
	CURB CATCH BASIN
	CONTOUR
	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	FLOODPLAIN
	OVERFLOW RELIEF ROUTING
	CONCRETE SIDEWALK
	CURB AND GUTTER
	REVERSE PITCH CURB & GUTTER



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BLDG1 GRADING PLAN

SHEET C-7

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(262) 754-8888
CHICAGO (MILWAUKEE) - NATIONWIDE

**ZILBER INDUSTRIAL 1 AT
CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI**

BLDG1 GRADING PLAN

REVISIONS	
1.	DRT CHECK SET 2/8/22
2.	MUNICIPAL SUBMITTAL 2/25/22

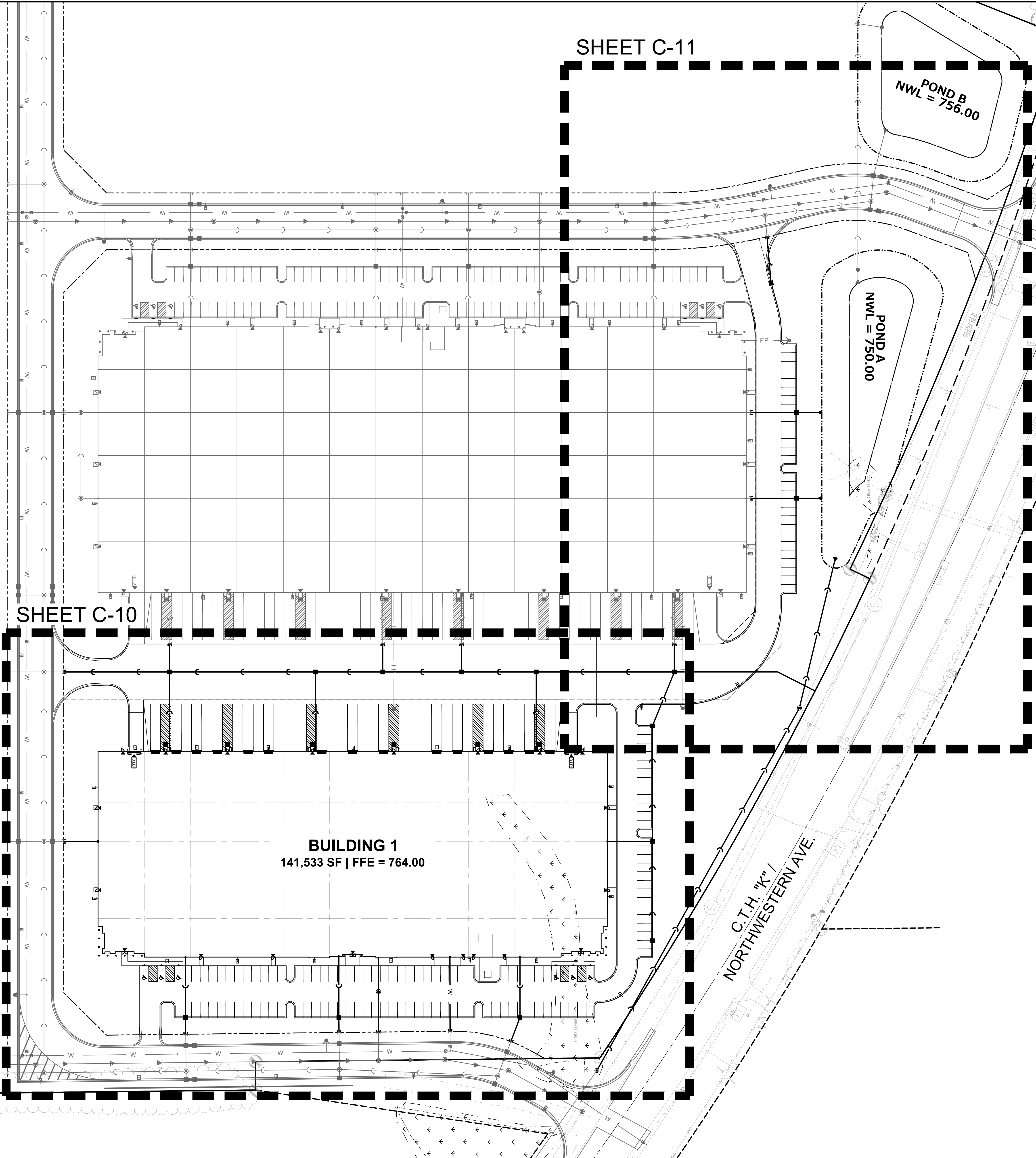
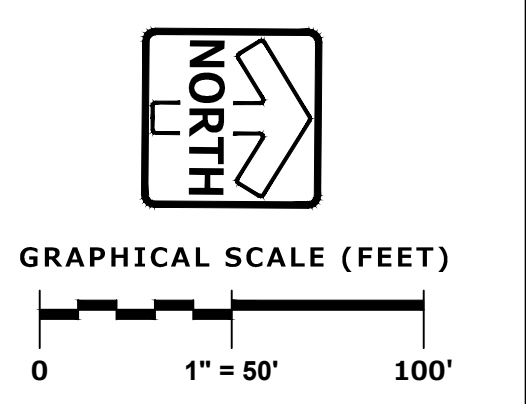
REG. JOB NO. 1912.00-WI
REG. NO. A191
START DATE: 06/24/22
SCALE: 1" = 20'

SHEET C-8
C-17

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FOR REVIEW ONLY

SHEET C-11



POND B
NWL = 756.00

POND A
NWL = 750.00

BUILDING 1
141,533 SF | FFE = 764.00

CAROL ROAD

C.T.H. "K" /
NORTHWESTERN AVE.

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA STANDARDS.

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

UTILITY NOTES

- 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.
- 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 CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF JANESVILLE SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
- 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.
- 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.
- 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.
- ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE CONTRACTOR SHALL CONTACT THE VILLAGE OF CALEDONIA PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
- 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.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
- 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.
- 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.
- 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. 215 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NENAH R-2502 WITH TYPE D GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NENAH R-3067, OR EQUAL. 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 NENAH R-1661 W/ NENAH R-1660-0003 ROCKING COVER W/ 2 PICK HOLES AND 8 VENT HOLES
- 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 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.
HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 24-INCHES. HYDRANT MANUFACTURE: KENNEDY GUARDIAN. HYDRANT AND TAP VALVES: TRAFFIC MODEL W/ BREAKAWAY FLANGES, TWO 2-1/2" HOSE NOZZLES (7-12" NST) AND ONE 5-1/4" PUMPER OR STEAMER NOZZLE (4 NST), A 1-1/2" PENTAGON OPERATING NUT AND CCW OPENING, 6" MECHANICAL JOINT INLET CONNECTION.
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".
- 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 WITH 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 GERMANTOWN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
MANHOLE FRAMES AND COVERS - NENAH R-1661 FRAME W/ SOLID GASKETED LID AND 2 CONCEALED PICK HOLES. CONFORM TO STANDARD SPECIFICATIONS CH. 3.5.0
- 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.).
- TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2) OF THE STATUTES. TRACER WIRE: COPPERHEAD TRACERWIRE #10 SOLID CCS SUPERFLEX (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BY COPPERHEAD 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.
- SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

SHEET C-10

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BROOKFIELD, WI 53196
(262) 754-8888

CHICAGO OFFICE:
MILWAUKEE, WISCONSIN

ZILBER INDUSTRIAL 1 AT CALEDONIA CORPORATE PARK VILLAGE OF CALEDONIA, WI

BLDG 1 UTILITY PLAN OVERVIEW

REVISIONS		DATE	BY	SCALE	SHEET
NO.	DESCRIPTION				
1.	DIST. CHECK SET	7/8/22			C-9
2.	MUNICIPAL SUBMITTAL	7/25/22			C-17

REC. JOB NO. 1912.00-W1
REC. PLAN AREA
START DATE: 06/24/22
SCALE: 1" = 50'

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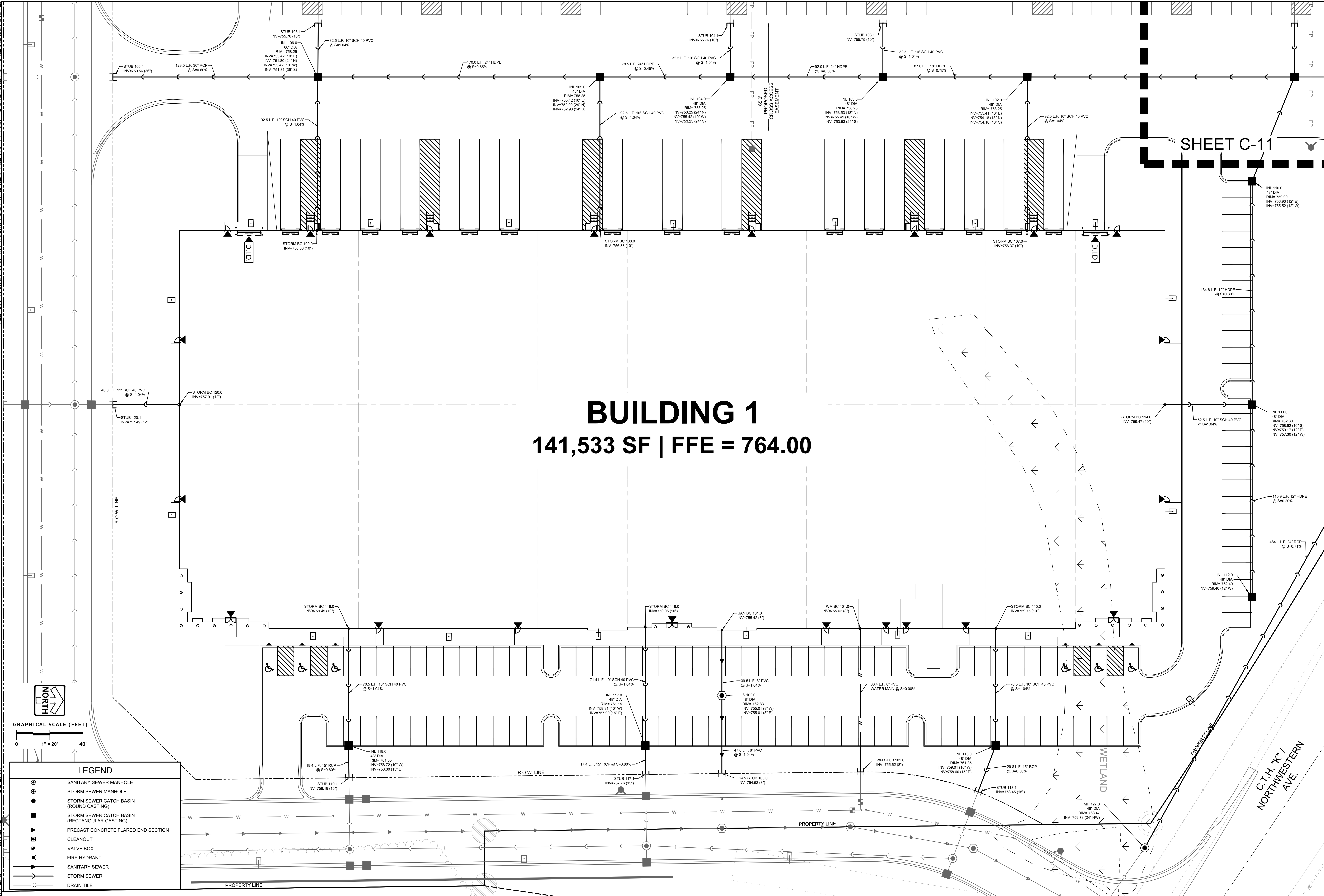
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SHEET C-11

BUILDING 1

141,533 SF | FFE = 764.00

FOR REVIEW ONLY



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

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

PLAN | DESIGN | DELIVER
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BROOKFIELD, WI 53136 (262) 754-8888
CHICAGO (MILWAUKEE) - NATIONWIDE

ZILBER INDUSTRIAL 1 AT CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI

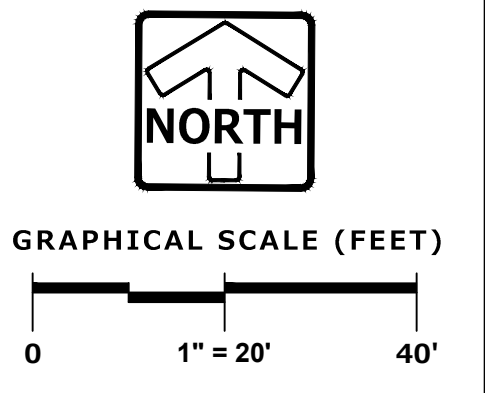
BLDG 1 UTILITY PLAN

REVISIONS

NO.	DESCRIPTION	DATE
1	DRT CHECK SET	3/8/22
2	MUNICIPAL SUBMITTAL	7/25/22

REC. JOB NO.	AREA	START DATE	SCALE	SHEET
1912.00-NW	BLDG 1	06/24/22	1" = 20'	C-10 of C-17

DESIGNED: AJS
 CHECKED: AJS
 DRAWN: EP
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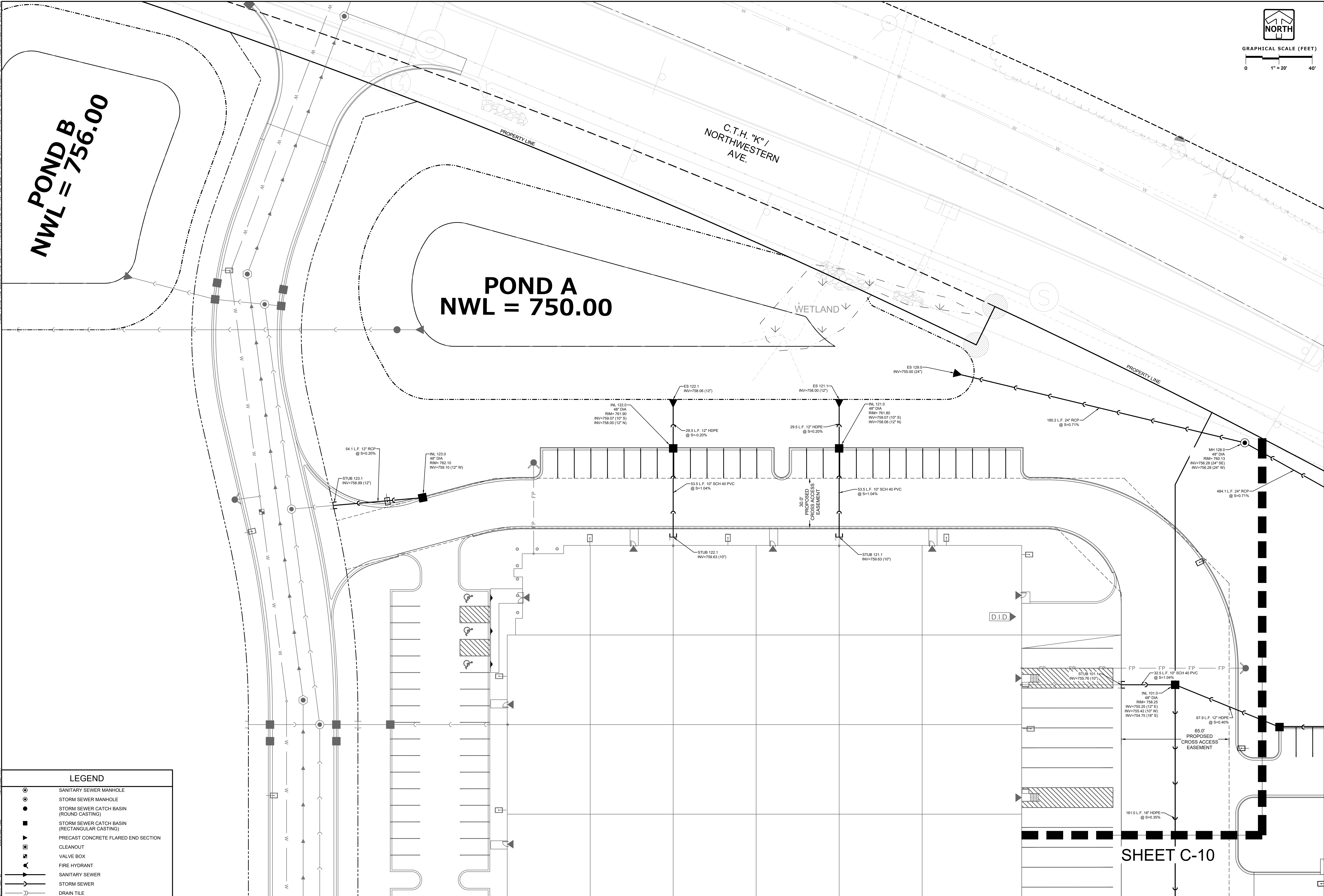


NWL POND B = 756.00

**POND A
NWL = 750.00**

C.T.H. "K" /
NORTHWESTERN
AVE.

WETLAND



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

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SHEET C-10

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 VILLAGE OF CALEDONIA, WI**

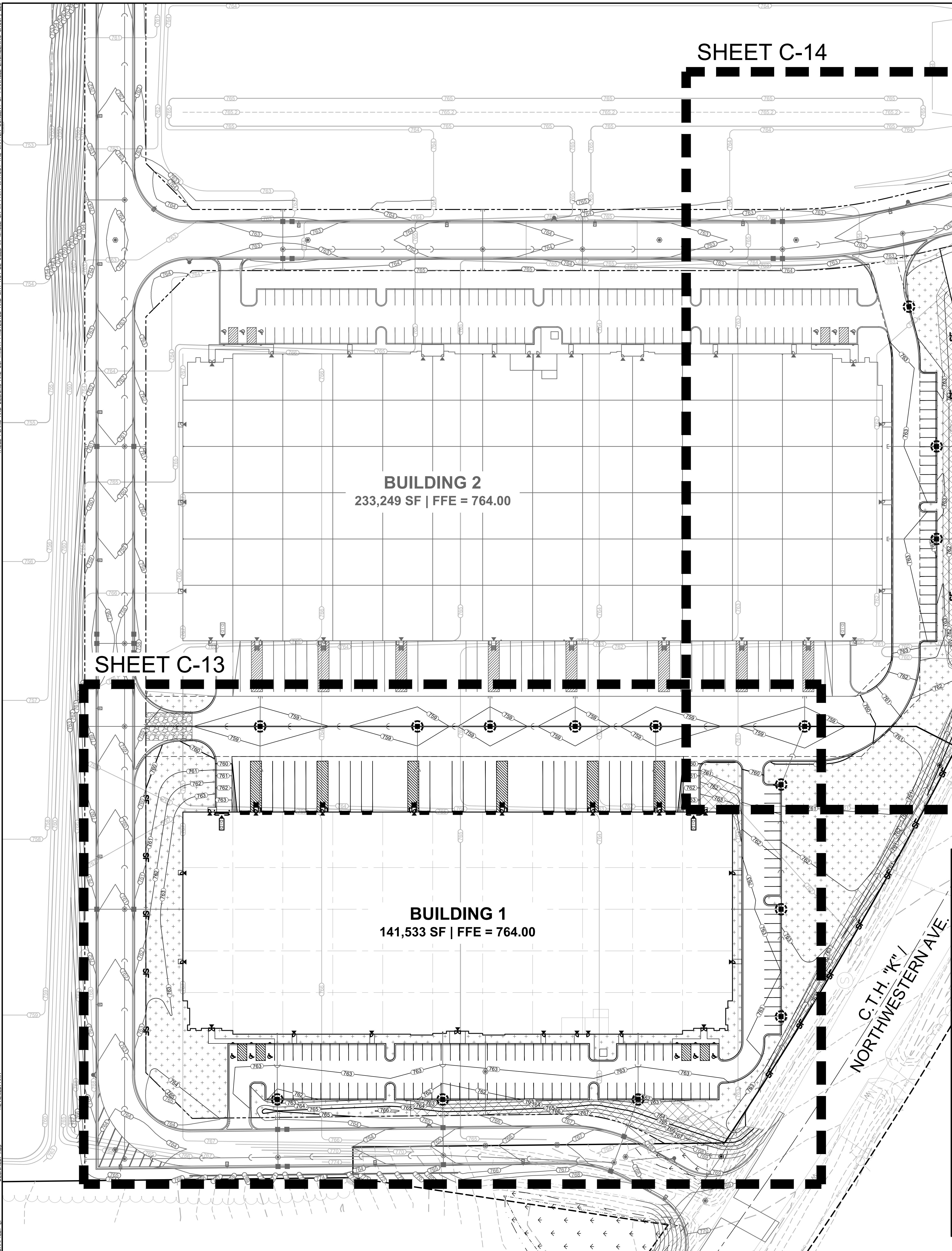
BLDG 1 UTILITY PLAN

REVISIONS	
1.	DIST. CHECK SET 2/8/22
2.	MUNICIPAL SUBMITTAL 7/25/22

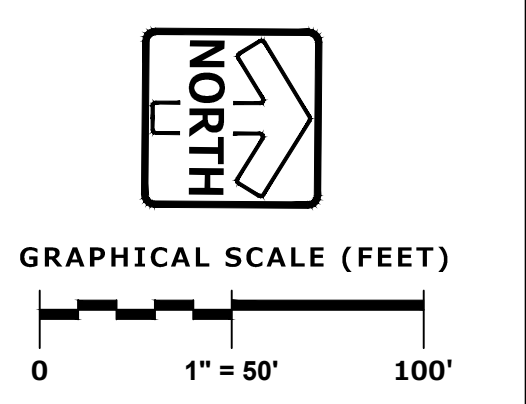
SHEET
C-11
 of
C-17

BLDG 1 UTILITY PLAN

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SHEET C-14



- CONSTRUCTION SITE SEQUENCING**
1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
 2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
 4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
 6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
 7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

- LEGEND**
- STORM SEWER MANHOLE
 - STORM STORM CATCH BASIN (ROUND CASTING)
 - STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
 - PRECAST FLARED END SECTION
 - CLEANOUT
 - PROPOSED CONTOUR
 - PROPOSED TOPSOIL CONTOUR
 - WETLANDS
 - HIGH WATER LEVEL (HWL)
 - NORMAL WATER LEVEL (NWL)
 - DIVERSION SWALE
 - DIVERSION DITCH
 - SILT FENCE
 - STRAW WATTLE DITCH CHECK
 - INLET PROTECTION
 - PIPE INLET PROTECTION - STRAW WATTLE
 - CONSTRUCTION ENTRANCE
 - HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
 - EROSION CONTROL BLANKET

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA STANDARDS.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT (WPDES) PERMIT NO. WI-S067831-1) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES) AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEPED AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN ST5BN. EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

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CHICAGO (MILWAUKEE) NATIONAL OFFICE

ZILBER INDUSTRIAL 1 AT CALEDONIA CORPORATE PARK VILLAGE OF CALEDONIA, WI

BLDG 1 SITE STABILIZATION PLAN OVERVIEW

REVISIONS

NO.	DESCRIPTION	DATE
1.	DIST. CHECK SET	7/8/22
2.	MUNICIPAL SUBMITTAL	7/25/22

REC. JOB NO. 1912.00-01-01
REC. NO. 1912.00-01-01
START DATE: 06/24/22
SCALE: 1" = 50'

SHEET C-12 of C-17

BLDG 1 SITE STABILIZATION PLAN OVERVIEW

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BLDG 1 SITE STABILIZATION PLAN OVERVIEW

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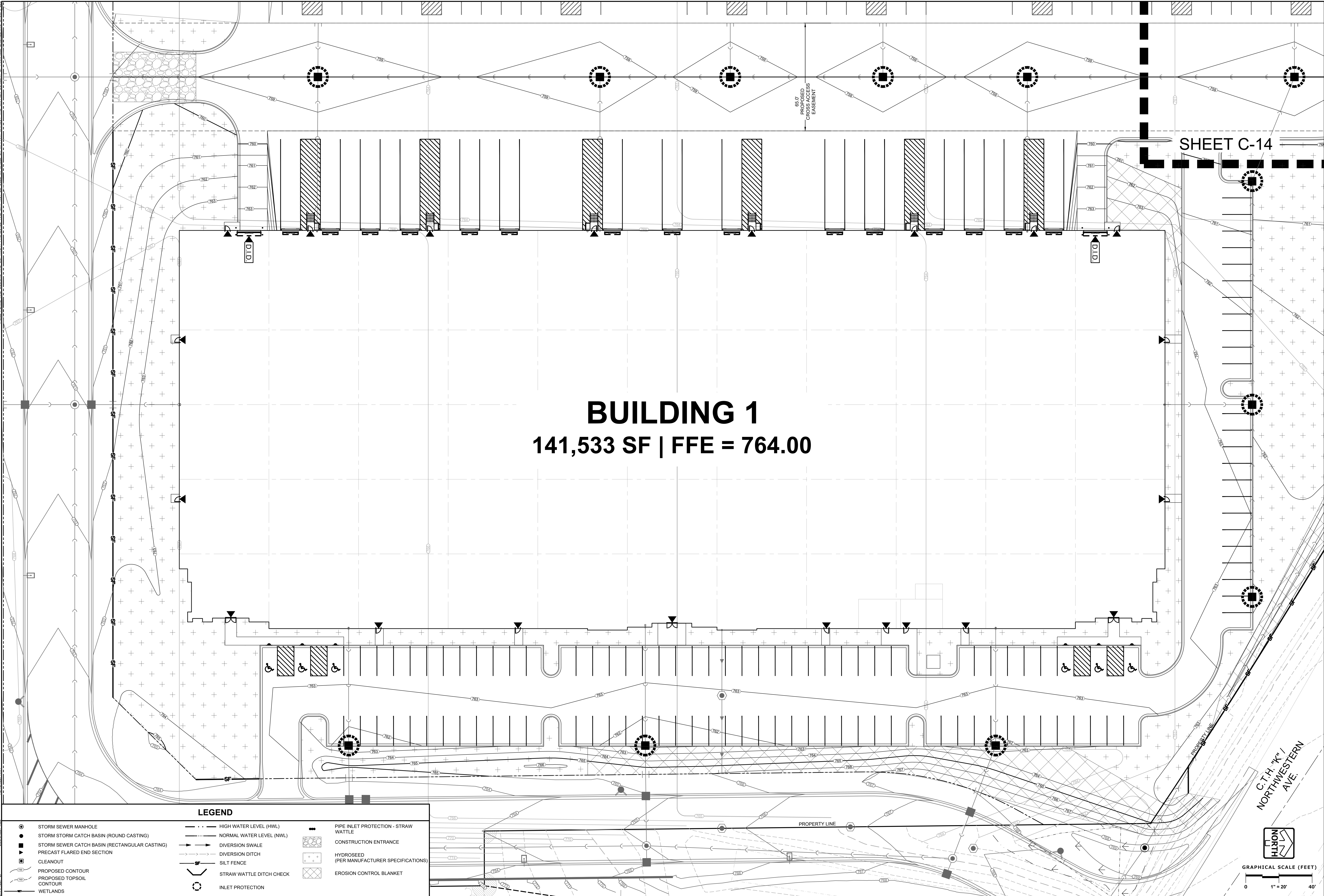
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BLDG 1 SITE STABILIZATION PLAN

SHEET C-14

BUILDING 1

141,533 SF | FFE = 764.00



LEGEND

	STORM SEWER MANHOLE		HIGH WATER LEVEL (HWL)		PIPE INLET PROTECTION - STRAW WATTLE
	STORM STORM CATCH BASIN (ROUND CASTING)		NORMAL WATER LEVEL (NWL)		CONSTRUCTION ENTRANCE
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		DIVERSION SWALE		HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
	PRECAST FLARED END SECTION		DIVERSION DITCH		EROSION CONTROL BLANKET
	CLEANOUT		SILT FENCE		
	PROPOSED CONTOUR		STRAW WATTLE DITCH CHECK		
	PROPOSED TOPSOIL CONTOUR		INLET PROTECTION		
	WETLANDS				

DESIGNED: ASB
DRAWN: EP
REVIEWED: ASB

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ZILBER INDUSTRIAL 1 AT CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI

BLDG 1 SITE STABILIZATION PLAN

REVISIONS

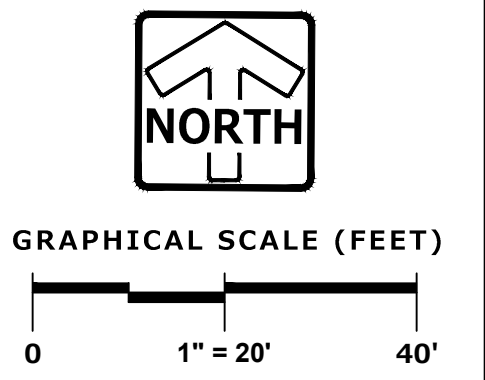
NO.	DESCRIPTION	DATE
1	DRT CHECK SET	7/8/22
2	MUNICIPAL SUBMITTAL	7/25/22

REG. JOB NO. 1912.00-WI
REG. NO. 1912.00-WI
START DATE: 06/24/22
SCALE: 1" = 20'

SHEET C-13 of C-17

Z:\PROJECTS\2020\1912.00-WI\CAD\SHEETS\C1 INDUSTRIAL\1912.00-WI BLDG 1 SITE STABILIZATION PLAN.DWG

DESIGNED: JAS
CHECKED: ABA
REVIEWED: ABA
DATE: 06/24/22
PROJECT: 2020\1912.00-WI\CAD\SHEETS\C1 INDUSTRIAL\1912.00-WI BLDG 1 SITE STABILIZATION PLAN.DWG



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NWL POND B = 756.00

**POND A
NWL = 750.00**

POND TO BE USED AS SEDIMENT
BASIN DURING CONSTRUCTION

C.T.H. "K" /
NORTHWESTERN
AVE.

PROPERTY LINE

30.0'
PROPOSED
CROSS ACCESS
EASEMENT

65.0'
PROPOSED
CROSS ACCESS
EASEMENT

D.I.D.

SHEET C-13

FOR REVIEW ONLY

BLDG 1 SITE STABILIZATION PLAN

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**ZILBER INDUSTRIAL 1 AT
CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI**

BLDG 1 SITE STABILIZATION PLAN

REVISIONS	
1	DRT CHECK SET 2/8/22
2	MUNICIPAL SUBMITTAL 7/25/22

REG. JOB NO. 1912.00-WI	AREA	SHEET
START DATE 06/24/22	SCALE 1" = 20'	C-14
		C-17

1.0 POTENTIAL POLLUTANT SOURCES

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

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

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

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

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

2.2 STABILIZATION PRACTICES

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

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

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

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

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

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

2.3 STRUCTURAL PRACTICES

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

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

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

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

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

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

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

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

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

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

3.0 ADDITIONAL PRACTICES

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

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

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

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

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

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

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

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

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

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

DIVERSION BERMS/WALES - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.

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

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

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

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

5.0 INSPECTION

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

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

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

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

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

6.2 SPILL CONTROL PRACTICES

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

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

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES" PERMIT NO. WI-8007831-4) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

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

SWPPP AVAILABILITY:

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

KEEPING PLANS CURRENT:

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

RETENTION OF RECORDS:

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

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

WPDES NOTICE OF TERMINATION GUIDANCE:

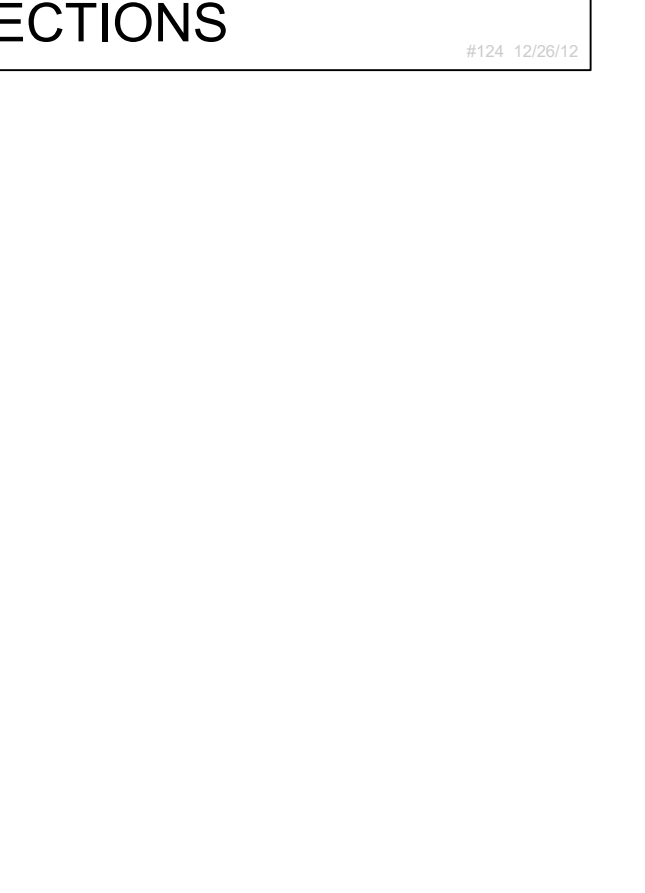
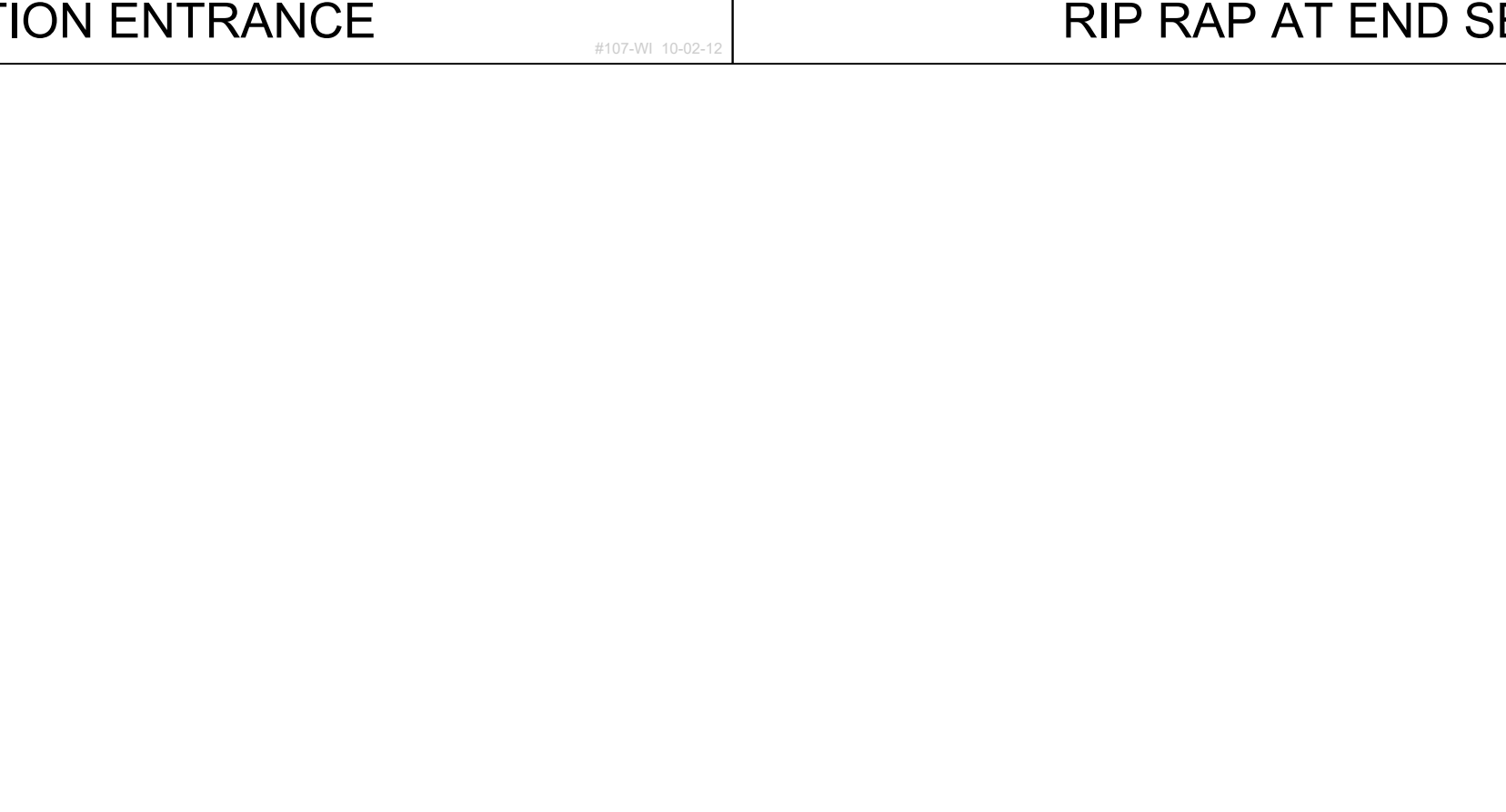
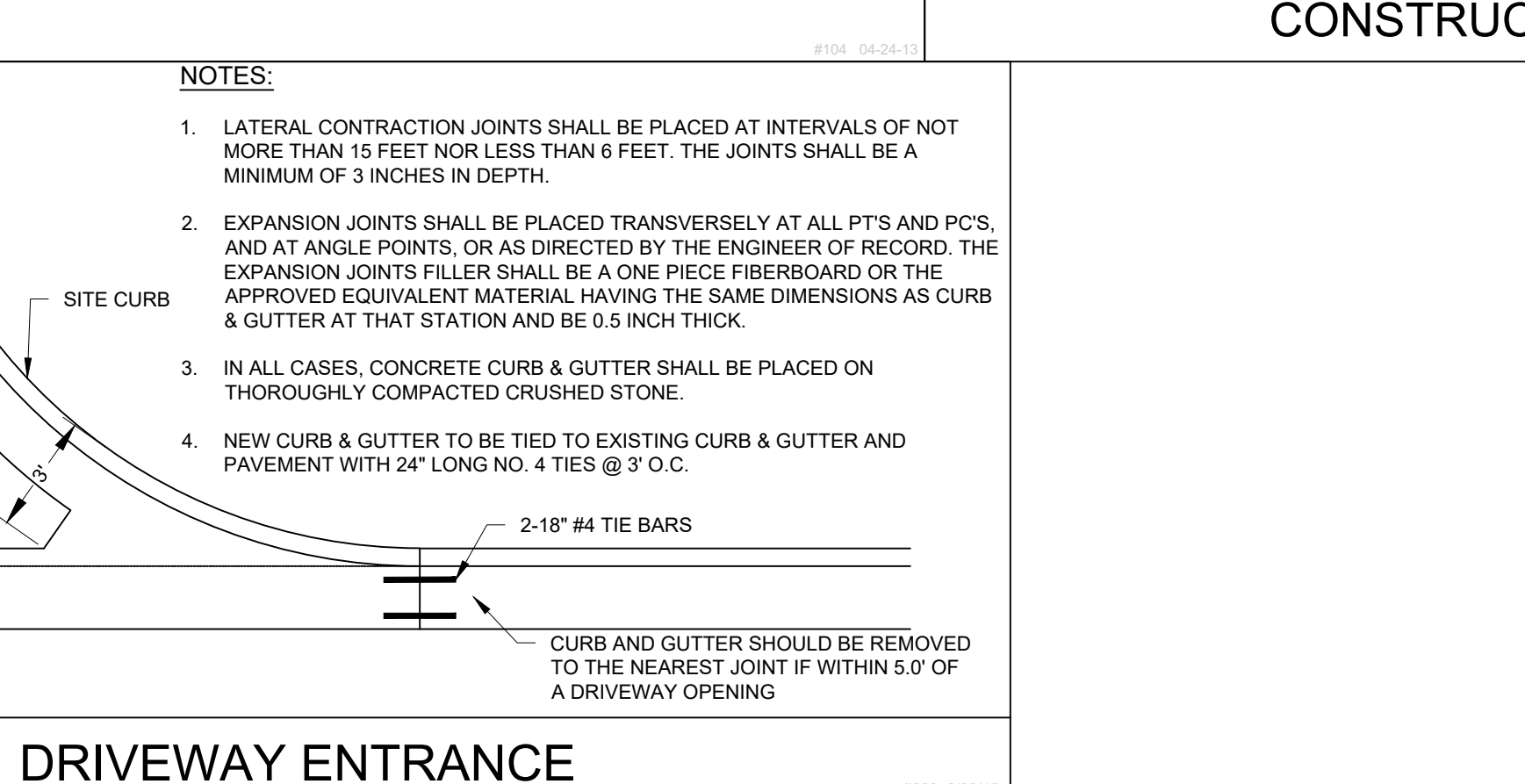
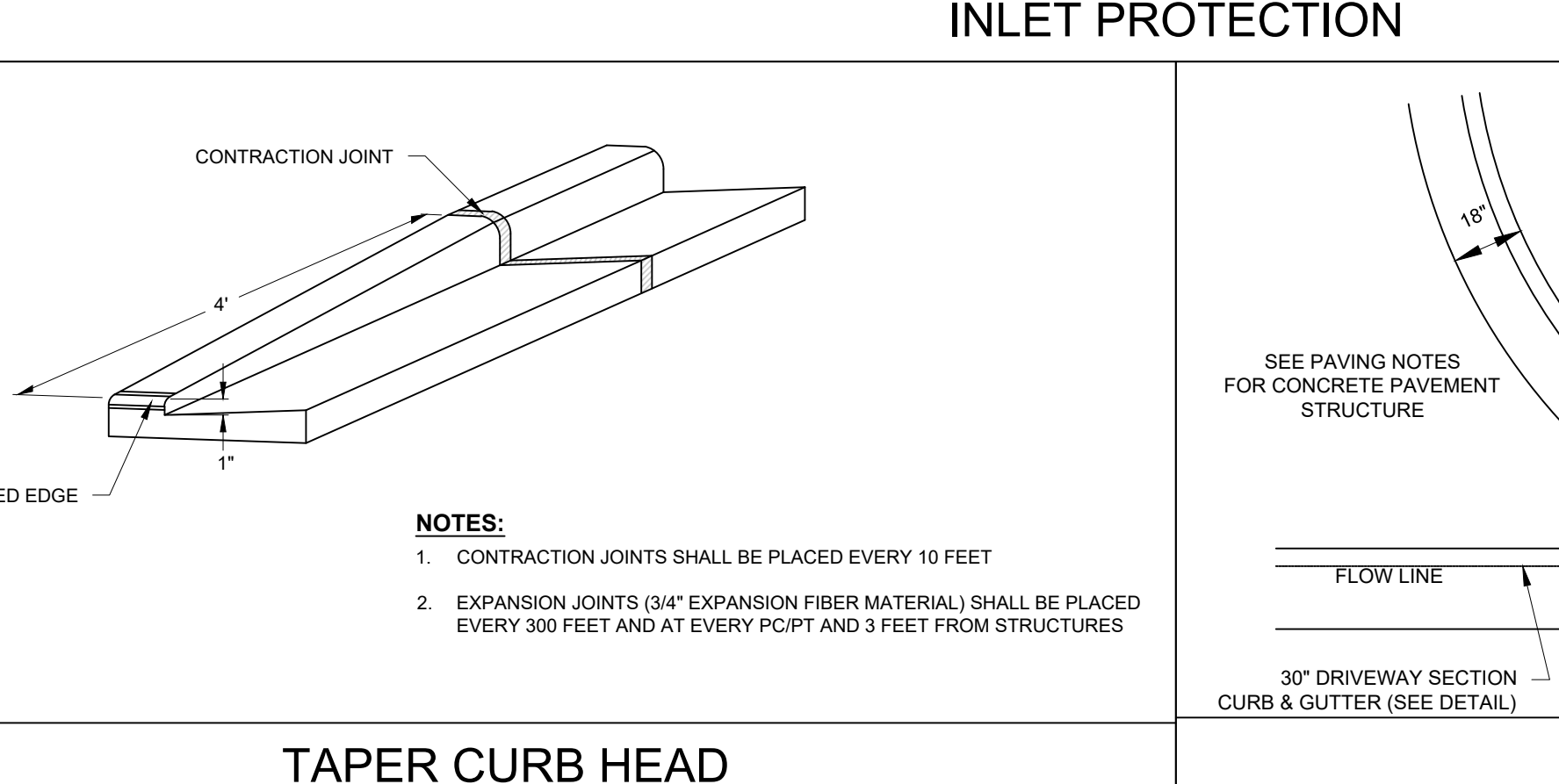
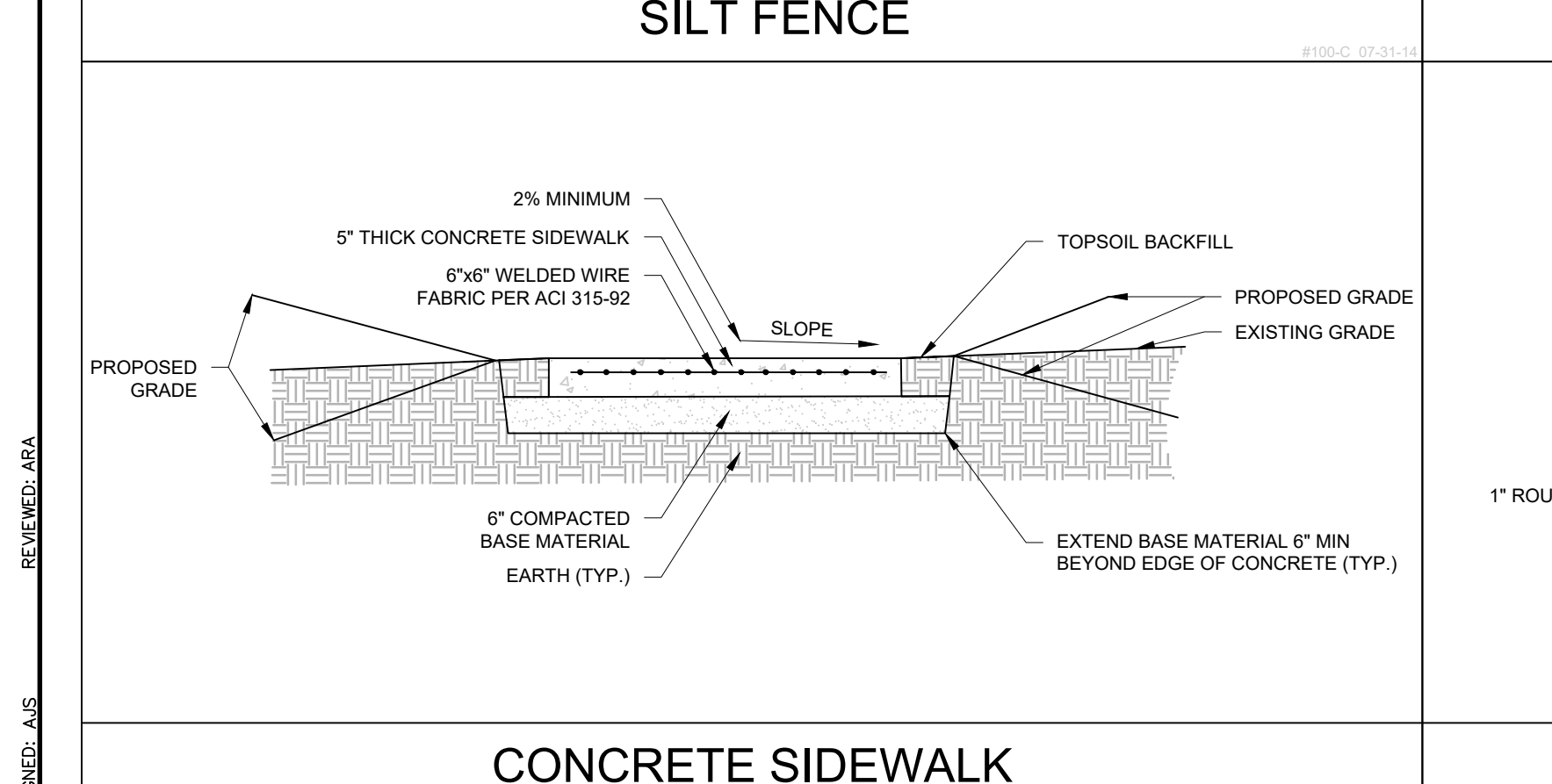
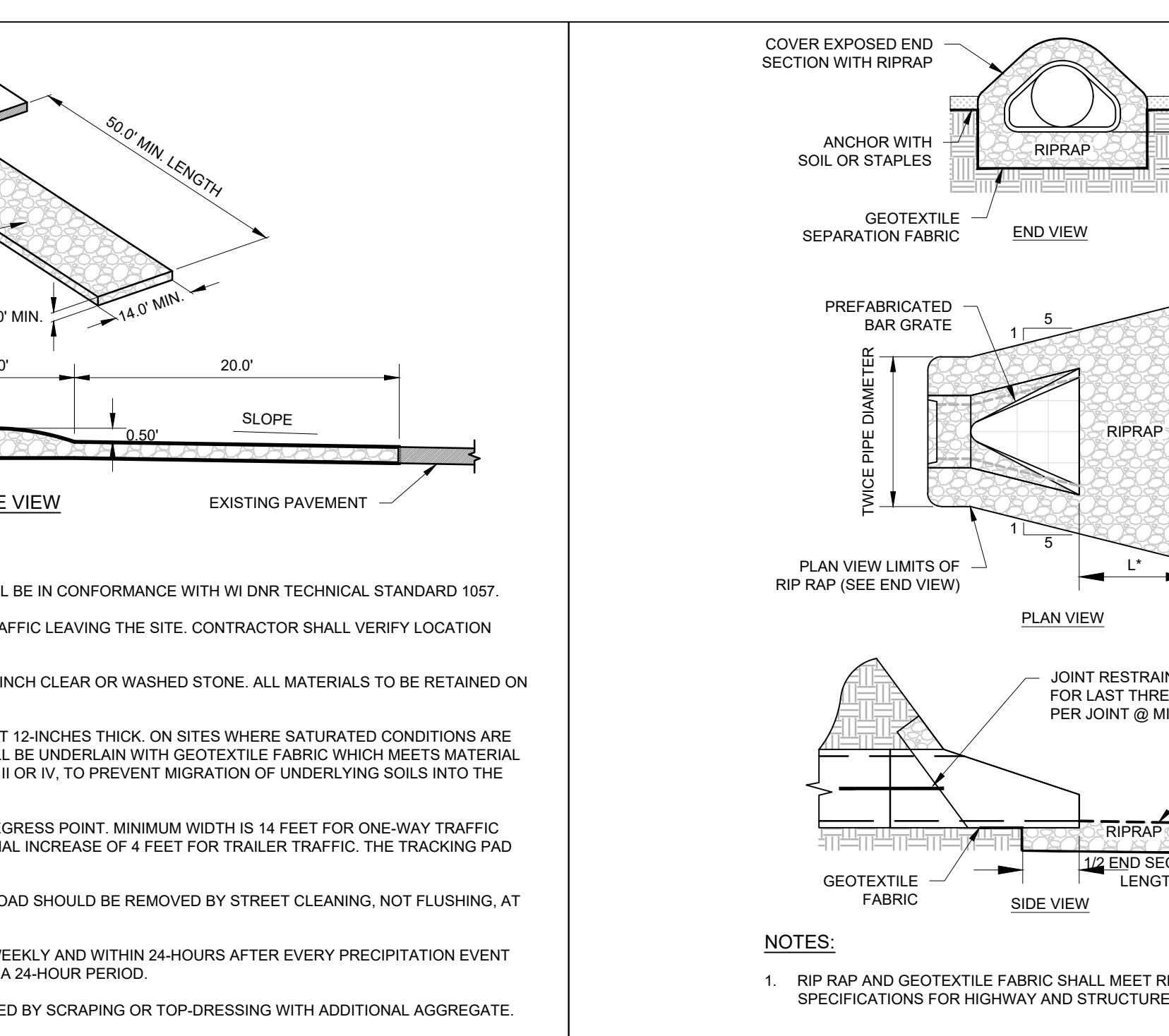
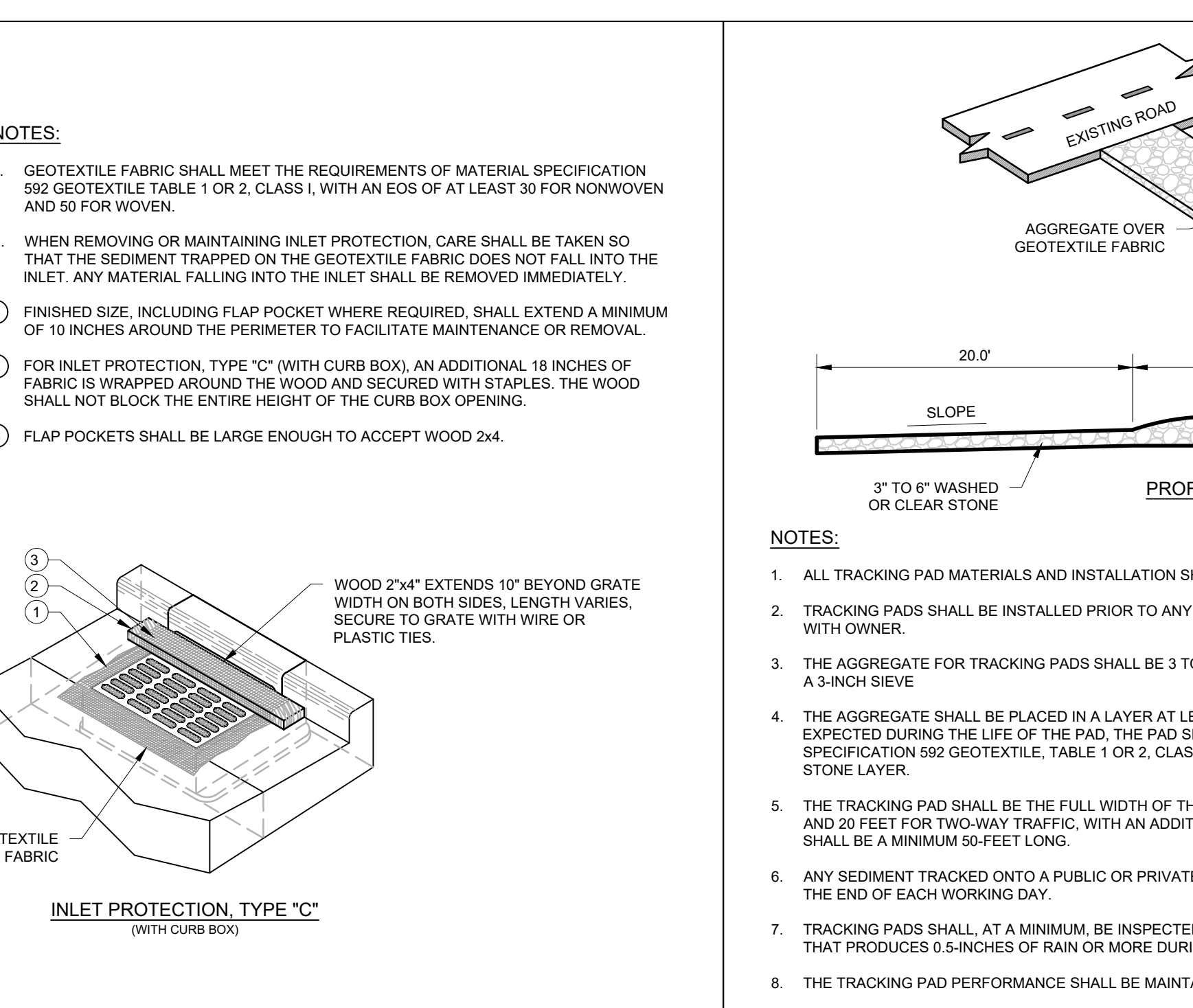
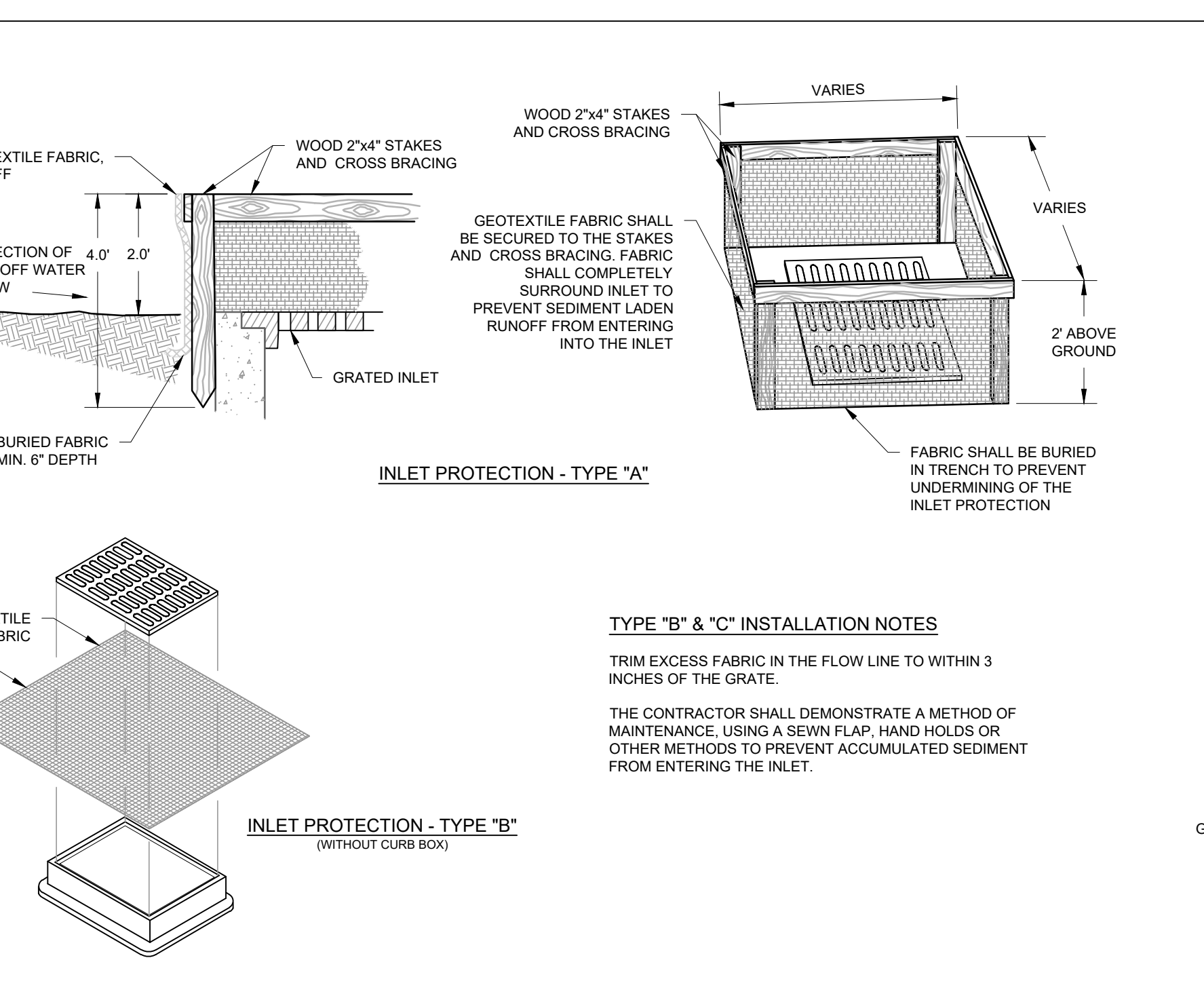
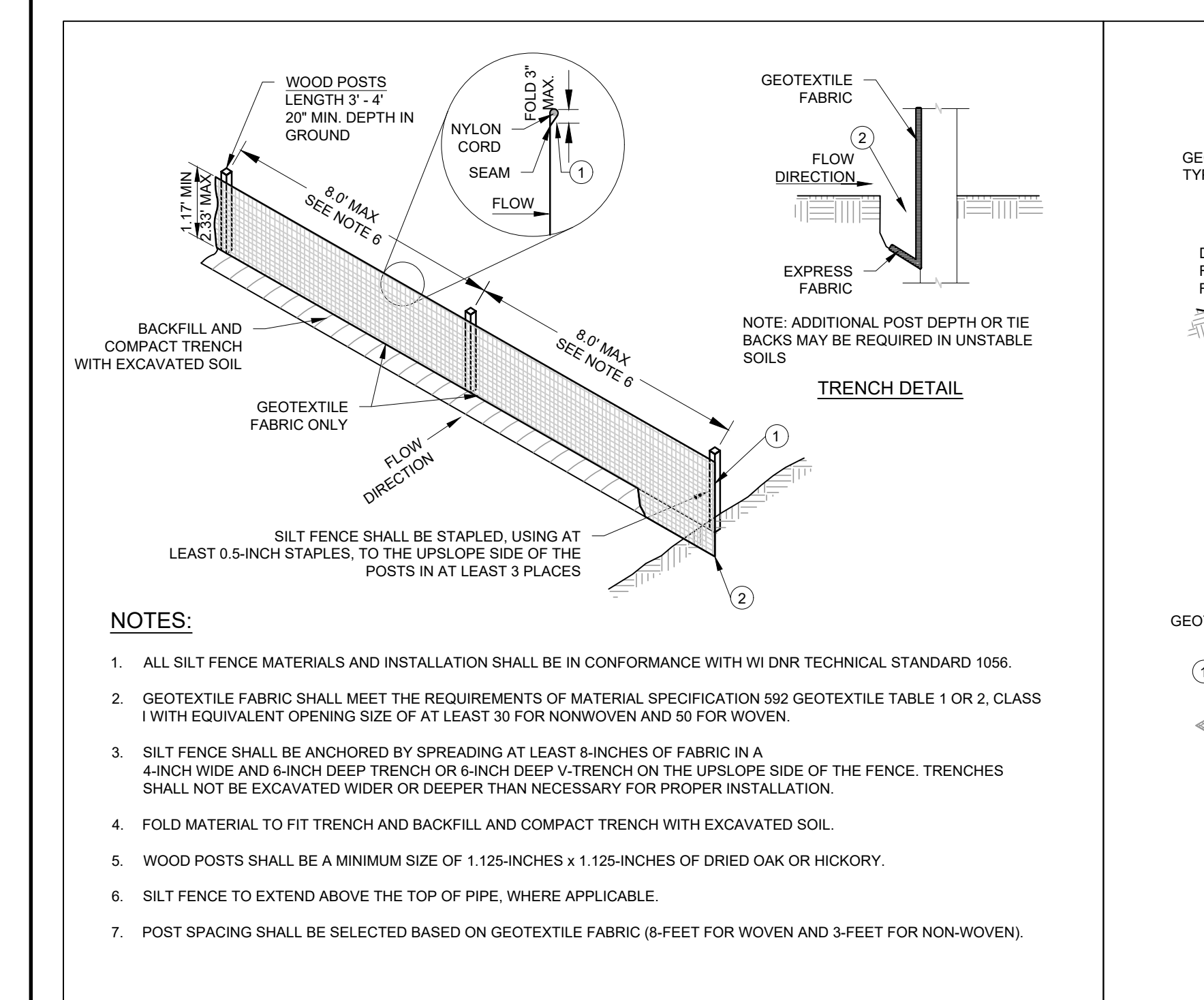
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE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

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION. FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LAIDEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/WALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.
SEDIMENT FILTERS	INLET PROTECTION	INSTALLED IN OPEN GRADE STRUCTURES TO COLLECT SEDIMENT.
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

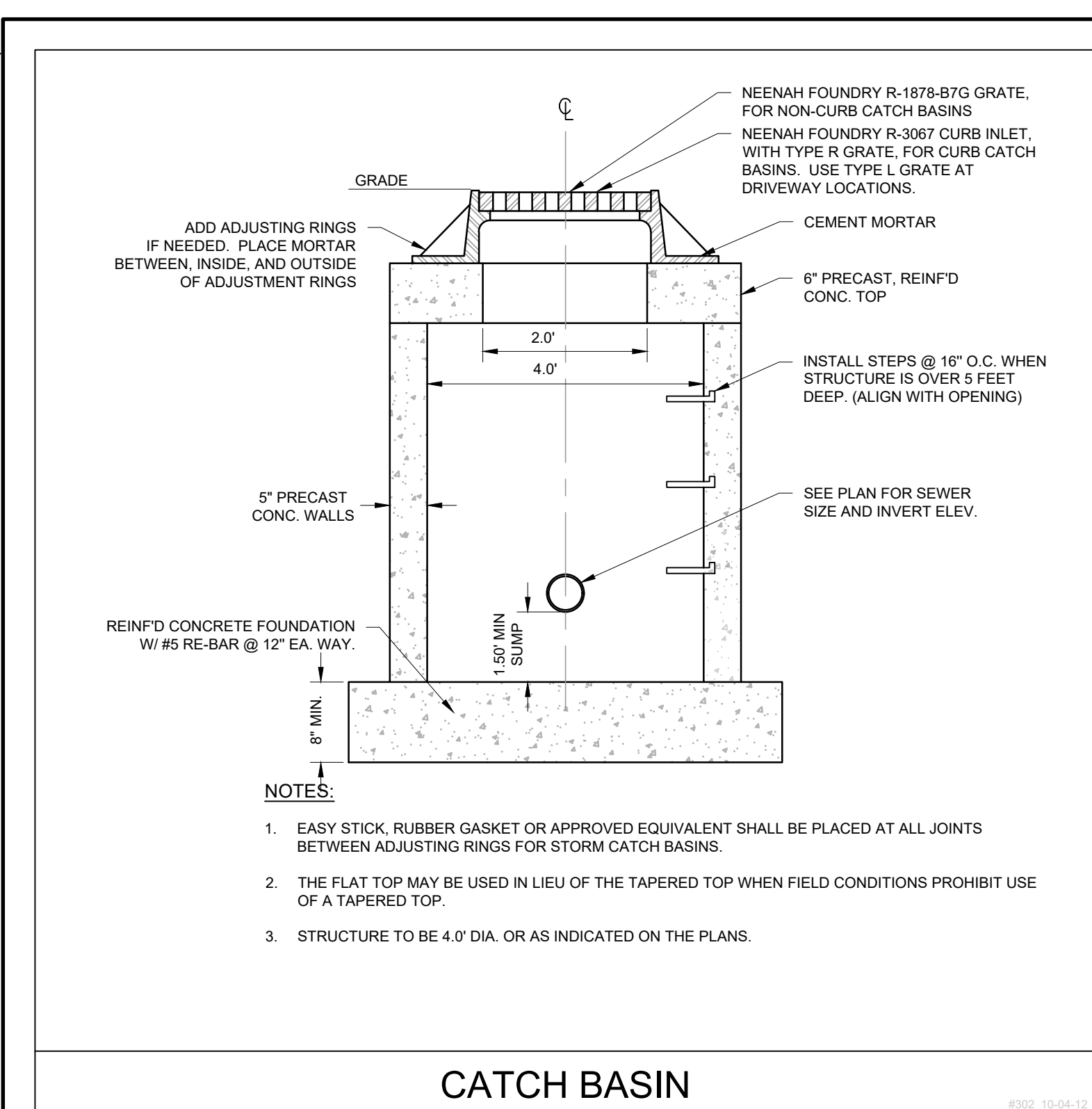
STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	*	*	*	*	*	*	*	*	*
DORMANT SEEDING	S											S
TEMPORARY SEEDING			C	*	*	*	*	*	*	*	*	*
SODDING			F	*	*	*	*	*	*	*	*	*

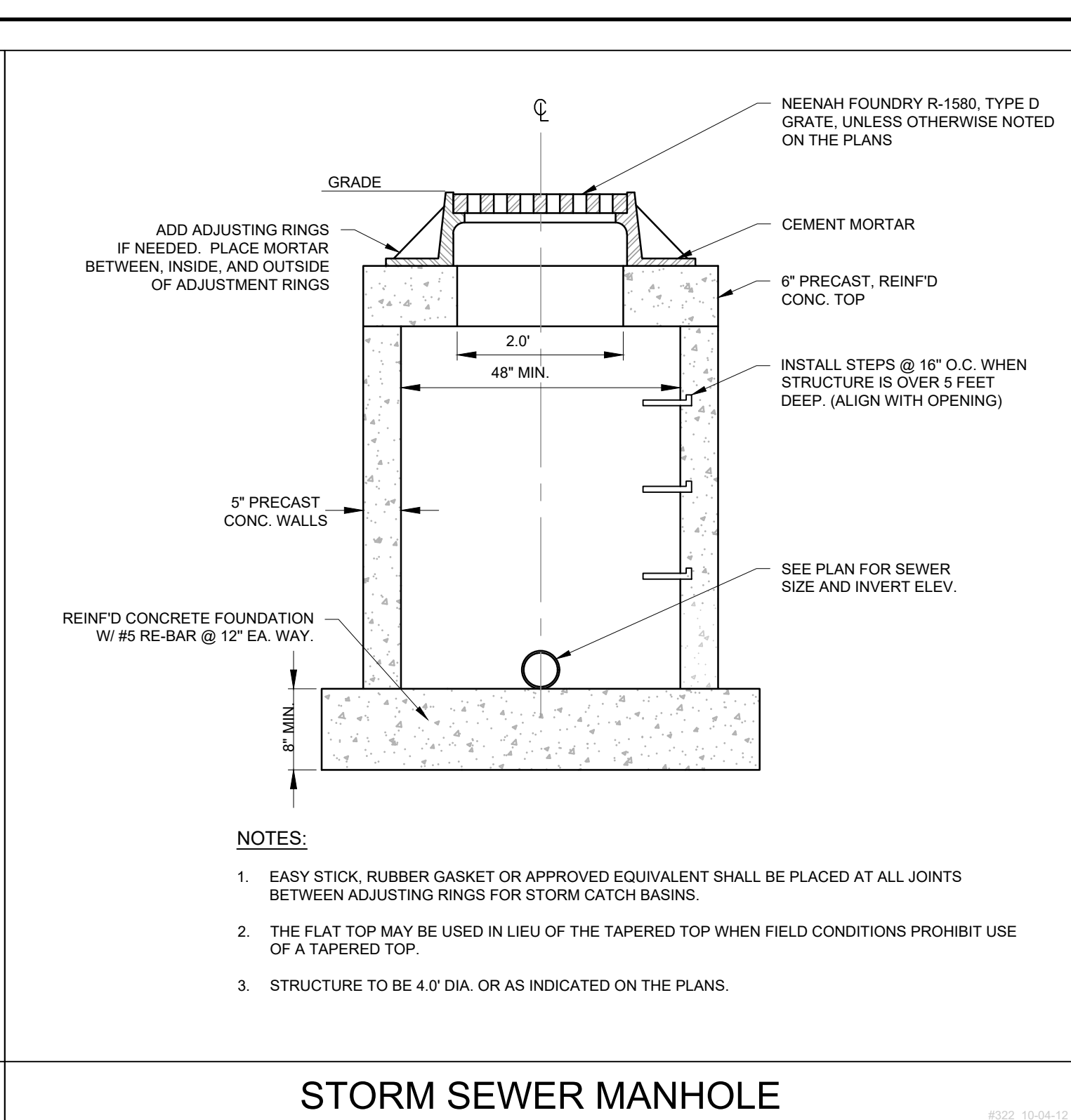
A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
 B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
 C. SPRING OATS 100 LBS/ACRE.
 D. WHEAT OR CEREAL RYE 100 LBS/ACRE.
 E. SOO.
 F. STRAW MULCH 2 TONS/ACRE.
 * IRRIGATION/WATERING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



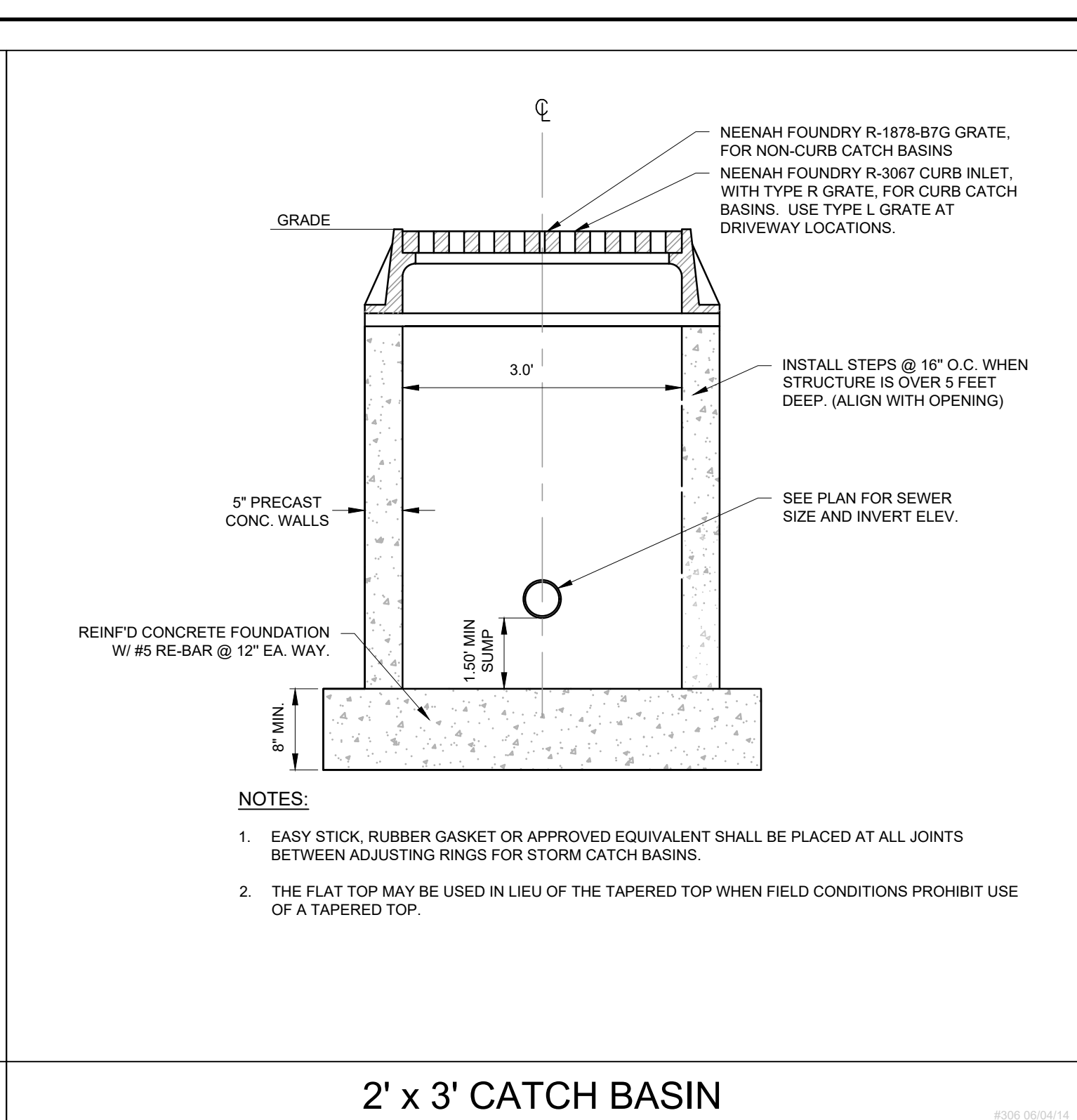
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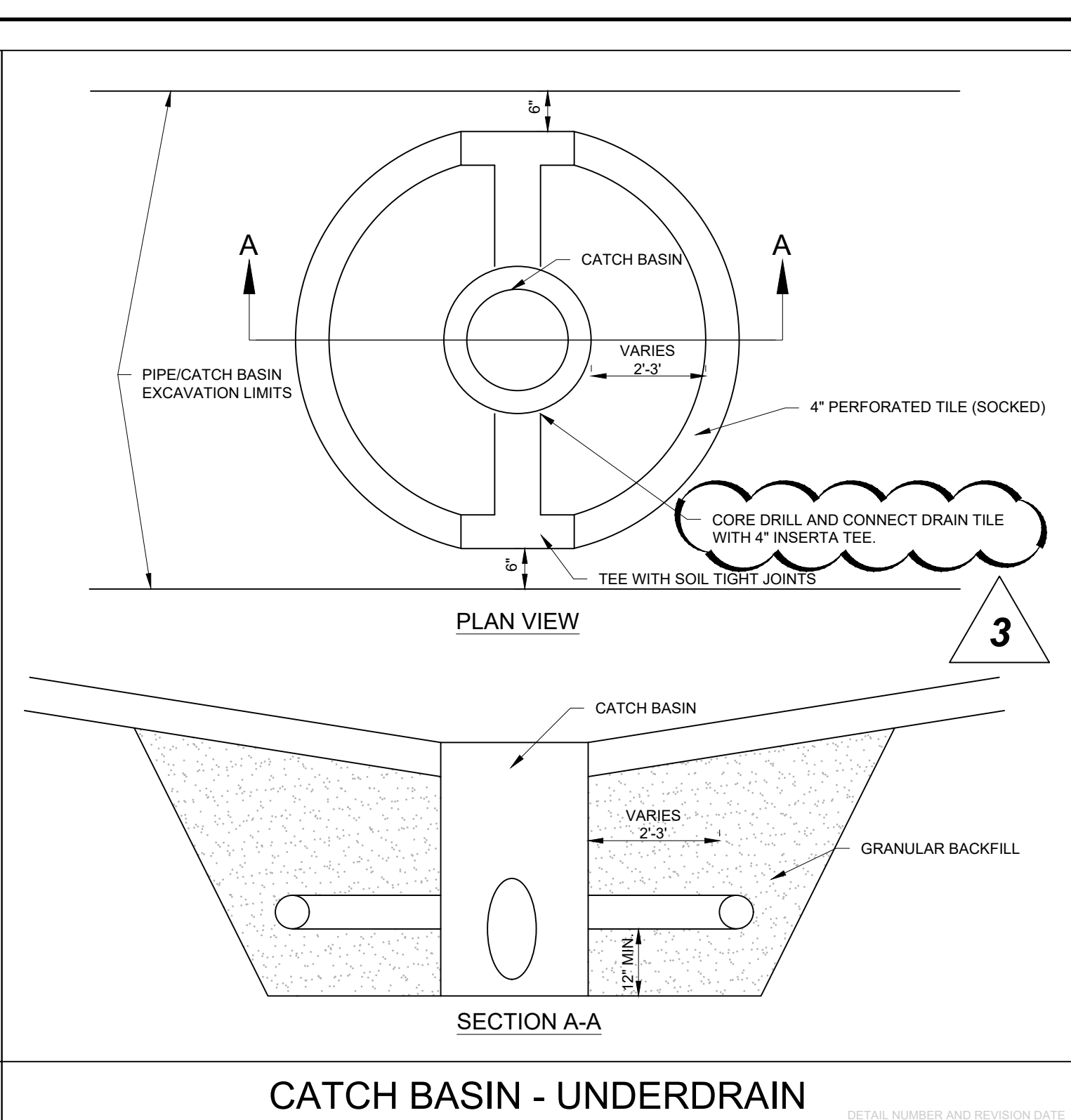
CATCH BASIN



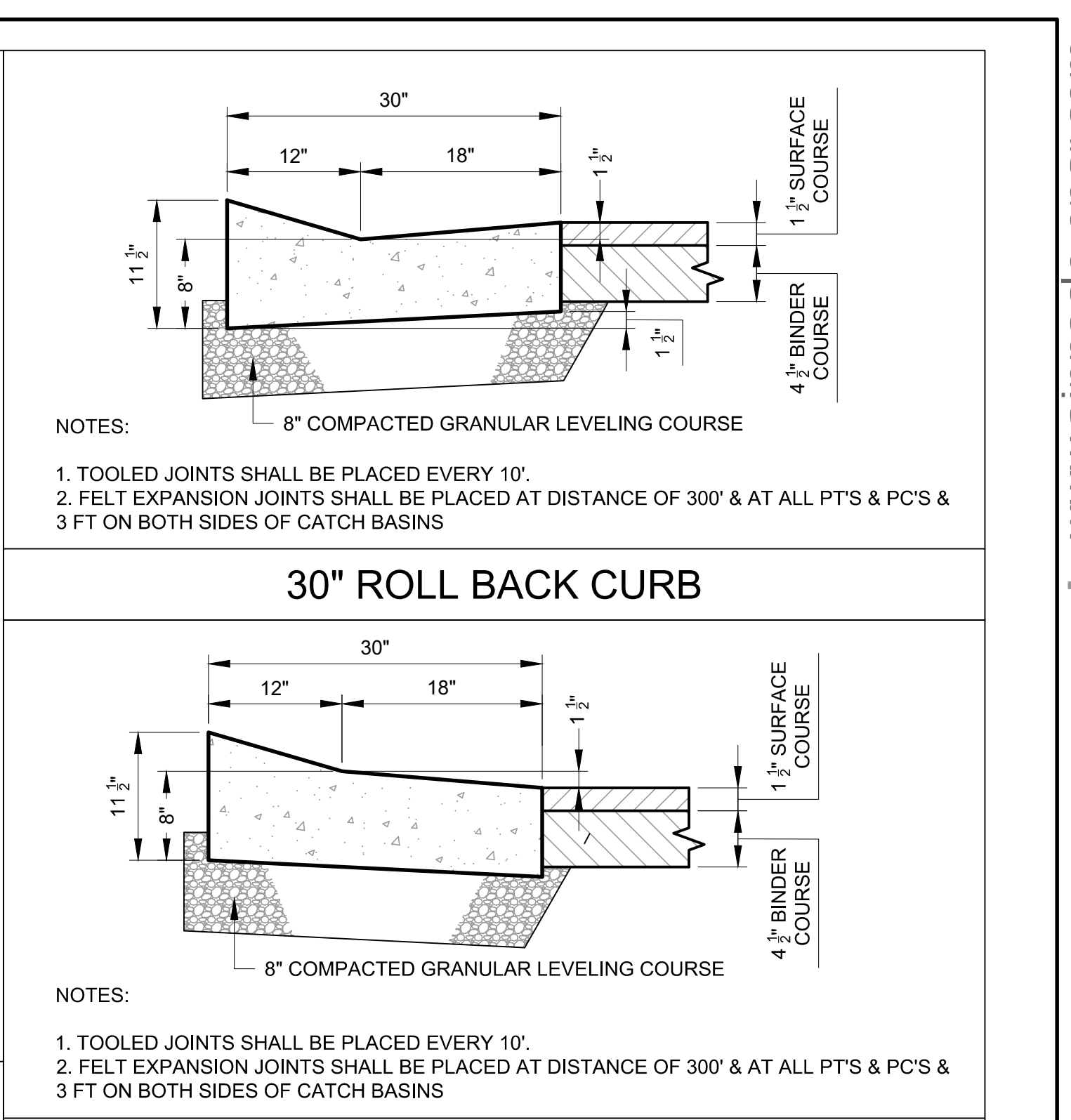
STORM SEWER MANHOLE



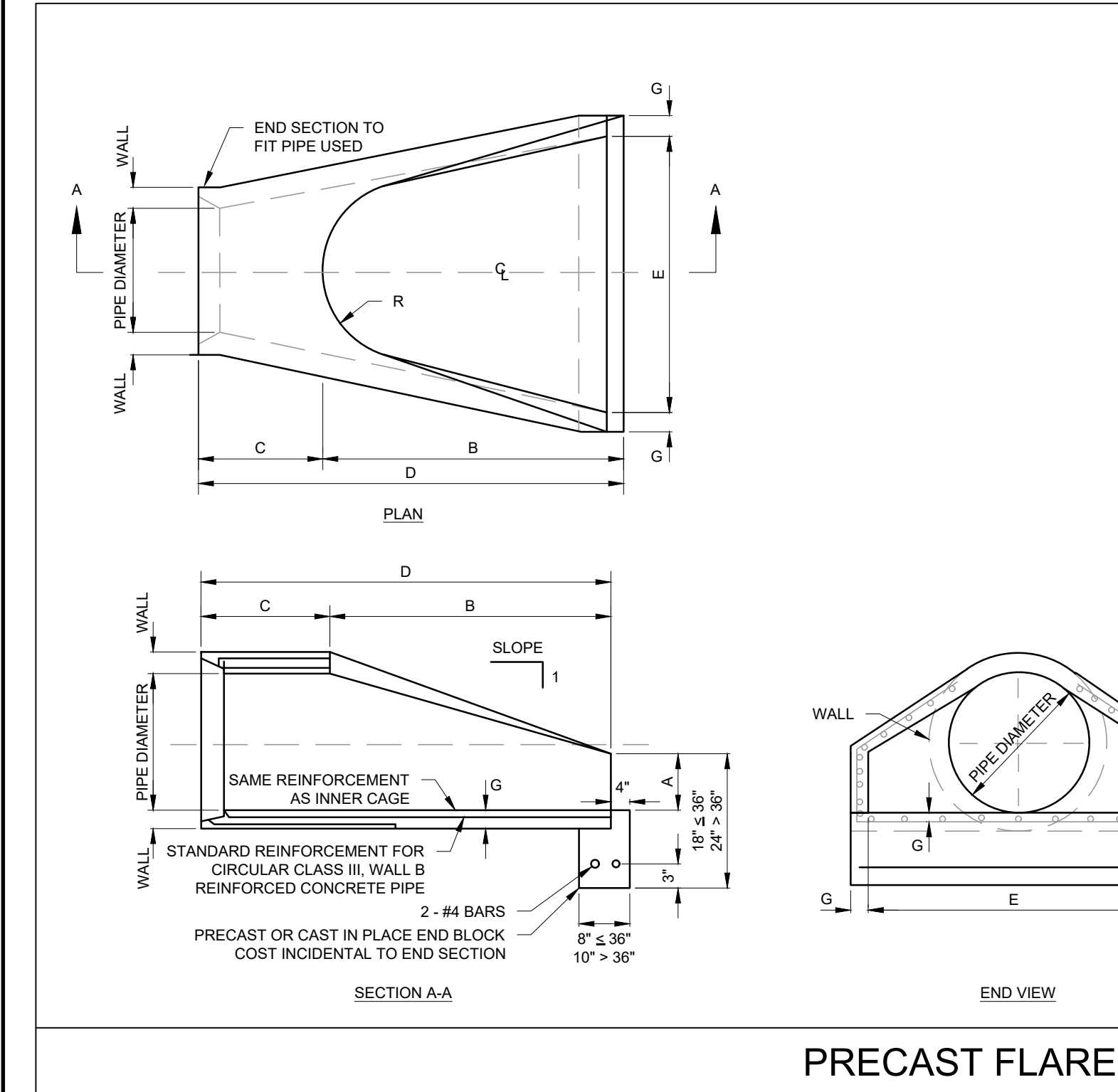
2' x 3' CATCH BASIN



CATCH BASIN - UNDERDRAIN



30\"/>

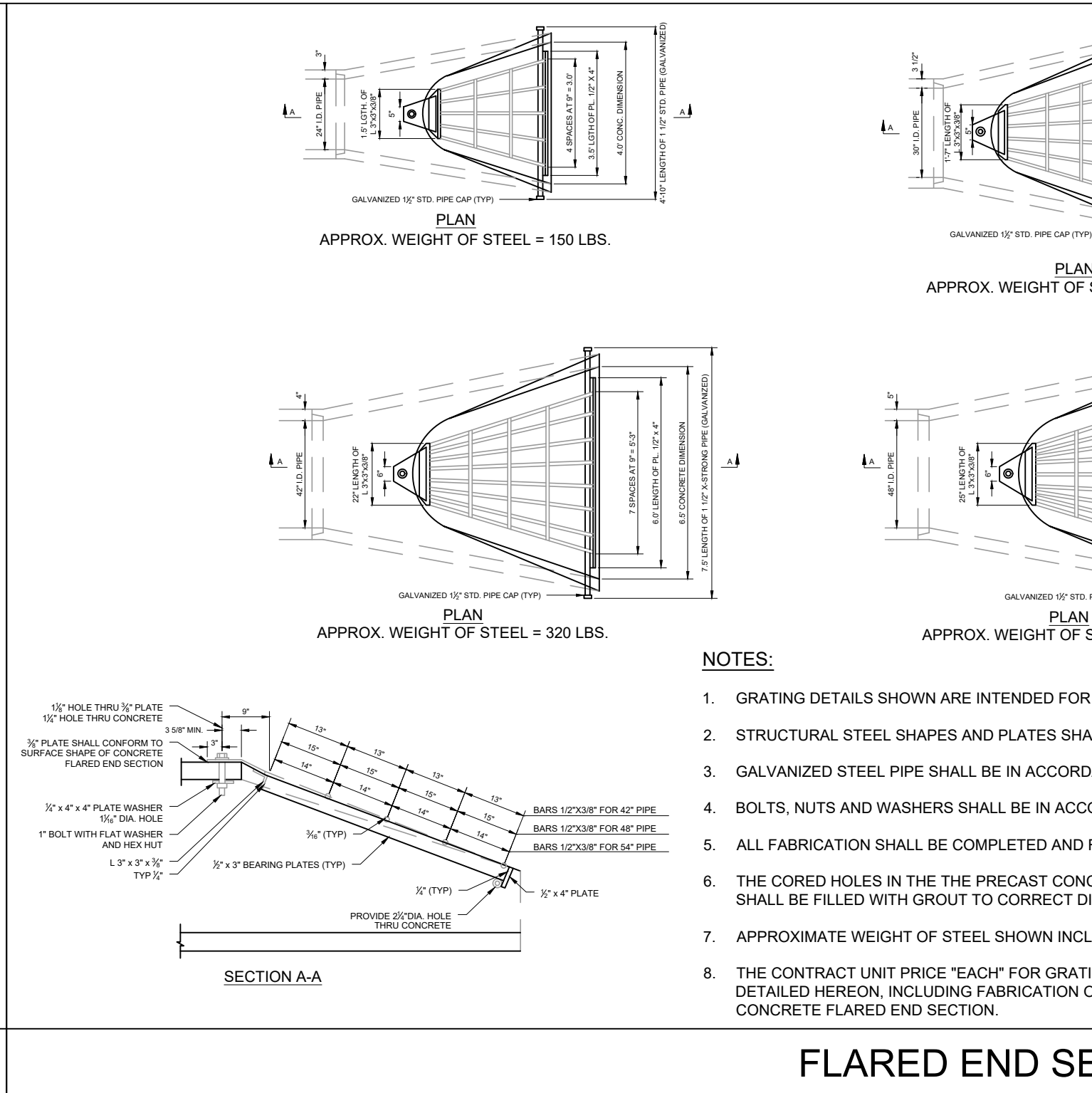


PRECAST FLARED END SECTIONS

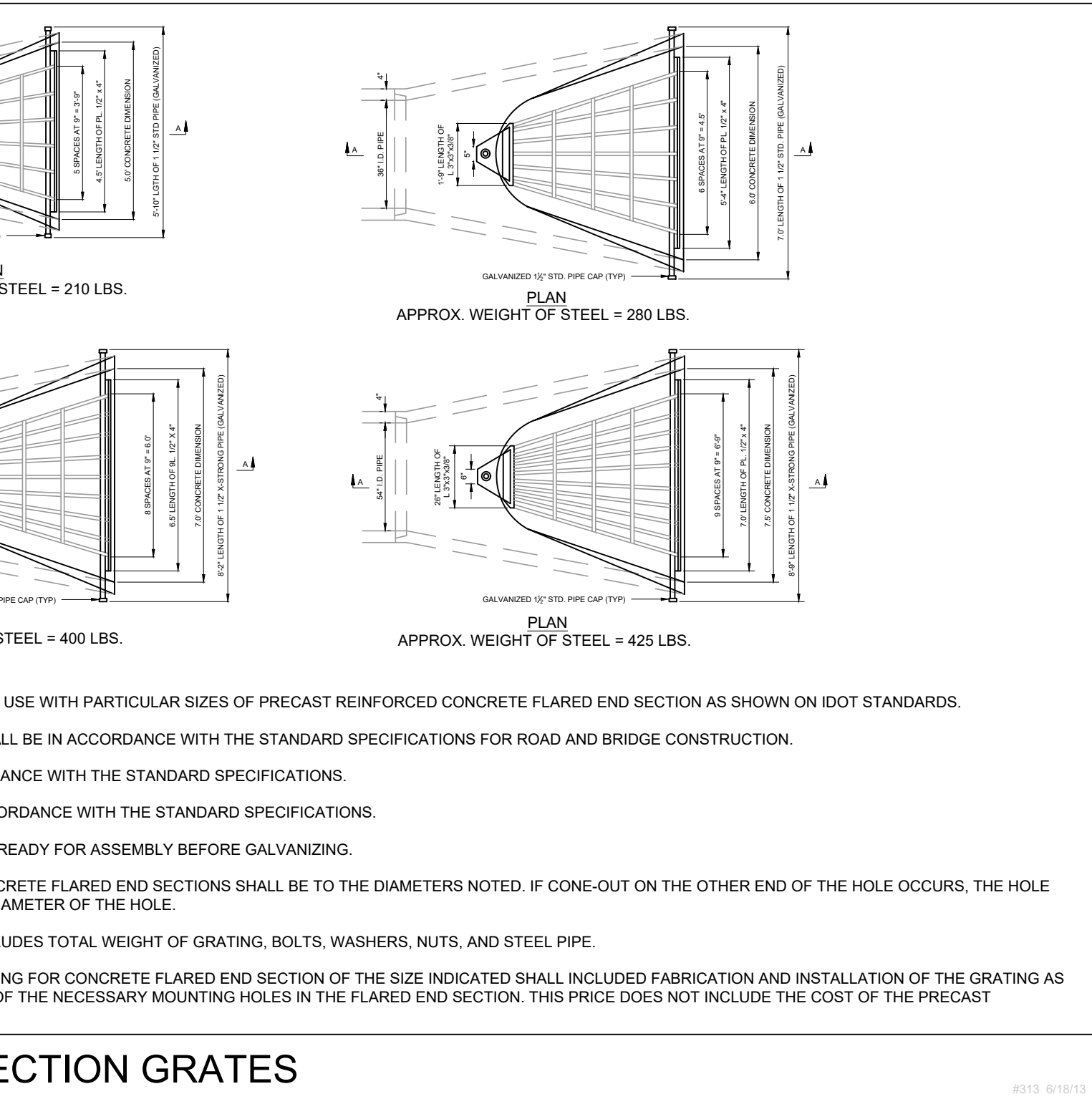
PIPE DIA.	APPROX. QTY. (BAY)	WALL (H)	A (H)	B (H)	C (H)	D (H)	E (H)	G (H)	R (H)	APPROX. SLOPE				
12"	530	2	4	24	4'-0 7/8"	6'-0 7/8"	24	2	9	1:2.4				
15"	740	2	14	6	27	3'-10"	6'-11"	30	2 1/4"	11	1:2.4			
18"	990	2	12	9	27	3'-10"	6'-11"	36	2 1/2"	12	1:2.4			
21"	1280	2	34	9	35	3'-8"	3'-8"	2	3/4"	13	1:2.4			
24"	1520	3	9	1/2	3	7-1/2"	30	6'-1 1/2"	4'-0"	3	14	1:2.5		
27"	1930	3	14	10	1/2	4'-0"	25	1/2	6'-1 1/2"	4'-0"	3	14	1:2.4	
30"	2190	3	1/2	12	4'-0"	19	3/4	6'-1 3/4"	5'-0"	3	1/2	15	1:2.5	
33"	3200	3	3/4	13	1/2	4'-10 1/2"	39	1/4	8'-1 3/4"	5'-6"	3	3/4	17	1:2.5
36"	4100	4	15	5'-3"	34	3/4	8'-1 3/4"	6'-0"	4	20	1:2.5			
42"	5380	4	1/2	21	5'-3"	35	8'-2"	6'-6"	4	1/2	22	1:2.5		
48"	6550	5	24	6'-0"	26	8'-2"	7'-0"	5	22	1:2.5				
54"	8240	5	1/2	27	5'-6"	35	8'-4"	7'-6"	5	1/2	24	1:2.0		
60"	8730	6	35	5'-0"	39	8'-3"	8'-0"	5	*	1:1.9				
66"	10710	6	1/2	30	6'-0"	27	8'-3"	8'-6"	5	1/2	*	1:1.7		
72"	12520	7	36	6'-6"	21	8'-3"	9'-0"	6	*	1:1.8				
78"	14770	7	1/2	36	7'-6"	21	9'-3"	9'-6"	6	1/2	*	1:1.8		
84"	18160	8	38	7'-6 1/2"	21	9'-3 1/2"	10'-0"	6	1/2	*	1:1.8			

* RADIUS AS FURNISHED BY MANUFACTURER

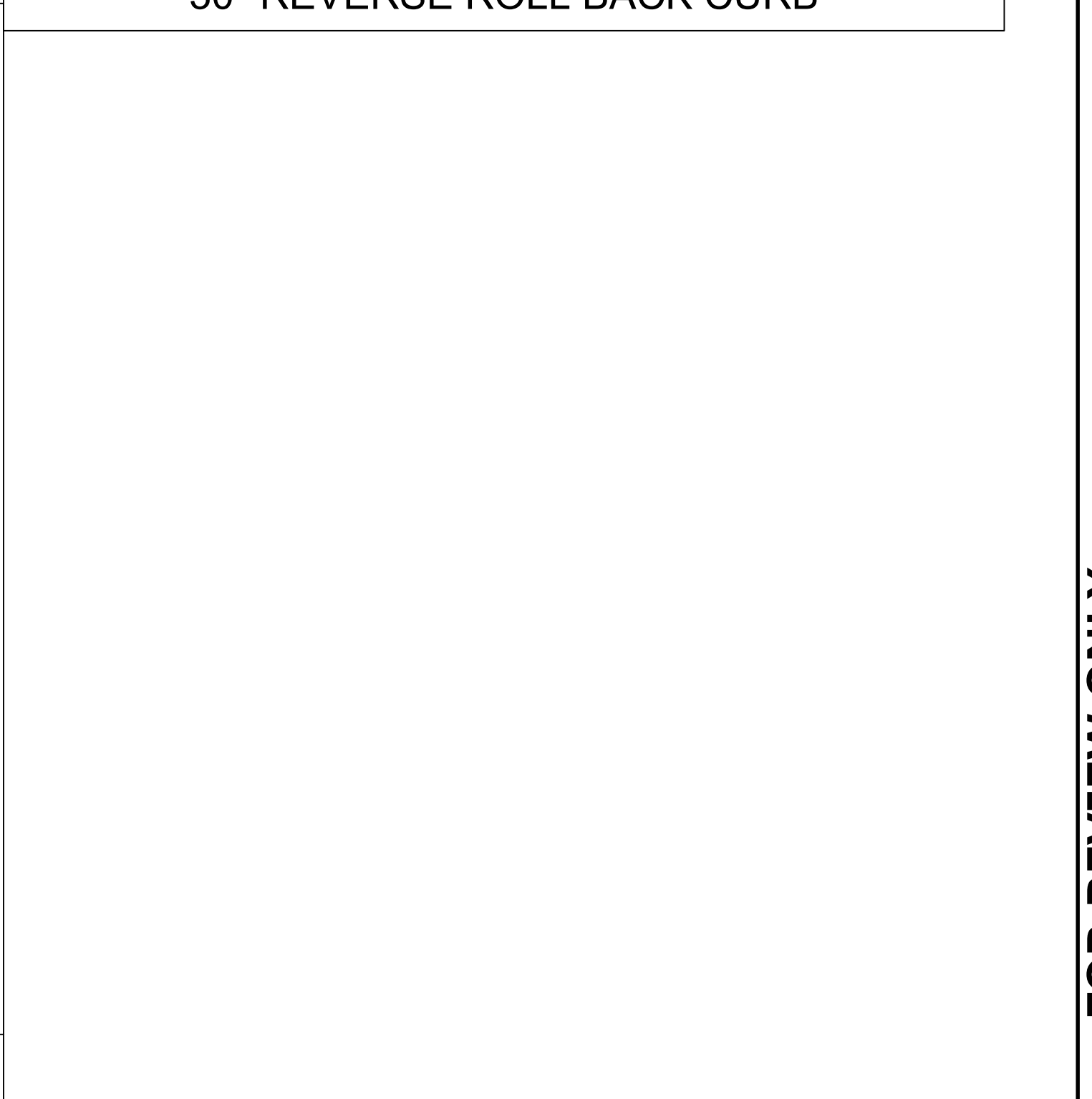
PRECAST FLARED END SECTIONS



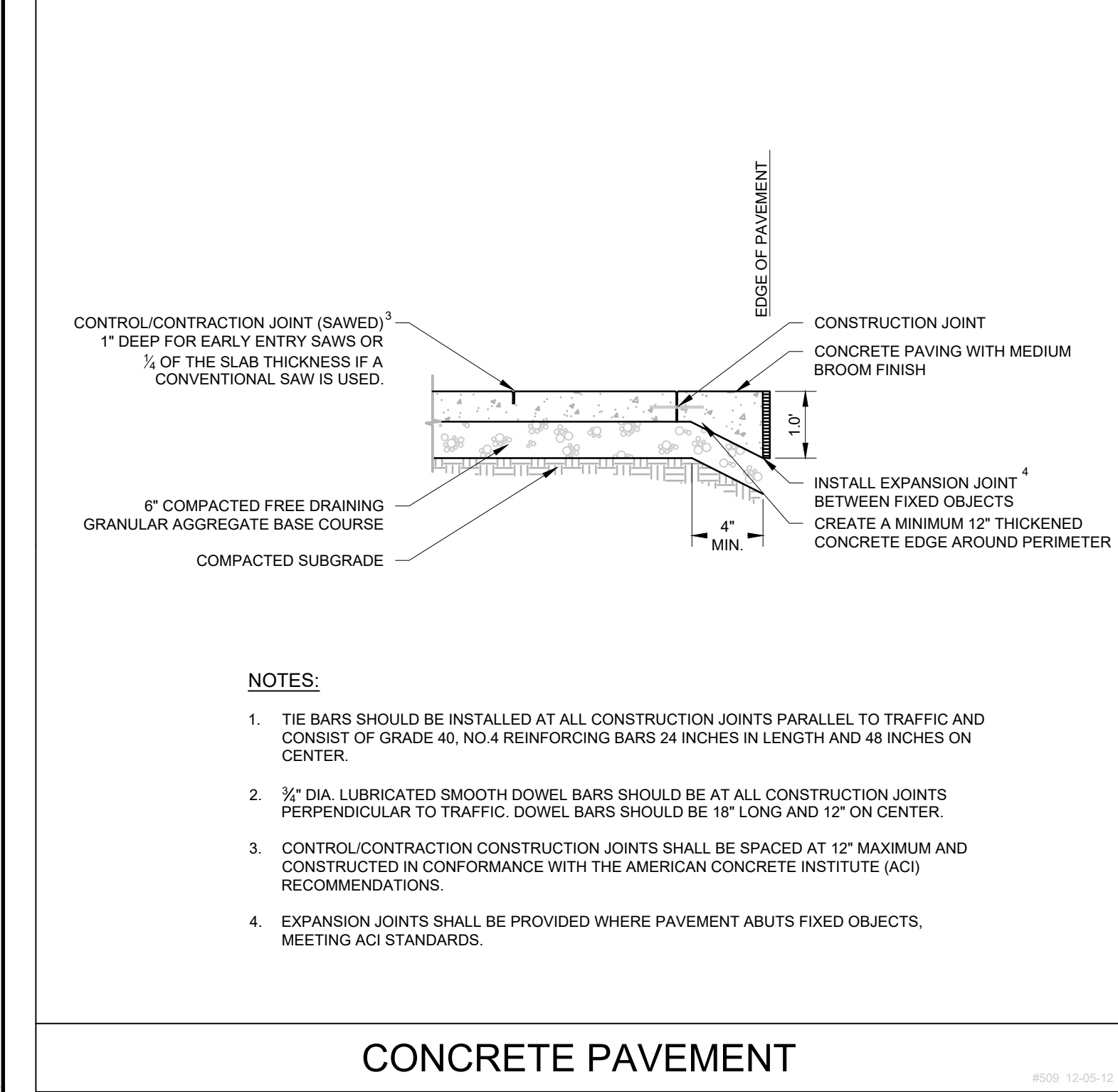
FLARED END SECTION GRATES



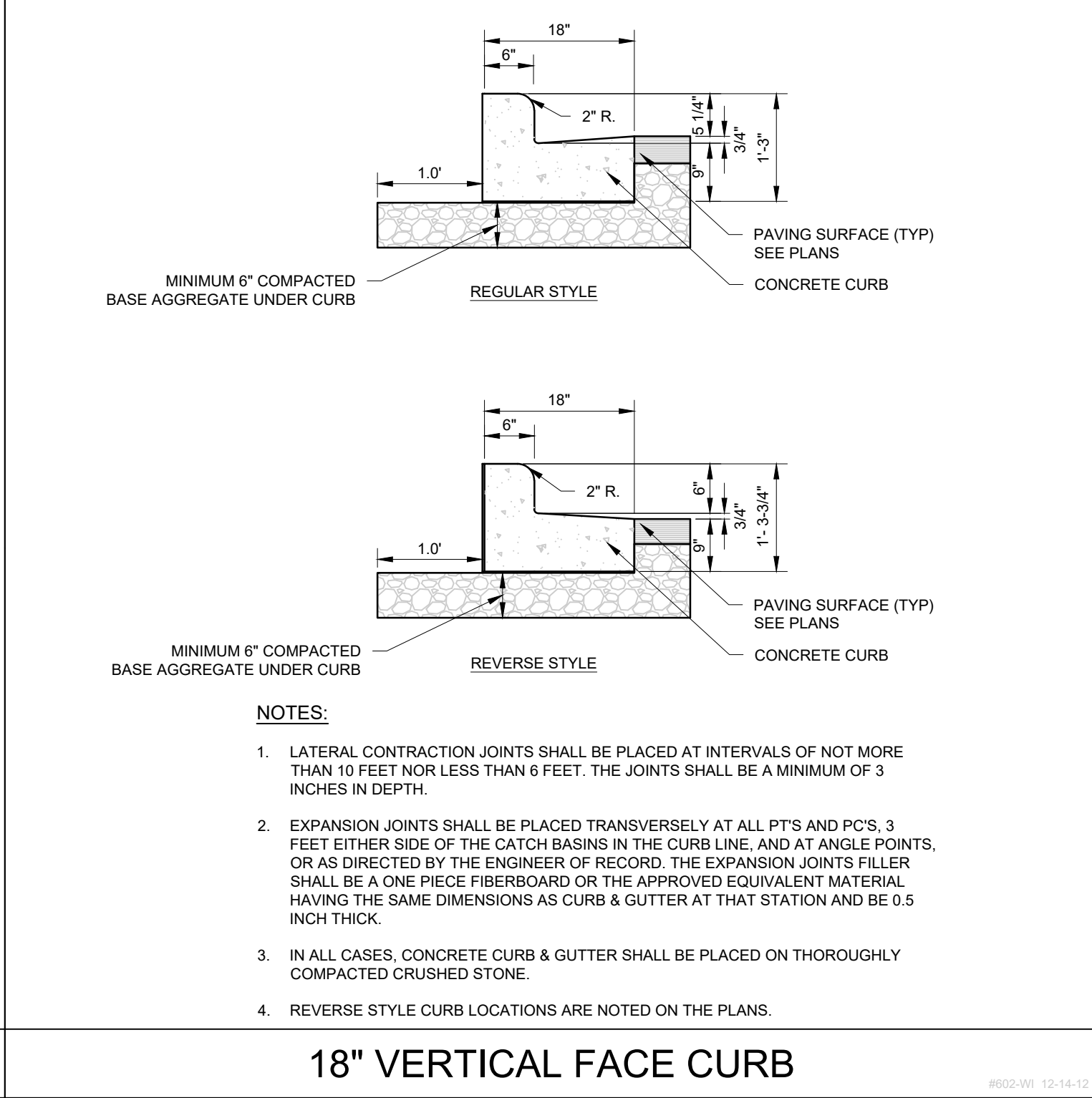
CATCH BASIN - UNDERDRAIN



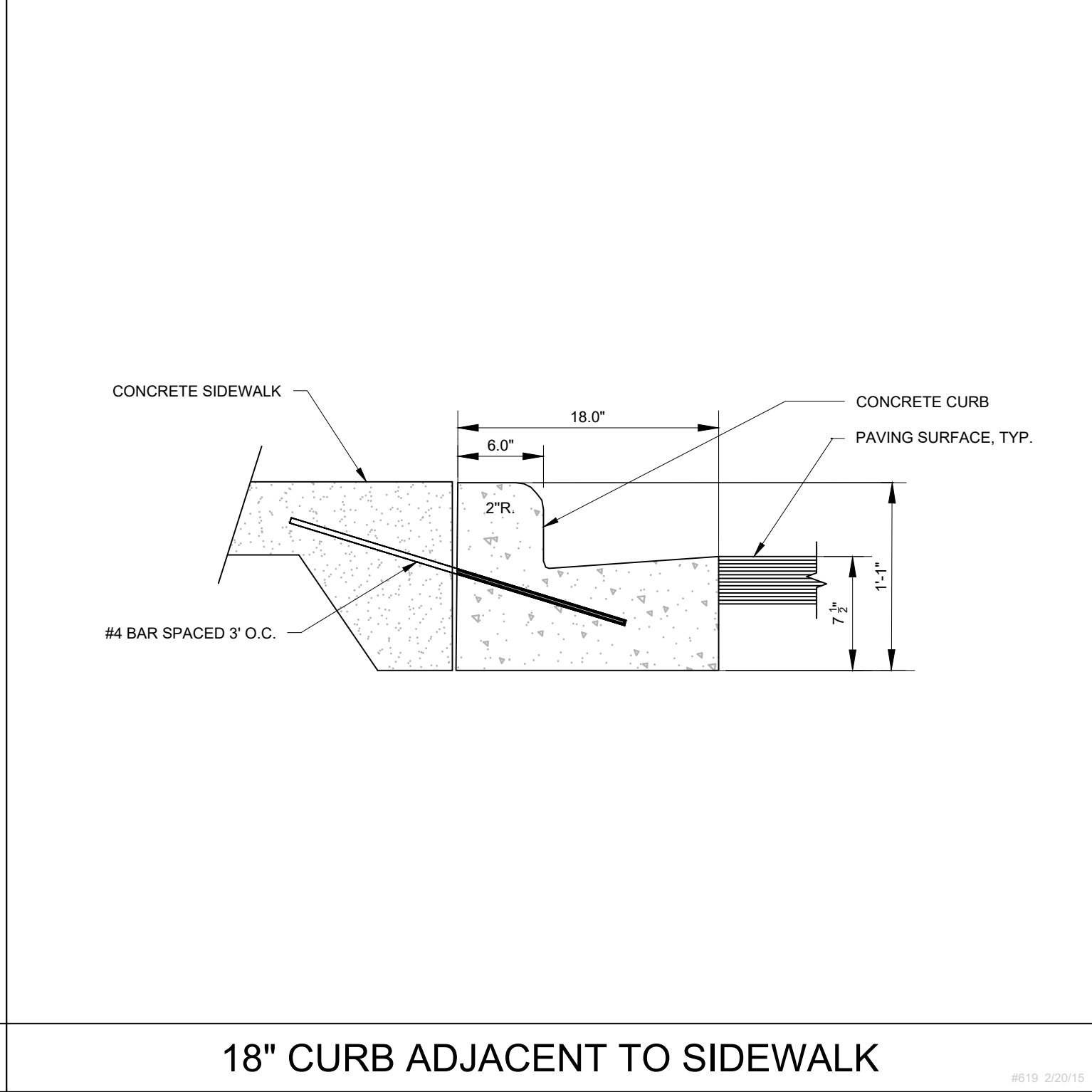
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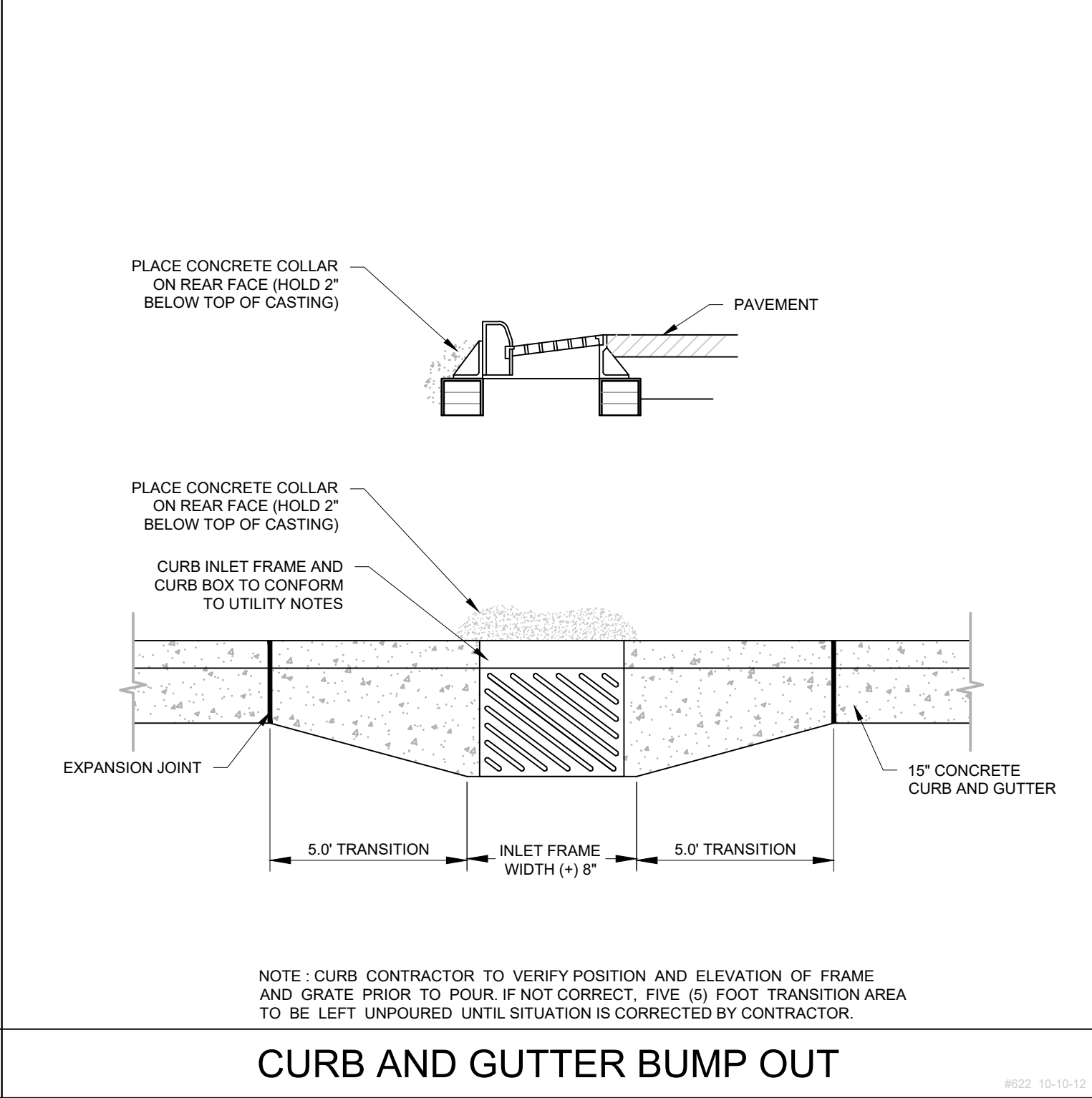
CONCRETE PAVEMENT



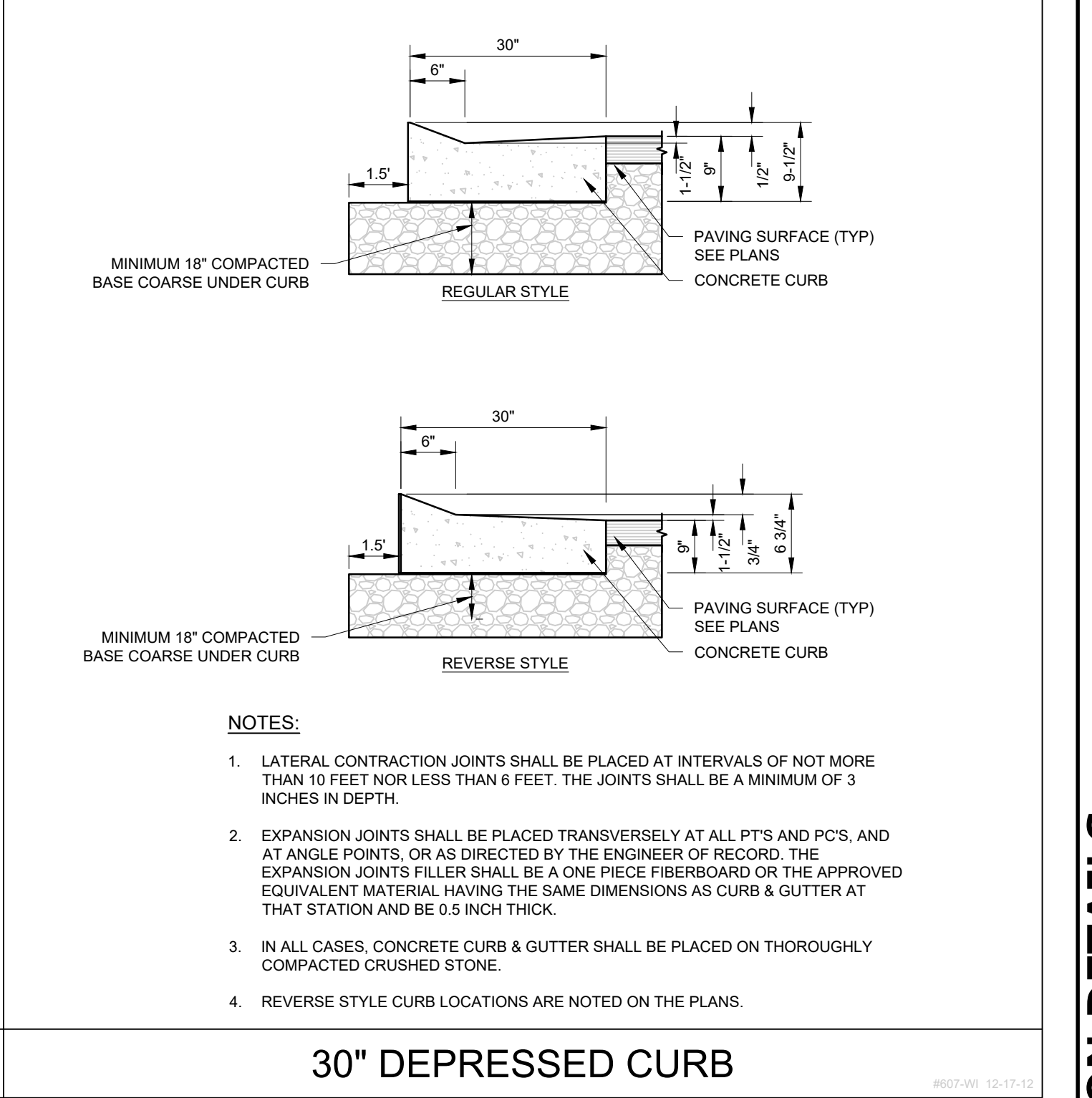
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18\"/>



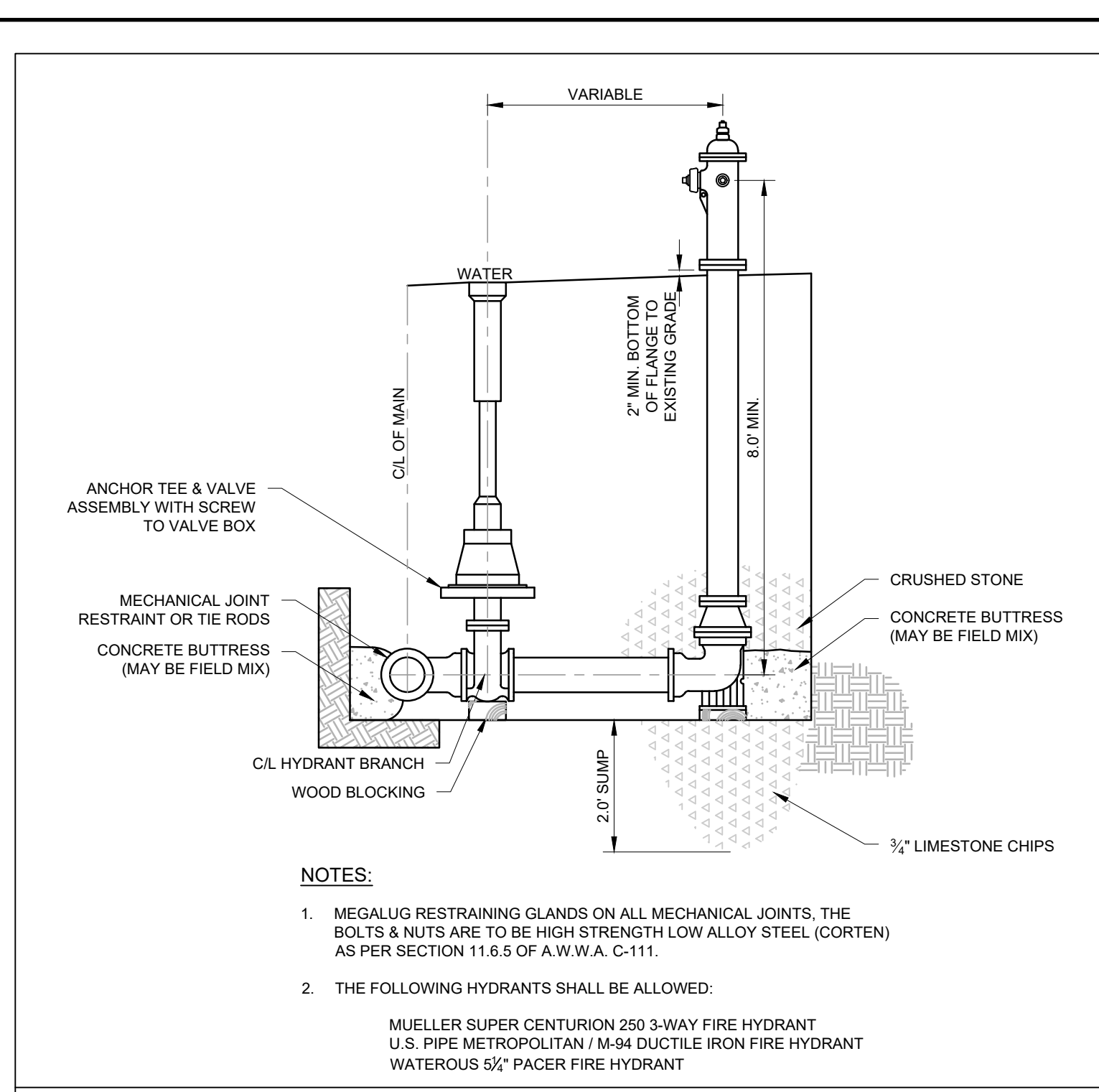
CURB AND GUTTER BUMP OUT



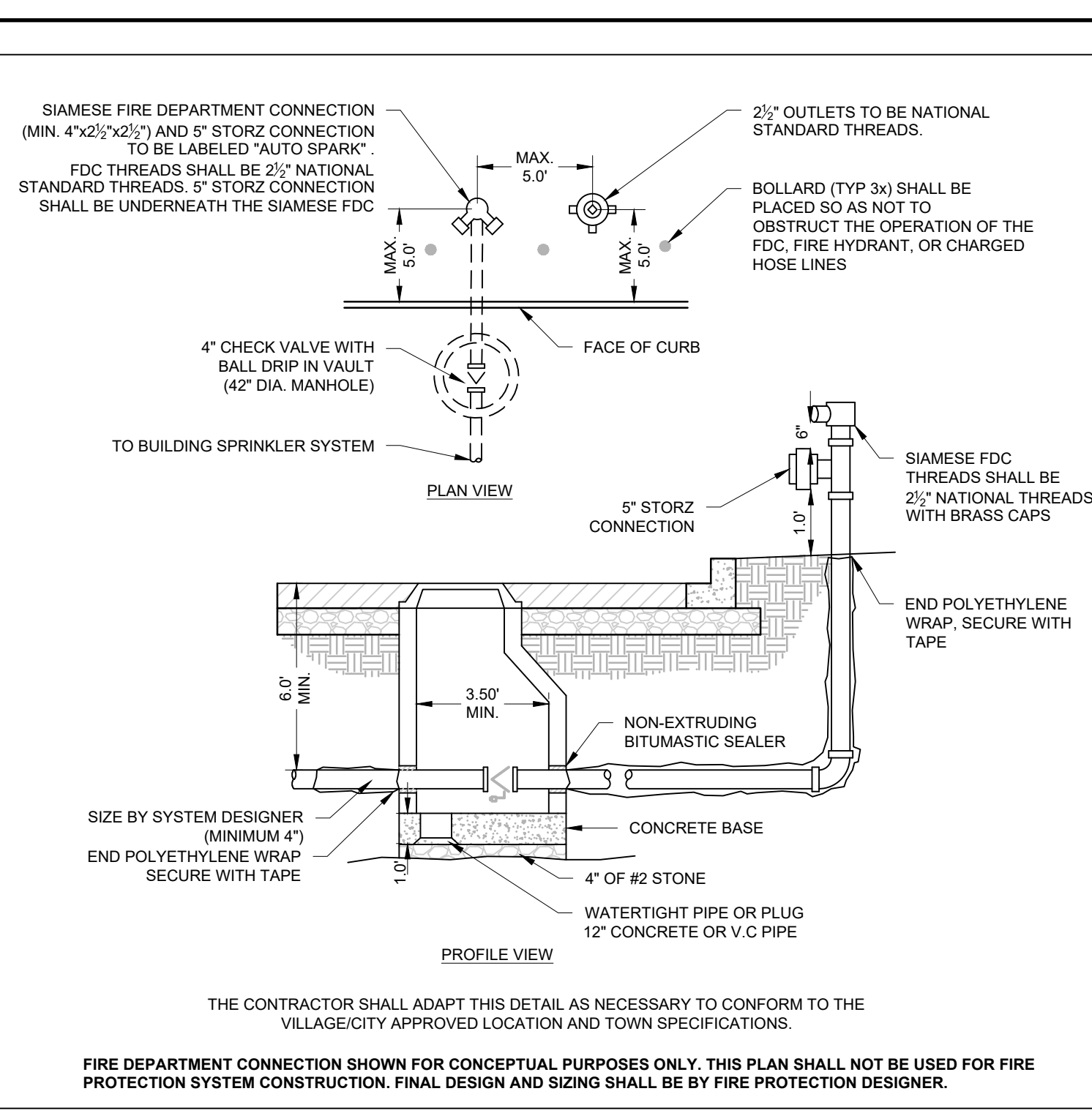
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FOR REVIEW ONLY

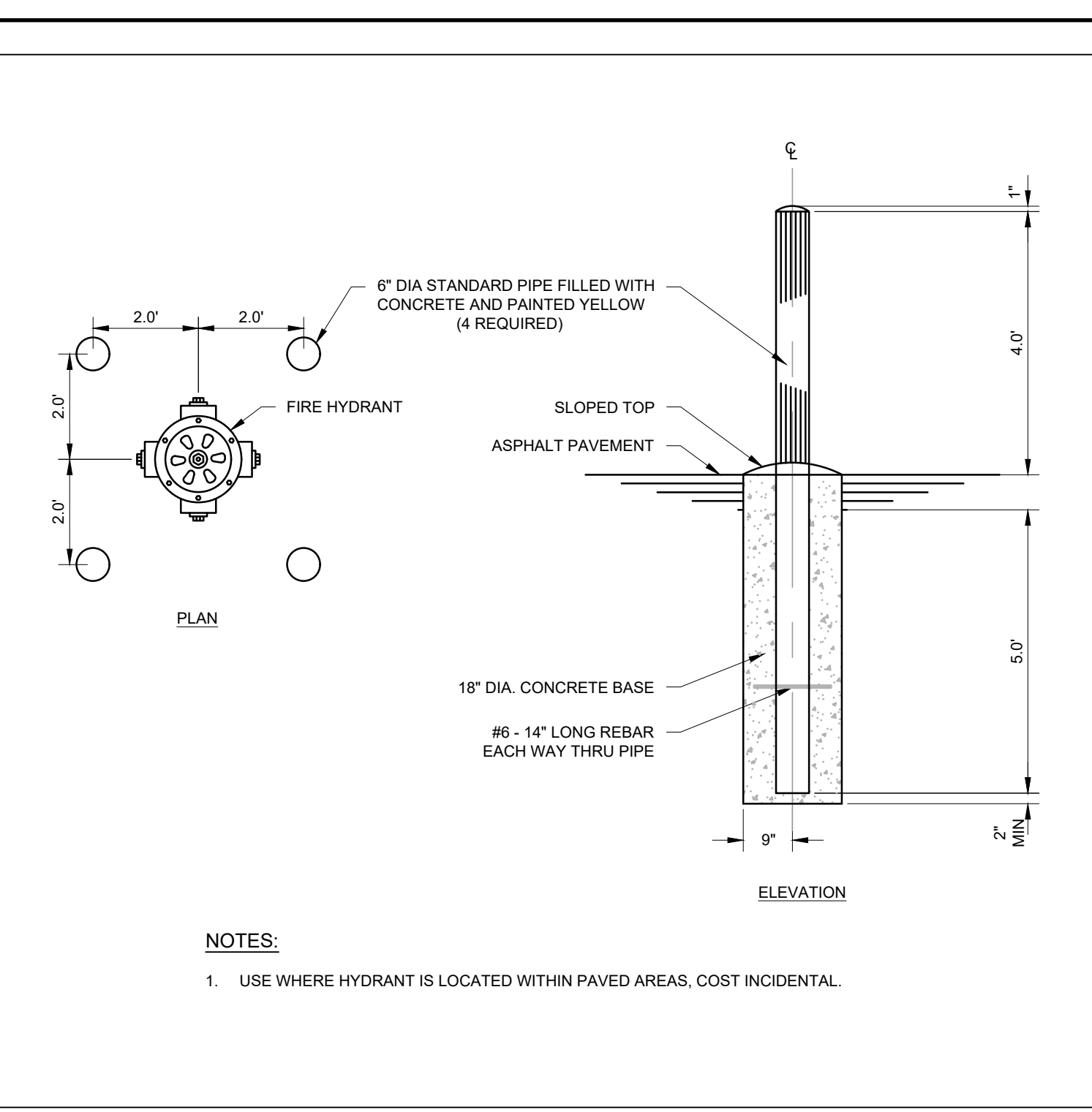
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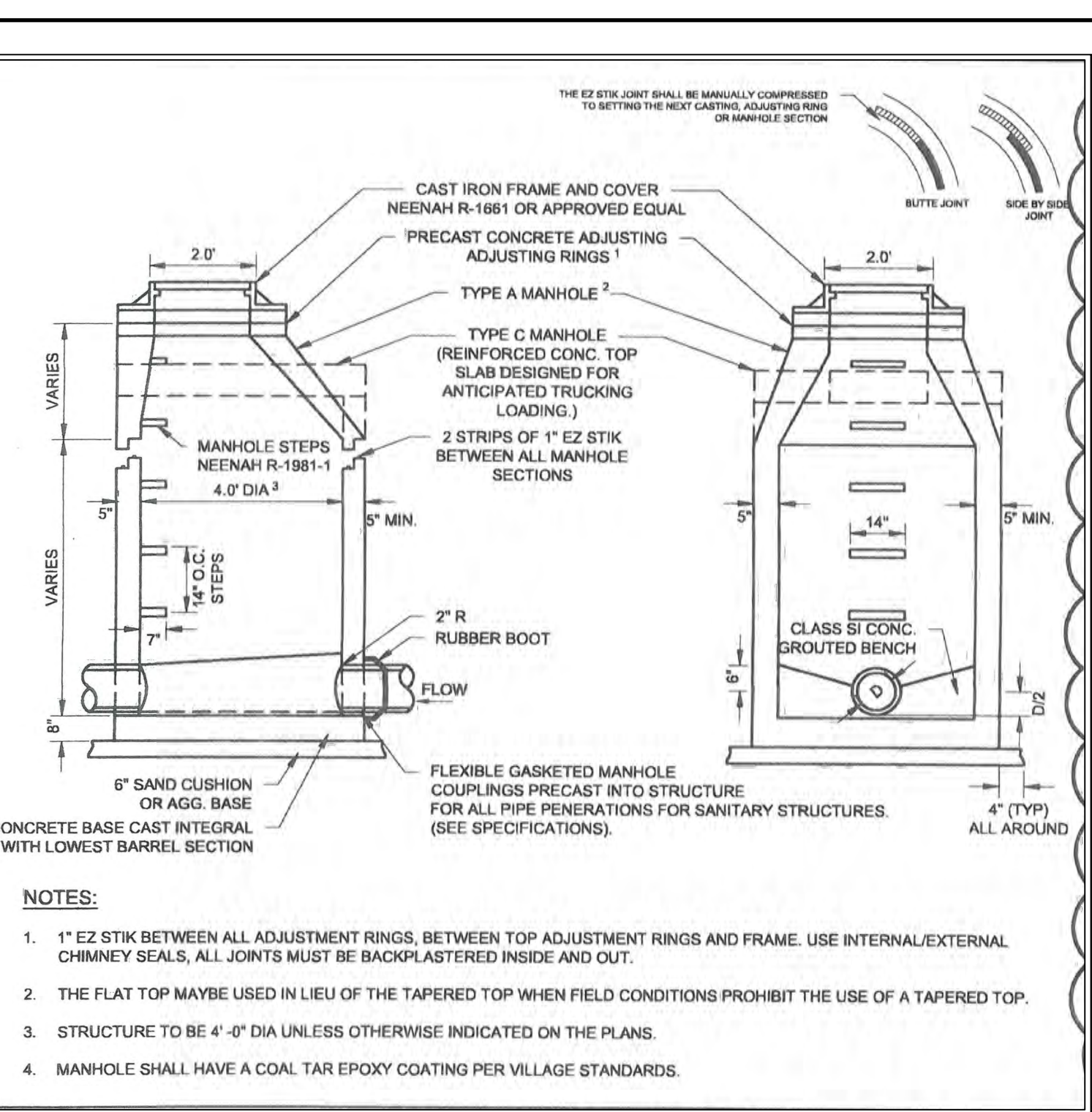
FIRE HYDRANT



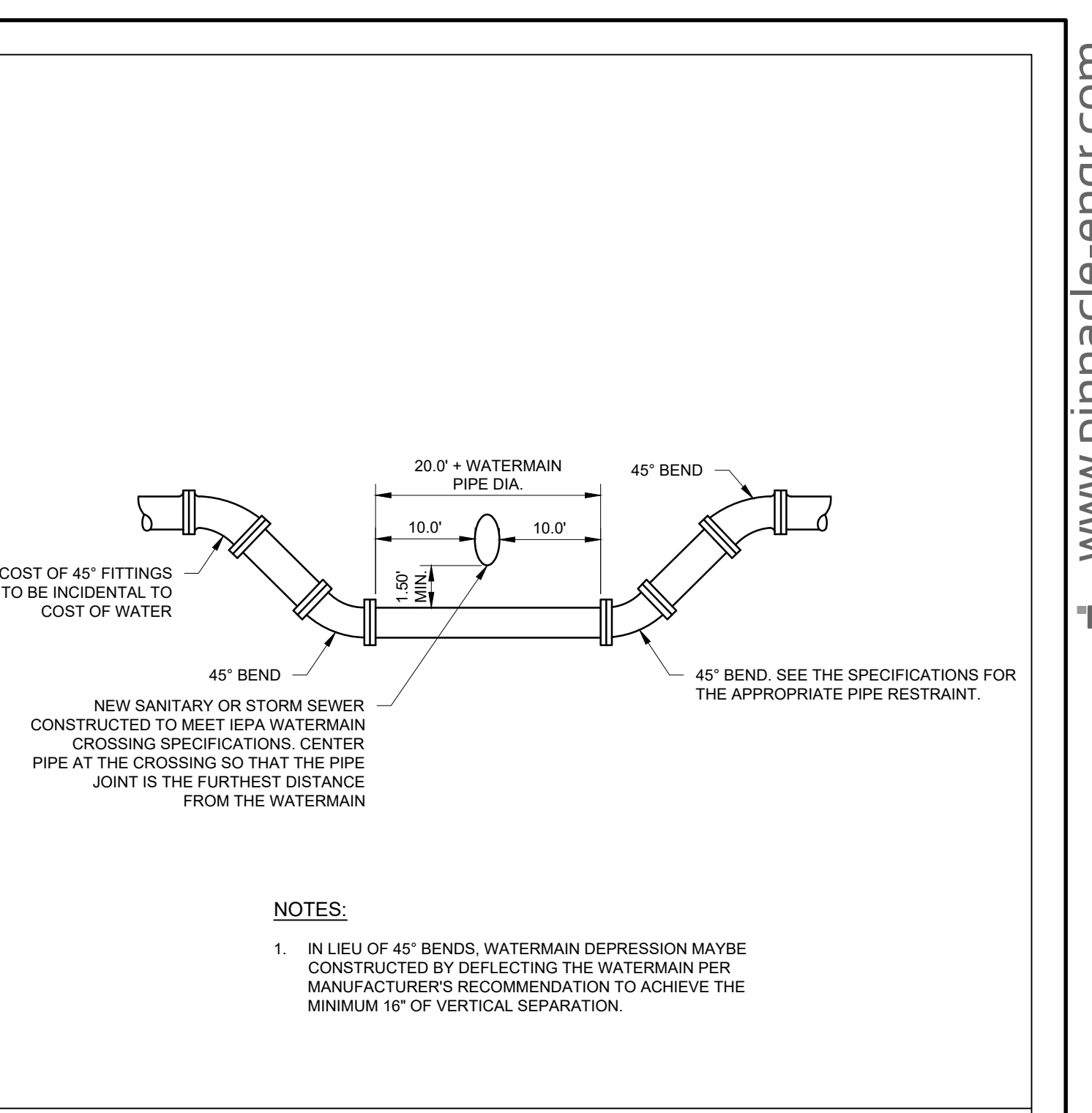
FIRE CONNECTION



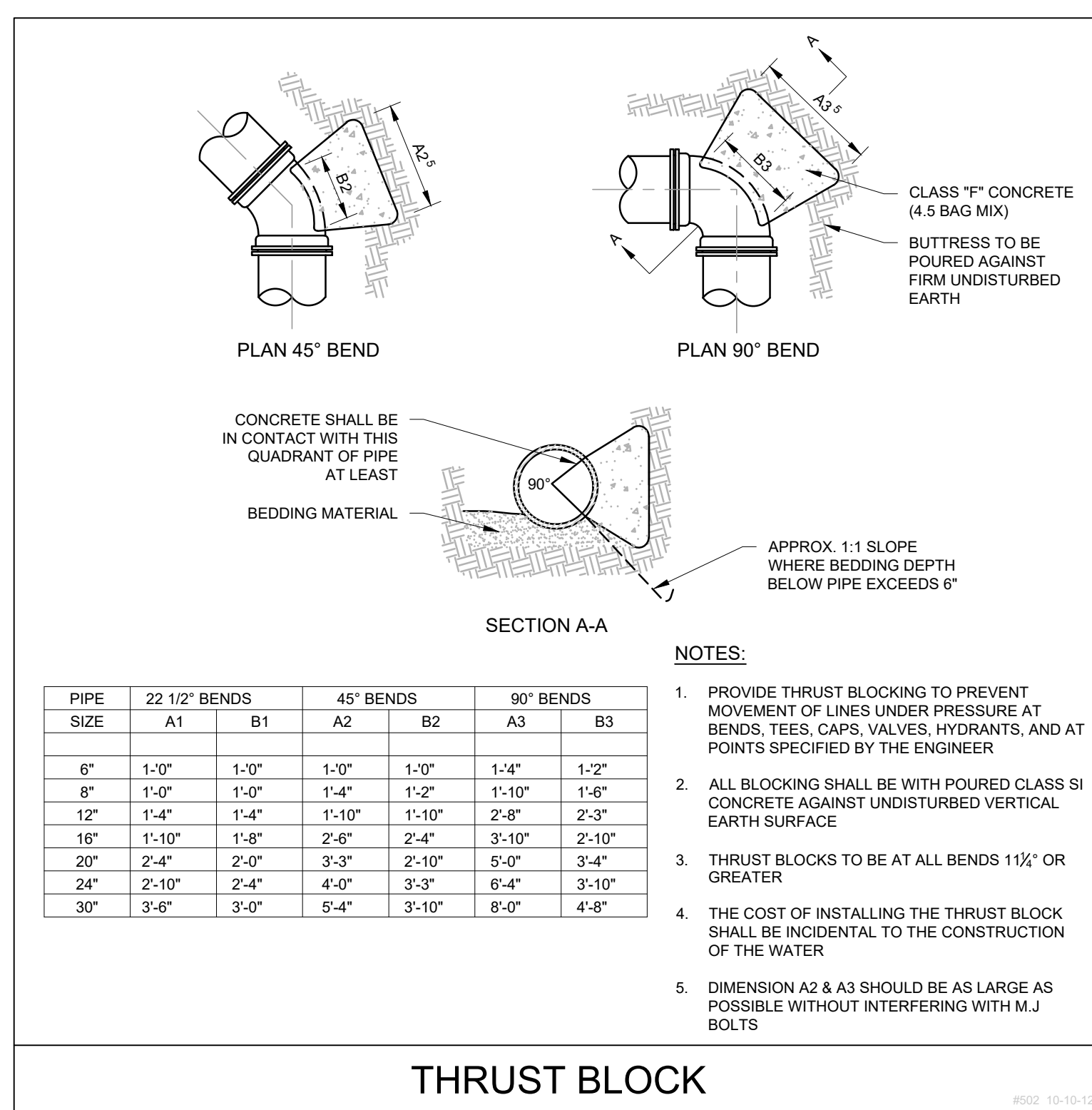
HYDRANT BOLLARD



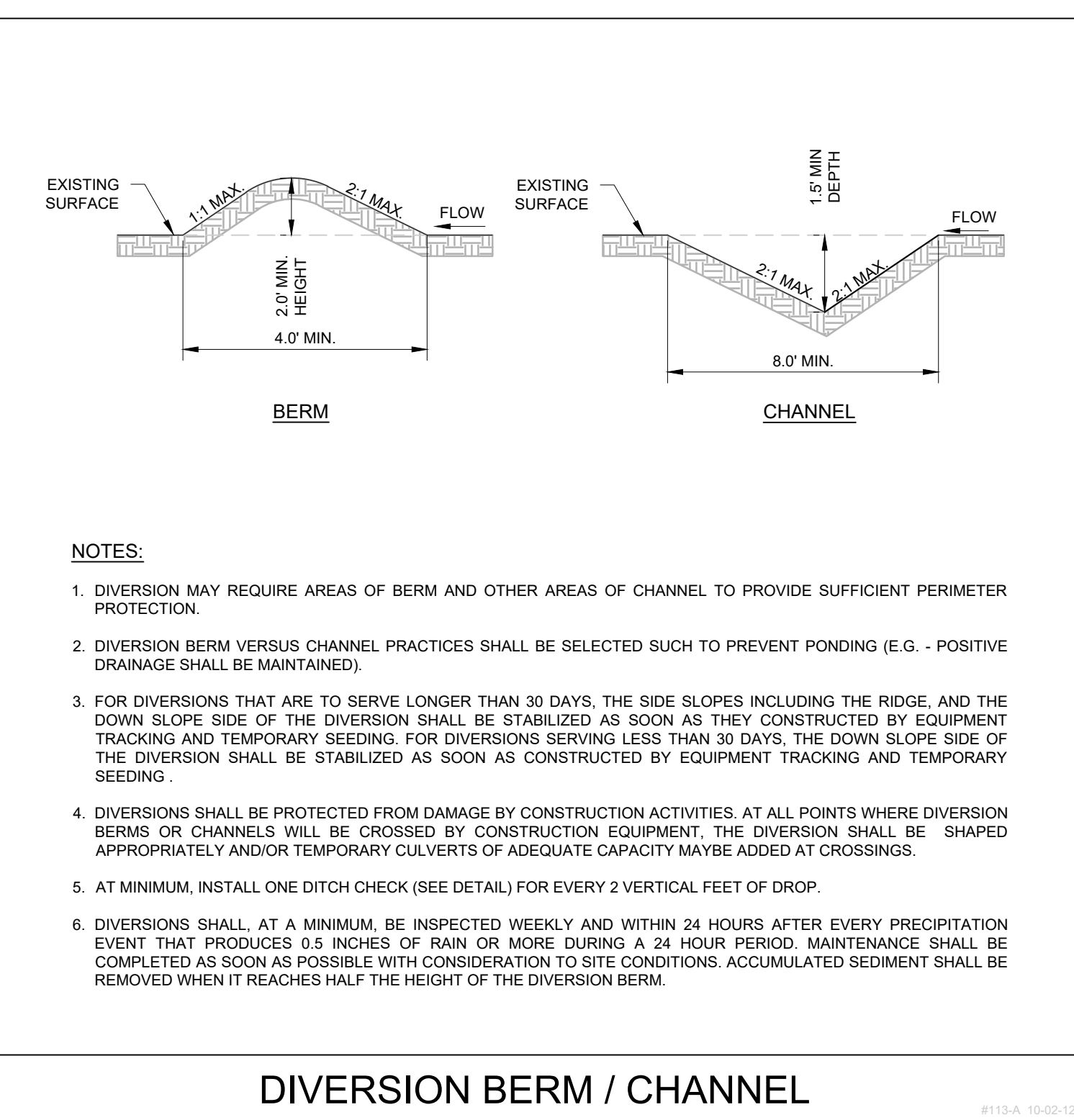
SAMPLING MANHOLE



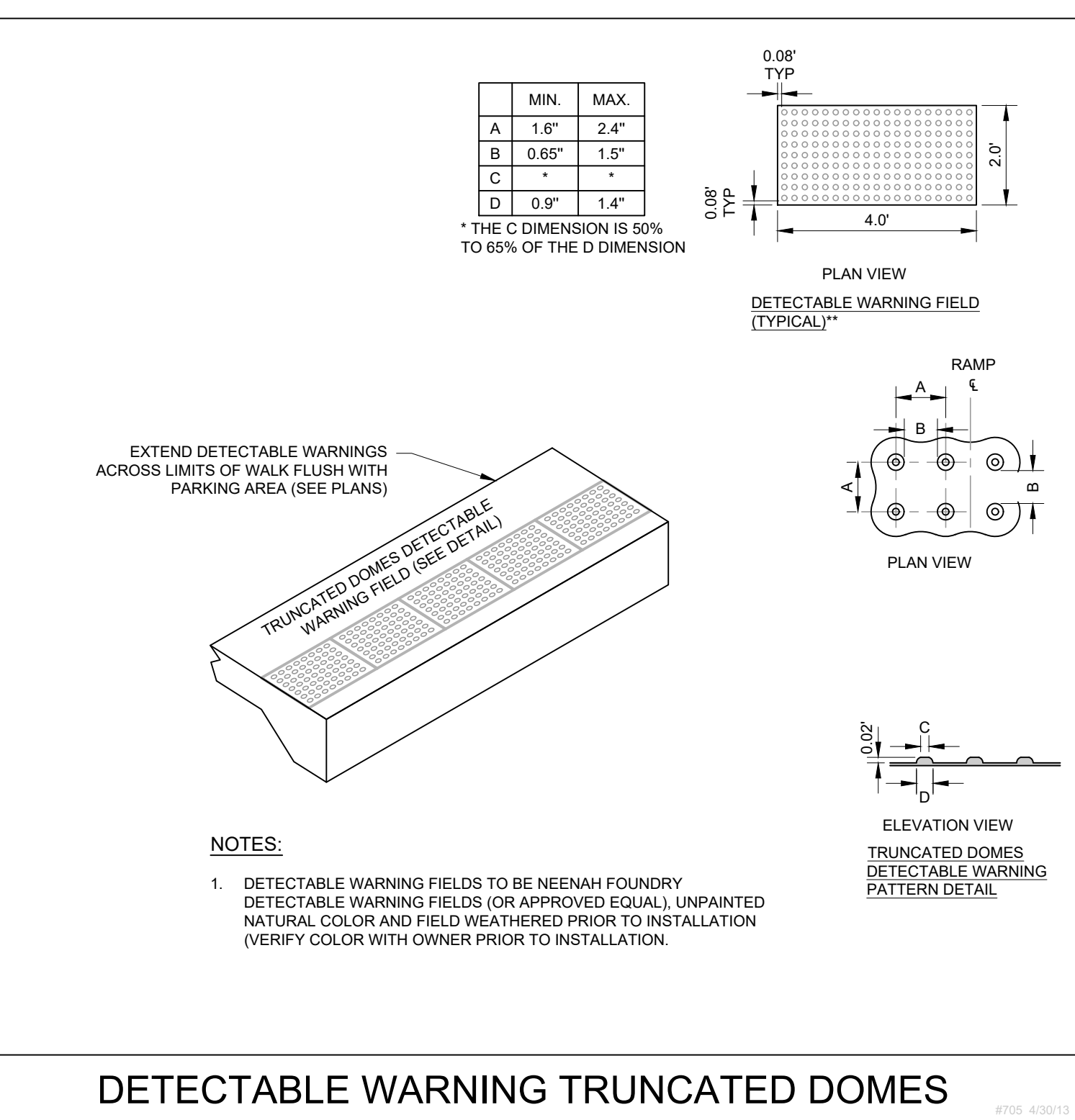
WATER MAIN DEPRESSION



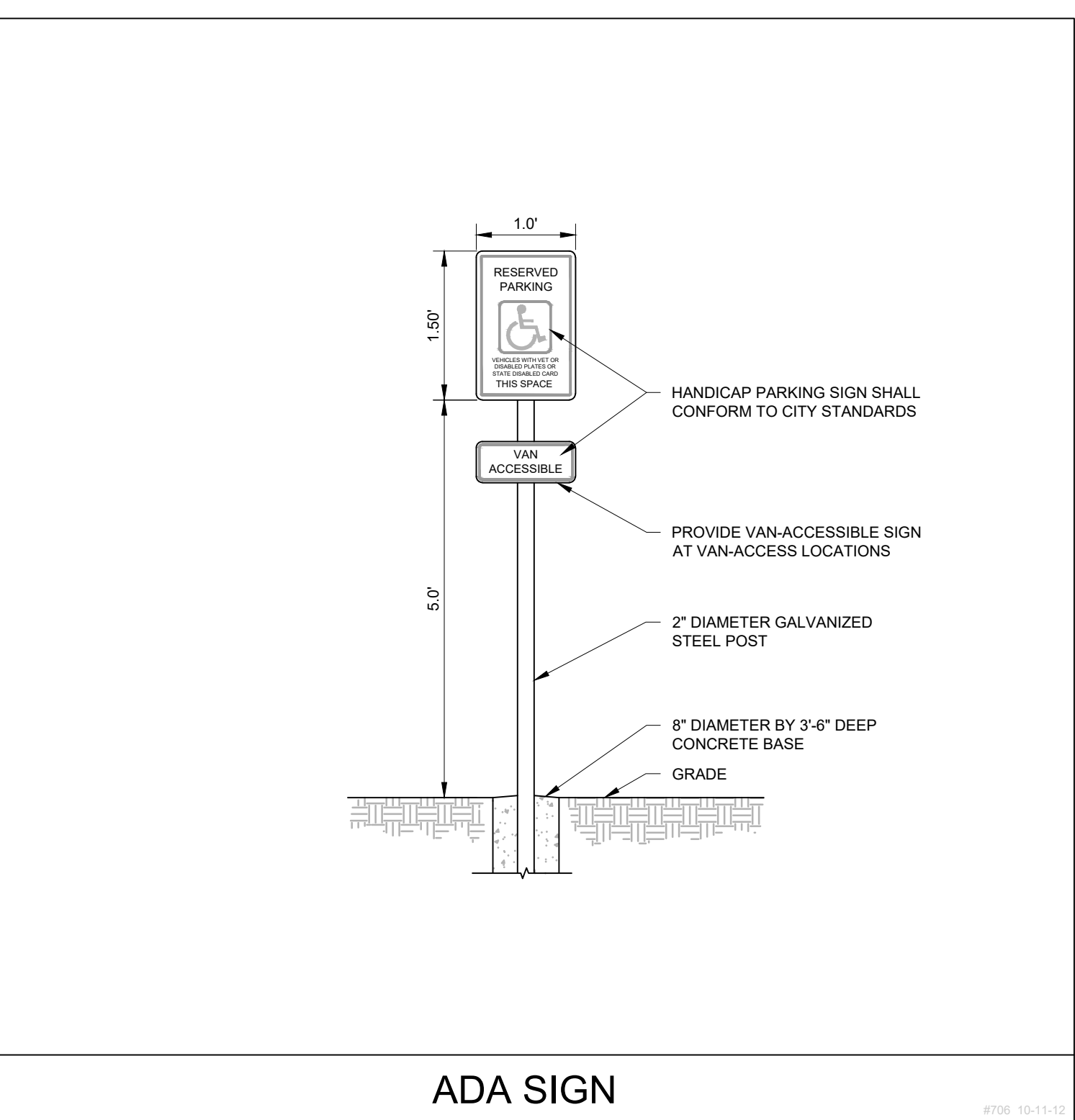
THRUST BLOCK



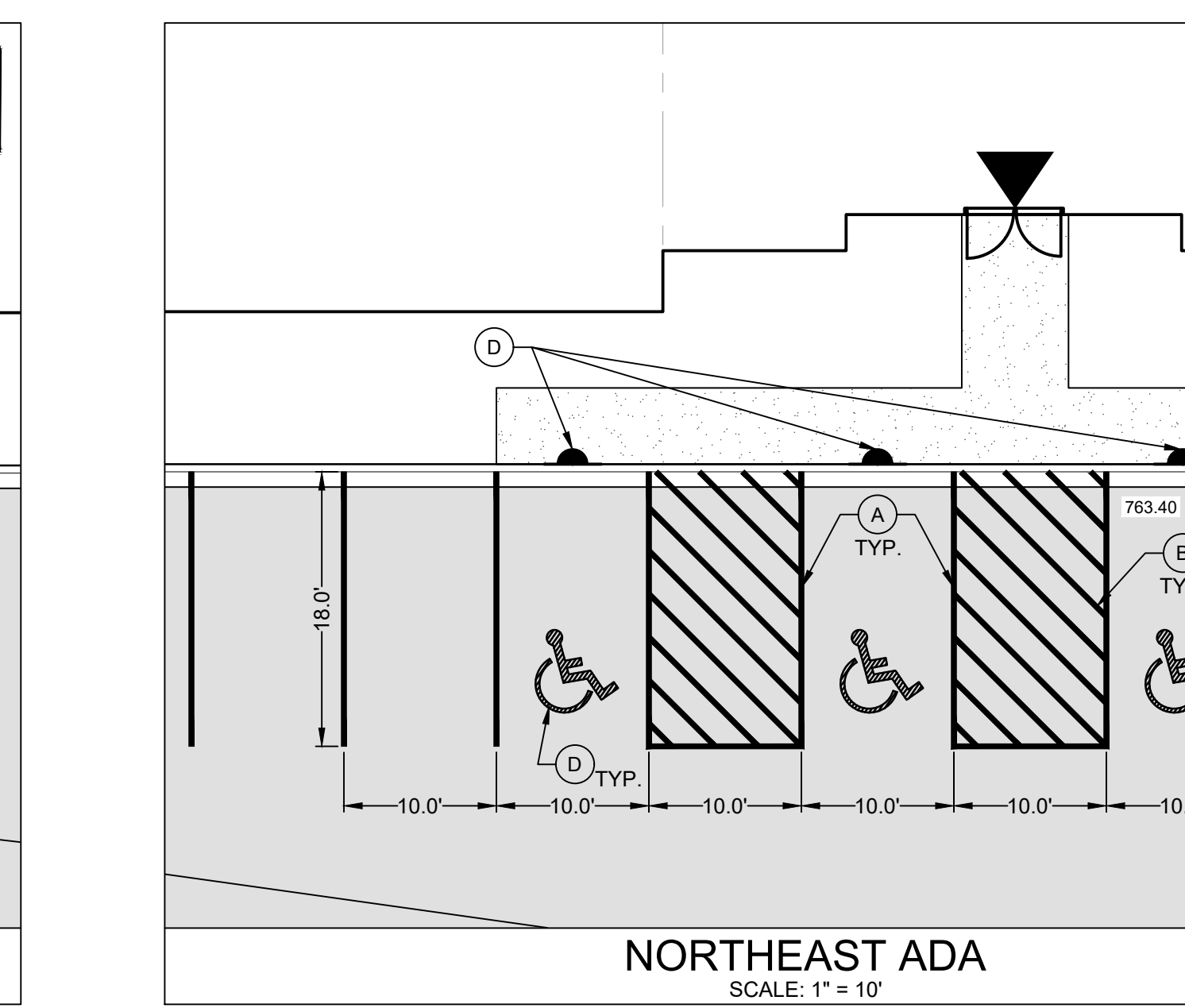
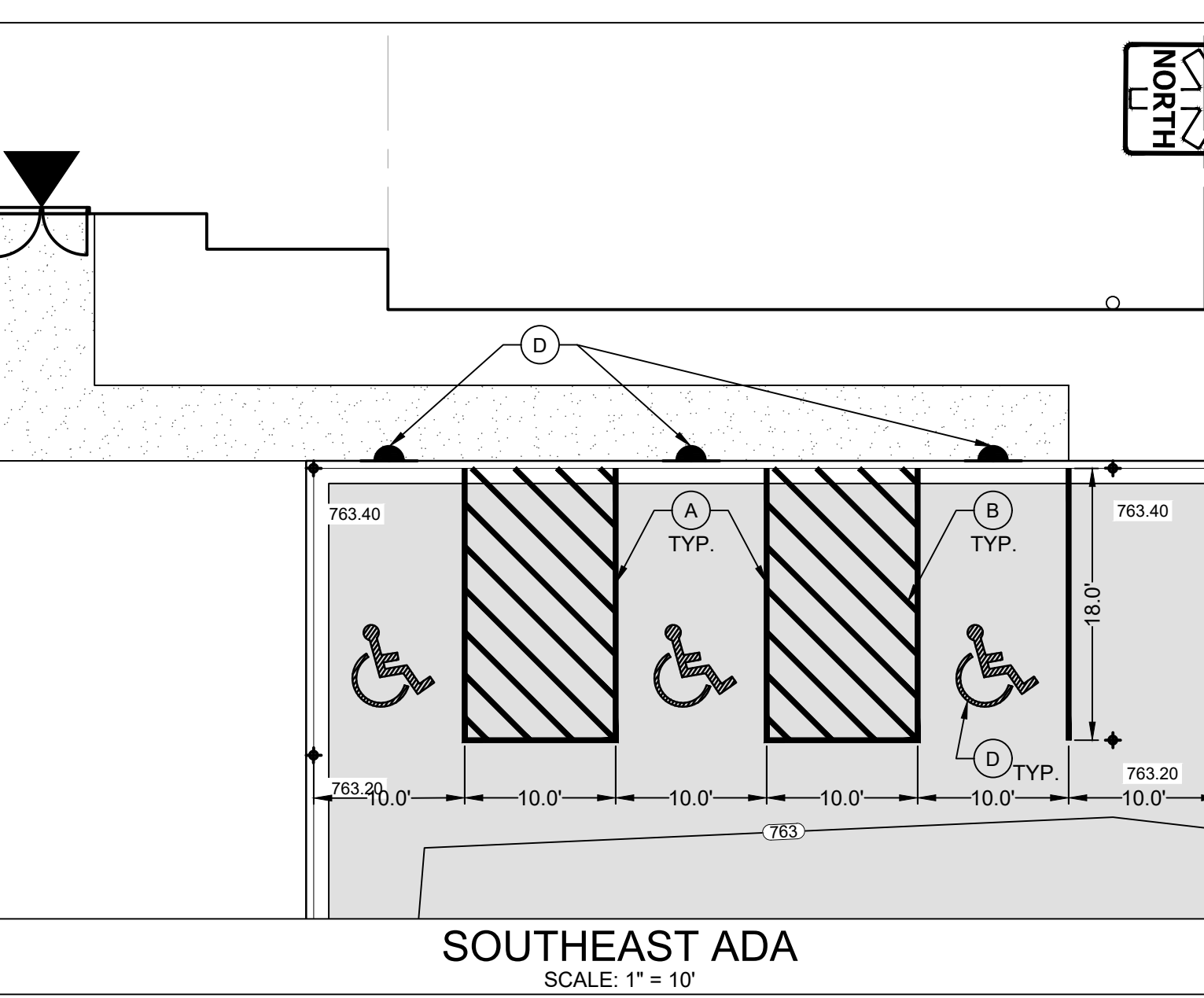
DIVERSION BERM / CHANNEL



DETECTABLE WARNING TRUNCATED DOMES



ADA SIGN

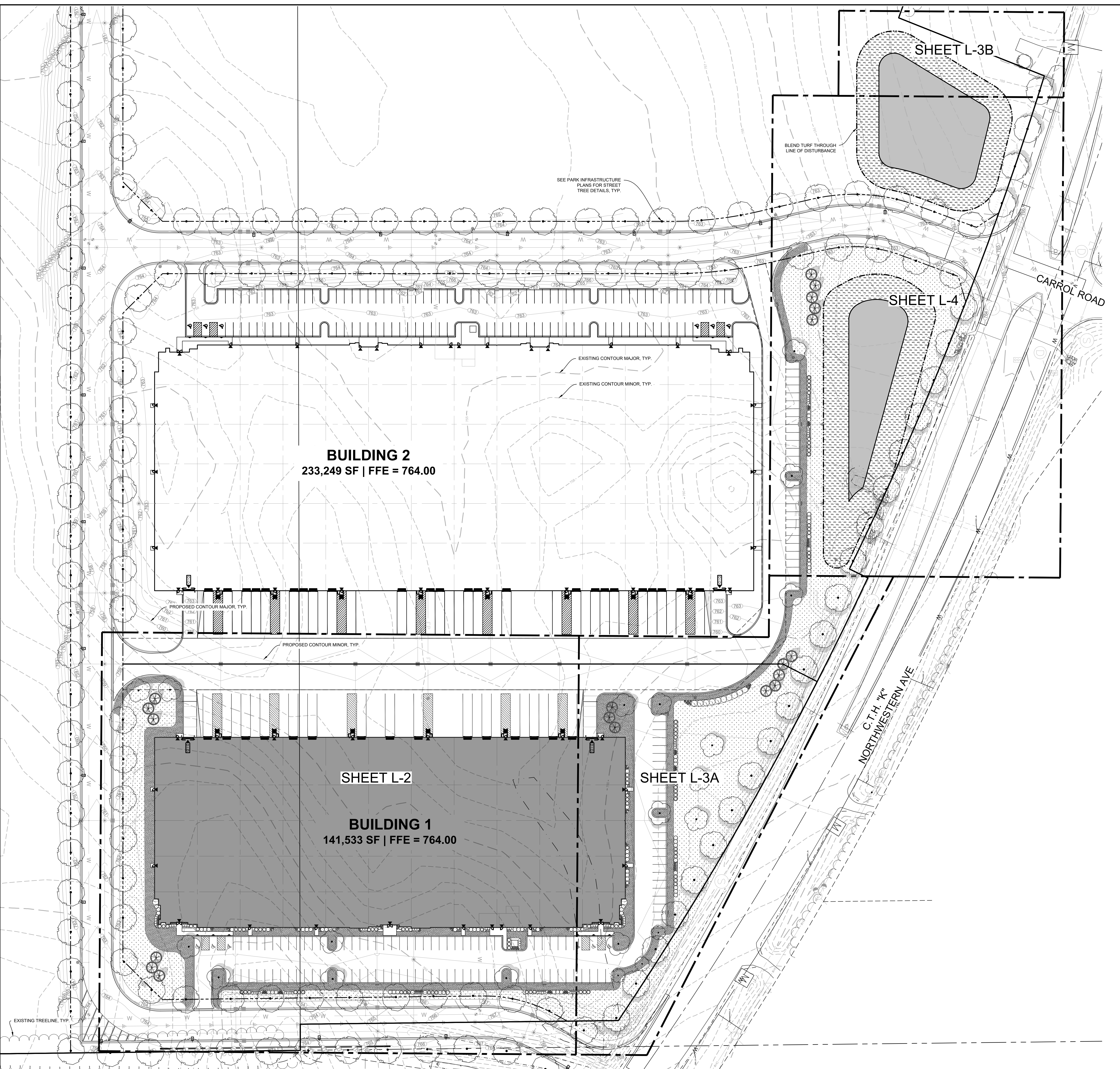


LEGEND

(A)	4" SOLID WHITE STRIPE
(B)	4" DIAGONAL AT 45° SPACED 2' O.C.
(C)	ADA PARKING STALL SIGNAGE
(D)	ADA STALL INSIGNIA

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PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME LIST OF POSSIBLE PLANTS:	COMMON NAME	SIZE	REMARKS		
	17	DECIDUOUS TREE					
		Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	1.5' Cal.	50' T x 40' W		
		Chicagoland Hackberry	50' T x 40' W				
		Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	1.5' Cal.	60' T x 50' W		
		Gymnocladus dioica	Kentucky Coffee Tree	1.5' Cal.	70' T x 45' W		
		Quercus x schuetti	Swamp Bur Oak	1.5' Cal.	70' T x 65' W		
		Tilia tomentosa 'Sterling'	Sterling Silver Linden	1.5' Cal.	45' T x 95' W		
		Ulmus x 'Frontier'	Frontier Elm	1.5' Cal.	45' T x 30' W		
			3	ORNAMENTAL TREE			
				Amelechier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.25' Cal.	20' T x 20' W
Malus x 'Prairie Maid'	Prairie Maid Crabapple			1.25' Cal.	20' T x 25' W		
Malus x 'Sugar Tyme'	Sugar Tyme Crabapple			1.25' Cal.	25' T x 25' W		
Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear			1.25' Cal.	35' T x 25' W		
Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	1.25' Cal.	25' T x 15' W				
	19	EVERGREEN TREE					
		Abies concolor	White Fir	5' Ht.	40' T x 23' W		
		Picea glauca	White Spruce	5' Ht.	50' T x 15' W		
		Picea canadensis 'Densata'	Black Hills Spruce	5' Ht.	30' T x 15' W		
		Pinus strobus	White Pine	5' Ht.	65' T x 30' W		
	25	STREET TREES					
		Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	2' Cal.	50' T x 40' W		
		Catalpa speciosa	Northern Catalpa	2' Cal.	55' T x 35' W		
		Chicagoland Hackberry	Chicagoland Hackberry	2' Cal.	50' T x 40' W		
		Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	2' Cal.	60' T x 50' W		
		Gymnocladus dioica	Kentucky Coffee Tree	2' Cal.	70' T x 45' W		
		Quercus x schuetti	Swamp Bur Oak	2' Cal.	70' T x 65' W		
		Tilia tomentosa 'Sterling'	Sterling Silver Linden	2' Cal.	45' T x 95' W		
		Ulmus x 'Frontier'	Frontier Elm	2' Cal.	45' T x 30' W		
			7	LARGE EVERGREEN SHRUB			
Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper			4' Ht.	16' T x 8' W		
Juniperus chinensis 'Mounbatten'	Mounbatten Juniper			4' Ht.	15' T x 5' W		
Thuja occidentalis 'Nigra'	Dark Green Arborvitae			4' Ht.	20' T x 8' W		
	5			LARGE DECIDUOUS SHRUB			
				Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	3 gal.	7' T x 6' W
				Cephalanthus occidentalis 'Ping Pong'	Ping Pong Buttonbush	3 gal.	8' T x 8' W
Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark			3 gal.	8' T x 8' W		
	88			MEDIUM EVERGREEN SHRUB			
				Juniperus chinensis 'Old Gold'	Old Gold Juniper	3 gal.	3' T x 5' W
		Juniperus chinensis 'Pfitzeriana Kallays'	Kallay Compact Juniper	3 gal.	3' T x 7' W		
		Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.	5' T x 5' W		
		Juniperus sabinna 'Buffalo'	Buffalo Juniper	3 gal.	1' T x 7' W		
		Juniperus virginiana 'Grey Owl'	Eastern Redcedar Juniper	3 gal.	3' T x 5' W		
		Taxus x media 'Densiformis'	Dense Yew	3 gal.	5' T x 6' W		
		Taxus x media 'Everlow'	Everlow Yew	3 gal.	3' T x 4' W		
		Taxus x media 'Taurontii'	Tauton Yew	3 gal.	4' T x 5' W		
		Thuja occidentalis 'Holmstrup'	Holmstrup Cedar	4' Ht.	14' T x 4' W		
	72	MEDIUM DECIDUOUS SHRUB					
		Aronia melanocarpa 'Eliata'	Glossy Black Chokeberry	3 gal.	5' T x 5' W		
		Hydrangea p. 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	3 gal.	6' T x 5' W		
		Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	2 gal.	4' T x 5' W		
		Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	3 gal.	5' T x 5' W		
		Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	3 gal.	5' T x 5' W		
		Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	2 gal.	5' T x 4' W		
		Sambucus nigra 'Black Lace'	Black Lace Elderberry	3 gal.	6' T x 6' W		
		Syringa meyeri 'Palibin'	Dwarf Korean Lilac	3 gal.	5' T x 5' W		
		Syringa x 'SMSJB7' TM	Blooming Dark Purple Lilac	2 gal.	4' T x 5' W		
Weigela florida 'Wine & Roses'	Wine & Roses Weigela	3 gal.	5' T x 5' W				
	4	SMALL EVERGREEN SHRUB					
		Picea abies 'Nidiformis'	Nest Spruce	2 gal.	3' T x 5' W		
		Thuja occidentalis 'Congabe'	Stowmound Mug Pine	2 gal.	3' T x 3' W		
Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	2 gal.	2' T x 3' W				
	84	SMALL DECIDUOUS SHRUB					
		Arctic Fire Dogwood	Arctic Fire Dogwood	2 gal.	3' T x 3' W		
		Cornus stolonifera 'NCHA1'	Invincible Spirit Hydrangea	2 gal.	4' T x 3' W		
		Hydrangea paniculata 'Bobo'	Bobo Hydrangea	2 gal.	5' T x 4' W		
		Rosa x 'Coral Cove'	Coral Cove Rose	2 gal.	3' T x 3' W		
		Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	2 gal.	2' T x 3' W		
Syringa x 'SMNJRPT' TM	Blooming Dwarf Pink Lilac	2 gal.	4' T x 3' W				
	128	TALL ORNAMENTAL GRASS					
		Andropogon gerardii 'Dancing Wind'	Dancing Wind Big Blue Stem	1 gal.	36" T x 30" W		
		Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass	1 gal.	36" T x 24" W		
		Calamagrostis x a 'Overdam'	Overdam Reed Grass	1 gal.	24" T x 24" W		
		Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus	1 gal.	48" T x 36" W		
		Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	42" T x 28" W		
Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem Grass	1 gal.	30" T x 28" W				
	24	SHORT ORNAMENTAL GRASS					
		Carex flacca 'Blue Zinger'	Blue Zinger Sedge	1 gal.	12" T x 24" W		
		Eragrostis spectabilis	Purple Love Grass	1 gal.	24" T x 18" W		
Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal.	15" T x 20" W				
	422 sf	PERENNIALS					
		Allium x 'Summer Beauty'	Summer Beauty Allium	4.5" cont.	18" T x 18" W		
		Amsonia c. 'Halfway to Arkansas'	Halfway to Arkansas Blue-star	4.5" cont.	30" T x 30" W		
		Aruncus dioica	Goatsbeard	4.5" cont.	40" T x 40" W		
		Brunneria macrophylla 'Jack Frost'	Jack Frost Brunneria	4.5" cont.	15" T x 15" W		
		Calamintha nepeta 'Blue Cloud'	Blue Cloud Lesser Calamint	4.5" cont.	9" T x 12" W		
		Calamintha nepeta 'Montrose White'	Montrose White Calamint	4.5" cont.	18" T x 18" W		
		Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis	4.5" cont.	20" T x 16" W		
		Echinacea purpurea 'Magnus Superior'	Magnus Superior Coneflower	4.5" cont.	28" T x 16" W		
		Geranium x cantabrigense 'Blokovo Carmina'	Blokovo Carmina Geranium	4.5" cont.	12" T x 18" W		
		Geum x 'Mai Tai'	Mai Tai Grecian Rose	4.5" cont.	16" T x 12" W		
		Helenium a 'Ruby Tuesday'	Ruby Tuesday Helen's Flower	4.5" cont.	24" T x 18" W		
		Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	4.5" cont.	12" T x 20" W		
		Hemerocallis x 'Happy Returns'	Happy Returns Daylily	4.5" cont.	18" T x 18" W		
		Heuchera m. 'Palace Purple'	Palace Purple Coral Bells	4.5" cont.	18" T x 18" W		
		Frances Williams Hosta	Frances Williams Hosta	4.5" cont.	24" T x 54" W		
		Gold Standard Hosta	Gold Standard Hosta	4.5" cont.	20" T x 50" W		
		Hosta x 'Sum & Substance'	Sum & Substance Hosta	4.5" cont.	30" T x 60" W		
		Leucanthemum x 'Whoops-a-Daisy'	Whoops-a-Daisy Shasta	4.5" cont.	15" T x 20" W		
		Leucanthemum x superbum 'Goldfinch'	Goldfinch Shasta Daisy	4.5" cont.	18" T x 22" W		
		Nipeta x 'Issaquah'	Nipeta 'Issaquah' Purslane Blue	4.5" cont.	14" T x 24" W		
		Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	4.5" cont.	24" T x 24" W		
		Rudbeckia f. 'Viette's Little Suzy'	Viette's Little Suzy Showy Coneflower	4.5" cont.	10" T x 12" W		
		Salvia nemorosa 'May Night'	May Night Sage	4.5" cont.	18" T x 18" W		
		Sedum 'Autumn Joy'	Autumn Joy Sedum	4.5" cont.	12" T x 24" W		
			40,654 sf	NATIVE PLANTINGS			
				AGRECOL RAINWATER RENEWAL MIX			
					29,882 sf	TURF	
		Reinders - Cadet 70/30 Fescue/Blue Mix					
			93,227 sf	NO MOW TURF			
				Reinders No Mow/Low Grow Mix			



NO.	DESCRIPTION	DATE	BY
1	DRT CHECK SET	7/8/22	AB
2	MUNICIPAL SUBMITTAL	7/25/22	AB

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ZILBER INDUSTRIAL 1 AT CALEDONIA CORPORATE PARK
 VILLAGE OF CALEDONIA, WI

LANDSCAPE PLAN

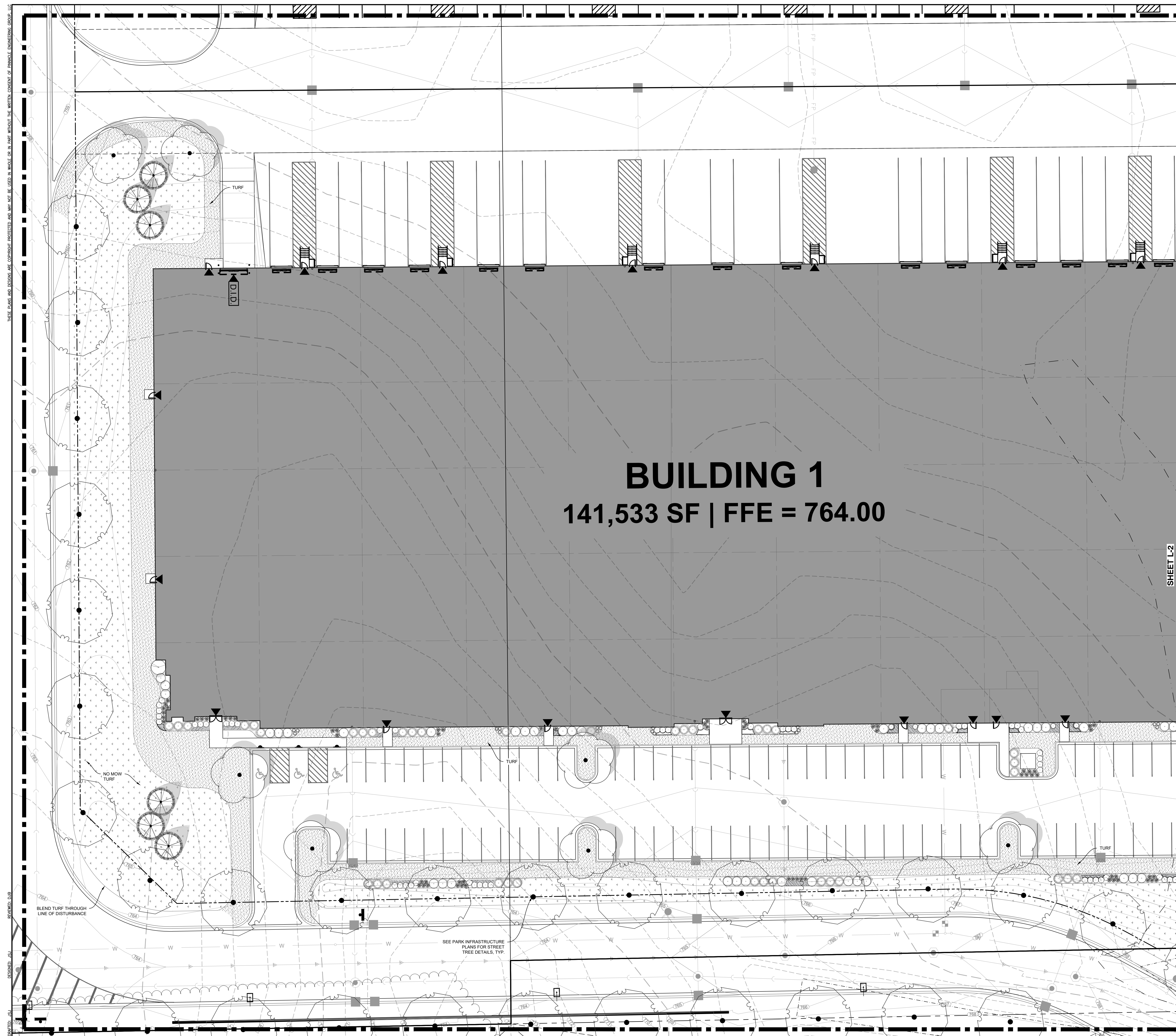
REVISIONS

NO.	DESCRIPTION	DATE	BY
1	DRT CHECK SET	7/8/22	AB
2	MUNICIPAL SUBMITTAL	7/25/22	AB

SHEET L-1 OF L-5

REG. NO. 1912.00-WT
 REG. PA. AREA
 START DATE: 05/24/22
 SCALE: 1" = 50'

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PLANT KEY

TREES	BOTANICAL NAME	COMMON NAME
	DECIDUOUS TREE	
	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple
	Celtis occidentalis 'ChicagoLand'	ChicagoLand Hackberry
	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust
	Gymnocodium dioicus	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
Tilia tomentosa 'Sterling'	Sterling Silver Linden	
Ulmus x 'Frontier'	Frontier Elm	
	ORNAMENTAL TREE	
	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
	Malus x 'Prairie Maid'	Prairie Maid Crabapple
	Malus x 'Sugar Tyme'	Sugar Tyme Crabapple
	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear
Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	
	EVERGREEN TREE	
	Abies concolor	White Fir
	Picea glauca	White Spruce
	Picea glauca 'Densata'	Black Hills Spruce
	Pinus strobus	White Pine
	STREET TREES	
	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple
	Catalpa speciosa	Northern Catalpa
	Celtis occidentalis 'ChicagoLand'	ChicagoLand Hackberry
	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust
	Gymnocodium dioicus	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	Ulmus x 'Frontier'	Frontier Elm
		SHRUBS
LARGE EVERGREEN SHRUB		
Juniperus chinensis 'J.N. Select Blue'		Star Power Juniper
Juniperus chinensis 'Mountbatten'		Mountbatten Juniper
Thuja occidentalis 'Nigra'		Dark Green Arborvitae
LARGE DECIDUOUS SHRUB		
Aronia arbutifolia 'Brilliantissima'		Brilliant Red Chokeberry
Cephalanthus occidentalis 'Ping Pong'		Ping Pong Buttonbush
Physocarpus opulifolius 'Center Glow'		Center Glow Ninebark
MEDIUM EVERGREEN SHRUB		
Juniperus chinensis 'Old Gold'	Old Gold Juniper	
Juniperus chinensis 'Pfitzeriana Kallays'	Kallay Compact Juniper	
Juniperus chinensis 'Sea Green'	Sea Green Juniper	
Juniperus sabinia 'Buffalo'	Buffalo Juniper	
Juniperus virginiana 'Grey Owl'	Eastern Redcedar Juniper	
Taxus x media 'Densiformis'	Dense Yew	
Taxus x media 'Everlow'	Everlow Yew	
Taxus x media 'Tauntonii'	Taunton Yew	
Thuja occidentalis 'Holmstrup'	Holmstrup Cedar	
MEDIUM DECIDUOUS SHRUB		
Aronia melanocarpa 'Elate'	Glossy Black Chokeberry	
Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	
Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	
Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	
Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	
Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	
Sambucus nigra 'Black Lace'	Black Lace Elderberry	
Syringa meyeri 'Palibin'	Dwarf Korean Lilac	
Syringa x 'SMSJBPT' TM	Blooming Dark Purple Lilac	
Weigela florida 'Wine & Roses'	Wine & Roses Weigela	
SMALL EVERGREEN SHRUB		
Picea abies 'Nidiformis'	Nest Spruce	
Pinus mugo 'Slowmound'	Slowmound Mugo Pine	
Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	
SMALL DECIDUOUS SHRUB		
Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	
Hydrangea arborescens 'NCHA'	Invinibelle Spirit Hydrangea	
Hydrangea paniculata 'Bobo'	Bobo Hydrangea	
Rosa x 'Coral Cove'	Coral Cove Rose	
Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	
Syringa x 'SMNJRP1' TM	Blooming Dwarf Pink Lilac	
TALL ORNAMENTAL GRASS		
Andropogon gerardi 'Dancing Wind'	Dancing Wind Big Blue Stem	
Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass	
Calamagrostis x a 'Overdam'	Overdam Reed Grass	
Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus	
Panicum virgatum 'Northwind'	Northwind Switch Grass	
Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem Grass	
SHORT ORNAMENTAL GRASS		
Carex flacca 'Blue Zinger'	Blue Zinger Sedge	
Eragrostis spectabilis	Purple Love Grass	
Sporobolus heterolepis 'Tara'	Prairie Dropseed	
SHRUB AREAS		
PERENNIALS		
Allium x 'Summer Beauty'	Summer Beauty Allium	
Amsonia c 'Halfway to Arkansas'	Halfway to Arkansas Blue-star	
Anemone dioicus	Goatsbeard	
Brunnera macrophylla 'Jack Frost'	Jack Frost Brunnera	
Calamintha nepeta 'Blue Cloud'	Blue Cloud Lesser Calamint	
Calamintha nepeta 'Montrose White'	Montrose White Calamint	
Ceropegia verticillata 'Zagreb'	Zagreb Ceropegia	
Echinacea purpurea 'Magnus Superior'	Magnus Superior Coneflower	
Geranium x cantabrigiense 'Bickovo Carmina'	Bickovo Carmina Cranesbill	
Geum x 'Mai Tai'	Mai Tai Grecian Rose	
Helenium a 'Ruby Tuesday'	Ruby Tuesday Helen's Flower	
Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	
Hemerocallis x 'Happy Returns'	Happy Returns Daylily	
Heuchera m 'Palace Purple'	Palace Purple Coral Bells	
Hosta x 'Frances Williams'	Frances Williams Hosta	
Hosta x 'Gold Standard'	Gold Standard Hosta	
Hosta x 'Sum & Substance'	Sum & Substance Hosta	
Leucanthemum x 'Wopsis-a-Daisy'	Wopsis-a-Daisy Shasta	
Leucanthemum x superbum 'Goldfinch'	Goldfinch Shasta Daisy	
Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint	
Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	
Rudbeckia f 'Vette's Little Suzy'	Vette's Little Suzy Showy Coneflower	
Salvia nemorosa 'May Night'	May Night Sage	
Sedum 'Autumn Joy'	Autumn Joy Sedum	
GROUND COVERS		
NATIVE PLANTINGS	AGRECOL RAINWATER RENEWAL MIX	
TURF	Reinders - Cadet 70/30 Fescue/Blue Mix	
NO MOW TURF	Reinders No Mow/Low Grow Mix	

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ZILBER INDUSTRIAL 1 AT CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI

LANDSCAPE ENLARGEMENT

REVISIONS

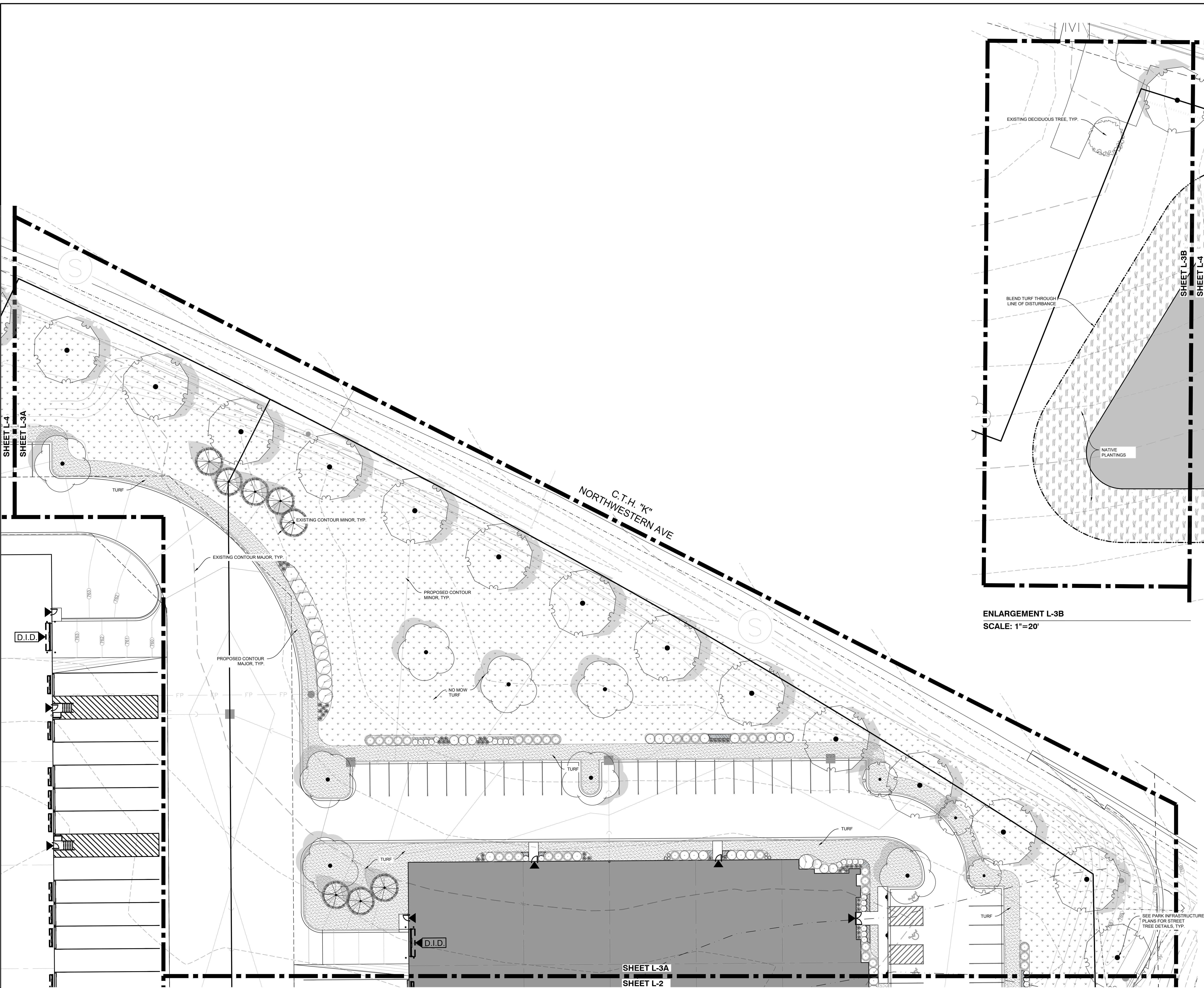
1. DRT CHECK SET	7/8/22
2. MUNICIPAL SUBMITTAL	7/25/22

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

REG. JOB NO. 1912.00-W1
REG. P.N. ABA
START DATE: 06/29/22
SCALE: #####

SHEET L-2 OF L-5

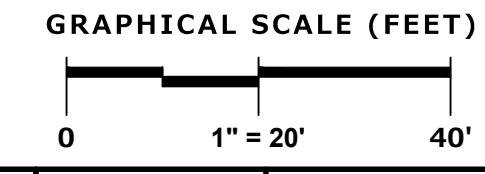
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 REVISIONS: DSJ
 DESIGNED: DSJ
 DRAWN: DSJ
 CHECKED: DSJ
 DATE: 06/29/22



ENLARGEMENT L-3A
SCALE: 1"=20'

ENLARGEMENT L-3B
SCALE: 1"=20'

PLANT KEY		
TREES	BOTANICAL NAME	COMMON NAME
	DECIDUOUS TREE	
	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple
	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry
	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust
	Gymnocladus dioica	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	Ulmus x 'Frontier'	Frontier Elm
	ORNAMENTAL TREE	
	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
Malus x 'Prairie Maid'	Prairie Maid Crabapple	
Malus x 'Sugar Tyme'	Sugar Tyme Crabapple	
Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear	
Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	
	EVERGREEN TREE	
	Abies concolor	White Fir
	Picea glauca	White Spruce
	Picea glauca 'Densata'	Black Hills Spruce
	Pinus strobus	White Pine
	STREET TREES	
	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple
	Catalpa speciosa	Northern Catalpa
	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry
	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust
	Gymnocladus dioica	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	Ulmus x 'Frontier'	Frontier Elm
		SHRUBS
LARGE EVERGREEN SHRUB		
Juniperus chinensis 'J.N. Select Blue'		Star Power Juniper
Juniperus chinensis 'Mountbatten'		Mountbatten Juniper
Thuja occidentalis 'Nigra'		Dark Green Arborvitae
LARGE DECIDUOUS SHRUB		
Aronia arbutifolia 'Brilliantissima'		Brilliant Red Chokeberry
Cephalanthus occidentalis 'Ping Pong'		Ping Pong Buttonbush
Physocarpus opulifolius 'Center Glow'		Center Glow Ninebark
MEDIUM EVERGREEN SHRUB		
Juniperus chinensis 'Old Gold'	Old Gold Juniper	
Juniperus chinensis 'Pfitzeriana Kallays'	Kallay Compact Juniper	
Juniperus chinensis 'Sea Green'	Sea Green Juniper	
Juniperus sabinna 'Buffalo'	Buffalo Juniper	
Juniperus virginiana 'Grey Owl'	Eastern Redcedar Juniper	
Taxus x media 'Densiformis'	Dense Yew	
Taxus x media 'Everlow'	Everlow Yew	
Taxus x media 'Tauntonii'	Tauton Yew	
Thuja occidentalis 'Holmstrup'	Holmstrup Cedar	
MEDIUM DECIDUOUS SHRUB		
Aronia melanocarpa 'Elate'	Glossy Black Chokeberry	
Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	
Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	
Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	
Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	
Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	
Sambucus nigra 'Black Lace'	Black Lace Elderberry	
Syringa meyeri 'Palibin'	Dwarf Korean Lilac	
Syringa x 'SMSJBPT' TM	Blooming Dark Purple Lilac	
Weigela florida 'Wine & Roses'	Wine & Roses Weigela	
SMALL EVERGREEN SHRUB		
Picea abies 'Nidiformis'	Nest Spruce	
Pinus mugo 'Slowmound'	Slowmound Mugo Pine	
Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	
SMALL DECIDUOUS SHRUB		
Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	
Hydrangea arborescens 'NCHA'	Invinibelle Spirit Hydrangea	
Hydrangea paniculata 'Bobo'	Bobo Hydrangea	
Rosa x 'Coral Cove'	Coral Cove Rose	
Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	
Syringa x 'SMNJRPI' TM	Blooming Dwarf Pink Lilac	
TALL ORNAMENTAL GRASS		
Andropogon gerardi 'Dancing Wind'	Dancing Wind Big Blue Stem	
Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass	
Calamagrostis x a 'Overdam'	Overdam Reed Grass	
Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus	
Panicum virgatum 'Northwind'	Northwind Switch Grass	
Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem Grass	
SHORT ORNAMENTAL GRASS		
Carex flacca 'Blue Zinger'	Blue Zinger Sedge	
Eragrostis spectabilis	Purple Love Grass	
Sporobolus heterolepis 'Tara'	Prairie Dropseed	
SHRUB AREAS	BOTANICAL NAME	COMMON NAME
	PERENNIALS	
	Allium x 'Summer Beauty'	Summer Beauty Allium
	Amsonia c 'Halfway to Arkansas'	Halfway to Arkansas Blue-star
	Anemone dioica	Goatsbeard
	Brunnera macrophylla 'Jack Frost'	Jack Frost Brunnera
	Calamintha nepeta 'Blue Cloud'	Blue Cloud Lesser Calamint
	Calamintha nepeta 'Montrose White'	Montrose White Calamint
	Coreopsis verticillata 'Zagreb'	Zagreb Coreopsis
	Echinacea purpurea 'Magnus Superior'	Magnus Superior Coneflower
	Geranium x cantabrigiense 'Bickovo Carmina'	Bickovo Carmina Cranesbill
	Geum x 'Mai Tai'	Mai Tai Grecian Rose
	Helenium a 'Ruby Tuesday'	Ruby Tuesday Helen's Flower
	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily
	Hemerocallis x 'Happy Returns'	Happy Returns Daylily
	Heuchera m 'Palace Purple'	Palace Purple Coral Bells
	Hosta x 'Frances Williams'	Frances Williams Hosta
	Hosta x 'Gold Standard'	Gold Standard Hosta
	Hosta x 'Sum & Substance'	Sum & Substance Hosta
	Leucanthemum x 'Wopsis-a-Daisy'	Wopsis-a Daisy Shasta
	Leucanthemum x superbum 'Goldfinch'	Goldfinch Shasta Daisy
Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint	
Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	
Rudbeckia f 'Vette' s 'Little Suzy'	Vette s Little Suzy Showy Coneflower	
Salvia nemorosa 'May Night'	May Night Sage	
Sedum 'Autumn Joy'	Autumn Joy Sedum	
GROUND COVERS	BOTANICAL NAME	COMMON NAME
	NATIVE PLANTINGS	AGRECOL RAINWATER RENEWAL MIX
	TURF	Reinders - Cadet 70/30 Fescue/Blue Mix
	NO MOW TURF	Reinders No Mow/Low Grow Mix



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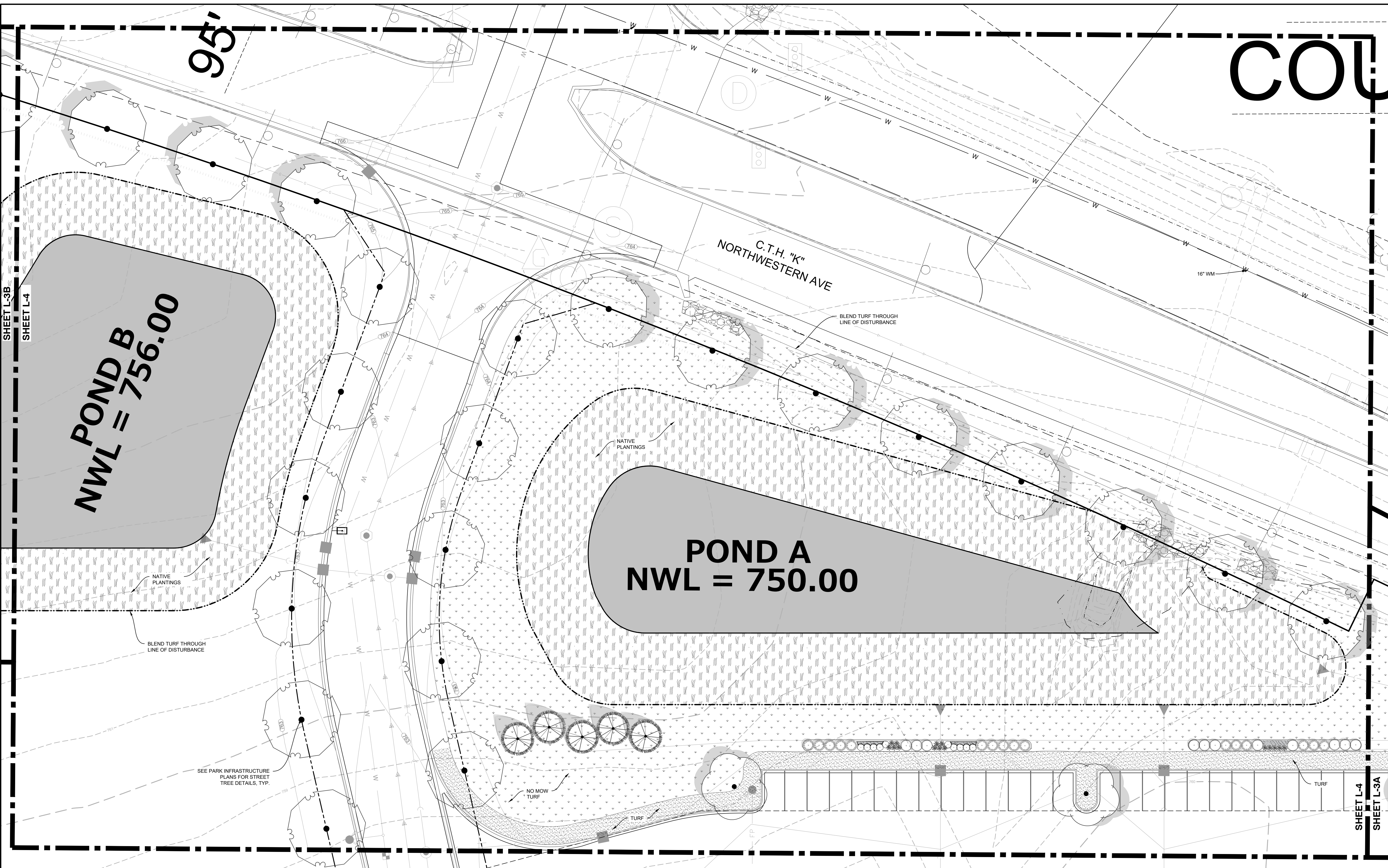
**ZILBER INDUSTRIAL 1 AT
 CALEDONIA CORPORATE PARK
 VILLAGE OF CALEDONIA, WI**

LANDSCAPE ENLARGEMENT

REVISIONS		SHEET L-3 OF L-5
1.	DRT CHECK SET 7/8/22	
2.	MUNICIPAL SUBMITTAL 7/25/22	

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 REVISIONS: 018
 DATED: 05/21/22



PLANT KEY

TREES	BOTANICAL NAME	COMMON NAME
	DECIDUOUS TREE	
	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple
	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry
	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust
	Gymnocladus dioica	Kentucky Coffee Tree
Quercus x schuetti	Swamp Bur Oak	
Tilia tomentosa 'Sterling'	Sterling Silver Linden	
Ulmus x 'Frontier'	Frontier Elm	
	ORNAMENTAL TREE	
	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
	Malus x 'Prairie Maid'	Prairie Maid Crabapple
	Malus x 'Sugar Tyme'	Sugar Tyme Crabapple
	Pyrus calleryana 'Autumn Blaze'	Autumn Blaze Pear
Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	
	EVERGREEN TREE	
	Abies concolor	White Fir
	Picea glauca	White Spruce
	Picea glauca 'Densata'	Black Hills Spruce
	Pinus strobus	White Pine
	STREET TREES	
	Acer freemanii 'Autumn Fantasy'	Autumn Fantasy Maple
	Catalpa speciosa	Northern Catalpa
	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry
	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust
	Gymnocladus dioica	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	Ulmus x 'Frontier'	Frontier Elm
		SHRUBS
LARGE EVERGREEN SHRUB		
Juniperus chinensis 'J.N. Select Blue'		Star Power Juniper
Juniperus chinensis 'Mountbatten'		Mountbatten Juniper
Thuja occidentalis 'Nigra'		Dark Green Arborvitae
LARGE DECIDUOUS SHRUB		
Aronia arbutifolia 'Brilliantissima'		Brilliant Red Chokeberry
Cephalanthus occidentalis 'Ping Pong'		Ping Pong Buttonbush
Physocarpus opulifolius 'Center Glow'		Center Glow Ninebark
MEDIUM EVERGREEN SHRUB		
Juniperus chinensis 'Old Gold'	Old Gold Juniper	
Juniperus chinensis 'Pfitzeriana Kallays'	Kallay Compact Juniper	
Juniperus chinensis 'Sea Green'	Sea Green Juniper	
Juniperus sabinna 'Buffalo'	Buffalo Juniper	
Juniperus virginiana 'Grey Owl'	Eastern Redcedar Juniper	
Taxus x media 'Densiformis'	Dense Yew	
Taxus x media 'Everlow'	Everlow Yew	
Taxus x media 'Tauntonii'	Tauton Yew	
Thuja occidentalis 'Holmstrup'	Holmstrup Cedar	
MEDIUM DECIDUOUS SHRUB		
Aronia melanocarpa 'Elate'	Glossy Black Chokeberry	
Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea	
Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Hydrangea	
Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	
Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	
Rosa rugosa 'Purple Pavement'	Purple Pavement Rugosa Rose	
Sambucus nigra 'Black Lace'	Black Lace Elderberry	
Syringa meyeri 'Palibin'	Dwarf Korean Lilac	
Syringa x 'SMSJB7' TM	Bloomerang Dark Purple Lilac	
Weigela florida 'Wine & Roses'	Wine & Roses Weigela	
SMALL EVERGREEN SHRUB		
Picea abies 'Nidiformis'	Nest Spruce	
Pinus mugo 'Slowmound'	Slowmound Mugo Pine	
Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	
SMALL DECIDUOUS SHRUB		
Cornus stolonifera 'Arctic Fire'	Arctic Fire Dogwood	
Hydrangea arborescens 'NCHA'	Invincibelle Spirit Hydrangea	
Hydrangea paniculata 'Bobo'	Bobo Hydrangea	
Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	
Rosa x 'Coral Cove'	Coral Cove Rose	
Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	
Syringa x 'SMNJRP1' TM	Bloomerang Dwarf Pink Lilac	
TALL ORNAMENTAL GRASS		
Andropogon gerardi 'Dancing Wind'	Dancing Wind Big Blue Stem	
Calamagrostis x a 'Karl Foerster'	Karl Foerster Reed Grass	
Calamagrostis x a 'Overdam'	Overdam Reed Grass	
Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus	
Panicum virgatum 'Northwind'	Northwind Switch Grass	
Schizachyrium scoparium 'Blue Heaven'	Blue Heaven Little Bluestem Grass	
SHORT ORNAMENTAL GRASS		
Carex flacca 'Blue Zinger'	Blue Zinger Sedge	
Eragrostis spectabilis	Purple Love Grass	
Sporobolus heterolepis 'Tara'	Prairie Dropseed	
PERENNIALS		
Allium x 'Summer Beauty'	Summer Beauty Allium	
Amsonia c 'Halfway to Arkansas'	Halfway to Arkansas Blue-star	
Anemone dioica	Goatsbeard	
Brunnera macrophylla 'Jack Frost'	Jack Frost Brunnera	
Calamintha nepeta 'Blue Cloud'	Blue Cloud Lesser Calamint	
Calamintha nepeta 'Montrose White'	Montrose White Calamint	
Coreopsis verticillata 'Zagrab'	Zagrab Coreopsis	
Echinacea purpurea 'Magnus Superior'	Magnus Superior Coneflower	
Geranium x cantabrigiense 'Bickovo Carmina'	Bickovo Carmina Cranesbill	
Geum x 'Mai Tai'	Mai Tai Grecian Rose	
Helenium a 'Ruby Tuesday'	Ruby Tuesday Helen's Flower	
Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	
Hemerocallis x 'Happy Returns'	Happy Returns Daylily	
Heuchera m 'Palace Purple'	Palace Purple Coral Bells	
Hosta x 'Frances Williams'	Frances Williams Hosta	
Hosta x 'Gold Standard'	Gold Standard Hosta	
Hosta x 'Sum & Substance'	Sum & Substance Hosta	
Leucanthemum x 'Wopsis-a-Daisy'	Wopsis-a-Daisy Shasta	
Leucanthemum x superbum 'Goldfinch'	Goldfinch Shasta Daisy	
Nepeta x faassenii 'Purrsian Blue'	Purrsian Blue Catmint	
Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	
Rudbeckia f 'Vette' 'Little Suzy'	Vette 's Little Suzy Showy Coneflower	
Salvia nemorosa 'May Night'	May Night Sage	
Sedum 'Autumn Joy'	Autumn Joy Sedum	
GROUND COVERS		
NATIVE PLANTINGS	AGRECOL RAINWATER RENEWAL MIX	
TURF	Reinders - Cadet 70/30 Fescue/Blue Mix	
NO MOW TURF	Reinders No Mow/Low Grow Mix	

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PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
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**ZILBER INDUSTRIAL 1 AT
 CALEDONIA CORPORATE PARK
 VILLAGE OF CALEDONIA, WI**

LANDSCAPE ENLARGEMENT

REVISIONS
 1. DRT CHECK SET 7/8/22
 2. MUNICIPAL SUBMITTAL 7/25/22
 3. _____
 4. _____
 5. _____
 6. _____
 7. _____
 8. _____
 9. _____
 10. _____

REG. JOB NO. 1912.00-WI
 REG. P.N. ABA
 START DATE: 06/29/22
 SCALE: 1" = 20'
 SHEET L-4 OF L-5

THESE PLANS AND SPECIFICATIONS ARE CONSIDERED PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP.
 REVISED: 08
 REVISED: 09
 REVISED: 05

GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SHOWN FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 2/3 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAR DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULT-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEO TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED, WORK INTO TOP OF LOOSENEO SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

A. PREPARATION OF SOIL PRIOR TO SEEDING

- REFER TO CIVIL PLANS FOR SOIL MIX. (OR) INCORPORATE SOIL ADDITIVES CONSISTING OF TWO INCHES OF COMPOST MIXED INTO TWO INCHES OF TOPSOIL. THE SOIL MIX SHOULD BE INCORPORATED INTO THE SOIL USING A ROTARY DEVICE WITH CAPABILITY OF REACHING TO 12" BELOW THE SURFACE. COMPOST SHALL MEET WDRN SPECIFICATION S100 - COMPOST.
- ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
- AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
- AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

B. COVER CROP

- ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
- WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

C. SEED MIX: MIX ALL PRAIRIE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.

- BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
- BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
- COVER SEED WITH 1/4-INCH TO 1/2-INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
- ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
- KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLANTINGS:

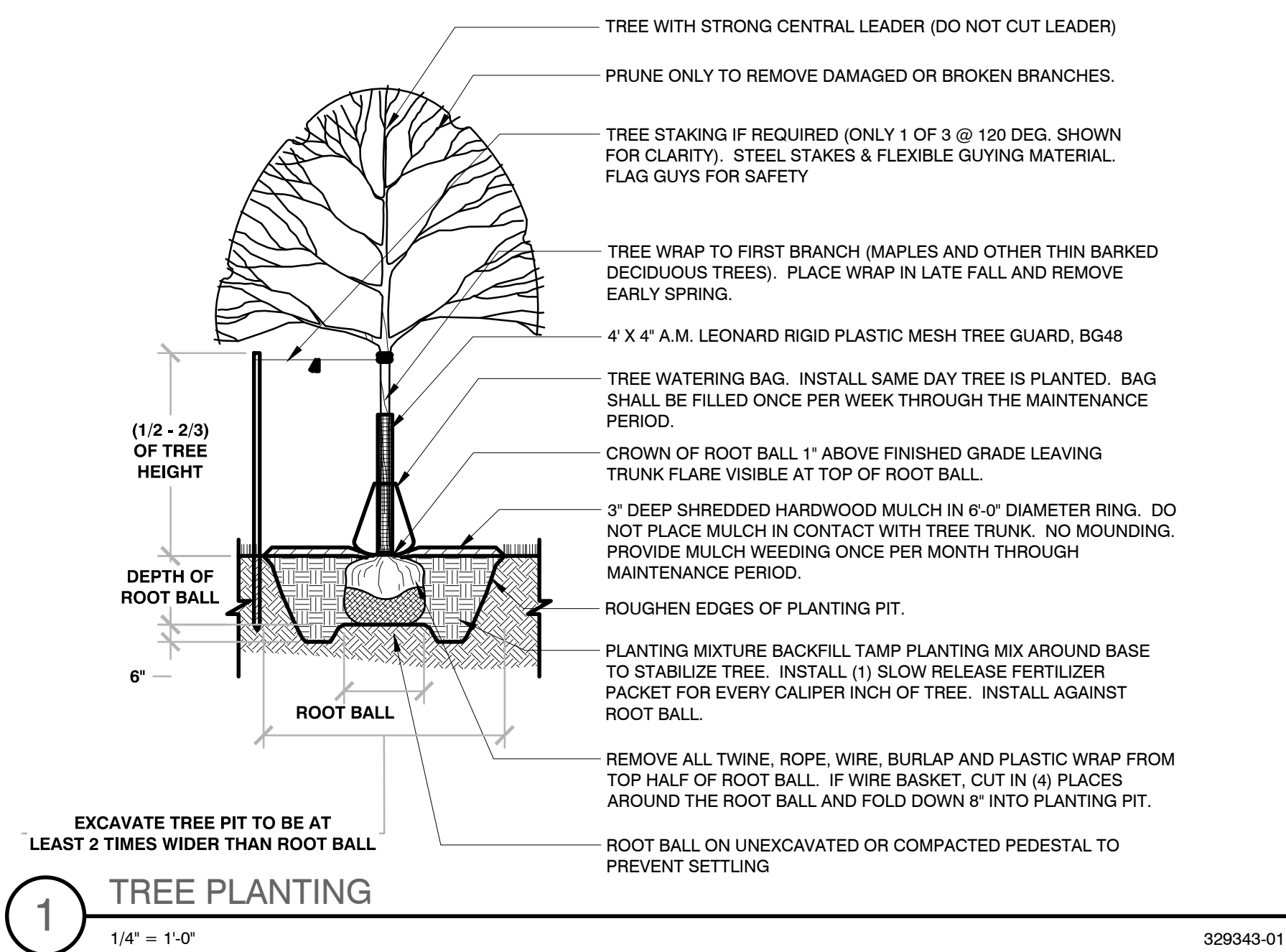
WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

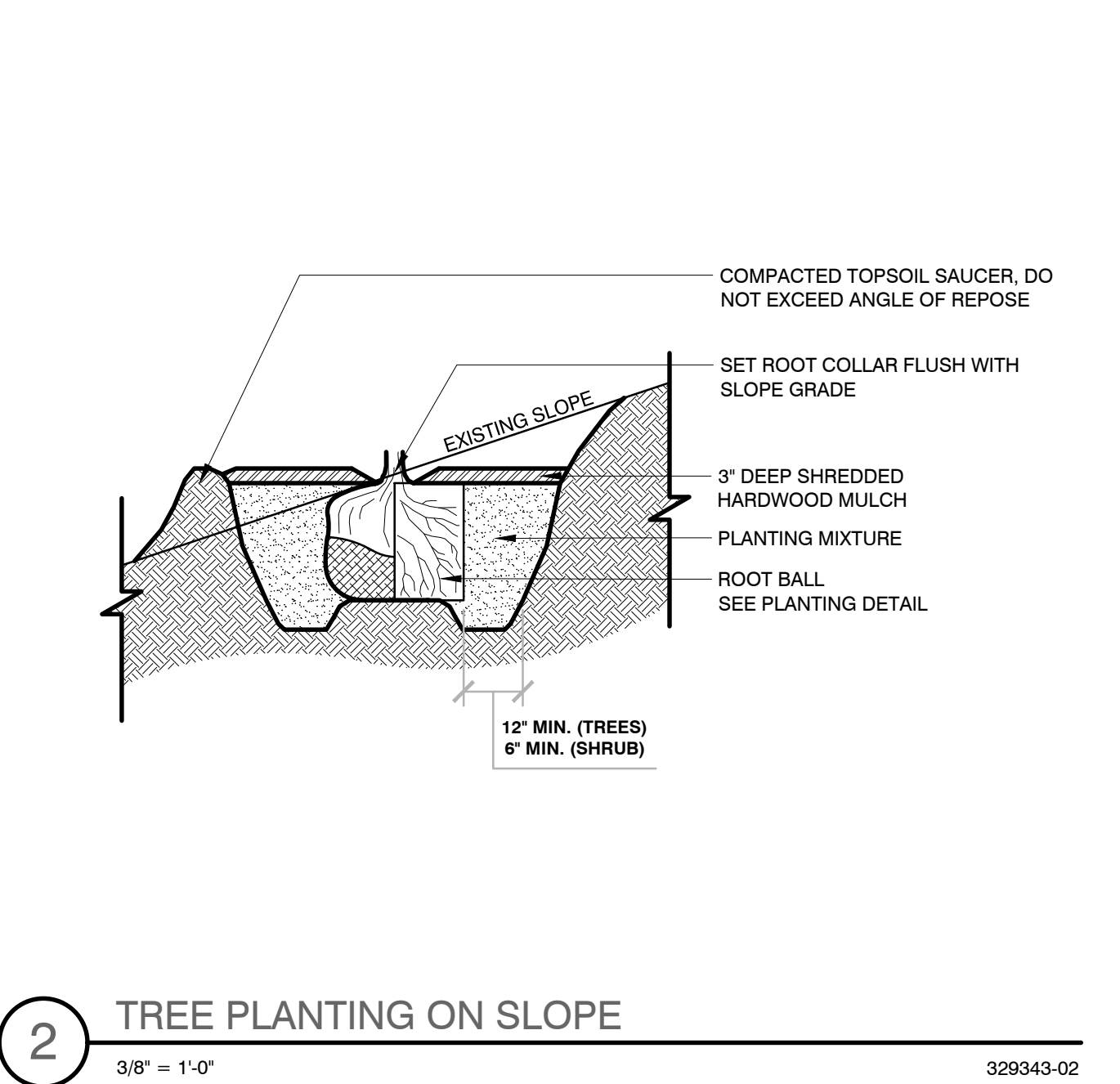
2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

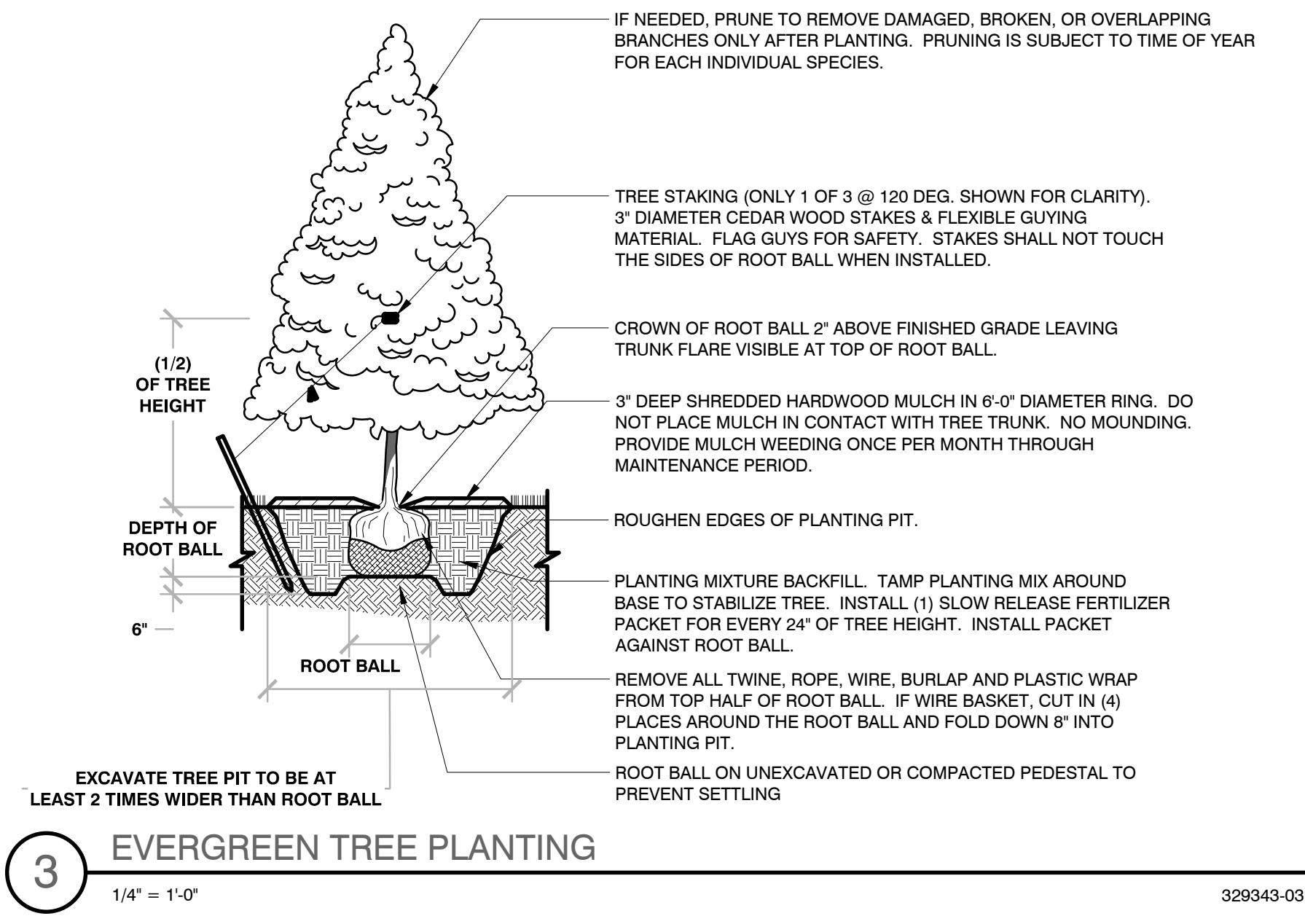
4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.



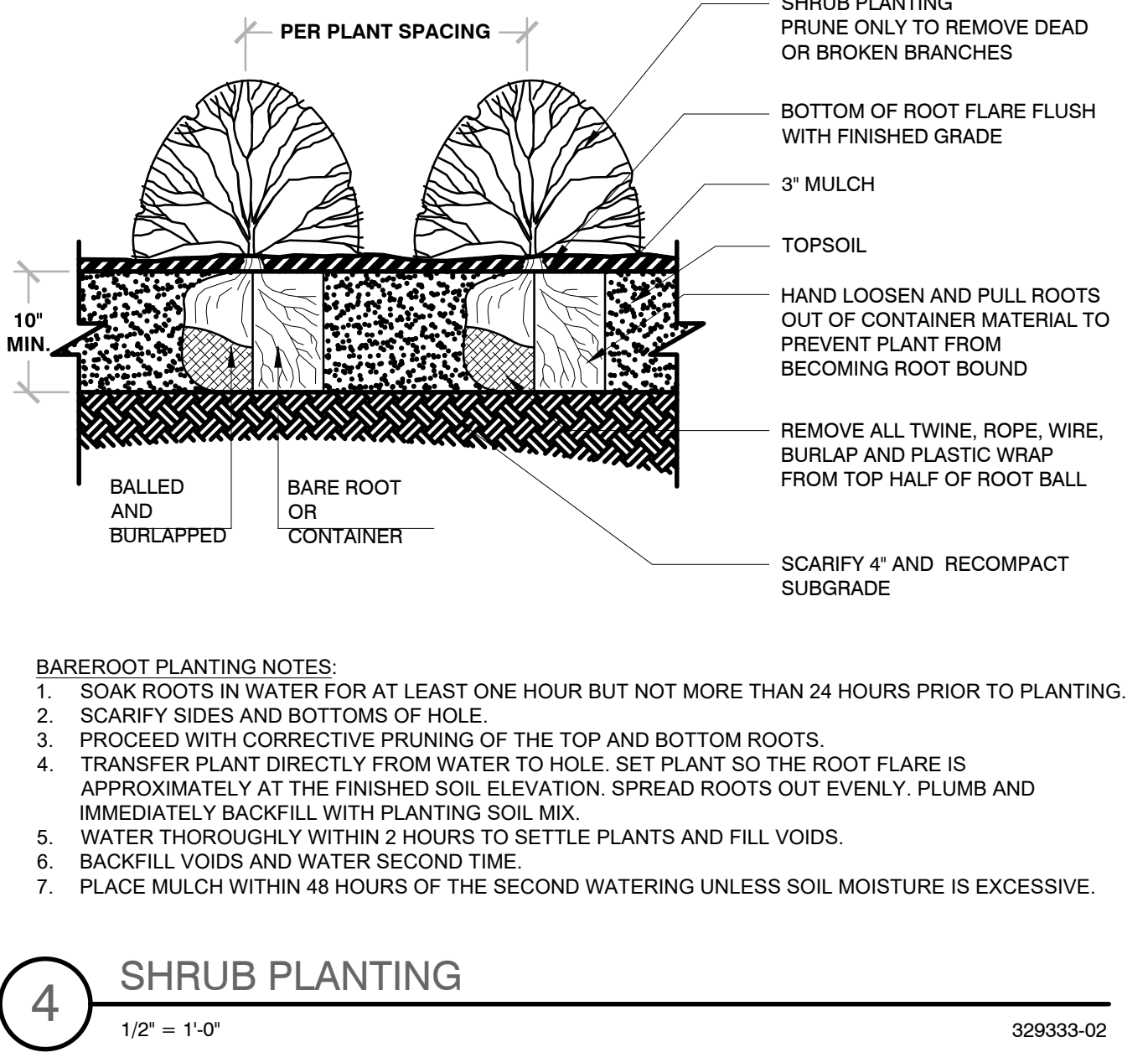
1 TREE PLANTING
1/4" = 1'-0"
329343-01



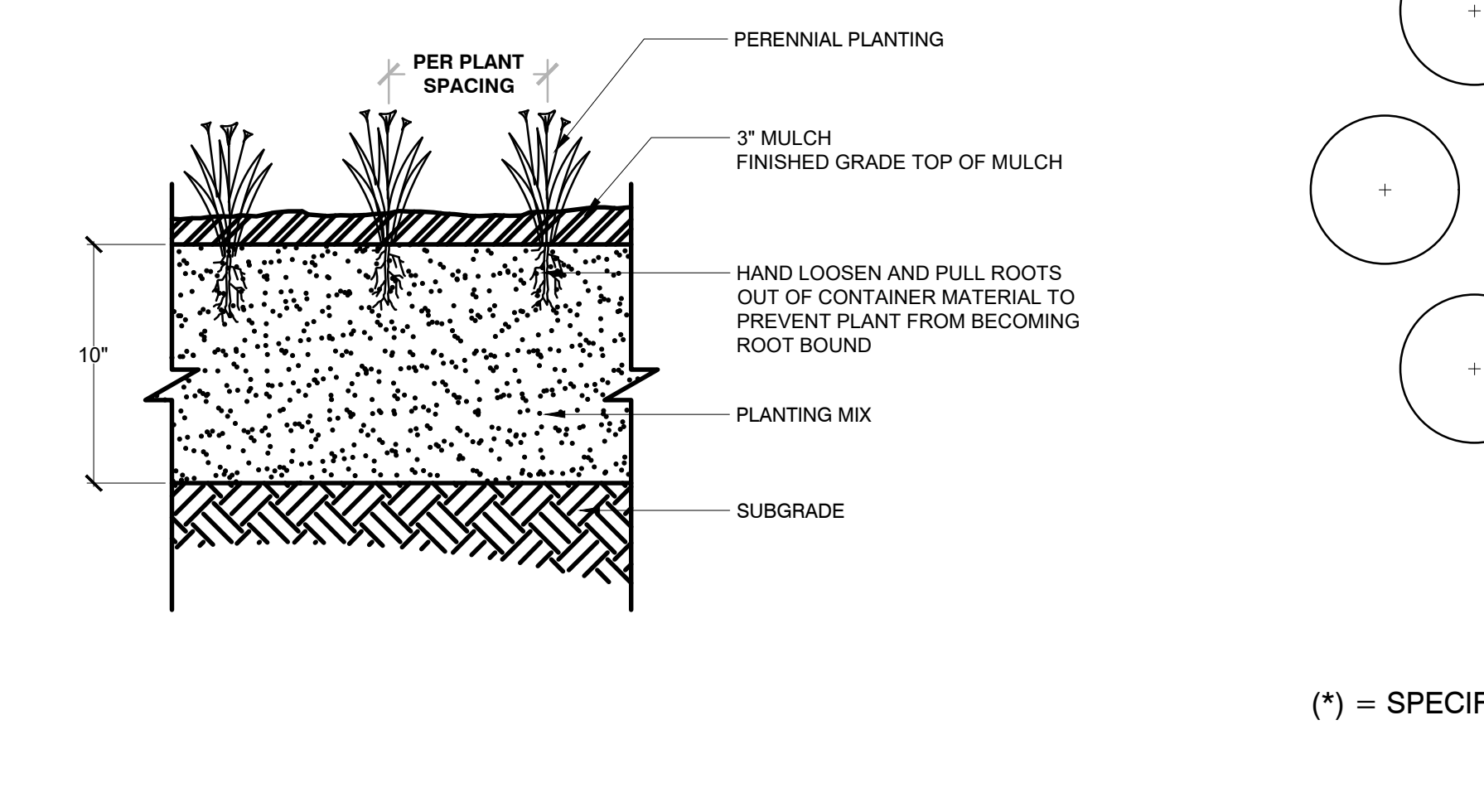
2 TREE PLANTING ON SLOPE
3/8" = 1'-0"
329343-02



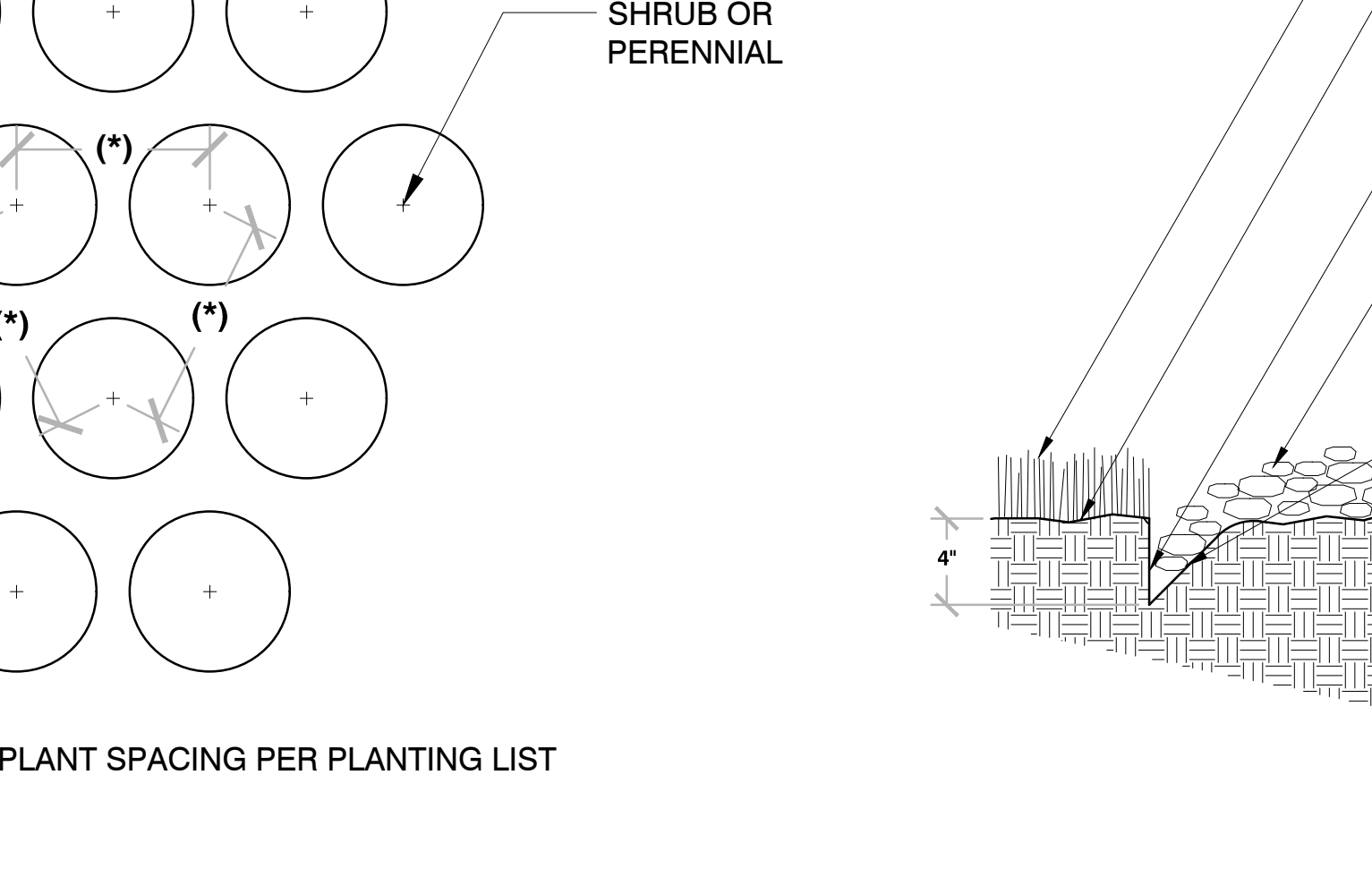
3 EVERGREEN TREE PLANTING
1/4" = 1'-0"
329343-03



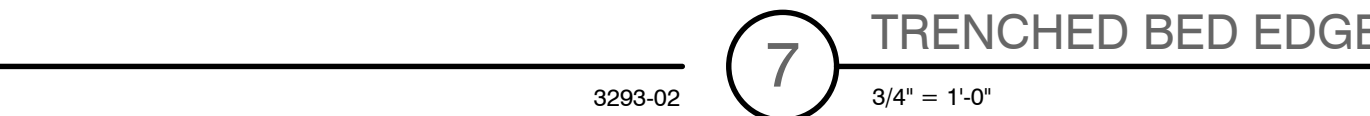
4 SHRUB PLANTING
1/2" = 1'-0"
329333-02



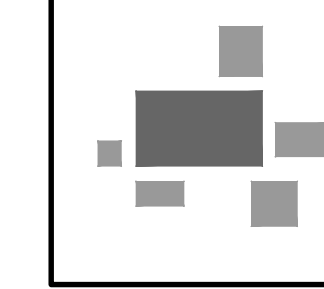
5 PERENNIAL PLANTING
1" = 1'-0"
3293-01



6 PLANT SPACING
3/4" = 1'-0"
3293-02



7 TRENCHED BED EDGE
3/4" = 1'-0"
3293-03


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ZILBER INDUSTRIAL 1 AT CALEDONIA CORPORATE PARK VILLAGE OF CALEDONIA, WI

LANDSCAPE GENERAL NOTES & DETAILS

REVISIONS	
1	DRT CHECK SET 7/8/22
2	MUNICIPAL SUBMITTAL 7/25/22

SHEET L-5 OF L-5
 PROJECT NO: 1912.00-WI-CAD SHEETS/C1 INDUSTRIAL/1912.00-WI-BLDG1 LANDSCAPE PLAN.DWG
 REG. NO. ABA 06/24/22
 SCALE: #1/8"=1'-0"

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 LANDSCAPE GENERAL NOTES & DETAILS

Consultant:

Project:

ZILBER INDUSTRIAL 2 @
 CALEDONIA CORPORATE
 PARK

Location:
 Northwestern Ave & East Frontage Road,
 Caledonia WI, 53126

Key Plan:

MUNICIPAL SUBMITTAL
 SET 7/25/22

Sheet:

ABBREVIATIONS AND
 SYMBOL LEGEND

Scale:

1/8" = 1'-0"

Revisions:

No.	Date	Description

Date:

7/25/2022

Project No:

-

Sheet No:

A0.1

ACT.	ACOUSTICAL CEILING TILE	IN	INCHES
ADJ.	ADJUSTABLE	INCL	INCLUDE
A.F.F.	ABOVE FINISH FLOOR	INSUL	INSULATION
ALT.	ALTERNATE	INT	INTERIOR
ALUM	ALUMINUM		
ARCH	ARCHITECTURAL/ARCHITECT	JAN	JANITOR
ASPH	ASPHALT	JNT	JOINT
AVE	AVENUE	JST	JOIST
BLDG	BUILDING	LAB	LABORATORY
BLK	BLOCK	LAM	LAMINATED
BLKG	BLOCKING	LAV	LAVATORY
BLKT	BLANKET	LB	POUND
B.O.	BY OWNER	LBS	POUNDS
B.O.B	BOTTOM OF BEAM	LF	LINEAR FOOT
B.O.D	BOTTOM OF DECK	LL	LIVE LOAD
B.O.F	BOTTOM OF FOOTING	LOUVR	LOUVER
B.O.J.	BOTTOM OF JOIST		
BOT	BOTTOM	MATL	MATERIAL
ADK	BEARINGS	MAX	MAXIMUM
BRK	BRICK	MECH	MECHANICAL
BSMT	BASEMENT	MEBA	MECHANICAL/ELECTRICAL/ PLUMBING
		MFGR	MANUFACTURER
CAB	CABINET	MIN	MINIMUM
CG	CORNER GUARD	MISC	MISCELLANEOUS
C.J	CONTROL JOINT	M.O	MASONRY OPENING
CL	CENTER LINE	M.R.	MOISTURE RESISTANT
CLG	CEILING	MTL	METAL
CLEAR	CLEARANCE		
CPT	CARPET	NIC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NO	NUMBER
COL	COLUMN	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
CONSTR	CONSTRUCTION		
CONT	CONTINUOUS	O.C.	ON CENTER
CONTR	CONTRACTOR	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
CORR	CORRIDOR/CORRUGATED	OFD	OWNER FURNISHED, OWNER INSTALLED
CSMT	CASEMENT	OPNG	OPENING
CT	CERAMIC TILE	OPP	OPPOSITE
CTR	CENTER	OZ	OUNCE
CU	CUBIC		
CFOI	CONTRACTOR FURNISHED, OWNER INSTALLED	P.LAM	PLASTIC LAMINATE
		PLYWD	PLYWOOD
DBL	DOUBLE	PPT	PRESSURE TREATED WOOD
DEPT	DEPARTMENT	PREFAB	PREFABRICATED
DIAM	DIAMETER	PREFIN	PREFINISHED
DIAG	DIAGRAM/DIAGONAL	PRELIM	PRELIMINARY
DM	DIMENSION	PSF	POUNDS PER SQUARE FOOT
DIV	DIVISION	PT	PAINT
DN	DOWN	P&S	POLE AND SHELF
DS	DOWN SPOUT		
DWG	DRAWING	QT	QUARRY TILE
EA	EACH	RAD	RADIUS
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	RB	RUBBER BASE
EL	ELEVATION	RD	ROOF DRAIN
ELEC	ELECTRICAL	REC	RECESSED
ENCL	ENCLOSURE	RECD	RECEIVED
ENGR	ENGINEER	REF	REFRIGERATOR
EPOXY	EPOXY RESIN	REINF	REINFORCING
EQ	EQUAL	REQ'D	REQUIRED
EQUIP	EQUIPMENT	RM	ROOM
EST	ESTIMATE	RO.O	ROUGH OPENING
ETR	EXISTING TO REMAIN	RST	RUBBER STAIR TREAD
EXIST.	EXISTING	RT	RUBBER TILE
EXP	EXPOSED CONSTRUCTION		
EXP.	JNT EXPANSION JOINT	SCHED	SCHEDULE
EXT	EXTERIOR	SF	SQUARE FOOT
		SHT	SHEET
FD	FLOOR DRAIN	SIM	SIMILAR
FDN	FOUNDATION	SPEC	SPECIFICATIONS
F.E	FIRE EXTINGUISHER	SQ	SQUARE
FEC	FIRE EXTINGUISHER CABINET	S/S	STAINLESS STEEL
FHC	FIRE HOSE CABINET	ST	STREET
FIN	FINISH	STC	SOUND TRANSMISSION CLASS
FIN.FLR.	FINISHED FLOOR	STD.	STANDARD
FLR.	FLOOR	STL	STEEL
FR	FRAME	STRUCT	STRUCTURAL/STRUCTURE
FRP	FIBERGLASS REINFORCED POLYESTER	SUSP	SUSPENDED
FT	FEET	SV	SHEET VINYL
FTG	FOOTING	SYM	SYMMETRICAL
F.V.	FIELD VERIFY		
		TEMP	TEMPERATURE
FD	FLOOR DRAIN	TERR.	TYPICAL
FDN	FOUNDATION	T.O.B	TOP OF BEAM
F.E.	FIRE EXTINGUISHER	T.O.D.	TOP OF DECK
FEC	FIRE EXTINGUISHER CABINET	T.O.F.	TOP OF FOOTING
FHC	FIRE HOSE CABINET	T.O.J.	TOP OF JOIST
FIN	FINISH	T.O.S.	TOP OF SLAB
FIN.FLR.	FINISHED FLOOR	T.O.W.	TOP OF WALL
FLR.	FLOOR	T&G	TONGUE & GROOVE
FR	FRAME		
FRP	FIBERGLASS REINFORCED POLYESTER	UL	UNDERWRITERS LABORATORIES
FT	FEET	UNEX	UNEXCAVATED
FTG	FOOTING	UNFIN	UNFINISHED
F.V.	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	VB	VINYL BASE
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GB	GRAB BAR	VERT	VERTICAL
GC	GENERAL CONTRACTOR	VFA	VINYL FLOORING ADAPTER
GEN	GENERAL	VERIF	VERIFY IN FIELD
GFI	GROUND FAULT INTERRUPTER	VSF	VINYL SHEET FLOORING
GL	GLASS	VSN	VINYL STAIR NOSING
GMU	GLASS MASONRY UNIT	VT	VINYL TILE
GWB	GYPSPUM WALL BOARD	VTR	VENT THROUGH ROOF
GYP	GYPSPUM	VWC	VINYL WALL COVERING
HB.	HOSE BIBB	W	WIDTH
HM	HOLLOW METAL	WL	WITH
HORZ	HORIZONTAL	WD	WOOD
HR	HOUR	WL	WIND LOAD
HT	HEIGHT	W/O	WITHOUT
HVAC	HEATING, VENTILATING & AIR CONDITIONING		

GENERAL CONSTRUCTION NOTES
 1/8" = 1'-0"

ABBREVIATIONS
 1/8" = 1'-0"

FIRE RESISTIVE LEGEND

AAR	= EXTERIOR AREA OF ASSISTED RESCUE
X	= DOOR - EXIT ACCESS
	= SHAFT / STAIRWELL
	= HAZARDOUS AREA
2 2 2	= 2 HOUR FIRE BARRIER
1 1 1	= 1 HOUR FIRE BARRIER
2SB2SB	= 2 HOUR FIRE / SMOKE BARRIER
1SB1SB	= 1 HOUR FIRE / SMOKE BARRIER
XXXX	= SMOKE TIGHT TO DECK
SUITE	= SUITE BOUNDARY

GENERAL NOTES:

- "EXIT" IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE SIGN AT ALL FIRE EXITS MARKED WITH LARGE "X" ON PLAN

BUILDING STATISTICS

BOMA (OUTSIDE PERIMETER OF WALLS, OVERHANGS) 141,777 SF NSF (INSIDE FACE OF WALLS) 141,534 SF LENGTH (NORTH/SOUTH) 594'-0" WIDTH (EAST/WEST) 240'-0" PERIMETER LENGTH 1,668'-0" HEIGHT 39'-9" TO HIGHEST POINT A.F.F. OCCUPANCY F-1 HAZARD WITH ADDITIONAL S-1 STORAGE CONSTRUCTION TYPE IIB (TWO-B)	Applicable Building Codes: • IBC 2015, IFGC 2015, IMC 2015, IEBC 2015, IECC 2015, ICC/A 117, 1-2009, IFC (where referenced by other I-Codes), Wisconsin Administrative Plumbing Codes SPS 381-384, 2017 National Electrical Code & Wisconsin SPS 316, COJ Sign Code - Chapter 28)
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THE 2015 INTERNATIONAL BUILDING CODE (IBC), AS MODIFIED BY WISCONSIN COMM CHAPTER 62.

RELEVANT CODE INFORMATION (NOT EXHAUSTIVE OR ALL-INCLUSIVE). INFORMATION PRESENTED HEREIN IS INTENDED TO DEMONSTRATE THE CHOICES MADE BY THE DESIGNER TO ACHIEVE CODE COMPLIANCE.

CHAPTER 2 DEFINITIONS

AREA, BUILDING. THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS (OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OF FLOOR ABOVE.

HEIGHT, BUILDING. THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

306.2 CLASSIFICATION - FACTORY GROUP F-1 MODERATE HAZARD

C1 - CALEDONIA WILL BE CLASSIFIED AS A FULLY SPRINKLERED F-1 OCCUPANCY. IT MAY INCLUDE FUTURE, LESS STRINGENT NON-SEPARATED OCCUPANCIES SUCH AS F-2, S-1, S-2 OR B.

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

413.1 HIGH-PILED STOCK OR RACK STORAGE IN ANY OCCUPANCY GROUP SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE.

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

507.3 UNLIMITED AREA BUILDINGS - SPRINKLERED, ONE STORY
BUILDING IS FULLY SPRINKLERED WITH AN ESFR SYSTEM.
BUILDING IS FULLY SURROUNDED WITH A PUBLIC WAY OR YARDS 60' IN WIDTH

CHAPTER 6 TYPES OF CONSTRUCTION

601 TYPE IIB (TWO-B) CONSTRUCTION (NON COMBUSTIBLE, UNPROTECTED)
0 HR NC STRUCTURAL FRAME
0 HR NC STRUCTURAL FRAME, ROOF SUPPORTS ONLY
0 HR NC EXTERIOR BEARING WALLS
0 HR NC INTERIOR BEARING WALLS
0 HR NC EXTERIOR NON BEARING WALLS (PER TBL 602)
0 HR NC INTERIOR NON BEARING WALLS
0 HR NC FLOOR CONSTRUCTION
0 HR NC ROOF CONSTRUCTION <20' AFF (CLASS A ROOF COVERING)
0 HR NC ROOF CONSTRUCTION >20' AFF
0 HR CORRIDORS (PER TABLE 1018.1), PER SPRINKLERED BLDG

602 FIRE SEPARATION DISTANCE
10 ≤ X < 30 FEET = 0 HR
X ≥ 30 FEET = 0 HR

CHAPTER 7 FIRE RESISTANCE RATED CONSTRUCTION

703.3 FIRE RESISTANCE RATINGS PER DESIGNS FROM APPROVED SOURCES, PRESCRIPTIVE DESIGNS FROM SECTION 720 OR CALCULATIONS FROM SEC 721.

705.2.1 PROJECTIONS FROM WALLS OF TYPE I OR II CONST SHALL BE NON-COMBUSTIBLE.

705.8.1 PER EXCEPTION 2, UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN BUILDINGS WITH NO FIRE RESISTANCE RATING REQUIREMENTS, SUCH AS TYPE IIB.

705.8.3 WHERE PROTECTED OPENINGS ARE NOT REQUIRED BY SECTION 705, WINDOWS AND DOORS SHALL BE CONSTRUCTED OF ANY APPROVED MATERIALS

705.9 JOINTS IN EXTERIOR WALLS PERMITTED TO HAVE UNPROTECTED OPENINGS ARE NOT REQUIRED TO HAVE A FIRE RESISTANCE RATING PER 715.1 EXCEPTION 7. JOINTS NEED NOT BE RATED IN WALLS THAT ARE PERMITTED TO HAVE UNPROTECTED OPENINGS.

721 PRESCRIPTIVE FIRE RESISTANCE (ABBREVIATED LIST, NOT ALL-INCLUSIVE)
1-7.1 GYP BRD ADHESIVELY SECURED TO STEEL COLUMN FLANGES & SUCCESSIVE LAYERS (2" GYP=2 HR, 1" GYP=1 HR)
2-4.1 GYP BRD ON U-SHAPED BRACKETS 24" O.C. ON WEBS/FLANGES OF STEEL BEAMS & GIRDERS (1.25" GYP=2 HR)
5-1.1 REINF STEEL IN CONC COLUMNS, BEAMS, GIRDERS & TRUSSES (1.5" COVER = 2 HR)
3-1.4 CONCRETE MASONRY UNITS (4.2" WALL THICKNESS=2 HR, 2.8" WALL THICKNESS=1 HR)
13-1.1 MTL STUDS W/ GYP BRD SHEATHING. (2 LAYERS 5/8" EA SIDE=2 HR, 1 LAYER 5/8" EA SIDE=1 HR)

CHAPTER 8 INTERIOR FINISHES

803.1.1 INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPED RATINGS:
CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450
CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450

803.2 THICKNESS EXEMPTION: MATERIALS HAVING A THICKNESS LESS THAN 0.036 (9MM) APPLIED DIRECTLY TO THE SURFACE OF WALLS OR CEILINGS SHALL NOT BE REQUIRED TO BE TESTED.

803.11 WALL/CEILING FINISHES IN SPRINKLERED SPACES (PER F-1)
CLASS C VERTICAL EXITS
CLASS C EXIT ACCESS CORRIDORS
CLASS C ROOMS/ENCLOSED SPACES

CHAPTER 9 FIRE PROTECTION SYSTEMS

903.2.4 FIRE AREA GREATER THAN 12,000 SF, THEREFORE AUTOMATIC SPRINKLER SYSTEM REQ'D.

903.3.1.1 ESFR (EARLY SUPPRESSION, FAST RESPONSE) AUTOMATIC SPRINKLER SYSTEMS PROVIDED

905.1 STANDPIPES NOT REQUIRED.

906.1 PORTABLE FIRE EXTINGUISHERS PROVIDED AT EACH EXTERIOR DOOR. ADDTL FIRE EXTINGUISHERS PROVIDED BY TENANTS AS REQUIRED BY CODE NFPA 10.

907.2.4 MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED WHERE THE BUILDING IS LESS THAN TWO STORIES.

910.2 SMOKE AND HEAT VENTS ARE NOT REQUIRED IN BUILDINGS PROVIDED WITH AN ESFR SPRINKLER SYSTEM.

CHAPTER 10 MEANS OF EGRESS

1004.1.2 DESIGN OCCUPANT LOAD (FLOOR AREA IN SF/OCC)
141,534 TOTAL GSF
283 TOTAL OCCUPANTS
WAREHOUSE: 500 GSF/OCCUPANT

1005.1 EGRESS WIDTH PER OCCUPANT SERVED
0.2' PER OCCUPANT, DOORS, HORIZONTAL EXITS AND CORRIDORS
283 OCCUPANTS EXITING
53.6" EGRESS DOOR WIDTH REQ'D (714" WIDTH PROVIDED)

1006.3.1 THREE ACCESSIBLE MEANS OF EGRESS REQUIRED FOR 501-1000 OCCUPANT LOAD PER STORY.

1007.2 EXTERIOR EXIT STAIRS MUST HAVE AREAS OF RESCUE ASSISTANCE IN ORDER TO BE CONSIDERED AN ACCESSIBLE MEANS OF EGRESS.

1008.1.10 ELECTRICAL ROOMS WITH EQUIPMENT RATED 1,200 AMPS OR MORE AND OVER 6' WIDE THAT CONTAIN OVERCURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES WITH EXIT OR EXIT ACCESS DOORS SHALL BE EQUIPPED WITH PANIC HARDWARE OF FIRE EXIT HARDWARE. THE DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL.

1009.7. EXTERIOR AREAS FOR ASSISTED RESCUE WITH WHEEL CHAIR AREA 30" X 48" AND CLEAR OF PATH OF EGRESS.

1010.1.2.1 DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS

1006.2.1 MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE.
100 FEET IN A SPRINKLERED F-1

1006.2.1.1 THREE OR MORE EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED WITH OCCUPANT LOAD OF 501 TO 1,000.

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
EXCEPTION 2. EXIT DOOR SEPARATION DISTANCE 1/3 DIAGONAL OF THE ROOM WITH AUTOMATIC SPRINKLER SYSTEM.

1013.4 RAISED CHARACTER AND BRAILLE EXIT SIGNS

SIGN STATING "EXIT" IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO EXIT STAIRWAYS AND EXIT DISCHARGES.

1015.7 ROOF ACCESS

GUARD RAILS NOT REQUIRED IF ROOF HATCH OPENING LOCATED GREATER THAN 10' FROM ROOF EDGE.

1017.2.2 THE MAXIMUM EXIT TRAVEL DISTANCE SHALL BE 400 FEET IN GROUP F-1 OR S-1 OCCUPANCIES WHERE ALL THE FOLLOWING CONDITIONS ARE MET:

- BUILDING IS ONE STORY HIGH
- MINIMUM HEIGHT FROM FINISHED FLOOR TO BOTTOM OF CEILING OR ROOF SLAB OR DECK IS 24 FEET.
- THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1

1020.4 DEAD END CORRIDORS LIMITED TO 50' IN LENGTH IN GROUP F-1. NOT LIMITED IN LENGTH WHERE THE LENGTH IS LESS THAN 2.5 TIMES THE WIDTH OF THE CORRIDOR.

CHAPTER 11 ACCESSIBILITY

1106.1 PARKING - xxx TOTAL PARKING SPACES PROVIDED. x ACCESSIBLE SPACES REQUIRED, OF THE x ACCESSIBLE SPACES, AT LEAST x (x) TO BE VAN ACCESSIBLE SPACE

1109.2 TOILET ROOMS AND BATHING FACILITIES SHALL BE ACCESSIBLE.

TWO ACCESSIBLE RESTROOMS ARE PROVIDED. BALANCE OF REQUIRED PLUMBING FIXTURES SHALL BE PROVIDED IN SUBSEQUENT TENANT BUILD-OUTS, BASED ON TENANT STATE SUBMITTAL DRAWINGS.

CHAPTER 15 ROOFING

1505.1 PROVIDE A CLASS C ROOF ASSEMBLY FOR TYPE IIB BUILDINGS.

CHAPTER 24 GLASS AND GLAZING

2406.1 SAFETY GLAZING SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR 1201

2406.3 SAFETY DESIGNATION TO BE LABELED ON EACH PANE FROM MANUFACTURER. HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING:

GLAZING IN SWINGING DOORS
GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
GLAZING IN STORM DOORS
GLAZING IN UNFRAMED SWINGING DOORS
GLAZING IN FIXED OR OPERABLE PANELS WITHIN 24" OF A DOOR JAMB
GLAZING BELOW 18" AFF AND ABOVE 36" AFF, IN EXCESS OF 9 SF
GLAZING IN GUARDS AND RAILINGS
GLAZING IN POOLS BELOW 60" AFF & W/ 60" HORIZ OF POOL EDGE
GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS

CHAPTER 29 PLUMBING SYSTEMS

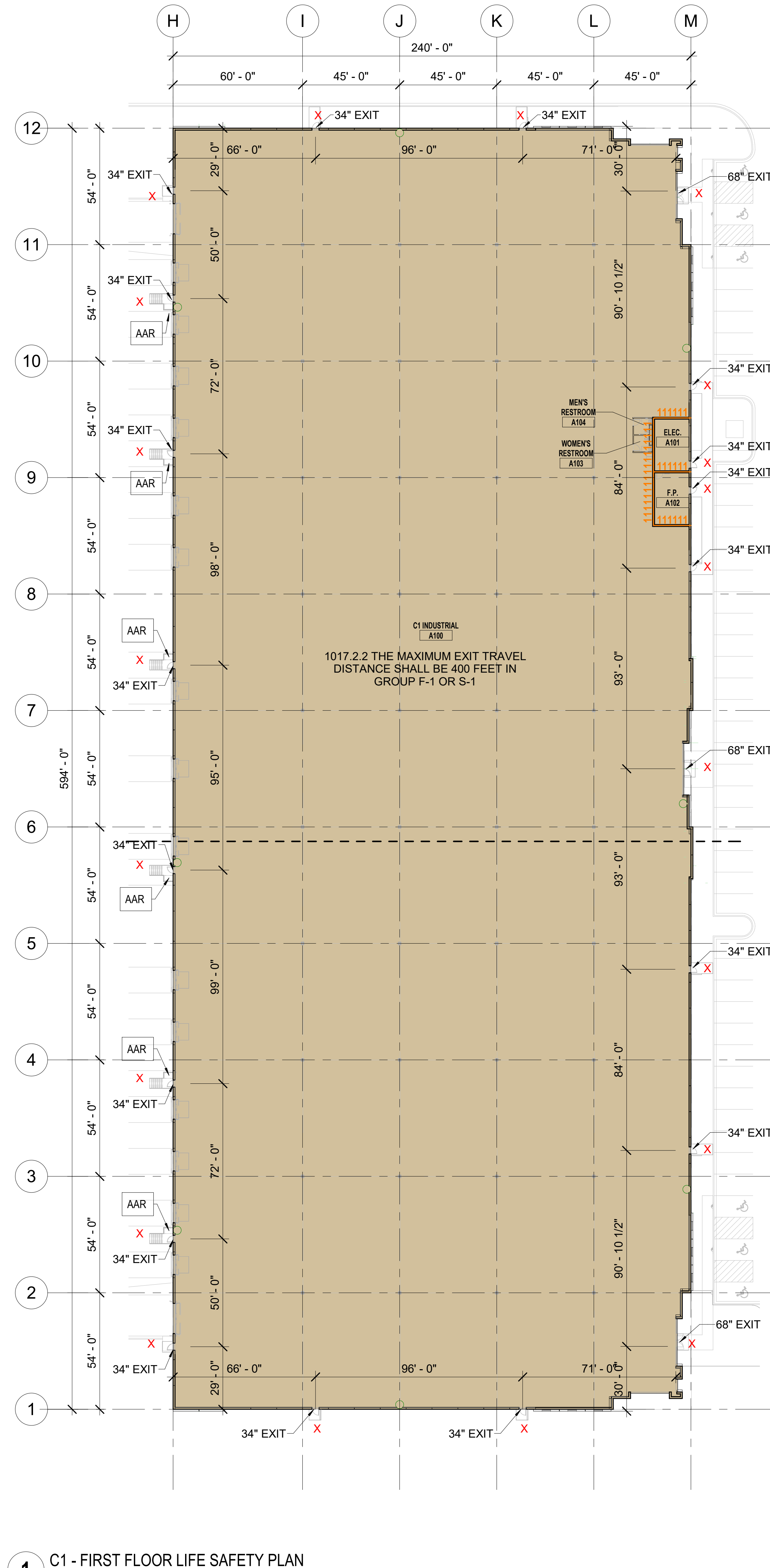
2902.1 TWO ACCESSIBLE RESTROOMS ARE PROVIDED. BALANCE OF REQUIRED PLUMBING FIXTURES SHALL BE PROVIDED IN SUBSEQUENT TENANT BUILD-OUTS, BASED ON TENANT STATE SUBMITTAL DRAWINGS.

2902.1.2 FIXTURES LOCATED WITHIN UNISEX TOILET BATHING ROOMS ARE PERMITTED TO BE INCLUDED FOR EITHER MALE OR FEMALE OCCUPANTS.

INTERNATIONAL FIRE CODE

CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE

3206.6.1 PROVIDE A MINIMUM OF ONE ACCESS DOOR IN EACH 100 LINEAL FEET OF THE EXTERIOR WALLS THAT FACE REQUIRED FIRE APPARATUS ACCESS ROADS.



Consultant:

Project:

ZILBER INDUSTRIAL 2 @
CALEDONIA CORPORATE
PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:

MUNICIPAL SUBMITTAL
SET 7/25/22

Sheet:

C1 - OCCUPANT LOAD &
FIRE WALL DIAGRAM

Scale:

As indicated

Revisions:

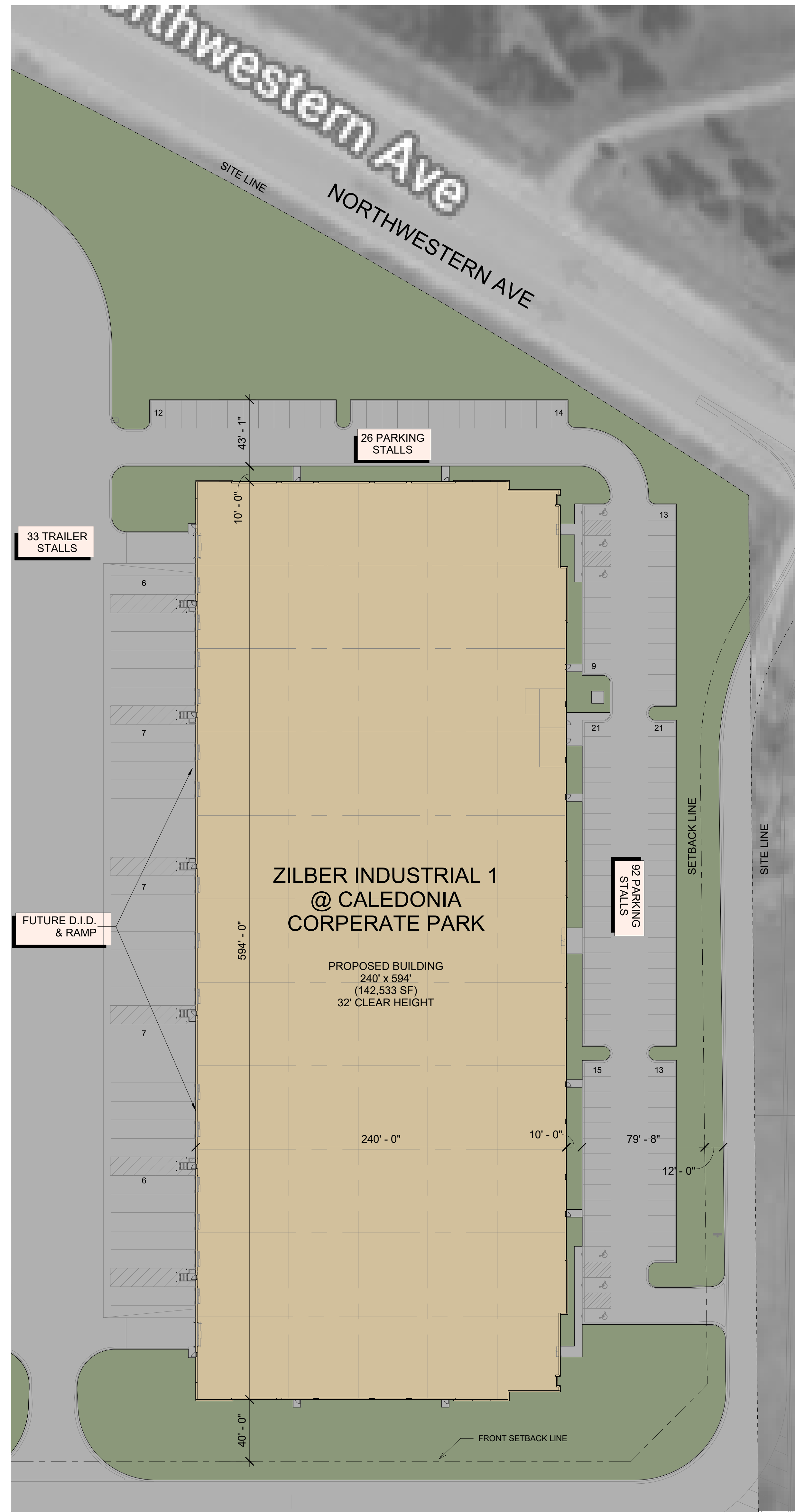
No.	Date	Description

Date:

7/25/2022

Project No:

Sheet No:



1 C1 SITE PLAN - ARCHITECTURAL SITE PLAN
1" = 40'-0"

SITE KEY	
PAVEMENT/BUILDING	
GREEN SPACE	
PERMISSIBLE TRANSFORMER ZONE	
Zilber Industrial C1 & C2 Northwestern Ave & East Frontage Road CALEDONIA, WI 53126	
ZONING REQUIREMENTS & CLEARANCES SITE TOTALS	
Total Required Stalls @ Zilber Industrial Site	326,101 SF Total (1.49 AC)
118 Stalls - @ADA @ Future Stalls	141,533 SF Building Footprint Area (3.25 AC) 107,302 SF Pavement (9.84 AC) 77,265 SF Green Space (1.77 AC)
118 Parking Stalls Total Possible	32.90% Pavement - Building Footprint 43.40% 23.69% Green Space

C1 - Calculations
1" = 60'-0"

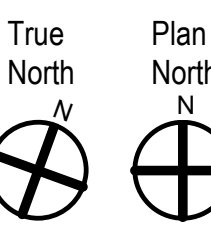
Consultant:

Project:

ZILBER INDUSTRIAL 1 @
CALEDONIA CORPORATE
PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:



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Sheet:

C1 - ZILBER INDUSTRIAL 1
@ CALEDONIA
CORPORATE PARK SITE
PLAN

Scale:

As indicated

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Date:

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-

Sheet No:

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A1.1

Consultant:

Project:

ZILBER INDUSTRIAL 1 @
CALEDONIA CORPORATE
PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:

MUNICIPAL SUBMITTAL
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Sheet:

C1 - FIRST FLOOR PLAN -
PART A

Scale:
1/16" = 1'-0"

Revisions:

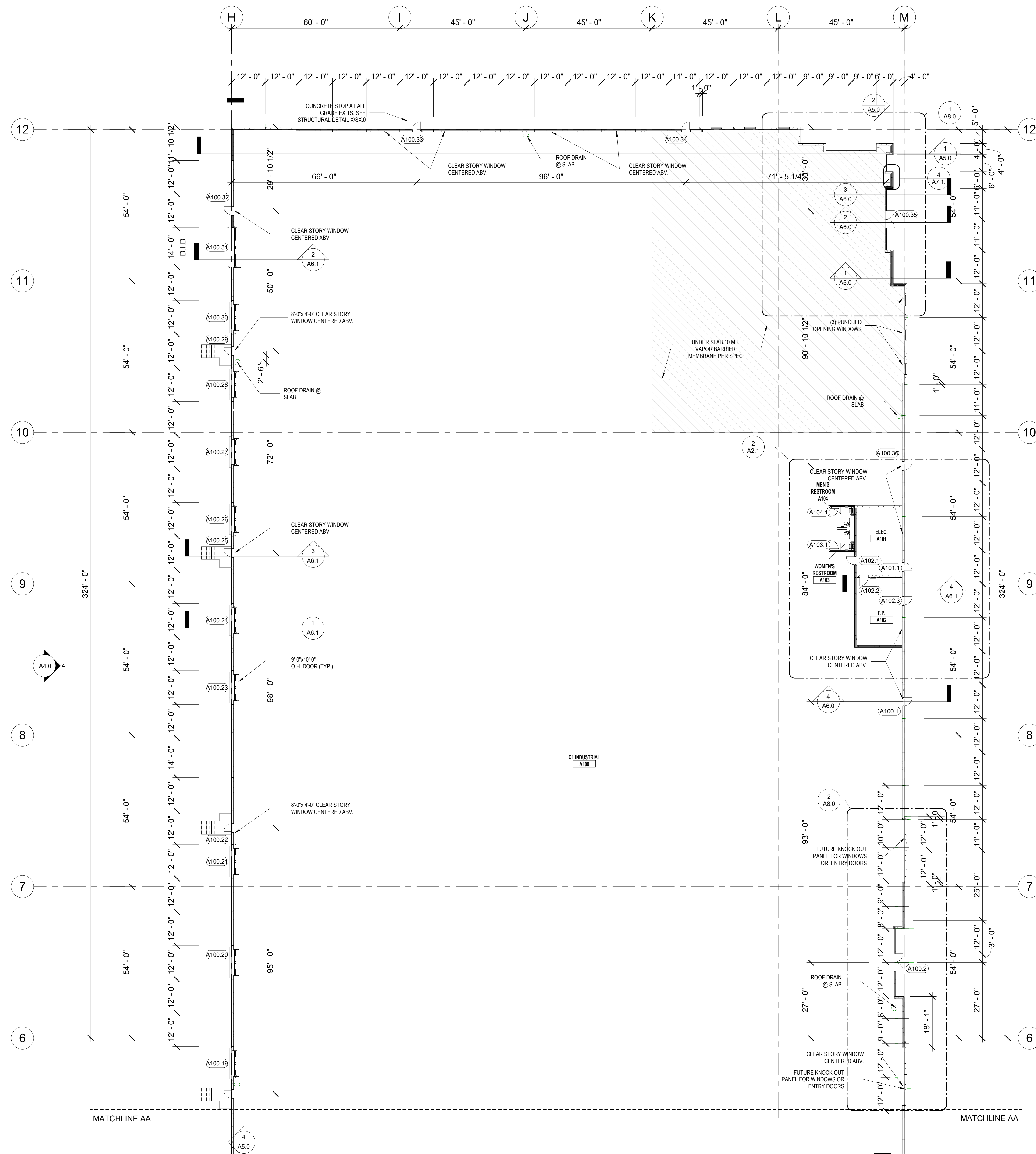
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Date:
7/25/2022

Project No:

Sheet No:

A2.1a



1 C1 - FIRST FLOOR PLAN - PART A
1/16" = 1'-0"

Consultant:

Project:
ZILBER INDUSTRIAL 1 @ CALEDONIA CORPORATE PARK

Location:
 Northwestern Ave & East Frontage Road,
 Caledonia WI, 53126

Key Plan:

True North

Plan North

MUNICIPAL SUBMITTAL
 SET 7/25/22

Sheet:
C1 - FIRST FLOOR PLAN - PART B

Scale:
 1/16" = 1'-0"

Revisions:

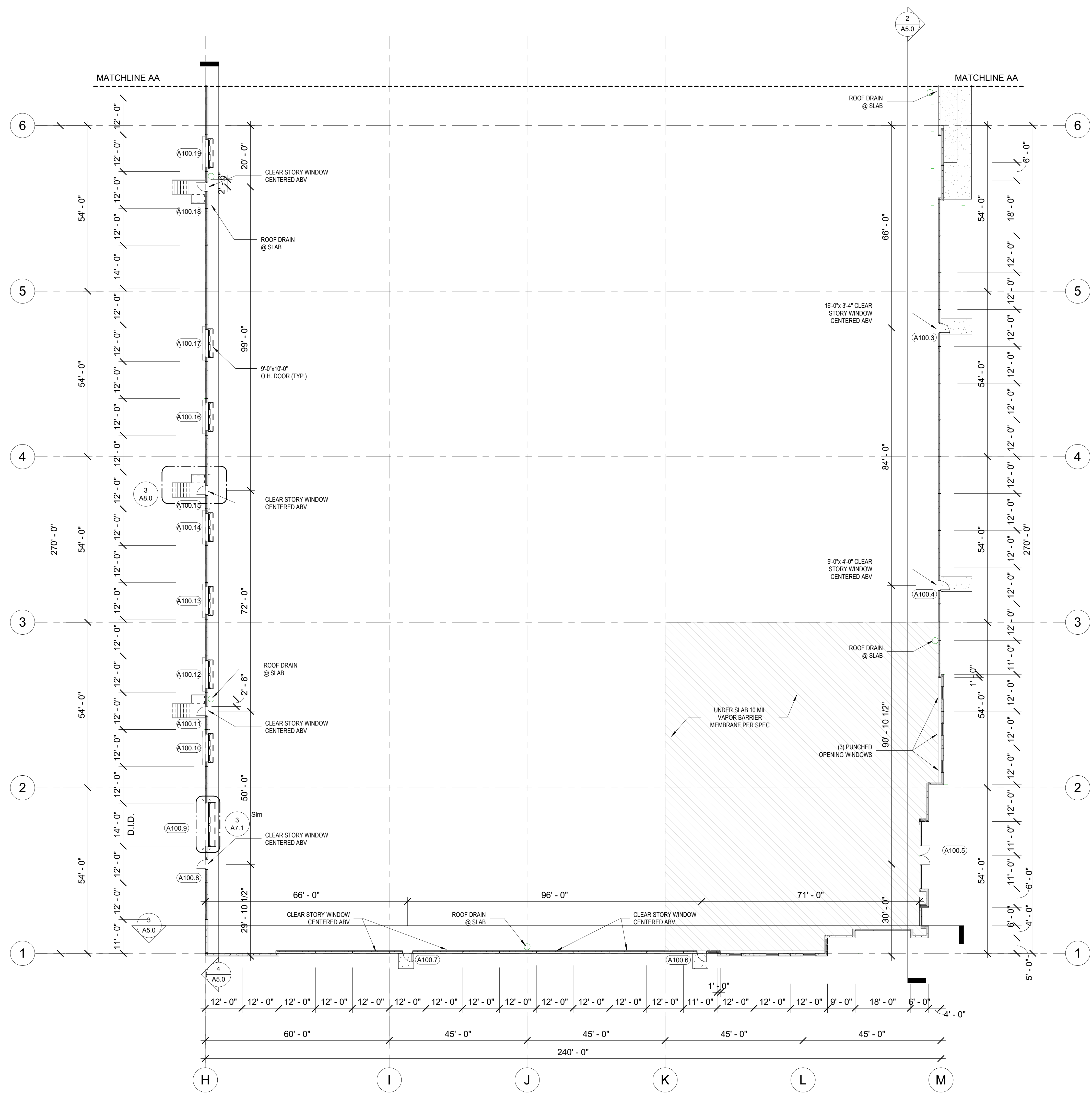
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Date:
 7/25/2022

Project No:
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Sheet No:

A2.1b



1 C1 - FIRST FLOOR PLAN - PART B
 1/16" = 1'-0"

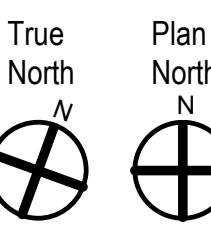
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Project:

ZILBER INDUSTRIAL 1 @
CALEDONIA CORPORATE
PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:



MUNICIPAL SUBMITTAL
SET 7/25/22

Sheet:

C1 - ROOF PLAN

Scale:
1" = 30'-0"

Revisions:

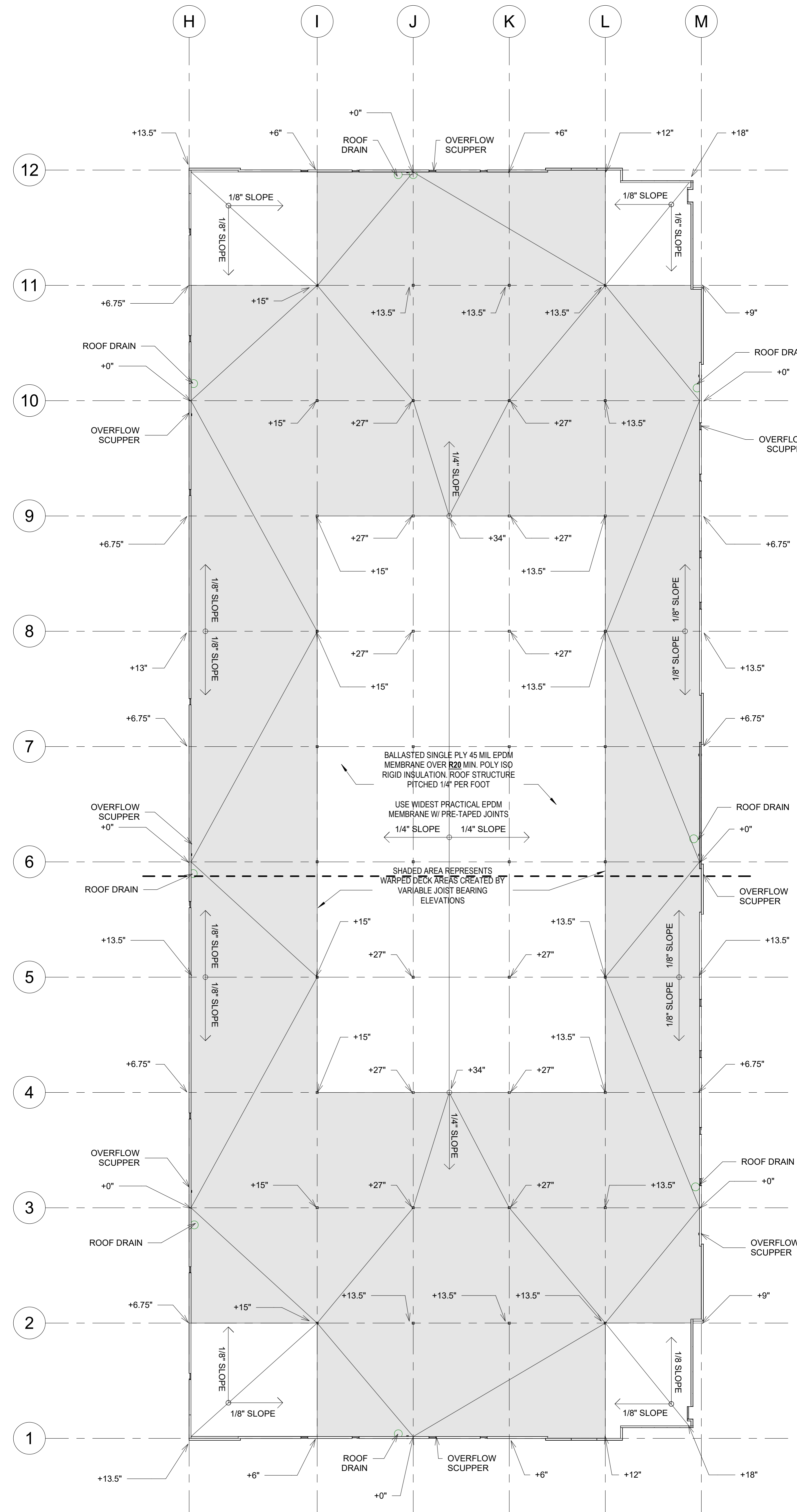
No.	Date	Description

Date:
7/25/2022

Project No:
-

Sheet No:

A2.3



1 C1 - ROOF PLAN
1" = 30'-0"

Consultant:

Project:
ZILBER INDUSTRIAL 1 @ CALEDONIA CORPORATE PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:

MUNICIPAL SUBMITTAL
SET 7/25/22

Sheet:
C1 EXTERIOR ELEVATIONS

Scale:
1" = 20'-0"

Revisions:

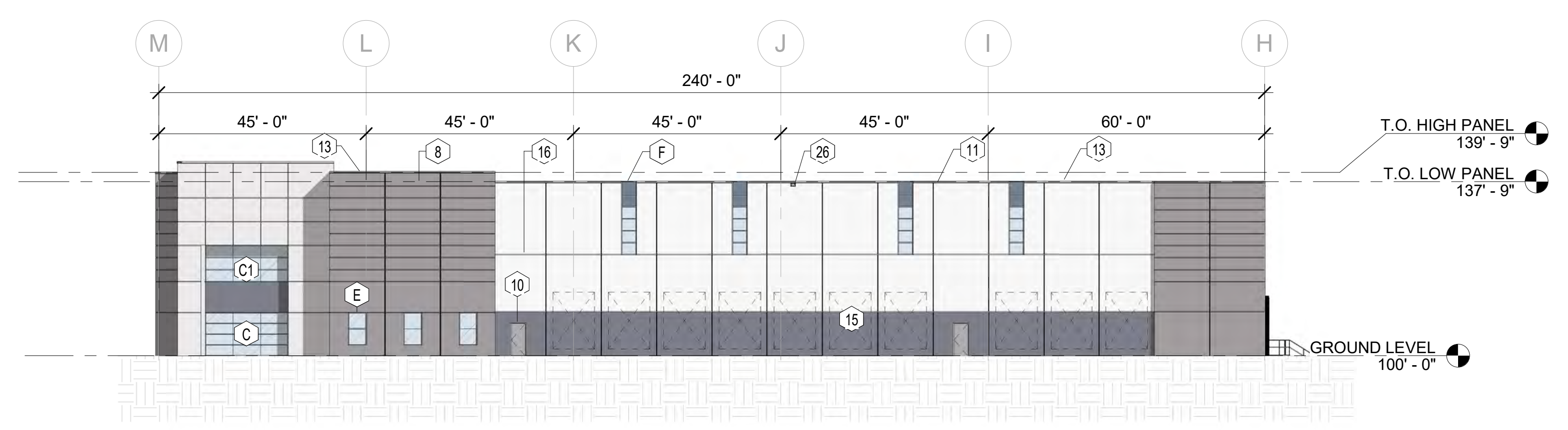
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Date:
7/25/2022

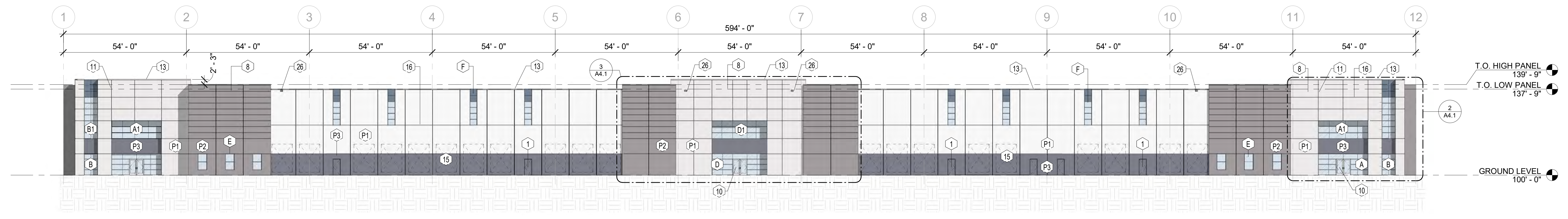
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Sheet No:

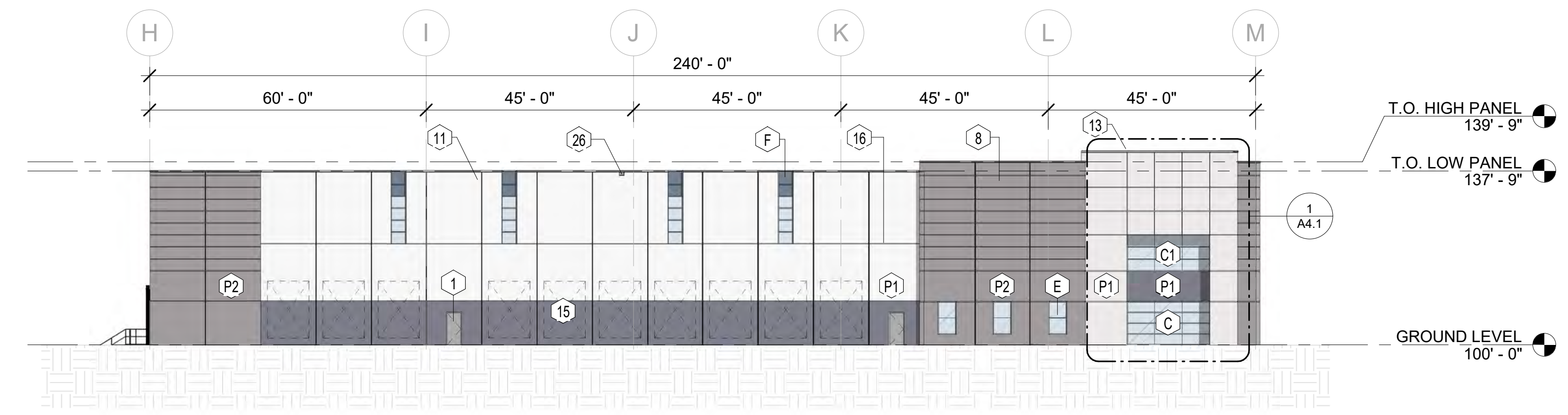
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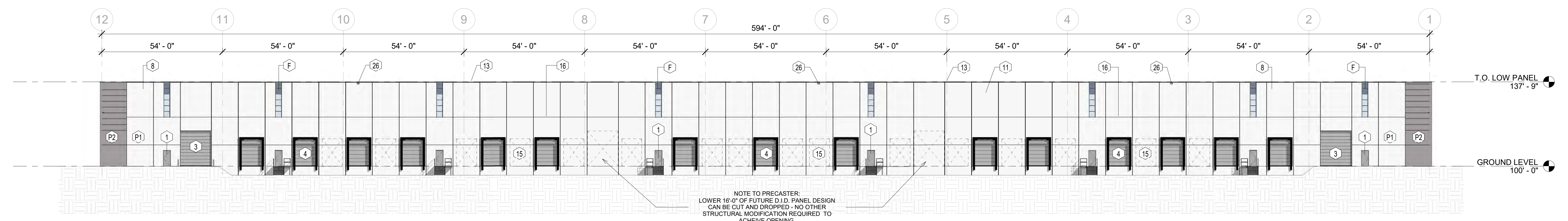
1 NORTH C1
1" = 20'-0"



2 EAST C1
1" = 20'-0"



3 SOUTH C1
1" = 20'-0"



4 WEST C1
1" = 20'-0"

NOTE TO PRECASTER:
LOWER 16'-0" OF FUTURE D.I.D. PANEL DESIGN
CAN BE CUT AND DROPPED - NO OTHER
STRUCTURAL MODIFICATION REQUIRED TO
ACHIEVE OPENING.

KEYNOTES PER SHEET	
#	DESCRIPTION
8	10.5" THICK INSULATED - PROVIDE R12 - 3" CONC. + 4.5" RIGID INSUL. + 3" CONC. WET CAST SMOOTH FACED. LOAD-BEARING PRECAST CONCRETE WALL. EXTERIOR PANEL FACE TO BE FORMED SMOOTH AND PREPARED FOR PAINTING.
10	(2)3'-0" X 7'-0" GLAZED ALUM. DOORS IN ALUM. STOREFRONT SYSTEM - BRONZE TINTED ANODIZED FINISH TO MATCH TYP. SEE DOOR TYPES.
11	VERTICAL JOINT @ PRECAST PANEL SEE PLAN DETAIL ON SHEET A7.0 - 3/4" DEEP REVEAL (SEE ELEVATIONS FOR HEIGHTS AND LOCATIONS) TYP.
13	PREFINISHED METAL WALL COPING / GRAVEL STOP WITH 6" FACE ON 2X PRESSURE TREATED WOOD ROOF BLOCKING, ANCHORED TO TOP OF PRECAST CONCRETE PANELS @ 4'-0" O.C. WITH 3/8" DIAMETER CONCRETE ANCHOR FASTENERS. EXTEND ROOF MEMBRANE OVER WALL EDGE AND TERMINATE UNDER COPING SYSTEM.
16	HORIZONTAL REVEAL @ PRECAST PANEL SEE SECTION DETAIL ON SHEET A7.0
26	OVERFLOW SCUPPER - SEE DETAIL 10A7.0
A	WINDOW TYPE A. SEE WINDOW TYPES SHEET A10.1
A1	WINDOW TYPE A1. SEE WINDOW TYPES SHEET A10.1
B1	WINDOW TYPE B1. SEE WINDOW TYPES SHEET A10.1
C	WINDOW TYPE C. SEE WINDOW TYPES SHEET A10.1
C1	WINDOW TYPE C1. SEE WINDOW TYPES SHEET A10.1
D	WINDOW TYPE D. SEE WINDOW TYPES SHEET A10.1
D1	WINDOW TYPE D1. SEE WINDOW TYPES SHEET A10.1
P1	BENJAMIN MOORE LIGHT GREY = SHEEP'S WHOOL 857
P2	BENJAMIN MOORE WHITE = RIVER REFLECTIONS 1552
P3	BENJAMIN MOORE DARK GREY = EAGLE ROCK 1469

Consultant:

Project:
ZILBER INDUSTRIAL 1 @ CALEDONIA CORPORATE PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:

MUNICIPAL SUBMITTAL
SET 7/25/22

Sheet:
C1 ENLARGED ENTRY ELEVATIONS

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

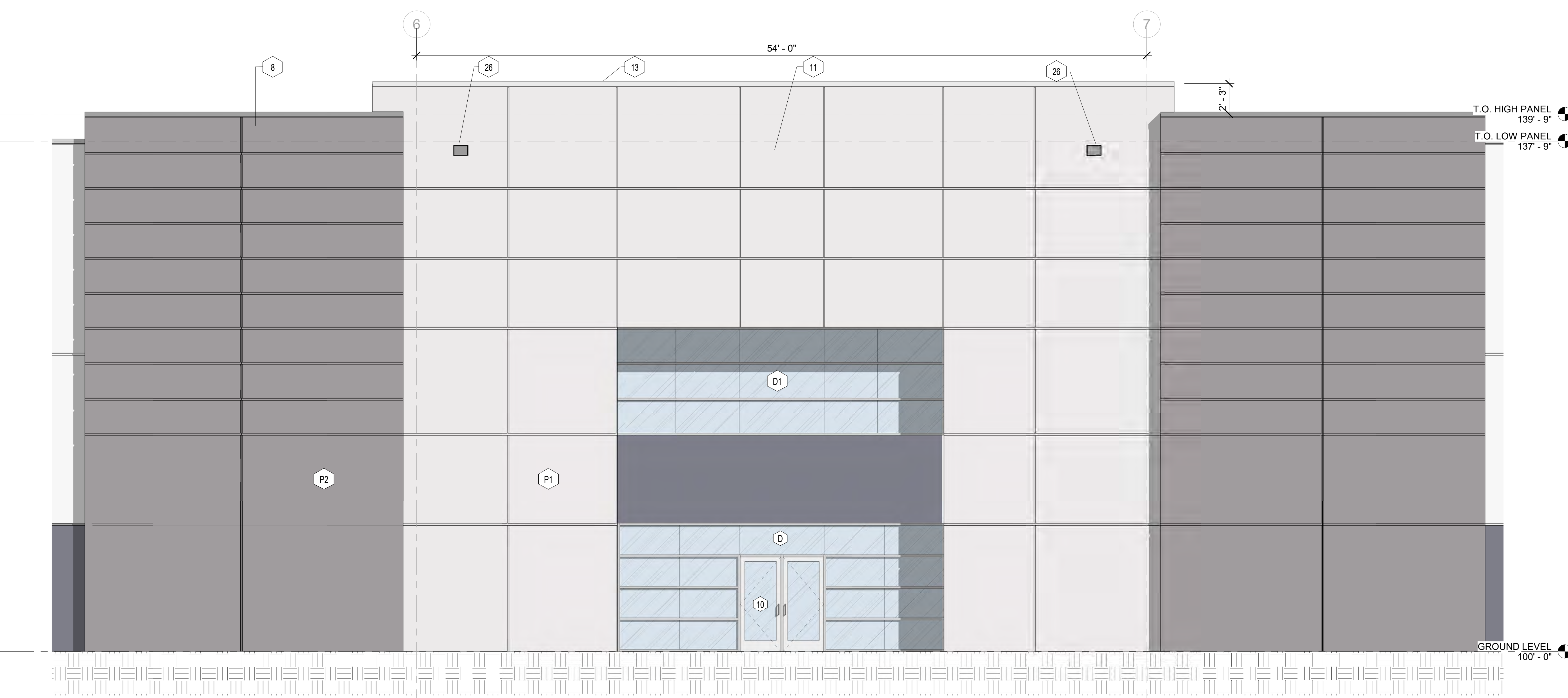
Revisions:

No.	Date	Description

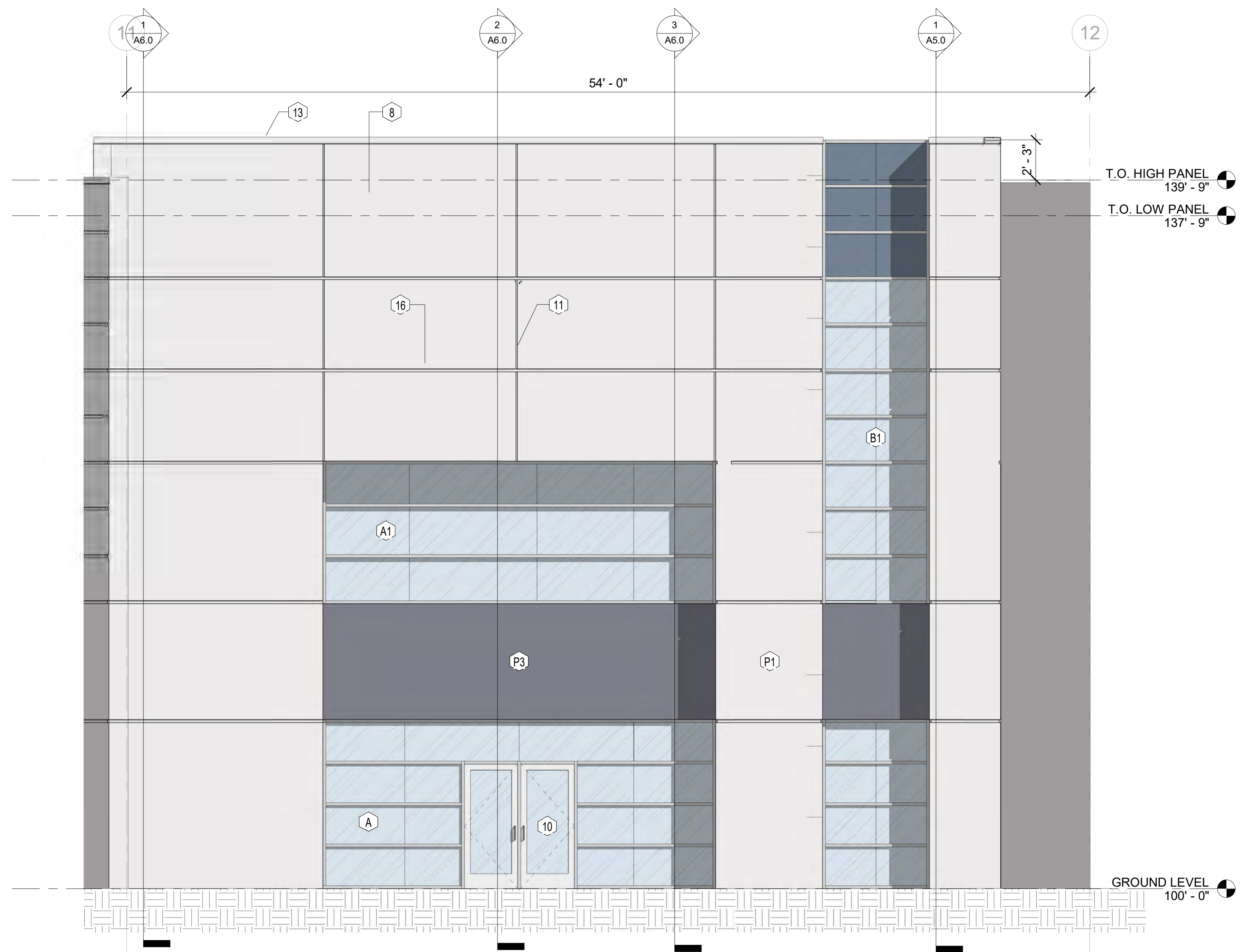
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7/25/2022

Project No:

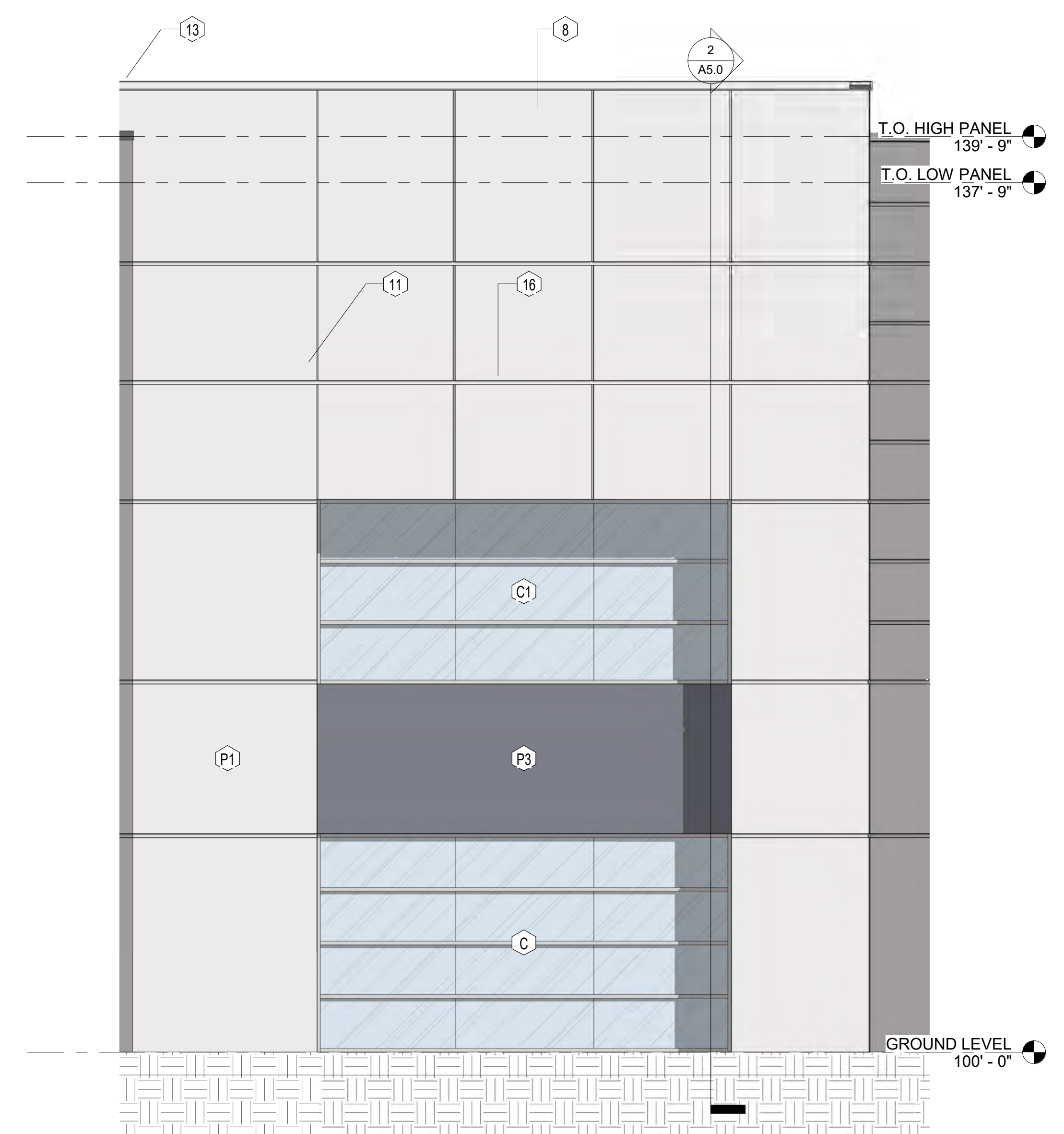
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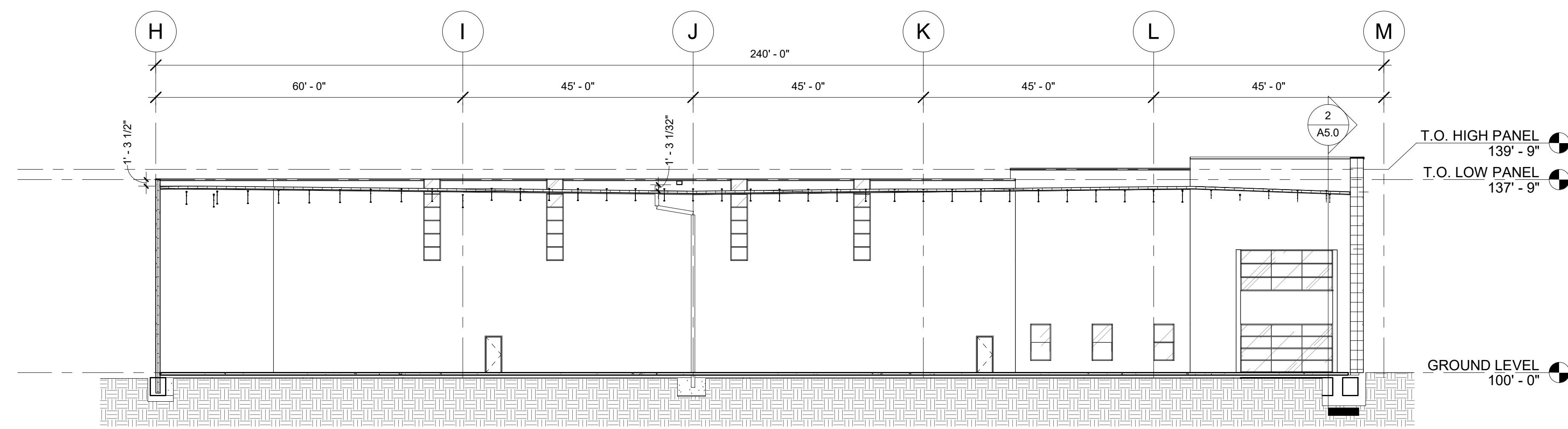
3 EAST C1 - ENLARGED ENTRY 2
1/4" = 1'-0"



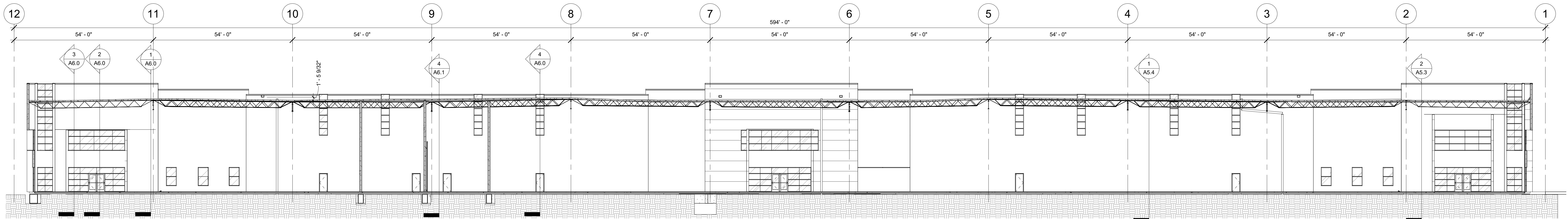
2 EAST C1 - ENLARGED ENTRY 3
1/4" = 1'-0"



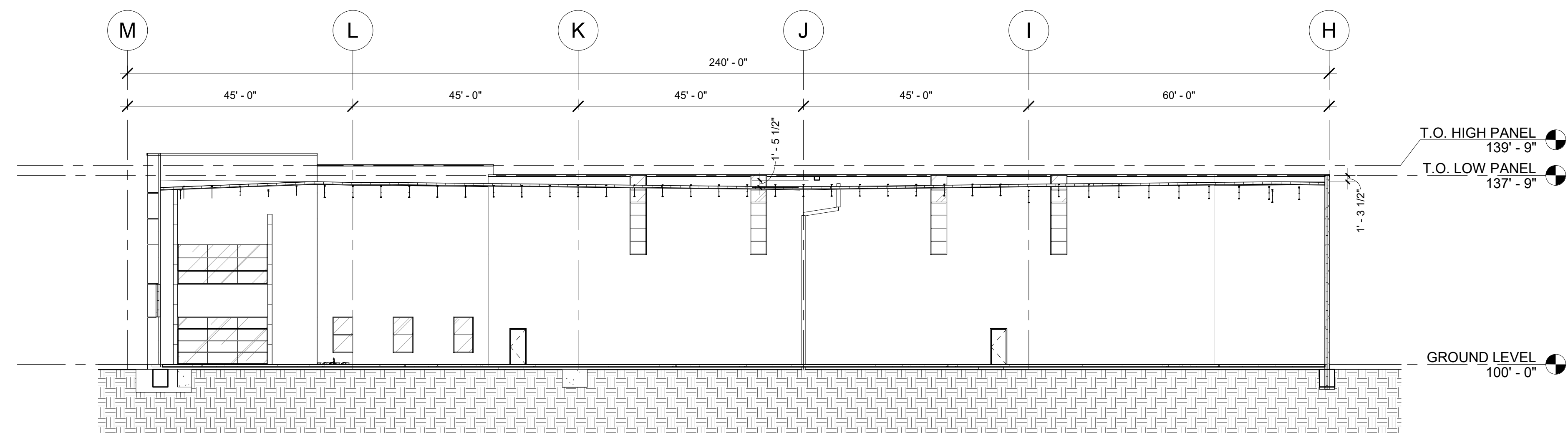
1 SOUTH C1 - ENLARGED ENTRY
1/4" = 1'-0"



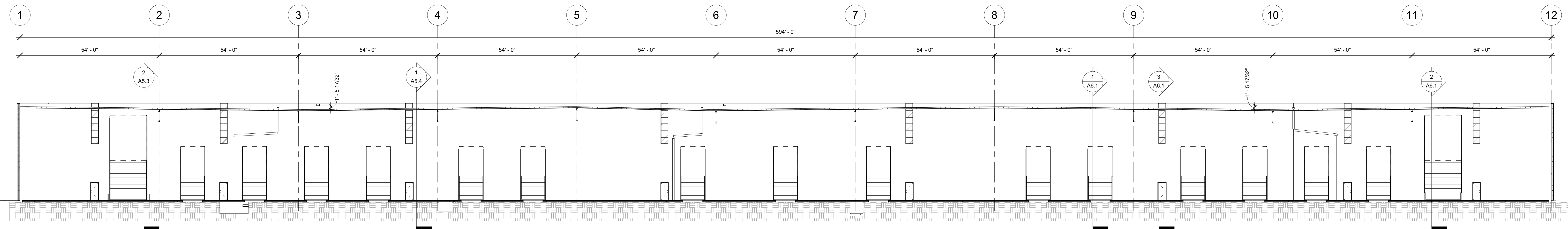
1 C1 - PANEL HEIGHTS - NORTH
1/16" = 1'-0"



2 C1 - PANEL HEIGHTS - EAST
1/16" = 1'-0"



3 C1 - PANEL HEIGHT - SOUTH
1/16" = 1'-0"



4 C1 - PANEL HEIGHT - WEST
1/16" = 1'-0"

Consultant:

Project:
ZILBER INDUSTRIAL 1 @ CALEDONIA CORPORATE PARK

Location:
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C1 - BUILDING SECTION

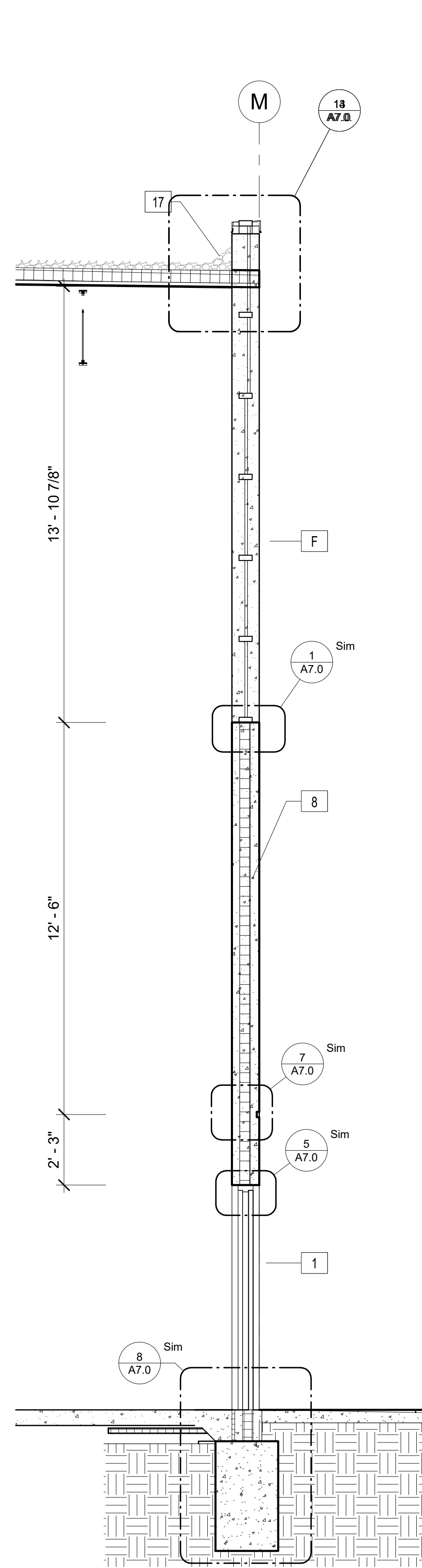
Scale:
1/16" = 1'-0"

Revisions:

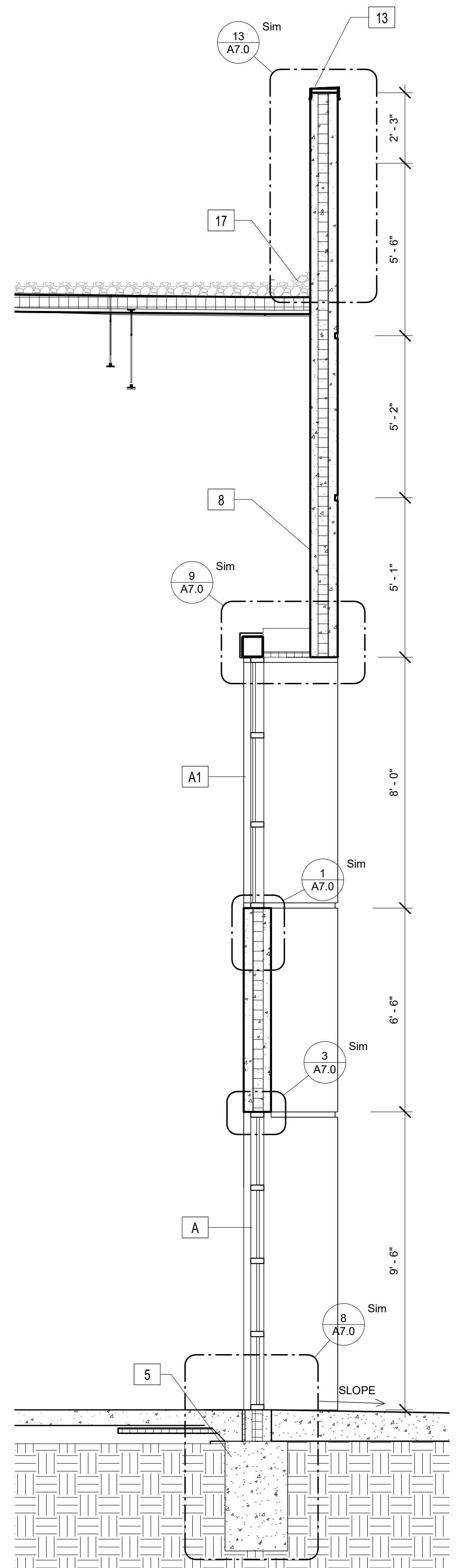
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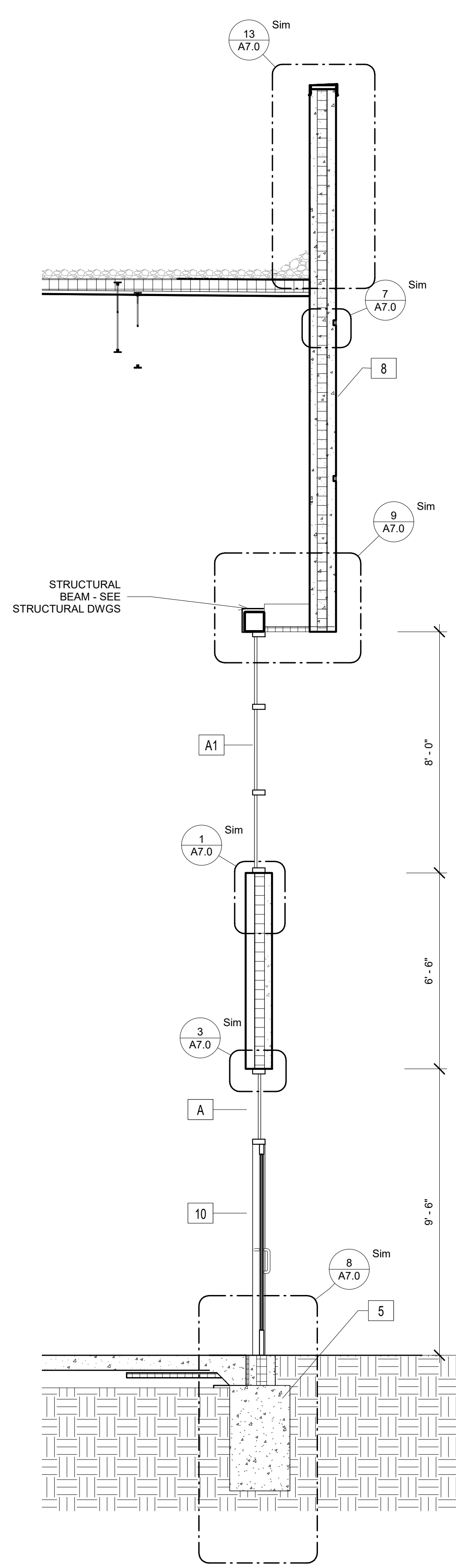
#	DESCRIPTION
1	HOLLOW METAL DOOR (FLUSH) 16 GA. PRIMED AND PAINTED INSULATED LAMINATED CORE. PAINTED TO MATCH PRECAST COLOR. COLOR TO BE SELECTED BY ARCHITECT.
5	REINFORCED CONCRETE FOUNDATION. SEE STRUCTURAL DRAWINGS FOR SIZE AND STEEL REINFORCING.
8	10.5" THICK, INSULATED - PROVIDE R12 - 3" CONC. + 4.5" RIGID INSUL. + 3" CONC. WET CAST SMOOTH FACED. LOAD BEARING PRECAST CONCRETE WALL. EXTERIOR PANEL FACE TO BE FORMED SMOOTH AND PREPARED FOR PAINTING.
10	(2)3'-0" X 7'-0" GLAZED ALUM. DOORS IN ALUM. STOREFRONT SYSTEM - BRONZE TINTED ANODIZED FINISH TO MATCH TYP. SEE DOOR TYPES.
13	PREFINISHED METAL WALL COPING / GRAVEL STOP WITH 6" FACE ON 2X PRESSURE TREATED WOOD ROOF BLOCKING, ANCHORED TO TOP OF PRECAST CONCRETE PANELS @ 4'-0" O/C WITH 3/8" DIAMETER CONCRETE ANCHOR FASTENERS. EXTEND ROOF MEMBRANE OVER WALL EDGE AND TERMINATE UNDER COPING SYSTEM.
17	WASHED STONE BALLAST NOMINAL RATE OF 120SF IN FIELD AREAS, 150SF AT THE PERIMETER AREA AND 150SF IN THE CORNER AREAS) OVER LOOSE-LAID 45-MIL SINGLE-PLY ROOF MEMBRANE ON 3.25" MIN. POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS, AND MINIMUM R-20. (PROVIDE R30 ALTERNATIVE PER SPECS) METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL WILL PITCH TO ROOF DRAINS PER CODE. ROOF DECK TO BE PRIMED OFF-WHITE AND ALL STEEL MEMBERS TO BE LIGHT GRAY IN COLOR. SEE STRUCTURAL DRAWINGS.
A	WINDOW TYPE A. SEE WINDOW TYPES SHEET A10.1
A1	WINDOW TYPE A1. SEE WINDOW TYPES SHEET A10.1
F	WINDOW TYPE F. SEE WINDOW TYPES SHEET A10.1



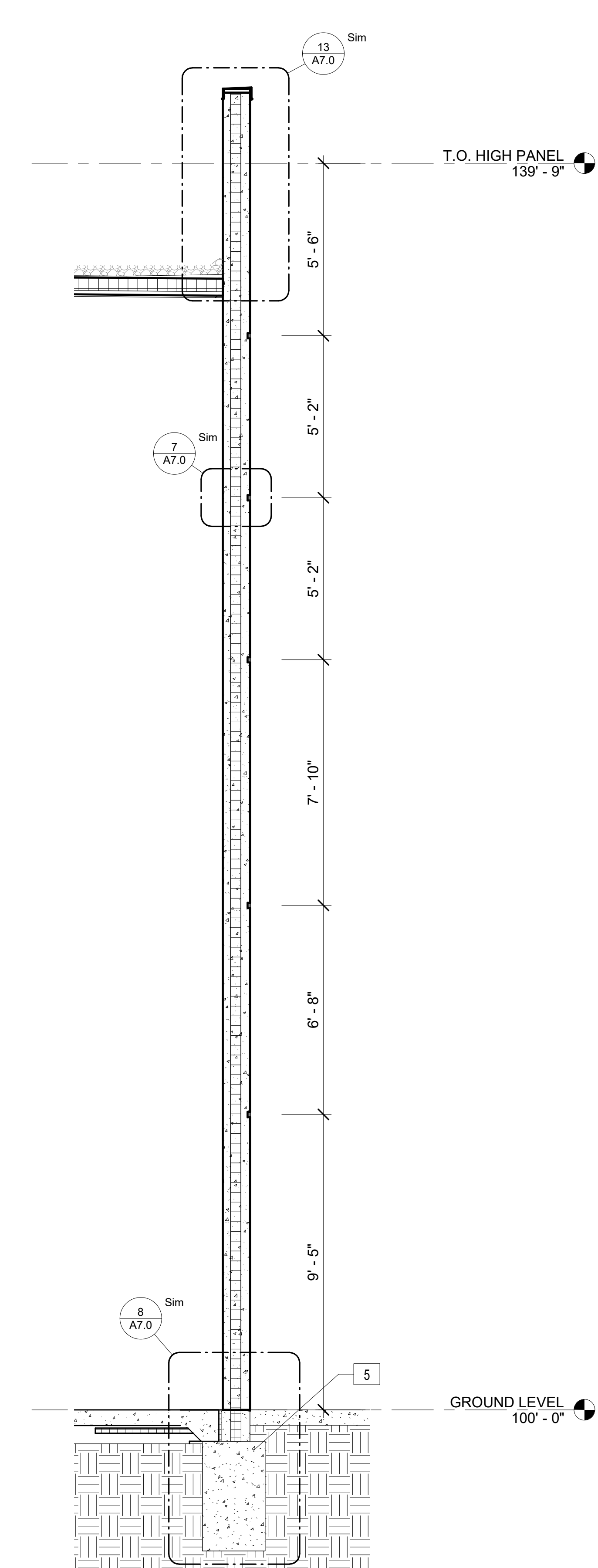
4 WALL SECTION @ C1 TYPICAL DOOR
3/8" = 1'-0"



3 WALL SECTION @ C1 ENTRY - CURTAIN WALL
3/8" = 1'-0"



2 WALL SECTION @ C1 ENTRY - DOOR
3/8" = 1'-0"



1 WALL SECTION @ C1 TYPICAL WALL
3/8" = 1'-0"

Consultant:

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Sheet:
C1 - WALL SECTIONS - EXTERIOR

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

Revisions:

No.	Date	Description

Date:
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A6.0

#	DESCRIPTION
1	HOLLOW METAL DOOR (FLUSH) 16 GA. PRIMED AND PAINTED INSULATED LAMINATED CORE. PAINTED TO MATCH PRECAST COLOR. COLOR TO BE SELECTED BY ARCHITECT.
3	OVERHEAD DOOR 14' W x 16' H WITH (1) 24" x 12" NARROW HORIZONTAL LITE, PREFINISHED INSULATED ELECTRICALLY OPERATED. AT FIRST FLOOR LEVEL.
4	9' x 10' ELECTRIC OPERATED OVERHEAD DOORS W/ 30,000M MECHANICALLY OPERATED DOCK LEVELERS AND FROMMELT DOCK SEALS WITH C-CURTAIN & ARMOR PLEATS. (1) 24" x 12" HORIZONTAL LITE, PREFINISHED INSULATED PROVIDE AND INSTALL WITH INTERIOR DOCK LIGHT.
5	REINFORCED CONCRETE FOUNDATION. SEE STRUCTURAL DRAWINGS FOR SIZE AND STEEL REINFORCING.
6	GALVANIZED STEEL STAIR, HANDRAIL & GUARDRAIL. SEE DETAIL.
8	10.5" THICK INSULATED - PROVIDE R12 - 3" CONC. + 4.5" RIGID INSUL. + 3" CONC. WET CAST SMOOTH FACED, LOAD-BEARING PRECAST CONCRETE WALL. EXTERIOR PANEL FACE TO BE FORMED SMOOTH AND PREPARED FOR PAINTING.
13	PREFINISHED METAL WALL COPING / GRAVEL STOP WITH 6" FACE ON 2X PRESSURE TREATED WOOD ROOF BLOCKING, ANCHORED TO TOP OF PRECAST CONCRETE PANELS @ 4'-0" O.C. WITH 3/8" DIAMETER CONCRETE ANCHOR FASTENERS. EXTEND ROOF MEMBRANE OVER WALL EDGE AND TERMINATE UNDER COPING SYSTEM.
14	2" BUILDING EXPANSION JOINT - SEE DETAIL 2A7.1 & COORDINATE WITH STRUCTURAL FOR LOCATION - TO BE LOCATED AT BETWEEN PANELS.
16	HORIZONTAL REVEAL @ PRECAST PANEL SEE SECTION DETAIL ON SHEET A7.0
17	WASHED STONE BALLAST NOMINAL RATE OF 12#/SF IN FIELD AREAS, 15#/SF AT THE PERIMETER AREA, AND 15#/SF IN THE CORNER AREAS) OVER LOOSE-LAID 45-MIL SINGLE-PLY ROOF MEMBRANE ON 1.25" MIN. POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS, AND MINIMUM R-20. (PROVIDE R30 ALTERNATIVE PER SPECS) METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL WILL PITCH TO ROOF DRAINS PER CODE. ROOF DECK TO BE PRIMED OFF-WHITE AND ALL STEEL MEMBERS TO BE LIGHT GRAY IN COLOR. SEE STRUCTURAL DRAWINGS.
19	CAGED LADDER W/ LANDING PLATFORM ABOVE MAN DOOR TO ACCESS ROOF HATCH - PER OSHA STANDARDS *CAGES ARE NO LONGER CONSIDERED COMPLIANT FALL PROTECTION IN NEWLY INSTALLED OR REPLACEMENT FIXED LADDERS EXTENDING HIGHER THAN 24 FEET. TO MEET OSHA STANDARDS, A LADDER SAFETY OR PERSONAL FALL ARREST SYSTEM IS REQUIRED.
27	6" PAINTED STEEL CONCRETE FILLED BOLLARD. SEE STRUCTURAL DETAIL 15/58.0.

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C1 - WALL SECTIONS - EXTERIOR

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

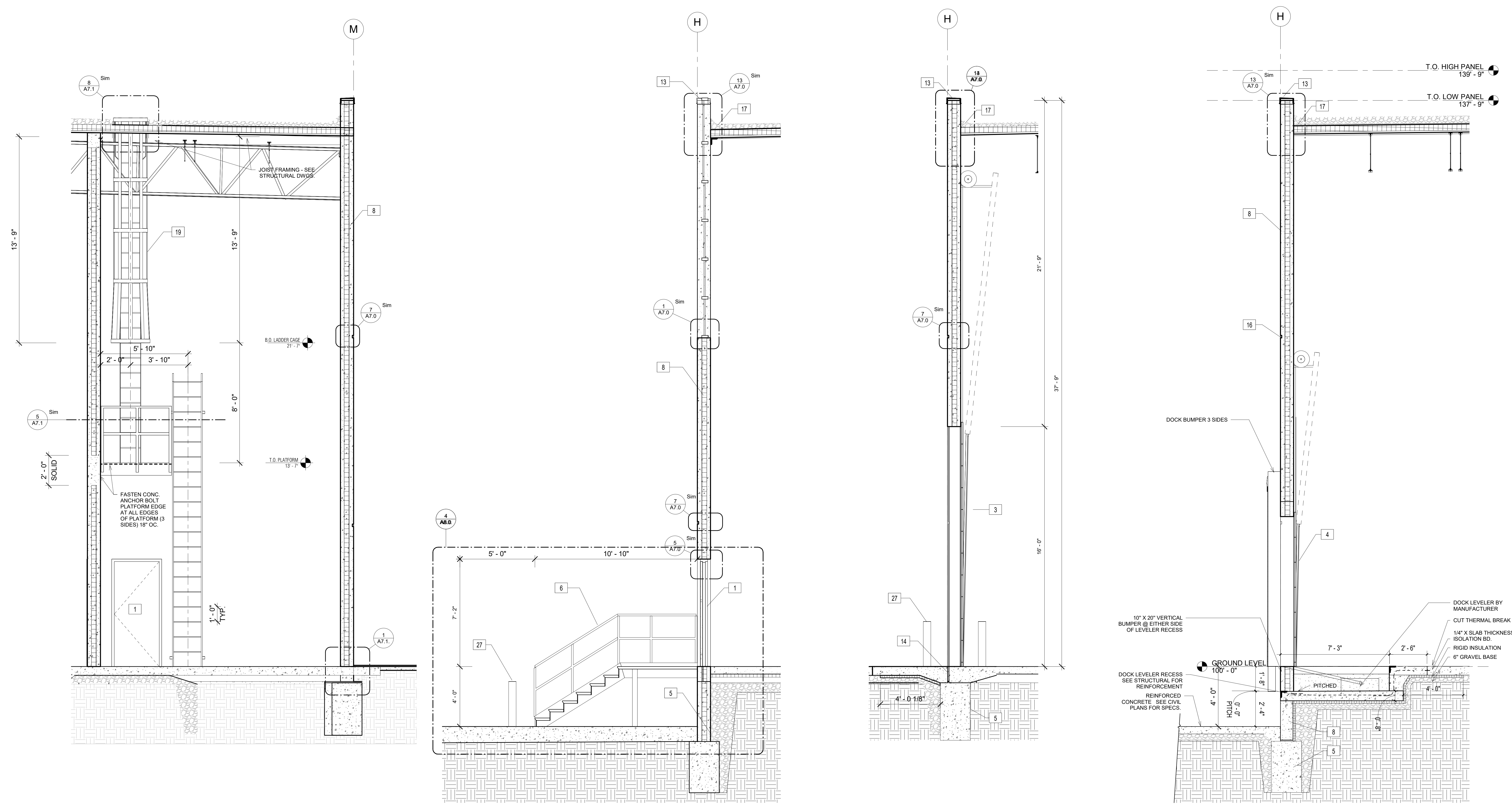
Revisions:

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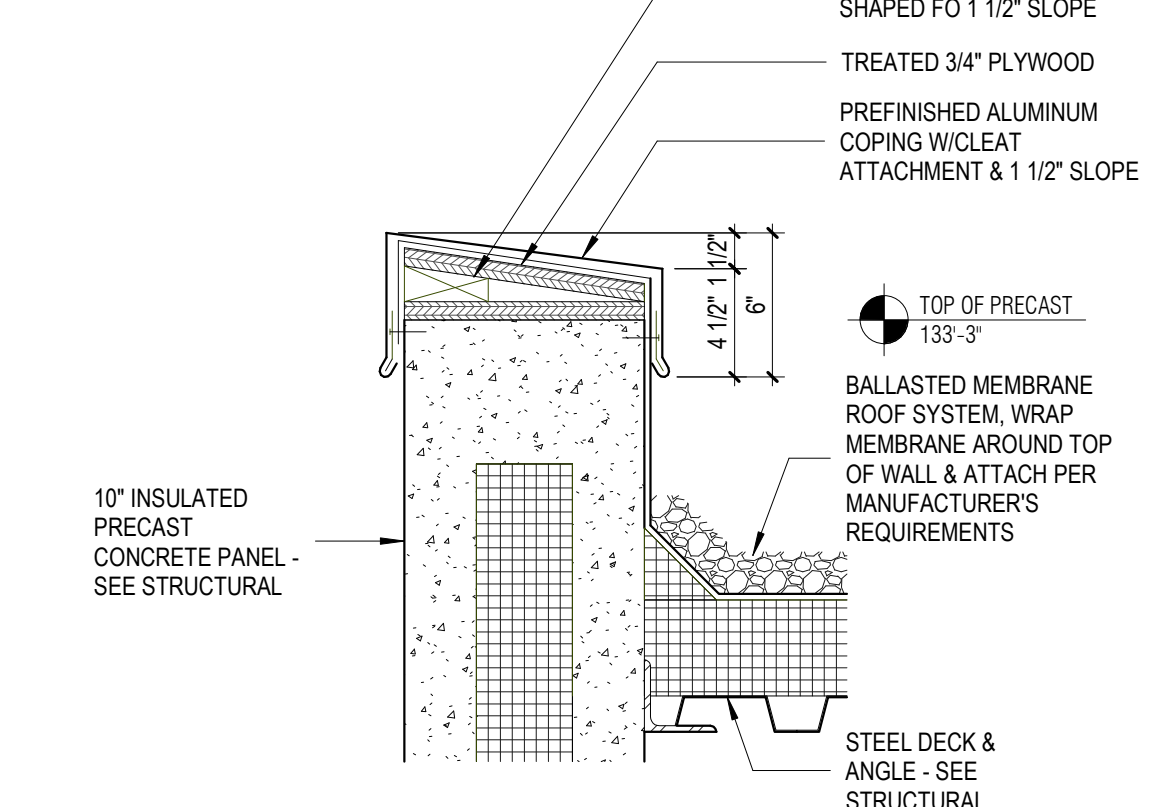
4 WALL SECTION @ CAGED LADDER & ROOF HATCH
3/8" = 1'-0"

3 WALL SECTION @ DOOR & STAIR
3/8" = 1'-0"

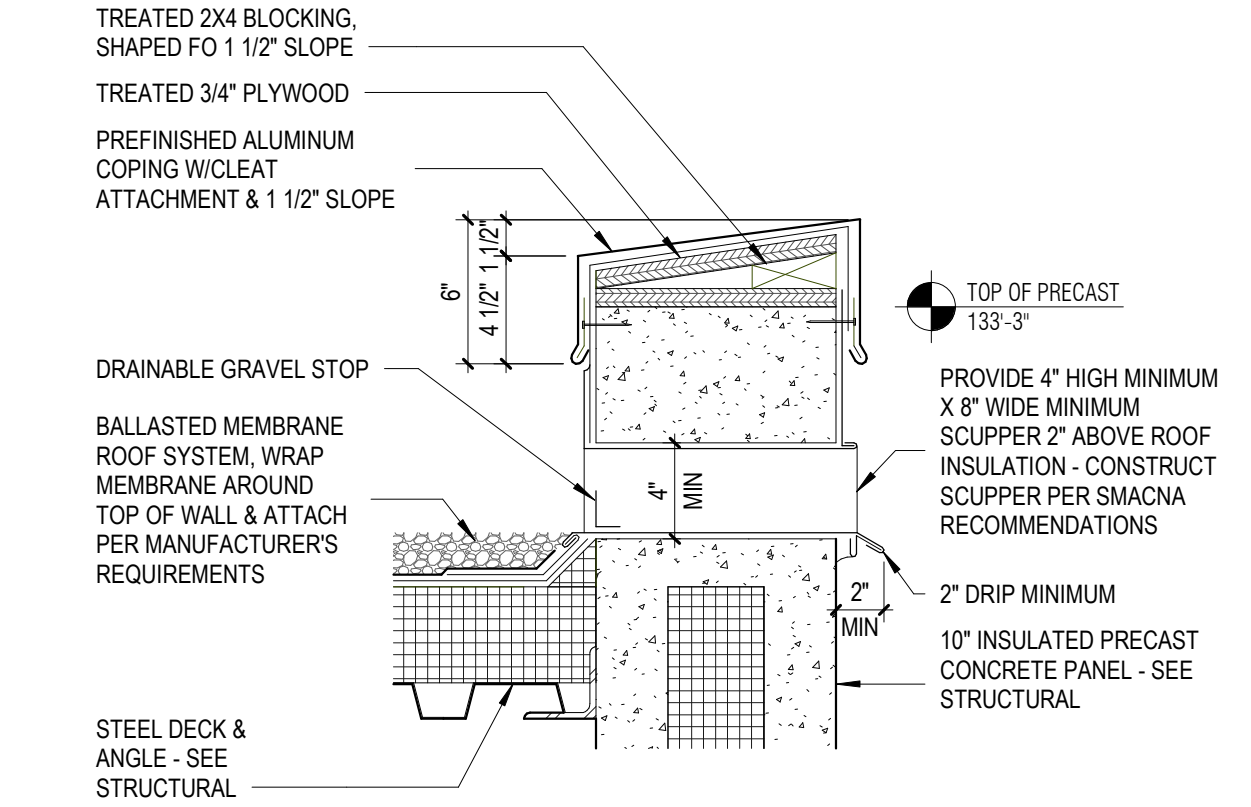
2 WALL SECTION @ ELEVATED D.I.D.
3/8" = 1'-0"

1 WALL SECTION @ TYP. DOCK DOOR
3/8" = 1'-0"

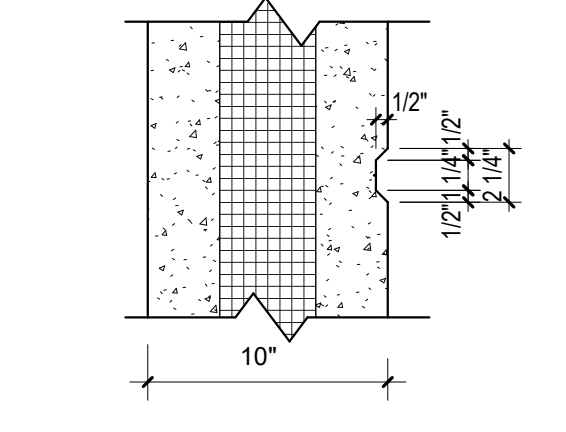
12 COPING - C1
1 1/2" = 1'-0"



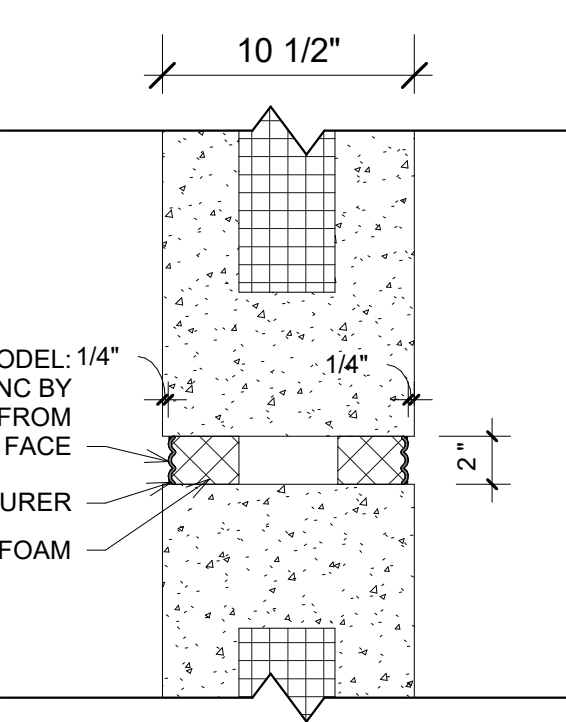
11 SCUPPER - C1
1 1/2" = 1'-0"



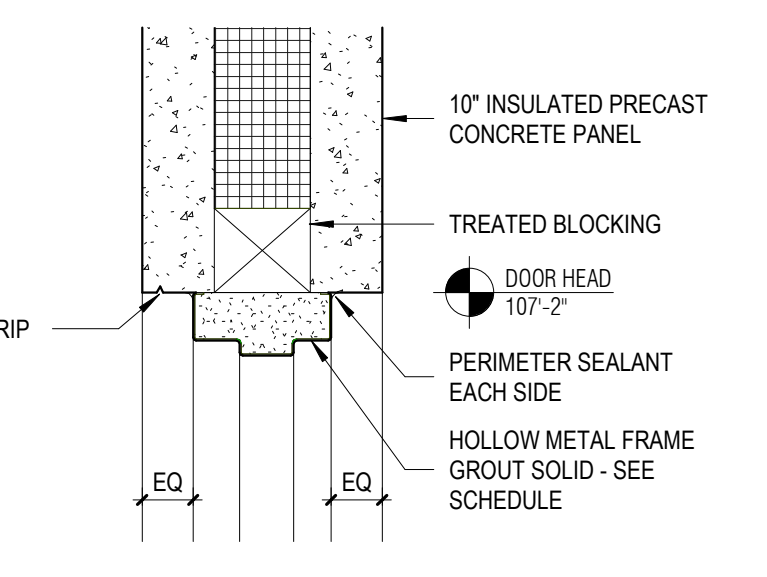
7 HORIZONTAL REVEAL - C1
1 1/2" = 1'-0"



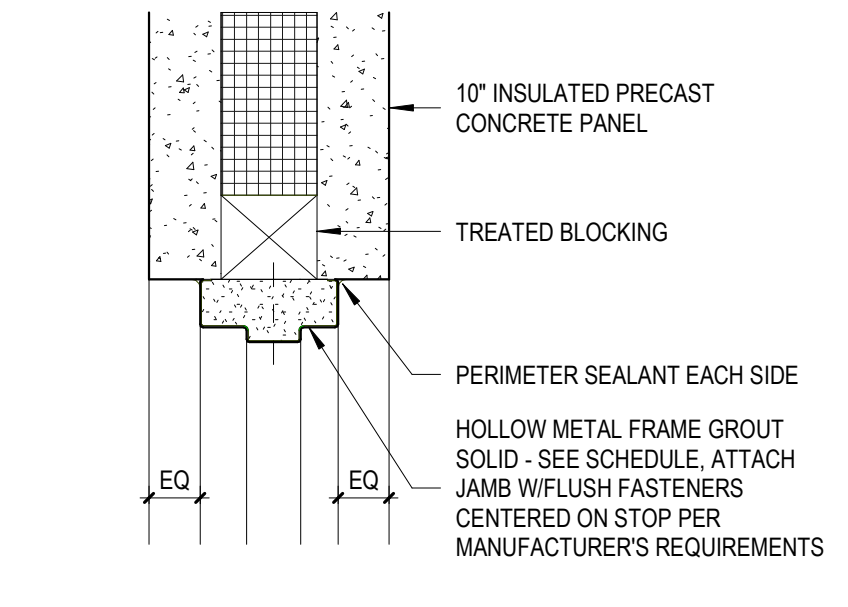
6 2 WALL EXPANSION JOINT - C1
1 1/2" = 1'-0"



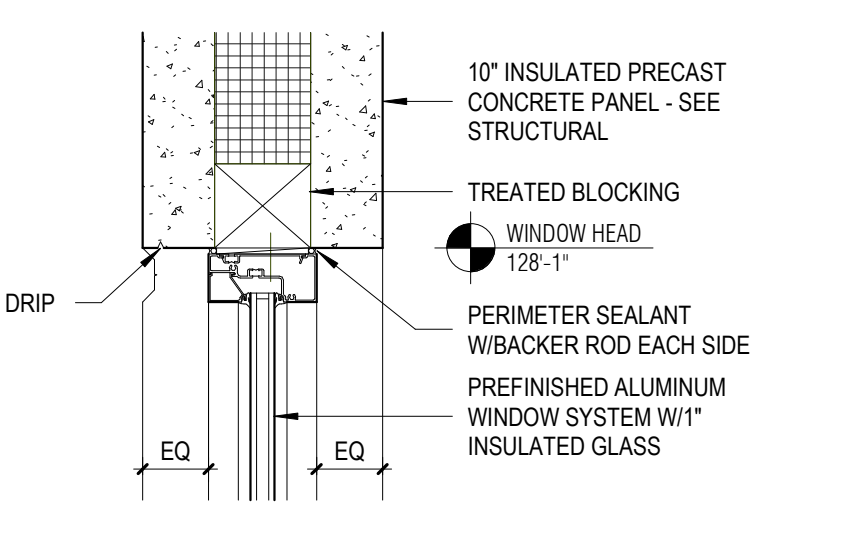
5 HOLLOW METAL DOOR HEAD - C1
1 1/2" = 1'-0"



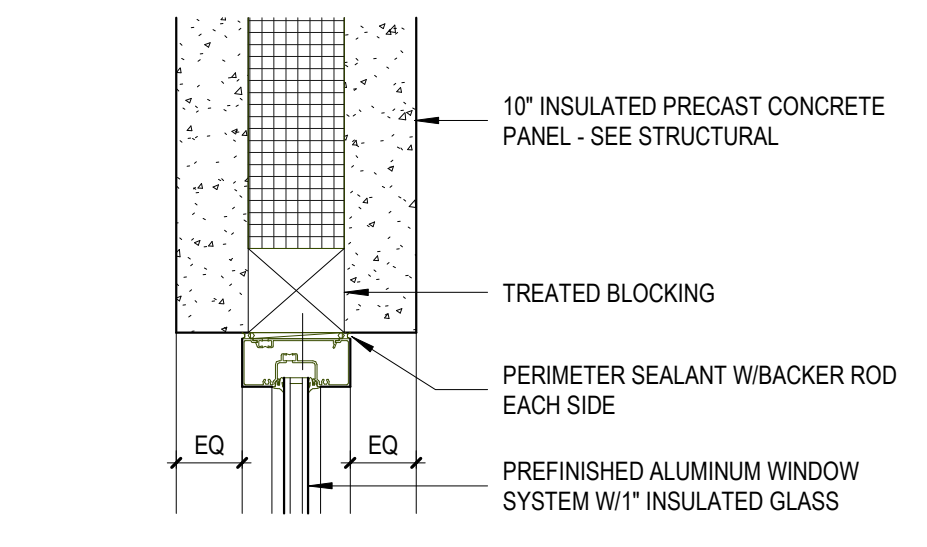
4 HOLLOW METAL DOOR JAMB - C1
1 1/2" = 1'-0"



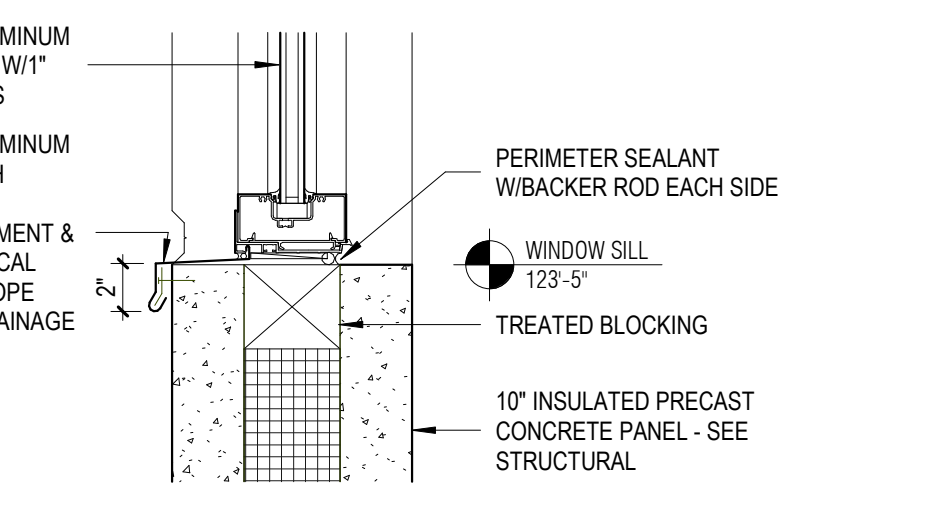
3 WINDOW HEAD - C1
1 1/2" = 1'-0"



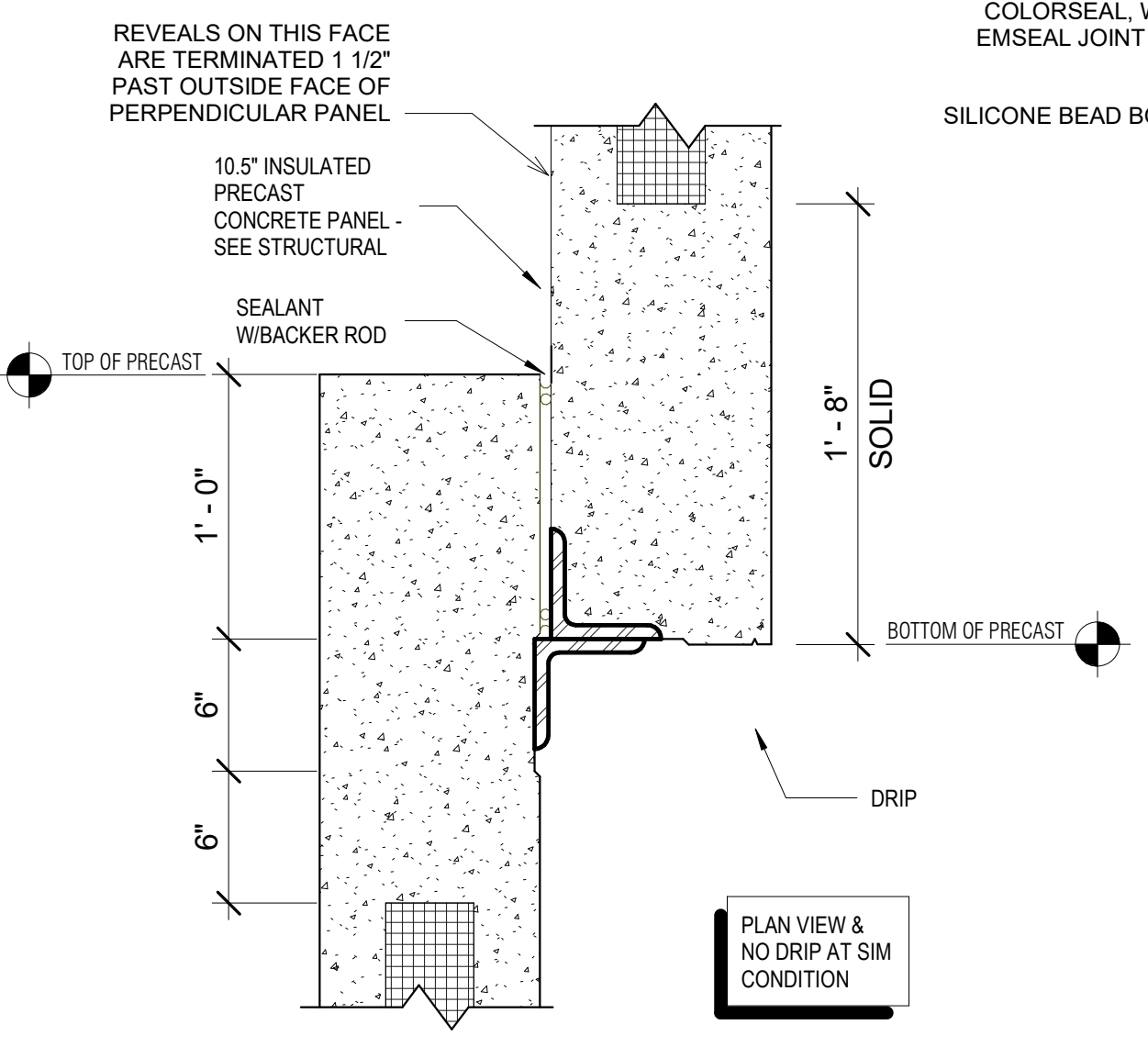
2 WINDOW JAMB - C1
1 1/2" = 1'-0"



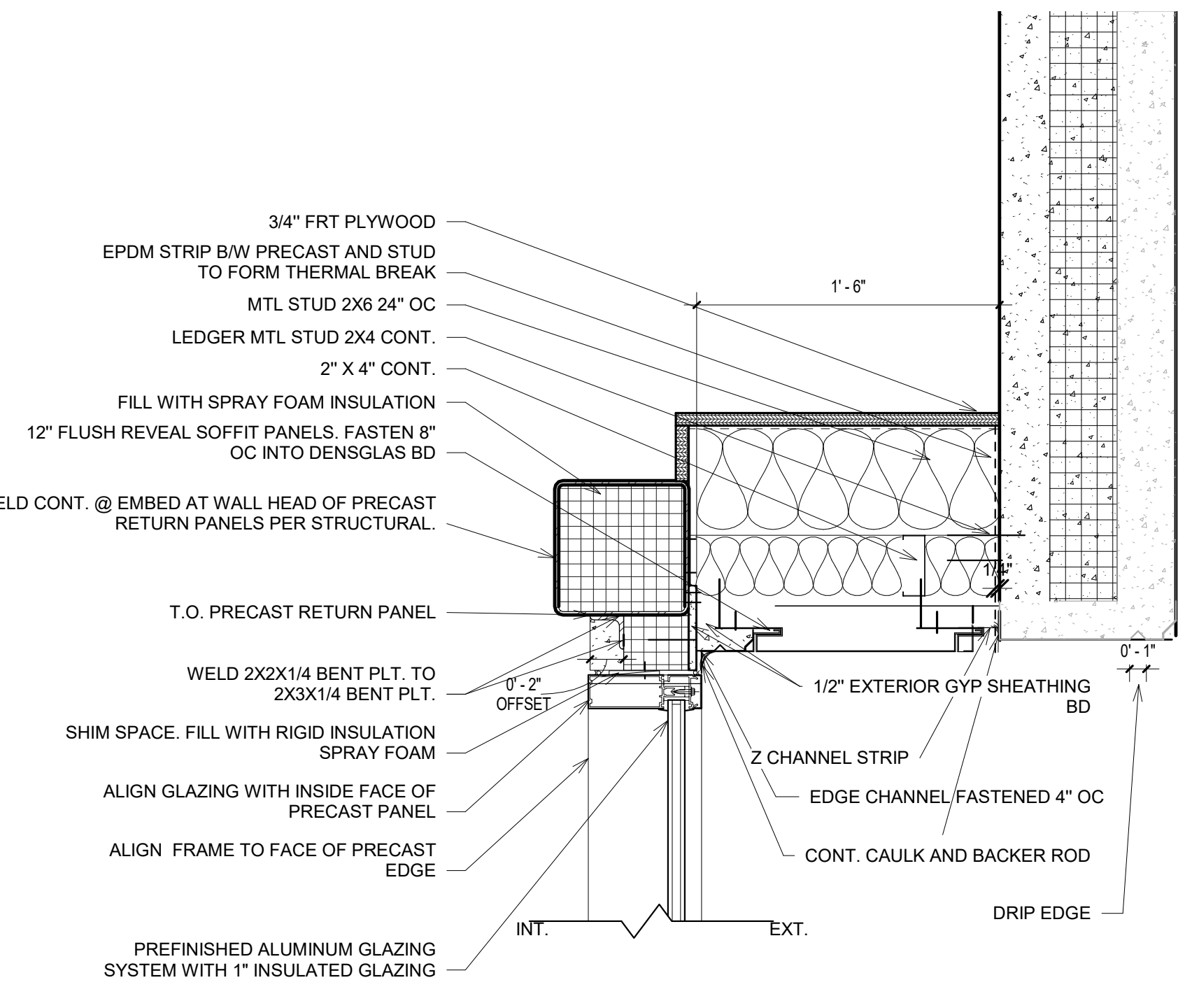
1 WINDOW SILL - C1
1 1/2" = 1'-0"



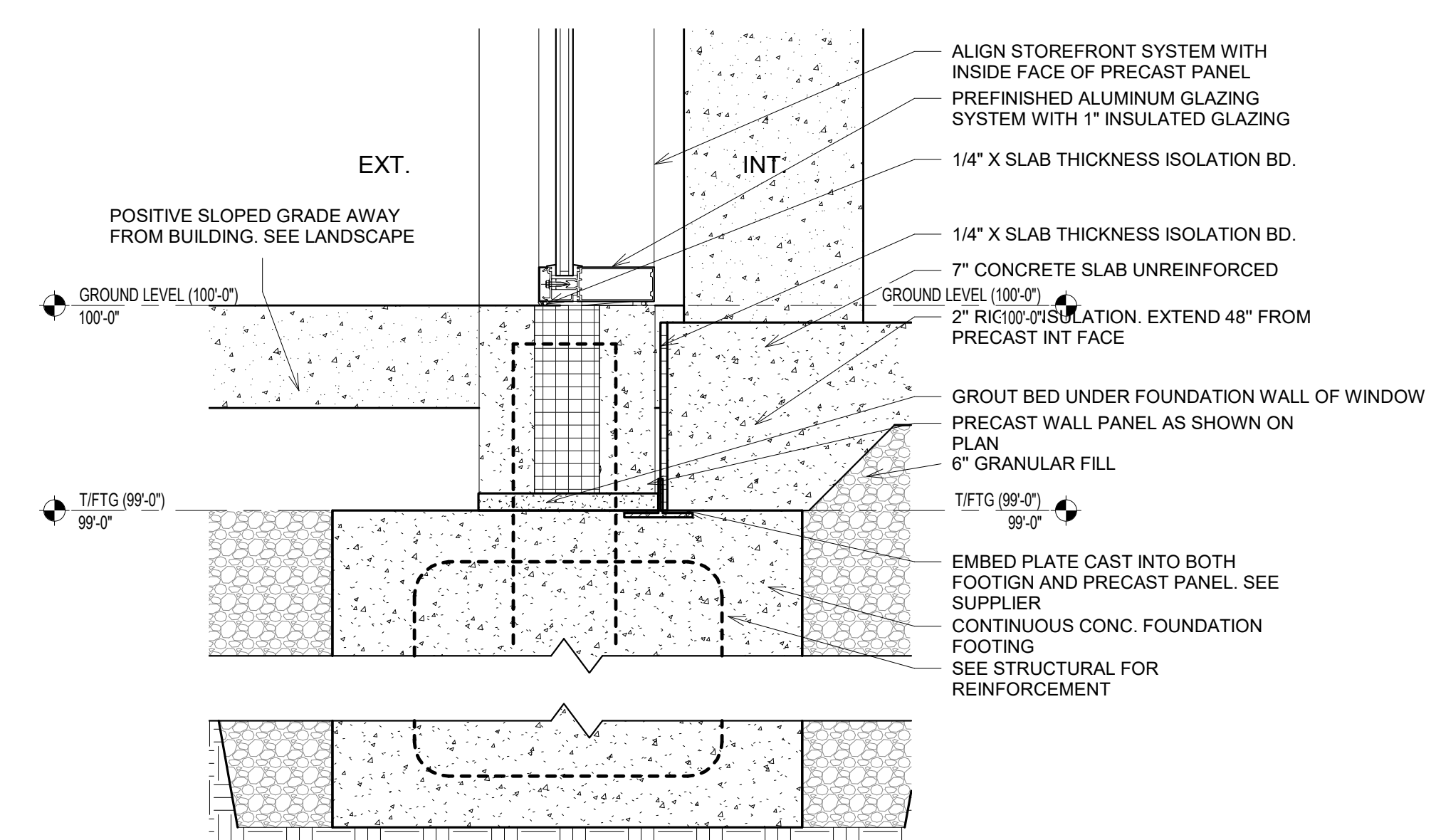
10 PRECAST CONCRETE PANEL OVERLAP - C1
1 1/2" = 1'-0"



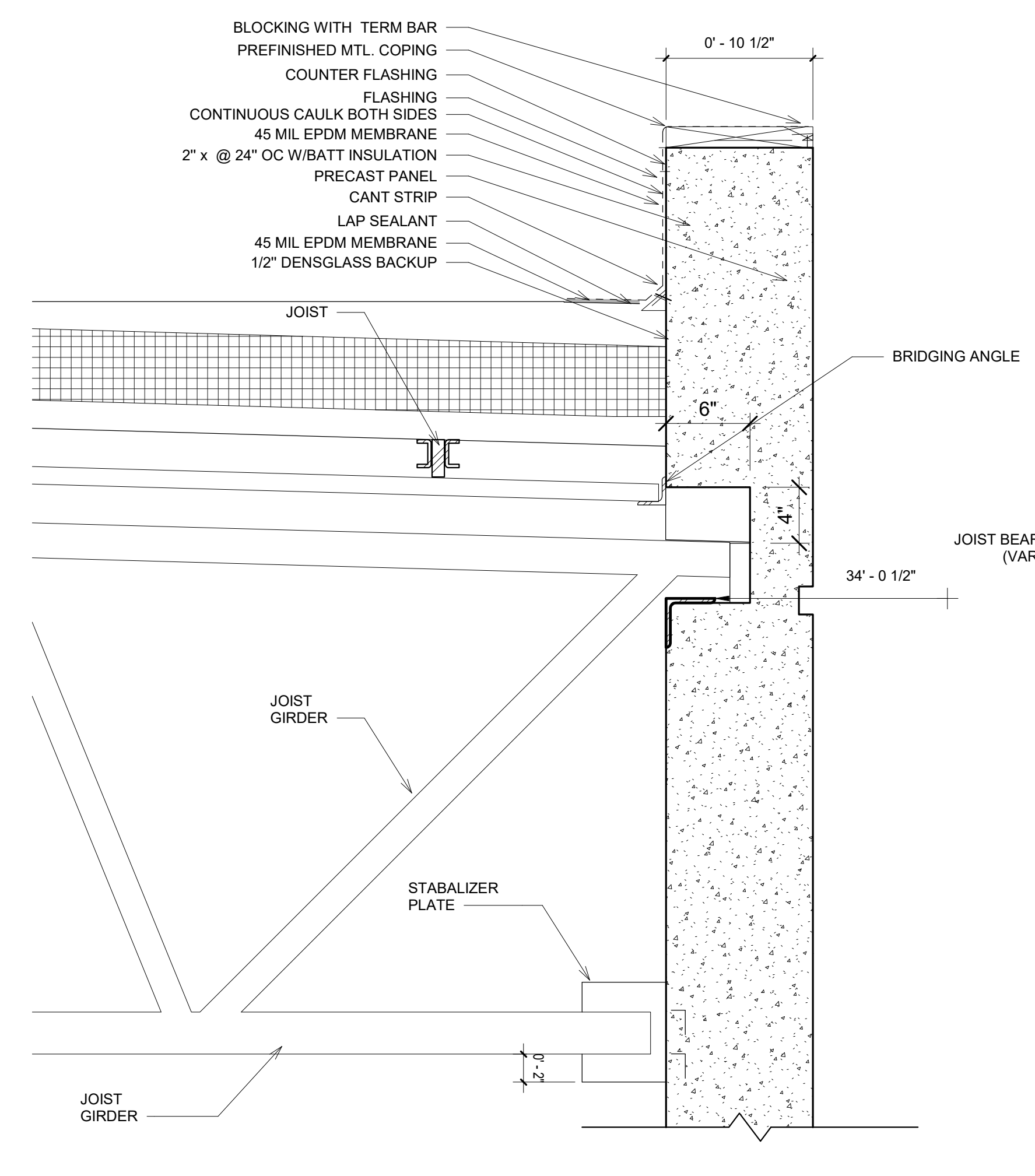
9 WALL SECTION @ C1 ENTRY STOREFRONT CANOPY DETAIL - C1
1 1/2" = 1'-0"



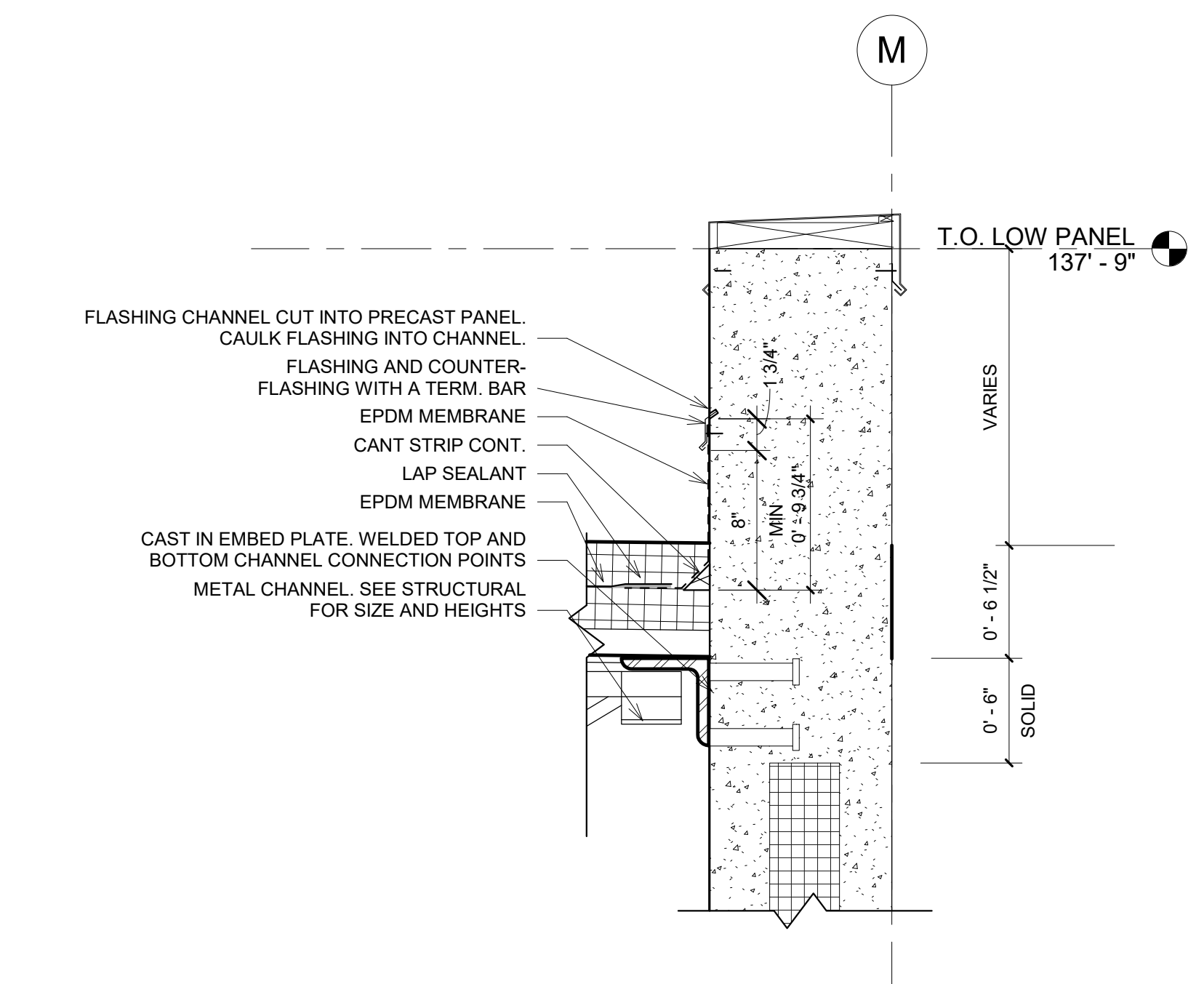
8 DETAIL @ WINDOW SILL CONNECTION @ BASE - C1
1 1/2" = 1'-0"



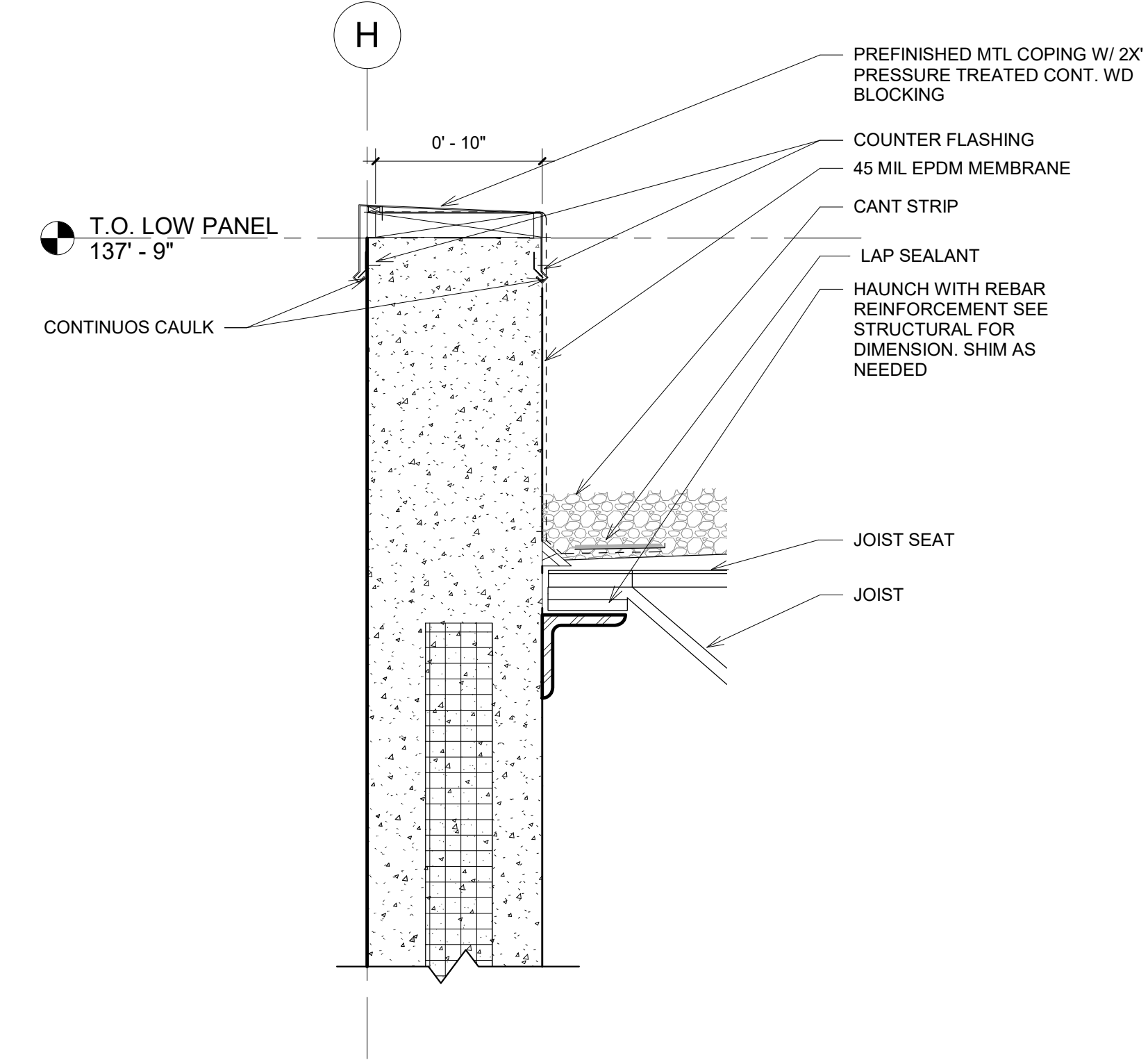
15 JOIST GIRDER AT PRECAST PANEL - C1
1 1/2" = 1'-0"



13 DETAIL @ TYP. PARAPET (VARIES) - C1
1 1/2" = 1'-0"



14 DETAIL @ PARAPET - JOIST - C1
1 1/2" = 1'-0"



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C1 - DETAILS - INTERIOR

Scale:

As indicated

Revisions:

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Date:

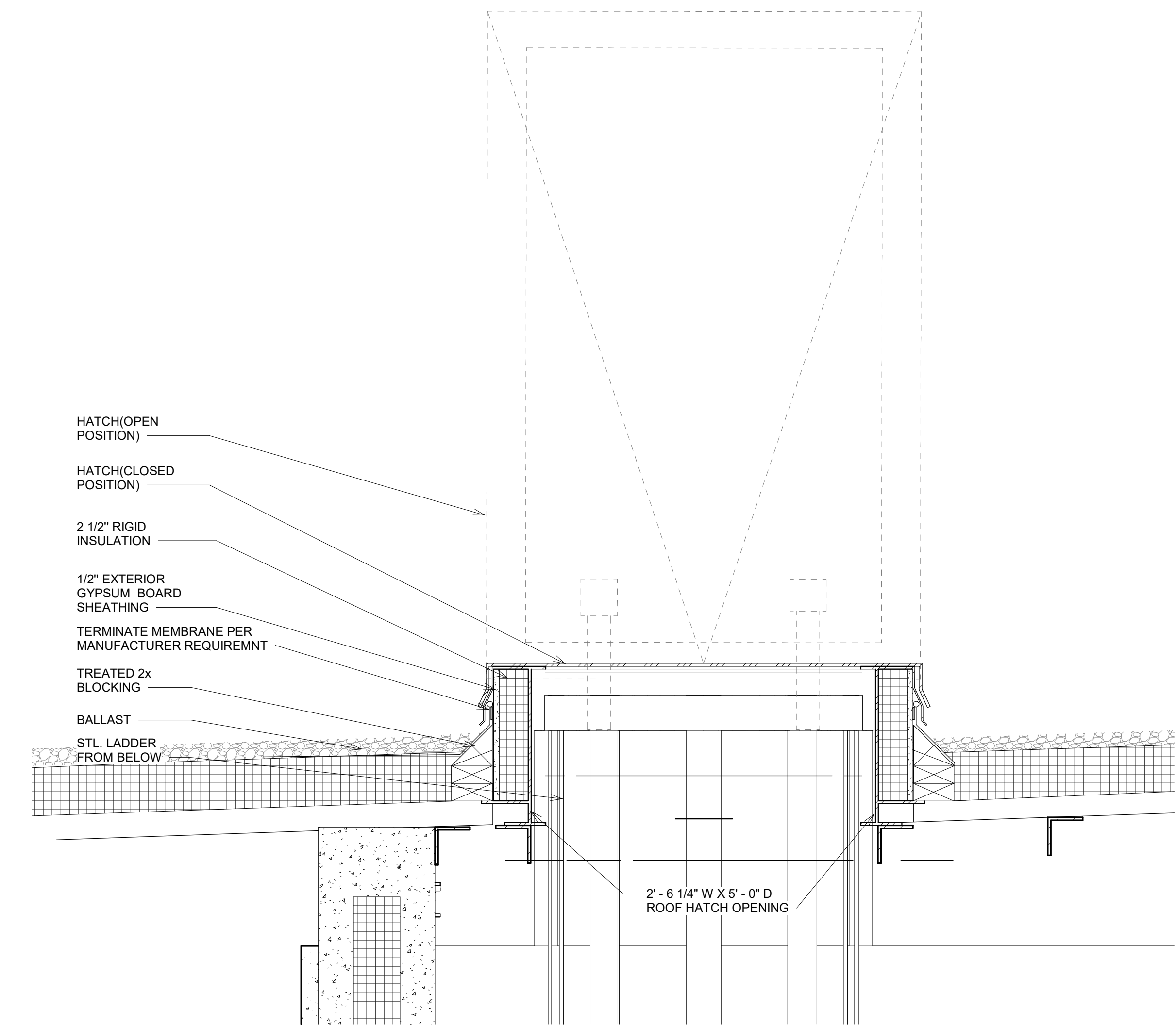
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Project No:

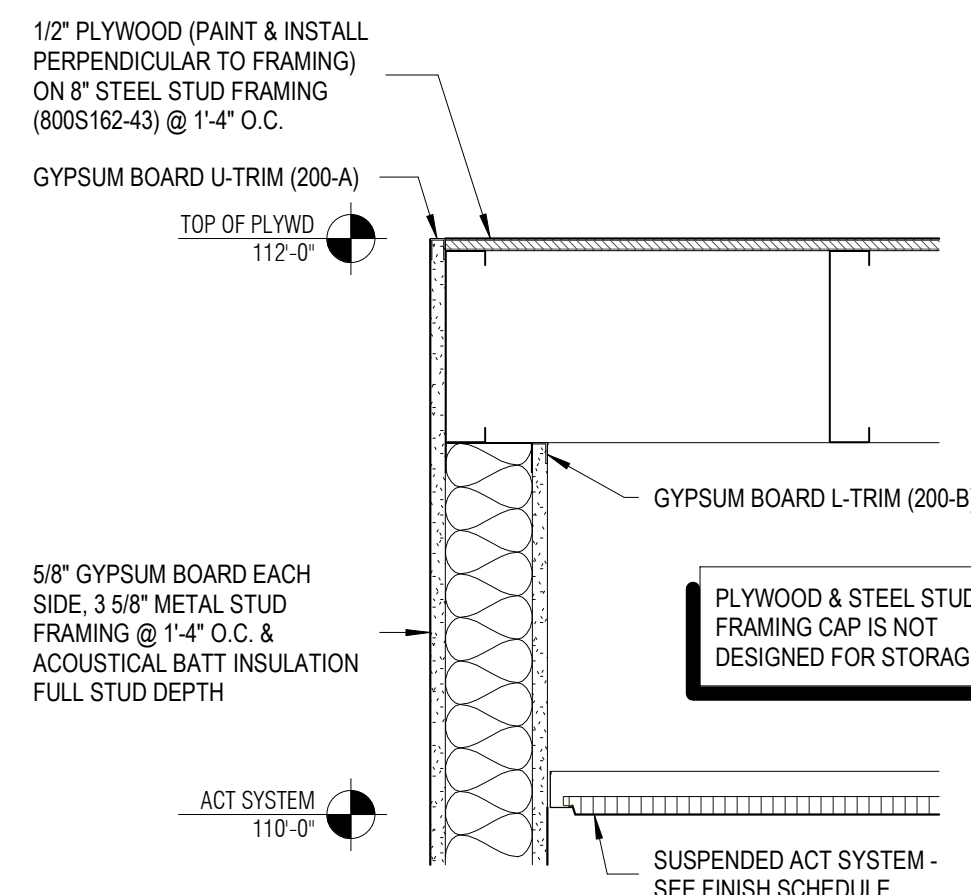
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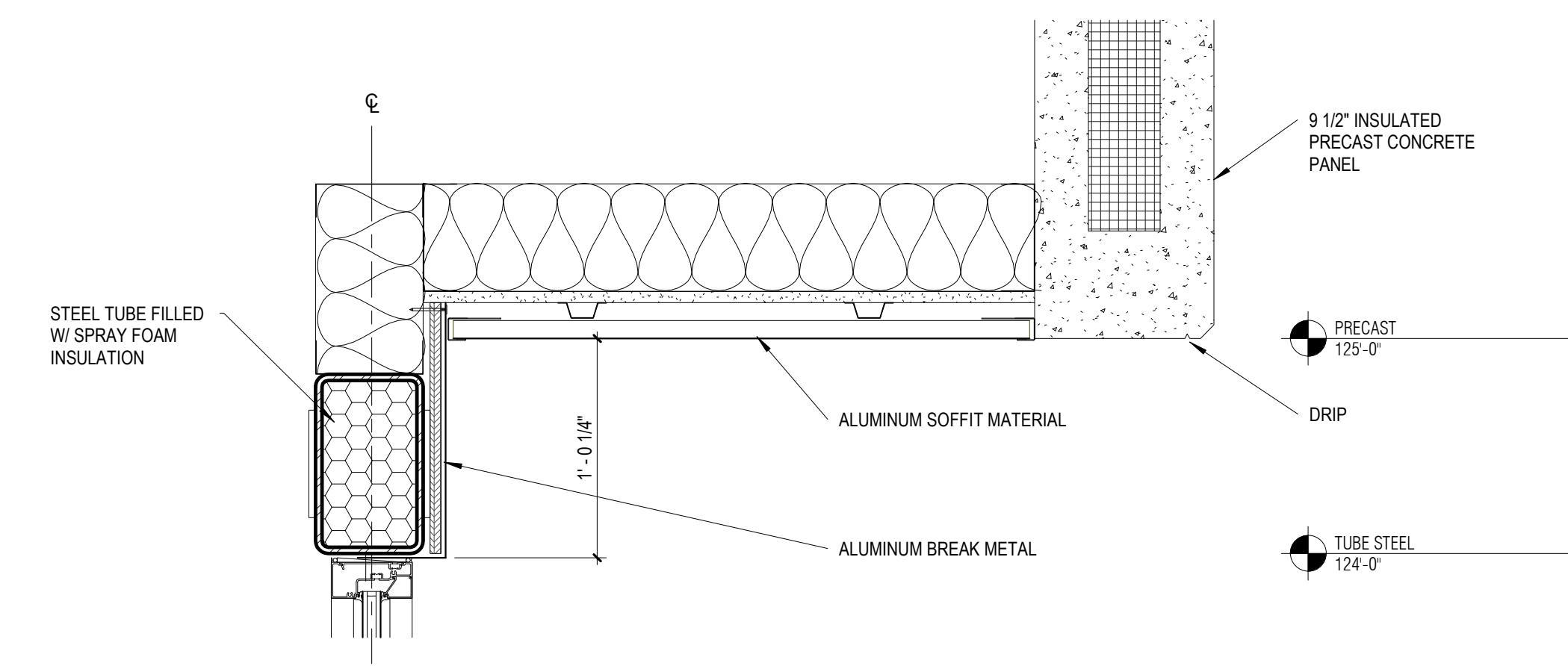
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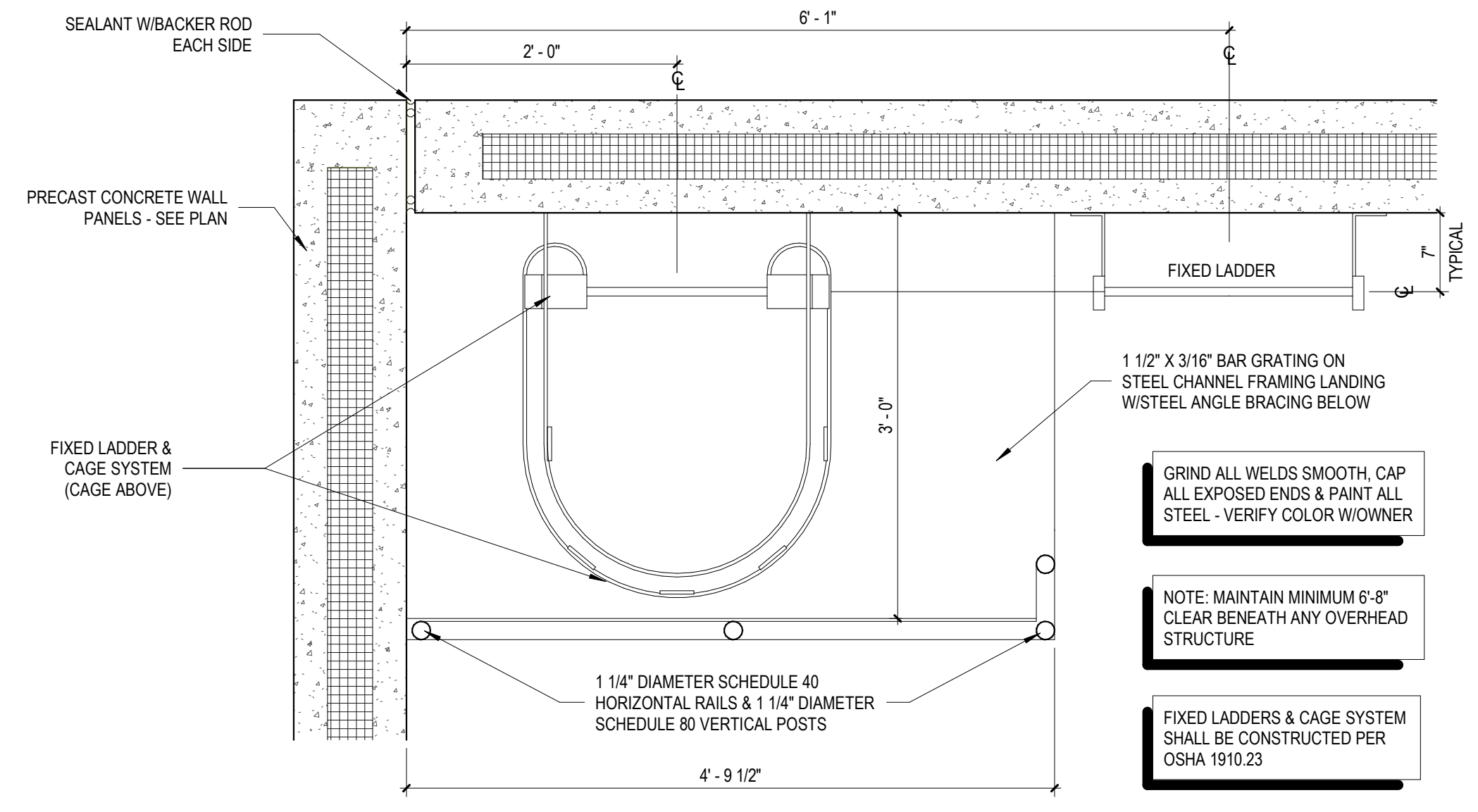
8 WALL SECTION @ CAGED LADDER & ROOF HATCH DETAIL - C1
1 1/2" = 1'-0"



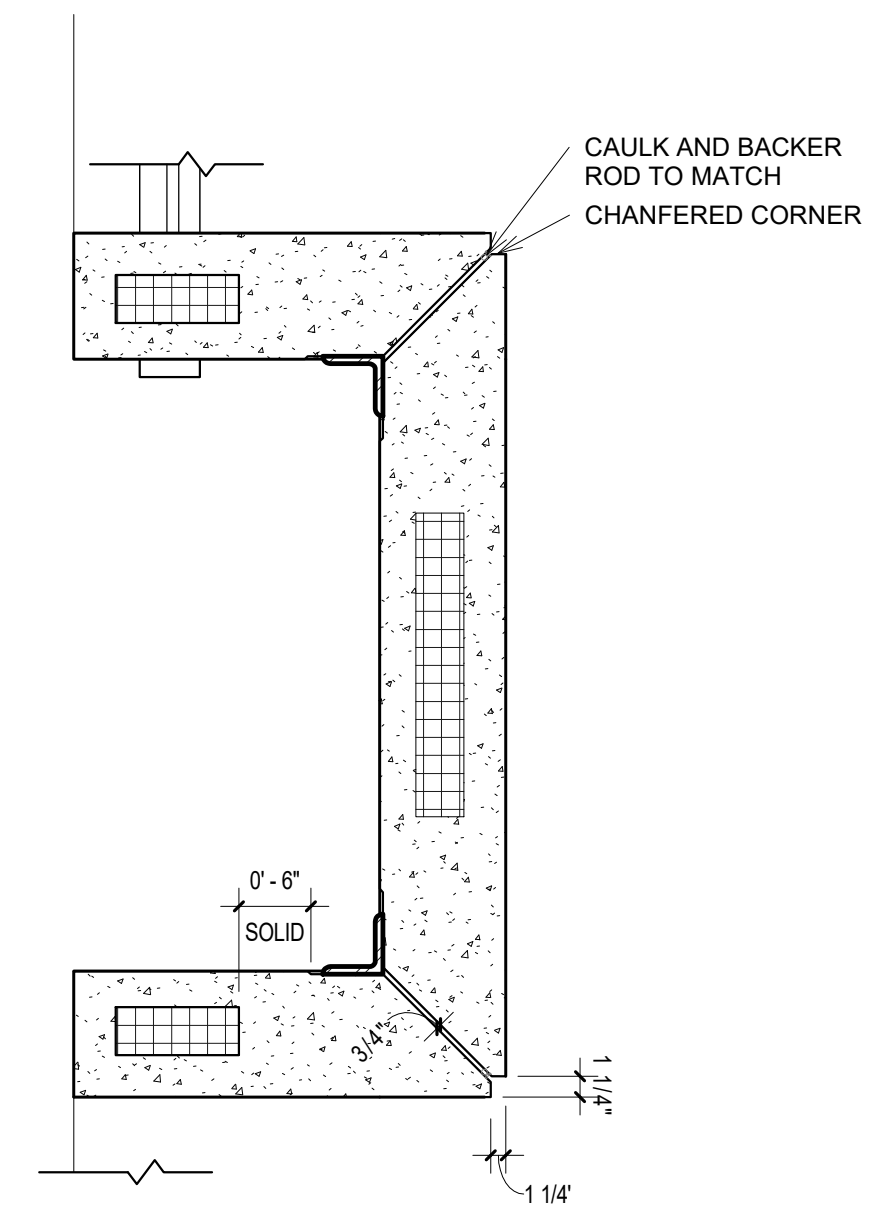
7 TOILET AREA DUST CAP - C1
1 1/2" = 1'-0"



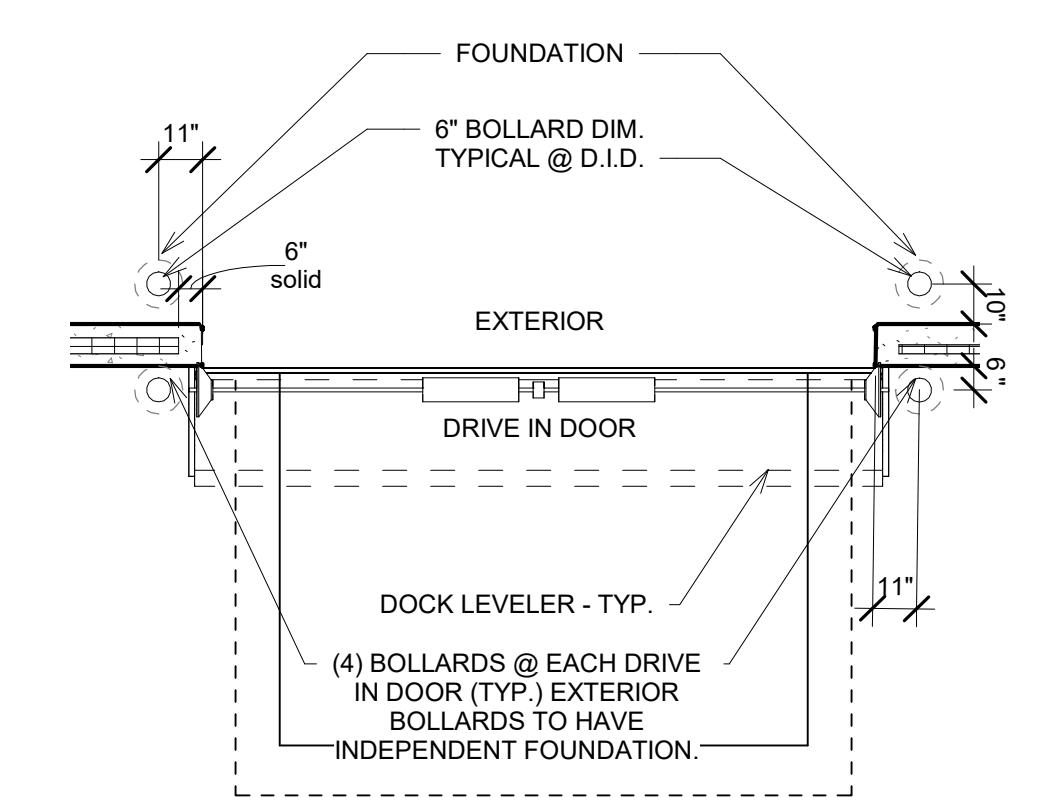
6 WINDOW SYSTEM HEAD & SOFFIT - C1
1 1/2" = 1'-0"



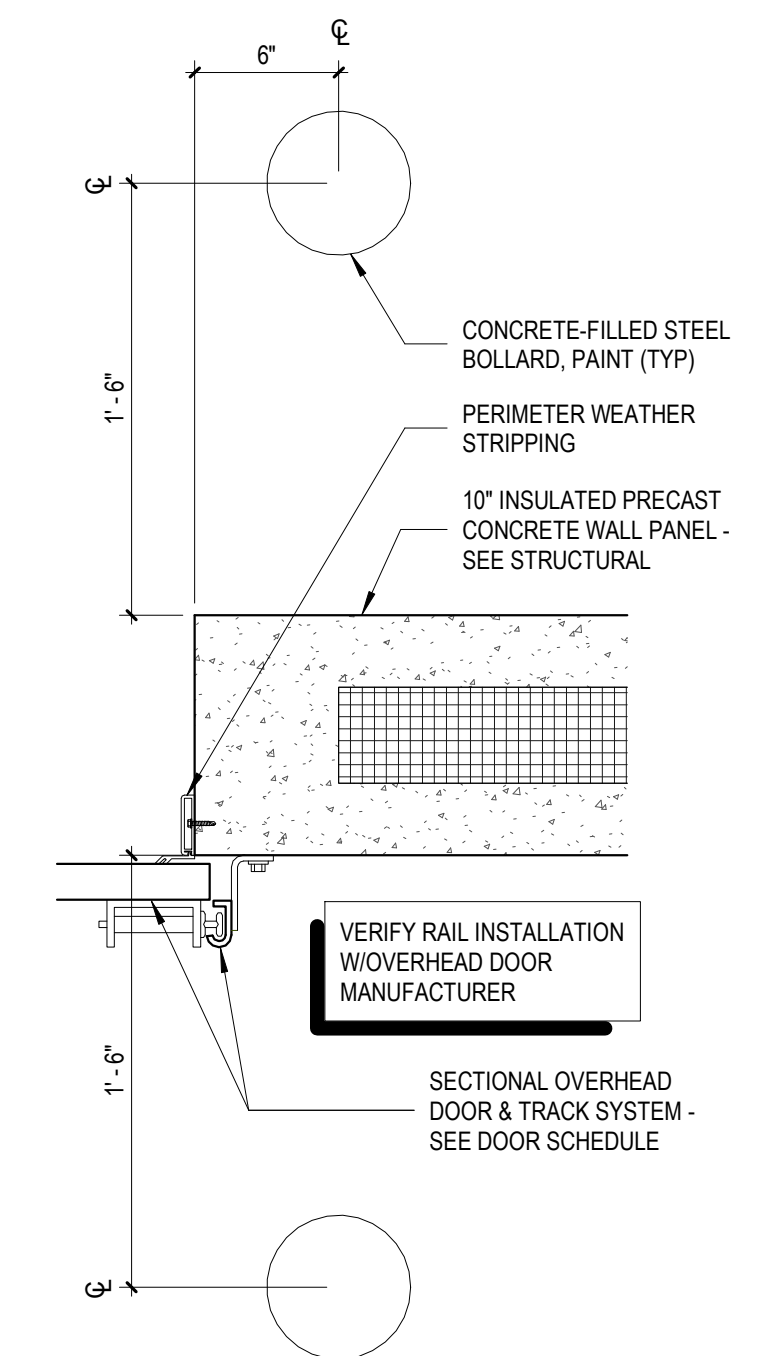
5 CAGED LADDER PLAN - C1
1" = 1'-0"



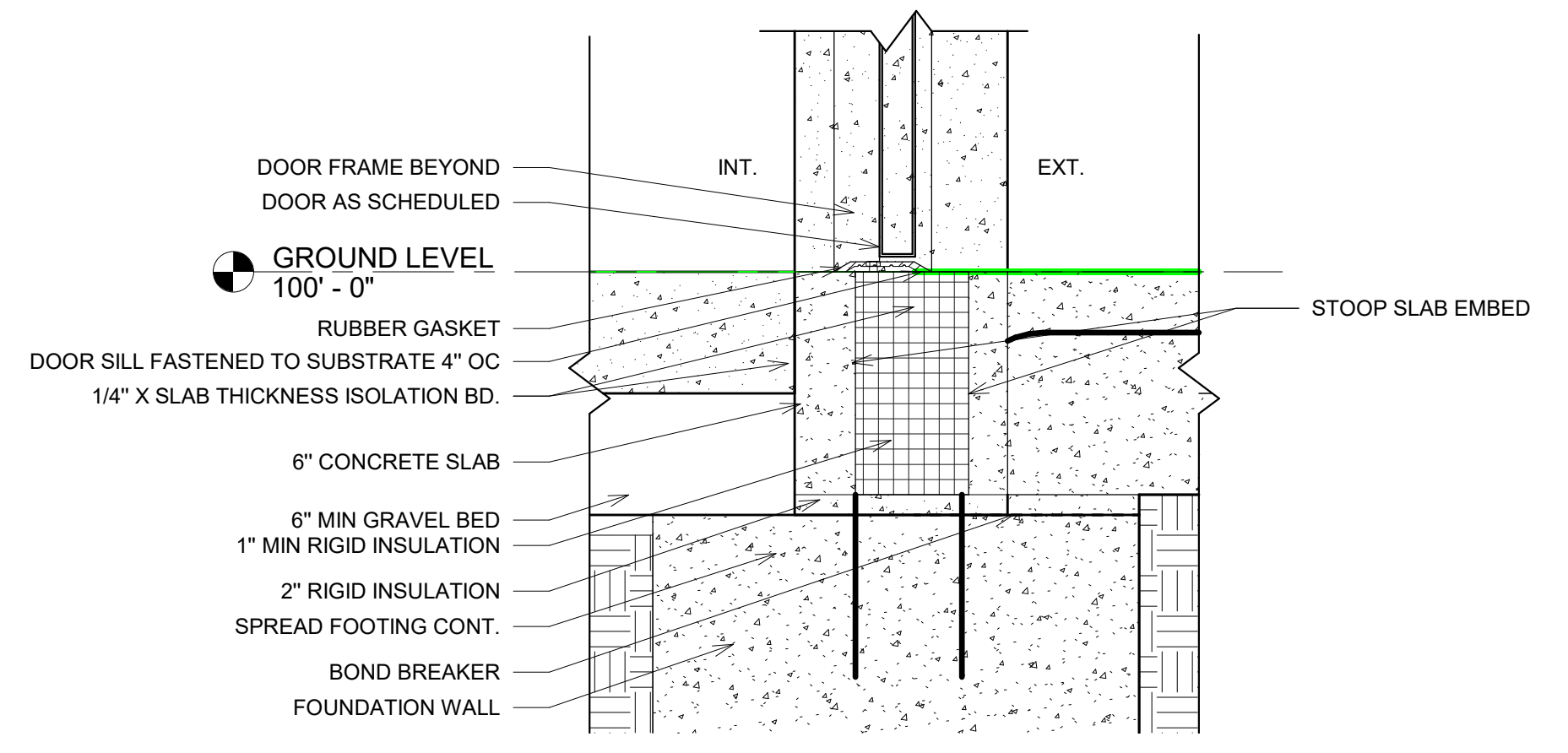
4 C1 - FIRST FLOOR PLAN - PART A - C1
3/4" = 1'-0"



3 ENLARGED PLAN @ DRIVE IN DOOR TYP. - C1
1/4" = 1'-0"



2 DRIVE-IN OVERHEAD DOOR JAMB - C1
1 1/2" = 1'-0"



1 DETAIL @ CONCRETE STOOP - C1
1 1/2" = 1'-0"

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C1 - ENLARGED FLOOR PLANS

Scale:
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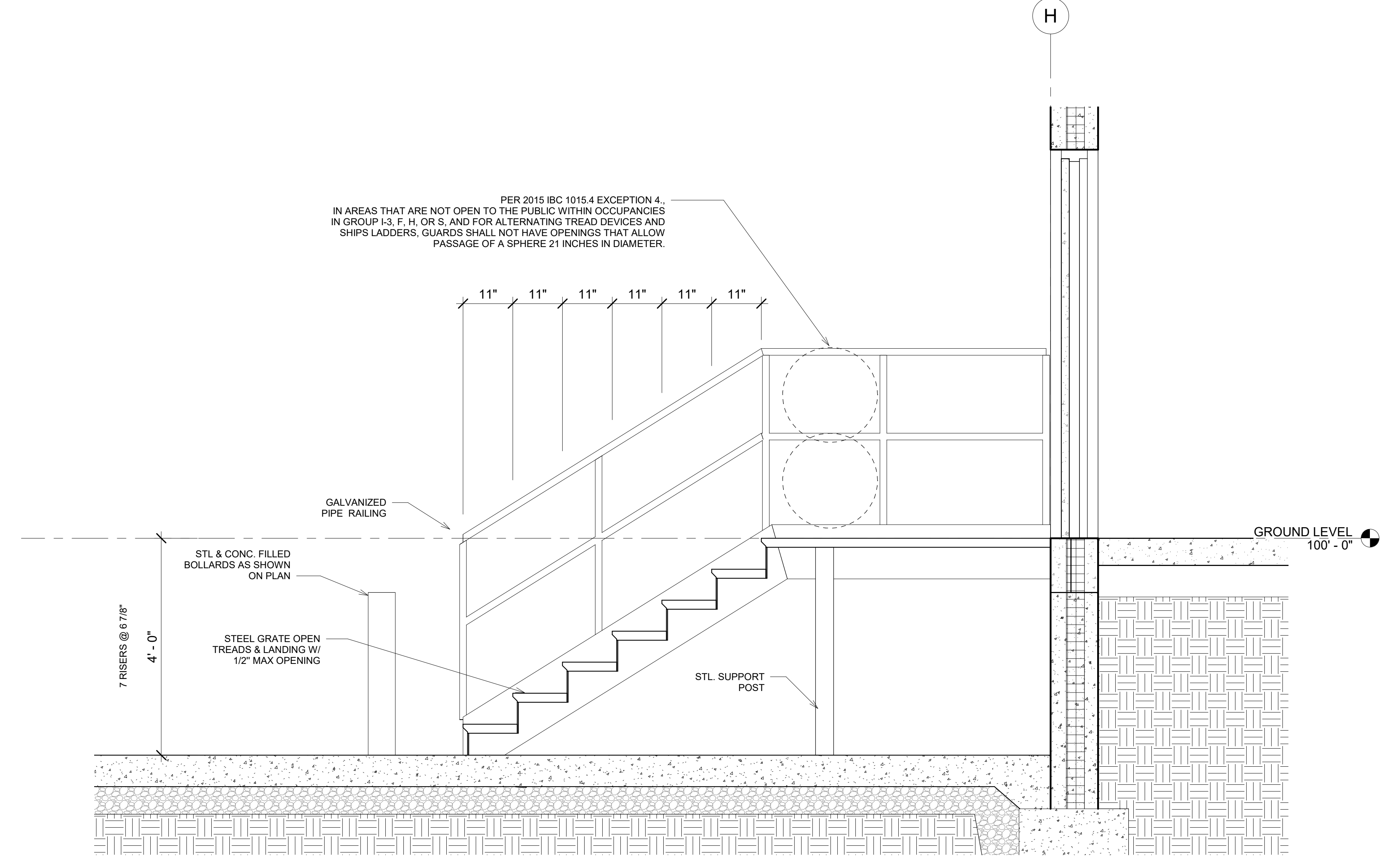
No.	Date	Description

Date:
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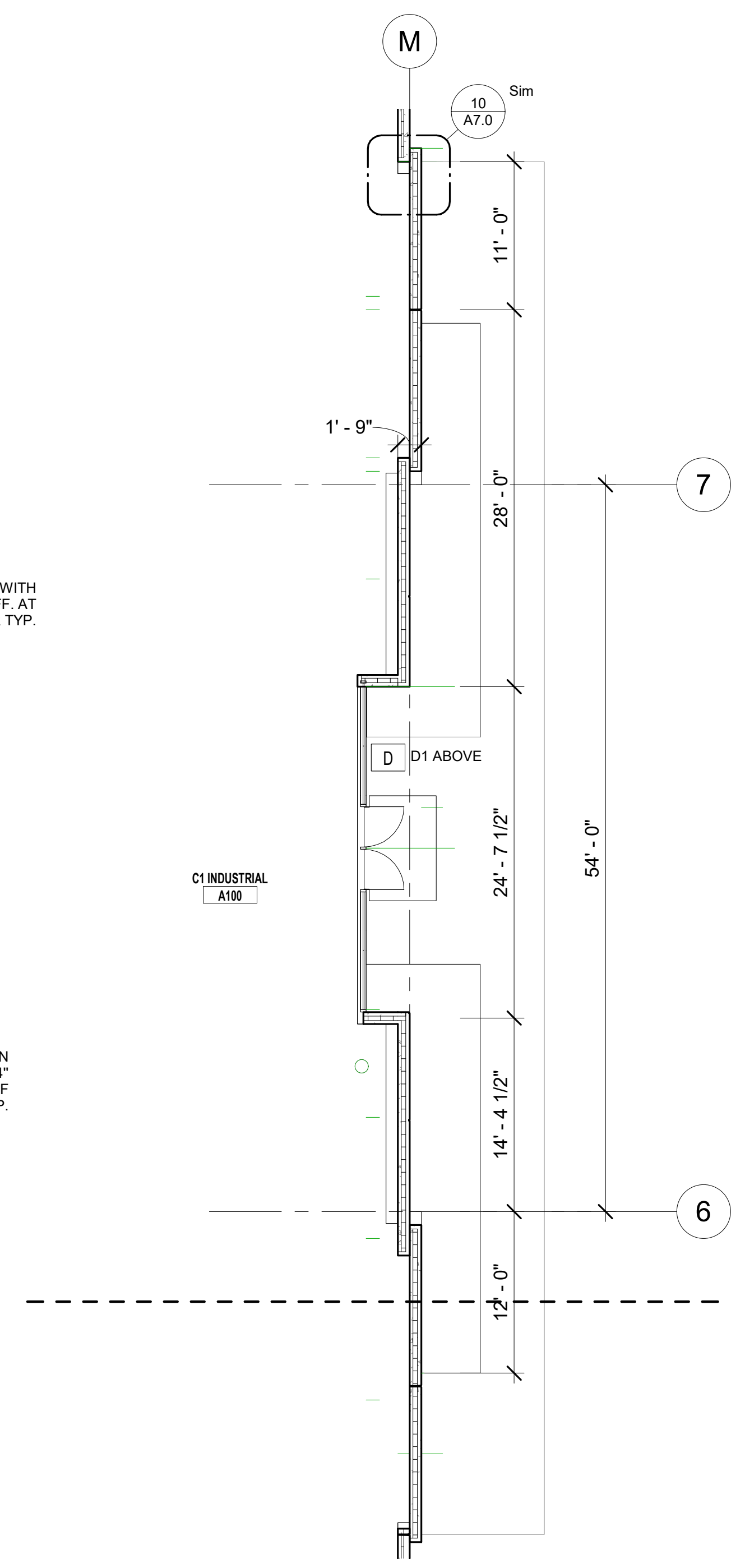
Project No:

Sheet No:

A8.0

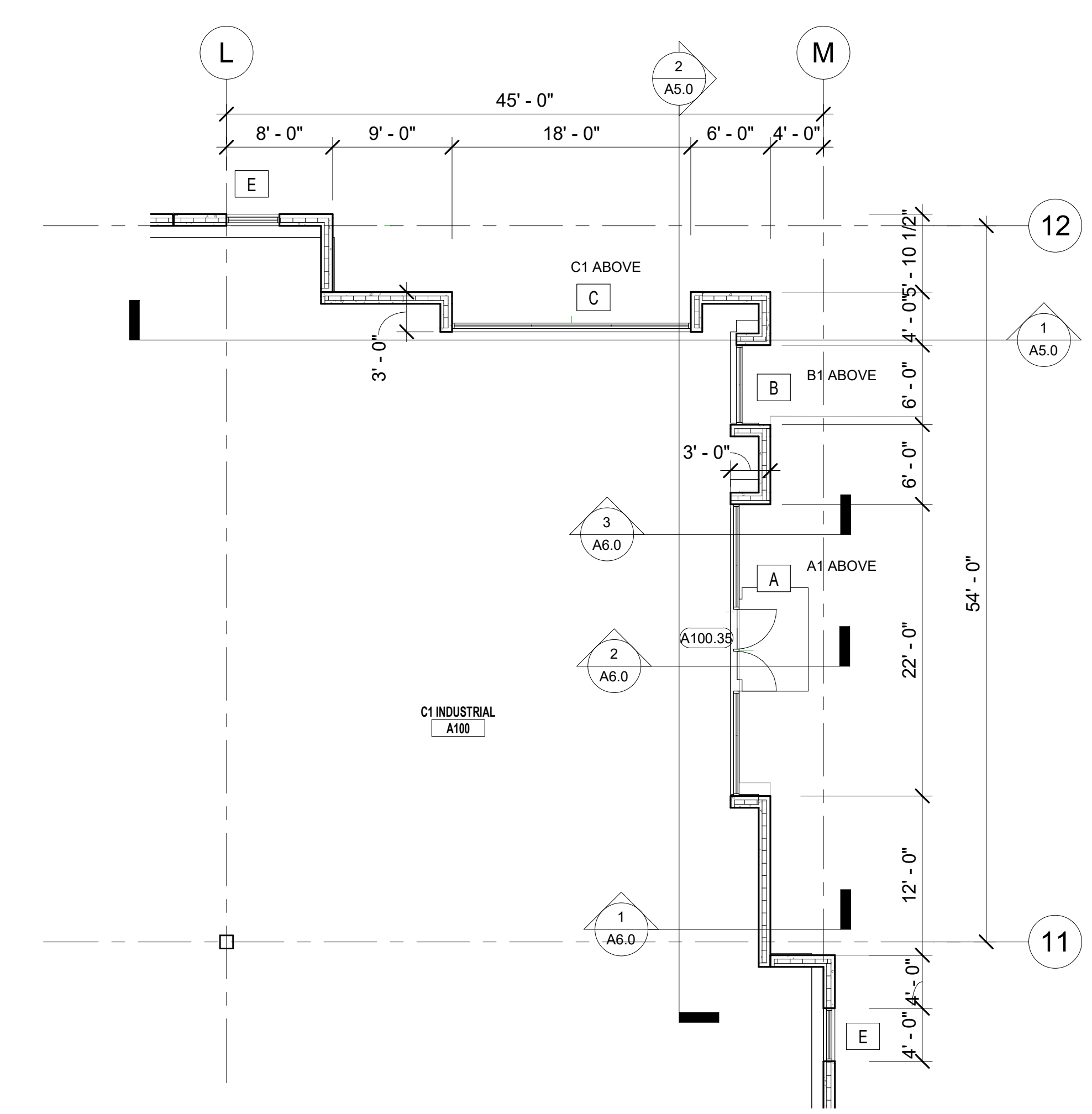


4 WALL SECTION @ DOOR & STAIR - C1
 3/4" = 1'-0"

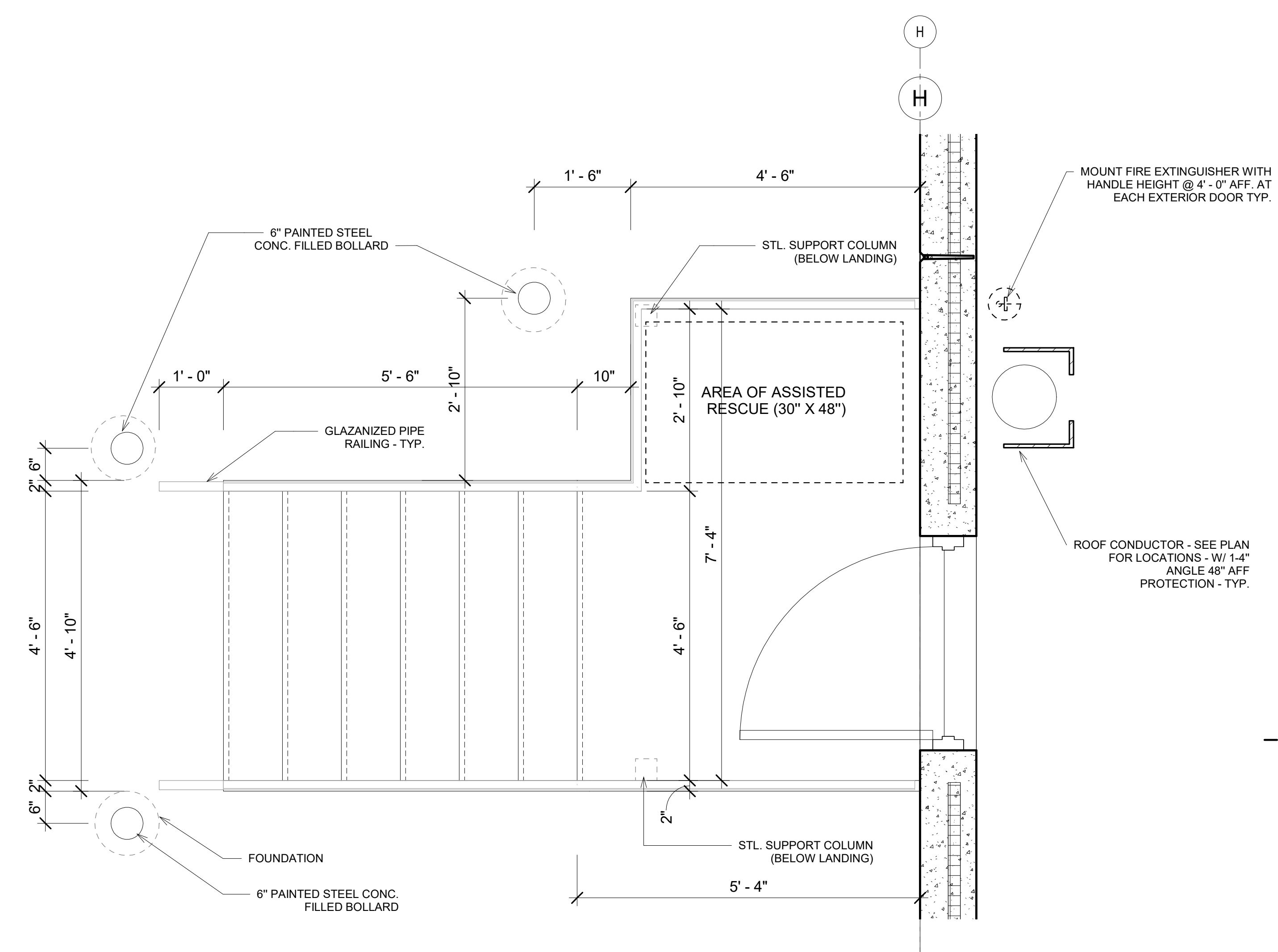


2 C1 - ENLARGED FIRST FLOOR PLAN - SECONDARY ENTRY
 1/8" = 1'-0"

KEYNOTES PER SHEET	
#	DESCRIPTION
A	WINDOW TYPE A. SEE WINDOW TYPES SHEET A10.1
B	WINDOW TYPE B. SEE WINDOW TYPES SHEET A10.1
C	WINDOW TYPE C. SEE WINDOW TYPES SHEET A10.1
D	WINDOW TYPE D. SEE WINDOW TYPES SHEET A10.1
E	WINDOW TYPE E. SEE WINDOW TYPES SHEET A10.1



1 C1 - ENLARGED FIRST FLOOR PLAN - MAIN ENTRY
 1/8" = 1'-0"



3 C1 - ENLARGED FLOOR PLAN - TYP. STEEL STAIR PLAN C1
 3/4" = 1'-0"

C1 - ZAS - Door Schedule										
Number	DOOR			FRAME			Fire Rating	Hardware	Comments	
	Width	Height	Door Type	Frame Type	Frame Material	Frame Finish				
A100.1	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2		
A100.2	3'-0"	7'-0"	DG	FR2	ALUM		(none)	HG-1		
A100.3	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2		
A100.4	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2		
A100.5	3'-0"	7'-0"	DG	FR2	ALUM		(none)	HG-1		
A100.6	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-1		
A100.7	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-1		
A100.8	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2		
A100.9	14'-0"	16'-0"	G	FR10			(none)	--		
A100.10	9'-0"	10'-0"	J4				(none)	--		
A100.11	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2		
A100.12	9'-0"	10'-0"	J4				(none)	--		
A100.13	9'-0"	10'-0"	J4				(none)	--		
A100.14	9'-0"	10'-0"	J4				(none)	--		
A100.15	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2		
A100.16	9'-0"	10'-0"	J4				(none)	--		
A100.17	9'-0"	10'-0"	J4				(none)	--		
A100.18	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2		
A100.19	9'-0"	10'-0"	J4				(none)	--		
A100.20	9'-0"	10'-0"	J4				(none)	--		
A100.21	9'-0"	10'-0"	J4				(none)	--		
A100.22	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2		
A100.23	9'-0"	10'-0"	J4				(none)	--		
A100.24	9'-0"	10'-0"	J4				(none)	--		
A100.25	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2		
A100.26	9'-0"	10'-0"	J4				(none)	--		
A100.27	9'-0"	10'-0"	J4				(none)	--		
A100.28	9'-0"	10'-0"	J4				(none)	--		
A100.29	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2		
A100.30	9'-0"	10'-0"	J4				(none)	--		
A100.31	14'-0"	16'-0"	G	FR10			(none)	--		
A100.32	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2		
A100.33	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2		
A100.34	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2		
A100.35	3'-0"	7'-0"	DG	FR2	ALUM		(none)	HG-1		
A100.36	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2		
A101.1	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-5		
A102.1	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-3		
A102.2	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-5		
A102.3	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-5		
A103.1	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-4		
A104.1	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-4		

SET NUMBER	HARDWARE GROUP STYLES
HG-1	(EXTERIOR MAN DOORS) MEDIUM STYLE WITH 10" ADA BOTTOM RAILS, (1) CONTINUOUS HINGES, (1) 1" OFFSET PULLS, (1) VERTICAL ROD PANIC DEVICES (1 DOOR REGULAR, 1 DOOR ELECTRIFIED), POWER TRANSFERS, POWER SUPPLY, THRESHOLD, SWEEP, LCN HEAVY DUTY CLOSER
HG-2	(EXTERIOR HOLLOW METAL DOORS), STORAGE LEVER LOCKSET, (1) STOREROOM LOCKSET, (1.5) HINGES, CLOSER, THRESHOLD, SILENCERS, WEATHER STRIPPING
HG-3	(INTERIOR UTILITY ROOMS), (1) STORAGE LOCKSET, (1.5) HINGES, CLOSER, OH STOP
HG-4	(TOILET ROOMS), (1.5) BUTTS HINGES, (1) PRIVACY LOCKSET, ALUMINUM THRESHOLD, WALL STOP, CLOSER, KICKPLATE, SILENCERS, HC SIGN
HG-5	(1) STORAGE LOCKSET, (1.5) HINGES, CLOSER, OH STOP, PANIC DEVICE EXIT HARDWARE

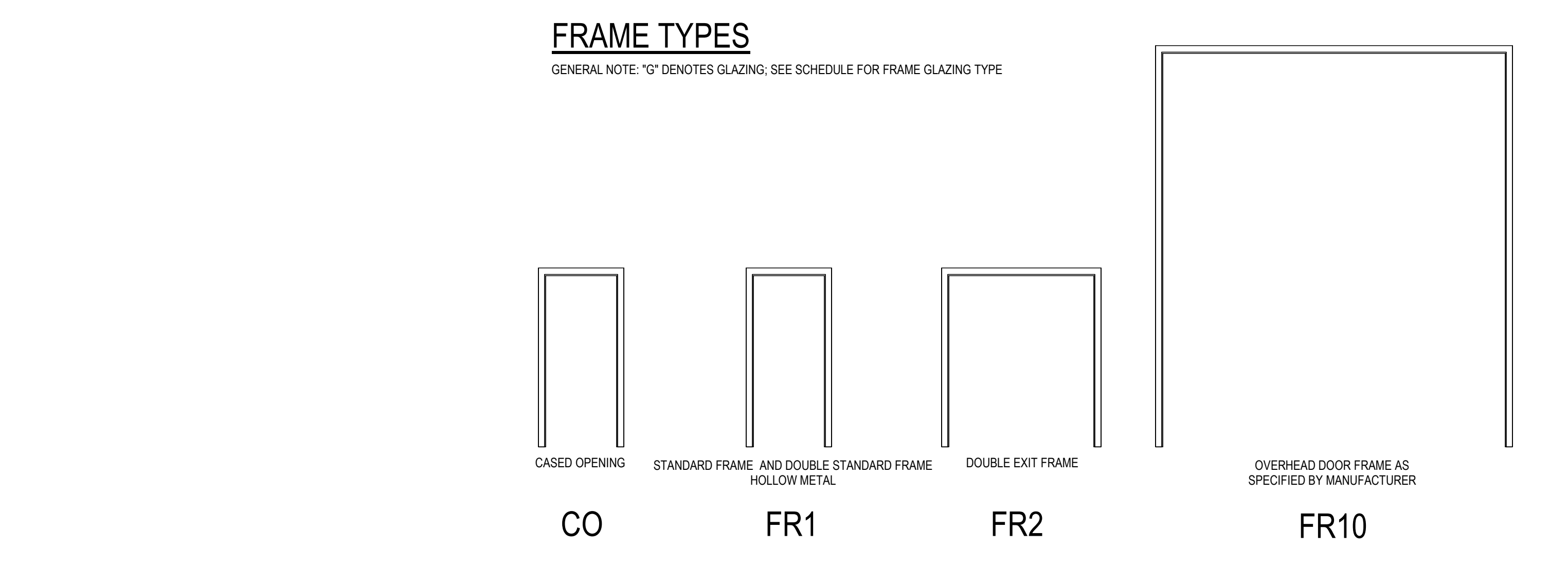
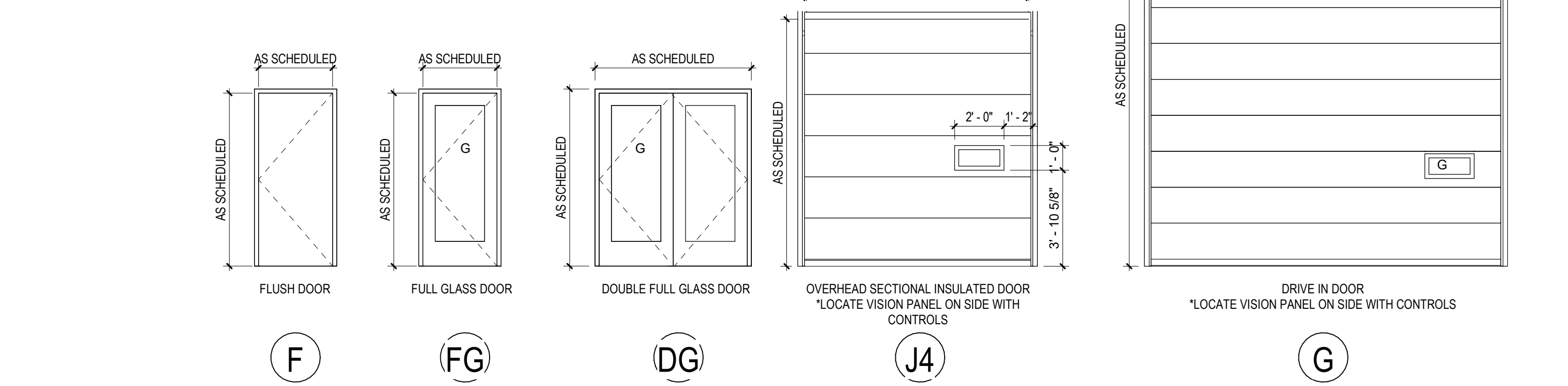
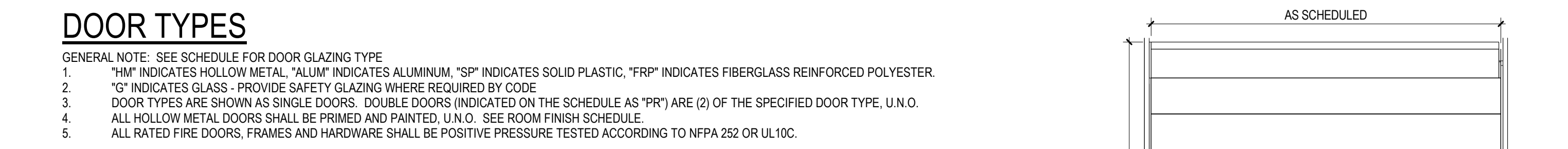
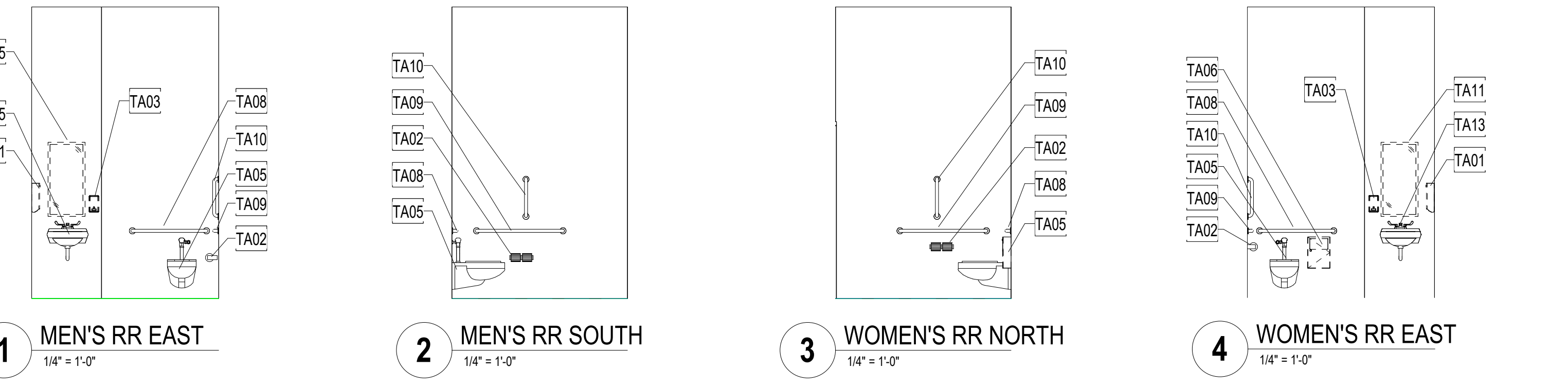
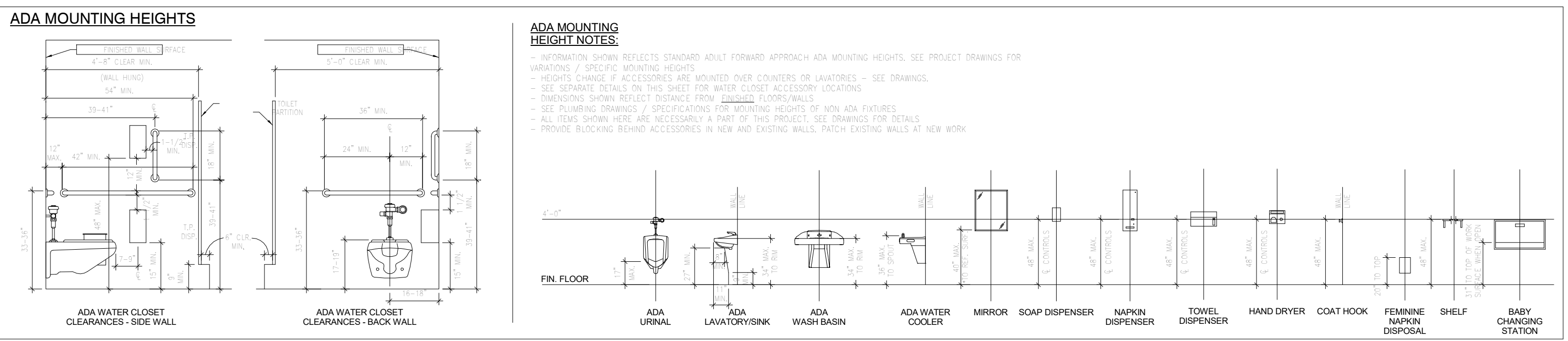
CLASS	CLASS STYLES
Z0	1/3 HR RATING (20 MIN.)
B	1 1/2 HR RATING (90 MIN.)
C	3/4 HR RATING (45 MIN.)
D	1 1/2 HR RATING (90 MIN.) EXTERIOR
E	3/4 HR RATING (45 MIN.) EXTERIOR
G	1 HR RATING (60 MIN.)

GLASS TYPE	GLAZING STYLES
GL-1	1/4" THICK CLEAR TEMPERED FLOAT GLASS
GL-2	FIRE RATED FIRE LITE UNIT
GL-3	1" INSULATED CLEAR TEMPERED WINDOW UNIT
GL-7	BUTT-GLAZING IN RECESSED ALUM. TRACK SYSTEM (SEE BORROWED LITE FRAME TYPES)

C2 FINISH SCHEDULE														
LEVEL	NUMBER	ROOM NAME	FLOOR		NORTH WALL FINISHES		SOUTH WALL FINISHES		EAST WALL FINISHES		WEST WALL FINISHES		SOFFIT - SEE RCP	
			BASE	MAIN FINISH	SECOND FINISH	MAIN FINISH	SECOND FINISH	MAIN FINISH	SECOND FINISH	MAIN FINISH	SECOND FINISH	FINISH		REMARKS
Level 1	A200	C2 INDUSTRIAL												A200
Level 1	A201	F.P.												A201
Level 1	A202	ELEC.												A202
Level 1	A203	MEN'S RESTROOM	RB-1	GYP. BD/FRP/PT-1		GYP. BD/FRP/PT-1		GYP. BD/FRP/PT-1		GYP. BD/FRP/PT-1				A203
Level 1	A204	WOMEN'S RESTROOM	RB-1	GYP. BD/FRP/PT-1		GYP. BD/FRP/PT-1		GYP. BD/FRP/PT-1		GYP. BD/FRP/PT-1				A204

SC-1: SEALED CONCRETE - ASHFORD FORMULA
 ACT-1: ACOUSTICAL CEILING TILE - 15/16" WHITE GRID w/ 2'x4'x1/2" VINYL FACED GYPSUM CORE TILE BY "CLIMA PLUS" BY USG OR APPROVED EQUAL.
PAINT NOTES:

- ALL METALS NOT PROVIDED WITH FACTORY FINISH SHALL BE PAINTED WITH ONE COAT OF RUST PROHIBITIVE PRIMER AND ENAMEL PER SPECIFICATION
- PAINT ALL INTERIOR STEEL COLUMNS WHITE



- WALL TYPES ARE INDICATED BY \diamond ON THE PLANS.
- WHERE "UL" DESIGNS ARE SPECIFIED, CONTRACTOR IS REQUIRED TO MEET THE CONSTRUCTION CRITERIA FOR EACH ASSEMBLY AS SPECIFIED BY THE CURRENT UNDERWRITERS LABORATORIES FIRE RESISTANCE DIRECTORY.
- IN ALL CASES, WALLS ENCLOSING SHAFTS PENETRATING ONE OR MORE FLOORS, SUCH AS BUT NOT LIMITED TO DUCT, ELEVATOR AND STAIR SHAFTS, SHALL BE RATED 1 HOUR, REGARDLESS OF PROPOSED WALL TYPE CONSTRUCTION. WHERE SHAFTS OCCUR, RATED WALL TYPES MUST JOIN AT THE CORNERS FOR A COMPLETE RATED ENCLOSURE.
- CONTRACTOR SHALL REFER TO STRUCTURAL PLANS AND DETAILS FOR ALL MASONRY AND CAST IN PLACE CONCRETE WALLS REGARDING AMOUNT, TYPE AND LOCATION OF REBAR, GROUTED BLOCK CORES, ETC.
- SEE ROOM FINISH SCHEDULE FOR INTERIOR WALL FINISHES.
- EXTEND ALL WALL COMPONENTS TO STRUCTURAL DECK ABOVE UNLESS NOTED OTHERWISE. ALL STUD WALLS SHALL HAVE A MECHANICAL ATTACHMENT TO DECK UNLESS NOTED OTHERWISE.
- REFER TO STRUCTURAL DRAWINGS FOR CONNECTION DETAILS FOR ALL BEARING WALLS.
- PROVIDE PERIMETER SEALANT AT TOP AND BOTTOM RUNNERS OF ALL STUD WALLS.
- PROVIDE FIRE CAULK AT ALL FIRE WALL/FIRE BARRIER, RATED ROOM, OR SHAFT PENETRATIONS. PROVIDE SEALANT AT ALL OTHER PENETRATIONS.
- COORDINATE REQUIRED BLOCKING HEIGHT FOR SYSTEMS FURNITURE VENDOR, FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS, TOILET ROOM ACCESSORIES, ETC.
- PROVIDE MOLD/MOISTURE RESISTANT GYPSUM WALLBOARD ON WET WALLS NOT RECEIVING TILE. USE MOLD/MOISTURE RESISTANT GYP. BOARD FOR THE FIRST 4'-0" ABOVE FINISHED FLOOR IN TOILET ROOMS, JANITOR CLOSETS AND MECHANICAL ROOMS. SEAL GYP. BD. TO FLOOR.
- PROVIDE INTERIOR GYPSUM CONTROL JOINTS EVERY 30 FEET (MIN.) OR WHERE WALL CONSTRUCTION CHANGES OR AS SHOWN ON PLANS.
- PROVIDE CMU CONTROL JOINTS EVERY 1-1/2 x LENGTH TO WALL HEIGHT (MAX. 25 FEET), OR AT CHANGES IN WALL HEIGHT OR WALL THICKNESS OR AS SHOWN ON PLANS.

C1 - WALL TYPES
 1 1/2" = 1'-0"

Consultant:
 Project:
ZILBER INDUSTRIAL 1 @ CALEDONIA CORPORATE PARK

Location:
 Northwestern Ave & East Frontage Road,
 Caledonia WI, 53126

Key Plan:

MUNICIPAL SUBMITTAL
 SET 7/25/22

Sheet:
**C1 - DOOR SCHEDULE,
 DOOR/FRAME TYPES,
 FINISH SCHEDULE**

Scale:
 As indicated
 Revisions:

No.	Date	Description

 Date:
 7/25/2022
 Project No:
 -
 Sheet No:

A10.0

Consultant:

Project:

ZILBER INDUSTRIAL 1 @
CALEDONIA CORPORATE
PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:

MUNICIPAL SUBMITTAL
SET 7/25/22

Sheet:

C1 - WINDOW TYPES

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

Revisions:

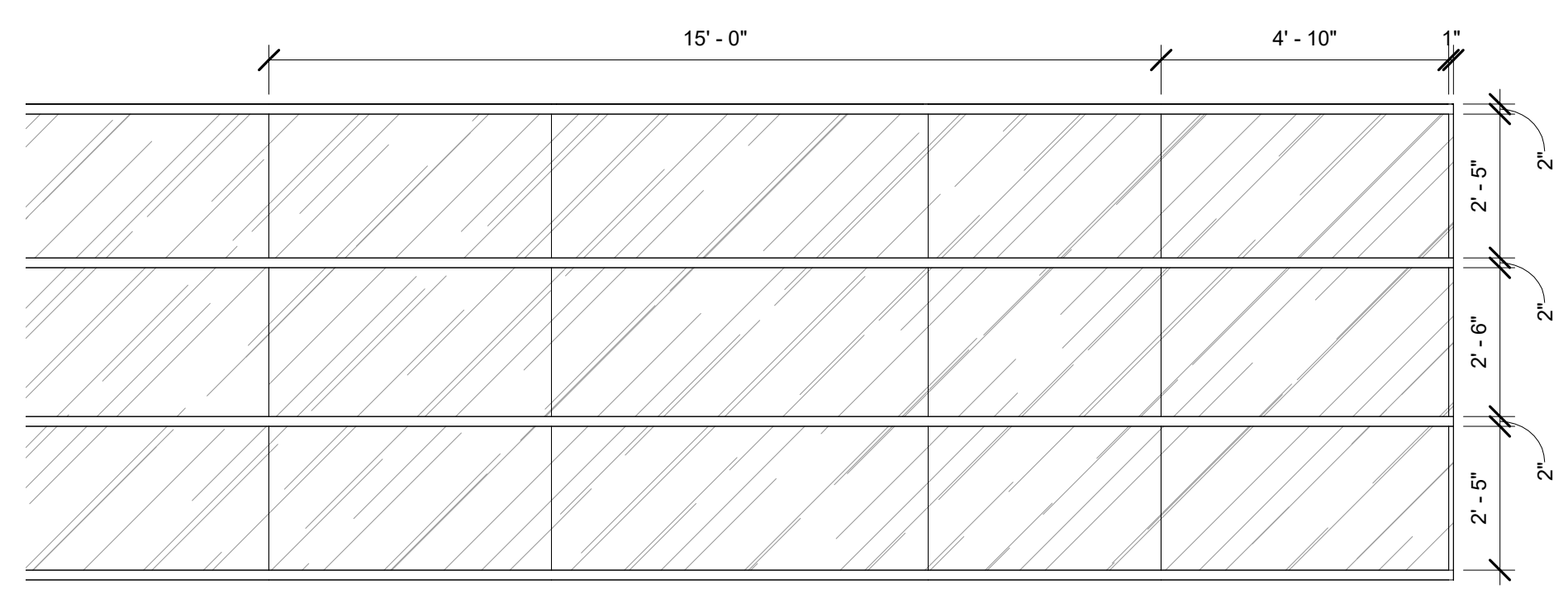
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Date:
7/25/2022

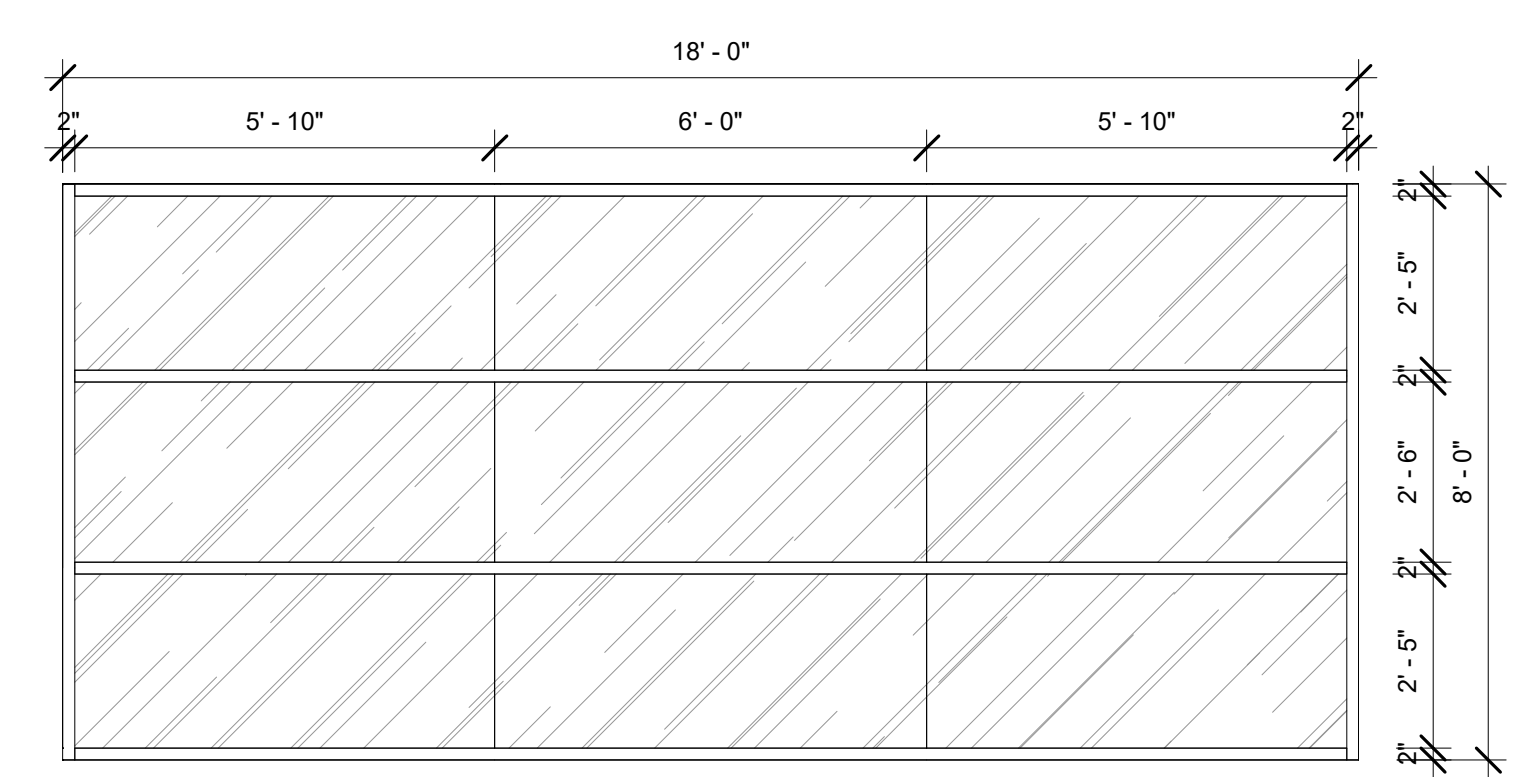
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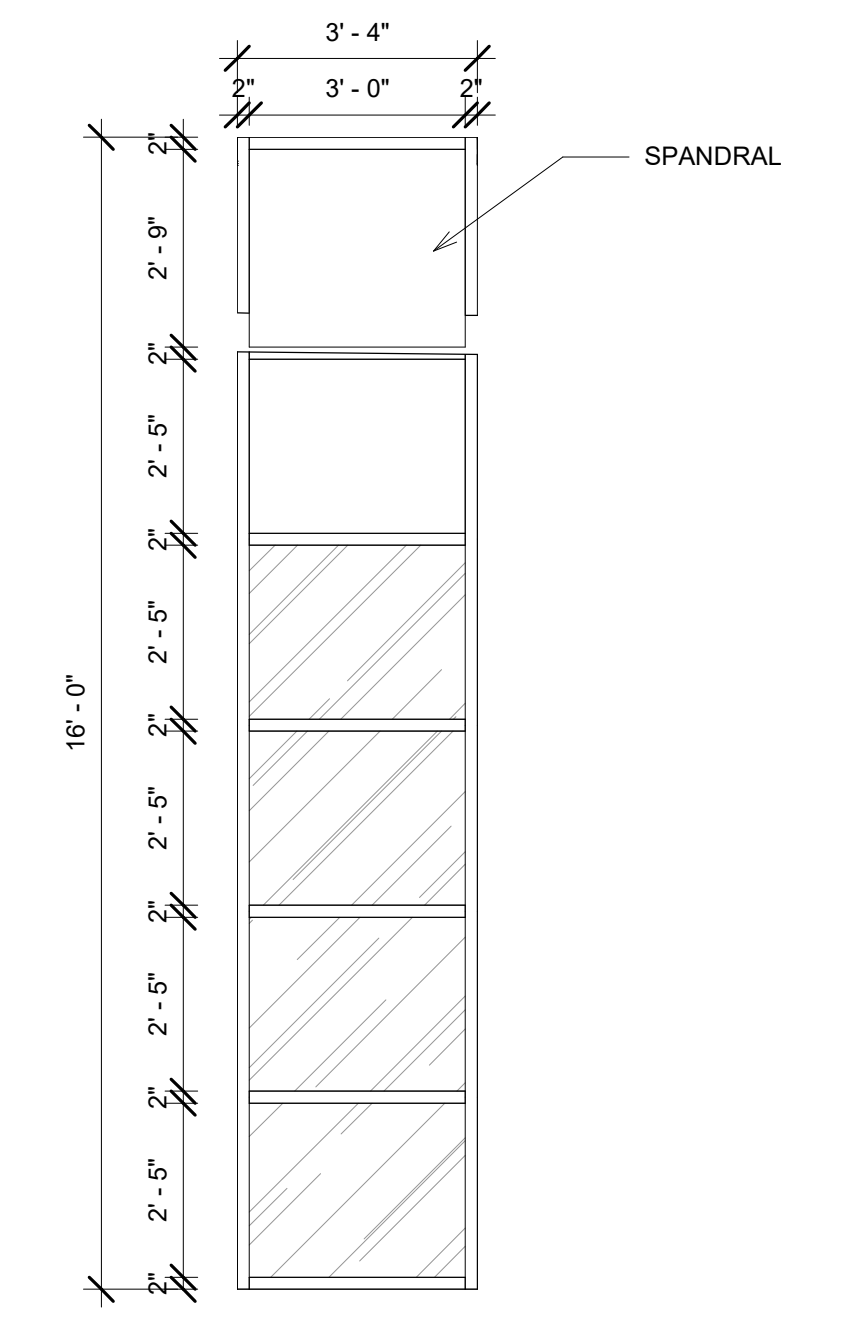
8 C1 STOREFRONT WINDOW D1
3/8" = 1'-0"



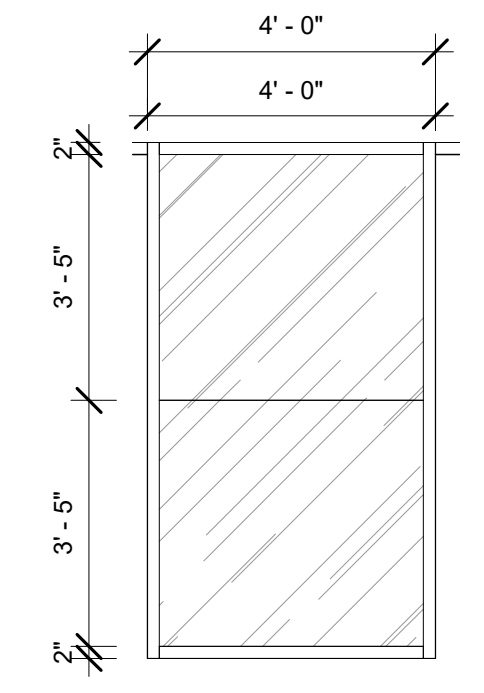
6 C1 STOREFRONT WINDOW C1
3/8" = 1'-0"



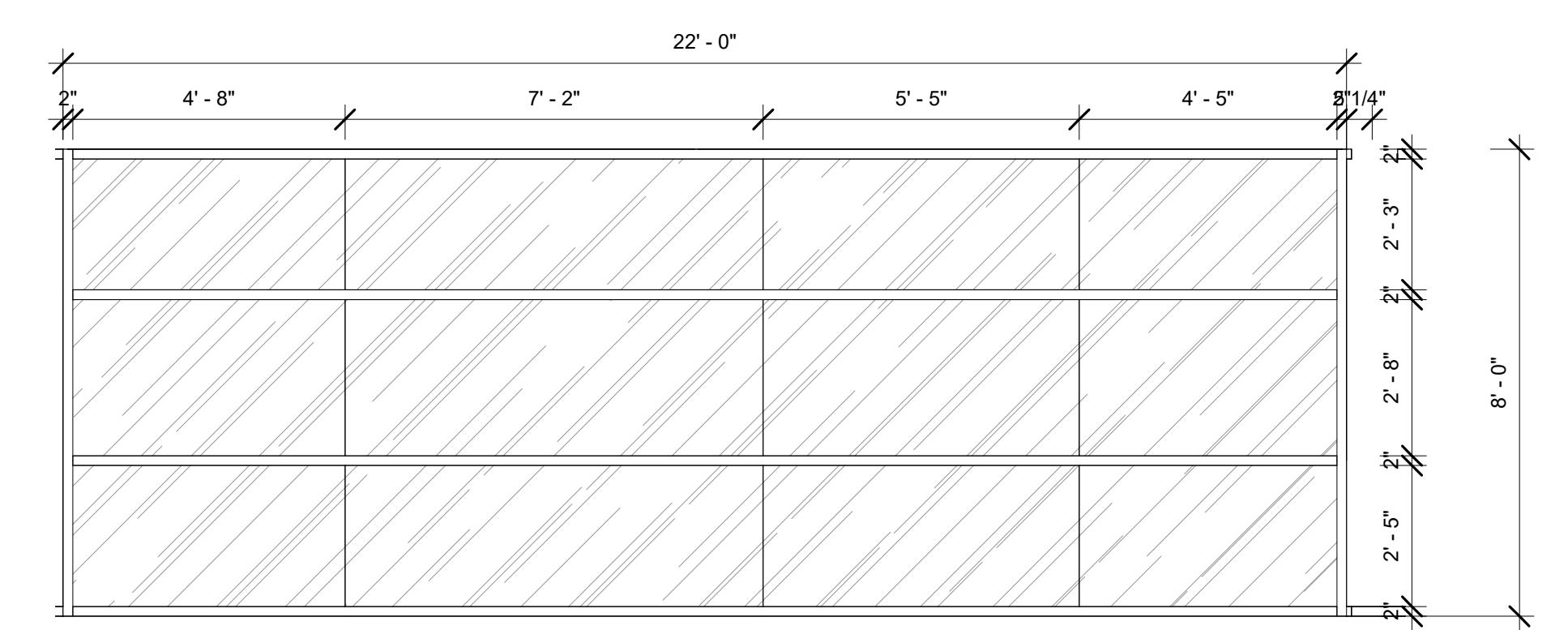
4 C1 STOREFRONT WINDOW B1
3/8" = 1'-0"



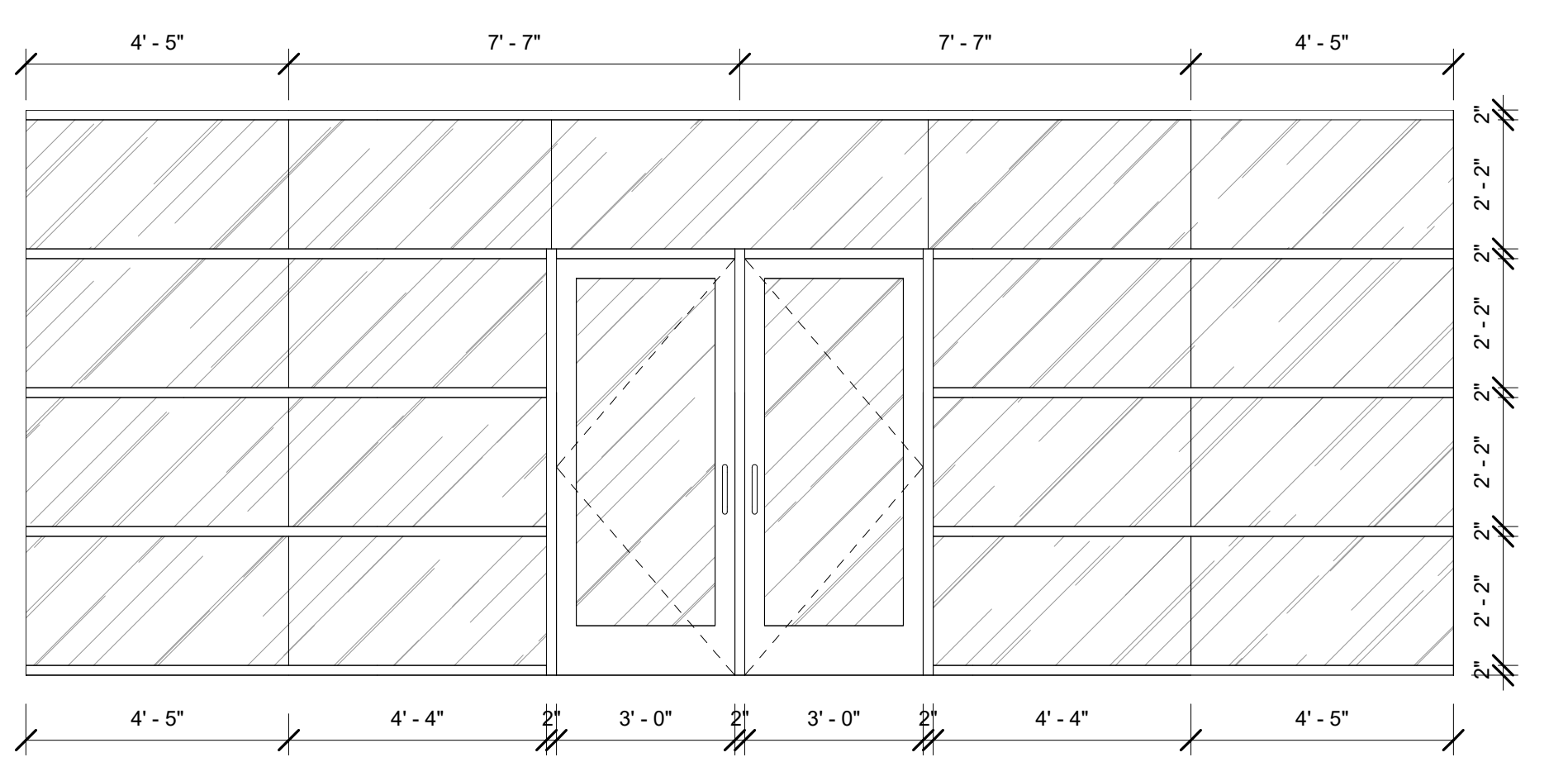
10 C1 STOREFRONT WINDOW F
3/8" = 1'-0"



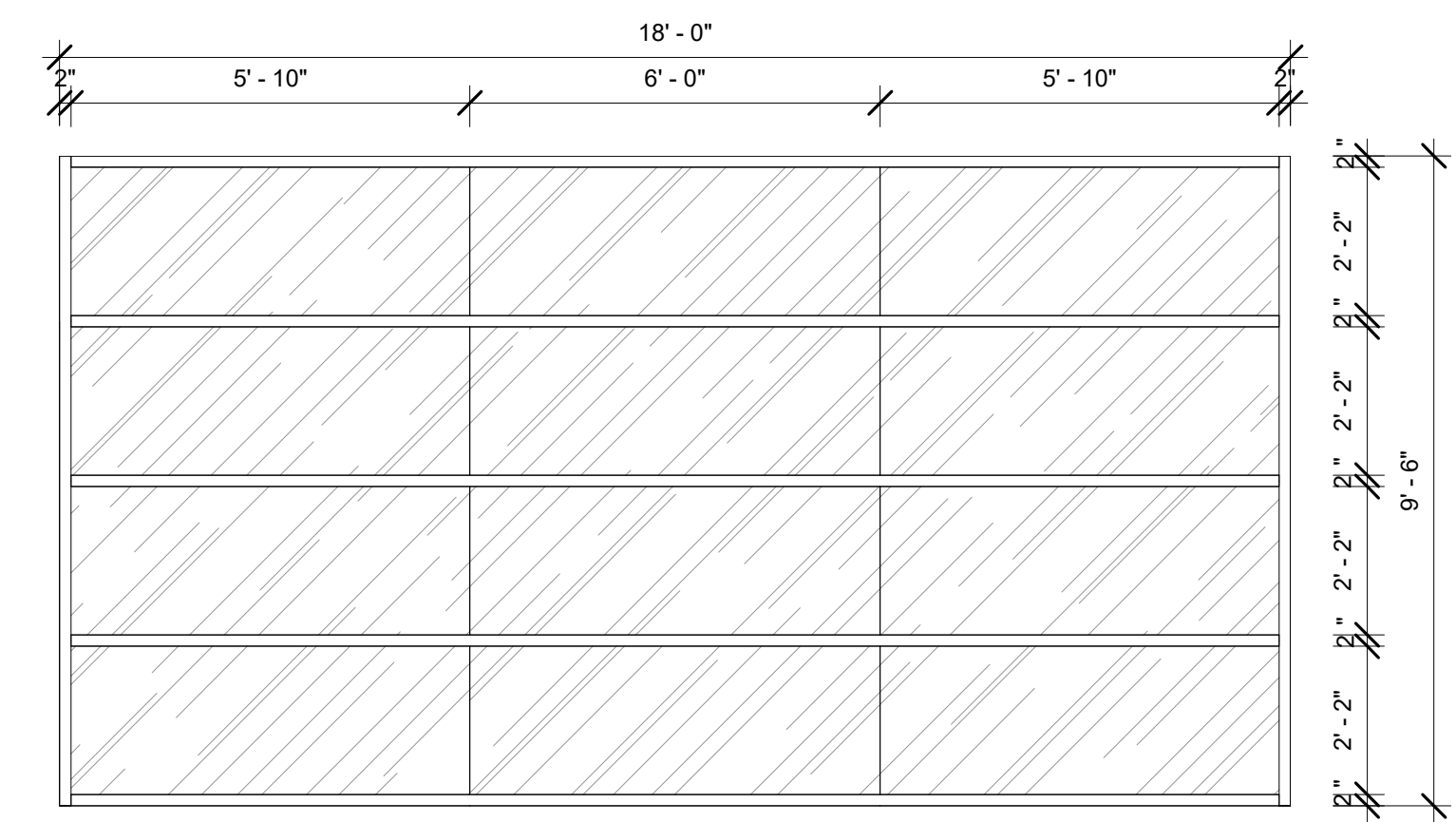
9 C1 STOREFRONT WINDOW E
3/8" = 1'-0"



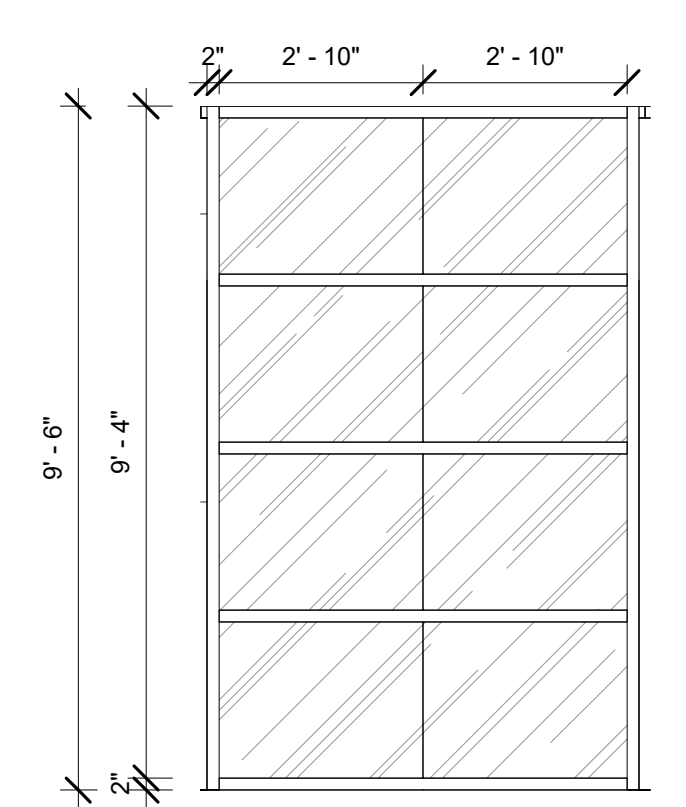
2 C1 STOREFRONT WINDOW A1
3/8" = 1'-0"



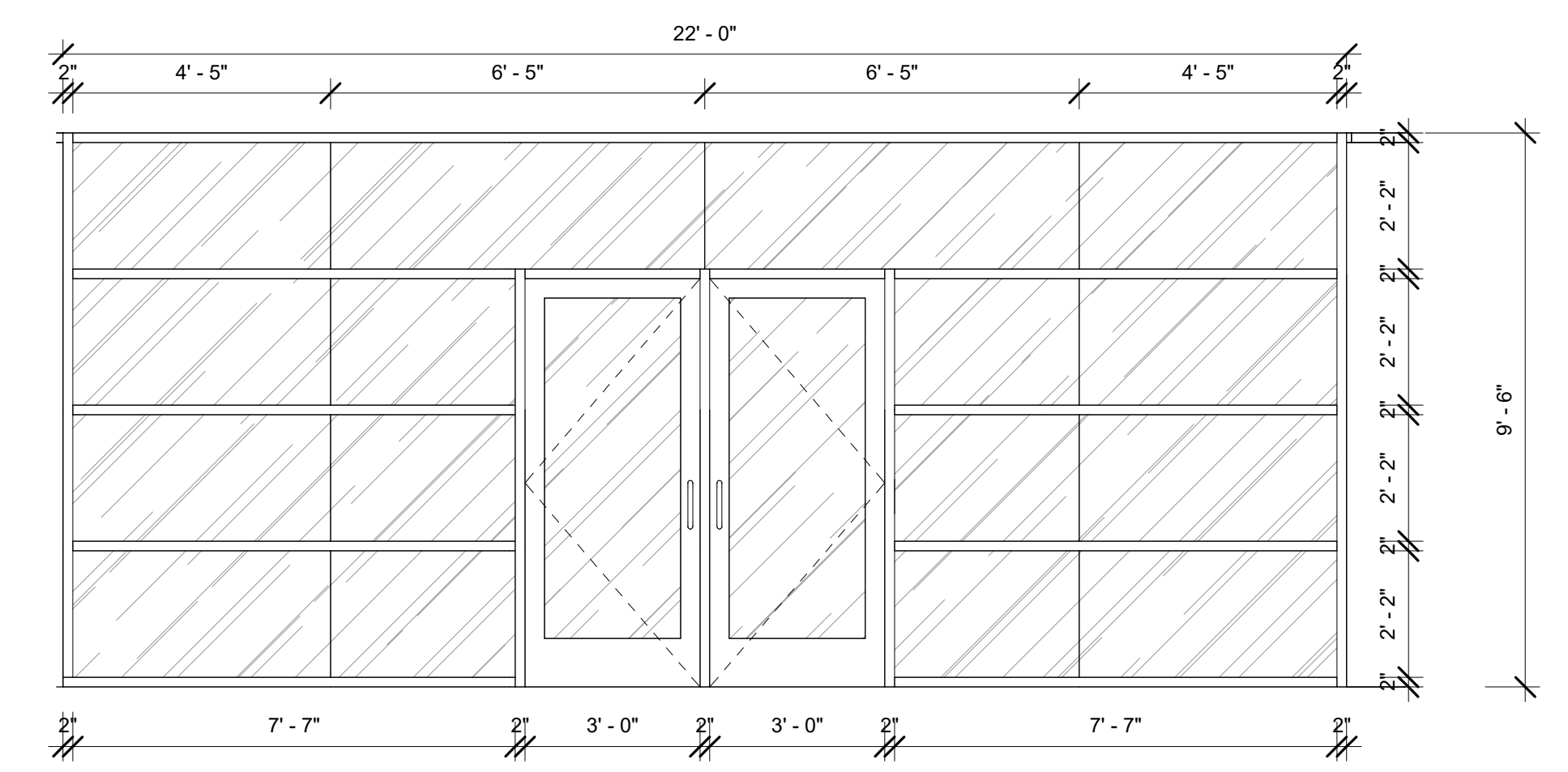
7 C1 STOREFRONT WINDOW D
3/8" = 1'-0"



5 C1 STOREFRONT WINDOW C
3/8" = 1'-0"



3 C1 STOREFRONT WINDOW B
3/8" = 1'-0"



1 C1 STOREFRONT WINDOW A
3/8" = 1'-0"

► BUILDING CODES	
• DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE 2018 WISCONSIN COMMERCIAL BUILDING CODE (BASED ON IBC 2015) AS CONTAINED IN CHAPTERS SPS 361, SPS 362 AND SPS 366 OF THE WISCONSIN ADMINISTRATIVE CODE.	
• RISK CATEGORY	II
• SOIL DATA (AGGREGATE BACKFILL)	37 PSF PER FOOT OF DEPTH
ACTIVE SOIL PRESSURE	57 PSF PER FOOT OF DEPTH
AT REST SOIL PRESSURE	250 PSF PER FOOT OF DEPTH
PASSIVE SOIL PRESSURE	125 PSF
SURCHARGE LOAD	
• ROOF LOADS	
DEAD (P) SNOW FRAMING, 14 PSF ROOFING, 4 PSF MEP	25 PSF (23 PSF TO JOISTS)
LIVE (SEE SNOW LOAD ALSO)	20 PSF
• SNOW LOADS	
GROUND SNOW (p _g)	30 PSF
SNOW DENSITY (0.13 x p _g + 14 x 30)	17.9 PSF
ROOF EXPOSURE	PARTIALLY EXPOSED
EXPOSURE FACTOR (C _e)	1.0
THERMAL FACTOR - BUILDING (C _t)	1.0
THERMAL FACTOR - CANOPY MANSARDS (C _t)	1.2
SNOW IMPORTANCE FACTOR (I _s)	1.0
FLAT ROOF SNOW LOAD - BUILDING	21 PSF (25 PSF USED)
FLAT ROOF SNOW LOAD - CANOPY	25 PSF
DRIFT LOAD	AS NOTED ON DRAWINGS, PER ASCE 7-10
• WIND DATA	
ULTIMATE DESIGN WIND SPEED - 3 SECOND GUST (V _{ult})	115 MPH
NOMINAL DESIGN WIND SPEED - 3 SECOND GUST (V _{nom})	89 MPH
BUILDING ENCLOSURE	ENCLOSED
EXPOSURE	C
WIND DIRECTIONALITY FACTOR (K _d)	0.8
TOPOGRAPHIC FACTOR (K _t)	1.0
GUST FACTOR (G - BUILDING IS RIGID)	0.85
INTERNAL PRESSURE COEFFICIENT (ENCLOSED - GC _i)	+1.18
ANALYSIS PROCEDURE	D
EDGE ZONE WIDTH (Z ₀)	28.2 FT @ C1, 29.3 @ C2
MEAN ROOF HEIGHT (H)	35.1 FT @ C1, 36.4 @ C2
ROOF PLANE SLOPE (θ)	1.2 DEGREES
COMPONENTS AND CLADDING	SEE TABLE THIS SHEET
MINIMUM NET UPLIFT	10 PSF
INTERIOR SPACES	15 PSF
EXTERIOR CANOPIES/OFFSETS	30 PSF
• SEISMIC DATA	
SEISMIC IMPORTANCE FACTOR	1.00
MAPPED SPECTRAL RESPONSE ACCELERATION FOR SHORT PERIODS (S _s)	0.095
MAPPED SPECTRAL RESPONSE ACCELERATION FOR 1 SECOND PERIOD (S ₁)	0.19
SITE CLASS PER GEOTECHNICAL REPORT	D
SPECTRAL RESPONSE ACCELERATION FOR SHORT PERIODS (S _s)	0.101
SPECTRAL RESPONSE ACCELERATION FOR 1 SECOND PERIOD (S ₁)	0.218
SEISMIC DESIGN CATEGORY	B
BASIC SEISMIC FORCE RESISTING SYSTEM AND PARAMETERS	
BEARING WALL SYSTEM - ORDINARY PRECAST SHEAR WALLS (C1 & C2)	R = 3.0 D _o ≥ 2.0 PRECAST C _s = 3.0
ON C2 ADJ.	
STEEL SYSTEMS NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE (@ C2 ONLY)	R = 3.0 D _o ≥ 2.5 C _s = 3.0
ANALYSIS PROCEDURE	0.034
SEISMIC RESPONSE COEFFICIENT (C _w)	EQUIVALENT LATERAL FORCE (ASCE 12.8)
► MATERIAL STRENGTHS AND STANDARDS	
• SOILS	
DESIGN SOIL BEARING CAPACITY FOR SPREAD/STRIP FOOTINGS	1,000 PSF
MODULUS OF SUB-GRADE REACTION	425 PSF
COEFFICIENT OF SLIDING FRICTION (CONCRETE - SOIL)	0.40
CONHESSION FOUNDATIONS (ON CLAY)	1,500 PSF
• REINFORCING STEEL	
WELDED WIRE FABRIC, PROVIDED IN FLAT SHEETS ONLY (ASTM A185)	F _y = 65,000 PSI
DEFORMED BARS (ASTM A615, GRADE 60)	F _y = 60,000 PSI
• MASONRY	
CONCRETE MASONRY ASSEMBLY (RUNNING BOND)	f _m = 2,500 PSI
CMU (ASTM C90 - NORMALWEIGHT)	f _m = 2,250 PSI
MORTAR (ASTM C270)	TYPE S
GROUT (ASTM C476)	f _c = 3,000 PSI
ANCHOR RODS (ASTM F1554, GRADE 36)	F _y = 36,000 PSI
• STRUCTURAL STEEL	
W, WT SECTIONS, CHANNELS (ASTM A992)	F _y = 50,000 PSI; F _t = 65,000 PSI
HP SECTIONS (ASTM A975, GRADE 50)	F _y = 50,000 PSI; F _t = 65,000 PSI
M, MT, S, ST SECTIONS, SHAPES (ASTM A36)	F _y = 50,000 PSI; F _t = 65,000 PSI
HSS SHAPES - SQUARE/RECTANGULAR (ASTM A500, GRADE C)	F _y = 50,000 PSI; F _t = 62,000 PSI
LHS SHAPES - ROUND (ASTM A500, GRADE C)	F _y = 50,000 PSI; F _t = 62,000 PSI
WELDED ELECTRODES	F _y = 38,000 PSI; F _t = 60,000 PSI
PLATES (ASTM A36)	F _y = 36,000 PSI; F _t = 58,000 PSI
• STRUCTURAL STEEL (CONNECTIONS)	
ANCHOR RODS (ASTM F1554, GRADE 36)	F _y = 36,000 PSI; F _t = 58,000 PSI
HIGH STRENGTH BOLTS (F3125)	GR. A328 UNLESS NOTED ON DRAWINGS
GR. 1 FIBER REINFORCED BOLTS (F3125)	GR. A328 UNLESS NOTED ON DRAWINGS
WELDING ELECTRODES	E70XX
SHEAR CONNECTORS (ASTM A29, GRADE 1010 THROUGH 1020; AWS TYPE B)	F _y = 51,000 PSI; F _t = 65,000 PSI
CONCRETE ANCHORS (ASTM A307, GRADE 60; AWS TYPE B)	F _y = 60,000 PSI; F _t = 65,000 PSI
DEFORMED BAR ANCHORS (ASTM A496; AWS TYPE C)	F _y = 70,000 PSI; F _t = 80,000 PSI
THREADED RODS (ASTM A36)	F _y = 36,000 PSI; F _t = 58,000 PSI
GROUT (ASTM C107)	f _c = 5,000 PSI
• COLD-FORMED METAL FRAMING	
COLD-FORMED METAL - 18 GAUGE AND THINNER (ASTM A653, GRADE 33)	F _y = 33,000 PSI
COLD-FORMED METAL - 16 GAUGE AND THICKER (ASTM A653, GRADE 30)	F _y = 50,000 PSI
ANCHOR RODS (ASTM F1554, GRADE 36)	F _y = 36,000 PSI; F _t = 58,000 PSI
CONNECTOR PLATES (ASTM A36)	F _y = 36,000 PSI; F _t = 58,000 PSI
CONNECTOR BOLTS (ASTM A307, GRADE A)	F _y = 60,000 PSI
WELDING ELECTRODES	E60XX
GALVANIZING THICKNESS	660
► GENERAL NOTES	
• CONSTRUCTION	
UNLESS SPECIFICALLY NOTED OTHERWISE, BUILDING STRUCTURE HAS BEEN DESIGNED FOR THE FINAL COMPLETED CONDITION ONLY, AND HAS NOT BEEN ANALYZED, INVESTIGATED OR DESIGNED FOR OVERALL STRUCTURE, OR INDIVIDUAL MEMBER, STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE AND MAINTAIN TEMPORARY BRACING AND SUPPORTS FOR ALL STRUCTURAL ELEMENTS, BOTH INDIVIDUALLY AND COLLECTIVELY, AS REQUIRED AT EVERY STAGE OF CONSTRUCTION UNTIL THE FINAL COMPLETION OF THE STRUCTURE. NO PORTION OF THE BUILDING STRUCTURE, WHILE UNDER CONSTRUCTION, IS TO BE STABLE IN THE ABSENCE OF THE CONTRACTOR'S TEMPORARY BRACES AND SUPPORTS, WHICH SHALL ADDITIONALLY PROVIDE SUPPORT FOR ALL CONSTRUCTION LOADING. MATERIALS AND EQUIPMENT SHALL BE STORED, TRANSPORTED AND INSTALLED IN A MANNER THAT WILL NOT EXCEED THE DESIGN FLOOR LOADS.	
CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, TEMPORARY BRACING, SUPPORTS, SHORING, FORMING TO SUPPORT IMPOSED CONSTRUCTION LOADS, AND ALL OTHER ITEMS.	
STRUCTURAL DOCUMENTS MAY REFER TO OSHA REQUIREMENTS. SUCH REFERENCES ARE INCIDENTAL AND ARE NOT INTENDED TO IDENTIFY ALL APPLICABLE OSHA REQUIREMENTS.	
• COMPLETENESS	
ALL INFORMATION CONTAINED IN THE GENERAL NOTES IS ONLY A PARTIAL SUMMARY OF PROJECT REQUIREMENTS. SEE SPECIFICATIONS, PLANS AND DETAILS FOR ADDITIONAL REQUIREMENTS.	
USE ONLY DIMENSIONS INDICATED ON THE DRAWINGS. DO NOT MANUALLY SCALE THE DRAWINGS OR USE ANY DIMENSIONS MEASURED FROM ELECTRONIC DRAWING FILES.	
UNLESS NOTED OTHERWISE, CENTERLINE OF FLOOR FRAMING ELEMENTS COINCIDES WITH COLUMN CENTERLINES, AND FRAMING ELEMENTS ARE EQUALLY SPACED BETWEEN ADJACENT COLUMN CENTERLINES.	
MAJOR OPENING LOCATIONS AND SIZES ARE INDICATED ON THE STRUCTURAL DRAWINGS. SMALLER OPENINGS AND SLEEVES REQUIRED TO ACCOMMODATE VARIOUS BUILDING SERVICES MAY NOT BE NOTED. CONTRACTOR TO VERIFY THE SIZE AND LOCATION OF ALL ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING OPENINGS, INCLUDING CLEARANCE REQUIREMENTS CONTAINED IN THE RESPECTIVE DISCIPLINE DOCUMENTS FOR INSTALLATION AND IN-PLACE OPERATION OF THE RESPECTIVE EQUIPMENT OR ITEMS.	
CONSULT ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS AND MANUFACTURERS SPEC SHEETS FOR LOCATIONS AND DIMENSIONS OF PADS, CURBS, EQUIPMENT SUPPORTS, DEPRESSIONS, INSERTS, DRIPS, REGLETS, REVEALS, FINISHES AND OTHER MISCELLANEOUS PROJECT REQUIREMENTS THAT NECESSITATE INCIDENTAL ACCOMMODATION BY THE BUILDING STRUCTURE BUT ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS.	
DEFERRED SUBMITTALS - THE FOLLOWING ITEMS WILL BE A DEFERRED SUBMITTAL - DEFERRED SUBMITTALS TO BE SUBMITTED TO ENGINEER OR RECORD TO CONFORM GENERAL CONFORMANCE TO THE DESIGN OF BUILDINGS, DEFERRED SUBMITTAL MATERIALS SHALL NOT BE INSTALLED UNTIL APPROVED BY THE BUILDING OFFICIAL.	
COLD FORMED METAL FRAMING (DFMF)	
PRECAST WALL PANELS	
STAIRS/LADDERS/RAILINGS	
• GENERAL	
THE STRUCTURE HAS BEEN DESIGNED AS UNRESTRAINED FOR THE PURPOSE OF FIRE RATING AND FIREPROOFING ASSEMBLY EVALUATIONS.	
STRUCTURAL COMPONENTS HAVE NOT BEEN DESIGNED FOR VIBRATORY EQUIPMENT UNLESS NOTED OTHERWISE. PLACE VIBRATORY EQUIPMENT AND EQUIPMENT SENSITIVE TO VIBRATIONS ON VIBRATION ISOLATORS SPECIFICALLY DESIGNED FOR THE EQUIPMENT.	
ALL SYSTEMS, INCLUDING EXTERIOR FACADES AND FRAMING, WHICH ARE DESIGNED AND DETAILED BY COMPONENT SUPPLIERS, ARE ASSUMED TO IMPOSE VERTICAL AND/OR HORIZONTAL LOADS ON THE BASE BUILDING STRUCTURE WITHOUT CAUSING TORSION IN THE SUPPORTING STRUCTURAL MEMBERS. COMPONENT SUPPLIERS ARE RESPONSIBLE FOR DESIGNING, FURNISHING AND INSTALLING SUPPLEMENTARY BRACING MEMBERS AS REQUIRED TO PREVENT THEIR SYSTEMS FROM CAUSING TORSION IN THE SUPPORTING STRUCTURAL MEMBERS. WHERE PROVIDED, SUPPLEMENTARY BRACING SHALL NOT INTERFERE WITH ANY BUILDING SYSTEM NOT OR DESCRIBED IN THE CONTRACT DOCUMENTS.	
UNDER NO CIRCUMSTANCES MAY ANY STRUCTURAL ELEMENT BE PENETRATED, CUT, NOTCHED, BLOCKED-OUT, SLEEVED, CORE DRILLED, OR OTHERWISE FIELD MODIFIED OR REDUCED IN STRENGTH AFTER DELIVERY TO THE CONSTRUCTION SITE OR FINAL INCORPORATION IN THE BUILDING STRUCTURE UNLESS SUCH MODIFICATION IS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS, OR IS APPROVED IN ADVANCE IN WRITING BY THE ENGINEER OF RECORD.	
ANY FUTURE ADDITION IS ASSUMED TO BE COMPLETELY SELF SUPPORTING FOR BOTH GRAVITY AND LATERAL LOADS.	

► SYSTEM NOTES	
• FOUNDATIONS AND EARTHWORK	
REMOVE EXISTING SURFICIAL TOP SOIL AND VEGETATION FROM WITHIN THE BUILDING AREA AND A MINIMUM OF TEN FEET BEYOND. EXCAVATE MATERIAL TO PROPOSED SLAB-ON-GROUND SUBGRADE. PROCEED WITH A HEAVY RUBBER TIRED VEHICLE. SOILS WHICH HEAVE, PUMP, OR DO NOT READILY COMPACT SHALL BE EXCAVATED AND REPLACED WITH ENGINEERED FILL.	
SUBGRADE PREPARATION FOR FOOTINGS SHALL CONSIST OF EXCAVATION TO REQUIRED ALLOWABLE BEARING CAPACITY SOILS AT OR NEAR DESIGN FOOTING ELEVATIONS. WHERE UNSUITABLE SOIL IS ENCOUNTERED AT NOMINAL BEARING DEPTH, SEE OVER EXCAVATION DETAIL.	
ALL COMPACTION REQUIREMENTS REFER TO % OF MAXIMUM DRY DENSITY PER ASTM D-1557 MODIFIED PROCTOR. GRANULAR STRUCTURAL FILL BENEATH FOOTINGS SHALL BE PLACED IN LAYERS NO MORE THAN 8" THICK, AND EACH LAYER SHALL BE COMPACTED TO 95% COHESIVE FILL APPROVED BY THE GEOTECHNICAL CONSULTANT SHALL BE PLACED IN LAYERS NO THICKER THAN 8", AND EACH LAYER SHALL BE COMPACTED TO 95%. MOISTURE CONDITION FILL MATERIALS AS REQUIRED FOR CONSTRUCTION. COHESIVE SOILS OR GRANULAR SOILS WITH A SIGNIFICANT PERCENT OF COHESIVE FINES SHALL BE CONDITIONED TO WITHIN 3% OF OPTIMUM MOISTURE CONTENT AT COMPACTON.	
FOR GENERAL INFORMATION AND TECHNICAL RECOMMENDATIONS AND REQUIREMENTS PERTAINING TO THE PROJECT SITE, REFER TO THE PROJECT GEOTECHNICAL REPORT PREPARED BY ECS MIDWEST, LLC PROJECT NUMBER 42-2185, DATED DECEMBER 21, 2021.	
ALL ACTIVITIES CONCERNING PREPARATION AND VERIFICATION OF BEARING SOILS FOR SLAB-ON-GROUND AND FOOTINGS SHALL BE SUPERVISED AND APPROVED BY A QUALIFIED GEOTECHNICAL ENGINEER.	
COLUMNS, PIERS, AND SPREAD FOOTINGS ARE CENTERED ON GRID LINES UNLESS NOTED OTHERWISE. CONTINUOUS FOOTINGS ARE CENTERED ON WALLS ABOVE UNLESS NOTED OTHERWISE.	
BACKFILL UNIFORMLY ON EACH SIDE OF FOUNDATION WALLS, GRADE BEAMS AND OTHER SIMILAR ELEMENTS. DO NOT BACKFILL AGAINST ANY STRUCTURAL ELEMENT UNTIL THAT ELEMENT HAS ATTAINED FULL DESIGN STRENGTH. DO NOT BACKFILL AGAINST BASEMENT WALL UNTIL TOP AND BOTTOM OF WALL IS BRACED BY FLOOR FRAMING AND SLAB-ON-GROUND UNLESS NOTED OTHERWISE ON THE DRAWINGS.	
TOP OF FOOTING ELEVATION NOTED ON DRAWINGS REPRESENT CONSIDERED ENGINEERING JUDGMENT BY THE ENGINEER OF RECORD ABOVE PROTECTION FROM FROST AND MINIMUM DEPTH TO SOILS CAPABLE OF PROVIDING DESIGN SOIL BEARING CAPACITY. UNCERTAINTIES INHERENT IN DETERMINING THE ELEVATION OF SOILS ADEQUATE TO PROVIDE DESIGN BEARING CAPACITY MAY BE LOWERED. - IN NO CASE SHALL TOP OF FOOTING BE HIGHER THAN NOTED. A GEOTECHNICAL ENGINEER SHALL VERIFY THAT SOIL AT THE FOOTING BASE IS ADEQUATE TO PROVIDE THE REQUIRED DESIGN SOIL BEARING CAPACITY.	
• CAST-IN-PLACE CONCRETE	
DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ACI 318-14 USING STRENGTH DESIGN METHODOLOGY, EXCEPT WHERE MORE RESTRICTIVE REQUIREMENTS ARE NOTED.	
REINFORCING CLEAR COVER SHALL BE AS NOTED BELOW UNLESS SPECIFICALLY NOTED OTHERWISE ON STRUCTURAL DRAWINGS.	
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH	3"
CONCRETE EXPOSED TO EARTH OR WEATHER	2"
#3 - #5 BARS	1 1/2"
#6 - #18 BARS	2"
CONCRETE NOT EXPOSED TO EARTH OR WEATHER	
WALLS - #3 THRU #11 BARS	3/4"
WALLS - #14 THRU #18 BARS	1 1/2"
STRUCTURAL SLABS - TOP, BOTTOM	1"
JOIST TIES AND MAIN REINFORCING - TOP, BOTTOM, SIDES	1 1/2"
BEAM TIES - TOP, BOTTOM, SIDES	1 1/2"
BEAM MAIN REINFORCING - TOP, BOTTOM, SIDES	2"
COLUMN TIES	1 1/2"
COLUMN MAIN REINFORCING	2"
PROVIDE (2) #5 BARS AROUND ALL OPENINGS AND (2) #5 DIAGONAL BARS AT ALL OPENING AND RE-ENTRANT CORNERS. BARS SHALL EXTEND A MINIMUM OF 24" PAST OPENING.	
ALL BAR SPLICES SHALL BE CONTACT LAP SPLICED USING CLASS B TENSION LAP LENGTHS, WITH ADJACENT LAPS STAGGERED A MINIMUM OF 3'-0" UNLESS DETAILED OTHERWISE. SEE REINFORCEMENT TABLES FOR REQUIRED LAP AND DEVELOPMENT LENGTHS.	
FIELD WELDING OF ASTM A615 REINFORCING STEEL IS NOT PERMITTED. FIELD BENDING OF REINFORCING STEEL IS NOT PERMITTED EXCEPT WHERE SPECIFICALLY DETAILED ON STRUCTURAL DRAWINGS.	
CORING OF COLUMNS, WALLS, BEAMS, JOISTS AND SLABS IS NOT PERMITTED. PROVIDE STEEL SLEEVES FOR ALL PENETRATIONS AT ALL LOCATIONS APPROVED BY THE ENGINEER OF RECORD PRIOR TO PLACING CONCRETE.	
• PRECAST CONCRETE	
DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF ACI 318-14 AND THE PCI DESIGN HANDBOOK, SEVENTH EDITION, USING STRENGTH DESIGN METHODOLOGY, EXCEPT WHERE MORE RESTRICTIVE REQUIREMENTS ARE NOTED.	
PRECAST MEMBERS SHALL BE DESIGNED TO SUPPORT THEIR OWN SELF WEIGHT, THE SUPERIMPOSED LOADS NOTED ON THE STRUCTURAL PLANS AND DETAILS, AND TO ACCOMMODATE THE DETAILS AND ADDITIONAL LOADS THAT MAY BE SHOWN ON ARCHITECTURAL, MECHANICAL, PLUMBING OR ELECTRICAL PLANS.	
• CONCRETE MASONRY	
DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF TMS 402-13 AND TMS 602-13 EXCEPT WHERE MORE RESTRICTIVE REQUIREMENTS ARE NOTED.	
UNLESS NOTED OTHERWISE PROVIDE CONTINUOUS LADDER TYPE REINFORCEMENT WITH W1.7 (9) GAUGE; SIDE AND CROSS RODS AT 16" OC VERTICALLY IN ALL WALLS AND PIERS, AND AT 16" OC VERTICALLY AT PARAPETS, WHERE VERTICAL BARS ARE REQUIRED. CONSTRUCT CMU WALLS AND PIERS WITH 16" X 4" PLAN AREA.	
CELL CONTAINING A SINGLE BAR SHALL NOT BE LESS THAN 3' X 4' IN PLAN AREA.	
PORTIONS OF CMU CONSTRUCTION REQUIRING STRUCTURAL FILL SHALL USE GROUT ONLY. USE OF CONCRETE FILL IN CMU CONSTRUCTION IS NOT PERMITTED. WHERE CLEARANCES AND CONVEY PERMIT, USE COARSE GROUT WITH FEA GRAVEL AGGREGATE. OTHERWISE USE FINE GROUT.	
REFER TO ARCHITECTURAL DRAWINGS FOR LOCATION OF ALL VERTICAL CONTROL JOINTS IN EXTERIOR WYTHES OF EXTERIOR WALLS, AND IN ALL INTERIOR PARTITION WALLS.	
PROVIDE STEEL PIPE SLEEVES AT ALL LOCATIONS WHERE PIPING PASSES THROUGH CMU WALL.	
WHERE BOND BEAMS INTERSECT AT WALL CORNERS AT DIFFERENT ELEVATIONS, RUN EACH BOND BEAM AROUND THE CORNER FOR A MINIMUM OF TWO FULL BLOCK LENGTHS BEFORE TERMINATING. WHERE BOND BEAMS ADJACENT ON THE SAME WALL AT DIFFERENT ELEVATIONS, RUN BOND BEAMS PAST ONE ANOTHER A MINIMUM OF FOUR FULL BLOCK LENGTHS BEFORE TERMINATING.	
• STRUCTURAL STEEL	
DESIGN, DETAILING, AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATION FOR STRUCTURAL STEEL BUILDINGS (AISC 360-10), THE CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES (AISC 303-10), AND THE STEEL CONNECTIONS MANUAL FOURTEENTH EDITION.	
TYPICAL DETAILS INDICATE GENERAL CRITERIA FOR DESIGN AND DETAILING OF CONNECTIONS. THEY ARE NOT INTENDED TO CONVEY COMPLETE INFORMATION CONCERNING SIZE AND QUANTITY OF CONNECTORS, PLATES, ANGLES, WELDS AND SIMILAR ITEMS THAT ARE DEVELOPED THROUGH THE DESIGN OF AN INDIVIDUAL CONNECTION FOR A SPECIFIC SET OF LOADS AND COMBINATIONS. DETAILS THAT CONVEY SPECIFIC COMPONENT INFORMATION ESTABLISH MINIMUM REQUIREMENTS AND ARE NOT INTENDED TO CONVEY A COMPLETE DESIGN UNLESS NOTED.	
UNLESS OTHERWISE NOTED, ALL STEEL TO STEEL FRAMING HAS BEEN SELECTED ASSUMING ATTACHMENTS FOR SHEAR ONLY, USING DOUBLE ANGLE OR DOUBLE BENT PLATE CONNECTIONS SHIP WELDED TO FRAMING MEMBER, AND FIELD BOLTED TO SUPPORTING MEMBER WITH HIGH STRENGTH BOLTS IN BEARING. CONNECTIONS SHALL BE SYMMETRICAL ABOUT THE BEAM WEB. FABRICATORS PROPOSING TO USE ALTERNATIVE METHODS OF ATTACHMENT NOT SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS SHALL SUBMIT ALTERNATIVE FOR CONSIDERATION DURING BIDDING, AND SHALL BEAR ALL COSTS ASSOCIATED WITH REVIEW, ENGINEERING REVISION, AND APPROVAL OF ALTERNATIVE CONNECTIONS.	
SINGLE PLATE SHEAR TAB CONNECTIONS MAY BE USED IN LIEU OF DOUBLE ANGLE OR DOUBLE BENT PLATE CONNECTIONS WHERE SPECIFICALLY NOTED ON DRAWINGS. TO HESSE OR PIPE COLUMNS, OR WHERE CONNECTION OF FRAMING MEMBER TO ONE SIDE OF A SUPPORT MEMBER IS MATCHED BY A SIMILAR CONNECTION ON THE OPPOSITE SIDE OF THE SAME SUPPORT MEMBER, AND WHERE BEAM SPANS DO NOT DIFFER BY MORE THAN 50% OF THE LARGER SPAN, SINGLE PLATE SHEAR TABS MAY NOT BE USED FOR CONNECTION OF FRAMING MEMBERS TO WIDE FLANGE COLUMNS OR TO SPANDREL (EDGE) SUPPORT MEMBERS UNLESS SPECIFICALLY DETAILED ON DRAWINGS.	
CONNECTIONS FOR ALL STRUCTURAL STEEL BEAMS AND GIRDERS SHALL BE DESIGNED FOR THE REACTIONS SHOWN. REACTIONS SHOWN ON THE DRAWINGS WITHOUT INDIVIDUAL LOAD DESIGNATIONS HAVE BEEN COMBINED USING SERVICE LOAD COMBINATIONS. IF NO REACTION IS SHOWN:	
• NON-COMPLETE BEAM AND GIRDER SHEAR CONNECTIONS SHALL BE DESIGNED FOR 50% OF THE TOTAL UNIFORM LOAD CAPACITY FOR THE GIVEN MEMBER SIZE, SPAN, AND GRADE OF STEEL.	
• UNLESS DESIGN MOMENTS ARE SPECIFICALLY NOTED ON THE DRAWINGS, MOMENT CONNECTIONS SHALL BE DESIGNED TO FULLY DEVELOP THE MOMENT CAPACITY OF THE BEAM OR GIRDER.	
CONNECTIONS NOT SHOWN OR NOT COMPLETELY DETAILED ON THE DRAWINGS SHALL BE COMPLETED BY ONE OF THE FOLLOWING METHODS:	
• STANDARD AISC FRAMED CONNECTIONS MEETING OTHER REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS MAY BE SUBMITTED OR COMPLETED BY AN EXPERIENCED STEEL DETAILER RETAINED BY THE FABRICATOR IN ACCORDANCE WITH AISC 303-10, PARAGRAPH 3.1.2.2 AND USING STRENGTH DESIGN CONCEPTS.	
• ALL CONNECTIONS IN THE FOLLOWING LIST AND ALL CONNECTIONS NOT MEETING THE LIMITATIONS OF STANDARD AISC FRAMED CONNECTIONS ARE TO BE PROVIDED BY THE FABRICATOR AND SHALL BE IDENTIFIED IN THE STATE IN WHICH THE PROJECT IS CONSTRUCTED AND RETAINED BY THE FABRICATOR IN ACCORDANCE WITH AISC 303-10, PARAGRAPH 3.1.2.3 AND USING STRENGTH DESIGN CONCEPTS.	
1. TENSION CONNECTIONS NOT COMPLETELY DETAILED ON THE DRAWINGS, INCLUDING CONSIDERATION OF PRYING ACTION.	
2. MOMENT CONNECTIONS NOT COMPLETELY DETAILED ON THE DRAWINGS.	
3. BRACED FRAME CONNECTIONS NOT COMPLETELY DETAILED ON THE DRAWINGS.	
IN NO CASE SHALL A CONNECTING ELEMENT CONTAIN LESS THAN TWO HIGH STRENGTH BOLTS ON EACH CONNECTING SURFACE, OR UTILIZE LESS THAN 3/16" FILLET WELDS, OR BE LESS THAN T/2 IN DEPTH. IN NO CASE SHALL A CONNECTION BE DESIGNED FOR A SHEAR RESISTANCE LESS THAN 18 KIPS (STRENGTH DESIGN).	
DESIGN OF STAIRS, HANDRAILS, GUARDRAILS AND LADDERS SHALL BE BY THE STEEL SUPPLIER.	
REFER TO ARCHITECTURAL DRAWINGS FOR MISCELLANEOUS STRUCTURAL STEEL NOT NOTED ON STRUCTURAL DRAWINGS.	

► SYSTEM NOTES (CONTINUED)	
• JOISTS	
DESIGN, FABRICATION AND ERECTION OF JOISTS AND JOIST GIRDERS SHALL BE IN ACCORDANCE WITH THE 2010 STEEL JOIST INSTITUTE (SJI) STANDARDS.	
ALL STANDARD LH AND DLH SERIES JOISTS SHALL BE DESIGNED FOR A SHEAR CAPACITY EQUAL TO THE REACTION, AND VARYING LINEARLY TO 25% OF THE REACTION AT THE MIDSPAN OF THE JOIST. IN ORDER TO ACCOUNT FOR POTENTIAL STRESS CONCENTRATIONS, THE JOIST SHALL BE MAINTAINED AT THE 25% VALUE FOR A DISTANCE BEYOND THE MIDSPAN EQUAL TO MINIMUM OF ONE PANEL WIDTH, ROUNDED UP TO THE NEXT PANEL POINT.	
WHERE JOISTS ARE DESIGNATED BY DEPTH, SERIES AND TOTAL LOAD, FINAL DESIGN SHALL BE PER NOTED LOAD PLUS SELF WEIGHT OF JOIST AND IS THE RESPONSIBILITY OF THE JOIST SUPPLIER.	
WHERE JOIST DESIGNATION INCLUDES "SP", FINAL DESIGN SHALL BE PER LOADING DIAGRAM PROVIDED PLUS SELF WEIGHT OF JOIST AND IS THE RESPONSIBILITY OF THE JOIST SUPPLIER.	
WHERE STANDARD JOIST DESIGNATION FOR DEPTH, SERIES AND SIZE OCCURS PRIOR TO THE DESIGNATION "SP", FINAL DESIGN SHALL BE PER LOADING DIAGRAM PROVIDED PLUS SELF WEIGHT OF JOIST, SHALL AT A MINIMUM USE THE STANDARD CHORDS AND WEB MEMBERS FOR THE DEPTH AND SERIES NOTED, AND IS THE RESPONSIBILITY OF THE JOIST SUPPLIER.	
UPLIFT DESIGN OF JOISTS AND BRIDGING SHALL NOT UTILIZE A 1/3 STRESS INCREASE.	
WHERE BRIDGING INTERFERES WITH MECHANICAL OR OTHER TRADE INSTALLATION, CONTRACTOR MAY REMOVE BRIDGING AFTER METAL DECK IS COMPLETE IN PLACE. UPON RECEIPT OF WRITTEN APPROVAL FROM THE ENGINEER, BRIDGING REMOVED SHALL BE REPLACED AS DIRECTED BY THE ENGINEER. ADDITIONAL SUPPLEMENTAL BRACING AS MAY BE NECESSARY IN THE SOLE JUDGEMENT OF THE ENGINEER.	
NO FIELD DRILLED HOLES OR CUTS ARE PERMITTED IN ANY JOIST CHORD OR WEB MEMBER.	
MAXIMUM HANGER LOAD TO BE LOCATED ALONG BAR JOIST TOP CHORD BETWEEN PANEL POINTS IS 100 POUNDS.	
ALL CONCENTRATED LOADS EXCEEDING 100 POUNDS SHALL BE APPLIED AT A JOIST PANEL POINT UNLESS LOADS ARE INDICATED ON LOAD DIAGRAMS AND CHORDS HAVE BEEN SPECIFICALLY DESIGNED FOR CONCENTRATED LOADS, OR UNLESS SUPPLEMENTAL CHORD BRACING IS PROVIDED. SUPPLEMENTAL CHORD BRACING SHALL BE PROVIDED AS DETAILED ON THE DRAWINGS BY THE CONTRACTOR RESPONSIBLE FOR THE CONCENTRATED LOADS NOT APPLIED AT PANEL POINTS.	
JOISTS AND SEAT CONNECTIONS SHALL BE DESIGNED TO RESIST AXIAL LOADS INDICATED, OR RESIST A HORIZONTAL FORCE ACTING PARALLEL TO THE JOIST NOT LESS THAN 5% OF THE (DEAD + LIVE) LOAD REACTION, WHICHEVER IS GREATER.	
• FIRE PROTECTION SUPPORT REQUIREMENTS	
• MAXIMUM HANGER LOAD TO BE LOCATED ALONG BAR JOIST TOP CHORD BETWEEN PANEL POINTS IS 350 POUNDS AND 100 POUNDS TO JOIST BOTTOM CHORD BETWEEN PANEL POINTS. JOIST SUPPLY TO CHECK CHORDS FOR BENDING FOR THIS ADDON LOAD.	
• WHERE A FIRE PROTECTION LINE RUNS PARALLEL TO THE BAR JOIST SPAN, LINES UP TO AND INCLUDING 6" MAXIMUM (23" F FILLED) MAY BE SUPPORTED FROM TOP CHORD OF A SINGLE JOIST. NO OTHER MECHANICAL, ELECTRICAL OR PLUMBING LOADS ARE PERMITTED TO BE HUNG FROM THE SINGLE JOIST SUPPORTING THE 6" FIRE PROTECTION LINE.	
• WHERE A FIRE PROTECTION LINE RUNS PARALLEL TO THE BAR JOIST SPAN AND IS LARGER THAN 6", THE LINE SHALL BE HUNG FROM THE TOP CHORDS OF TWO ADJACENT BAR JOISTS USING TRAPEZIE HANGERS.	
• ALLOW MAXIMUM SPACING OF HANGERS ON ANY SIZE FIRE PROTECTION LINE IS 15 FEET.	
• THESE REQUIREMENTS SHALL BE FOLLOWED UNLESS SPECIFICALLY INDICATED OTHERWISE ON THE STRUCTURAL DRAWINGS.	
• METAL DECKING	
DESIGN, FABRICATION AND ERECTION OF STEEL DECK SHALL BE IN ACCORDANCE WITH THE 2010 AND 2011 STEEL DECK INSTITUTE (SDI) STANDARDS.	
PROVIDE ANGLE SUPPORTS FOR METAL DECK AT ALL COLUMN FACES WHERE SUPPORT IS REQUIRED, AND IS NOT PROVIDED BY MEMBERS FRAMING TO COLUMN. ANGLE FRAMING SHALL BE A MINIMUM OF L2x6x3/8.	
NO LOADS FROM ARCHITECTURAL, MECHANICAL, ELECTRICAL OR PLUMBING ITEMS, SIMPLY OR IN AGGREGATE, IN EXCESS OF 25 POUNDS SHALL BE HUNG FROM METAL ROOF DECK IN ANY 4' SQUARE AREA. LOADS EXCEEDING THIS LIMIT REQUIRE SUPPLEMENTAL FRAMING ATTACHED DIRECTLY TO STRUCTURAL FRAMING.	
SPLICES AT CONTINUOUS DIAPHRAGM CHORD ANGLES SHALL BE FULL PENETRATION WELDS UNLESS NOTED.	
• COLD-FORMED METAL FRAMING	
DESIGN, FABRICATION AND ERECTION OF COLD-FORMED METAL FRAMING SHALL BE IN ACCORDANCE WITH THE 2012 AISI SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, AND THE 2012 AISI STANDARDS FOR COLD-FORMED STEEL FRAMING.	
COLD-FORMED METAL FRAMING IS PERFORMANCE BASED, AND SHALL BE COMPLETELY DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF WISCONSIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPLIER. DESIGN SHALL BE SUBJECT TO THE LIMITATIONS NOTED. COLD-FORMED MEMBERS NOTED SHOULD BE CONSIDERED MINIMUM SIZES. CONNECTION DETAILS INDICATE INTENT FOR CONNECTION BEHAVIOR ONLY.	
FOR RIGID VENEER, LIMIT THE MAXIMUM SIMPLE SPAN LATERAL DEFLECTION OF COLD-FORMED METAL PROVIDING LATERAL SUPPORT TO SPAN/20. LIMIT THE MAXIMUM CANTILEVER LATERAL DEFLECTION TO CANTILEVER SPAN/40 AT THE WIND HEAD AND SILL. IN ALL CASES, THE COLD-FORMED METAL FRAMING ALONE SHALL TAKE ALL THE LATERAL LOAD - NO COMPOSITE ACTION WITH SHEATHING MATERIAL IS PERMITTED.	
FOR FLEXIBLE VENEER, LIMIT THE MAXIMUM SIMPLE SPAN LATERAL DEFLECTION OF COLD-FORMED METAL PROVIDING LATERAL SUPPORT TO SPAN/360. LIMIT THE MAXIMUM CANTILEVER LATERAL DEFLECTION TO CANTILEVER SPAN/40 AT THE WIND HEAD AND SILL. IN ALL CASES, THE COLD-FORMED METAL FRAMING ALONE SHALL TAKE ALL THE LATERAL LOAD - NO COMPOSITE ACTION WITH SHEATHING MATERIAL IS PERMITTED.	
LIMIT VERTICAL DEFLECTION OF STUD LINEAL ASSEMBLIES TO 1/8 INCH AT THE HEAD OF WINDOWS OR OPENINGS.	
HEADERS AND JAMBS AT OPENING MAY CONSIST OF BUILT-UP COLD-FORMED METAL FRAMING OR HOT-ROLLED STEEL SECTIONS AS DETERMINED BY THE COLD-FORMED FRAMING DESIGNER. SOME CONDITIONS MAY NECESSITATE HOT-ROLLED SECTIONS, WHICH ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.	
• CONDUIT AND SLEEVES IN CONCRETE	
USE OF ALUMINUM CONDUITS EMBEDDED IN STRUCTURAL CONCRETE ELEMENTS (COLUMNS, WALLS, BEAMS, AND SUSPENDED SLABS, INCLUDING SLABS-ON-METAL DECK) IS PROHIBITED.	
WHERE SPECIFICALLY APPROVED IN WRITING BY THE ENGINEER OF RECORD PRIOR TO THE PLACEMENT OF SLEEVES, CONDUIT OF ANY TYPE MAY PASS PERPENDICULARLY THROUGH A STRUCTURAL CONCRETE ELEMENT PROVIDED THAT A SCHEDULE 40 STEEL SLEEVE IS PROVIDED WITH AN INSIDE DIAMETER NO LESS THAN 1" LARGER THAN THE CONDUIT OUTSIDE DIAMETER. APPROVAL WILL GENERALLY NOT BE GIVEN FOR SLEEVE PENETRATIONS THROUGH CONCRETE COLUMNS AND BEAMS, AND FOR CONDUIT GROUPS WITH A COMBINED DIAMETER GREATER THAN 12" AT ONE LOCATION THROUGH SLABS, UNLESS SPECIFICALLY INCORPORATED BY REFERENCE IN THE DRAWINGS.	
CONDUITS EMBEDDED IN STRUCTURAL CONCRETE ELEMENTS, SHALL SATISFY THE FOLLOWING CRITERIA:	
• THEY ARE UNCOATED OR GALVANIZED IRON OR STEEL, NOT THINNER THAN STANDARD SCHEDULE 40 STEEL PIPE.	
• THEY SHALL NOT BE LARGER IN OUTSIDE DIAMETER THAN 1/3 THE OVERALL THICKNESS OF THE SLAB, WALL OR BEAM IN WHICH THEY ARE EMBEDDED, OR A OUTSIDE DIAMETER, WHICHEVER IS SMALLER, FOR SLABS-ON-METAL DECK. THICKNESS SHALL BE THE CONCRETE DEPTH ABOVE FLUTES.	
• SPECIFIED CONCRETE COVER FOR PIPES, CONDUITS AND FITTINGS SHALL NOT BE LESS THAN 2" FOR CONCRETE EXPOSED TO EARTH OR WEATHER, NOR LESS THAN 1" FOR CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND.	
• MULTIPLE CONDUITS SHALL NOT BE CLOSELY GROUPED, WHERE IT IS DESIRED TO PLACE MULTIPLE CONDUITS CLOSELY TOGETHER, INDIVIDUAL CONDUITS SHALL NOT BE SPACED CLOSER THAN FOUR OUTSIDE DIAMETERS OF THE LARGEST CONDUIT IN THE GROUP ON CENTER. NO MORE THAN FOUR (4) CONDUITS MAY BE PLACED IN A GROUP. CONDUIT GROUPS SHALL BE SEPARATED BY A MINIMUM CLEAR DISTANCE OF 30 INCHES.	
• CONDUITS MAY NOT BE STACKED VERTICALLY.	
• PIPING AND CONDUIT SHALL BE FABRICATED AND INSTALLED SO THAT CUTTING, BENDING OR DISPLACEMENT OF REINFORCEMENT OR OTHER EMBEDDED MATERIAL IDENTIFIED IN THE DRAWINGS SHALL NOT BE REQUIRED.	
• DO NOT THE CONDUIT TO REINFORCEMENT STEEL. PROVIDE A MINIMUM OF 2" CLEARANCE FOR CONCRETE FLOW BETWEEN CONDUIT AND REINFORCEMENT STEEL.	
• POST-INSTALLED ANCHORAGE	
ALL POST-INSTALLED ANCHORS MUST BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S PRINTED INSTALLATION INSTRUCTIONS INCLUDING, BUT NOT LIMITED TO, DRILL TYPE, HOLE CLEANING, INSTALLATION TORQUE, AND TEMPERATURE CONSTRAINTS.	
ALL PERSONNEL INSTALLING POST-INSTALLED ANCHORS SHALL BE TRAINED/CERTIFIED BY THE MANUFACTURER ON PROPER INSTALLATION TECHNIQUE FOR EACH TYPE OF FASTENER. CONTRACTOR SHALL COORDINATE ANY ON-SITE TRAINING WITH THE ANCHOR MANUFACTURER. TRAINING DOCUMENTATION SHALL BE AVAILABLE FOR REVIEW UPON REQUEST.	
FOR ADHESIVE ANCHORS INSTALLED HORIZONTALLY OR UPWARDLY INCLINED, INSTALLER SHALL HOLD AN ACTIVE ANCHORS ISSUED ADHESIVE ANCHOR INSTALLER CERTIFICATION IN ADDITION TO TRAINING BY THE ANCHOR MANUFACTURER.	
WHEN A SPECIFIC PRODUCT AND MANUFACTURER IS REFERENCED IN THE CONTRACT DOCUMENTS, THAT SPECIFIC PRODUCT SHALL BE USED. THE LISTS BELOW CONTAIN ACCEPTABLE PRE-APPROVED ANCHORS FOR USE AS AN EQUAL (WHERE "OR EQUAL" IS INDICATED) OR WHERE POST-INSTALLED ANCHORAGE IS REFERRED TO IN THE STRUCTURAL DRAWINGS BY GENERAL REFERENCE, E.G. "EXPANSION ANCHOR" OR "ADHESIVE ANCHOR".	
• CONCRETE	
EXPANSION ANCHORS FOR USE IN CONCRETE INCLUDE:	
HLT: KWIK-BOLT 1Z	
SIMPSON STRONG-TIE: STRONG-BOLT 2	
DEWALT: POWER-STD-SDZ -SD4 OR -SD5	
SCREW ANCHORS FOR USE IN CONCRETE INCLUDE:	
HLT: KH-EZ	
SIMPSON STRONG-TIE: TITEN HD	
DEWALT: SCREW-BOLT+	
ADHESIVE ANCHORS TO SOLID, GROUTED, OR HOLLOW CMU:	
HLT: HIT-HI 270	
SIMPSON STRONG-TIE: AT-XP	
DEWALT: PURE-10 OR AC208-GOLD	
• MASONRY ANCHORS	
EXPANSION ANCHORS TO SOLID OR GROUTED CMU INCLUDE:	
HLT: KWIK-BOLT 1Z	
SIMPSON STRONG-TIE: STRONG-BOLT 2	
DEWALT: POWER-STD-S10	
SCREW ANCHORS TO SOLID OR GROUTED CMU INCLUDE:	
HLT: KH-EZ	
SIMPSON STRONG-TIE: TITEN HD	
DEWALT: SCREW-BOLT+	
ADHESIVE ANCHORS TO SOLID, GROUTED, OR HOLLOW CMU:	
HLT: HIT-HI 270	
SIMPSON STRONG-TIE: AT-XP	
DEWALT: AC100	

Consultant:

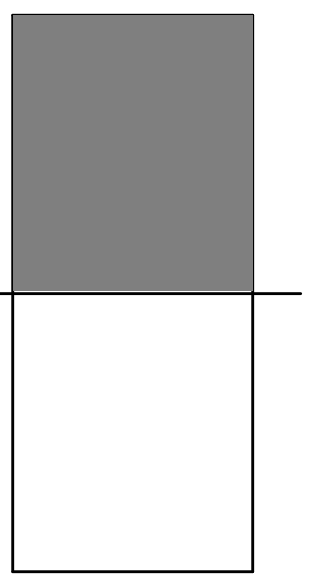
raSmith 16745 W. Blumond Road
 Brookfield, WI 53005-9938
 CREATIVITY BEYOND ENGINEERING 262.781.1000
 rsmith.com project number: 2220534

Project:

Caledonia Corporate Park

Location:
 Northwestern Ave & East Frontage Road,
 Caledonia WI, 53126

Key Plan:



REVIEW SET

Sheet:

C1 - FOUNDATION PLAN
 PART A

Scale:

As indicated

Revisions:

No.	Date	Description

Date:

06/27/22

Project No:

141234.56

Sheet No:

S1.0a

ISOLATED FOOTING SCHEDULE					
MARK	ISOLATED FOOTING DIMENSIONS			FOOTING REINFORCEMENT	REMARKS
	LENGTH	WIDTH	THICKNESS		
F60	6'-0"	6'-0"	17"	(6) #6, B, EW	
F66	6'-0"	6'-6"	17"	(6) #6, B, EW	
Fx	7'-0"	7'-0"	17"	(6) #6, B, EW	

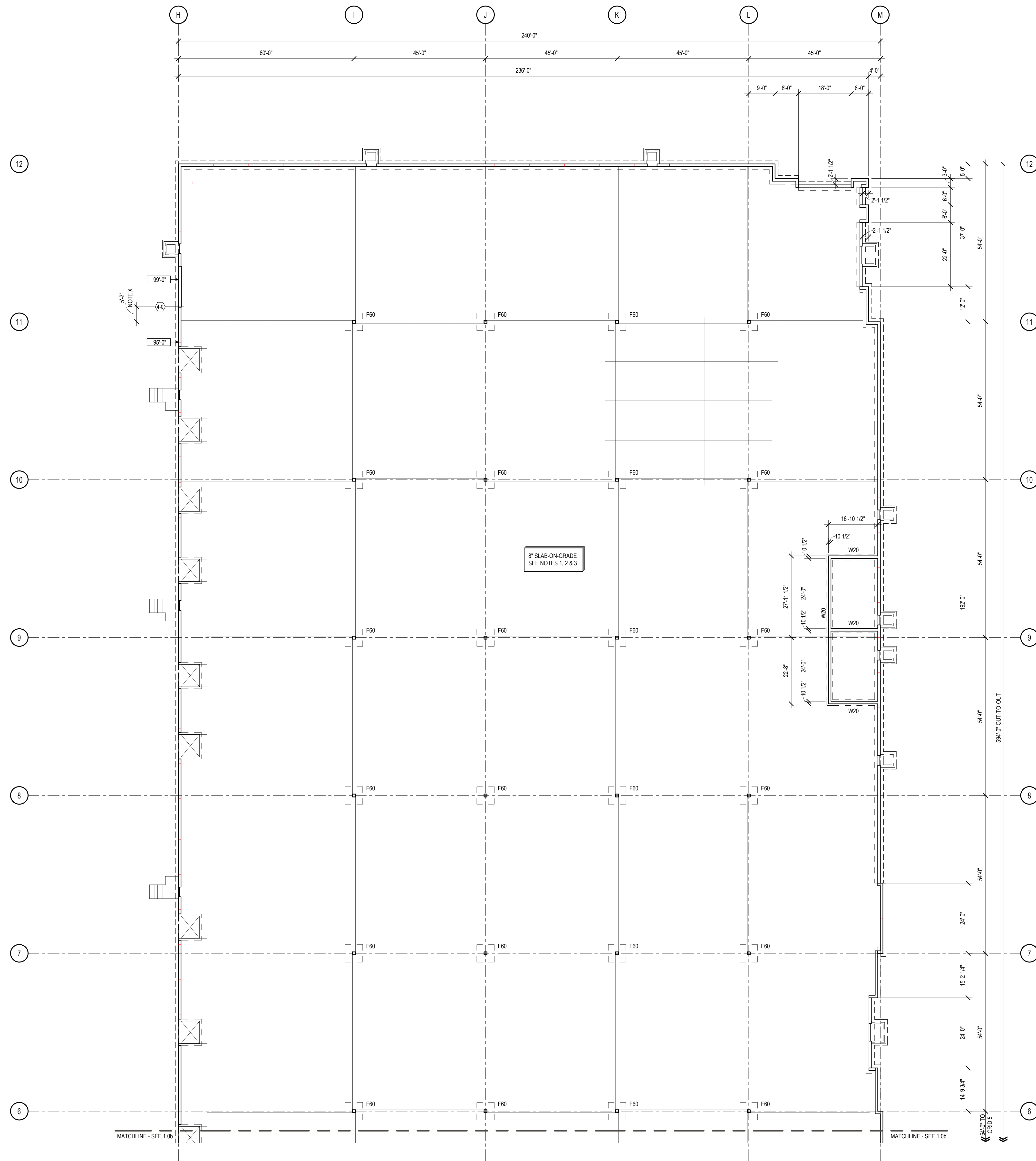
CONTINUOUS FOOTING SCHEDULE					
MARK	CONTINUOUS FOOTING DIMENSIONS			FOOTING REINFORCEMENT	REMARKS
	WIDTH	THICKNESS	LENGTH		
W16	1'-6"	42"		(2) #6, T&B, CONT	AT STOOPS, SEE XISXX
W20	2'-0"	42"		(2) #6 T&B, #3 TIES AT 48"OC	
W26	2'-6"	42"		(3) #6 T&B, #3 TIES AT 48"OC	
W30	3'-0"	42"		(4) #6 T&B, #3 TIES AT 48"OC	

NOTES:

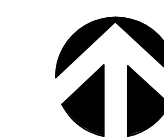
- B = BOTTOM, T = TOP, LW = LONG WAY, SW = SHORT WAY, EW = EACH WAY.
- ALL REINFORCEMENT BARS TO BE BOTTOM BARS UNLESS NOTED OTHERWISE.
- ALTERNATIVELY FOR W20a, PROVIDE 12" THICK FOOTING WITH (3) #5 BOTTOM BARS THICKENING TO 42" WHERE EXTERIOR FOOTING.
- CONTINUOUS TRENCH FOOTING BARS CAN BE COUNTED FOR SPREAD FOOTING BARS AS LONG AS THEY ARE CONTINUOUS THROUGHOUT SPREAD FOOTING.

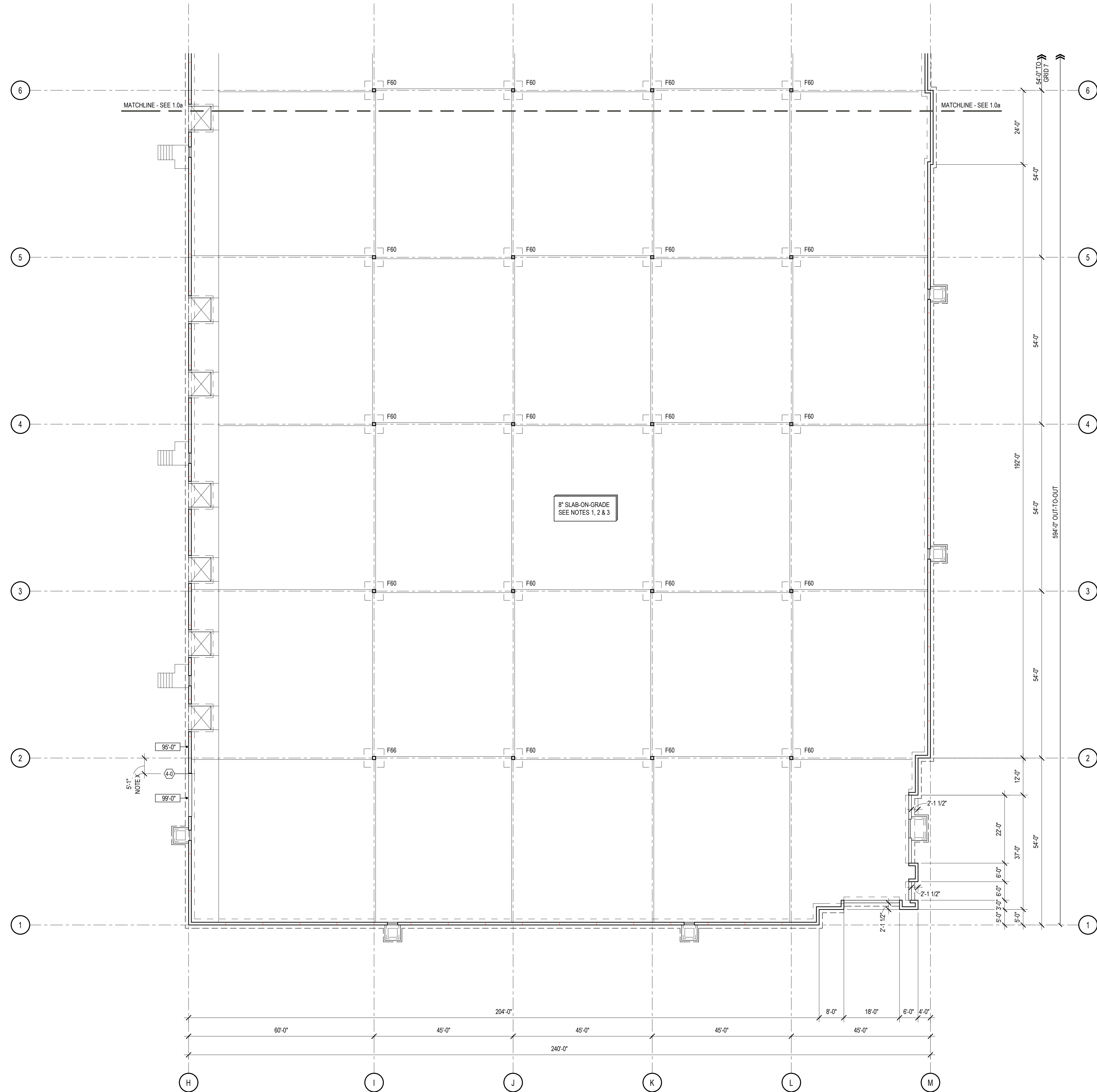
FOUNDATION PLAN NOTES

- FINISH SLAB ELEVATION = 100'-0" LOCAL DATUM UNLESS NOTED OTHERWISE. TOP OF PERIMETER FOOTING ELEVATION = 98'-8" UNLESS NOTED OTHERWISE. TOP OF INTERIOR FOOTING ELEVATION = 98'-8" UNLESS NOTED OTHERWISE.
- PROVIDE 7" THICK UNREINFORCED SLAB-ON-GROUND ON 6" THICK STONE BASE MEETING THE GRADATION REQUIREMENTS OF ASTM D2940 ON PORTLAND STABILIZED SUB-BASE. HARD STEEL TROWEL FINISH MEETING F35/F45 (OVERALL) AND F20/F35 (LOCAL).
 a. ALTERNATE (SHOWN): PROVIDE 7" JOINTLESS' SLAB-ON-GROUND PER 20300. ALL OTHER REQUIREMENTS STAY THE SAME AS NOTE 2.
- TYPICAL WHERE SLAB-ON-GROUND ABUTS WALL OR COLUMN, PROVIDE 14" x (SOOT THICKNESS) PRE-CURED REMOVABLE TOP STRIP ISOLATION BOARD.
- OVER-EXCAVATION PER DETAIL 355100 MAY BE REQUIRED TO REMOVE EXISTING UNDOCUMENTED FILL AND UNSUITABLE BEARING SOIL. COORDINATE EXACT DIMENSION OF WALL STEP WITH PRECAST WALL PANEL LAYOUT. SEE 355200.
- TYPICAL DETAILS THAT APPLY TO PLAN INCLUDE:
 35800 CORNER REINFORCEMENT DETAIL
 146300 SPREAD FOOTING OVER LATERAL
 152300 STOOD DETAIL
- IN AREAS SHOWN WITH 10 MIL POLY VAPOR BARRIER DIRECTLY BELOW SLAB-ON-GROUND. SEE ARCHITECTURAL.



1 C1 - FOUNDATION PLAN - A
 S1.0a SCALE: 1/16" = 1'-0"





1
S1.0b C1 - FOUNDATION PLAN - B
SCALE: 1/16" = 1'-0"



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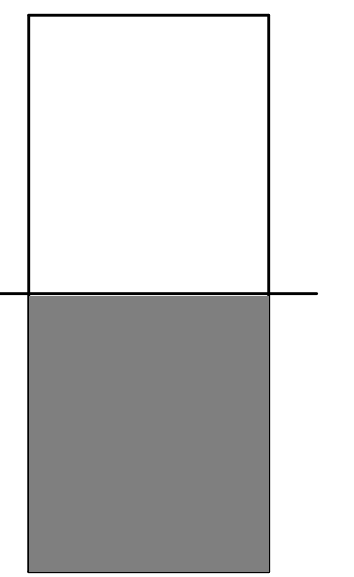
Project:

Caledonia Corporate Park

Location:

Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:



REVIEW SET

Sheet:

C1 - FOUNDATION PLAN
PART B

Scale:
1/16" = 1'-0"

Revisions:

No.	Date	Description

Date:
06/27/22

Project No:
141234.56

Sheet No:

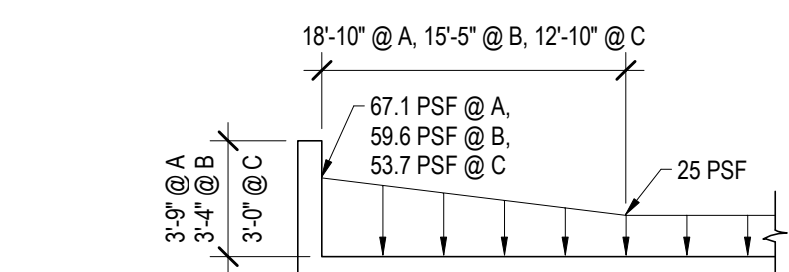
S1.0b

ROOF FRAMING PLAN NOTES

- DECK BEARING DATUM ELEVATION OF BUILDING = 134'-9 1/2" ALL ELEVATIONS SHOWN ON PLAN ARE PLUS OR MINUS, AS INDICATED, FROM THIS DATUM ELEVATION. INCLUDING POINTS SHOWN OUTSIDE OF ROOF PLANE.
- ROOF DECKING SHALL BE 1 1/2" x 22 GA WIDE RIB GALVANIZED (G30) PRIME PAINTED WHITE METAL ROOF DECK FASTENED TO SUPPORTING STRUCTURE USING 3/8" PATTERN TYPICALLY OF ANY OF FASTENING METHODS SHOWN ON 10/25/5 AND #10 TEK SIDELAP FASTENERS AT 20" OC. PROVIDE DECK WITH THE FOLLOWING PROPERTIES:
THICK = 0.0295 in -Mn/O = 422 #-FT/FT -V_u/O = 2654 LBS/FT
F_y = 50 KSI -M_n/O = 47 #-FT/FT
- IN AREAS SHOWN: USE 36/5 PATTERN W/ SIDELAPS AT 20" OC. IN AREAS SHOWN: USE 36/5 PATTERN W/ SIDELAPS AT 12" OC. INSTALL DECK AS 3 SPAN CONDITION (MINIMUM).
- INDICATES LOCATION OF BAR JOIST BOTTOM CHORD EXTENSION. DO NOT WELD EXTENSION TO SUPPORT FRAMING. REFER TO DETAIL 10/25/5.
- INDICATES LOCATION OF BAR JOIST BOTTOM CHORD EXTENSION. WELD EXTENSION TO SUPPORT FRAMING AFTER ALL ROOF DEAD LOAD HAS BEEN APPLIED. SEE DETAIL 10/25/5 AT JOIST SUPPLIER TO PROVIDE CONTINUOUS TOP AND BOTTOM CHORD HORIZONTAL ANGLE AND DIAGONAL X BRIDGING WHERE SHOWN, NOTED AND AS REQUIRED. GC TO COORDINATE PLACEMENT OF JOIST BRIDGING WITH CLEARANCES REQUIRED BY FIRE PROTECTION LINES AND SPRINKLER HEADS.
- ALL JOISTS TO BE CAMBERED IN ACCORDANCE WITH SJI STD SPECIFICATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL BAR JOISTS TO BE DESIGNED FOR A NET WORKING UPLIFT LOAD OF 10 PSF IN ADDITION TO GRAVITY VERTICAL LOADS REQUIRED BY THE BAR JOIST DESIGNATION. A SINGLE LINE OF BOTTOM CHORD BRIDGING MUST BE PROVIDED NEAR THE FIRST BOTTOM CHORD PANEL POINTS.
- DECK BEARING ANGLE BY PRECAST SUPPLIER. SEE 10/25/5.
- ALL STEEL (BAR JOIST, BEAMS, AND COLUMNS) TO BE PRIME PAINTED GRAY.
- WIND LOAD REACTIONS PROVIDED ON PLANS ARE STRENGTH VALUES (1.0W) UNLESS NOTED OTHERWISE.
- PROVIDE ANGLE FRAME(S) SUPPORT AT ALL ROOF OPENINGS IN ACCORDANCE WITH DETAIL 10/25/5 AT SMALLER OPENINGS. SEE 20/25/5.
- BELOW ROOFTOP UNIT CURBS PROVIDE ANGLE STRUTS PER 10/25/5 AND CHANNELS SHOWN PER 10/25/5.
- PROVIDE L3 12x2 1/2x1/4 (LH) LAID ON TOP OF AND WELDED TO EACH JOIST ALONG NORTH AND SOUTH WALLS PER 10/25/5.
- BAR JOIST REACTIONS PROVIDED DUE TO COMPOUND DRIFT LOAD AND ARE TOTAL SERVICE LOAD VALUES. TO DETERMINE LIVE LOAD VALUE SUBTRACT OFF DEAD LOAD BASED ON VALUES IN LOAD TABLE.
- BOTH BAR JOISTS OF DOUBLE JOIST ACT AS CHORD FOR ROOF DIAPHRAGM. SEE 10/25/5 FOR CONTINUITY PLATE REQUIRED AT EACH JOIST.
- HORIZONTAL SPANNING SPANDREL PANELS SHOWN PRECAST SUPPLIER TO PROVIDE HAUNCH CONNECTION AND LATERAL RESTRAINT CONNECTIONS BETWEEN PANELS AS REQUIRED. BOTTOM OF SPANDREL ELEVATION = XXX'X". COORDINATE WITH ARCHITECTURAL DRAWINGS.

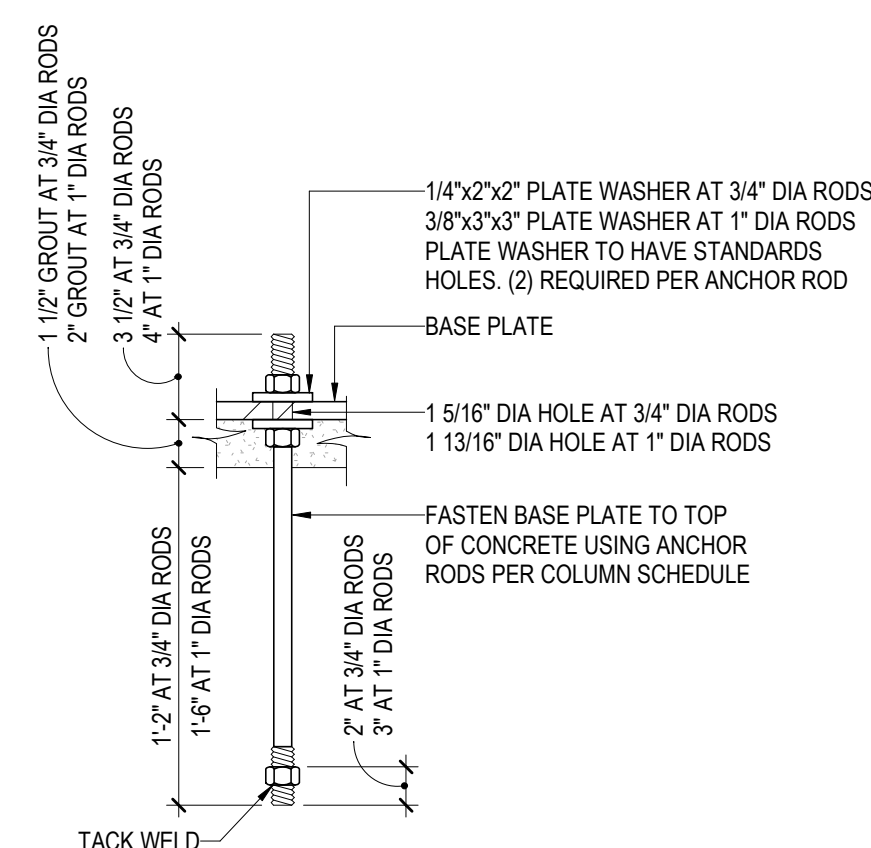
FOR BID PURPOSES ONLY:

- INCLUDE IN BID SUBSTITUTING OUT (4) OF THE TYPICAL 54'-0" 28K12 OR 30K12 JOISTS WITH (4) 54'-0" 30KCS JOISTS TO ACCOMMODATE (2) RTUs (LOCATIONS TO BE PROVIDED DURING SHOP DRAWING REVIEW).
- MAXIMUM RTU WEIGHT IS 2,500# AND MUST BE LOCATED IN THE MIDDLE 14' OF A PAIR OF KCS JOIST SPAN (MIDDLE 30' IF 2,000# UNIT).
- INCLUDE FRAMES PER X/SXX AT OPENING(S) IN DECK AND UNIT SUPPORT PER X/SXX AND X/SXX.



TYPICAL DRIFTING SNOW LOAD DIAGRAM

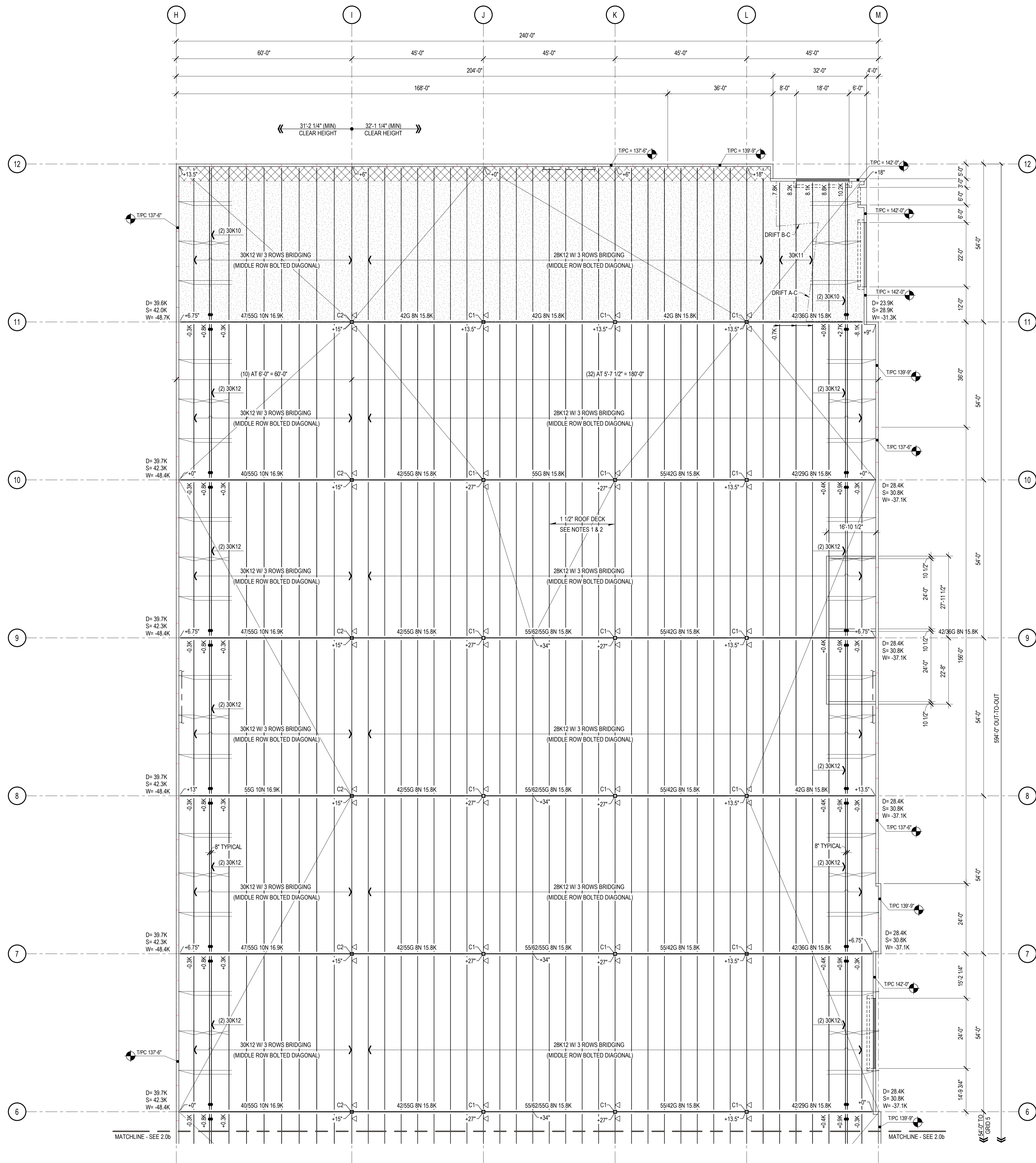
NOTE: ROOF FRAMING INDICATED TAKES INTO ACCOUNT DRIFTING SNOW LOADS.



STANDARD ANCHOR ROD DETAIL

SCALE: 1 1/2" = 1'-0"

STEEL COLUMN SCHEDULE		
COLUMN MARK	C1	C2
CAP PLATE	12/S8.1	12/S8.1
COLUMN SIZE	HSS12x12x1/4	HSS12x12x5/16
BASE PLATE	3/4"x18"x1'-6"	2 1/2"x32"x3'-9"
ANCHOR BOLTS	(4) 3/4" DIA 15"x15"	(4) 3/4" DIA 15"x15"
DETAILS, NOTES	2/S2.0a	2/S2.0a



1 C1 - ROOF FRAMING PLAN - A

SCALE: 1/16" = 1'-0"

ROOF FRAMING KEY NOTES

- PROVIDE 4"x4" ROOF HATCH OPENING, FRAME OPENING PER 3/S8.5.

Consultant:

raSmith
CREATIVITY BEYOND ENGINEERING
project number: 2220534

Project:
Caledonia Corporate Park

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:

REVIEW SET

Sheet:

**C1 - ROOF FRAMING PLAN
PART A**

Scale:

As indicated

Revisions:

No.	Date	Description

Date:

06/23/22

Project No:

141234.56

Sheet No:

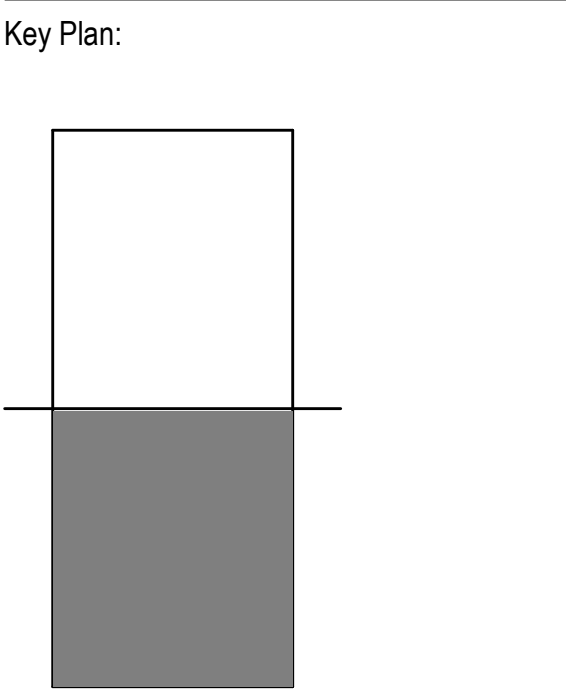
S2.0a

Consultant:

raSmith 16745 W. Blumond Road
 Brookfield, WI 53005-9938
 CREATIVITY BEYOND ENGINEERING (262) 781-1000
 rasmith.com project number: 2220534

Project:
Caledonia Corporate Park

Location:
 Northwestern Ave & East Frontage Road,
 Caledonia WI, 53126



REVIEW SET

Sheet:
**C1 - ROOF FRAMING PLAN
 PART B**

Scale:
 1/16" = 1'-0"

Revisions:

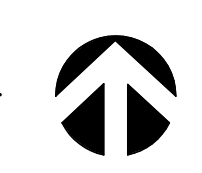
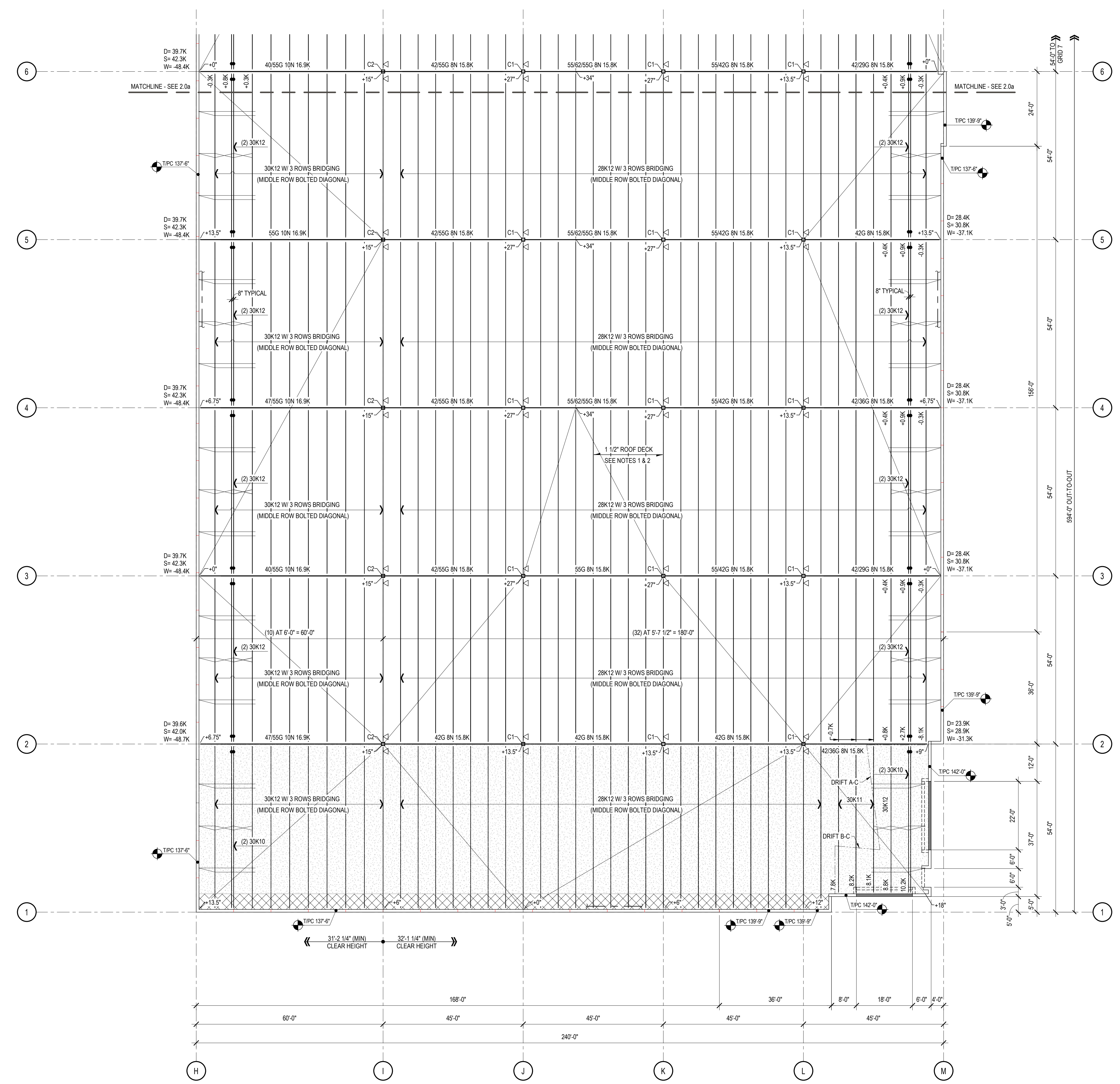
No.	Date	Description

Date:
 06/23/22

Project No:
 141234.56

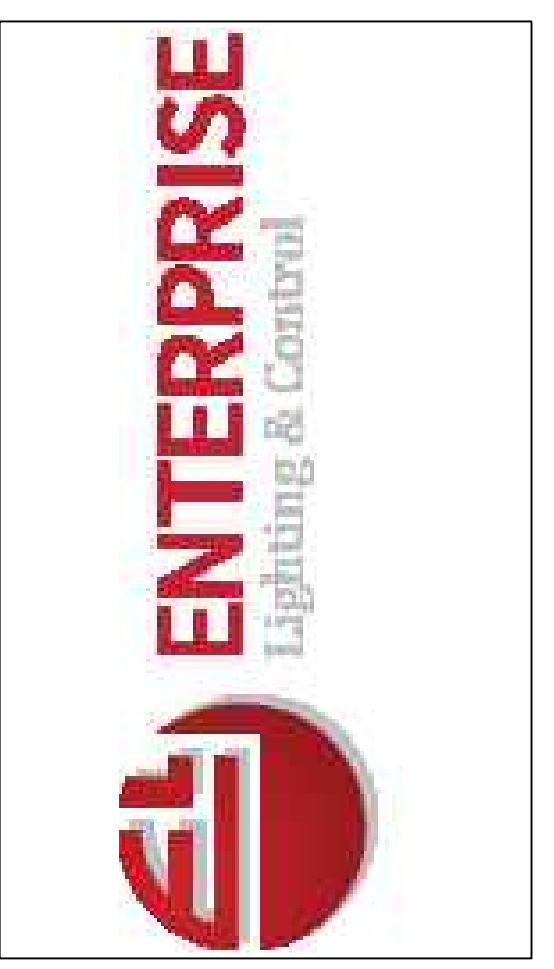
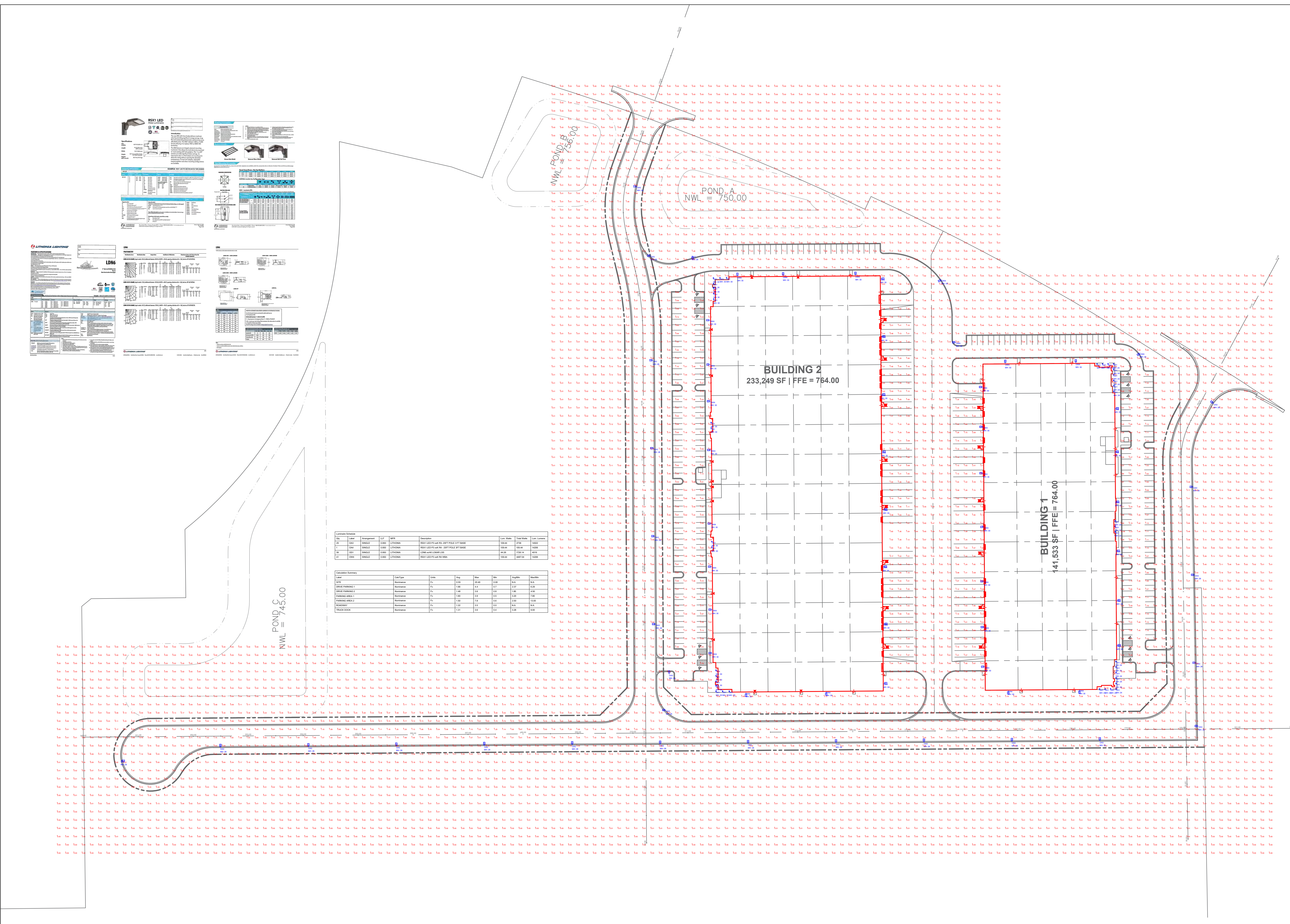
Sheet No:

S2.0b



Location	Code	Height	LT	WPT	Description	Lot Area	Tree Area	Lot Coverage
01	001	SHDLE	0.80	UTP00A	REAR LOT LIGHTING - 20' TALL LED LIGHT	10000	0.00	10000
02	002	SHDLE	0.80	UTP00A	REAR LOT LIGHTING - 20' TALL LED LIGHT	10000	0.00	10000
03	003	SHDLE	0.80	UTP00A	REAR LOT LIGHTING - 20' TALL LED LIGHT	10000	0.00	10000
04	004	SHDLE	0.80	UTP00A	REAR LOT LIGHTING - 20' TALL LED LIGHT	10000	0.00	10000
05	005	SHDLE	0.80	UTP00A	REAR LOT LIGHTING - 20' TALL LED LIGHT	10000	0.00	10000

Location	Code	Height	LT	WPT	Description	Lot Area	Tree Area	Lot Coverage
06	006	SHDLE	0.80	UTP00A	REAR LOT LIGHTING - 20' TALL LED LIGHT	10000	0.00	10000
07	007	SHDLE	0.80	UTP00A	REAR LOT LIGHTING - 20' TALL LED LIGHT	10000	0.00	10000
08	008	SHDLE	0.80	UTP00A	REAR LOT LIGHTING - 20' TALL LED LIGHT	10000	0.00	10000
09	009	SHDLE	0.80	UTP00A	REAR LOT LIGHTING - 20' TALL LED LIGHT	10000	0.00	10000
10	010	SHDLE	0.80	UTP00A	REAR LOT LIGHTING - 20' TALL LED LIGHT	10000	0.00	10000



#	DATE	COMMENTS

REVISIONS

DRAWN BY : AD
 DATE : JULY 25, 2022
 SCALE : 1"= 80'-0"

PROJECT NAME
 PROJECT LOCATION
 PROJECT LOCATION CONT

PLAN COMMISSION REPORT

Proposal: Building, Site & Operations Plan Review

Description: Review a request to approve a building, site, and operations plan for the construction and utilization of a ±233,249 square-foot industrial building located on Northwestern Avenue, south of 13501 Northwestern Avenue.

Applicant(s): Jason Lueders

Address(es): Northwestern Avenue

Suggested Motion: That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a ±233,349 square-foot industrial building located on Northwestern Avenue, south of 13501 Northwestern Avenue, be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. This use is consistent with the 2035 Comprehensive Land Use Plan designation of Industrial/Business Park.

Owner(s): TI Investors of Caledonia LLC

Tax Key(s): 104-04-22-30-038-000 & 104-04-22-30-047-000

Lot Size(s): 27.63 & 65.16 acres

Current Zoning District(s): M-3, Heavy Industrial District

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial/Business Park

Background: The applicant is requesting approval of a site, building, and operation plan for the construction and utilization of a ±233,249 square-foot industrial building located on Northwestern Avenue, south of 13501 Northwestern Avenue. This will be a speculative industrial building, meaning that no future tenants are identified at this time.

The building exterior materials will consist primarily of precast concrete panels along with metal accents and glass windows. The colors of the building will consist of shades of gray, black, and white. The varying shades of gray, black, and white colors along with the glass and metal accents creates a sense of top, middle, and bottom which complies with Village design guidelines. In addition, clerestory windows are proposed on all four sides of the building to provide natural light to the building. Along with the varying colors, these windows help break up the long expanse of concrete walls. At the entrance points of the buildings, there will be glass windows and doors with black vertical columns providing focal points to the building.

The parking lot consists of 150 parking stalls, including the necessary number of handicapped stalls for the proposed building, meeting the criteria of no more than 3.5 stalls per 1,000 feet of industrial space. The proposed stalls meet the minimum 180 square-foot size requirement. In addition to the employee/customer parking area, there will be 44 truck trailer stalls with 24 dock doors and two overhead doors facing the interior of the site. Landscaping will be installed to help screen the dock doors from Highway K. The parking areas on the site will consist of both light and heavy-duty asphalt, and concrete in the loading dock areas. There will be no paving of crushed gravel on the site.

The proposed site plan does not show any exterior dumpster location. If in the future tenants wish to locate dumpsters outside, the property owner will need to resubmit a building, site, and operation plan showing where the dumpsters will be located and the design of the dumpster enclosure. Cyclone fencing with privacy slats is not an acceptable enclosure design.

The proposed landscaping will need some additional revisions to comply with landscape design requirements. Required revisions in the landscaping pertain to the areas along parking lot stalls facing a public right-of-way. Currently there are gaps in the secondary landscape beds along the parking stalls on the east and north elevations of the parking lot. The remaining landscape plan complies with landscaping requirements. The applicant is proposing to install a tree every 50' of linear frontage along a public right-of-way which meets landscape design standards. Evergreens will be installed on the north and south side of the building near the dock doors to help screen them from the road. In addition, a stand of evergreens will be installed on the northwest edge of the site to provide additional screening of the dock doors. The applicant is also proposing shrubs and ornamental grasses along the east, north, and south foundation of the building. Staff recommends revisions to the landscape plan eliminating the gaps in landscaping alongside the parking stalls facing the right-of-way. The applicant can revise the plan to eliminate the landscaping gaps prior to Village Board approval. These minor changes to the landscape plan should not prevent approval of the proposed site plan.

The submitted photometric plan complies with the Village code lighting requirements. Condition 10 outlines requirements for lighting of the development.

Prior to any building permits being issued, the applicant will need to get approvals for stormwater management, erosion control, and grading plans from Water Utility Department and Engineering Department. The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with sprinkling requirements for this building type. These requirements are outlined in Conditions 5-8.

The proposed development complies with Village zoning code regulating the M-3 District. If a future user is not a permitted use in the M-3 District, the tenant will need to get a conditional use permit approved prior to occupancy. Staff recommends approval of the proposed development subject to conditions.

If the Plan Commission is comfortable with the proposed addition, staff has drafted a suggested motion recommending approval of the two additions to the existing building located along Northwestern Avenue south of 13501 Northwestern Avenue.

EXHIBIT A - CONDITIONS

Zilber Building #2 Northwestern Avenue

1. Building Permit. The applicant must obtain a building permit card from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. Binding Effect. These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
4. Plans. The proposed ±233,249 square-foot industrial building located on Northwestern Avenue, south of 13501 Northwestern Avenue shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on August 15, 2022.
5. Stormwater. The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.
6. Fire Department Approval. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
7. Caledonia Sewer and Water Utility Districts. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.
8. Engineering Department. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
9. Parking. Parking at the site must be in compliance with the submitted plans. All employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site plan.

Each parking space shall be a minimum of nine feet wide and 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with State requirements. All parking spaces shall be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition.

10. Lighting. Lighting must comply with the approved lighting plan dated July 25, 2022. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway. Following installation, owner shall contact Village for an inspection to ensure that lighting was properly installed.
11. Parcel Creation. The applicant must record a certified survey map with the Racine County Register of Deeds to create the legal parcel for this site plan prior to building permits being submitted.
12. Signage. The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. The Village may require a Master Sign Plan for the entire new business park where this use is locating and signage at the site may, at the Village's option, be required to comply with the Master Sign Plan in accordance with Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Banners, balloons, flashing, or animated signs are prohibited.
13. No Accumulation of Refuse and Debris. Any fence, wall, hedge, yard, space, or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
14. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining, and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning, and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.
15. Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
16. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
17. Access. The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.

18. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.

 19. Reimburse Village Costs. Applicant shall reimburse the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.

 20. Amendments to Building, Site & Operations Plan. No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia’s prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Village Development Director, may be made at a staff level, if authorized by the Village Development Director.

 21. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Jason Lueders, TI Investors of Caledonia LLC, and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.

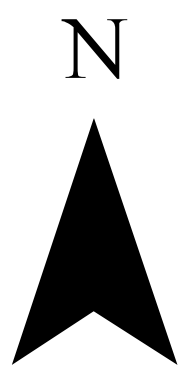
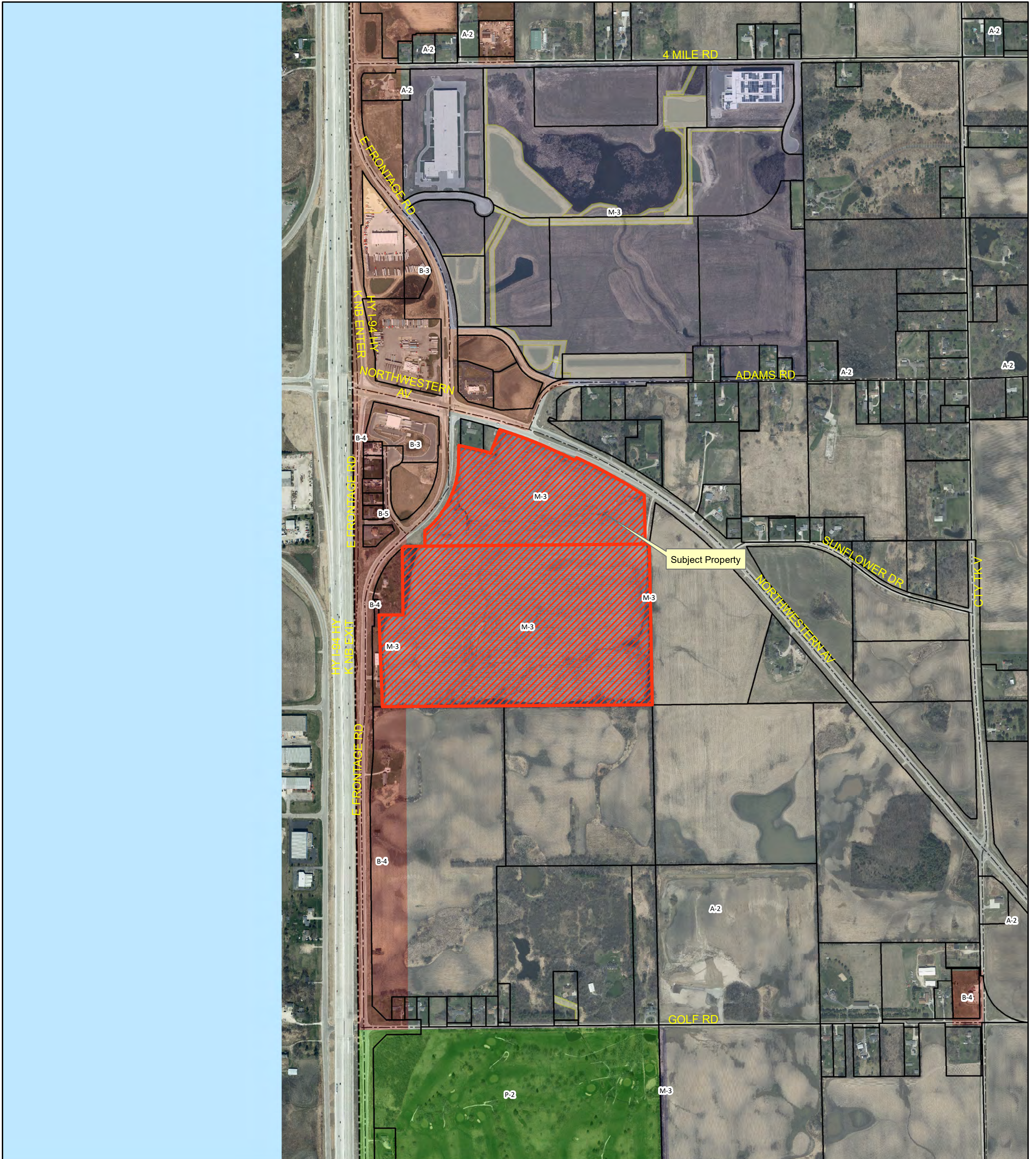
 22. Subsequent Owners. It is the property owner’s responsibility to inform any subsequent owner or operator of these conditions.
-

Respectfully submitted:



Peter Wagner, AICP
Development Director

LOCATION MAP: Northwestern Avenue



Legend

 Northwestern_Avenue



ZILBER
PROPERTY GROUPSM

ZILBER
INDUSTRIAL 2

234,360 SF

Caledonia Corporate Park
Caledonia, WI | Racine County | I-94 Corridor

Zilber Property Group

ZILBER INDUSTRIAL 2 @ CALEDONIA CORPORATE PARK

Northwestern Ave & East Frontage Road, Caledonia WI, 53126



zimmerman
 ARCHITECTURAL STUDIOS, INC.
 2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudios.com
 TELEPHONE (414) 476-9600
 FACSIMILE (414) 476-8962

MUNICIPAL SUBMITTAL SET

7/25/2022

ARCHITECT:



Civil Engineer, Landscape Architect:



15850 W. Bluemound Road | Suite 210
 Brookfield, WI 53005
 Phone: (262) 754-8888
 Fax: (262) 754-8850

Structural Engineer:



CREATIVITY BEYOND ENGINEERING
 16745 W Bluemound Rd,
 Brookfield, WI 53005
 Phone: (262) 781-1000

General Contractor:



5301 99th Avenue
 Kenosha, WI 53144
 Phone: (262) 658-0312

Site Lighting:



2007 Pewaukee Rd.
 Waukesha, WI 53188
 Phone: (262) 953-6813

SHEET INDEX:

GENERAL:

T0.0 TITLE SHEET

CIVIL:

- C-1 COVER SHEET
- C-2 EXISTING CONDITIONS
- C-3 - C-5 SITE DIMENSIONAL AND PAVING PLAN
- C-6 - C-8 GRADING PLAN
- C-9 - C-11 UTILITY PLAN
- C-12 - C-14 SITE STABILIZATION PLAN
- C-15 - C-17 CONSTRUCTION DETAILS

LANDSCAPING:

L-1 - L-5 LANDSCAPE PLANS

ARCHITECTURAL:

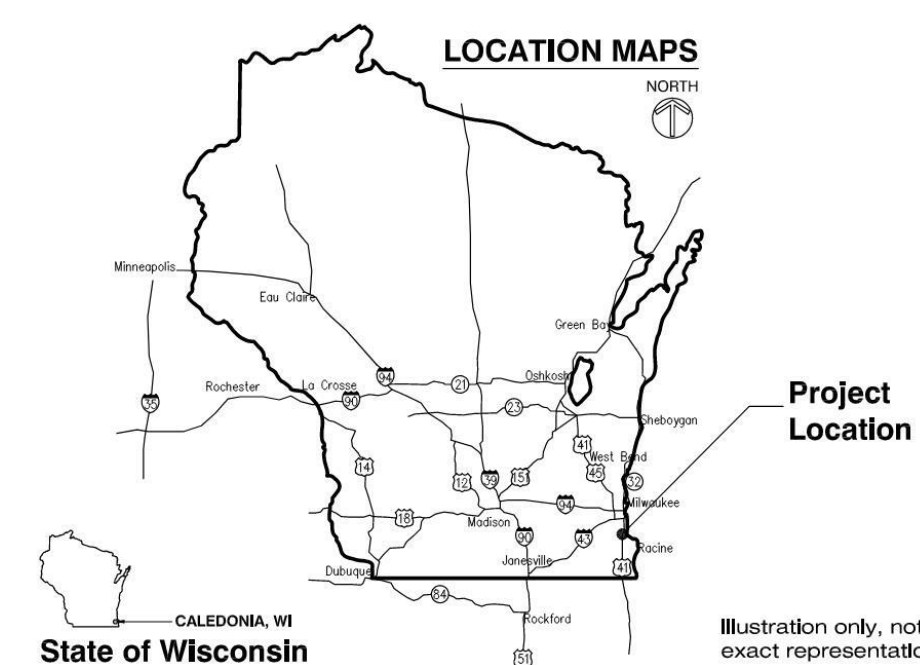
- A0.3 C2 - OCCUPANT LOAD & FIRE WALL DIAGRAM
- A1.1 C2 - ZILBER INDUSTRIAL 2 @ CALEDONIA CORPORATE PARK SITE PLAN
- A2.1 C2 - FIRST FLOOR PLAN - OVERALL
- A2.1.a C2 - FIRST FLOOR PLAN - PART A
- A2.1.b C2 - FIRST FLOOR PLAN - PART B
- A2.3 C2 - ROOF PLAN
- A4.0 C2 EXTERIOR ELEVATIONS
- A4.1 C2 ENLARGED ENTRY ELEVATIONS
- A5.0 C2 - BUILDING SECTION
- A6.0 C2 - WALL SECTION - EXTERIOR
- A6.1 C2 - WALL SECTION - EXTERIOR
- A7.0 C2 - DETAILS - EXTERIOR
- A7.1 C2 - DETAILS - EXTERIOR
- A8.0 C2 - ENLARGED FLOOR PLANS
- A10.0 C2 - DOOR SCHEDULE, DOOR/FRAME TYPES, INTERIOR ELEVATIONS, FINISH SCHEDULE
- A10.1 C2 - WINDOW TYPES

STRUCTURAL:

- S0.1 STRUCTURAL NOTES
- S1.0A FOUNDATION PLAN - SECTION A
- S1.0B FOUNDATION PLAN - SECTION B
- S2.0A ROOF PLAN - SECTION A
- S2.0B ROOF PLAN - SECTION B
- S8.00 FOUNDATION DETAILS
- S8.10 FRAMING DETAILS

ELECTRICAL:

E1 SITE LIGHTING PLAN



Project Location

Illustration only, not an exact representation.



Project:
 ZILBER INDUSTRIAL 2 @
 CALEDONIA CORPORATE
 PARK

Revisions:		
No.	Date	Description

Project No.:

Sheet No.:

T0.0.

CIVIL "C" SERIES

LANDSCAPE "L" SERIES

ARCHITECTURAL "A" SERIES

STRUCTURAL "S" SERIES

CONCEPT CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

ZILBER INDUSTRIAL 2 AT CALEDONIA CORPORATE PARK

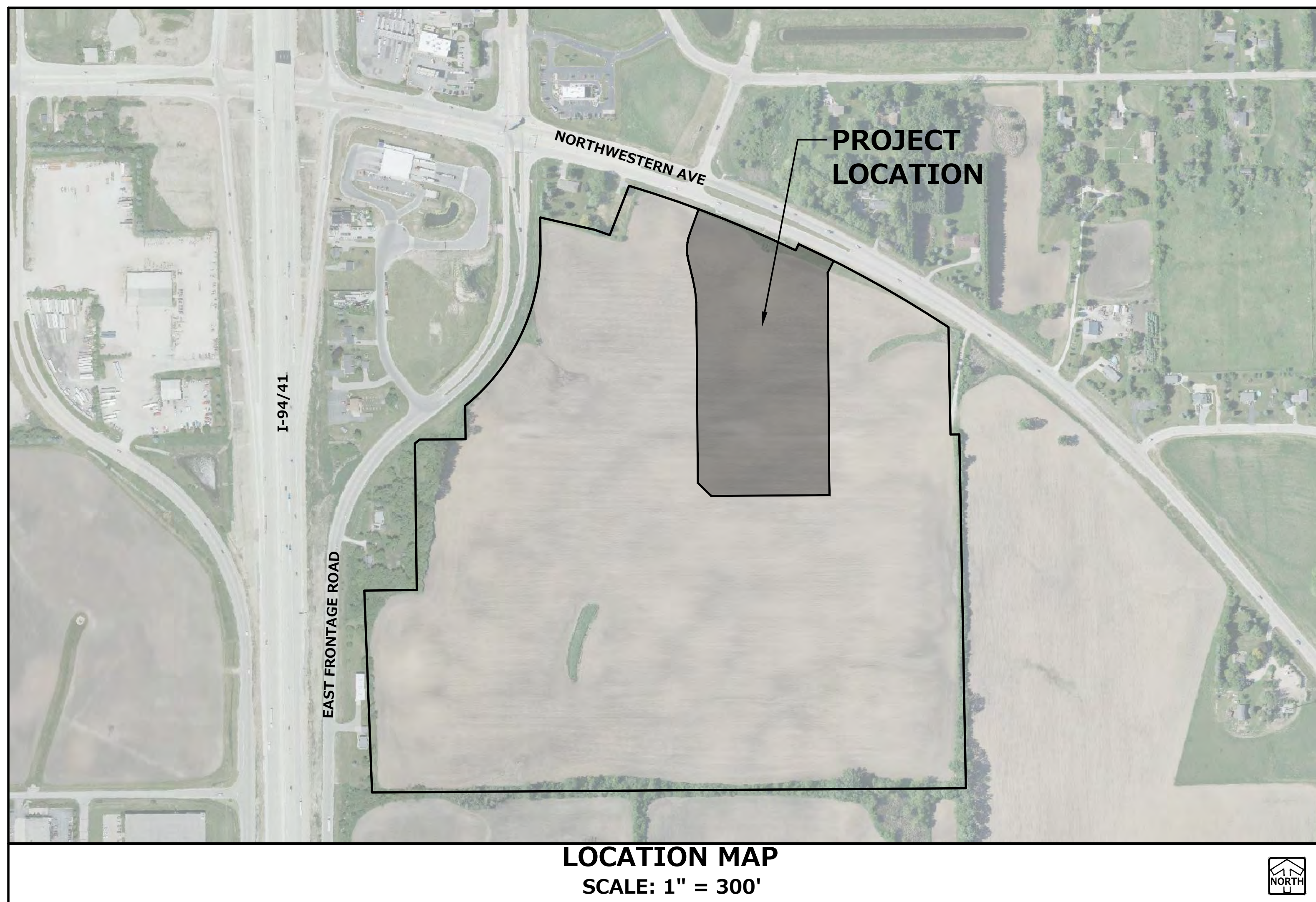
VILLAGE OF CALEDONIA, WI

PLANS PREPARED FOR

ZILBER
PROPERTY GROUPSM

LEGEND		
	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	⊙	⊙
STORM SEWER MANHOLE	⊙	⊙
STORM SEWER CATCH BASIN (ROUND CASTING)	⊙	⊙
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	⊙	⊙
PRECAST FLARED END SECTION	△	△
CONCRETE HEADWALL	∩	∩
VALVE BOX	∩	∩
FIRE HYDRANT	∩	∩
CLEANOUT	∩	∩
SANITARY SEWER	—	—
FORCE MAIN	—	—
STORM SEWER	—	—
DRAIN TILE	—	—
WATER MAIN	—	—
FIRE PROTECTION	—	—
ELECTRICAL CABLE	—	—
OVERHEAD WIRES	—	—
GAS MAIN	—	—
TELEPHONE LINE	—	—
UTILITY CROSSING	—	—
CAUTION EXISTING UTILITIES NEARBY	—	—
GRANULAR TRENCH BACKFILL	—	—
LIGHTING	—	—
ELECTRICAL TRANSFORMER OR PEDESTAL	—	—
POWER POLE	—	—
POWER POLE WITH LIGHT	—	—
GUY WIRE	—	—
STREET SIGN	—	—
CONTOUR	—	—
SPOT ELEVATION	—	—
WETLANDS	—	—
PRIMARY ENVIRONMENTAL CORRIDOR	—	—
FLOODWAY	—	—
FLOODPLAIN	—	—
HIGH WATER LEVEL (HWL)	—	—
NORMAL WATER LEVEL (NWL)	—	—
DIRECTION OF SURFACE FLOW	—	—
DITCH OR SWALE	—	—
DIVERSION SWALE	—	—
OVERFLOW RELIEF ROUTING	—	—
TREE WITH TRUNK SIZE	—	—
SOIL BORING	—	—
TOPSOIL PROBE	—	—
FENCE LINE, TEMPORARY SILT	—	—
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, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.	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 UNFORESSEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
2. A DRAFT GEOTECHNICAL REPORT HAS BEEN PREPARED BY EGS ON 12/21/2021. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.	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.
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.	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.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.	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.
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.	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.
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.	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."
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.	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: ANDREW SHOAF, P.E. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD BROOKFIELD, WI 53186 MAIN: (262) 754-8888 E-MAIL: andrew.shoaf@pinnacle-engr.com	ARCHITECT: MARK NATZKE SENIOR ASSOCIATE ZIMMERMAN ARCHITECTURAL STUDIOS, INC. 2122 WEST MT. VERNON AVENUE MILWAUKEE, WI 53233 (414) 918-1413
SURVEYOR: JOHN KONOPACKI, P.L.S. PINNACLE ENGINEERING GROUP 20725 WATERTOWN ROAD BROOKFIELD, WI 53186 MAIN: (262) 754-8888 E-MAIL: john.konopacki@pinnacle-engr.com	APPLICANT: JASON LUEDERS ZILBER PROPERTY GROUP 710 N. PLANKINGTON AVENUE MILWAUKEE, WI 53202 (630) 344-3718

INDEX OF SHEETS	
C-1	BLDG 2 COVER SHEET
C-2	BLDG 2 EXISTING CONDITIONS
C-3 - C-5	BLDG 2 SITE DIMENSIONAL & PAVING PLAN
C-6 - C-8	BLDG 2 GRADING PLAN
C-9 - C-11	BLDG 2 UTILITY PLAN
C-12 - C-14	BLDG 2 SITE STABILIZATION PLAN
C-15 - C-17	BLDG 2 CONSTRUCTION DETAILS
L-1 - L-4	LANDSCAPE PLAN

REQUIRED SUBMITTALS FOR APPROVAL	
1.	ASPHALT PAVEMENTS
2.	CONCRETE PAVEMENTS (EXTERIOR)
3.	STONE BASE COURSE
4.	TRENCH BACKFILL
5.	PIPE BEDDING

REQUIRED SUBMITTALS FOR RECORDS	
1.	WATER MAIN PIPE FITTINGS
2.	SANITARY SEWER
3.	STORM SEWER
4.	UNDERGROUND UTILITY RECORD DRAWINGS
5.	CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)

Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2024

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

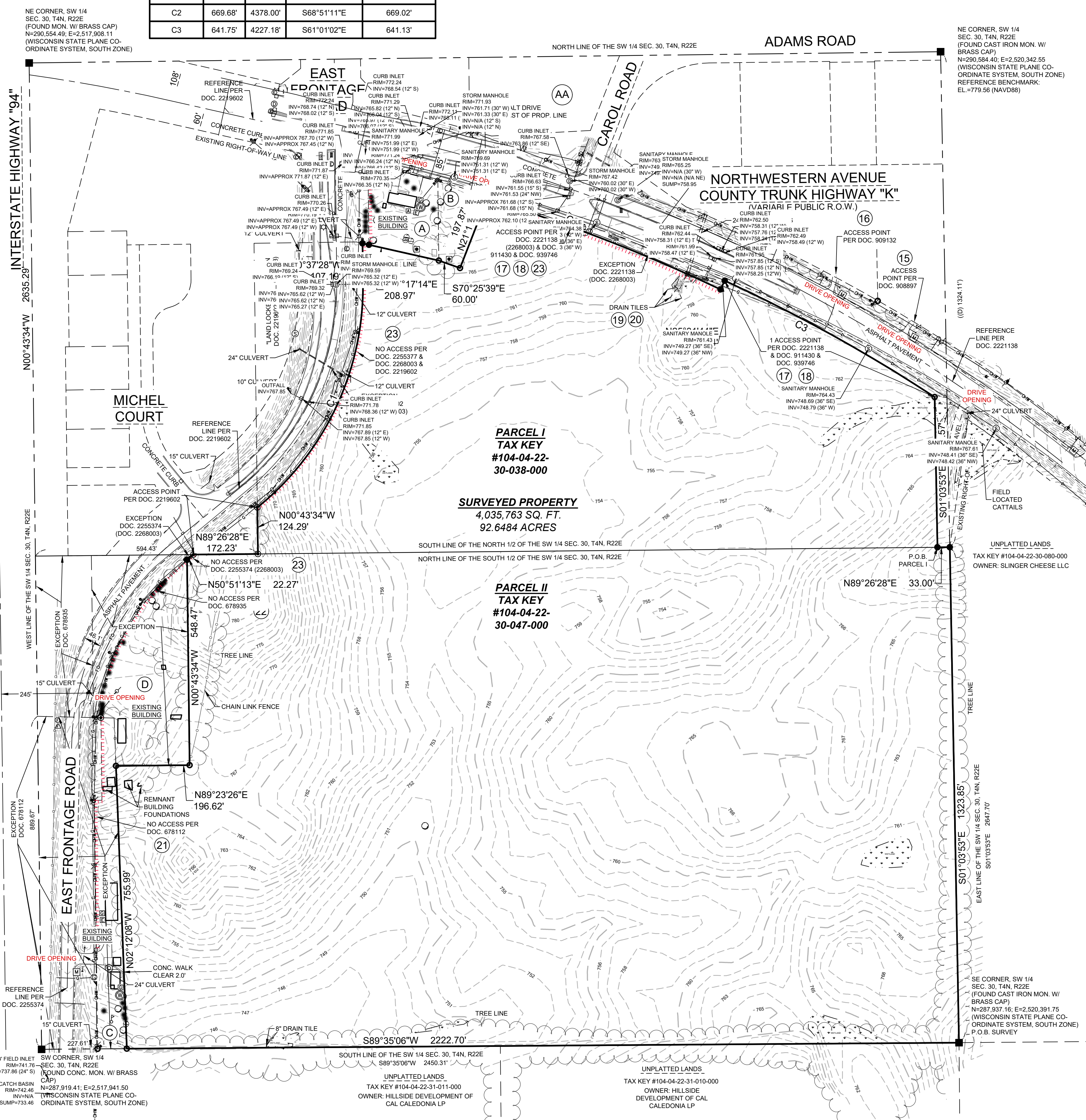
PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR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



GRAPHICAL SCALE (FEET)
0 1" = 150' 300'

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	684.45'	758.00'	N25°14'37"E	661.43'
C2	669.68'	4378.00'	S68°51'11"E	669.02'
C3	641.75'	4227.18'	S61°01'02"E	641.13'



NE CORNER, SW 1/4
SEC. 30, T4N, R22E
(FOUND MON. W/ BRASS CAP)
N=290,554.49; E=2,517,908.11
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

NE CORNER, SW 1/4
SEC. 30, T4N, R22E
(FOUND CAST IRON MON. W/
BRASS CAP)
N=290,584.40; E=2,520,342.55
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)
REFERENCE BENCHMARK:
EL=779.56 (NAVD88)

PARCEL I
TAX KEY
#104-04-22-
30-038-000

SURVEYED PROPERTY
4,035,763 SQ. FT.
92.6484 ACRES

PARCEL II
TAX KEY
#104-04-22-
30-047-000

UNPLATTED LANDS
TAX KEY #104-04-22-30-080-000
OWNER: SLINGER CHEESE LLC

UNPLATTED LANDS
TAX KEY #104-04-22-31-011-000
OWNER: HILLSIDE
DEVELOPMENT OF CAL
CALEDONIA LP

SE CORNER, SW 1/4
SEC. 30, T4N, R22E
(FOUND CAST IRON MON. W/
BRASS CAP)
N=297,507.16; E=2,520,391.75
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)
P.O.B. SURVEY

SW CORNER, SW 1/4
SEC. 30, T4N, R22E
(FOUND CONC. MON. W/ BRASS
CAP)
N=287,619.41; E=2,517,941.50
N=290,554.49; E=2,517,908.11
(WISCONSIN STATE PLANE CO-
ORDINATE SYSTEM, SOUTH ZONE)

DESIGNED: EP
CHECKED: AS
REVIEWED: ABA
DATE: 06/24/22
PROJECT: 2020\1912.00-W\CAD\SHEETS\C2 INDUSTRIAL\1912.00-WI BLDG II EXISTING CONDITIONS.DWG

FOR REVIEW ONLY
www.pinnacle-engr.com
BLDG 2 EXISTING CONDITIONS

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

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53160
(262) 754-8888
CHICAGO | MILWAUKEE | MADISON

**ZILBER INDUSTRIAL 2 AT
CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI**

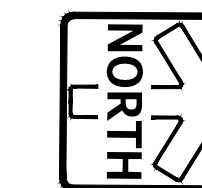
BLDG 2 EXISTING CONDITIONS

REVISIONS	
1.	DRT CHECK SET 7/8/22
2.	MUNICIPAL SUBMITTAL 7/25/22

SHEET
C-2
of
C-17

REG. JOB NO. 1912.00-WI
AREA
START DATE 06/24/22
SCALE 1" = 150'

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



GRAPHICAL SCALE (FEET)
0 1" = 50' 100'

SHEET C-4

SHEET C-5

POND B
NWL = 756.00

POND A
NWL = 750.00

CAROL ROAD

C.T.H. "K" /
NORTHWESTERN AVE.

BUILDING 2
233,249 SF | FFE = 764.00

BUILDING 1
141,533 SF | FFE = 764.00

LEGEND	
	LIGHT DUTY PAVEMENT - 8" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE) - 3.5" ASPHALTIC CONC. (2 LIFTS) - 1.75" LOWER LAYER (SMT 58-28 S) - 1.75" UPPER LAYER (SMT 58-28 S)
	HEAVY DUTY PAVEMENT - 13" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE) - 5.5" ASPHALTIC CONC. (2 LIFTS) - 3.5" LOWER LAYER (SMT 58-28 S) - 2.0" UPPER LAYER (SMT 58-28 S)
	CONCRETE PAVEMENT (TRUCK COURT) - 4" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE) - 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6W WELDED WIRE FABRIC PER ACI 315-92)
	CONCRETE SIDEWALK - 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE) - 5" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6W WELDED WIRE FABRIC PER ACI 315-92)
	A 4" SOLID WHITE STRIPE
	B 4" DIAGONAL AT 45° SPACED 2' O.C.
	C ADA PARKING STALL SIGNAGE (SEE DETAIL)
	D 18" CURB & GUTTER (SEE DETAIL)
	E 18" REVERSE CURB & GUTTER (SEE DETAIL)
	F TAPER CURB HEAD (SEE DETAIL)
	G BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
	H ADA STALL INSIGNIA
	I ADA CURB RAMP (SEE DETAIL)
	J STEEL STAIRS (SEE ARCHITECTURAL PLANS)
	K BOLLARD (SEE DETAIL)
	L PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
	M MAN DOOR
	N OVERHEAD DOOR
	O CURB & GUTTER
	P CURB & GUTTER REVERSE PITCH

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA STANDARDS.

SITE DATA	
SITE AREA:	487,556 S.F./11.19 AC
ZONING CLASSIFICATION:	M1
BUILDING FOOTPRINT AREA:	233,249 S.F./5.35 AC/47.84%
PAVING AREA:	135,430 S.F./3.11 AC/27.78%
GREEN SPACE:	118,877 S.F./2.73 AC/24.38%
PARKING PROVIDED (9'x18'):	122 (6 ADA)

- SITE AND DIMENSIONAL PLAN NOTES**
- 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.
 - 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.
 - 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.
 - 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.
 - 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.
 - REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
 - SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
 - ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF CALEDONIA, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
 - CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
 - PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
 - THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
 - 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.
 - 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.
 - PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
 - BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
 - 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° F (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 316, 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 SECTIONS 455 AND 461, 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.
 - TRAFFIC CONTROL SHALL BE PER M.U.T.C.D.
 - PUBLIC CURB & GUTTER REPLACEMENT SHALL BE TIED TO EXISTING CURB & GUTTER WITH #4 TIE BARS. PUBLIC CURB & GUTTER SHALL BE A 6-BAG MIX.

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

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53190
(262) 754-8888
CHICAGO (MILWAUKEE) - NATIONWIDE

**ZILBER INDUSTRIAL 2 AT
CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI**

BLDG 2 SITE DIMENSIONAL & PAVING PLAN OVERVIEW

REVISIONS	
1.	DRT CHECK SET 7/8/22
2.	MUNICIPAL SUBMITTAL 7/25/22

REC. JOB NO. 1912.00-01	AREA	SHEET
DATE 06/24/22		C-3
SCALE 1" = 50'		C-17

FOR REVIEW ONLY
BLDG 2 SITE DIMENSIONAL & PAVING PLAN OVERVIEW
www.pinnacle-engr.com

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MATCHLINE

SHEET C-5



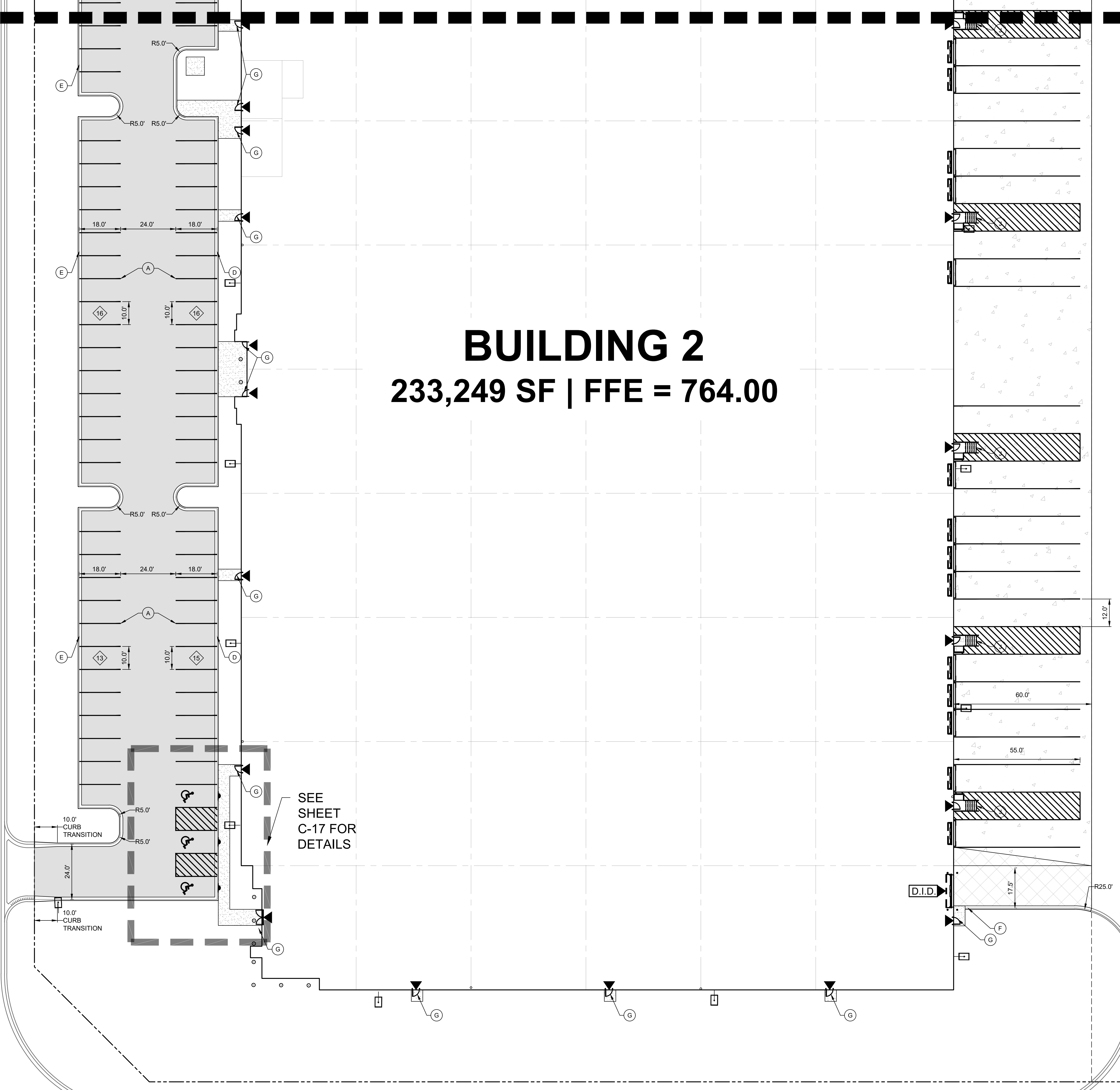
GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

LEGEND

- LIGHT DUTY PAVEMENT**
 - 1" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE)
 - 3 1/2" ASPHALTIC CONC. (2 LIFTS)
 - 1.75" LOWER LAYER (SMT 58-28 S)
 - 1.75" UPPER LAYER (SMT 58-28 S)
- HEAVY DUTY PAVEMENT**
 - 1" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE)
 - 5 1/2" ASPHALTIC CONC. (2 LIFTS)
 - 3.5" LOWER LAYER (SMT 58-28 S)
 - 2.0" UPPER LAYER (SMT 58-28 S)
- CONCRETE PAVEMENT (TRUCK COURT)**
 - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE)
 - 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)
- CONCRETE SIDEWALK**
 - 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
 - 5" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6 WELDED WIRE FABRIC PER ACI 315-92)
- (A) 4" SOLID WHITE STRIPE
- (B) 4" DIAGONAL AT 45° SPACED 2' O.C.
- (C) ADA PARKING STALL SIGNAGE (SEE DETAIL)
- (D) 18" CURB & GUTTER (SEE DETAIL)
- (E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
- (F) TAPER CURB HEAD (SEE DETAIL)
- (G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
- (H) ADA STALL INSIGNIA
- (I) ADA CURB RAMP (SEE DETAIL)
- (J) STEEL STAIRS (SEE ARCHITECTURAL PLANS)
- (K) BOLLARD (SEE DETAIL)
- (L) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- (M) MAN DOOR
- (N) OVERHEAD DOOR
- (O) CURB & GUTTER
- (P) CURB & GUTTER REVERSE PITCH

BUILDING 2

233,249 SF | FFE = 764.00



SEE SHEET C-17 FOR DETAILS

FOR REVIEW ONLY

BLDG 2 SITE DIMENSIONAL & PAVING PLAN

DESIGNED: AS
CHECKED: AS
REVIEWED: AS

PLAN | DESIGN | DELIVER
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ENGINEERING | NATURAL RESOURCES | SURVEYING
CHICAGO | MILWAUKEE | NATIONWIDE

WISCONSIN OFFICE:
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BROOKFIELD, WI 53005
(262) 754-8888

ZILBER INDUSTRIAL 2 AT CALEDONIA CORPORATE PARK VILLAGE OF CALEDONIA, WI

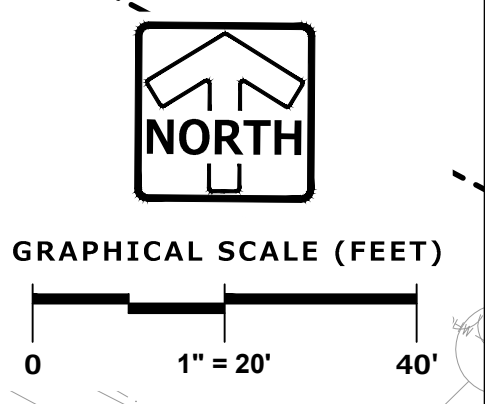
BLDG 2 SITE DIMENSIONAL & PAVING PLAN

REVISIONS		DATE	SCALE	SHEET
NO.	DESCRIPTION			
1	DRT. CHECK SET	2/8/22	1" = 20'	C-4
2	MUNICIPAL SUBMITTAL	7/25/22		C-17

REG. JOB NO. 1912.00-001
AREA
START DATE: 06/24/22
SCALE: 1" = 20'

Z:\PROJECTS\2020\1912.00-WI\CAD\SHEETS\C2 INDUSTRIAL\1912.00-WI BLDG 2 SITE DIMENSIONAL & PAVING PLAN.DWG

POND A
NWL = 750.00



C.T.H. "K" /
NORTHWESTERN
AVE.

LEGEND	
	LIGHT DUTY PAVEMENT - 8" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE) - 3 1/2" ASPHALTIC CONC. (2 LIFTS) 1.75" LOWER LAYER (SMT 58-28 S) 1.75" UPPER LAYER (SMT 58-28 S)
	HEAVY DUTY PAVEMENT - 13" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED VIRGIN LIMESTONE) - 5 1/2" ASPHALTIC CONC. (2 LIFTS) 3.5" LOWER LAYER (SMT 58-28 S) 2.0" UPPER LAYER (SMT 58-28 S)
	CONCRETE PAVEMENT (TRUCK COURT) 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE) - 8" FOC 4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH
	CONCRETE SIDEWALK 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE) - 5" FOC 4000 PSI AIR ENTRAINED CONCRETE WITH 6x6 WELDED WIRE FABRIC PER ACI 315-92)
	(A) 4" SOLID WHITE STRIPE
	(B) 4" DIAGONAL AT 45° SPACED 2" O.C.
	(C) ADA PARKING STALL SIGNAGE (SEE DETAIL)
	(D) 18" CURB & GUTTER (SEE DETAIL)
	(E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
	(F) TAPER CURB HEAD (SEE DETAIL)
	(G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
	(H) ADA STALL INSIGNIA
	(I) ADA CURB RAMP (SEE DETAIL)
	(J) STEEL STAIRS (SEE ARCHITECTURAL PLANS)
	(K) BOLLARD (SEE DETAIL)
	(L) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
	(M) MAN DOOR
	(N) OVERHEAD DOOR
	(O) CURB & GUTTER
	(P) CURB & GUTTER REVERSE PITCH

SEE BUILDING 1 PLANS FOR DETAILS

SEE SHEET
C-17 FOR
DETAILS

SEE ROADWAY
PLANS FOR DETAILS

BUILDING 2
233,249 SF | FFE = 764.00

MATCHLINE

SHEET C-4

PLAN | DESIGN | DELIVER
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CHICAGO | MILWAUKEE | NATIONWIDE

**ZILBER INDUSTRIAL 2 AT
CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI**

BLDG 2 SITE DIMENSIONAL & PAVING PLAN

REVISIONS	
1.	DRT. CHECK SET 2/8/22
2.	MUNICIPAL SUBMITTAL 7/25/22

REG. JOB NO. 1912.00-107
AREA
START DATE 06/24/22
SCALE 1" = 20'
SHEET
C-5
of
C-17

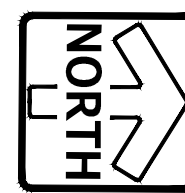
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BLDG 2 SITE DIMENSIONAL & PAVING PLAN

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GRAPHICAL SCALE (FEET)
0 1" = 50' 100'

SHEET C-7

SHEET C-8

POND B
NWL = 756.00

POND A
NWL = 750.00

CAROL ROAD

BUILDING 2
233,249 SF | FFE = 764.00

BUILDING 1
141,533 SF | FFE = 764.00

C.T.H. "K" /
NORTHWESTERN AVE.

LEGEND

	SANITARY MANHOLE
	STORM CATCH BASIN
	CURB CATCH BASIN
	CONTOUR
	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	FLOODPLAIN
	OVERFLOW RELIEF ROUTING
	CONCRETE SIDEWALK
	CURB AND GUTTER
	REVERSE PITCH CURB & GUTTER

**ALL WORK WITHIN PUBLIC R.O.W.
SHALL CONFORM TO VILLAGE OF
CALEDONIA STANDARDS.**

GRADING NOTES

- 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.
- ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLOWLINE UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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.
- 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.
- 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 TURN OVER THE SPREAD MATERIAL, OR THE MAXIMUM COMPACTION LIFT DEPTH.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
- 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.
- 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.
- 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.
- 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.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF CALEDONIA CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
- TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
- 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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CHICAGO (MILWAUKEE) NATIONAL

**ZILBER INDUSTRIAL 2 AT
CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI**

BLDG 2 GRADING PLAN OVERVIEW

REVISIONS	
1.	DIST. CHECK SET 3/8/22
2.	MUNICIPAL SUBMITTAL 7/25/22

PROJECT NO.	1912.00-WI
AREA	
DATE	06/24/22
SCALE	1" = 50'

SHEET
C-6
of
C-17

FOR REVIEW ONLY

BLDG 2 GRADING PLAN OVERVIEW

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DESIGNED: JAS
CHECKED: JAS
REVIEWED: ABA

MATCHLINE

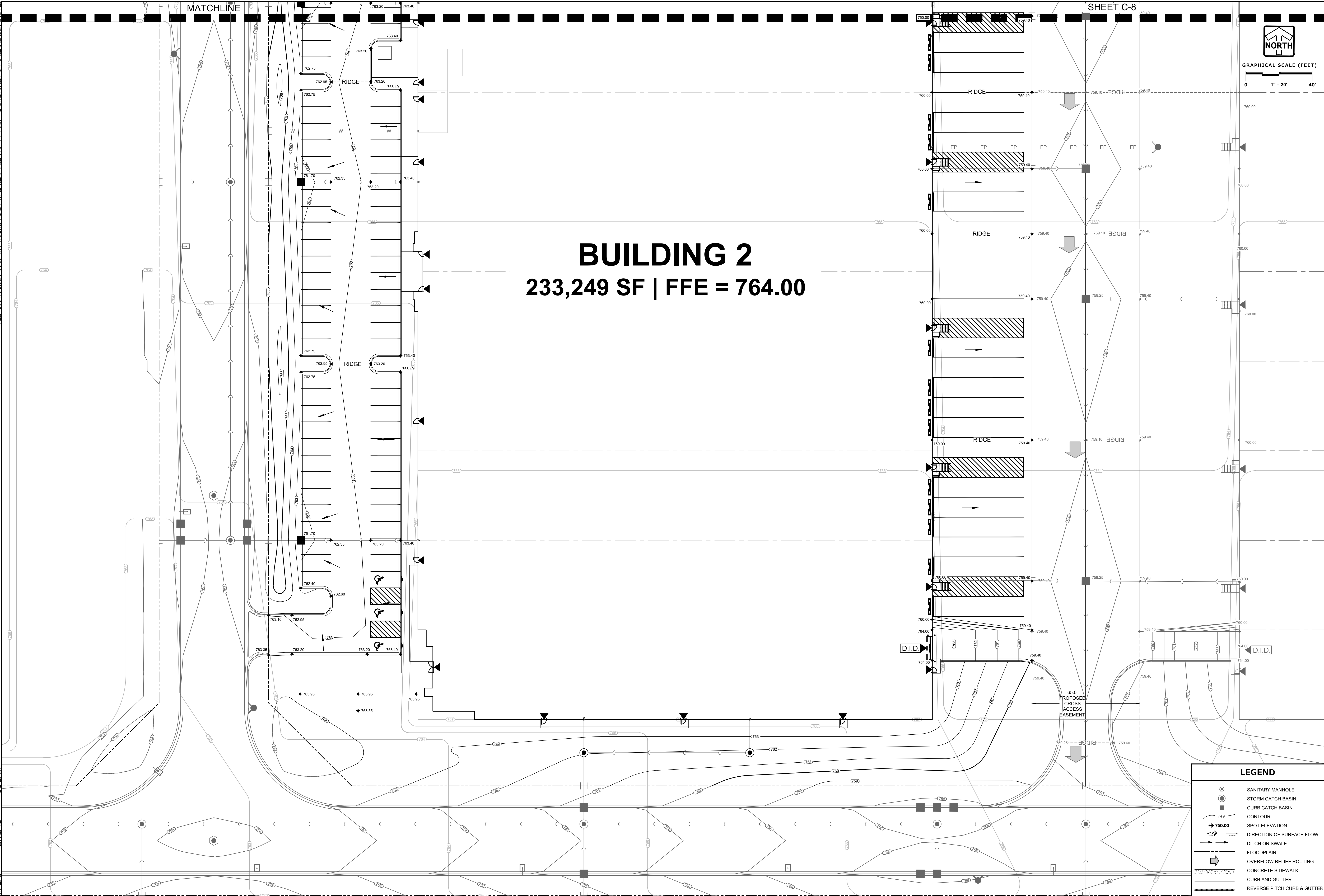
SHEET C-8



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

BUILDING 2

233,249 SF | FFE = 764.00



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BLDG 2 GRADING PLAN

LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER

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CHICAGO (MILWAUKEE) - NATIONWIDE

**ZILBER INDUSTRIAL 2 AT
CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI**

BLDG 2 GRADING PLAN

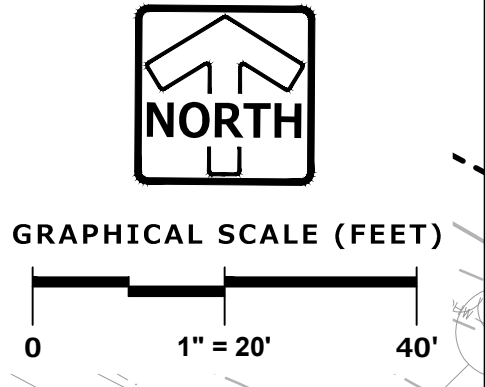
REVISIONS

1.	DRT CHECK SET	3/8/22
2.	MUNICIPAL SUBMITTAL	7/25/22

REG JOB NO: 1912.00-07
REG PM: ABA
START DATE: 06/24/22
SCALE: 1" = 20'

SHEET
C-7
of
C-17

**POND A
NWL = 750.00**



LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- ~ CONTOUR
- + 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- ▭ FLOODPLAIN
- ▭ OVERFLOW RELIEF ROUTING
- ▭ CONCRETE SIDEWALK
- ▭ CURB AND GUTTER
- ▭ REVERSE PITCH CURB & GUTTER

**BUILDING 2
233,249 SF | FFE = 764.00**

FOR REVIEW ONLY

BLDG 2 GRADING PLAN

MATCHLINE

SHEET C-7

DESIGNED: JAS CHECKED: EP REVIEWED: ASB DATE: 06/24/22

PLAN | DESIGN | DELIVER
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CHICAGO (MILWAUKEE) NATIONAL OFFICE

**ZILBER INDUSTRIAL 2 AT
CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI**

BLDG 2 GRADING PLAN

REVISIONS

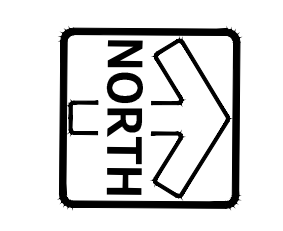
NO.	DESCRIPTION	DATE
1	DRT CHECK SET	2/8/22
2	MUNICIPAL SUBMITTAL	2/25/22

REG. JOB NO: 1912.00-WI
REG. NO: 06/24/22
START DATE: 06/24/22
SCALE: 1" = 20'

SHEET
C-8
of
C-17

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GRAPHICAL SCALE (FEET)
0 1" = 50' 100'

SHEET C-10

SHEET C-11

POND B
NWL = 756.00

POND A
NWL = 750.00

CAROL ROAD

C.T.H. "K" /
NORTHWESTERN AVE.

BUILDING 2
233,249 SF | FFE = 764.00

BUILDING 1
141,533 SF | FFE = 764.00

**ALL WORK WITHIN PUBLIC R.O.W.
SHALL CONFORM TO VILLAGE OF
CALEDONIA STANDARDS.**

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

UTILITY NOTES

- 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.
- 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 CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE CITY OF JANESVILLE SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
- 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.
- 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.
- 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.
- ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- THE CONTRACTOR SHALL CONTACT THE VILLAGE OF CALEDONIA PUBLIC WORKS DEPARTMENT 48 HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE CITY-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
- 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.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
- 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.
- 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.
- 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. 215 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2502 WITH TYPE D GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL. 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
- 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 SPECIFICATIONS OF THE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 24-INCHES. HYDRANT MANUFACTURE: KENNEDY GUARDIAN. HYDRANT AND TAP VALVES: TRAFFIC MODEL W/ BREAKAWAY FLANGES, TWO 2-1/2" HOSE NOZZLES (7-12" NST) AND ONE 5-1/4" PUMPER OR STEAMER NOZZLE (4 NST), A 1-1/2" PENTAGON OPERATING NUT AND CCW OPENING, 6" MECHANICAL JOINT INLET CONNECTION.
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".
- 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 WITH 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 GERMANTOWN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
MANHOLE FRAMES AND COVERS - NEENAH R-1661 FRAME W/ SOLID GASKETED LID AND 2 CONCEALED PICK HOLES. CONFORM TO STANDARD SPECIFICATIONS CH. 3.5.0
- 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.).
- TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2) OF THE STATUTES. TRACER WIRE: COPPERHEAD TRACERWIRE #10 SOLID CCS SUPERFLEX (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BY COPPERHEAD 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.
- SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

PLAN | DESIGN | DELIVER
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ENGINEERING | NATURAL RESOURCES | SURVEYING

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BROOKFIELD, WI 53116
(262) 754-8888

CHICAGO OFFICE:
NATIONWIDE

**ZILBER INDUSTRIAL 2 AT
CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI**

BLDG 2 UTILITY PLAN OVERVIEW

REVISIONS	
1. DRT CHECK SET	7/8/22
2. MUNICIPAL SUBMITTAL	7/25/22

REC. JOB NO. 1912.00-W1	AREA
REC. PM	DATE 06/24/22
START DATE	1" = 50'
SCALE	

SHEET
C-9
of
C-17

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MATCHLINE

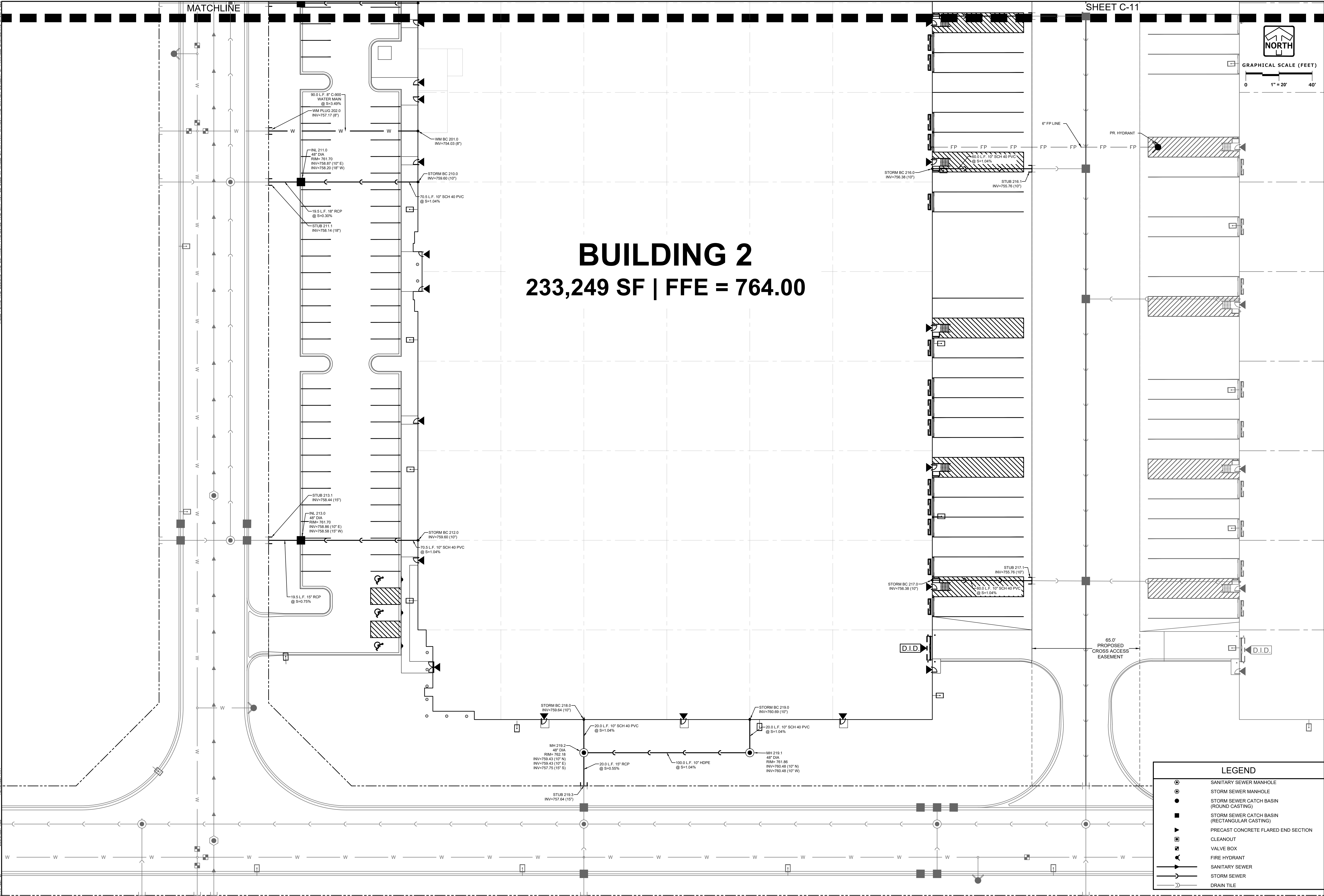
SHEET C-11



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

BUILDING 2

233,249 SF | FFE = 764.00



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

DESIGNED: JAS
CHECKED: JAS
REVIEWED: JAS

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ZILBER INDUSTRIAL 2 AT CALEDONIA CORPORATE PARK
VILLAGE OF CALEDONIA, WI

BLDG 2 UTILITY PLAN

REVISIONS	
1.	DRT CHECK SET 2/8/22
2.	MUNICIPAL SUBMITTAL 2/25/22

REG. JOB NO. 1912.00-107
REG. NO. 1912.00-107
START DATE 06/24/22
SCALE 1" = 20'

SHEET
C-10
of
C-17

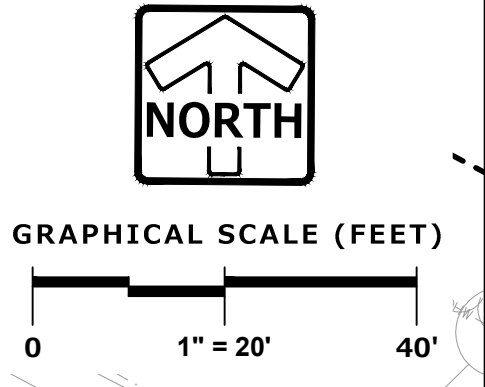
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BLDG 2 UTILITY PLAN

POND A
 NWL = 750.00



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

C.T.H. "K" /
 NORTHWESTERN
 AVE.

BUILDING 2
 233,249 SF | FFE = 764.00

MATCHLINE

SHEET C-10

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 DESIGNED: JAS
 CHECKED: JAS
 REVIEWED: ABA
 DATE: 06/24/22

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 CHICAGO OFFICE: 100 N. LAKE STREET, SUITE 1000, CHICAGO, IL 60602 (773) 399-1100

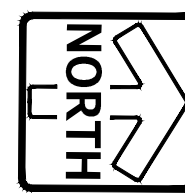
ZILBER INDUSTRIAL 2 AT CALEDONIA CORPORATE PARK
 VILLAGE OF CALEDONIA, WI

BLDG 2 UTILITY PLAN

REVISIONS	
1.	DIST. CHECK SET 2/8/22
2.	MUNICIPAL SUBMITTAL 2/25/22

REG. JOB NO. 1912.00-107
 AREA
 START DATE 06/24/22
 SCALE 1" = 20'
 SHEET C-11 of C-17

Z:\PROJECTS\2020\1912.00-WI\CAD\SHEETS\C2 INDUSTRIAL\1912.00-WI BLDG 2 UTILITY PLAN.DWG



GRAPHICAL SCALE (FEET)
0 1" = 50' 100'

SHEET C-13

SHEET C-14

POND B
NWL = 756.00

POND A
NWL = 750.00

CAROL ROAD

BUILDING 2
233,249 SF | FFE = 764.00

BUILDING 1
141,533 SF | FFE = 764.00

C.T.H. "K" /
NORTHWESTERN AVE

CONSTRUCTION SITE SEQUENCING

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

LEGEND

- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- ▭ PRECAST FLARED END SECTION
- CLEANOUT
- PROPOSED CONTOUR
- - - PROPOSED TOPSOIL CONTOUR
- WETLANDS
- - - HIGH WATER LEVEL (HWL)
- - - NORMAL WATER LEVEL (NWL)
- DIVERSION SWALE
- - - DIVERSION DITCH
- SILT FENCE
- STRAW WATTLE DITCH CHECK
- INLET PROTECTION
- PIPE INLET PROTECTION - STRAW WATTLE
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF CALEDONIA STANDARDS.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-S007831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMPs). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMPs PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMPs. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEPED AND/OR SCRAPPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMPs PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S758N EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C1258N (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

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BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO (ILLINOIS) OFFICE: NATIONWIDE

ZILBER INDUSTRIAL 2 AT CALEDONIA CORPORATE PARK VILLAGE OF CALEDONIA, WI

BLDG 2 SITE STABILIZATION PLAN OVERVIEW

REVISIONS		DATE	BY	APP'D
1.	DIST. CHECK SET	2/8/22		
2.	MUNICIPAL SUBMITTAL	2/25/22		

REC. JOB NO: 1912.00-001
REC. NO. 1912.00-001
START DATE: 06/24/22
SCALE: 1" = 50'

SHEET C-12 of C-17

FOR REVIEW ONLY BLDG 2 SITE STABILIZATION PLAN OVERVIEW

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DESIGNED: ABA
CHECKED: JAS
DATE: 06/24/22

MATCHLINE

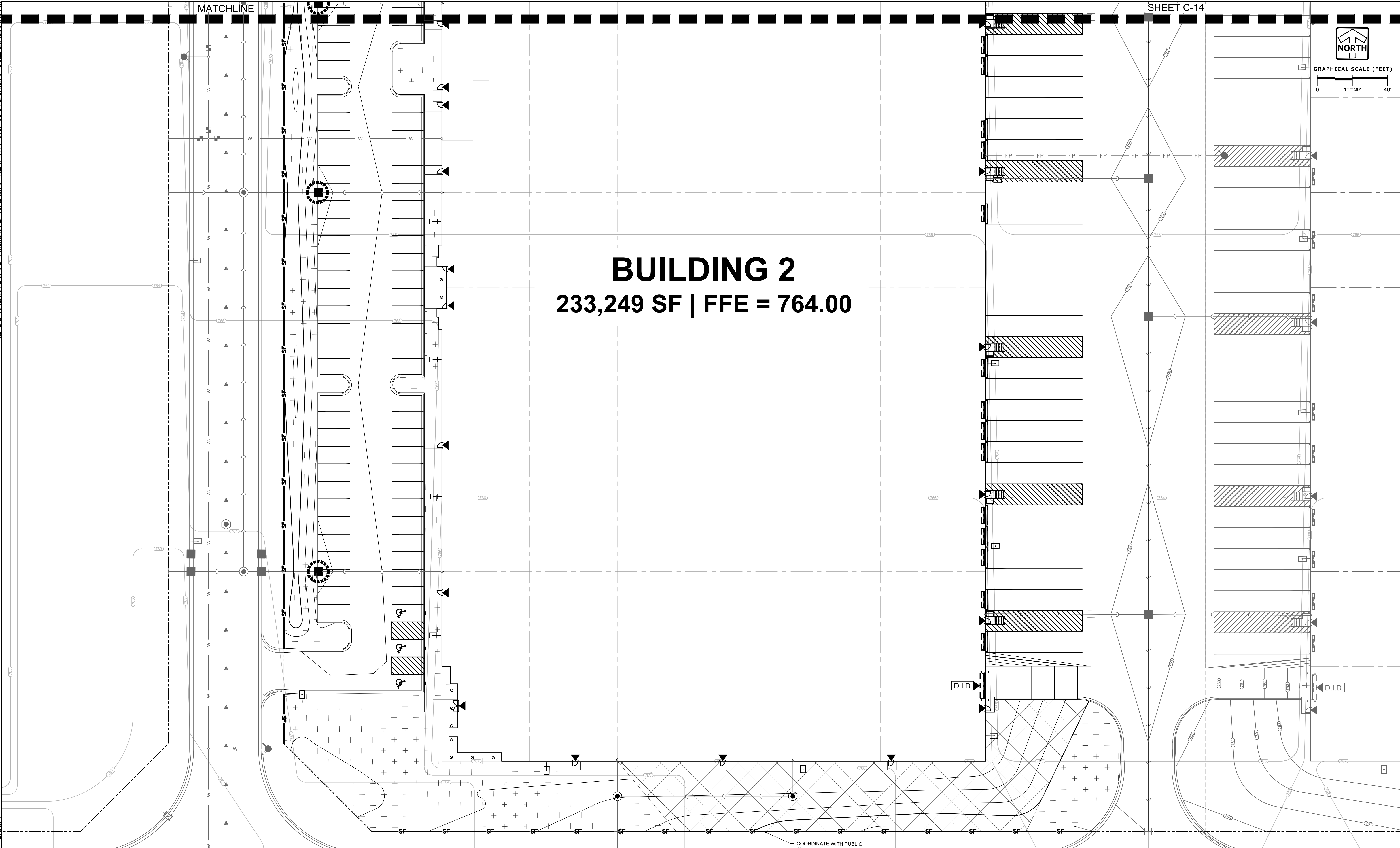
SHEET C-14



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

BUILDING 2

233,249 SF | FFE = 764.00



COORDINATE WITH PUBLIC INFRASTRUCTURE PLANS

LEGEND			
	STORM SEWER MANHOLE		HIGH WATER LEVEL (HWL)
	STORM SEWER CATCH BASIN (ROUND CASTING)		NORMAL WATER LEVEL (NWL)
	PRECAST FLARED END SECTION		DIVERSION SWALE
	CLEANOUT		DIVERSION DITCH
	PROPOSED CONTOUR		SILT FENCE
	PROPOSED TOPSOIL CONTOUR		STRAW WATTLE DITCH CHECK
	WETLANDS		INLET PROTECTION
	PIPE INLET PROTECTION - STRAW WATTLE		CONSTRUCTION ENTRANCE
	HYDROSEED (PER MANUFACTURER SPECIFICATIONS)		EROSION CONTROL BLANKET

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ZILBER INDUSTRIAL 2 AT CALEDONIA CORPORATE PARK VILLAGE OF CALEDONIA, WI

BLDG 2 SITE STABILIZATION PLAN

REVISIONS	
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2.	MUNICIPAL SUBMITTAL 7/25/22

REG. JOB NO. 1912.00-001
REG. NO. 1912.00-001
START DATE: 06/24/22
SCALE: 1" = 20'

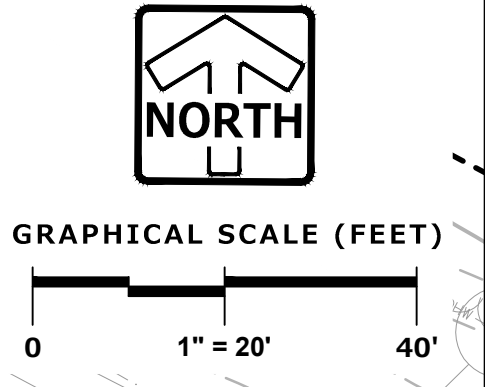
SHEET
C-13
of
C-17

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BLDG 2 SITE STABILIZATION PLAN

POND A
NWL = 750.00



LEGEND	
	STORM SEWER MANHOLE
	STORM SEWER CATCH BASIN (ROUND CASTING)
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
	PRECAST FLARED END SECTION
	CLEANOUT
	PROPOSED CONTOUR
	PROPOSED TOPSOIL CONTOUR
	WETLANDS
	HIGH WATER LEVEL (HWL)
	NORMAL WATER LEVEL (NWL)
	DIVERSION SWALE
	DIVERSION DITCH
	SILTY FENCE
	STRAW WATTLE DITCH CHECK
	INLET PROTECTION
	PIPE INLET PROTECTION - STRAW WATTLE
	CONSTRUCTION ENTRANCE
	HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
	EROSION CONTROL BLANKET

POND TO BE USED AS SEDIMENT BASIN DURING CONSTRUCTION

CONSTRUCTION ENTRANCE

COORDINATE WITH BLDG 1 PLANS

30.0' PROPOSED CROSS ACCESS EASEMENT

D.I.D.

65.0' PROPOSED CROSS ACCESS EASEMENT

D.I.D.

BUILDING 2
233,249 SF | FFE = 764.00

MATCHLINE

SHEET C-13

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BLDG 2 SITE STABILIZATION PLAN

REVISIONS	
1.	DRT CHECK SET 7/8/22
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REG. JOB NO. 1912.00-107
 AREA
 START DATE 06/24/22
 SCALE 1" = 20'

SHEET
C-14
 of
C-17

DESIGNED: ASB
 CHECKED: EP
 REVIEWED: ABA
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1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION...

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT...

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY...

- 1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS...

2.2 STABILIZATION PRACTICES

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

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED...

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER...

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED. (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS)...

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

PERMANENT SEEDING, IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN. TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100 LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150 LBS/ACRE)...

2.3 STRUCTURAL PRACTICES

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

SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN...

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE...

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES...

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

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

DIVERSION BERM/SWALE SHALL BE CONSTRUCTED TO ABSORB RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA TO A SEDIMENT TRAP OR OTHER CONTROL...

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

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

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

3.0 ADDITIONAL PRACTICES

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

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS...

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

- COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.
ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND...

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN...

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

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

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

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

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

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

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

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

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

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS...

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER...

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

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

- 1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS...

6.2 SPILL CONTROL PRACTICES

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

- 1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ON-SITE.
2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT NO. WI-S007831-1...

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

SWPPP AVAILABILITY:

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

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE...

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT...

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

NPDES NOTICE OF TERMINATION GUIDANCE:

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT...

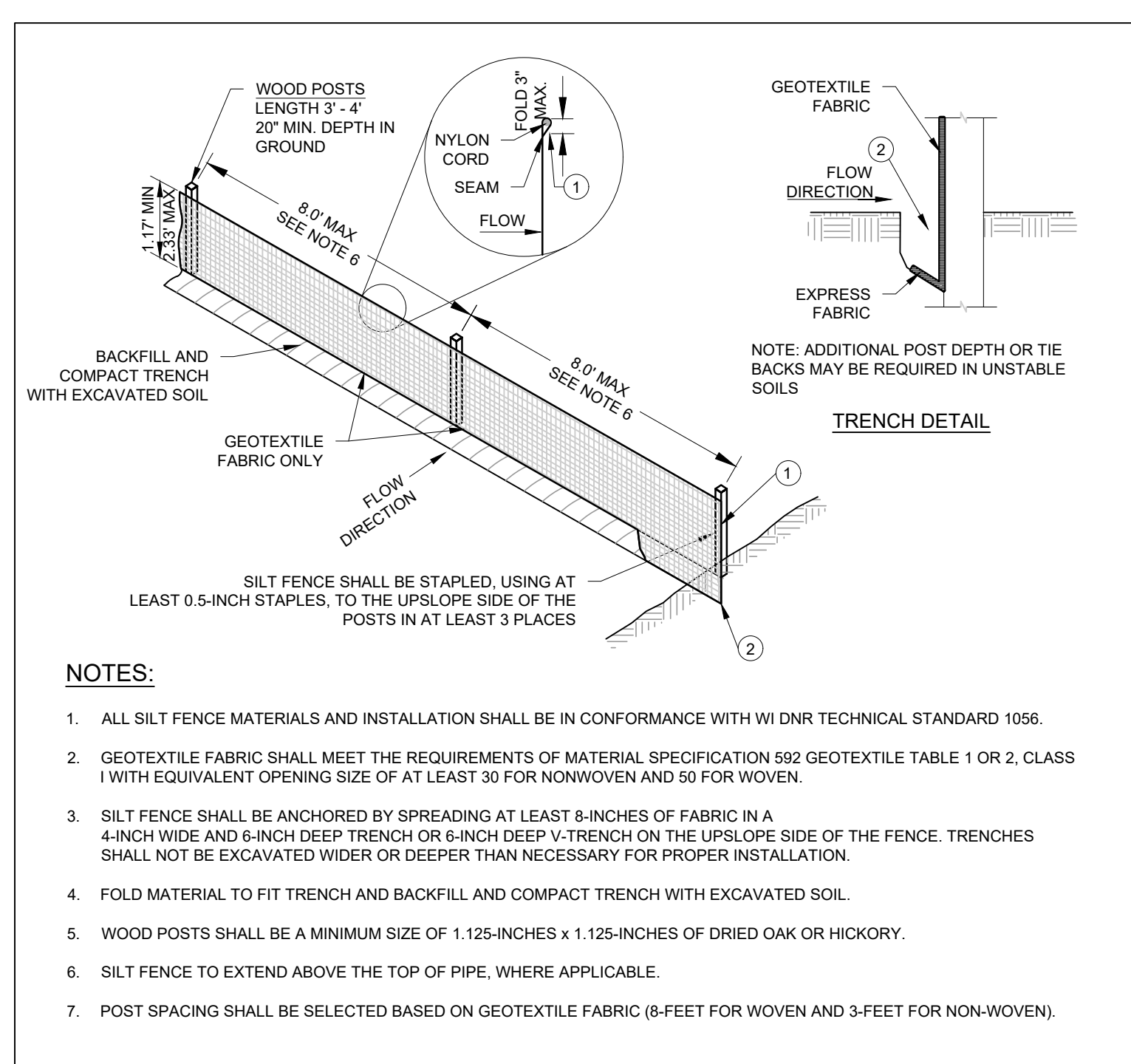
Table with 3 columns: CONTROL MEASURE GROUP, CONTROL MEASURE, CONTROL MEASURE CHARACTERISTICS. Lists various measures like Temporary Seeding, Permanent Seeding, Aggregate Cover, etc.

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

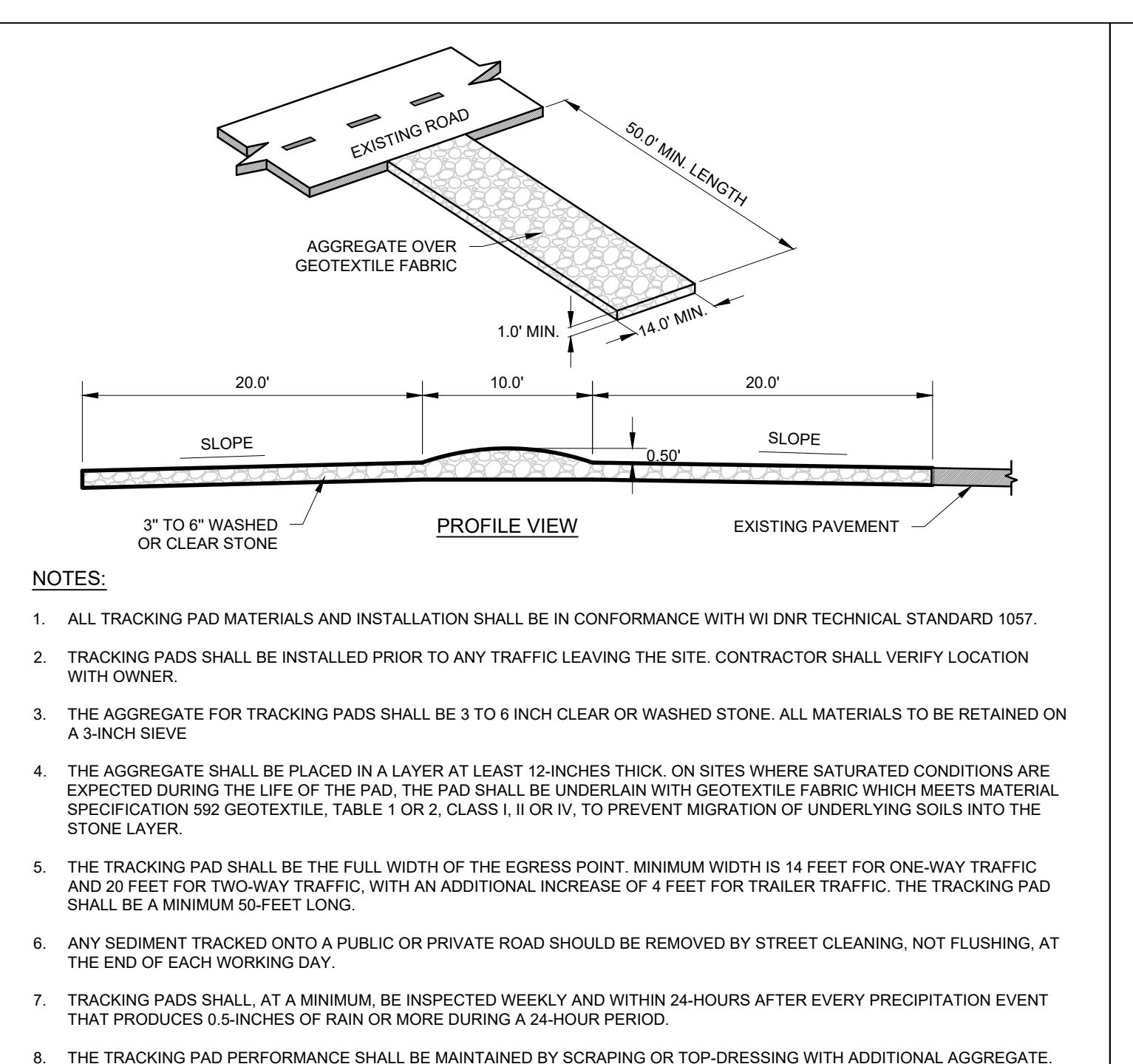
Table showing stabilization utilization periods from January to December for different seeding types: Permanent Seeding, Dormant Seeding, Temporary Seeding, Sodding.

- A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.

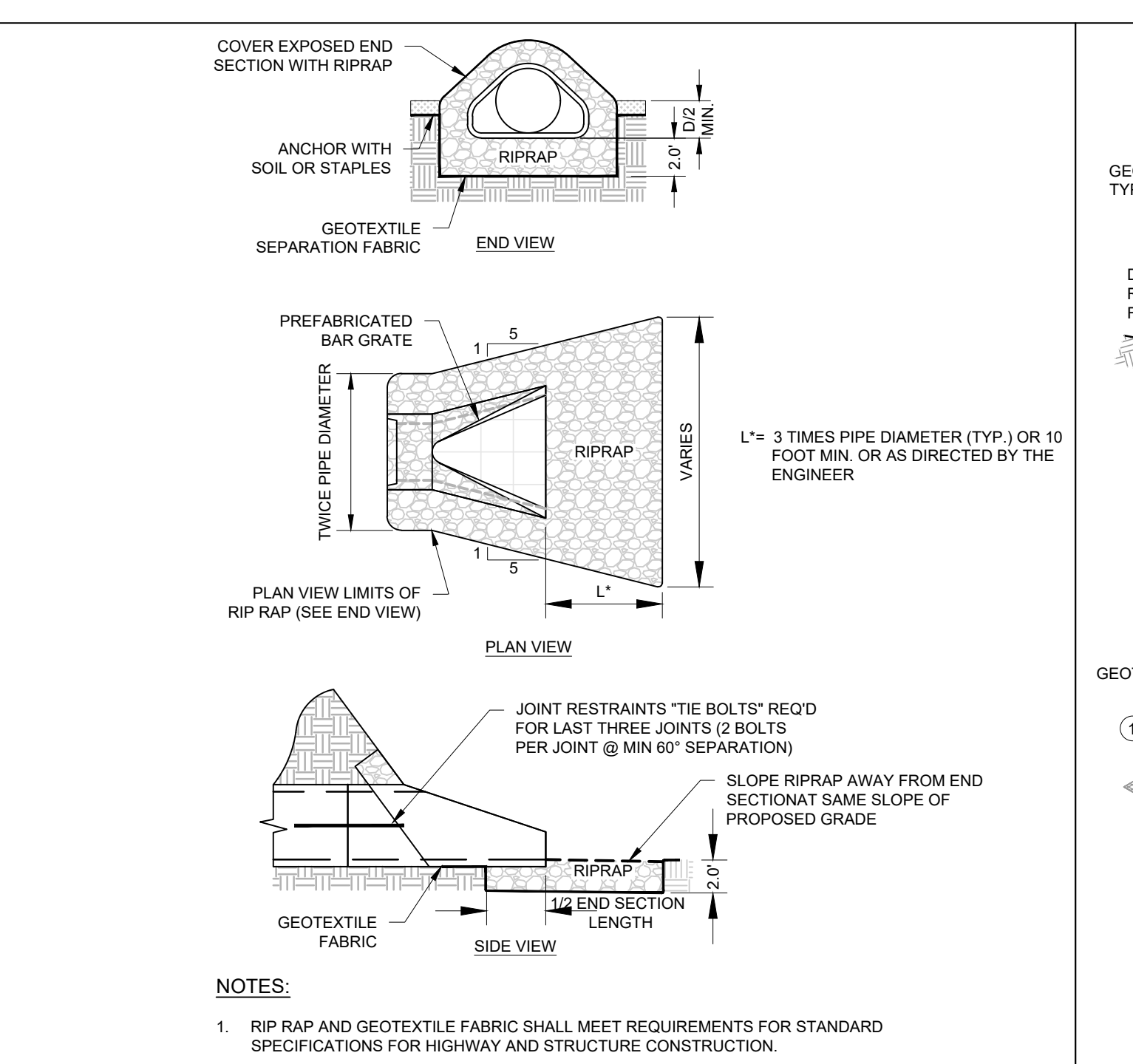
* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.



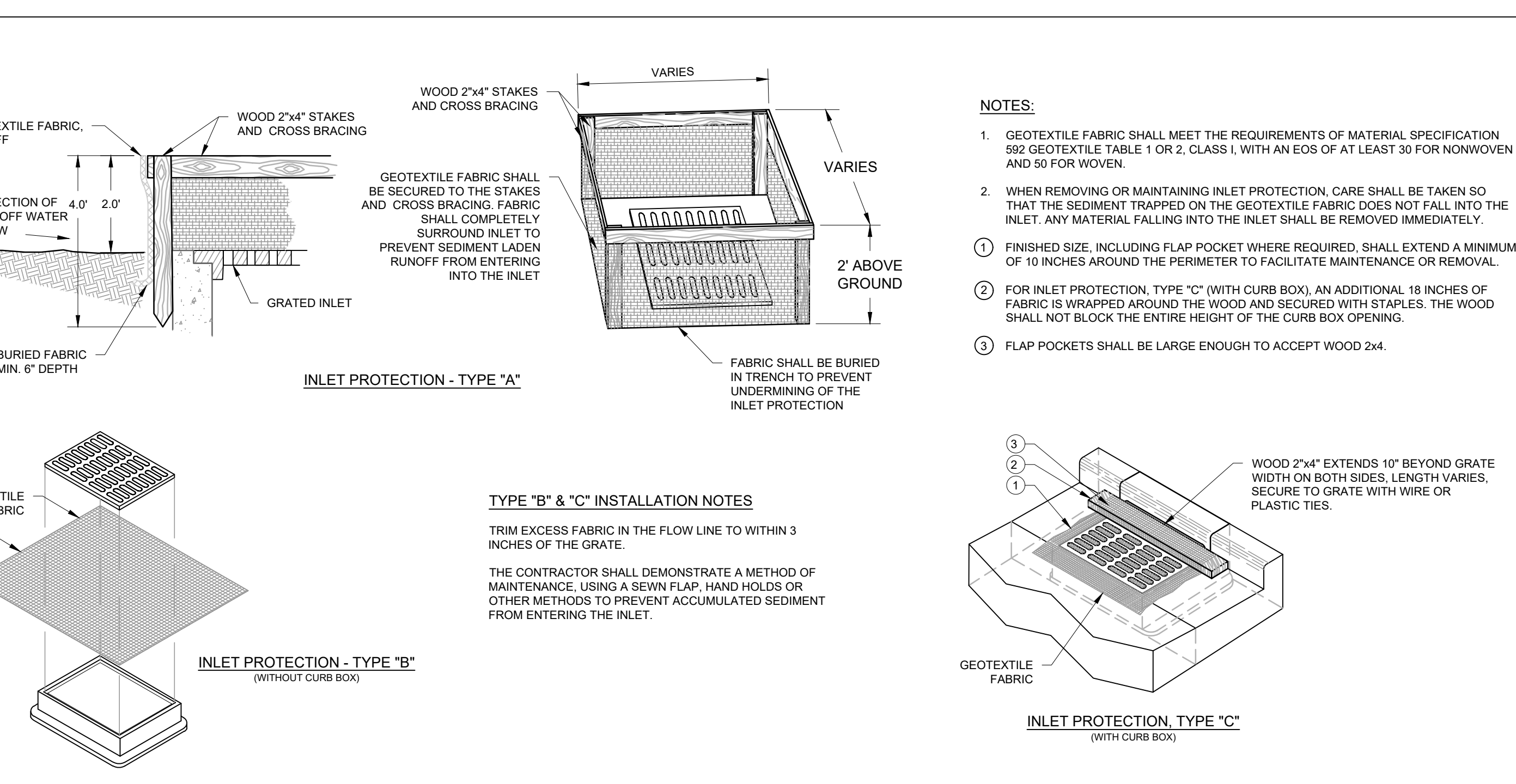
SILT FENCE



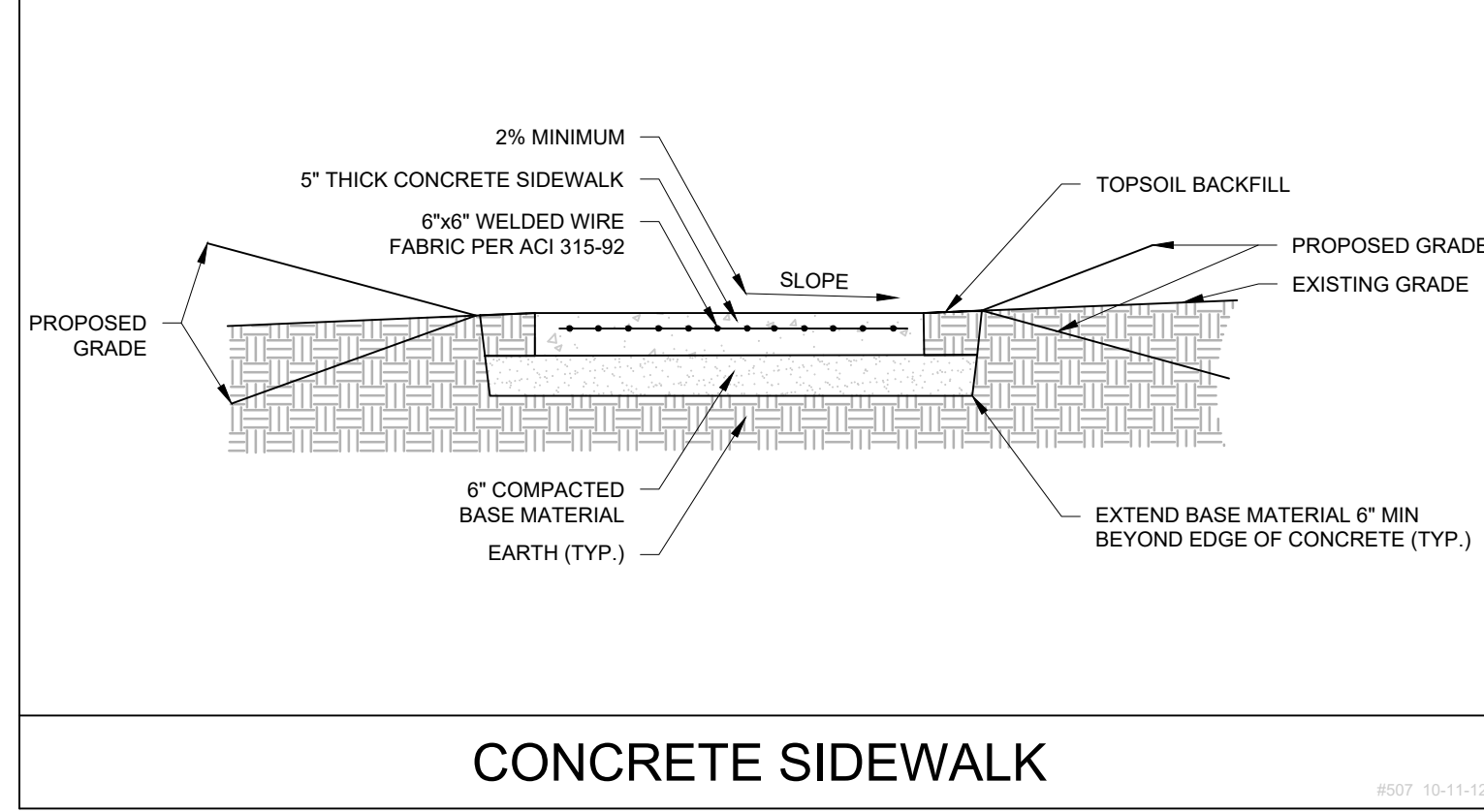
CONSTRUCTION ENTRANCE



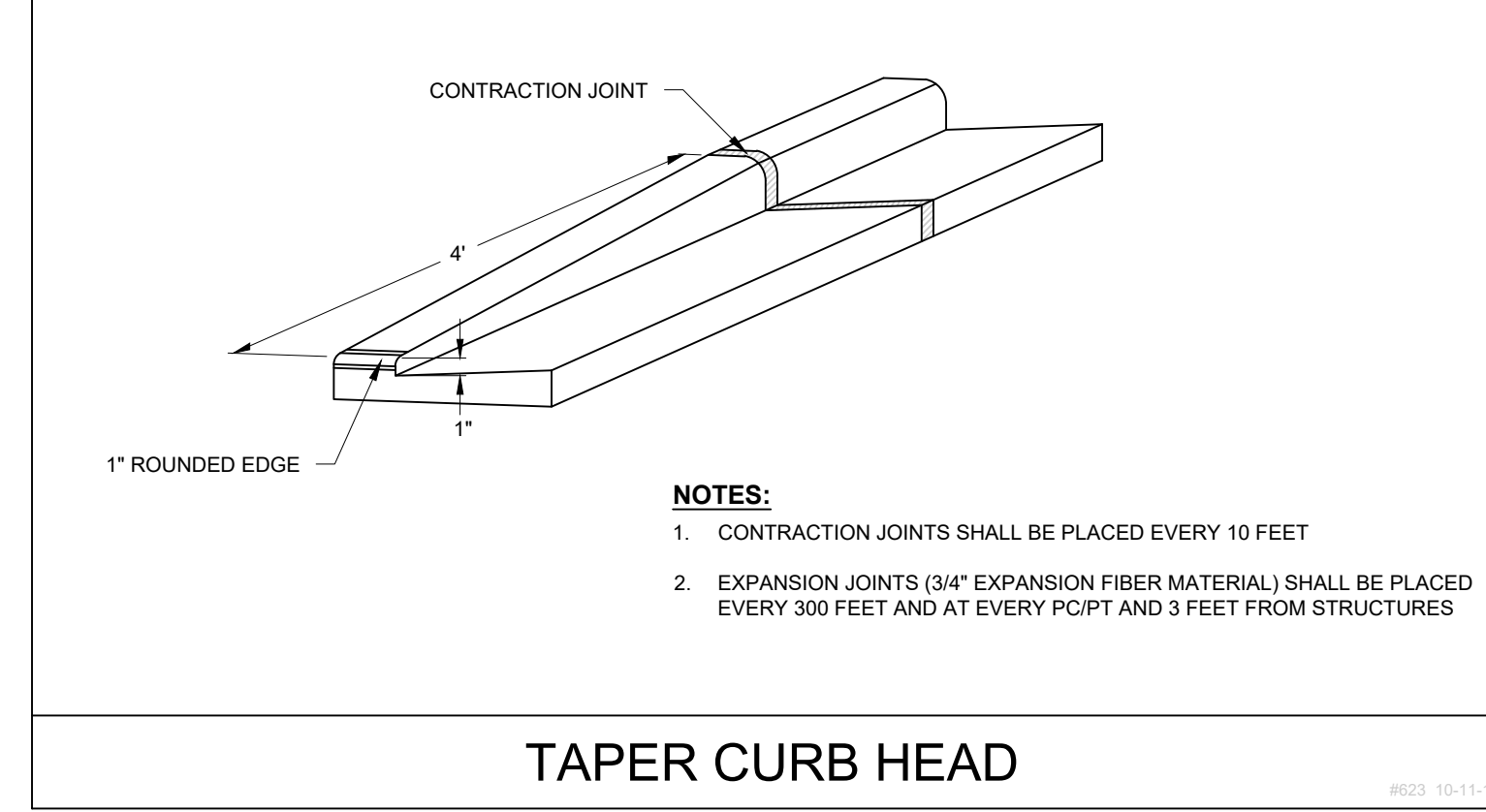
RIP RAP AT END SECTIONS



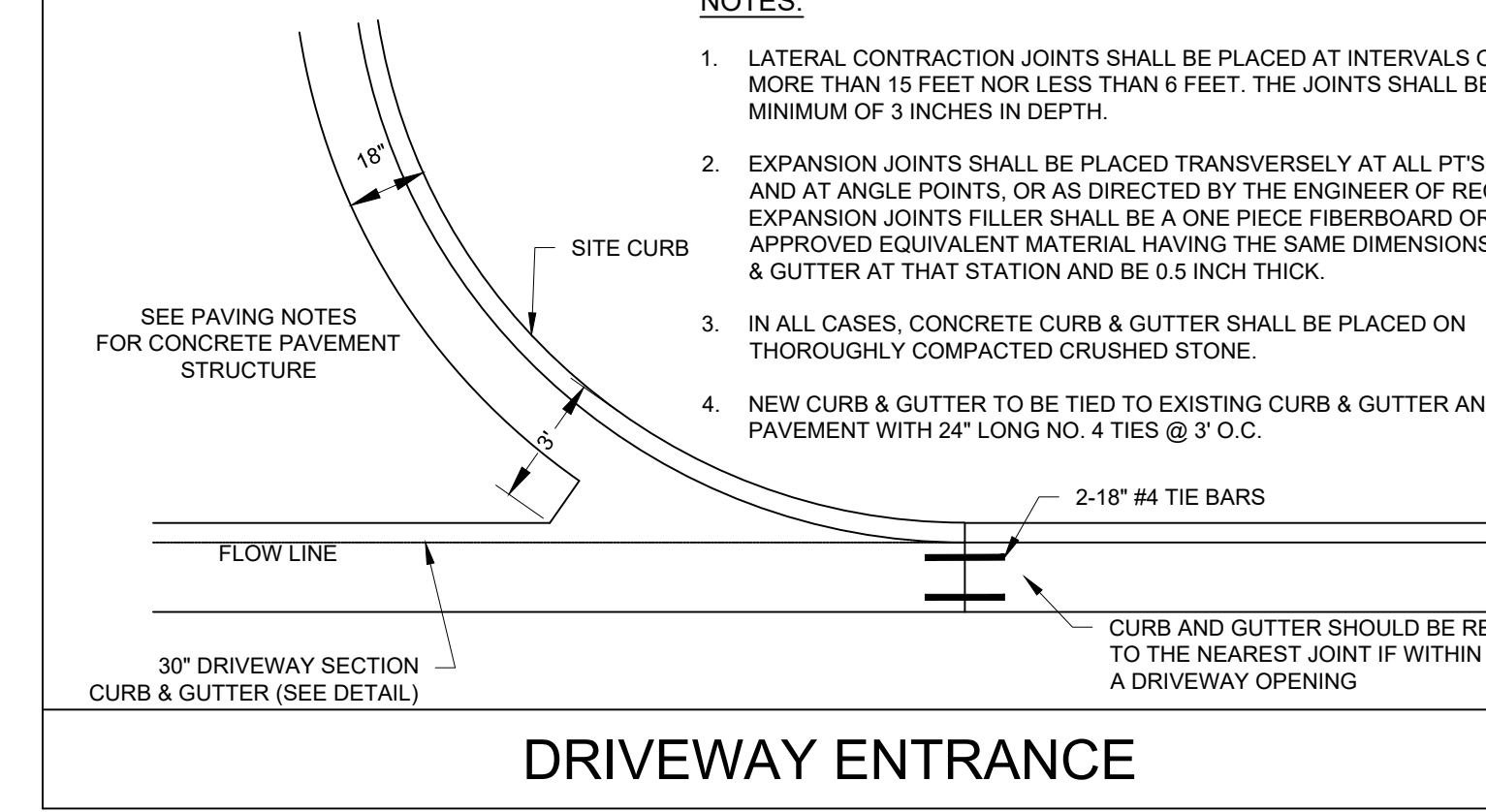
INLET PROTECTION



CONCRETE SIDEWALK



TAPER CURB HEAD



DRIVEWAY ENTRANCE

PINNACLE ENGINEERING GROUP logo and contact information: 2023 WATER TOWN ROAD, SUITE 100, BROOKFIELD, WI 53186.

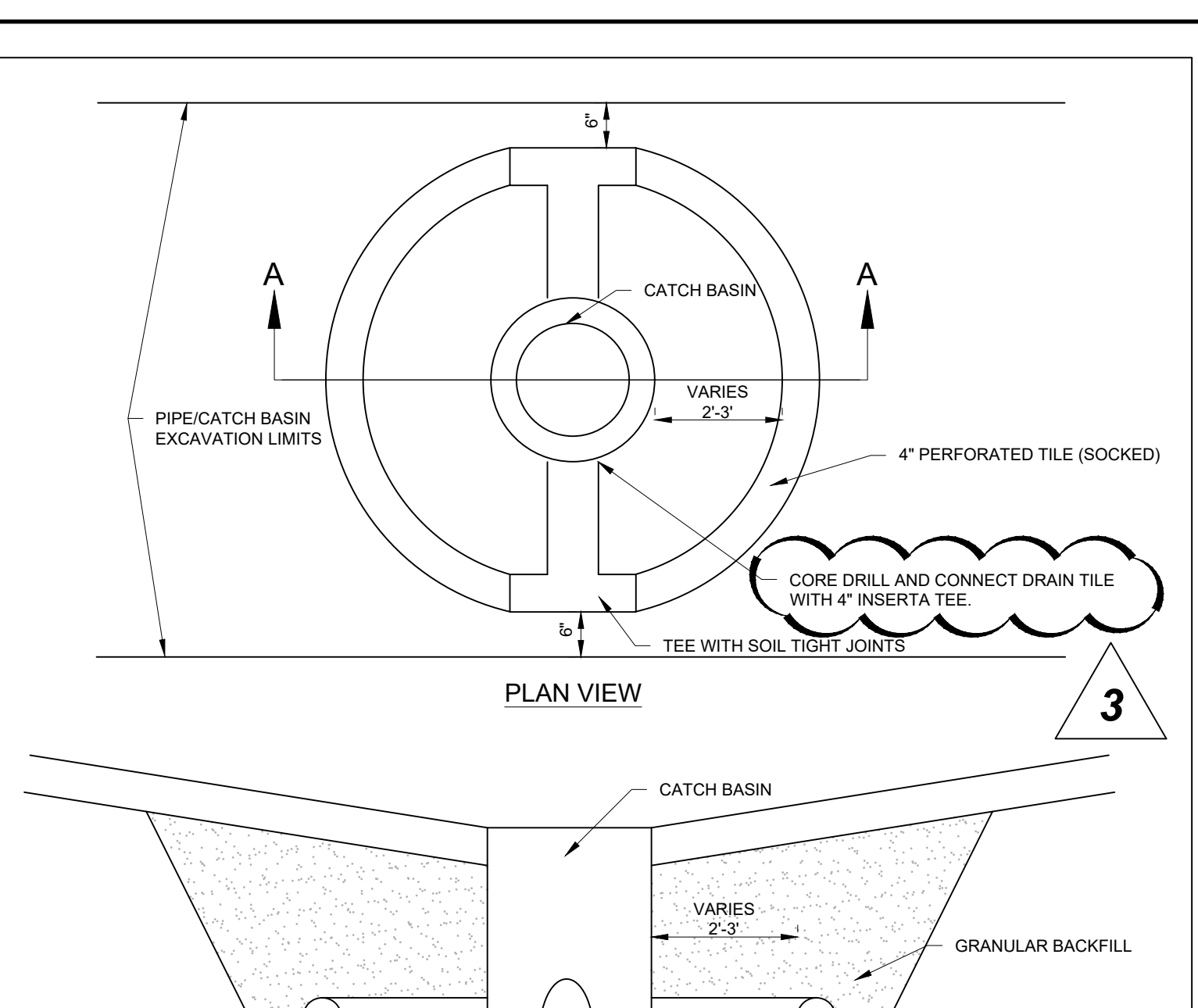
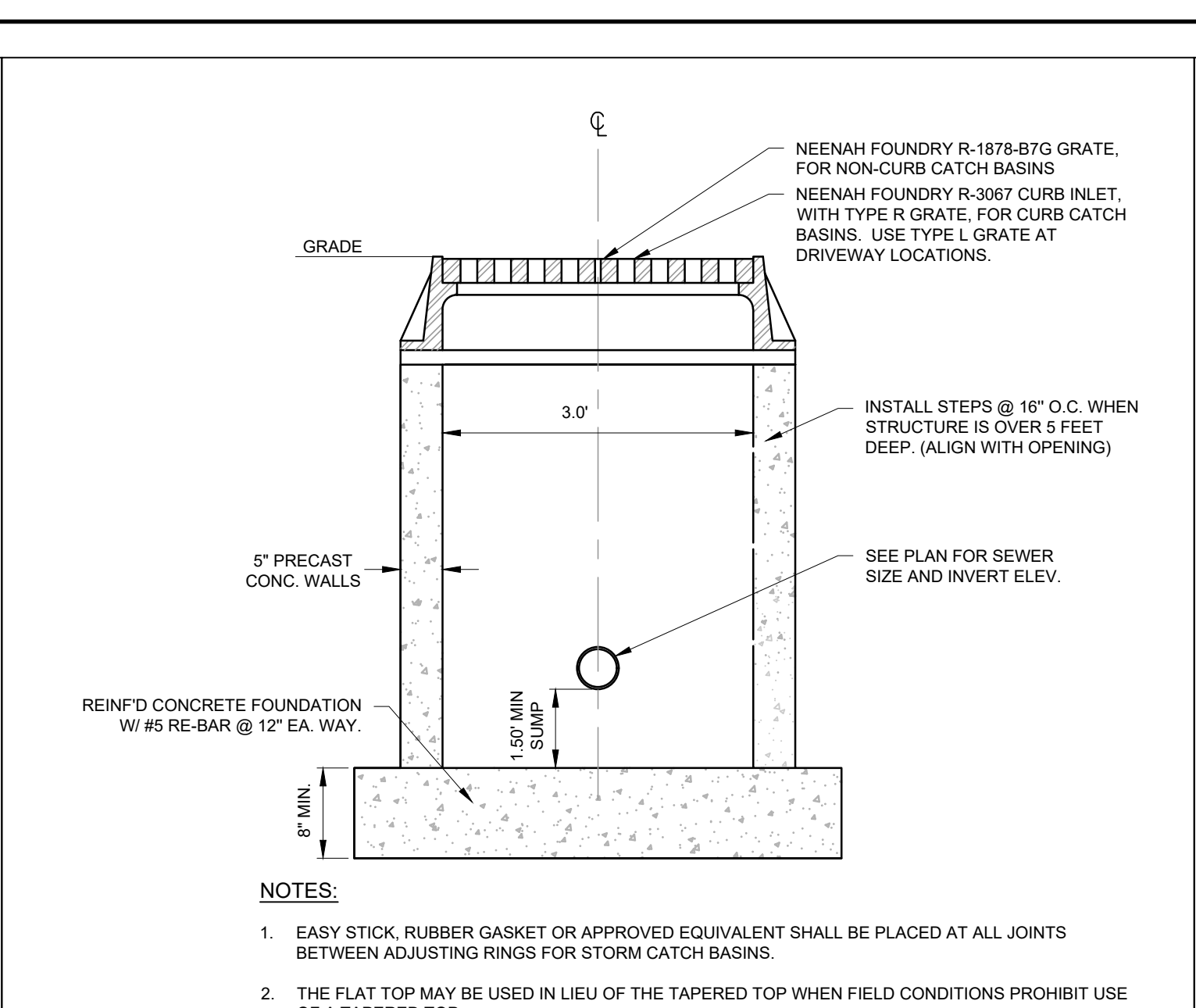
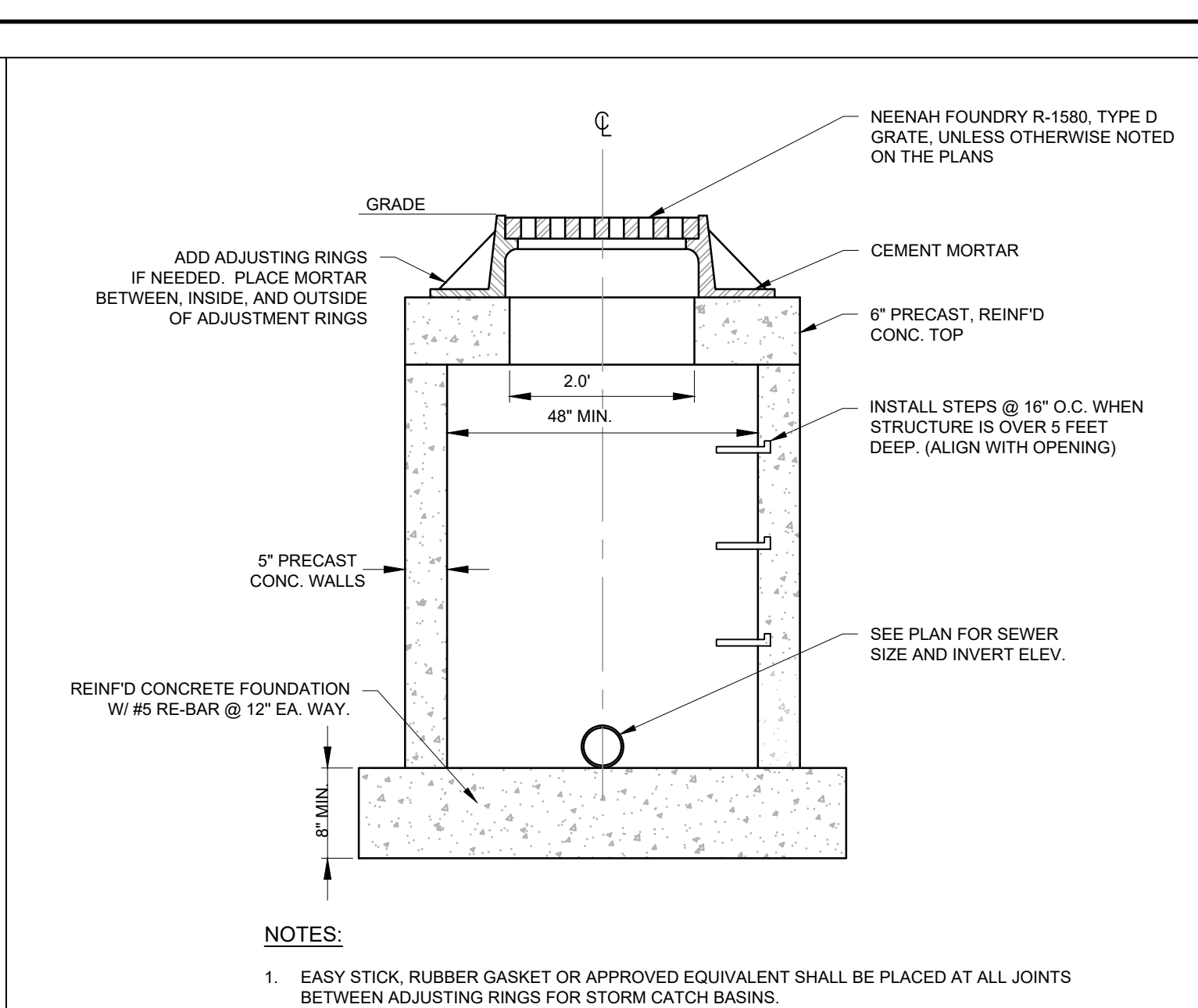
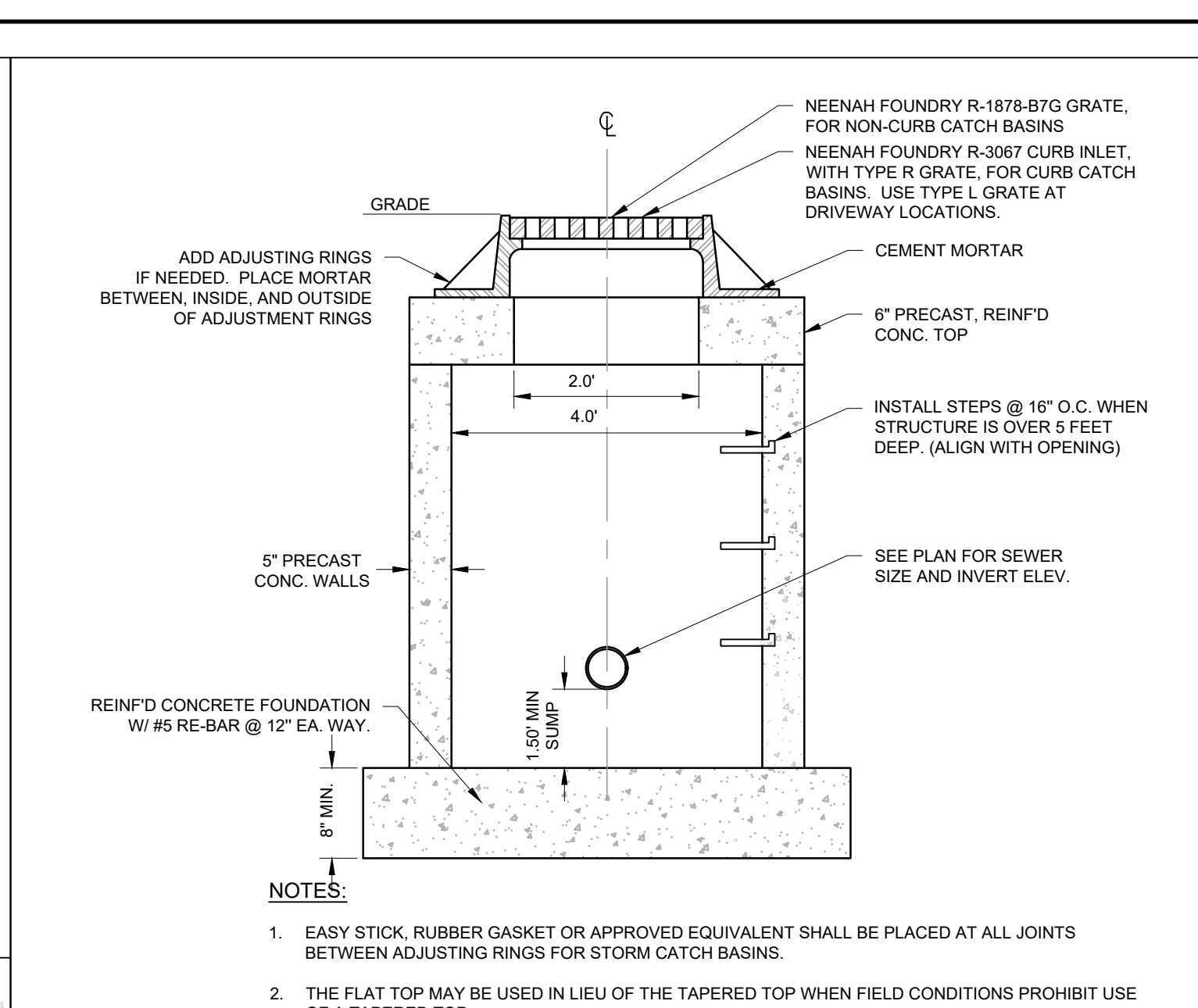
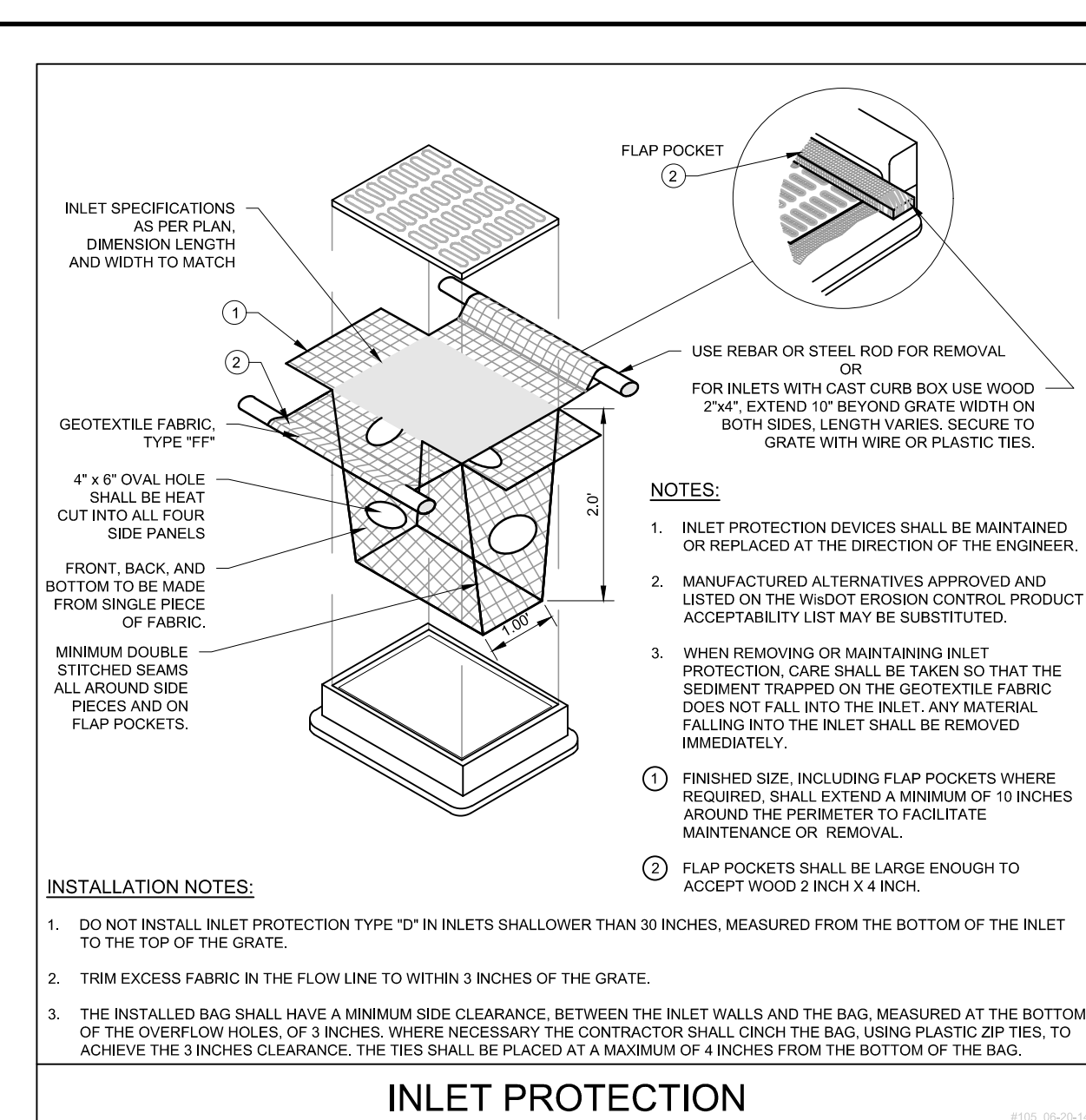
ZILBER INDUSTRIAL 2 AT CALEDONIA CORPORATE PARK VILLAGE OF CALEDONIA, WI

BLDG 2 CONSTRUCTION DETAILS

REVISIONS table with columns for revision number, description, and date. Includes sheet number C-15 of C-17.

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INLET PROTECTION

INSTALLATION NOTES:

- DO NOT INSTALL INLET PROTECTION TYPE 'D' IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
- TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
- THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES OF 2 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL LOOCH THE BAG USING PLASTIC ZIP TIES TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 6 INCHES FROM THE BOTTOM OF THE BAG.

CATCH BASIN

NOTES:

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

STORM SEWER MANHOLE

NOTES:

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

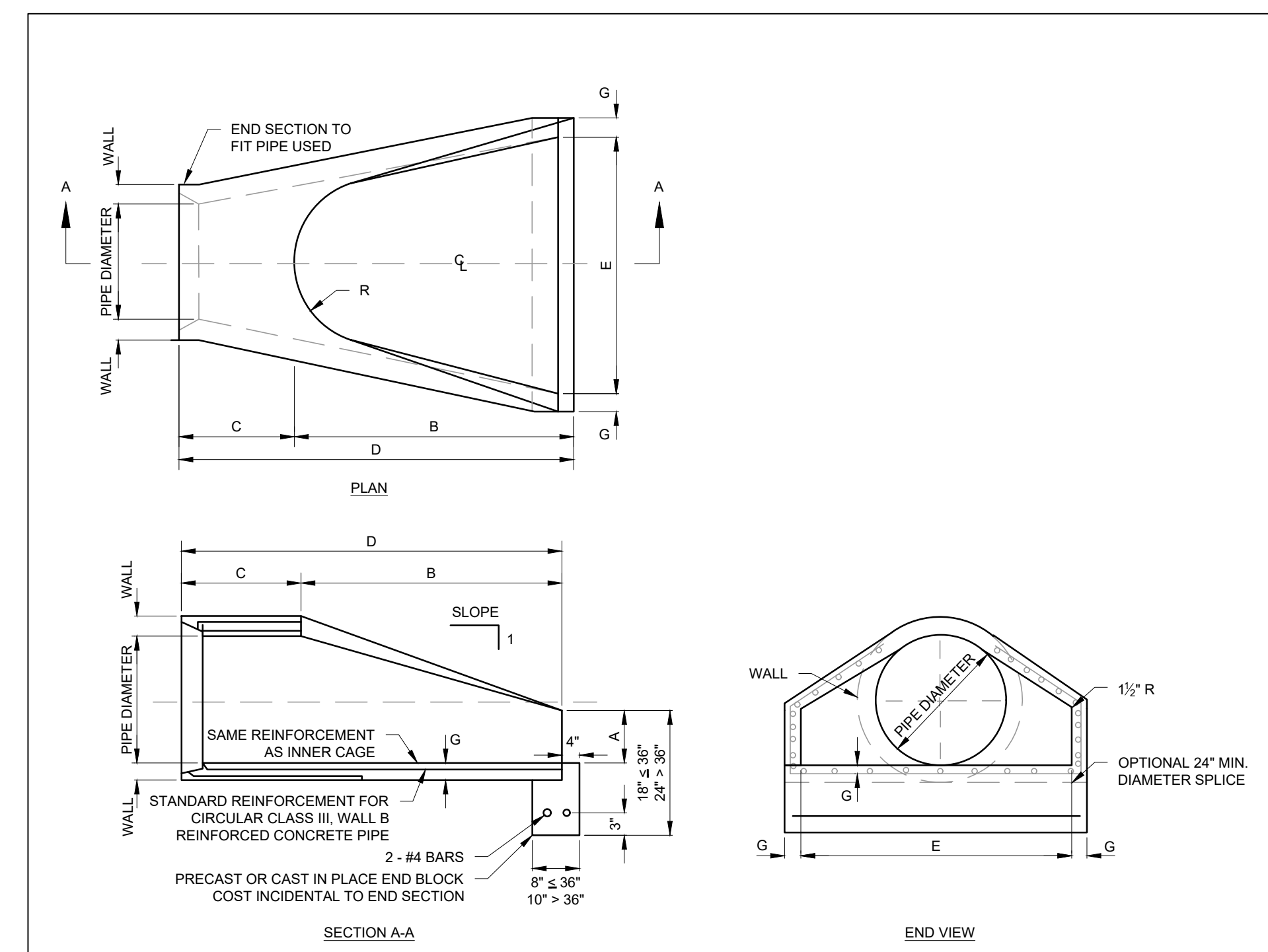
2' x 3' CATCH BASIN

NOTES:

- EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
- THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.

CATCH BASIN - UNDERDRAIN

DETAIL NUMBER AND REVISIONS:

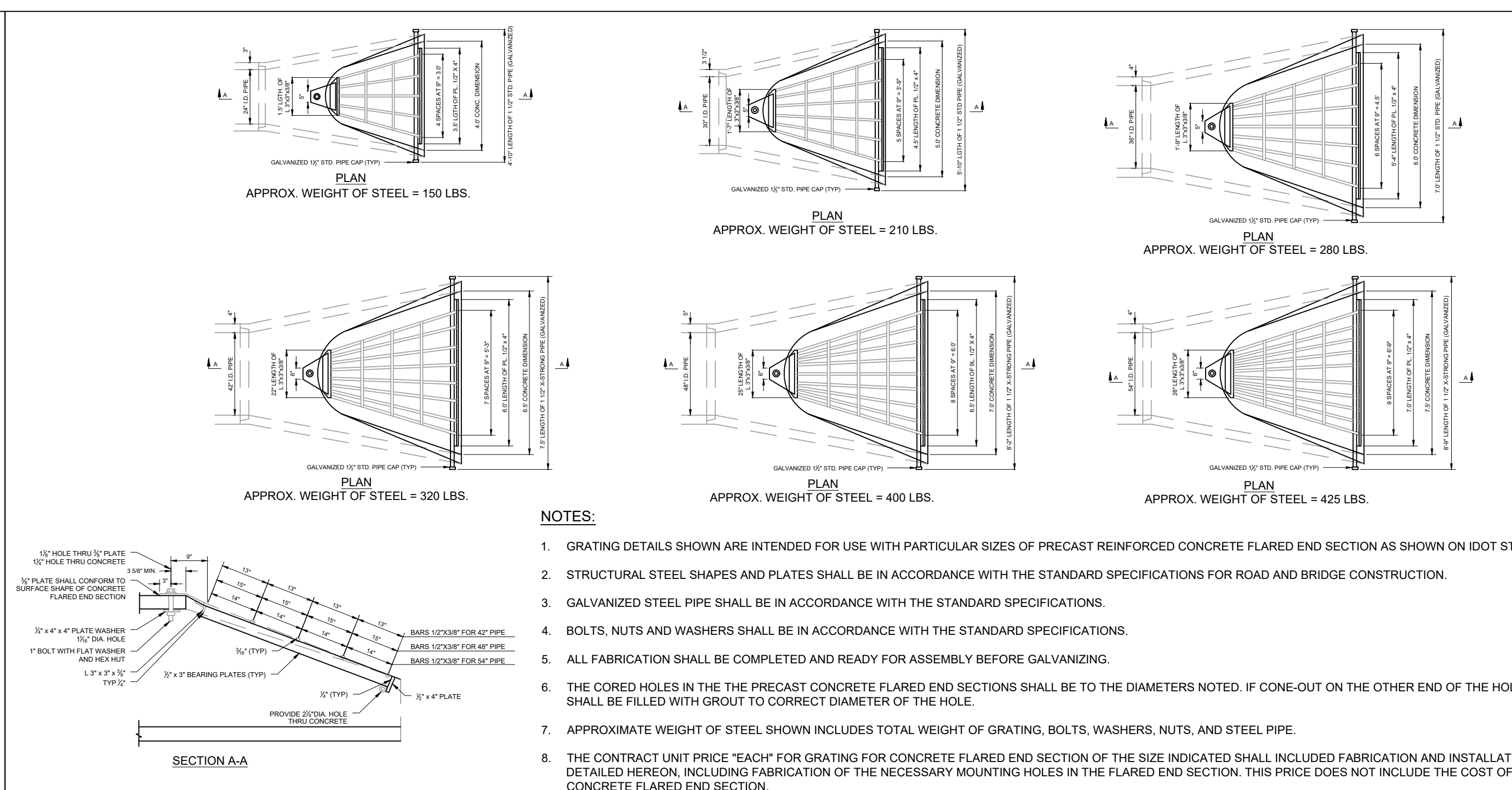


PIPE DIA.	APPROX. QTY. (BAY)	WALL (IN)	A (IN)	B (IN)	C (IN)	D (IN)	E (IN)	G (IN)	R (IN)	APPROX. SLOPE
12"	530	2	4	24	4'-0 7/8"	6'-0 7/8"	24	2	9	1:2.4
15"	740	2 1/4	6	27	3'-10"	6'-1"	30	2 1/4"	11	1:2.4
18"	990	2 1/2	9	27	3'-10"	6'-1"	36	2 1/2"	12	1:2.4
21"	1280	2 3/4	9	35	3'-8"	6'-1"	3'-8"	2 3/4"	13	1:2.4
24"	1520	3	9 1/2	3'-7 1/2"	30	6'-1 1/2"	4'-0"	3	14	1:2.5
27"	1930	3 1/4	10 1/2	4'-0"	25 1/2	6'-1 1/2"	4'-6"	3 1/4	14 1/2	1:2.4
30"	2190	3 1/2	12	4'-6"	19 3/4	6'-1 3/4"	5'-0"	3 1/2	15	1:2.5
33"	3200	3 3/4	13 1/2	4'-10 1/2"	39 1/4	8'-1 3/4"	5'-6"	3 3/4	17 1/2	1:2.5
36"	4100	4	15	5'-3"	34 3/4	8'-1 3/4"	6'-0"	4	20	1:2.5
42"	5380	4 1/2	21	5'-3"	35	8'-2"	6'-6"	4 1/2	22	1:2.5
48"	6550	5	24	6'-0"	26	8'-2"	7'-0"	5	22	1:2.5
54"	8240	5 1/2	27	5'-6"	35	8'-4"	7'-6"	5 1/2	24	1:2.0
60"	8730	6	35	5'-0"	39	8'-3"	8'-0"	6	1:1.9	
66"	10710	6 1/2	30	6'-0"	27	8'-3"	8'-6"	6 1/2	1:1.7	
72"	12520	7	36	6'-6"	21	8'-3"	9'-0"	7	1:1.8	
78"	14770	7 1/2	36	7'-6"	21	9'-3"	9'-6"	7 1/2	1:1.8	
84"	18160	8	38	7'-6 1/2"	21	9'-3 1/2"	10'-0"	8	1:1.8	

* RADIUS AS FURNISHED BY MANUFACTURER

NOTES:

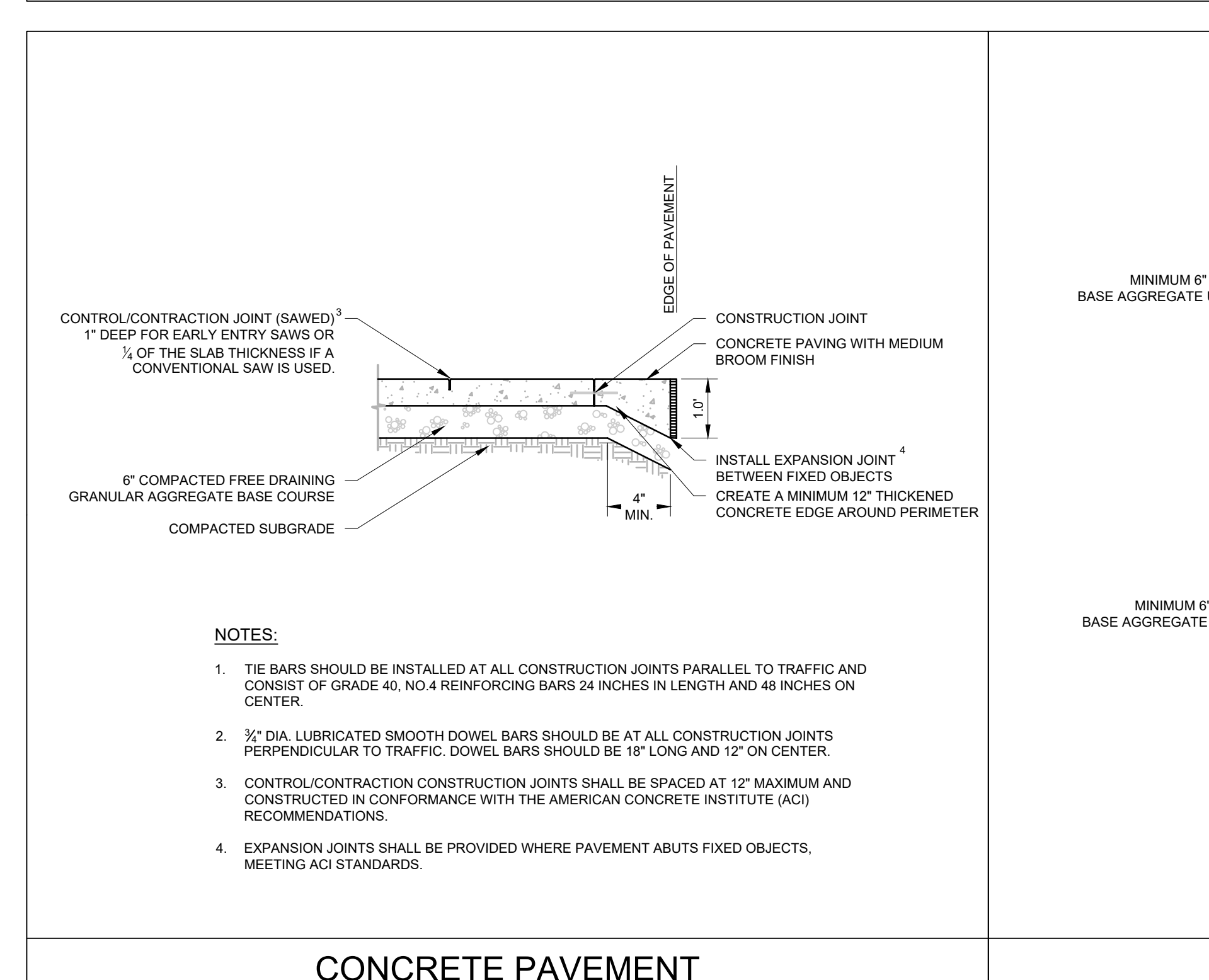
- PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS 3. WALL IS REINFORCED CONCRETE PIPE.
- PRECAST CONCRETE FLARED END SECTIONS FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
- THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR PRECAST CONCRETE FLARED END SECTION OF THE DIAMETER SPECIFIED WHICH PRICE INCLUDES PROVIDING AND INSTALLATION OF EACH END SECTION SPECIFIED.
- GRATES, WHERE SPECIFIED, SHALL BE PROVIDED FOR ALL PRECAST REINFORCED CONCRETE FLARED END SECTIONS.



FLARED END SECTION GRATES

NOTES:

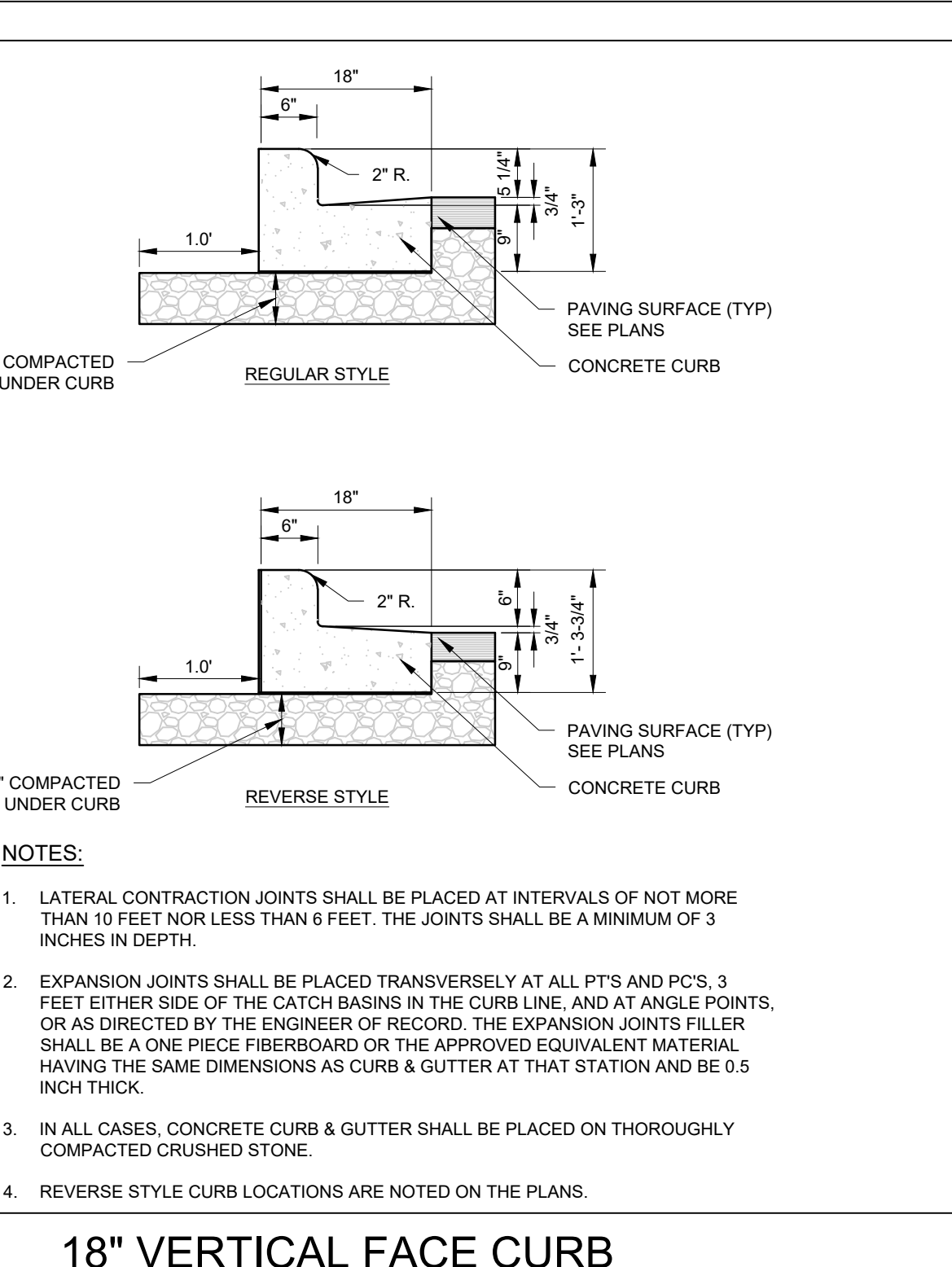
- GRATING DETAILS SHOWN ARE INTENDED FOR USE WITH PARTICULAR SIZES OF PRECAST REINFORCED CONCRETE FLARED END SECTION AS SHOWN ON IDOT STANDARDS.
- STRUCTURAL STEEL SHAPES AND PLATES SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- GALVANIZED STEEL PIPE SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- BOLTS, NUTS AND WASHERS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- ALL FABRICATION SHALL BE COMPLETED AND READY FOR ASSEMBLY BEFORE GALVANIZING.
- THE CORED HOLES IN THE PRECAST CONCRETE FLARED END SECTIONS SHALL BE TO THE DIAMETERS NOTED. IF CONE-OUT ON THE OTHER END OF THE HOLE OCCURS, THE HOLE SHALL BE FILED WITH GROUT TO CORRECT DIAMETER OF THE HOLE.
- APPROXIMATE WEIGHT OF STEEL SHOWN INCLUDES TOTAL WEIGHT OF GRATING, BOLTS, WASHERS, NUTS, AND STEEL PIPE.
- THE CONTRACT UNIT PRICE "EACH" FOR GRATING FOR CONCRETE FLARED END SECTION OF THE SIZE INDICATED SHALL INCLUDE FABRICATION AND INSTALLATION OF THE GRATING AS DETAILED HEREON, INCLUDING FABRICATION OF THE NECESSARY MOUNTING HOLES IN THE FLARED END SECTION. THIS PRICE DOES NOT INCLUDE THE COST OF THE PRECAST CONCRETE FLARED END SECTION.



CONCRETE PAVEMENT

NOTES:

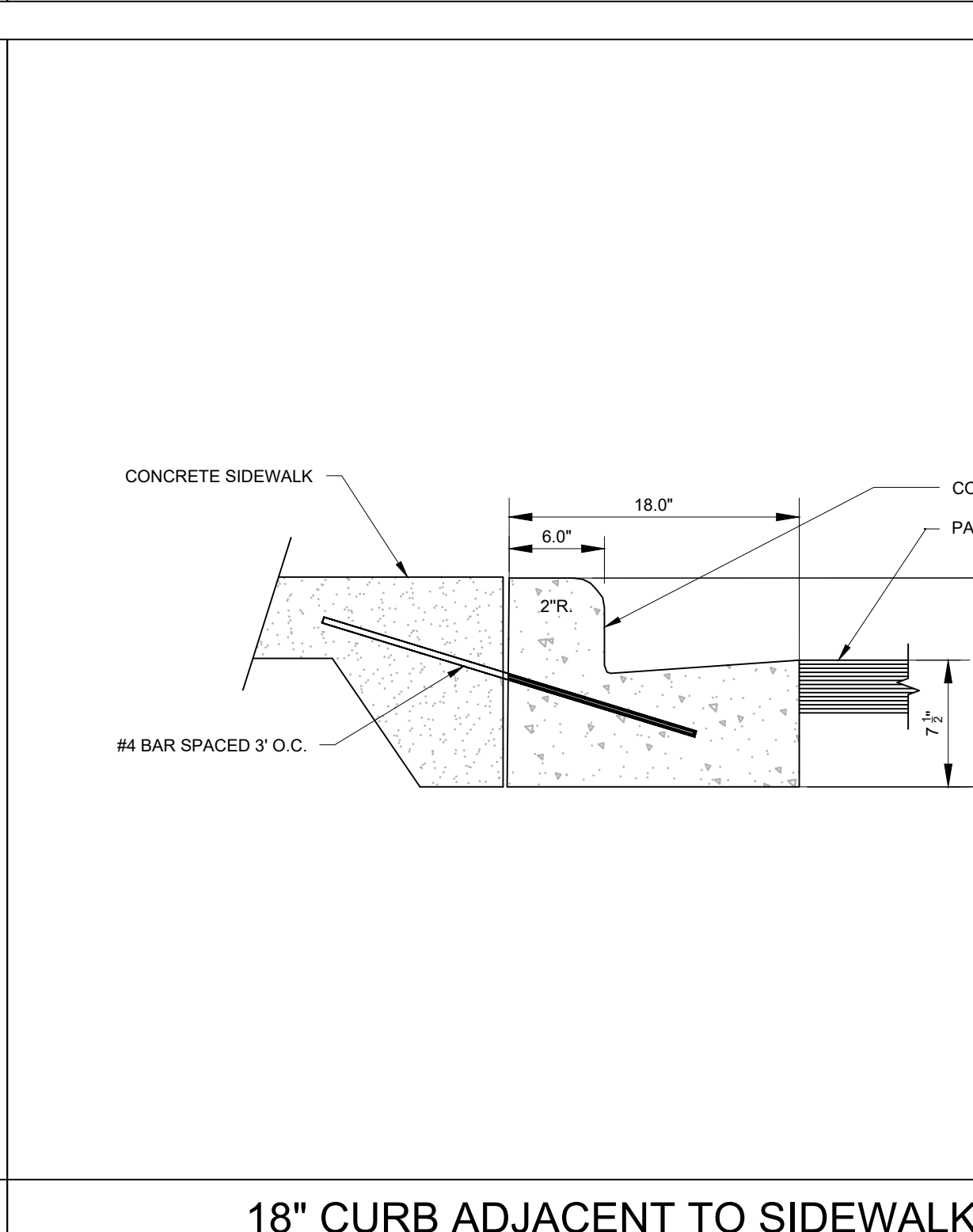
- THE BARS SHOULD BE INSTALLED AT ALL CONSTRUCTION JOINTS PARALLEL TO TRAFFIC AND CONSIST OF GRADE 40, NO. 4 REINFORCING BARS 24 INCHES IN LENGTH AND 48 INCHES ON CENTER.
- 1/2" DIA. LUBRICATED SMOOTH DOWEL BARS SHOULD BE AT ALL CONSTRUCTION JOINTS PERPENDICULAR TO TRAFFIC. DOWEL BARS SHOULD BE 18" LONG AND 12" ON CENTER.
- CONTROL CONTRACTION CONSTRUCTION JOINTS SHALL BE SPACED AT 12" MAXIMUM AND CONSTRUCTED IN CONFORMANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) RECOMMENDATIONS.
- EXPANSION JOINTS SHALL BE PROVIDED WHERE PAVEMENT ABUTS FIXED OBJECTS, MEETING ACI STANDARDS.



18" VERTICAL FACE CURB

NOTES:

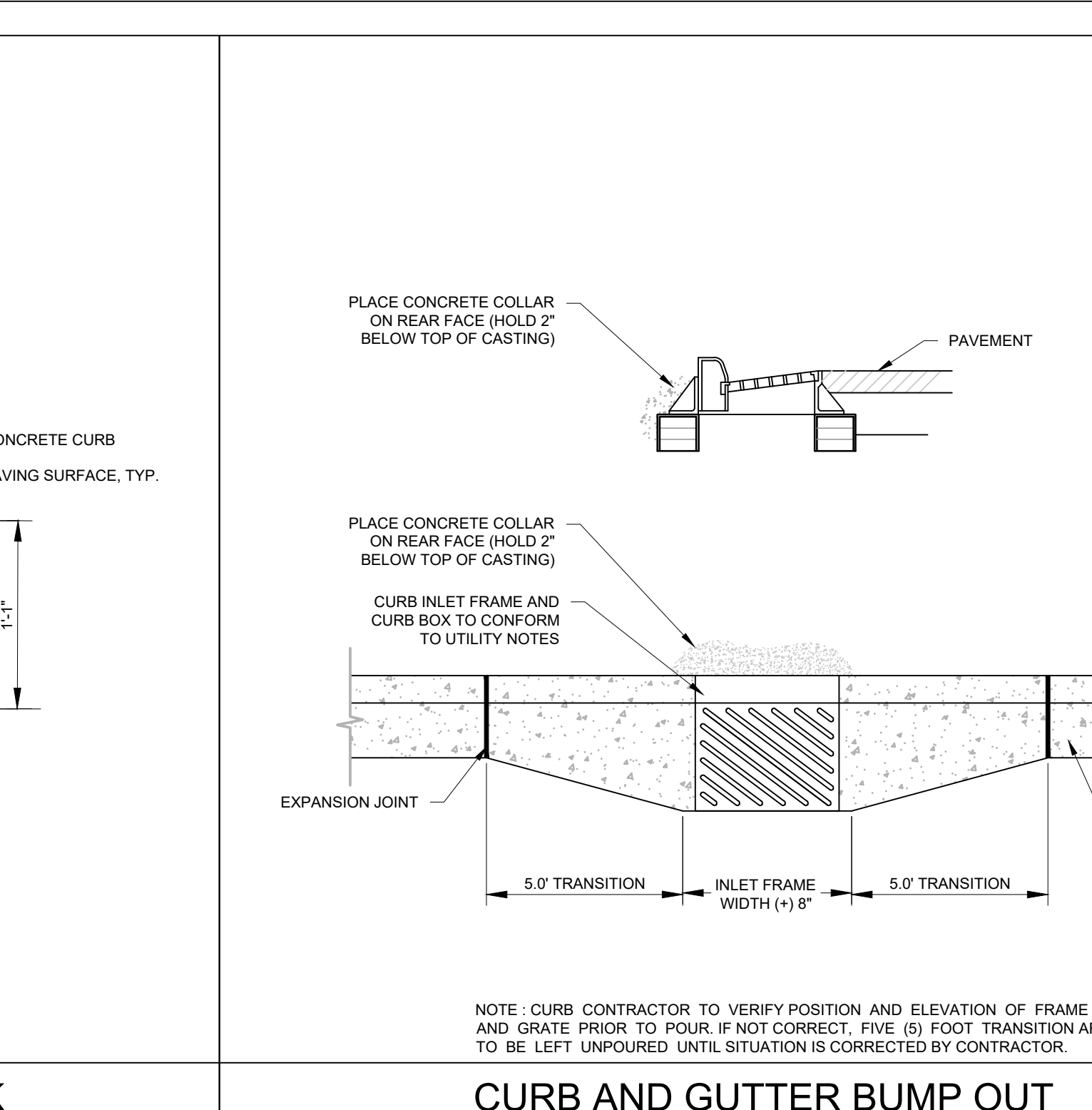
- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 10 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT ALL PTS AND PCS, 3 FEET EITHER SIDE OF THE CURB LINE, AND AT ANGLE POINTS, OR AS DIRECTED BY 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.
- IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
- REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.



18" CURB ADJACENT TO SIDEWALK

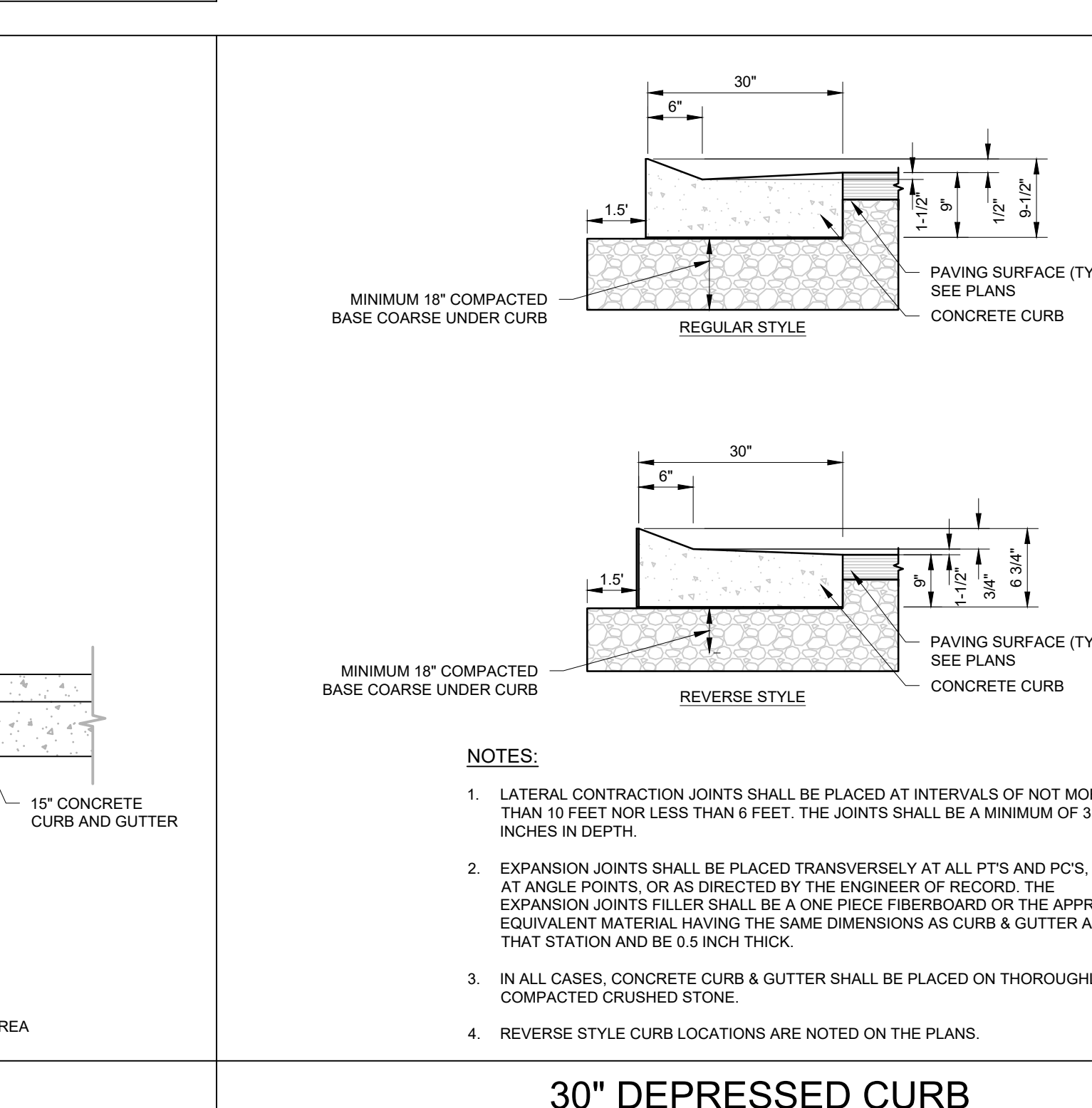
NOTES:

- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 10 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT ALL PTS AND PCS, 3 FEET EITHER SIDE OF THE CURB LINE, 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.
- IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
- REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.



CURB AND GUTTER BUMP OUT

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.



30" DEPRESSED CURB

NOTES:

- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 10 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
- EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT ALL PTS AND PCS, 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.
- IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
- REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 WISCONSIN OFFICE: 20725 WATERTOWN ROAD, SUITE 100, BROOKFIELD, WI 53186, (262) 754-8888, CHICAGO ILLINOIS OFFICE: NATIONWIDE

ZILBER INDUSTRIAL 2 AT CALEDONIA CORPORATE PARK VILLAGE OF CALEDONIA, WI

BLDG 2 CONSTRUCTION DETAILS

REVISIONS
 1. DST CHECK SET 2/8/22
 2. MUNICIPAL SUBMITTAL 2/25/22

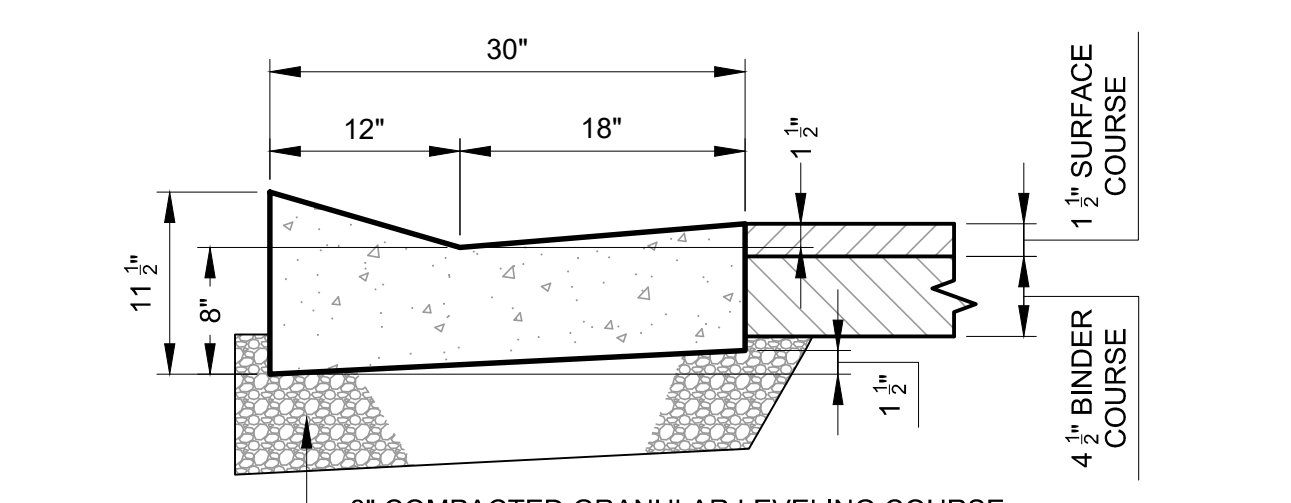
REG. JOB NO. 1912.00-WI
 REG. PLAN NO. 06/24/22
 SCALE: N.T.S.
SHEET C-16 of C-17

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 BLDG 2 CONSTRUCTION DETAILS
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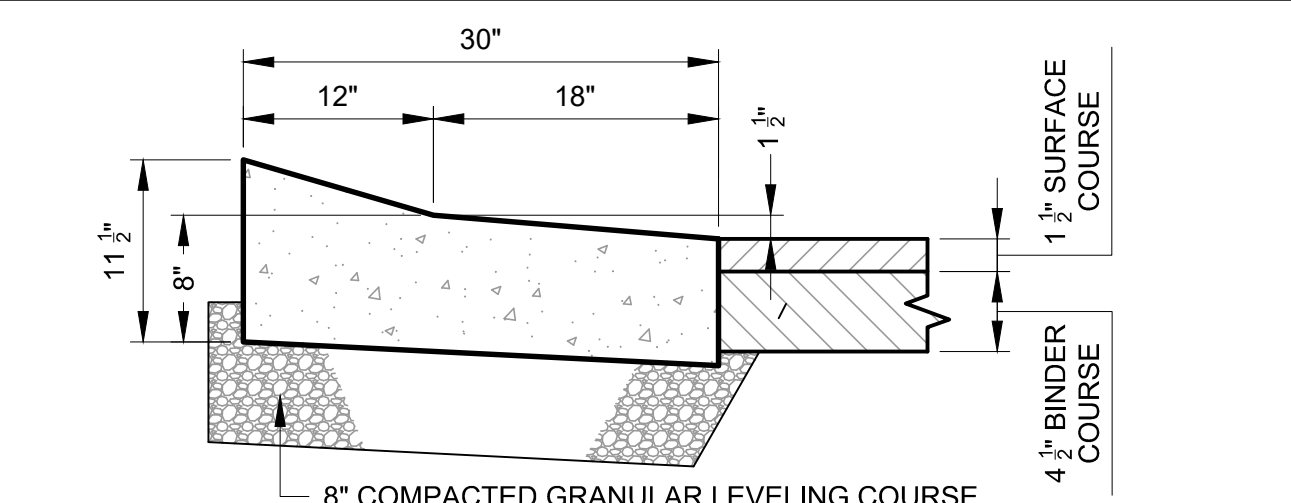
DESIGNED: EP
DRAFTED: ASB
REVIEWED: ASB

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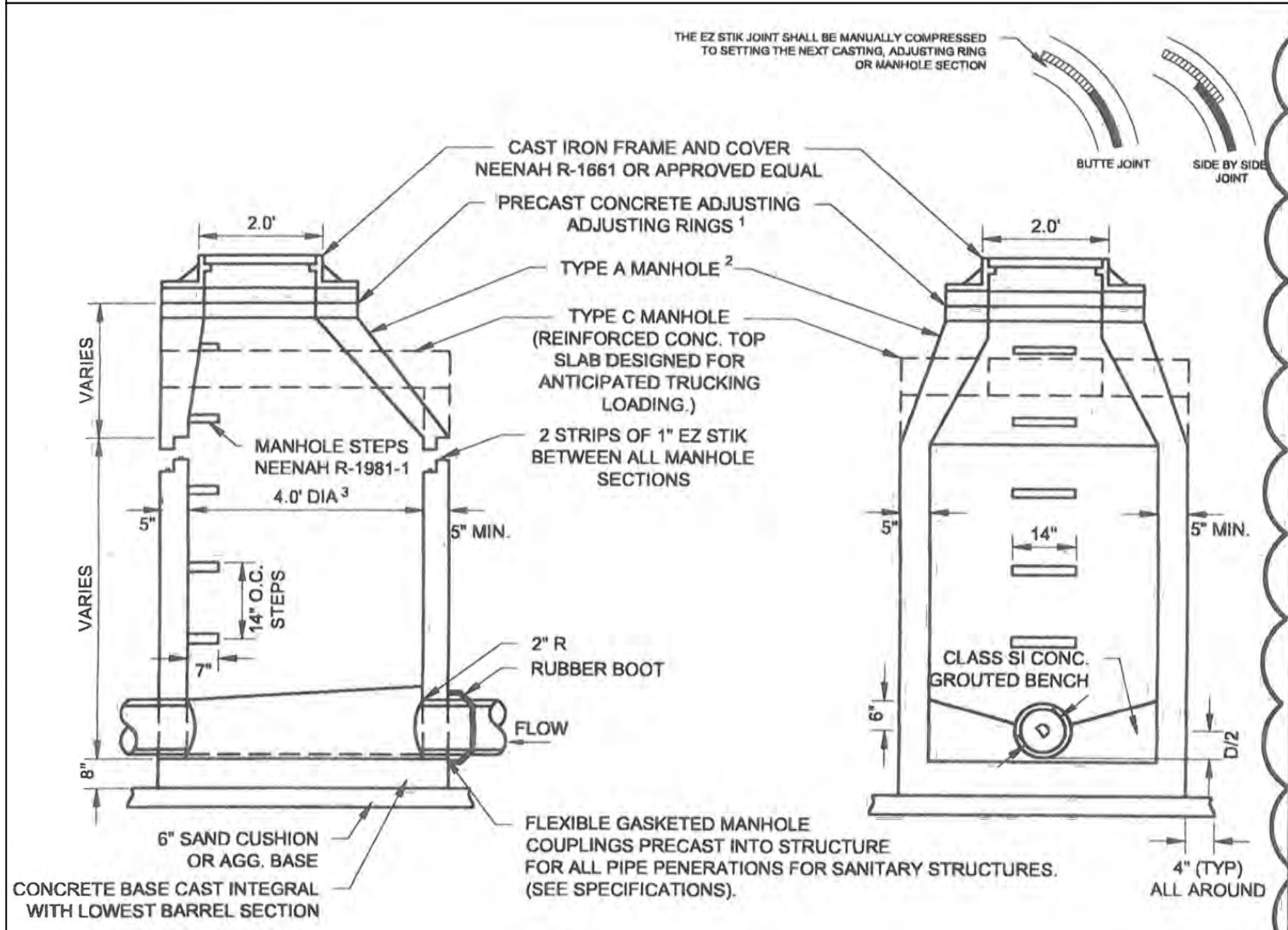
NOTES:
 1. TOOLED JOINTS SHALL BE PLACED EVERY 10'.
 2. FELT EXPANSION JOINTS SHALL BE PLACED AT DISTANCE OF 300' & AT ALL PT'S & PC'S & 3 FT ON BOTH SIDES OF CATCH BASINS

30" ROLL BACK CURB



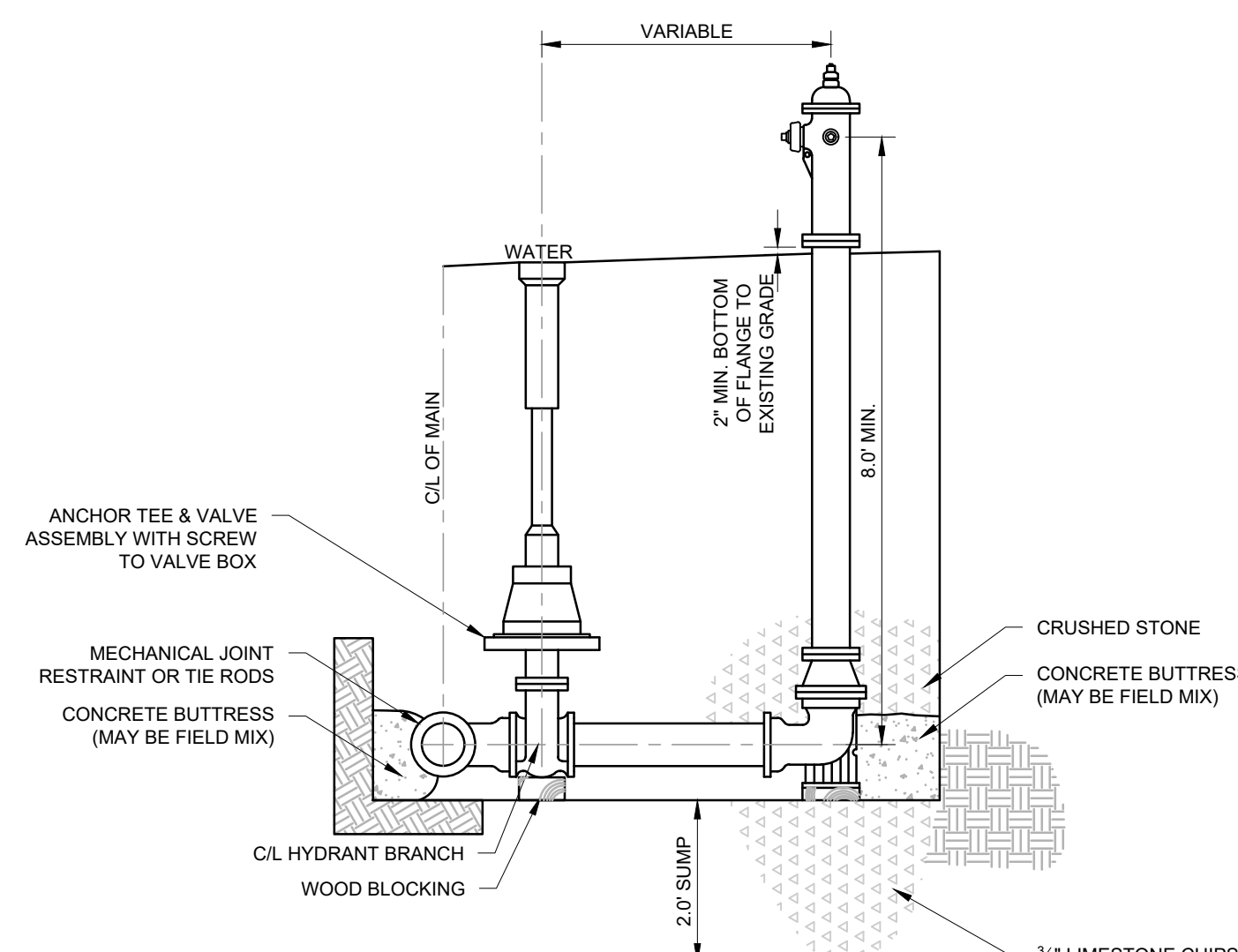
NOTES:
 1. TOOLED JOINTS SHALL BE PLACED EVERY 10'.
 2. FELT EXPANSION JOINTS SHALL BE PLACED AT DISTANCE OF 300' & AT ALL PT'S & PC'S & 3 FT ON BOTH SIDES OF CATCH BASINS

30" REVERSE ROLL BACK CURB



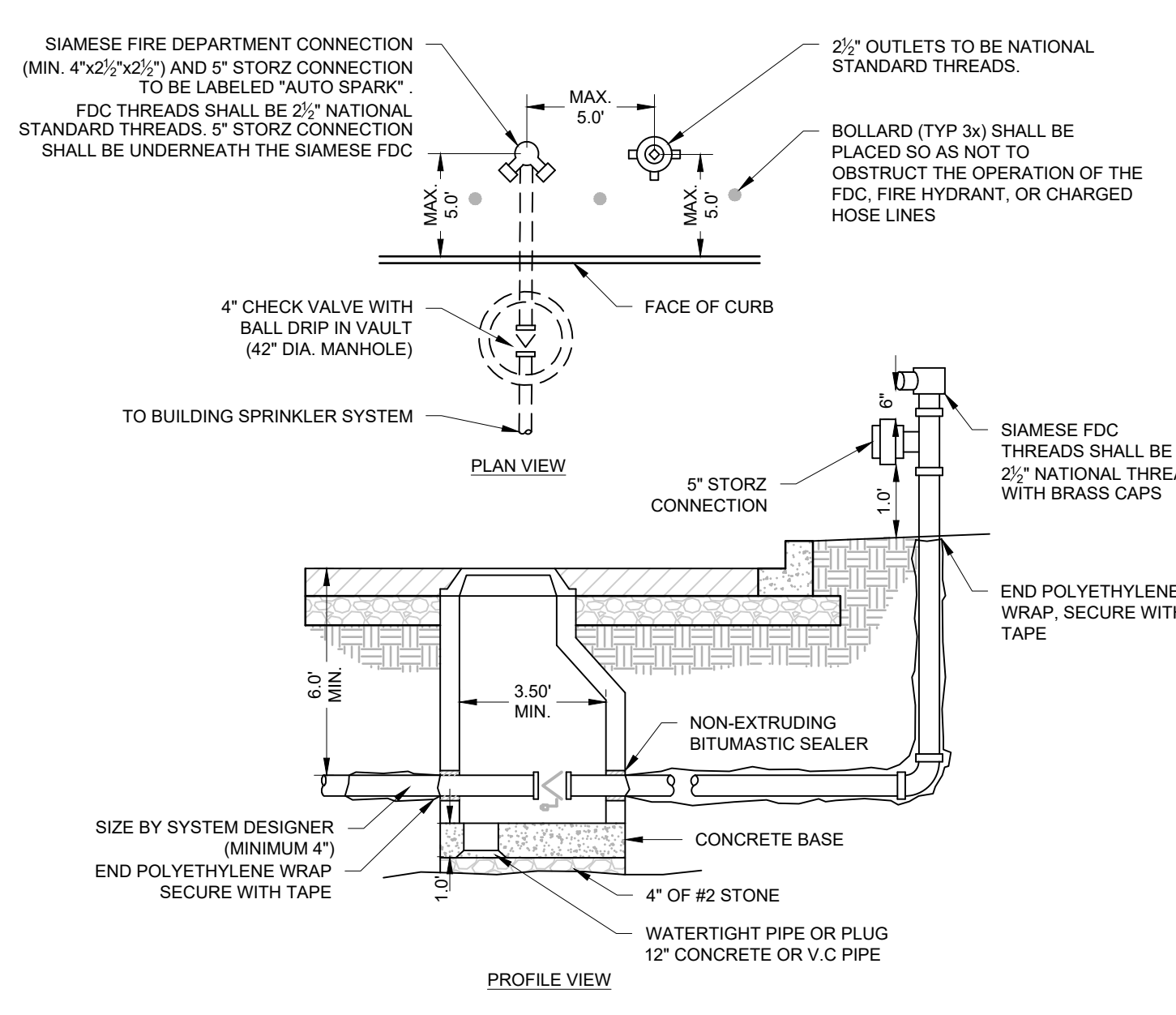
NOTES:
 1. 1" EZ STIK BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME. USE INTERNAL/EXTERNAL CHIMNEY SEALS. ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
 2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A TAPERED TOP.
 3. STRUCTURE TO BE 4' DIA UNLESS OTHERWISE INDICATED ON THE PLANS.
 4. MANHOLE SHALL HAVE A COAL TAR EPOXY COATING PER VILLAGE STANDARDS.

SAMPLING MANHOLE



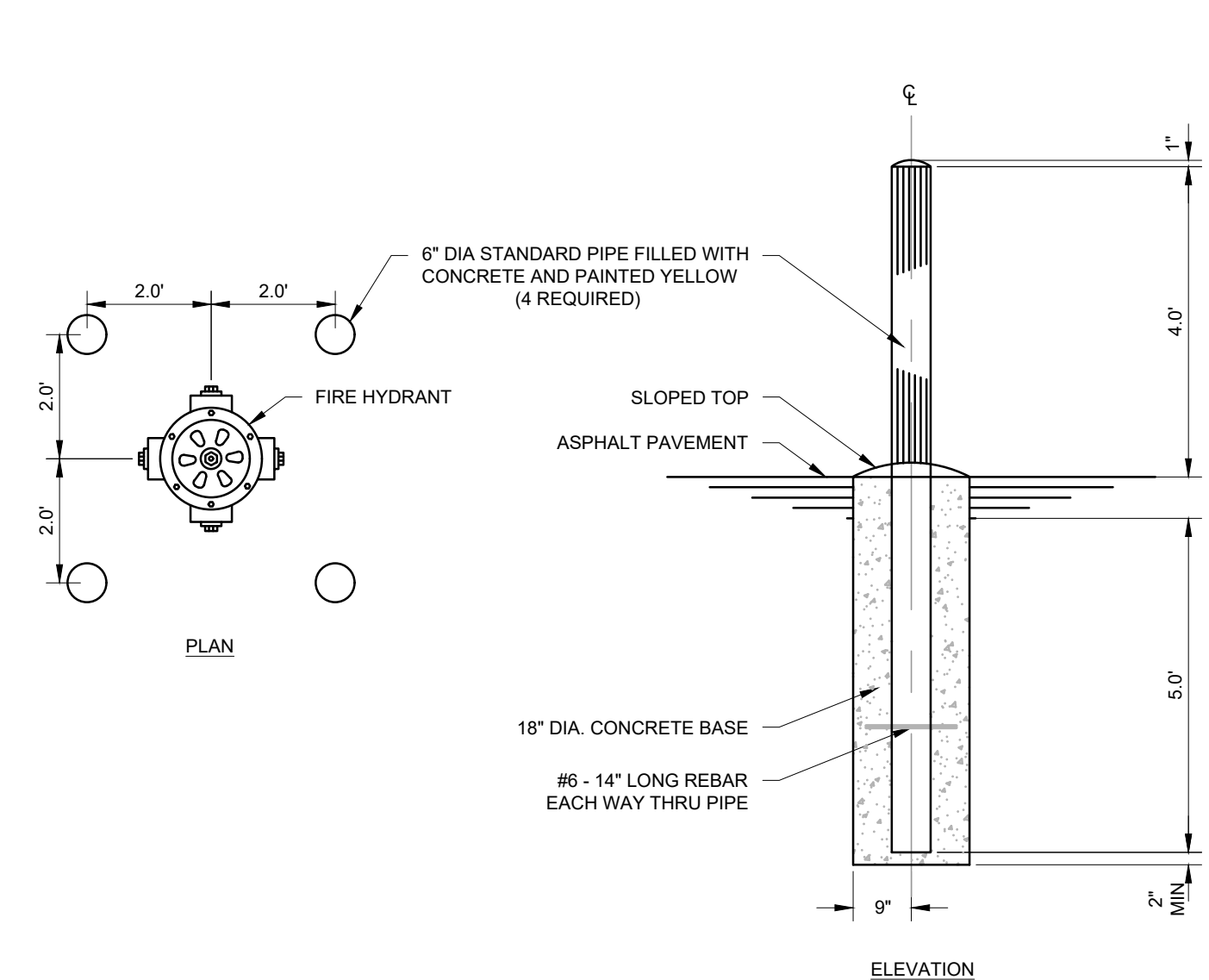
NOTES:
 1. MEGALIG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS. THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEX) AS PER SECTION 11.6.5 OF A.W.W.A. C-111.
 2. THE FOLLOWING HYDRANTS SHALL BE ALLOWED:
 MUELLER SUPER CENTURION 200 3-WAY FIRE HYDRANT
 U.S. PIPE METROPOLITAN 16-84 DUCTILE IRON FIRE HYDRANT
 WATEROUS 50" PACER FIRE HYDRANT

FIRE HYDRANT



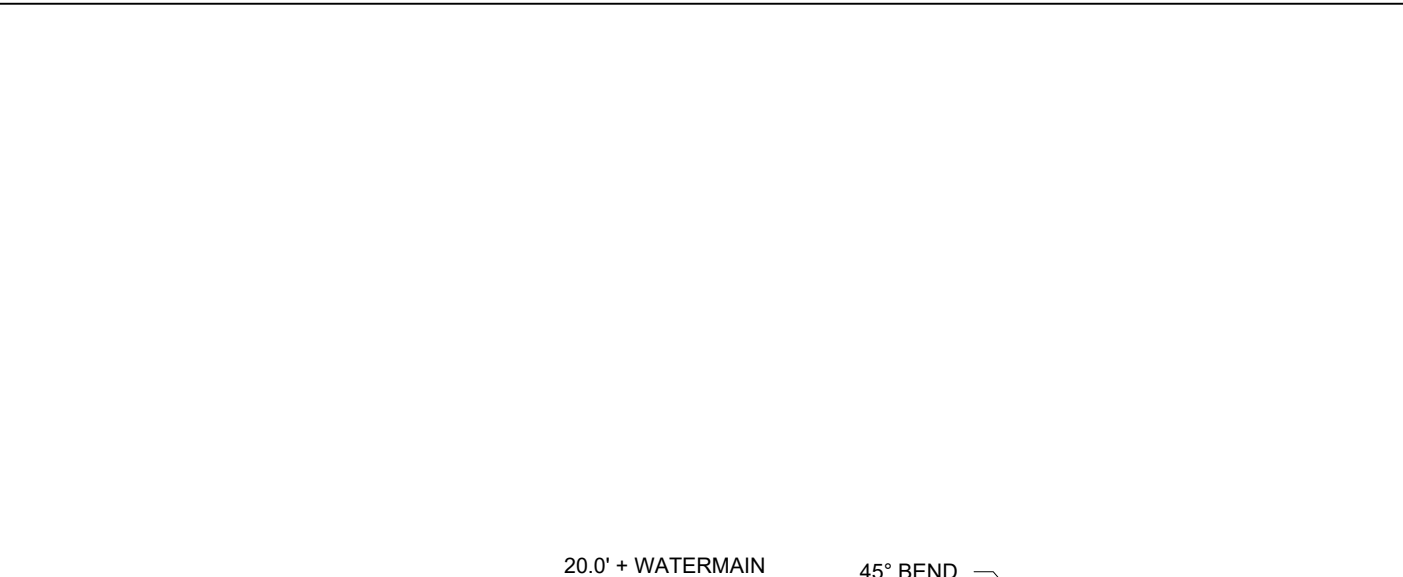
NOTES:
 THE CONTRACTOR SHALL ADAPT THIS DETAIL AS NECESSARY TO CONFORM TO THE VILLAGE CITY APPROVED LOCATION AND TOWN SPECIFICATIONS.
 SIAMSE FIRE DEPARTMENT CONNECTION (MIN. 4"X2 1/2") AND 5" STORZ CONNECTION TO BE LABELED "AUTO SPARK".
 FDC THREADS SHALL BE 2 1/2" NATIONAL STANDARD THREADS. 5" STORZ CONNECTION SHALL BE UNDERNEATH THE SIAMSE FDC.
 BOLLARD (TYP 3K) SHALL BE PLACED SO AS NOT TO OBSTRUCT THE OPERATION OF THE FDC, FIRE HYDRANT, OR CHARGED HOSE LINES.
 SIAMSE FDC THREADS SHALL BE 2 1/2" NATIONAL THREADS WITH BRASS CAPS.
 END POLYETHYLENE WRAP, SECURE WITH TAPE.
 NON-EXTRUDING BITUMASTIC SEALER.
 WATER TIGHT PIPE OR PLUG 12" CONCRETE OR V.C. PIPE.
 4" OF #2 STONE.
 CONCRETE BASE.
 SIZE BY SYSTEM DESIGNER (MINIMUM 4').
 END POLYETHYLENE WRAP SECURE WITH TAPE.

FIRE CONNECTION



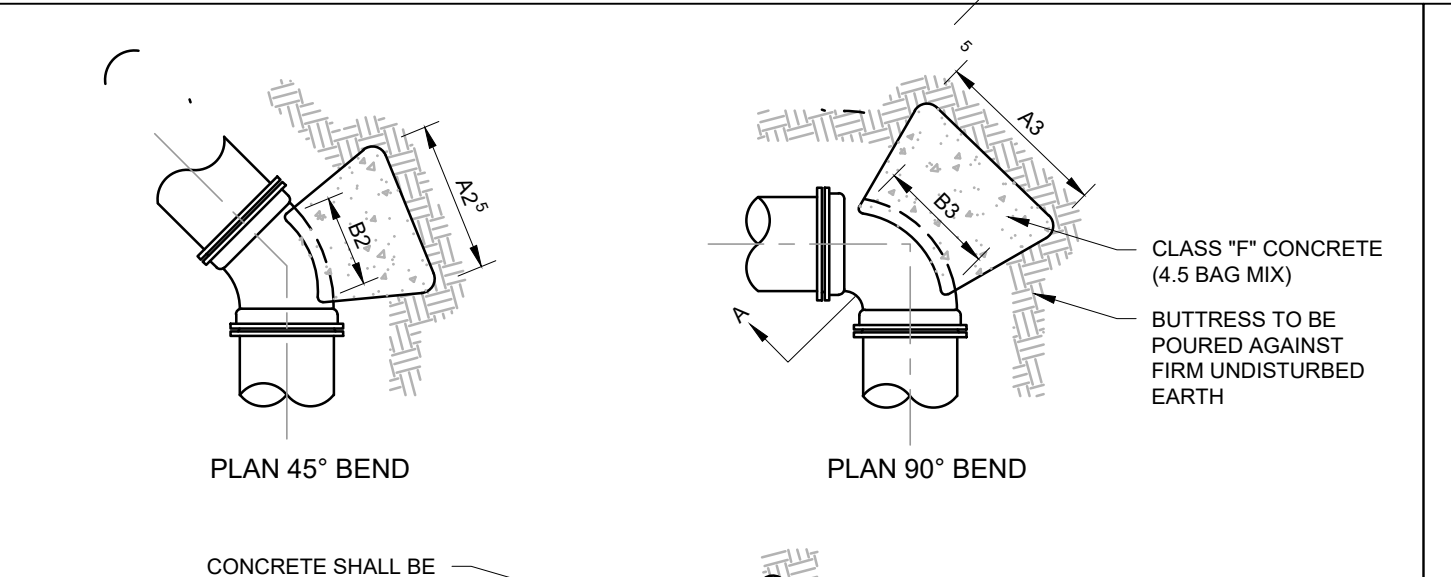
NOTES:
 1. USE WHERE HYDRANT IS LOCATED WITHIN PAVED AREAS. COST INCIDENTAL.

HYDRANT BOLLARD



NOTES:
 1. IN LIEU OF 45° BENDS, WATERMAIN DEPRESSION MAY BE CONSTRUCTED BY DEFLECTING THE WATERMAIN PER MANUFACTURERS RECOMMENDATION TO ACHIEVE THE MINIMUM 16" OF VERTICAL SEPARATION.

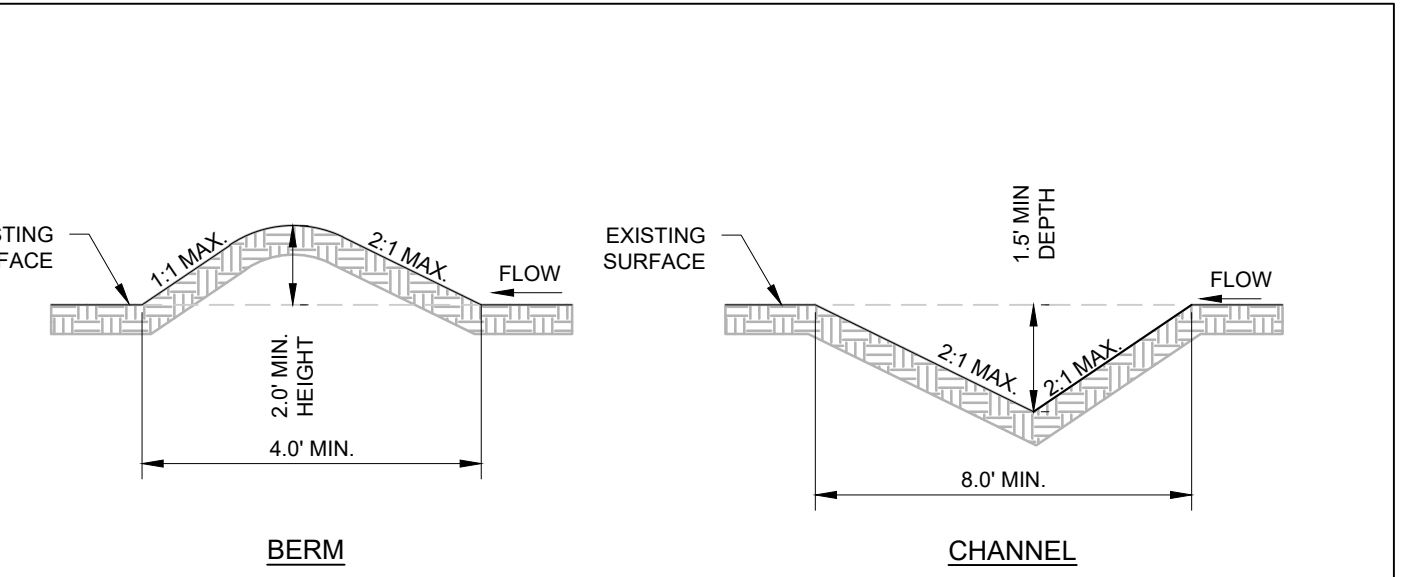
WATER MAIN DEPRESSION



NOTES:
 1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER.
 2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE.
 3. THRUST BLOCKS TO BE AT ALL BENDS 11 1/2" OR GREATER.
 4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER.
 5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J BOLTS.

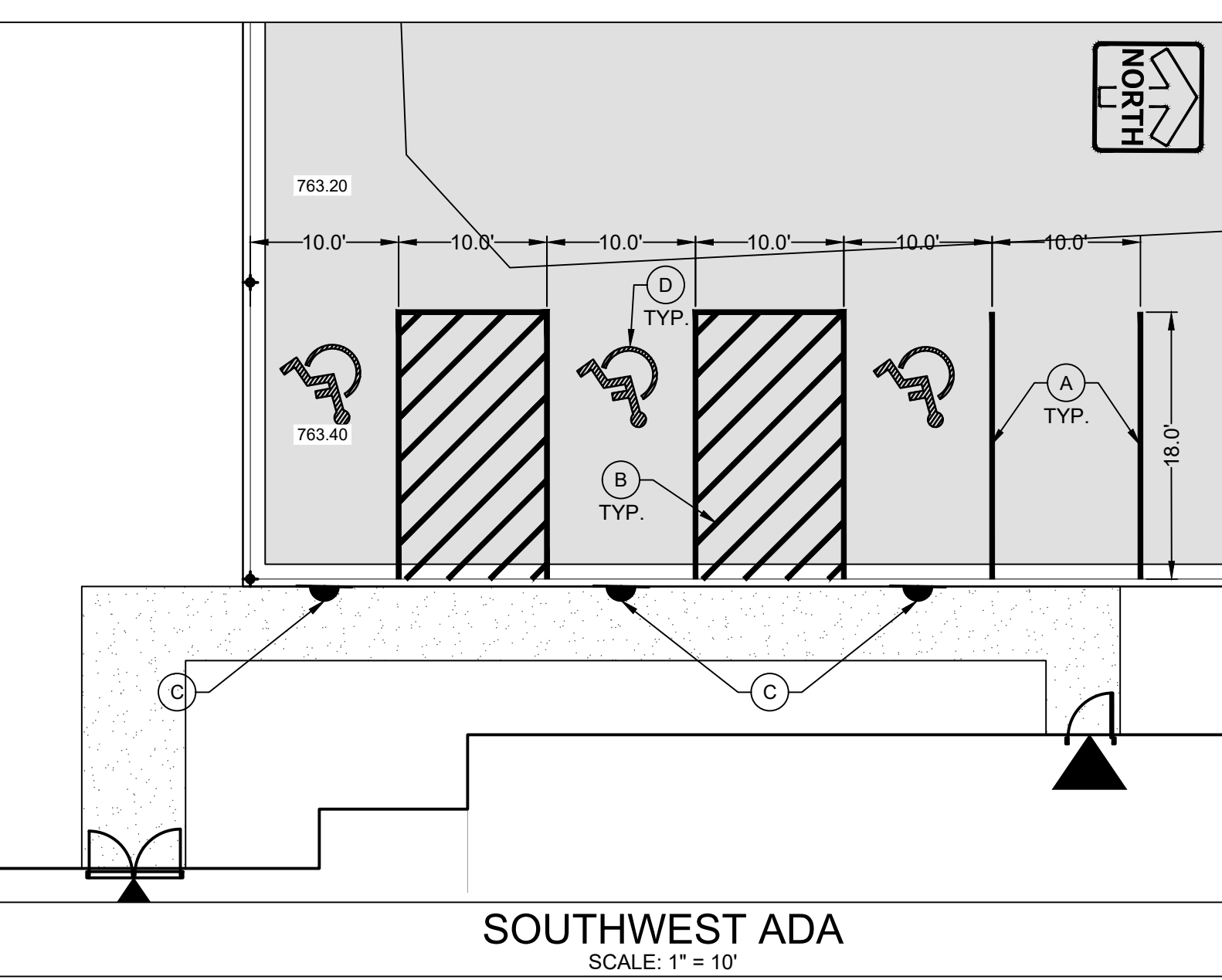
THRUST BLOCK

PIPE SIZE	22 1/2° BENDS		45° BENDS		90° BENDS	
	A1	B1	A2	B2	A3	B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-4"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-2"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

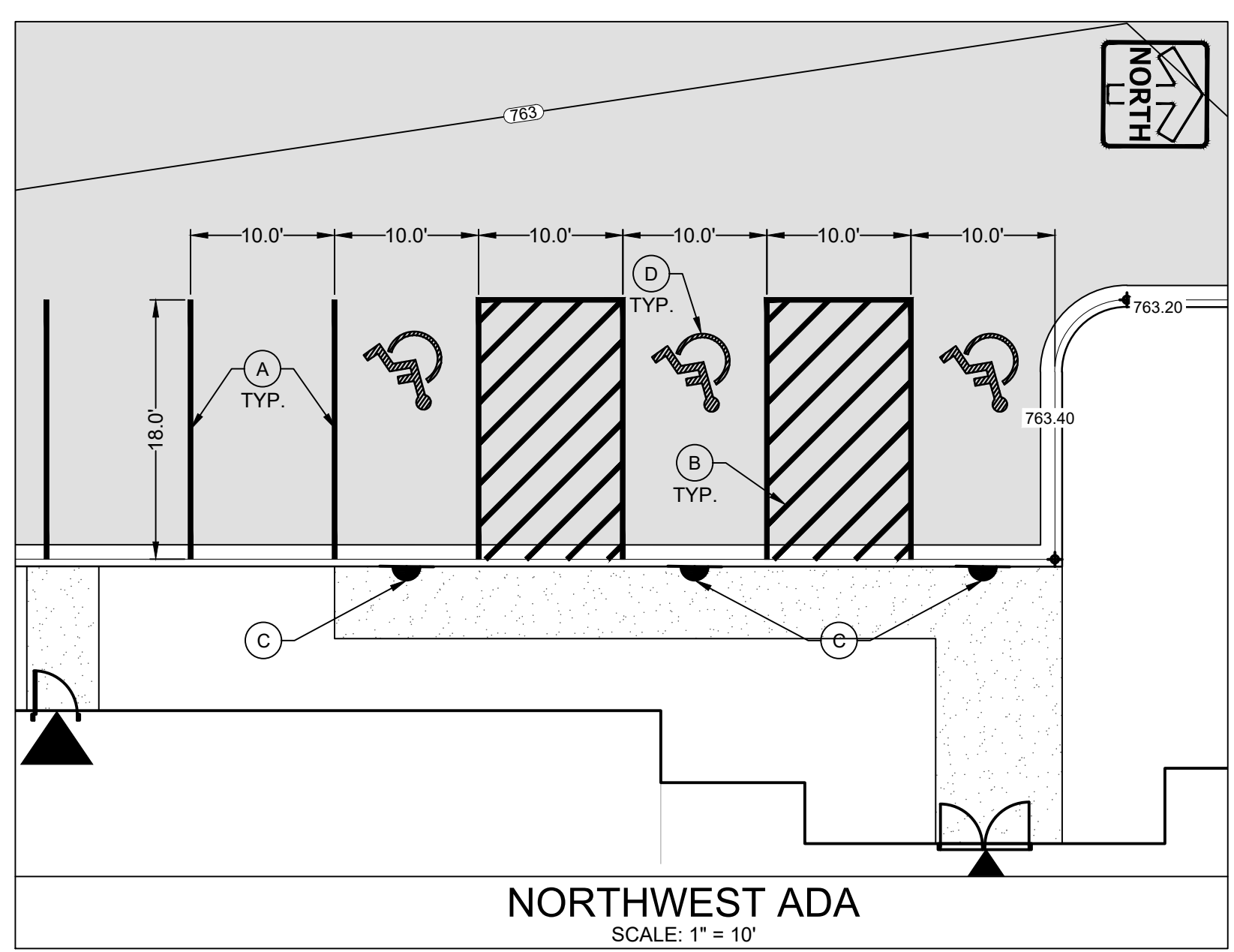


NOTES:
 1. DIVERSION MAY REQUIRE AREAS OF BERM AND OTHER AREAS OF CHANNEL TO PROVIDE SUFFICIENT PERIMETER PROTECTION.
 2. DIVERSION BERM VERSUS CHANNEL PRACTICES SHALL BE SELECTED SUCH TO PREVENT PONDING (E.G. - POSITIVE DRAINAGE SHALL BE MAINTAINED).
 3. FOR DIVERSIONS THAT ARE TO SERVE LONGER THAN 30 DAYS, THE SIDE SLOPES INCLUDING THE RIDGE, AND THE DOWN SLOPE SIDE OF THE DIVERSION SHALL BE STABILIZED AS SOON AS THEY CONSTRUCTED BY EQUIPMENT TRACKING AND TEMPORARY SEEDING. FOR DIVERSIONS SERVING LESS THAN 30 DAYS, THE DOWN SLOPE SIDE OF THE DIVERSION SHALL BE STABILIZED AS SOON AS CONSTRUCTED BY EQUIPMENT TRACKING AND TEMPORARY SEEDING.
 4. DIVERSIONS SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION ACTIVITIES. AT ALL POINTS WHERE DIVERSION BERMS OR CHANNELS WILL BE CROSSED BY CONSTRUCTION EQUIPMENT, THE DIVERSION SHALL BE SHAPED APPROPRIATELY AND/OR TEMPORARY CULVERTS OF ADEQUATE CAPACITY MAYBE ADDED AT CROSSINGS.
 5. AT MINIMUM, INSTALL ONE DITCH CHECK (SEE DETAIL) FOR EVERY 2 VERTICAL FEET OF DROP.
 6. DIVERSIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE DIVERSION BERM.

DIVERSION BERM / CHANNEL



SOUTHWEST ADA
SCALE: 1" = 10'



NORTHWEST ADA
SCALE: 1" = 10'

LEGEND

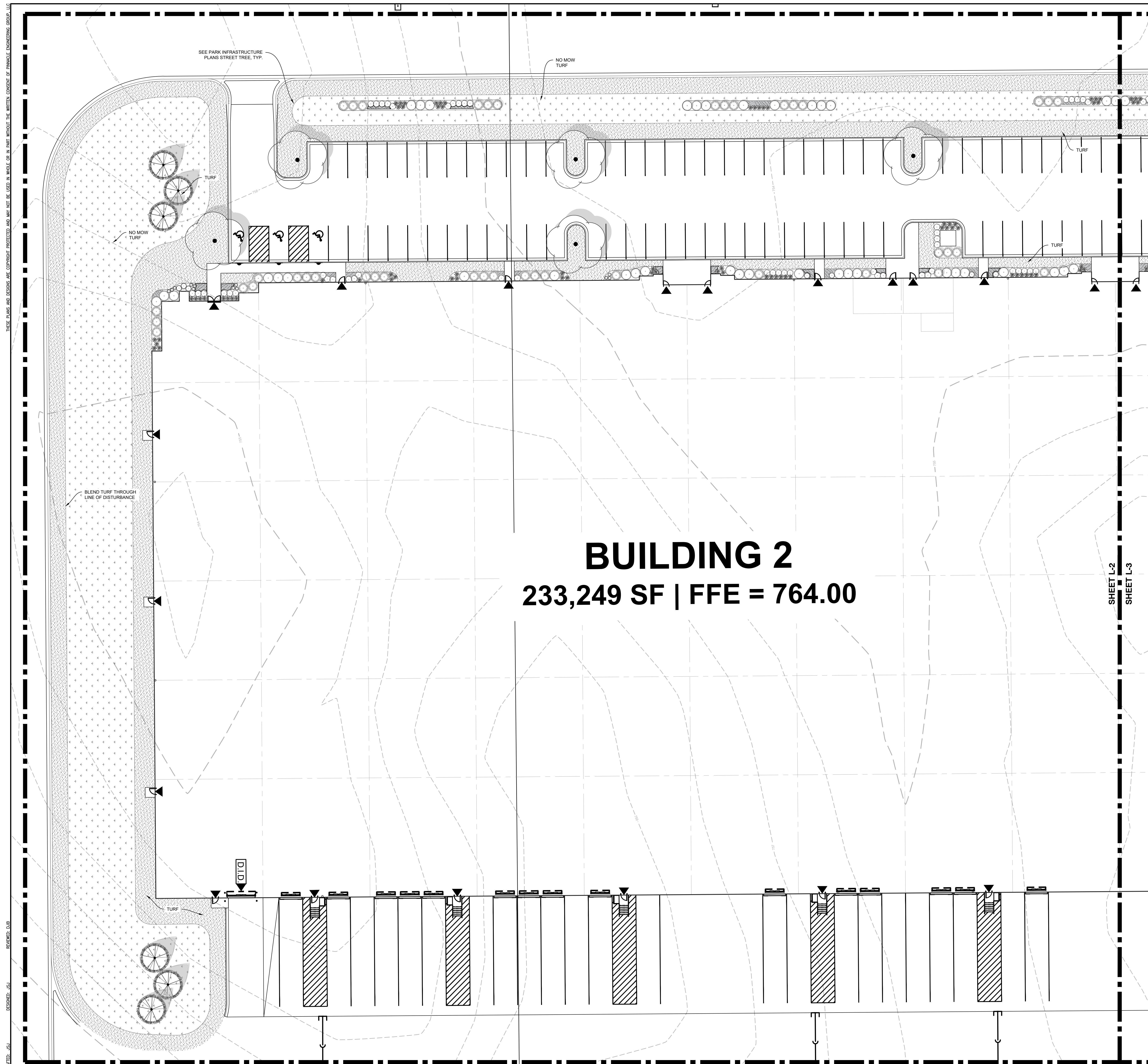
(A)	4" SOLID WHITE STRIPE
(B)	4" DIAGONAL AT 45° SPACED 2' O.C.
(C)	ADA PARKING STALL SIGNAGE
(D)	ADA STALL INSIGNIA

REVISIONS

1	DST CHECK SET	2/8/22
2	MUNICIPAL SUBMITTAL	2/25/22

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PLANT KEY		
TREES		
	DECIDUOUS TREE	
	<i>Acer freemanii</i> 'Autumn Fantasy'	Autumn Fantasy Maple
	<i>Celtis occidentalis</i> 'Chicagoensis'	Chicagoensis Hackberry
	<i>Gleditsia triacanthos</i> 'Inermis' 'Shademaster'	Shademaster Locust
	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree
	<i>Quercus x schuetti</i>	Swamp Bur Oak
	<i>Tilia tomentosa</i> 'Sterling'	Sterling Silver Linden
	<i>Ulmus x Frontier</i>	Frontier Elm
	EVERGREEN TREE	
	<i>Abies concolor</i>	White Fir
	<i>Picea glauca</i>	White Spruce
	<i>Picea glauca</i> 'Densata'	Black Hills Spruce
	<i>Pinus strobus</i>	White Pine
SHRUBS		
	MEDIUM EVERGREEN SHRUB	
	<i>Juniperus chinensis</i> 'Old Gold'	Old Gold Juniper
	<i>Juniperus chinensis</i> 'Pfitzeriana Kallays'	Kallay Compact Juniper
	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper
	<i>Juniperus sibirica</i> 'Buffalo'	Buffalo Juniper
	<i>Juniperus virginiana</i> 'Grey Owl'	Eastern Redcedar Juniper
	<i>Taxus x media</i> 'Densiformis'	Dense Yew
	<i>Taxus x media</i> 'Everlow'	Everlow Yew
	<i>Taxus x media</i> 'Taurinon'	Tauron Yew
	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Cedar
	MEDIUM DECIDUOUS SHRUB	
	<i>Aronia melanocarpa</i> 'Elate'	Glossy Black Chokeberry
	<i>Hydrangea p.</i> 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea
	<i>Hydrangea quercifolia</i> 'Ruby Slippers'	Ruby Slippers Hydrangea
	<i>Ilex verticillata</i> 'Jim Dandy'	Jim Dandy Winterberry
	<i>Ilex verticillata</i> 'Red Sprite'	Red Sprite Winterberry
	<i>Rosa rugosa</i> 'Purple Pavement'	Purple Pavement Rugosa Rose
	<i>Sambucus nigra</i> 'Black Lace'	Black Lace Elderberry
	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac
	<i>Syringa x SMSJBP7</i> TM	Blooming Dark Purple Lilac
	<i>Weigela florida</i> 'Wine & Roses'	Wine & Roses Weigela
	SMALL EVERGREEN SHRUB	
	<i>Picea abies</i> 'Nidiformis'	Nest Spruce
	<i>Pinus mugo</i> 'Slowmound'	Slowmound Mugo Pine
	<i>Thuja occidentalis</i> 'Congabe'	Fire Chief Arborvitae
	SMALL DECIDUOUS SHRUB	
	<i>Cornus stolonifera</i> 'Arctic Fire'	Arctic Fire Dogwood
	<i>Hydrangea arborescens</i> 'NCHA1'	Invincibelle Spirit Hydrangea
	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea
	<i>Rosa x 'Coral Cove'</i>	Coral Cove Rose
	<i>Spiraea japonica</i> 'Magic Carpet'	Magic Carpet Spirea
	<i>Syringa x SMNJRP1</i> TM	Blooming Dwarf Pink Lilac
	TALL ORNAMENTAL GRASS	
	<i>Andropogon gerardii</i> 'Dancing Wind'	Dancing Wind Big Blue Stem
	<i>Calamagrostis x a.</i> 'Karl Foerster'	Karl Foerster Reed Grass
	<i>Calamagrostis x a.</i> 'Overdam'	Overdam Reed Grass
	<i>Miscanthus sinensis</i> 'Oktoberfest'	Oktoberfest Miscanthus
	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass
	<i>Schizachyrium scoparium</i> 'Blue Heaven'	Blue Heaven Little Bluestem Grass
	SHORT ORNAMENTAL GRASS	
	<i>Carex flacca</i> 'Blue Zinger'	Blue Zinger Sedge
	<i>Eragrostis spectabilis</i>	Purple Love Grass
	<i>Sporobolus heterolepis</i> 'Tara'	Prairie Dropseed
SHRUB AREAS		
	PERENNIALS	
	<i>Allium x 'Summer Beauty'</i>	Summer Beauty Allium
	<i>Amsonia o.</i> 'Halfway to Arkansas'	Halfway to Arkansas Blue-star
	<i>Aruncus dioicus</i>	Goatsbeard
	<i>Brunnera macrophylla</i> 'Jack Frost'	Jack Frost Brunnera
	<i>Calamintha nepeta</i> 'Blue Cloud'	Blue Cloud Lesser Calamint
	<i>Calamintha nepeta</i> 'Montrose White'	Montrose White Calamint
	<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Coreopsis
	<i>Echinacea purpurea</i> 'Magnus Superior'	Magnus Superior Coneflower
	<i>Geranium x cantabrigiense</i> 'Blokovo Carmina'	Blokovo Carmina Cranesbill
	<i>Geum x 'Mai Tai'</i>	Mai Tai Grecian Rose
	<i>Helenium a.</i> 'Ruby Tuesday'	Ruby Tuesday Helen's Flower
	<i>Hemerocallis</i> 'Stella De Oro'	Stella De Oro Daylily
	<i>Hemerocallis x 'Happy Returns'</i>	Happy Returns Daylily
	<i>Heuchera m.</i> 'Palace Purple'	Palace Purple Coral Bells
	<i>Hosta x 'Frances Williams'</i>	Frances Williams Hosta
	<i>Hosta x 'Gold Standard'</i>	Gold Standard Hosta
	<i>Hosta x 'Sum & Substance'</i>	Sum & Substance Hosta
	<i>Leucanthemum x 'Whoops-a-Daisy'</i>	Whoops-a-Daisy Shasta
	<i>Leucanthemum x superbum</i> 'Goldfinch'	Goldfinch Shasta Daisy
	<i>Nepeta x faassenii</i> 'Purrsian Blue'	Purrsian Blue Catmint
	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage
	<i>Rudbeckia f.</i> 'Viette's Little Suzy'	Viette's Little Suzy Showy Coneflower
	<i>Salvia nemorosa</i> 'May Night'	May Night Sage
	<i>Sedum 'Autumn Joy'</i>	Autumn Joy Sedum
GROUND COVERS		
	TURF	
	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix
	NO MOW TURF	
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix

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PINNACLE ENGINEERING GROUP
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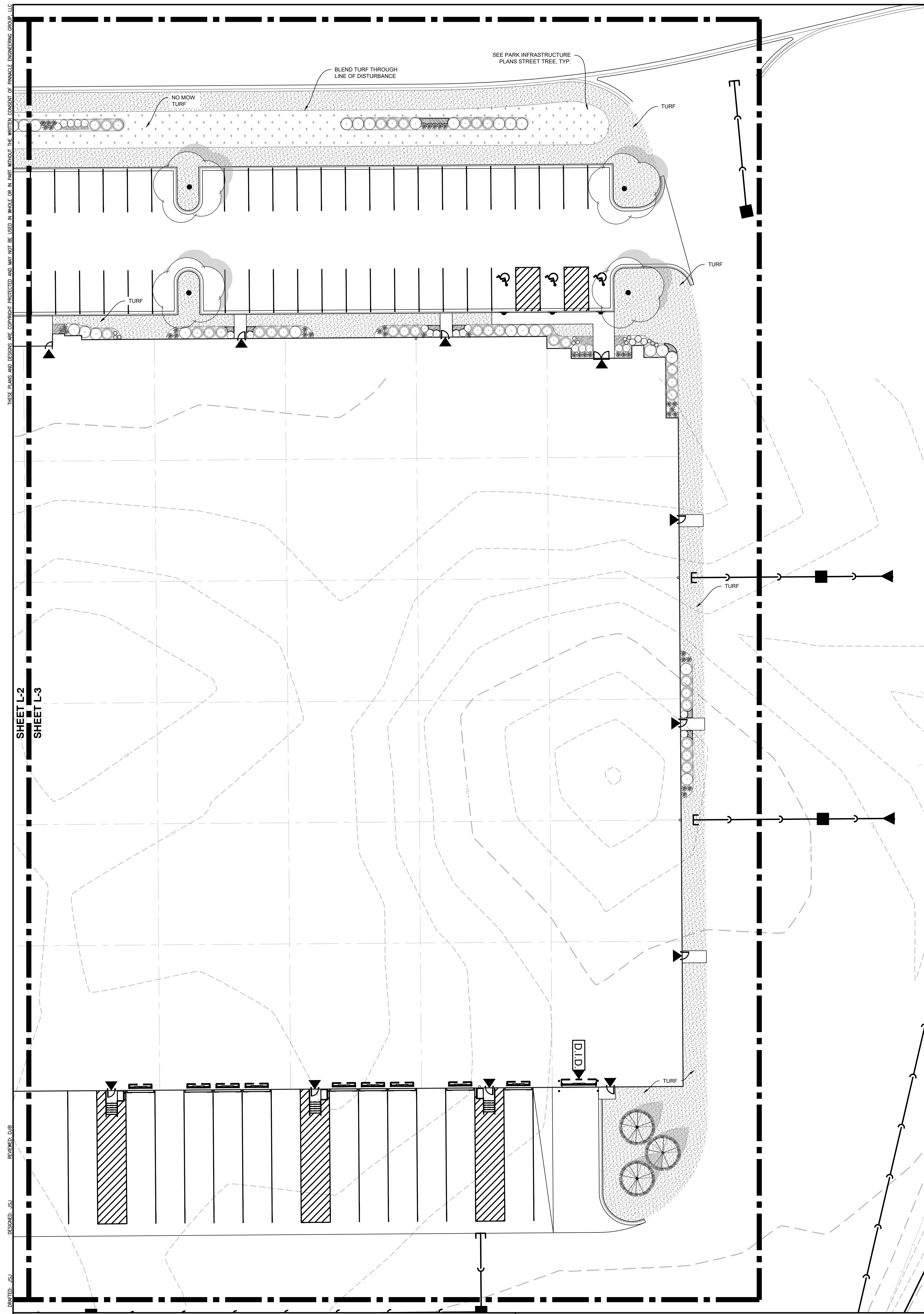
ZILBER INDUSTRIAL 2 AT CALEDONIA CORPORATE PARK
 VILLAGE OF CALEDONIA, WI

LANDSCAPE ENLARGEMENT

REVISIONS
 1. DRT CHECK SET 7/8/22
 2. MUNICIPAL SUBMITTAL 7/25/22

SHEET L-2 OF L-4

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



PLANT KEY		
TREES		
	DECIDUOUS TREE	COMMON NAME
	<i>Acer freemanii</i> 'Autumn Fantasy'	Autumn Fantasy Maple
	<i>Celtis occidentalis</i> 'Chicagoensis'	Chicagoensis Hackberry
	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	Shademaster Locust
	<i>Gymnocladus dioica</i>	Kentucky Coffee Tree
	<i>Quercus x schuetti</i>	Swamp Bur Oak
	<i>Tilia tomentosa</i> 'Sterling'	Sterling Silver Linden
	<i>Ulmus x Frontier</i>	Frontier Elm
	EVERGREEN TREE	COMMON NAME
	<i>Abies concolor</i>	White Fir
	<i>Picea glauca</i>	White Spruce
	<i>Picea glauca</i> 'Densata'	Black Hills Spruce
	<i>Pinus strobus</i>	White Pine
SHRUBS		
	MEDIUM EVERGREEN SHRUB	COMMON NAME
	<i>Juniperus chinensis</i> 'Old Gold'	Old Gold Juniper
	<i>Juniperus chinensis</i> 'Pfitzeriana Kallays'	Kallay Compact Juniper
	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper
	<i>Juniperus sibirica</i> 'Buffalo'	Buffalo Juniper
	<i>Juniperus virginiana</i> 'Grey Owl'	Eastern Redcedar Juniper
	<i>Taxus x media</i> 'Densiformis'	Dense Yew
	<i>Taxus x media</i> 'Everlow'	Everlow Yew
	<i>Taxus x media</i> 'Taurinoni'	Tauron Yew
	<i>Thuja occidentalis</i> 'Holmstrup'	Holmstrup Cedar
	MEDIUM DECIDUOUS SHRUB	COMMON NAME
	<i>Aronia melanocarpa</i> 'Elate'	Glossy Black Chokeberry
	<i>Hydrangea p.</i> 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea
	<i>Hydrangea quercifolia</i> 'Ruby Slippers'	Ruby Slippers Hydrangea
	<i>Ilex verticillata</i> 'Jim Dandy'	Jim Dandy Winterberry
	<i>Ilex verticillata</i> 'Red Sprite'	Red Sprite Winterberry
	<i>Rosa rugosa</i> 'Purple Pavement'	Purple Pavement Rugosa Rose
	<i>Sambucus nigra</i> 'Black Lace'	Black Lace Elderberry
	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac
	<i>Syringa x SMSJBP7</i> TM	Blooming Dark Purple Lilac
	<i>Weigela florida</i> 'Wine & Roses'	Wine & Roses Weigela
	SMALL EVERGREEN SHRUB	COMMON NAME
	<i>Picea abies</i> 'Nidiformis'	Nest Spruce
	<i>Pinus mugo</i> 'Slowmound'	Slowmound Mugo Pine
	<i>Thuja occidentalis</i> 'Corgabe'	Fire Chief Arborvitae
	SMALL DECIDUOUS SHRUB	COMMON NAME
	<i>Cornus stolonifera</i> 'Arctic Fire'	Arctic Fire Dogwood
	<i>Hydrangea arborescens</i> 'NCHA1'	Invincible Spirit Hydrangea
	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea
	<i>Rosa x 'Coral Cove'</i>	Coral Cove Rose
	<i>Spiraea japonica</i> 'Magic Carpet'	Magic Carpet Spirea
	<i>Syringa x SMNJRP1</i> TM	Blooming Dwarf Pink Lilac
	TALL ORNAMENTAL GRASS	COMMON NAME
	<i>Andropogon gerardii</i> 'Dancing Wind'	Dancing Wind Big Blue Stem
	<i>Calamagrostis x a</i> 'Karl Foerster'	Karl Foerster Reed Grass
	<i>Calamagrostis x a</i> 'Overdam'	Overdam Reed Grass
	<i>Miscanthus sinensis</i> 'Oktoberfest'	Oktoberfest Miscanthus
	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass
	<i>Schizachyrium scoparium</i> 'Blue Heaven'	Blue Heaven Little Bluestem Grass
	SHORT ORNAMENTAL GRASS	COMMON NAME
	<i>Carex flacca</i> 'Blue Zinger'	Blue Zinger Sedge
	<i>Eragrostis spectabilis</i>	Purple Love Grass
	<i>Sporobolus heterolepis</i> 'Tara'	Prairie Dropseed
SHRUB AREAS		
	PERENNIALS	COMMON NAME
	<i>Allium x 'Summer Beauty'</i>	Summer Beauty Allium
	<i>Amsonia o.</i> 'Halfway to Arkansas'	Halfway to Arkansas Blue-star
	<i>Aruncus dioicous</i>	Goatsbeard
	<i>Brunnera macrophylla</i> 'Jack Frost'	Jack Frost Brunnera
	<i>Calamintha nepeta</i> 'Blue Cloud'	Blue Cloud Lesser Calamint
	<i>Calamintha nepeta</i> 'Montrose White'	Montrose White Calamint
	<i>Coreopsis verticillata</i> 'Zagreb'	Zagreb Coreopsis
	<i>Echinacea purpurea</i> 'Magnus Superior'	Magnus Superior Coneflower
	<i>Geranium x cantabrigiense</i> 'Blokovo Carmina'	Blokovo Carmina Cranesbill
	<i>Geum x 'Mai Tai'</i>	Mai Tai Grecian Rose
	<i>Helenium a.</i> 'Ruby Tuesday'	Ruby Tuesday Helen's Flower
	<i>Hemerocallis</i> 'Stella De Oro'	Stella De Oro Daylily
	<i>Hemerocallis x 'Happy Returns'</i>	Happy Returns Daylily
	<i>Heuchera m.</i> 'Palace Purple'	Palace Purple Coral Bells
	<i>Hosta x 'Frances Williams'</i>	Frances Williams Hosta
	<i>Hosta x 'Gold Standard'</i>	Gold Standard Hosta
	<i>Hosta x 'Sum & Substance'</i>	Sum & Substance Hosta
	<i>Leucanthemum x 'Woods-a-Daisy'</i>	Woods-a-Daisy Shasta
	<i>Leucanthemum x superbum</i> 'Goldfinch'	Goldfinch Shasta Daisy
	<i>Nepeta x faassenii</i> 'Purrsian Blue'	Purrsian Blue Catmint
	<i>Perovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage
	<i>Rudbeckia f.</i> 'Viette's Little Suzy'	Viette's Little Suzy Showy Coneflower
	<i>Salvia nemorosa</i> 'May Night'	May Night Sage
	<i>Sedum</i> 'Autumn Joy'	Autumn Joy Sedum
	TURF	COMMON NAME
	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix
	NO MOW TURF	COMMON NAME
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix

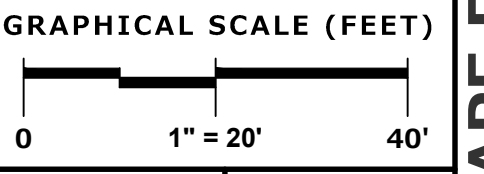
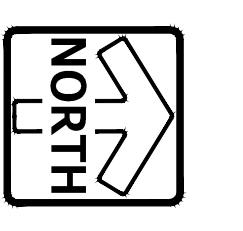
SHEET L-2
SHEET L-3

REVISED: DUB
DESIGNED: JSJ

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LANDSCAPE ENLARGEMENT



PINNACLE ENGINEERING GROUP
 ENGINEERING | DESIGN | DELIVER
 WISCONSIN OFFICE:
 20725 WATERTOWN ROAD, SUITE 100
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 (262) 754-8888
 CHICAGO | MILWAUKEE | NATIONWIDE

**ZILBER INDUSTRIAL 2 AT
 CALEDONIA CORPORATE PARK
 VILLAGE OF CALEDONIA, WI**

LANDSCAPE ENLARGEMENT

REVISIONS	
1.	DRT CHECK SET 7/8/22
2.	MUNICIPAL SUBMITTAL 7/25/22

REG. JOB NO. 1912.00-WI
 AREA
 START DATE: 06/29/22
 SCALE: #####
SHEET L-3 OF L-4

Z:\PROJECTS\2020\1912.00-WI\CAD\SHEETS\C2 INDUSTRIAL\1912.00 WI BLDG II LANDSCAPE PLAN.DWG

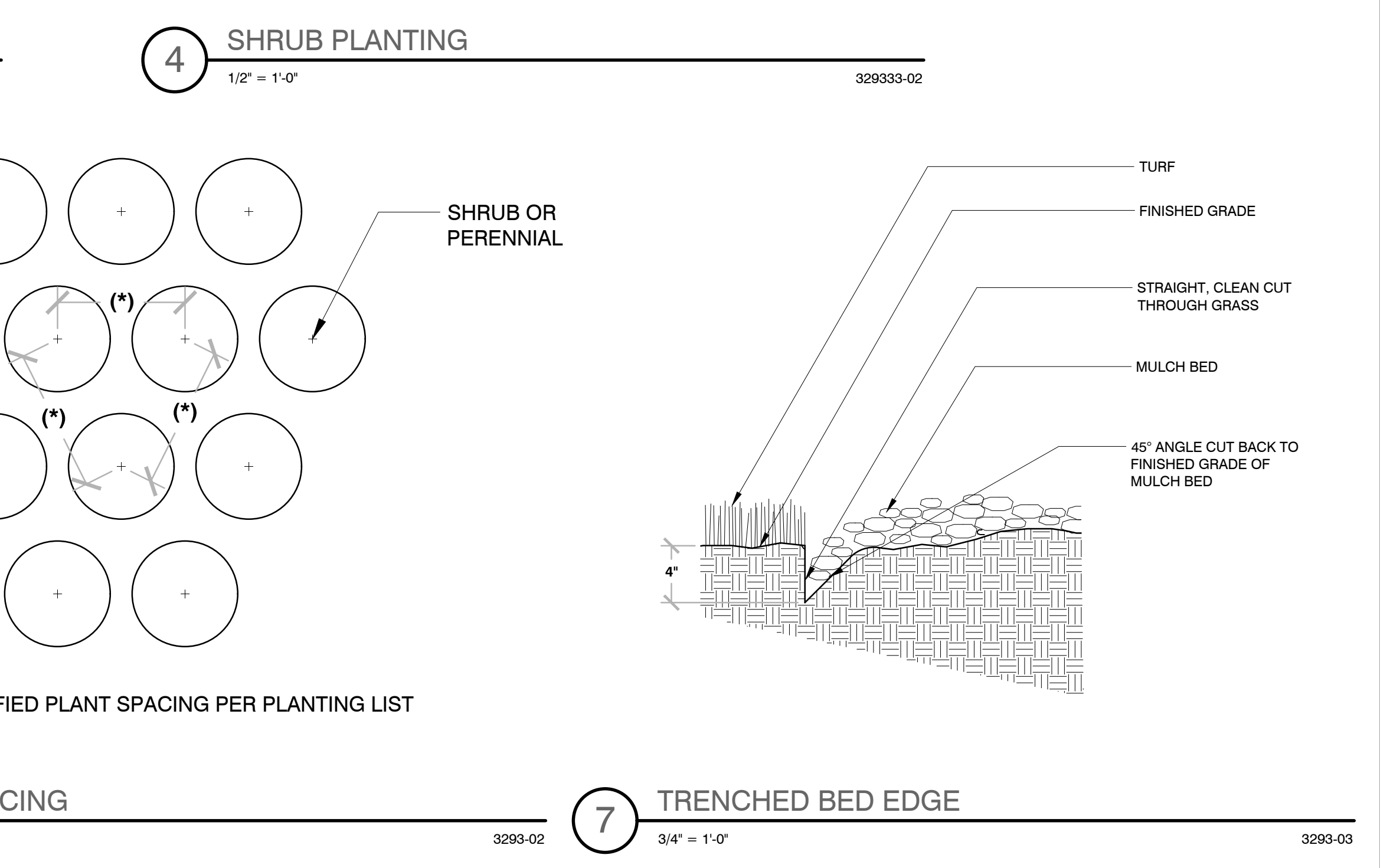
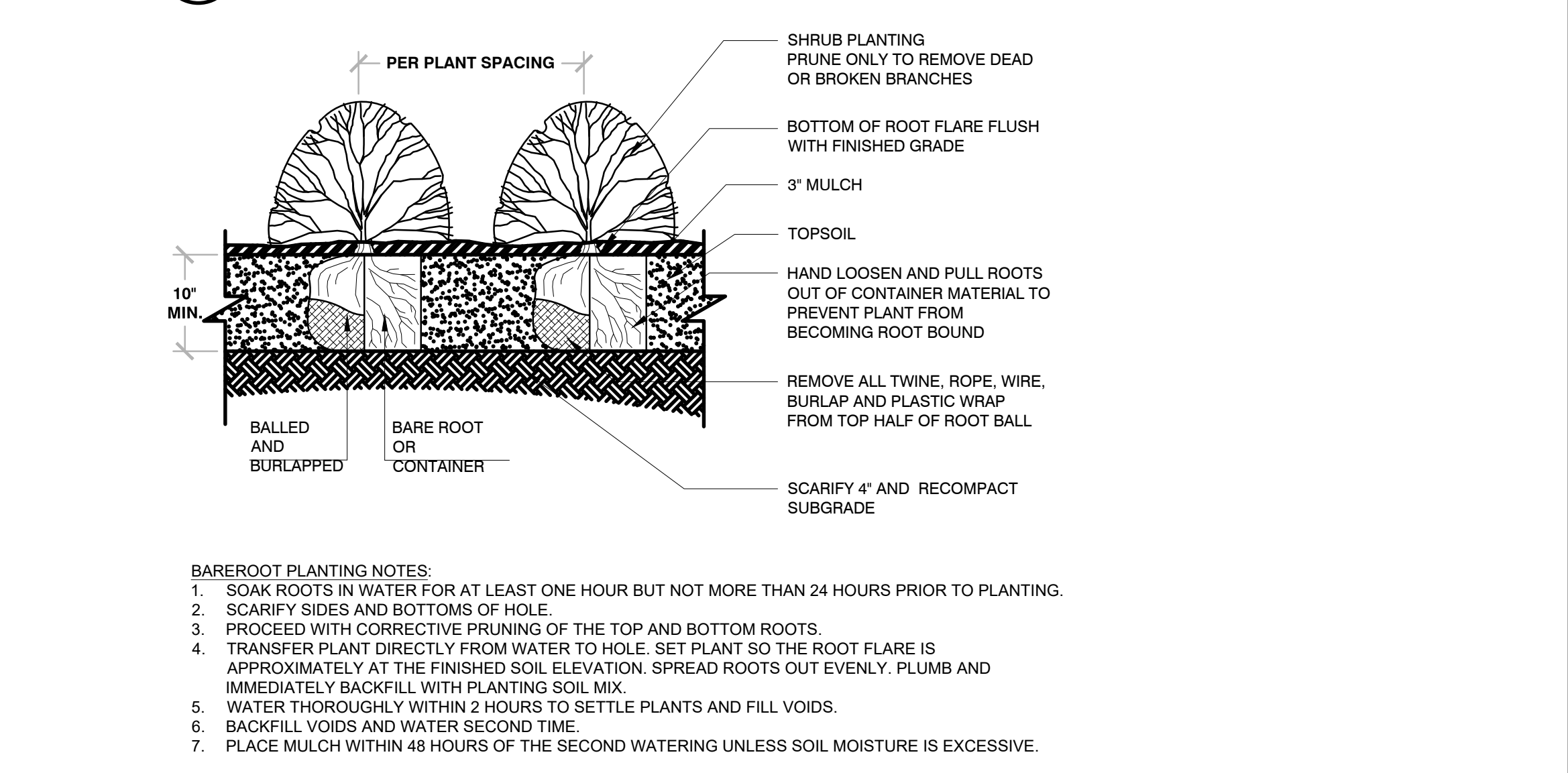
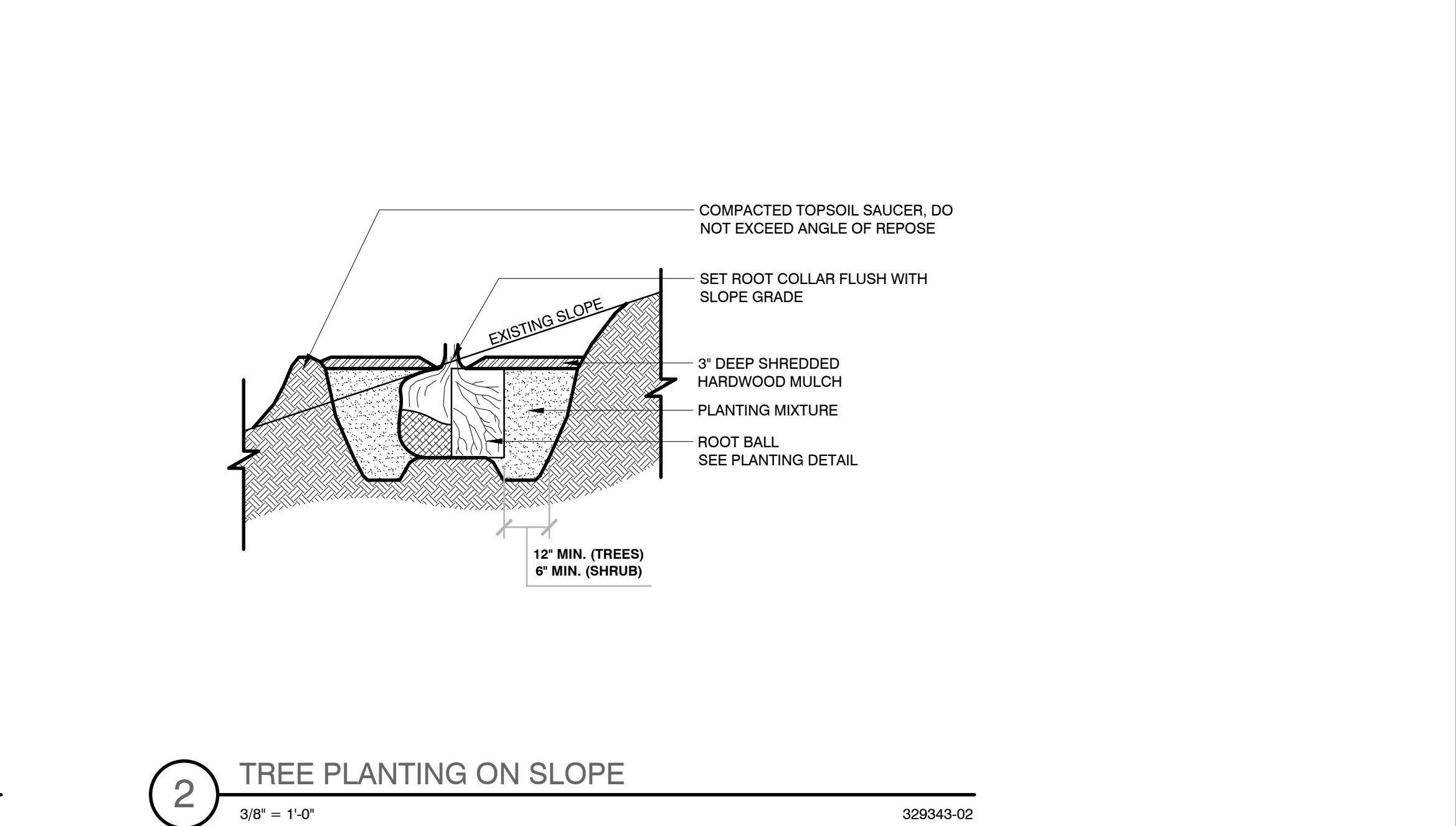
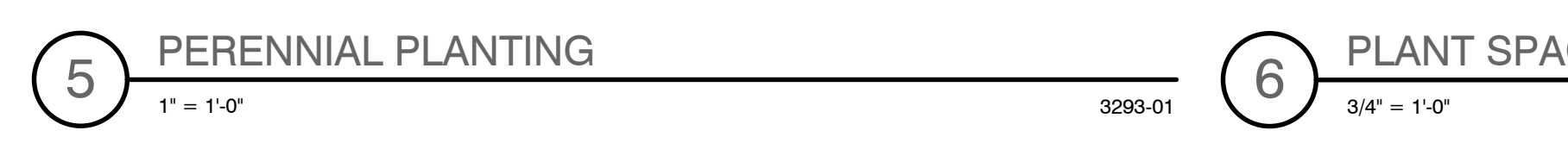
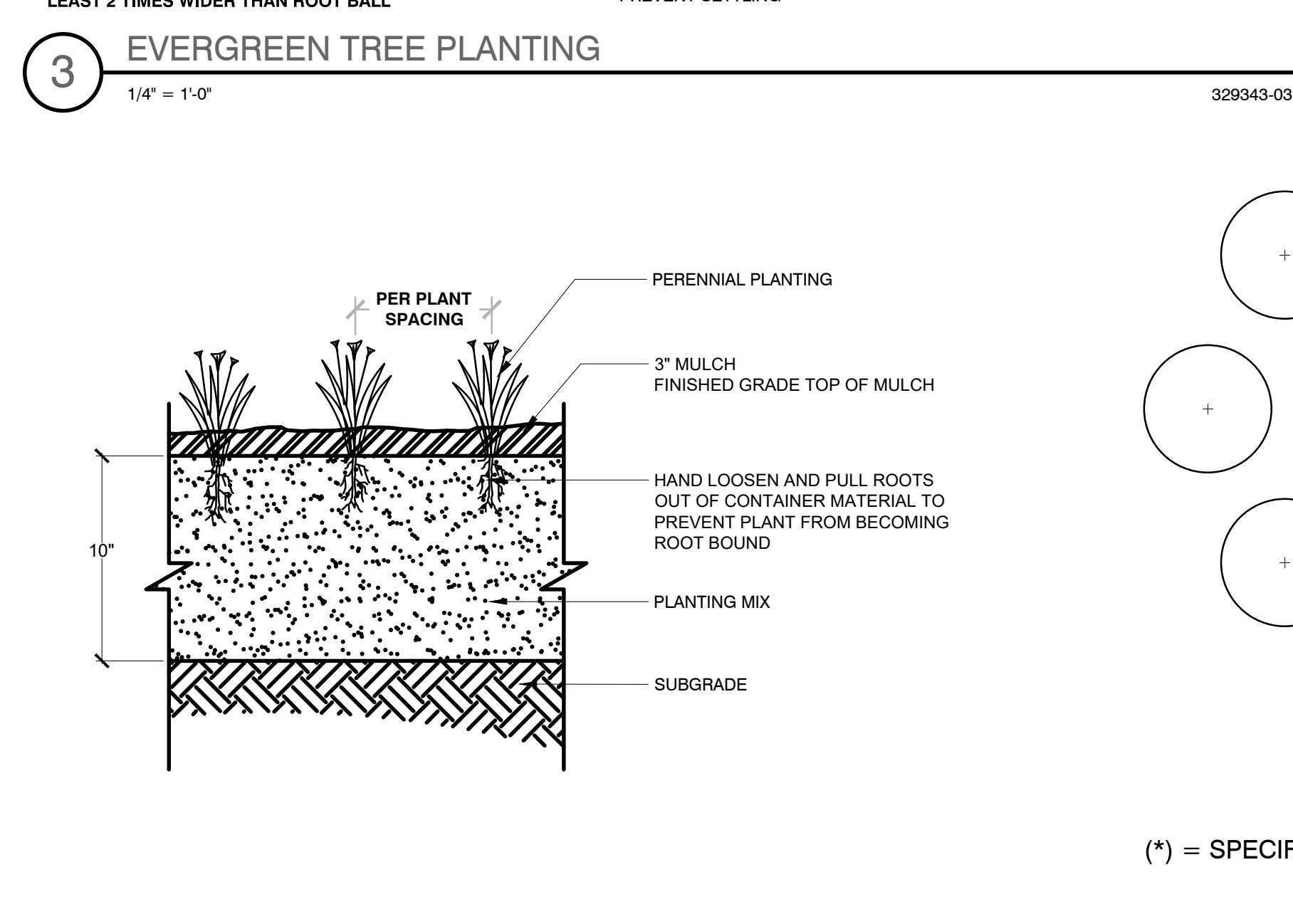
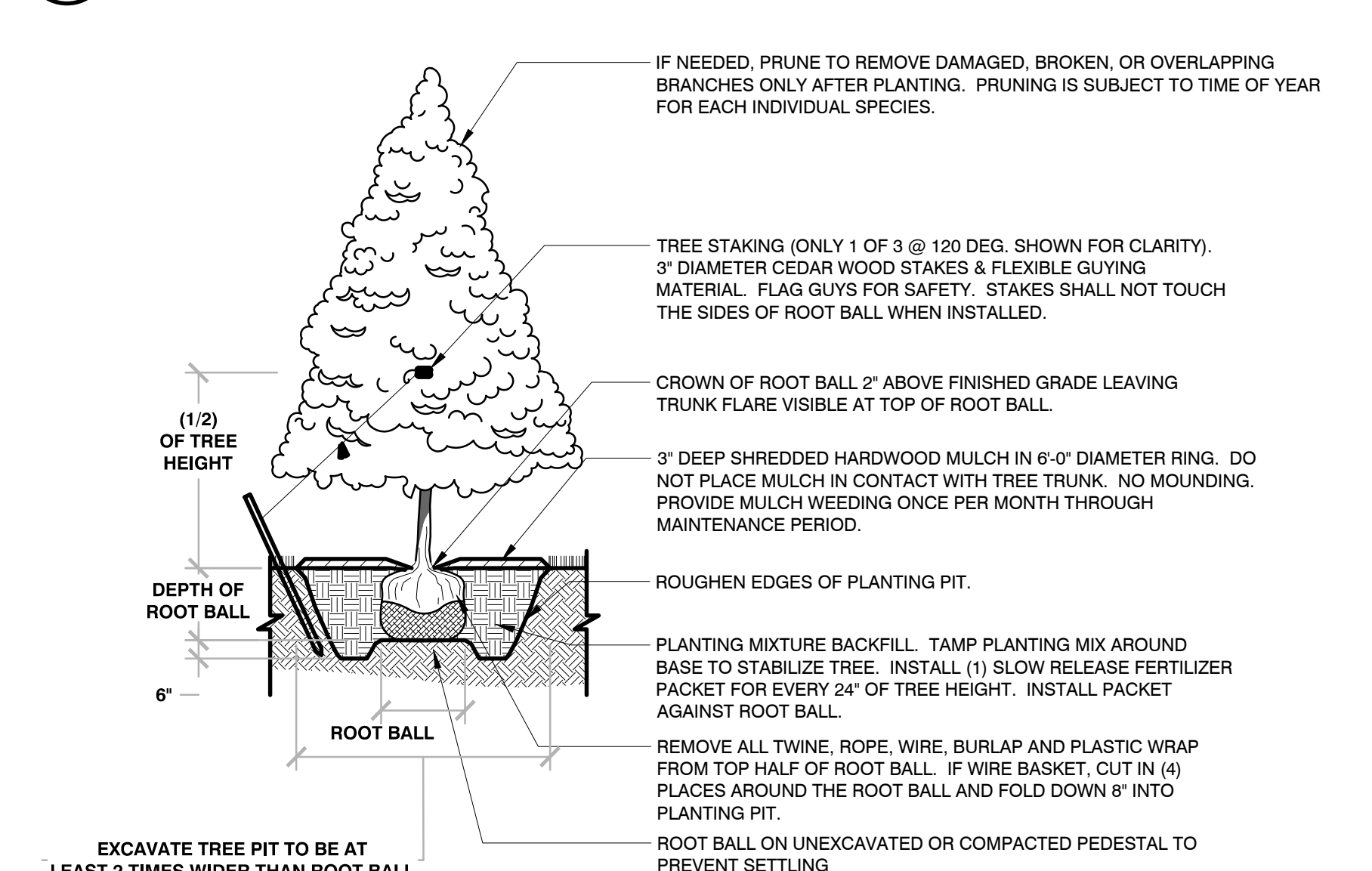
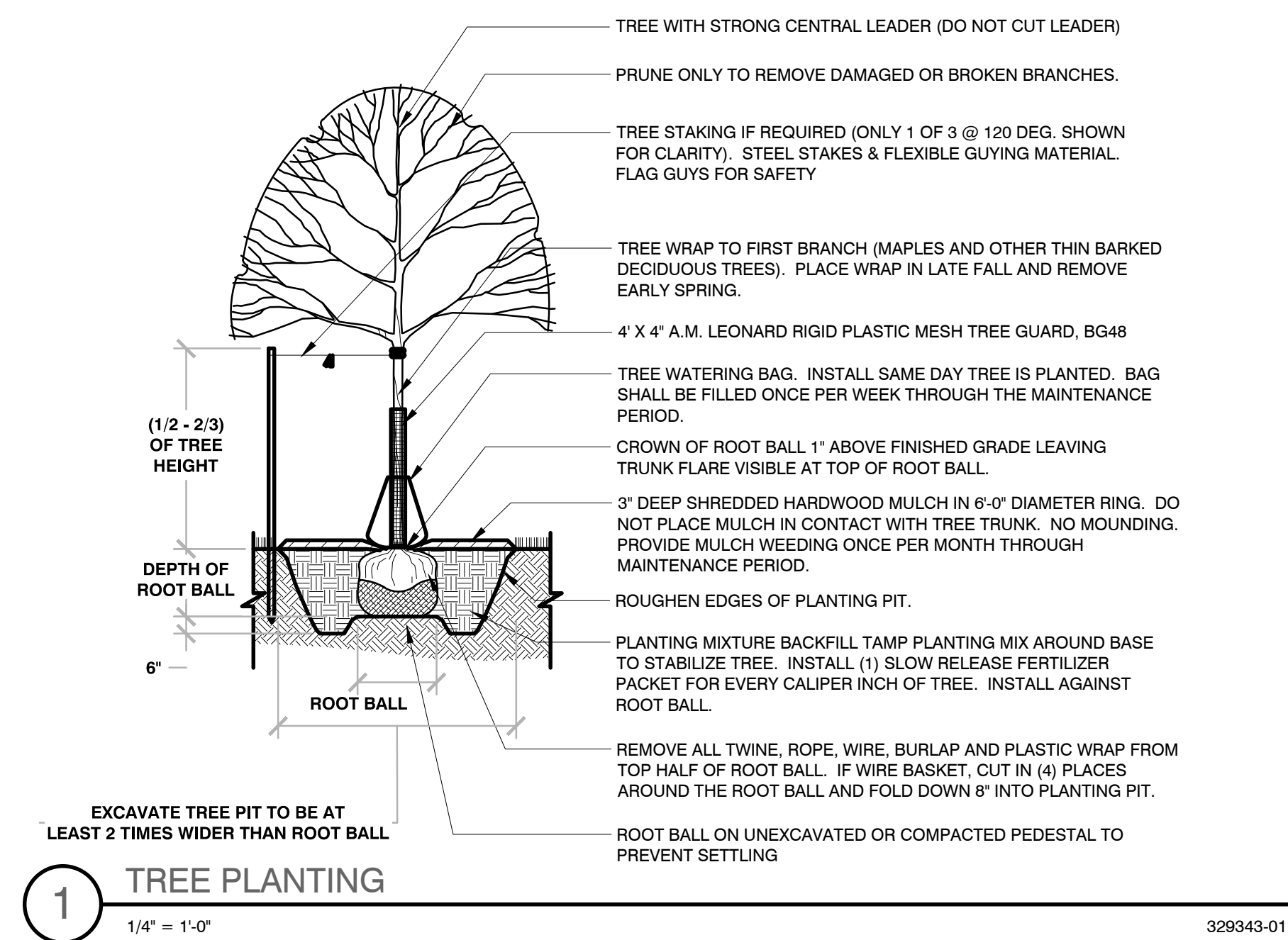
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 REVISED: 03/20
 REVISED: 05/20
 REVISED: 08/20

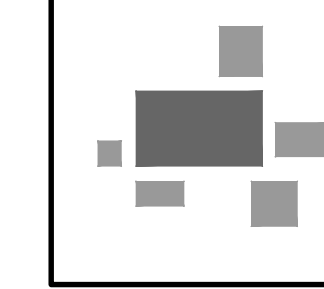
GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SHOWN FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 2/3 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULT-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED, WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.




PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
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ZILBER INDUSTRIAL 2 AT CALEDONIA CORPORATE PARK VILLAGE OF CALEDONIA, WI

LANDSCAPE GENERAL NOTES & DETAILS

REVISIONS	
1	DRT CHECK SET 7/8/22
2	MUNICIPAL SUBMITTAL 7/25/22

SHEET L-4 OF L-4
 PROJECT NO: 1912.00-WI-CAD SHEETS: C2 INDUSTRIAL 1912.00 WI BLDG II LANDSCAPE PLAN.DWG
 REG. NO. ABA
 START DATE: 06/24/22
 SCALE: #/###/###

FOR REVIEW ONLY
 LANDSCAPE GENERAL NOTES & DETAILS
 www.pinnacle-engr.com

Consultant:

Project:

ZILBER INDUSTRIAL 2 @
 CALEDONIA CORPORATE
 PARK

Location:
 Northwestern Ave & East Frontage Road,
 Caledonia WI, 53126

Key Plan:

MUNICIPAL SUBMITTAL
 SET 7/25/22

Sheet:

ABBREVIATIONS AND
 SYMBOL LEGEND

Scale:

1/8" = 1'-0"

Revisions:

No.	Date	Description

Date:

7/25/2022

Project No:

-

Sheet No:

A0.1

ACT.	ACOUSTICAL CEILING TILE	IN	INCHES
ADJ.	ADJUSTABLE	INCL	INCLUDE
A.F.F.	ABOVE FINISH FLOOR	INSUL	INSULATION
ALT.	ALTERNATE	INT	INTERIOR
ALUM	ALUMINUM		
ARCH	ARCHITECTURAL/ARCHITECT	JAN	JANITOR
ASPH	ASPHALT	JNT	JOINT
AVE	AVENUE	JST	JOIST
BLDG	BUILDING	LAB	LABORATORY
BLK	BLOCK	LAM	LAMINATED
BLKG	BLOCKING	LAV	LAVATORY
BLKT	BLANKET	LB	POUND
B.O.	BY OWNER	LBS	POUNDS
B.O.B	BOTTOM OF BEAM	LF	LINEAR FOOT
B.O.D	BOTTOM OF DECK	LL	LIVE LOAD
B.O.F	BOTTOM OF FOOTING	LOUVR	LOUVER
B.O.J.	BOTTOM OF JOIST		
BOT	BOTTOM	MATL	MATERIAL
ADK	BEARING	MAX	MAXIMUM
BRK	BRICK	MECH	MECHANICAL
BSMT	BASEMENT	MEBA	MECHANICAL/ELECTRICAL/ PLUMBING
		MFGR	MANUFACTURER
CAB	CABINET	MIN	MINIMUM
CG	CORNER GUARD	MISC	MISCELLANEOUS
C.J	CONTROL JOINT	M.O	MASONRY OPENING
CL	CENTER LINE	M.R.	MOISTURE RESISTANT
CLG	CEILING	MTL	METAL
CLEAR	CLEARANCE		
CPT	CARPET	NIC	NOT IN CONTRACT
CMU	CONCRETE MASONRY UNIT	NO	NUMBER
COL	COLUMN	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
CONST	CONSTRUCTION		
CONT	CONTINUOUS	O.C.	ON CENTER
CONTR	CONTRACTOR	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
CORR	CORRIDOR/CORRUGATED	OFD	OWNER FURNISHED, OWNER INSTALLED
CSMT	CASEMENT	OPNG	OPENING
CT	CERAMIC TILE	OPP	OPPOSITE
CTR	CENTER	OZ	OUNCE
CU	CUBIC		
CFOI	CONTRACTOR FURNISHED, OWNER INSTALLED	P.LAM	PLASTIC LAMINATE
		PLYWD	PLYWOOD
DBL	DOUBLE	PPT	PRESSURE TREATED WOOD
DEPT	DEPARTMENT	PREFAB	PREFABRICATED
DIAM	DIAMETER	PREFIN	PREFINISHED
DIAG	DIAGRAM/DIAGONAL	PRELIM	PRELIMINARY
DM	DIMENSION	PSF	POUNDS PER SQUARE FOOT
DIV	DIVISION	PT	PAINT
DN	DOWN	P&S	POLE AND SHELF
DS	DOWN SPOUT		
DWG	DRAWING	QT	QUARRY TILE
EA	EACH	RAD	RADIUS
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	RB	RUBBER BASE
EL	ELEVATION	RD	ROOF DRAIN
ELEC	ELECTRICAL	REC	RECESSED
ENCL	ENCLOSURE	RECD	RECEIVED
ENGR	ENGINEER	REF	REFRIGERATOR
EPOXY	EPOXY RESIN	REINF	REINFORCING
EQ	EQUAL	REQ'D	REQUIRED
EQUIP	EQUIPMENT	RM	ROOM
EST	ESTIMATE	RO.O	ROUGH OPENING
ETR	EXISTING TO REMAIN	RST	RUBBER STAIR TREAD
EXIST.	EXISTING	RT	RUBBER TILE
EXP	EXPOSED CONSTRUCTION		
EXP.	JNT EXPANSION JOINT	SCHED	SCHEDULE
EXT	EXTERIOR	SF	SQUARE FOOT
		SHT	SHEET
FD	FLOOR DRAIN	SIM	SIMILAR
FDN	FOUNDATION	SPEC	SPECIFICATIONS
F.E	FIRE EXTINGUISHER	SQ	SQUARE
FEC	FIRE EXTINGUISHER CABINET	S/S	STAINLESS STEEL
FHC	FIRE HOSE CABINET	ST	STREET
FIN	FINISH	STC	SOUND TRANSMISSION CLASS
FIN.FLR.	FINISHED FLOOR	STD.	STANDARD
FLR	FLOOR	STL	STEEL
FR	FRAME	STRUCT	STRUCTURAL/STRUCTURE
FRP	FIBERGLASS REINFORCED POLYESTER	SUSP	SUSPENDED
FT	FEET	SV	SHEET VINYL
FTG	FOOTING	SYM	SYMMETRICAL
F.V.	FIELD VERIFY		
		TEMP	TEMPERATURE
FD	FLOOR DRAIN	TERR.	TYPICAL
FDN	FOUNDATION	T.O.B	TOP OF BEAM
F.E.	FIRE EXTINGUISHER	T.O.D.	TOP OF DECK
FEC	FIRE EXTINGUISHER CABINET	T.O.F.	TOP OF FOOTING
FHC	FIRE HOSE CABINET	T.O.J.	TOP OF JOIST
FIN	FINISH	T.O.S.	TOP OF SLAB
FIN.FLR.	FINISHED FLOOR	T.O.W.	TOP OF WALL
FLR	FLOOR	T&G	TONGUE & GROOVE
FR	FRAME		
FRP	FIBERGLASS REINFORCED POLYESTER	UL	UNDERWRITERS LABORATORIES
FT	FEET	UNEX	UNEXCAVATED
FTG	FOOTING	UNFIN	UNFINISHED
F.V.	FIELD VERIFY	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	VB	VINYL BASE
GALV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GB	GRAB BAR	VERT	VERTICAL
GC	GENERAL CONTRACTOR	VFA	VINYL FLOORING ADAPTER
GEN	GENERAL	VERIF	VERIFY IN FIELD
GFI	GROUND FAULT INTERRUPTER	VSF	VINYL SHEET FLOORING
GL	GLASS	VSN	VINYL STAIR NOSING
GMU	GLASS MASONRY UNIT	VT	VINYL TILE
GWB	GYPSPUM WALL BOARD	VTR	VENT THROUGH ROOF
GYP	GYPSPUM	VWC	VINYL WALL COVERING
HB.	HOSE BIBB	W	WIDTH
HM	HOLLOW METAL	WL	WITH
HORZ	HORIZONTAL	WD	WOOD
HR	HOUR	WL	WIND LOAD
HT	HEIGHT	W/O	WITHOUT
HVAC	HEATING, VENTILATING & AIR CONDITIONING		

GENERAL CONSTRUCTION NOTES
 1/8" = 1'-0"

ABBREVIATIONS
 1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES:

- PORTION OF BUILDING SHOWN IN A DARKER TONE ARE EXISTING BASE BUILDING WHICH ARE TO REMAIN.
- SEE SHEET A0.3 FOR CODE REVIEW.
- ALL FLOOR ELEVATIONS ARE BASED OFF OF FIRST FLOOR ELEVATION OF 100'-0". ARCHITECTURAL ELEVATION 100'-0" CORRESPONDS TO CIVIL ELEVATION OF 764.00.
- ALL DIMENSIONS ON PLAN ARE NOMINAL UNLESS NOTED OTHERWISE. DIMENSIONS ON PLAN ARE FROM FACE OF FINISH UNLESS NOTED OTHERWISE. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING CONTINUOUS UTILITY SERVICE TO ALL SPACES ON THE SITE NOT AFFECTED BY THE WORK. ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM THE WORK MUST BE COORDINATED WITH OWNER AND ADJACENT PROPERTY OWNERS IN ADVANCE.
- ALIGNMENT OF NEW CONSTRUCTION TO EXISTING WALLS & COLUMNS SHALL BE ONE IN A MANNER AS TO VISIBLY ELIMINATE THE POINT OF CONTACT OR JOINT OF NEW AND EXISTING MATERIALS TO PROVIDE SMOOTH AND CONTINUOUS SURFACE. MAINTAIN APPROPRIATE FIRE-RATED CONSTRUCTION AT DISTURBED AREAS.
- WALLS ARE TO BE PARALLEL & PERPENDICULAR TO ADJACENT WALLS UNLESS OTHERWISE NOTED. ALIGN WALLS WHERE APPARENT.
- ALL NEW INTERIOR WALLS ARE TO BE TYPE "X" WALLS UNLESS OTHERWISE NOTED. WALL TYPES ARE LOCATED ON SHEET A10.0. SEE WALL TYPES FOR CONDITIONS AT CERAMIC TILED WALLS.
- DOORS ARE TO HAVE A TYPICAL 4" OFFSET FROM ADJACENT WALL UNLESS NOTED OTHERWISE.
- PROVIDE BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, EQUIPMENT OR ACCESSORIES. COORDINATE WITH VENDOR DOCUMENTS WHERE SUCH CONDITIONS APPLY.
- ALL WALLS WITHIN PROJECT SCOPE TO BE PATCHED AS NECESSARY TO COMPLETE "AS-NEW" ENVIRONMENT. THIS INCLUDES AREAS WHERE EQUIPMENT HAS BEEN REMOVED.
- ALL FLOORS ARE TO BE LEVEL AND CLEAN PRIOR TO INSTALLATION OF NEW FLOOR COVERINGS. ALL FLOOR SURFACES AND TRANSITIONS BETWEEN SURFACE TYPES SHALL COMPLY WITH ADA GUIDELINES.
- MINIMUM HOLD CLEAR DIMENSIONS SHOWN ON THE PLAN ARE FOR THE FIT OF FURNITURE INTO THE ROOM/SPACE. IT IS ACCEPTABLE TO HAVE A LARGER DIMENSION THAN THE MINIMUM GIVEN, IF THE MINIMUM DIMENSION CAN NOT BE MET. CONTACT ARCHITECT IMMEDIATELY.
- COORDINATE THIS PROJECT WITH OWNER TO DETERMINE INTERIM LIFE SAFETY ROUTES IF APPLICABLE. CONFIRM ANY CONFLICTS WITH ARCHITECT/OWNER PRIOR TO CONSTRUCTION.
- PROVIDE 5/8" TYPE "X" GYPSPUM BOARD AT ALL LOCATIONS UNLESS NOTED OTHERWISE. PROVIDE 5/8" TYPE "X" MOISTURE RESISTANT GYPSPUM BOARD AT PLUMBING PARTITIONS AND PARTITION FACE WITHIN 6'-0" OF ALL PLUMBING FIXTURES. ALL GYPSPUM BOARD SHALL BE MOLD RESISTANT. SEE WALL TYPES FOR ADDITIONAL GYPSPUM BOARD REQUIREMENTS.

FIRE RESISTIVE LEGEND

- AAR = EXTERIOR AREA OF ASSISTED RESCUE
- X = DOOR - EXIT ACCESS
- = SHAFT / STAIRWELL
- = HAZARDOUS AREA
- = 2 HOUR FIRE BARRIER
- = 1 HOUR FIRE BARRIER
- = 2 HOUR FIRE / SMOKE BARRIER
- = 1 HOUR FIRE / SMOKE BARRIER
- = SMOKE TIGHT TO DECK
- = SUITE BOUNDARY

GENERAL NOTES:

1) "EXIT" IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE SIGN AT ALL FIRE EXITS MARKED WITH LARGE "X" ON PLAN

BUILDING STATISTICS

BOMA (OUTSIDE PERIMETER OF WALLS, OVERHANGS)
 233,664 SF
NSF (INSIDE FACE OF WALLS)
 233,254 SF
LENGTH (NORTH/SOUTH)
 756'-0"
WIDTH (EAST/WEST)
 310'-0"
PERIMETER LENGTH
 2,132'-0"
HEIGHT
 39'-9" TO HIGHEST POINT A.F.F.
OCCUPANCY
 F-1 HAZARD WITH ADDITIONAL S-1 STORAGE
CONSTRUCTION TYPE
 IIB (TWO-B)

Applicable Building Codes:

• IBC 2015, IFGC 2015, IMC 2015, IEBC 2015, IECC 2015, ICCA 117, 1-2009, IFC (where referenced by other I-Codes), Wisconsin Administrative Plumbing Codes SPS 381-384, 2017 National Electrical Code & Wisconsin SPS 316, COJ Sign Code – Chapter 28

THE 2015 INTERNATIONAL BUILDING CODE (IBC), AS MODIFIED BY WISCONSIN COMM CHAPTER 62.

RELEVANT CODE INFORMATION (NOT EXHAUSTIVE OR ALL-INCLUSIVE). INFORMATION PRESENTED HEREIN IS INTENDED TO DEMONSTRATE THE CHOICES MADE BY THE DESIGNER TO ACHIEVE CODE COMPLIANCE.

CHAPTER 2 DEFINITIONS

AREA, BUILDING, THE AREA INCLUDED WITHIN SURROUNDING EXTERIOR WALLS/OR EXTERIOR WALLS AND FIRE WALLS) EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OF FLOOR ABOVE.

HEIGHT, BUILDING, THE VERTICAL DISTANCE FROM GRADE PLANE TO THE AVERAGE HEIGHT OF THE HIGHEST ROOF SURFACE.

CHAPTER 3 USE AND OCCUPANCY CLASSIFICATION

306.2 CLASSIFICATION - FACTORY GROUP F-1 MODERATE HAZARD

C2 - CALEDONIA WILL BE CLASSIFIED AS A FULLY SPRINKLERED F-1 OCCUPANCY. IT MAY INCLUDE FUTURE, LESS STRINGENT NON-SEPARATED OCCUPANCIES SUCH AS F-2, S-1, S-2 OR B.

CHAPTER 4 SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY

413.1 HIGH-PILED STOCK OR RACK STORAGE IN ANY OCCUPANCY GROUP SHALL COMPLY WITH THE INTERNATIONAL FIRE CODE.

CHAPTER 5 GENERAL BUILDING HEIGHTS AND AREAS

507.3 UNLIMITED AREA BUILDINGS - SPRINKLERED, ONE STORY BUILDING IS FULLY SPRINKLERED WITH AN ESFR SYSTEM. BUILDING IS FULLY SURROUNDED WITH A PUBLIC WAY OR YARDS 60' IN WIDTH

CHAPTER 6 TYPES OF CONSTRUCTION

601 TYPE IIB (TWO-B) CONSTRUCTION (NON COMBUSTIBLE, UNPROTECTED)
 0 HR NC STRUCTURAL FRAME
 0 HR NC STRUCTURAL FRAME, ROOF SUPPORTS ONLY
 0 HR NC EXTERIOR BEARING WALLS
 0 HR NC INTERIOR BEARING WALLS
 0 HR NC EXTERIOR NON BEARING WALLS (PER TBL 602)
 0 HR NC INTERIOR NON BEARING WALLS
 0 HR NC FLOOR CONSTRUCTION
 0 HR NC ROOF CONSTRUCTION <20' AFF (CLASS A ROOF COVERING)
 0 HR NC ROOF CONSTRUCTION >20' AFF
 0 HR CORRIDORS (PER TABLE 1018.1), PER SPRINKLERED BLDG

602 FIRE SEPARATION DISTANCE
 10 ≤ X < 30 FEET = 0 HR
 X ≥ 30 FEET = 0 HR

CHAPTER 7 FIRE RESISTANCE RATED CONSTRUCTION

703.3 FIRE RESISTANCE RATINGS PER DESIGNS FROM APPROVED SOURCES, PRESCRIPTIVE DESIGNS FROM SECTION 720 OR CALCULATIONS FROM SEC 721.

705.2.1 PROJECTIONS FROM WALLS OF TYPE I OR II CONST SHALL BE NON-COMBUSTIBLE.

705.8.1 PER EXCEPTION 2, UNLIMITED UNPROTECTED OPENINGS ARE PERMITTED IN BUILDINGS WITH NO FIRE RESISTANCE RATING REQUIREMENTS, SUCH AS TYPE IIB.

705.8.3 WHERE PROTECTED OPENINGS ARE NOT REQUIRED BY SECTION 705, WINDOWS AND DOORS SHALL BE CONSTRUCTED OF ANY APPROVED MATERIALS

705.9 JOINTS IN EXTERIOR WALLS PERMITTED TO HAVE UNPROTECTED OPENINGS ARE NOT REQUIRED TO HAVE A FIRE RESISTANCE RATING PER 715.1 EXCEPTION 7. JOINTS NEED NOT BE RATED IN WALLS THAT ARE PERMITTED TO HAVE UNPROTECTED OPENINGS.

721 PRESCRIPTIVE FIRE RESISTANCE (ABBREVIATED LIST, NOT ALL-INCLUSIVE)
 1-7.1 GYP BRD ADHESIVELY SECURED TO STEEL COLUMN FLANGES & SUCCESSIVE LAYERS (2" GYP=2 HR, 1" GYP=1 HR)
 2-4.1 GYP BRD ON U-SHAPED BRACKETS 24" O.C. ON WEBS/FLANGES OF STEEL BEAMS & GIRDERS (1.25" GYP=2 HR)
 5-1.1 REINF STEEL IN CONC COLUMNS, BEAMS, GIRDERS & TRUSSES (1.5" COVER = 2 HR)
 3-1.4 CONCRETE MASONRY UNITS (4.2" WALL THICKNESS=2 HR, 2.8" WALL THICKNESS=1 HR)
 13-1.1 MTL STUDS W/ GYP BRD SHEATHING. (2 LAYERS 5/8" EA SIDE=2 HR, 1 LAYER 5/8" EA SIDE=1 HR)

CHAPTER 8 INTERIOR FINISHES

803.1.1 INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPED RATINGS:
 CLASS A: FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450
 CLASS B: FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450
 CLASS C: FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450

803.2 THICKNESS EXEMPTION: MATERIALS HAVING A THICKNESS LESS THAN 0.036 (9MM) APPLIED DIRECTLY TO THE SURFACE OF WALLS OR CEILINGS SHALL NOT BE REQUIRED TO BE TESTED.

803.11 WALL/CEILING FINISHES IN SPRINKLERED SPACES (PER F-1)
 CLASS CVERTICAL EXITS
 CLASS CEXIT ACCESS CORRIDORS
 CLASS CROOMS/ENCLOSED SPACES

CHAPTER 9 FIRE PROTECTION SYSTEMS

903.2.4 FIRE AREA GREATER THAN 12,000 SF, THEREFORE AUTOMATIC SPRINKLER SYSTEM REQ'D.

903.3.1.1 ESFR (EARLY SUPPRESSION, FAST RESPONSE) AUTOMATIC SPRINKLER SYSTEMS PROVIDED

905.1 STANDPIPES NOT REQUIRED.

906.1 PORTABLE FIRE EXTINGUISHERS PROVIDED AT EACH EXTERIOR DOOR. ADD'TL FIRE EXTINGUISHERS PROVIDED BY TENANTS AS REQUIRED BY CODE NFPA 10.

907.2.4 MANUAL FIRE ALARM SYSTEM IS NOT REQUIRED WHERE THE BUILDING IS LESS THAN TWO STORIES.

910.2 SMOKE AND HEAT VENTS ARE NOT REQUIRED IN BUILDINGS PROVIDED WITH AN ESFR SPRINKLER SYSTEM.

CHAPTER 10 MEANS OF EGRESS

1004.1.2 DESIGN OCCUPANT LOAD (FLOOR AREA IN SF/OCC)
 233,254 TOTAL GSF
 467 TOTAL OCCUPANTS
 WAREHOUSE: 500 GSF/OCCUPANT

1005.1 EGRESS WIDTH PER OCCUPANT SERVED
 0.2" PER OCCUPANT, DOORS, HORIZONTAL EXITS AND CORRIDORS
 467 OCCUPANTS EXITING
 93.3" EGRESS DOOR WIDTH REQ'D (96" WIDTH PROVIDED)

1006.3.1 THREE ACCESSIBLE MEANS OF EGRESS REQUIRED FOR 501-1000 OCCUPANT LOAD PER STORY.

1007.2 EXTERIOR EXIT STAIRS MUST HAVE AREAS OF RESCUE ASSISTANCE IN ORDER TO BE CONSIDERED AN ACCESSIBLE MEANS OF EGRESS.

1008.1.10 ELECTRICAL ROOMS WITH EQUIPMENT RATED 1,200 AMPS OR MORE AND OVER 6' WIDE THAT CONTAIN OVERCURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES WITH EXIT OR EXIT ACCESS DOORS SHALL BE EQUIPPED WITH PANIC HARDWARE OF FIRE EXIT HARDWARE. THE DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL.

1009.7. EXTERIOR AREAS FOR ASSISTED RESCUE WITH WHEEL CHAIR AREA 30" X 48" AND CLEAR OF PATH OF EGRESS.

1010.1.2.1 DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS

1006.2.1 MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE.
 100 FEET IN A SPRINKLERED F-1

1006.2.1.1 THREE OR MORE EXITS OR EXIT ACCESS DOORWAYS SHALL BE PROVIDED WITH OCCUPANT LOAD OF 501 TO 1,000.

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
 EXCEPTION 2, EXIT DOOR SEPARATION DISTANCE 1/3 DIAGONAL OF THE ROOM WITH AUTOMATIC SPRINKLER SYSTEM.

1013.4 RAISED CHARACTER AND BRAILLE EXIT SIGNS

SIGN STATING "EXIT" IN VISUAL CHARACTERS, RAISED CHARACTERS AND BRAILLE COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO EXIT STAIRWAYS AND EXIT DISCHARGES.

1015.7 ROOF ACCESS

GUARD RAILS NOT REQUIRED IF ROOF HATCH OPENING LOCATED GREATER THAN 10' FROM ROOF EDGE.

1017.2.2 THE MAXIMUM EXIT TRAVEL DISTANCE SHALL BE 400 FEET IN GROUP F-1 OR S-1 OCCUPANCIES WHERE ALL THE FOLLOWING CONDITIONS ARE MET:

1. BUILDING IS ONE STORY HIGH
 2. MINIMUM HEIGHT FROM FINISHED FLOOR TO BOTTOM OF CEILING OR ROOF SLAB OR DECK IS 24 FEET.
 3. THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1
- 1020.4 DEAD END CORRIDORS LIMITED TO 50' IN LENGTH IN GROUP F-1. NOT LIMITED IN LENGTH WHERE THE LENGTH IS LESS THAN 2.5 TIMES THE WIDTH OF THE CORRIDOR.

CHAPTER 11 ACCESSIBILITY

1106.1 PARKING - xxx TOTAL PARKING SPACES PROVIDED. x ACCESSIBLE SPACES REQUIRED, OF THE x ACCESSIBLE SPACES, AT LEAST x (x) TO BE VAN ACCESSIBLE SPACE

1109.2 TOILET ROOMS AND BATHING FACILITIES SHALL BE ACCESSIBLE.

TWO ACCESSIBLE RESTROOMS ARE PROVIDED. BALANCE OF REQUIRED PLUMBING FIXTURES SHALL BE PROVIDED IN SUBSEQUENT TENANT BUILD-OUTS, BASED ON TENANT STATE SUBMITTAL DRAWINGS.

CHAPTER 15 ROOFING

1505.1 PROVIDE A CLASS C ROOF ASSEMBLY FOR TYPE IIB BUILDINGS.

CHAPTER 24 GLASS AND GLAZING

2406.1 SAFETY GLAZING SHALL COMPLY WITH CATEGORY II OF CPSC 16 CFR 1201

2406.3 SAFETY DESIGNATION TO BE LABELED ON EACH PANE FROM MANUFACTURER. HAZARDOUS LOCATIONS REQUIRING SAFETY GLAZING:

- GLAZING IN SWINGING DOORS
- GLAZING IN FIXED AND SLIDING PANELS OF SLIDING DOOR ASSEMBLIES
- GLAZING IN STORM DOORS
- GLAZING IN UNFRAMED SWINGING DOORS
- GLAZING IN FIXED OR OPERABLE PANELS WITHIN 24" OF A DOOR JAMB
- GLAZING BELOW 18" AFF AND ABOVE 36" AFF, IN EXCESS OF 9 SF
- GLAZING IN GUARDS AND RAILINGS
- GLAZING IN POOLS BELOW 60" AFF & W/ 60" HORIZ OF POOL EDGE
- GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS

CHAPTER 29 PLUMBING SYSTEMS

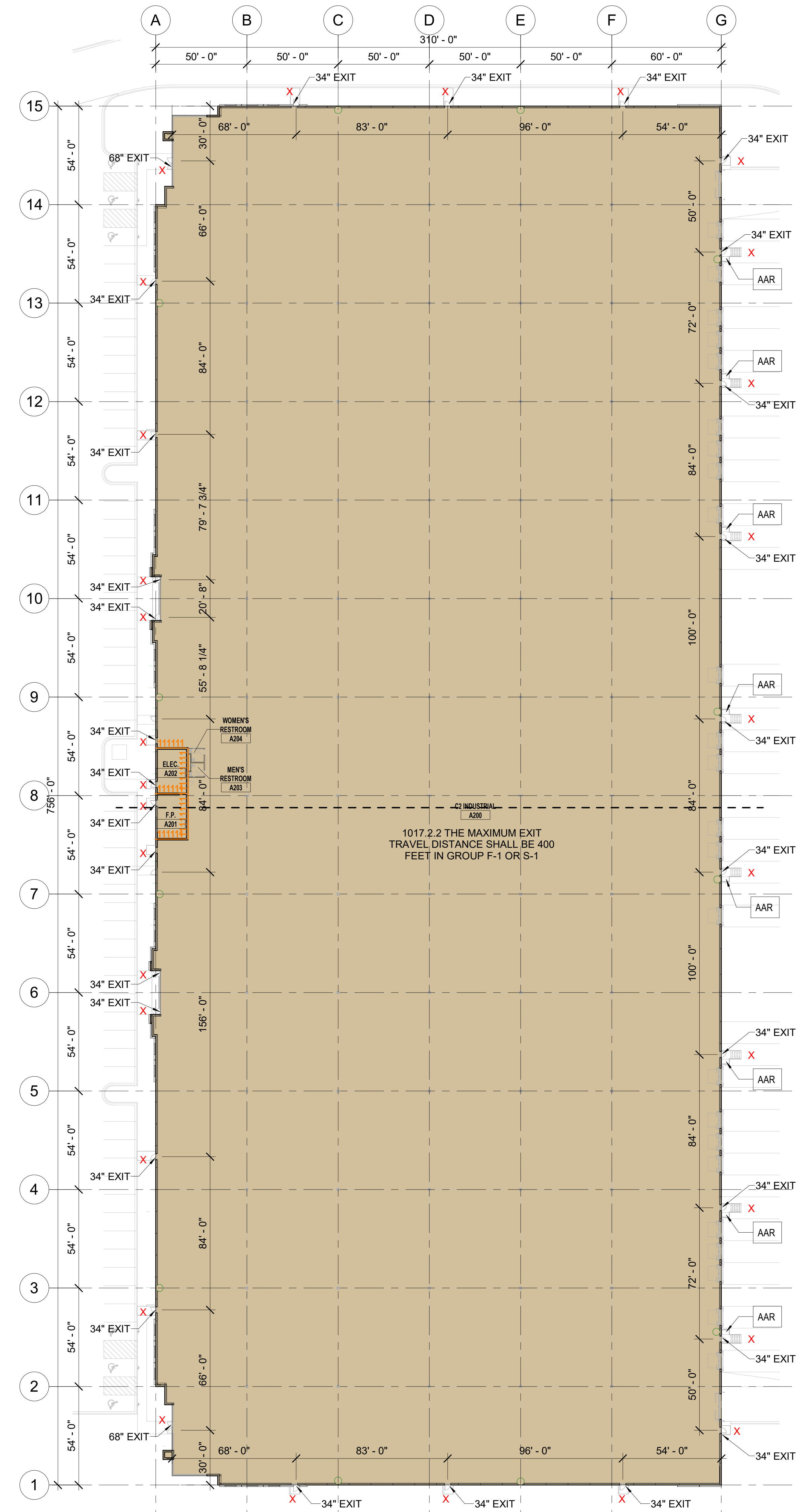
2902.1 TWO ACCESSIBLE RESTROOMS ARE PROVIDED. BALANCE OF REQUIRED PLUMBING FIXTURES SHALL BE PROVIDED IN SUBSEQUENT TENANT BUILD-OUTS, BASED ON TENANT STATE SUBMITTAL DRAWINGS.

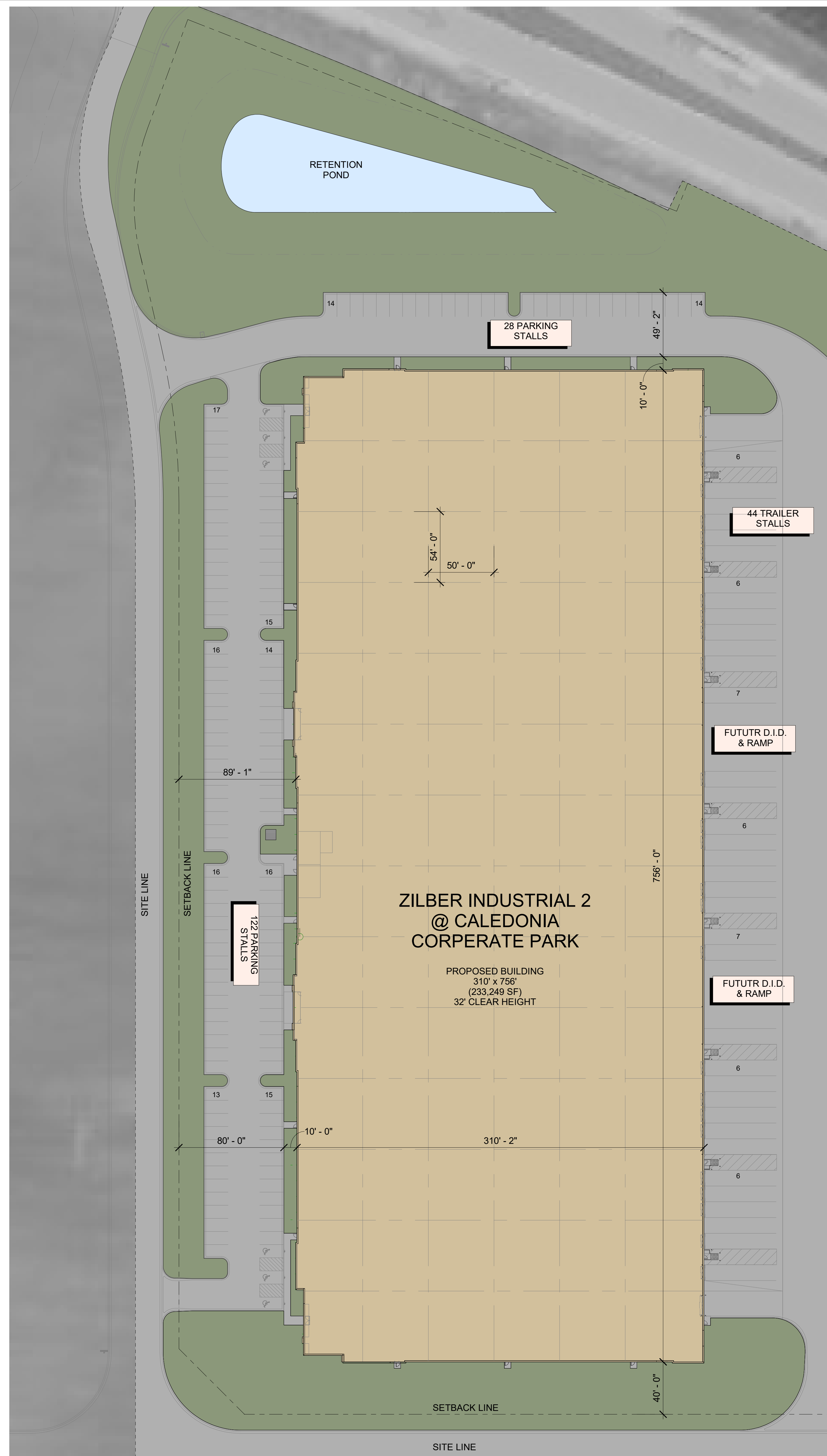
2902.1.2 FIXTURES LOCATED WITHIN UNISEX TOILET BATHING ROOMS ARE PERMITTED TO BE INCLUDED FOR EITHER MALE OR FEMALE OCCUPANTS.

INTERNATIONAL FIRE CODE

CHAPTER 32 HIGH-PILED COMBUSTIBLE STORAGE

3206.6.1 PROVIDE A MINIMUM OF ONE ACCESS DOOR IN EACH 100 LINEAL FEET OF THE EXTERIOR WALLS THAT FACE REQUIRED FIRE APPARATUS ACCESS ROADS.





SITE KEY	
PAVEMENT/BUILDING	
GREEN SPACE	
PERMISSIBLE TRANSFORMER ZONE	
Zilber Industrial C1 & C2 Northwestern Ave & East Frontage Road CALEDONIA, WI 53126	
ZONING REQUIREMENTS & CLEARANCES SITE TOTALS	
<small>Total Proposed Stalls on Zilber Industrial lot: 150 Stalls - (100 ADA & 50 Future Stalls)</small>	487,556 SF Total (11.19 AC) 233,249 SF Building Footprint Area (5.35 AC) 135,430 SF Pavement (3.11 AC) 118,877 SF Green Space (2.73 AC)
150 Parking Stalls Total Possible	27.78% Pavement - Building Footprint 47.84% 24.38% Green Space

1 C2 SITE PLAN - CONTEXT-ARCHITECTURAL SITE PLAN
1" = 40'-0"

C2 - Green Space
1" = 60'-0"

Consultant:

Project:
ZILBER INDUSTRIAL 2 @
CALEDONIA CORPORATE PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:
True North
Plan North

MUNICIPAL SUBMITTAL
SET 7/25/22

Sheet:
C2 - ZILBER INDUSTRIAL 2
@ CALEDONIA
CORPORATE PARK SITE
PLAN

Scale:
As indicated

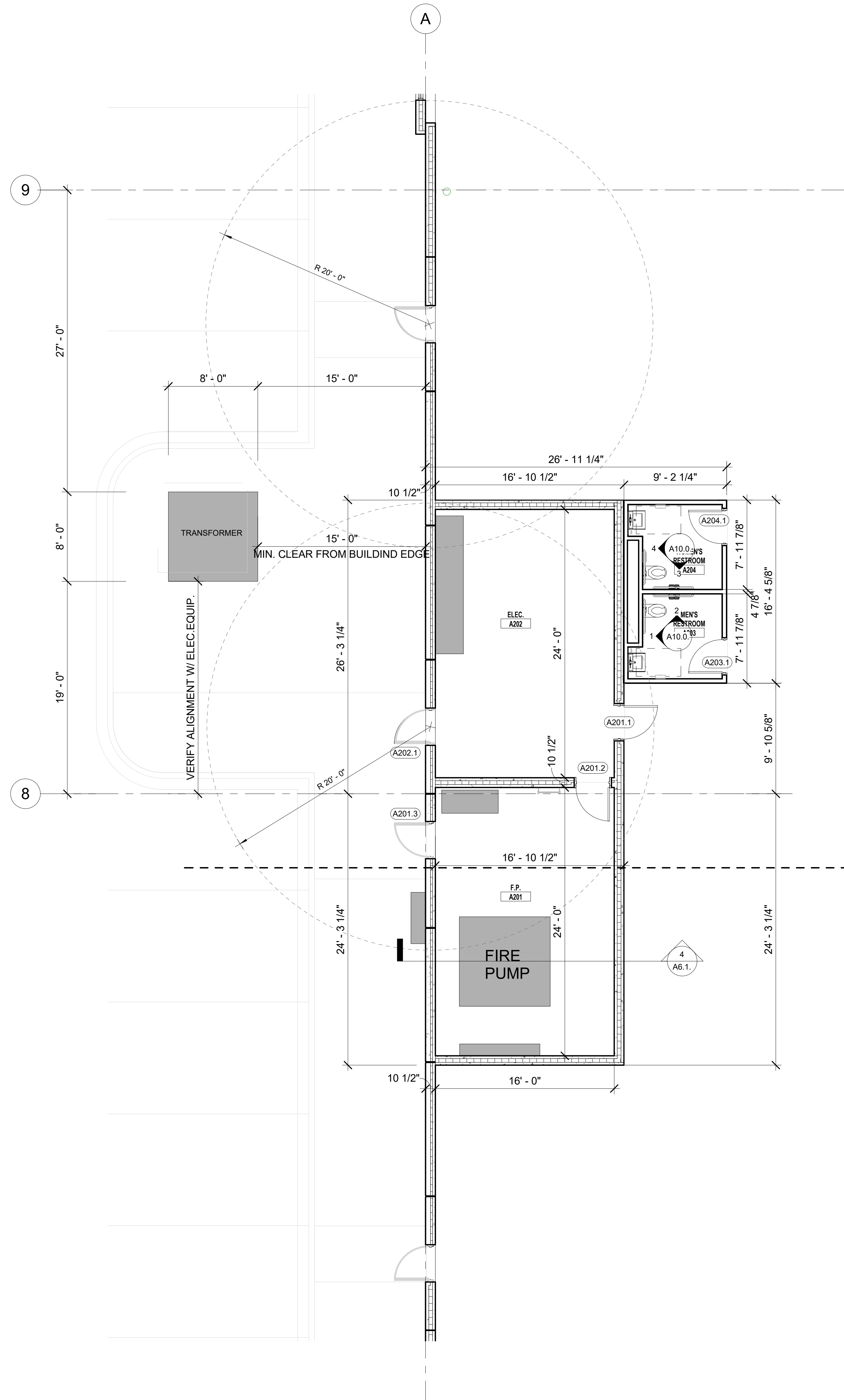
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No.	Date	Description

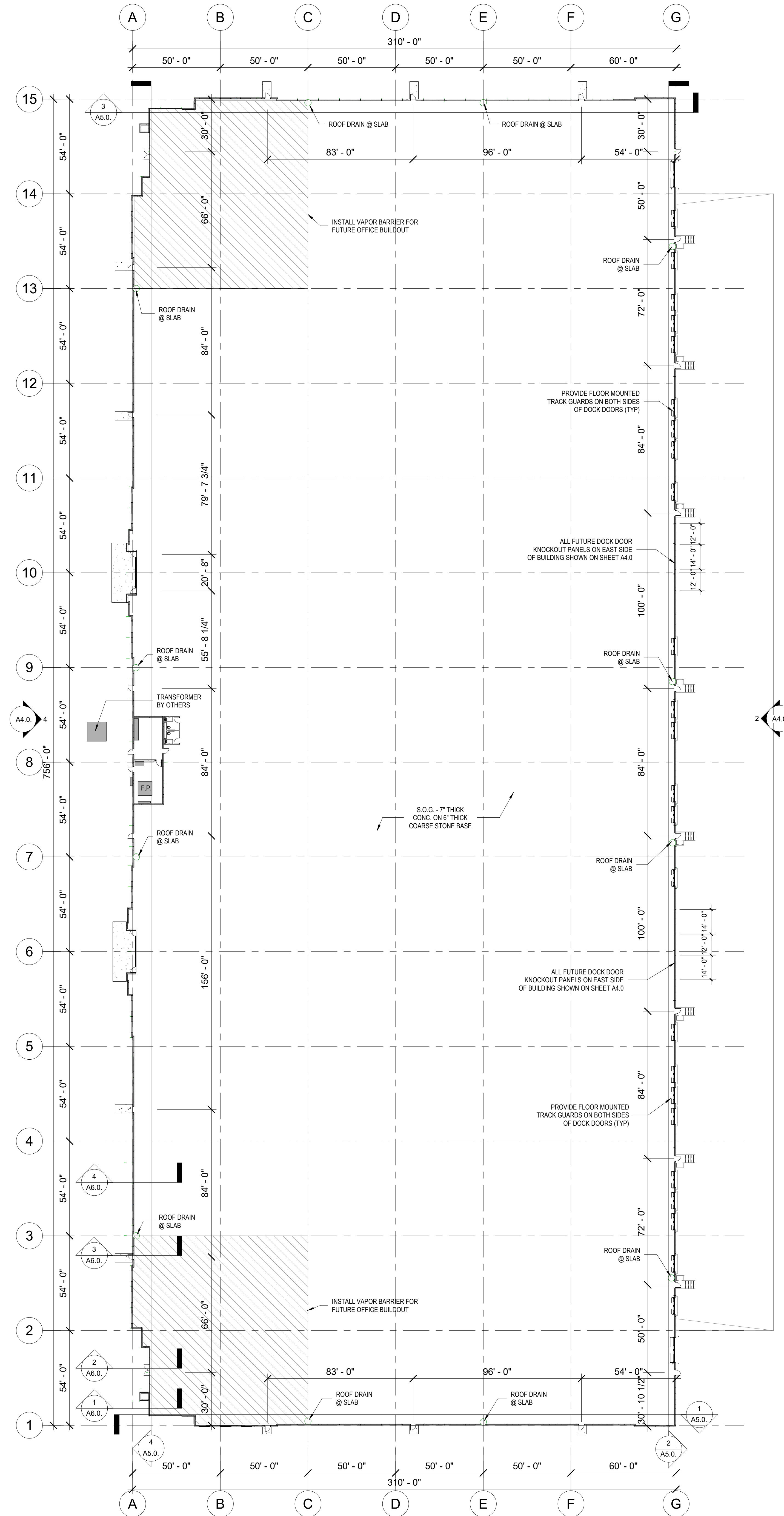
Date:
7/25/2022

Project No:
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Sheet No:



2 C2 - FIRST FLOOR PLAN - ENLARGED F.P. ELEC.
3/16" = 1'-0"



1 FIRST FLOOR PLAN - C2
1" = 30'-0"

Consultant:

Project:
ZILBER INDUSTRIAL 2 @ CALEDONIA CORPORATE PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:
Plan North

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Sheet:
C2 - FIRST FLOOR PLAN - OVERALL

Scale:
As indicated

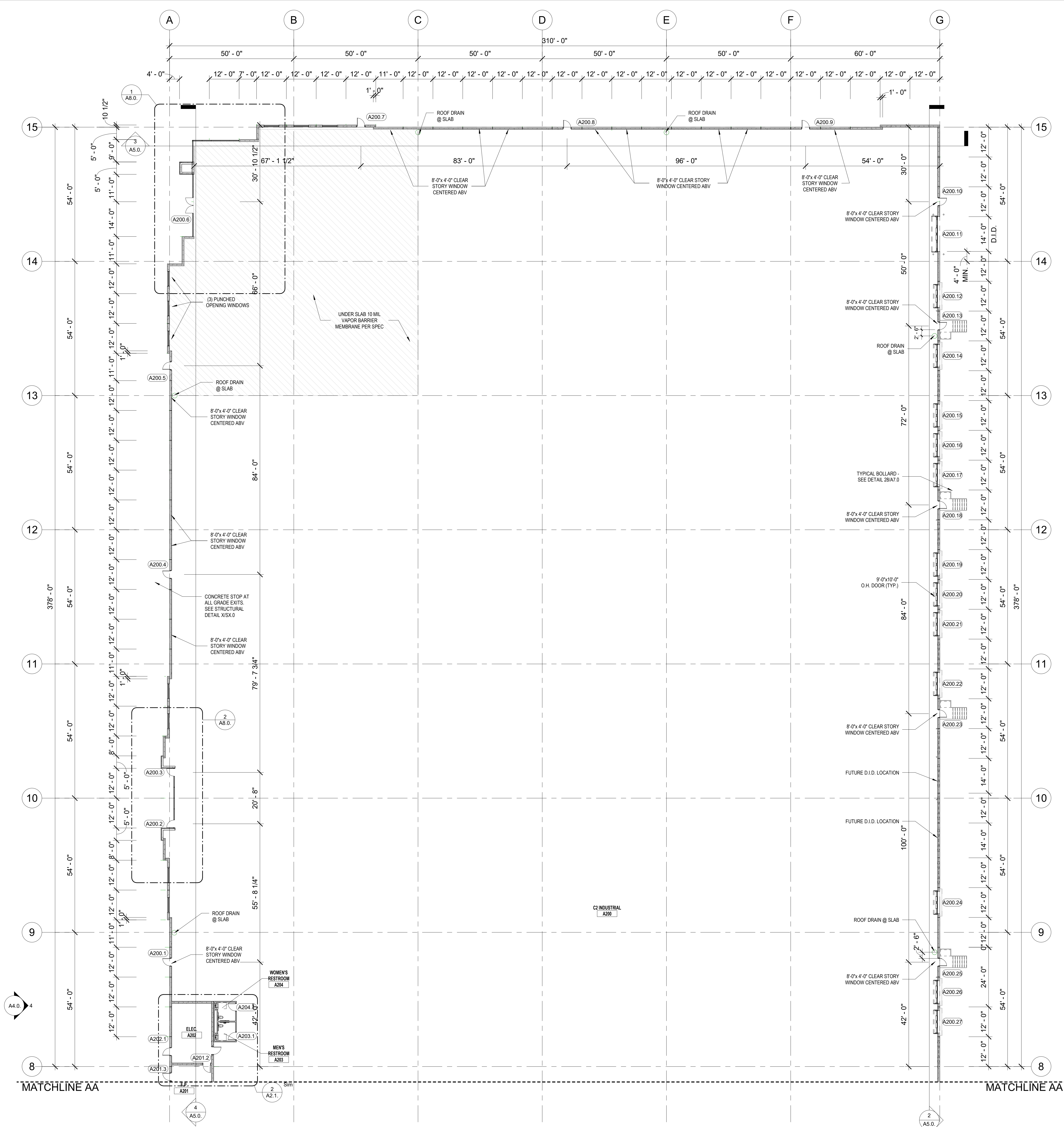
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Date:
7/25/2022

Project No:
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Sheet No:
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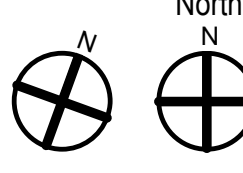
1 C2 - FIRST FLOOR PLAN - PART A
1/16" = 1'-0"

Consultant:

Project:

ZILBER INDUSTRIAL 2 @
CALEDONIA CORPORATE
PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:
 Plan North

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SET 7/25/22

Sheet:
C2 - FIRST FLOOR PLAN -
PART A

Scale:
1/16" = 1'-0"

Revisions:

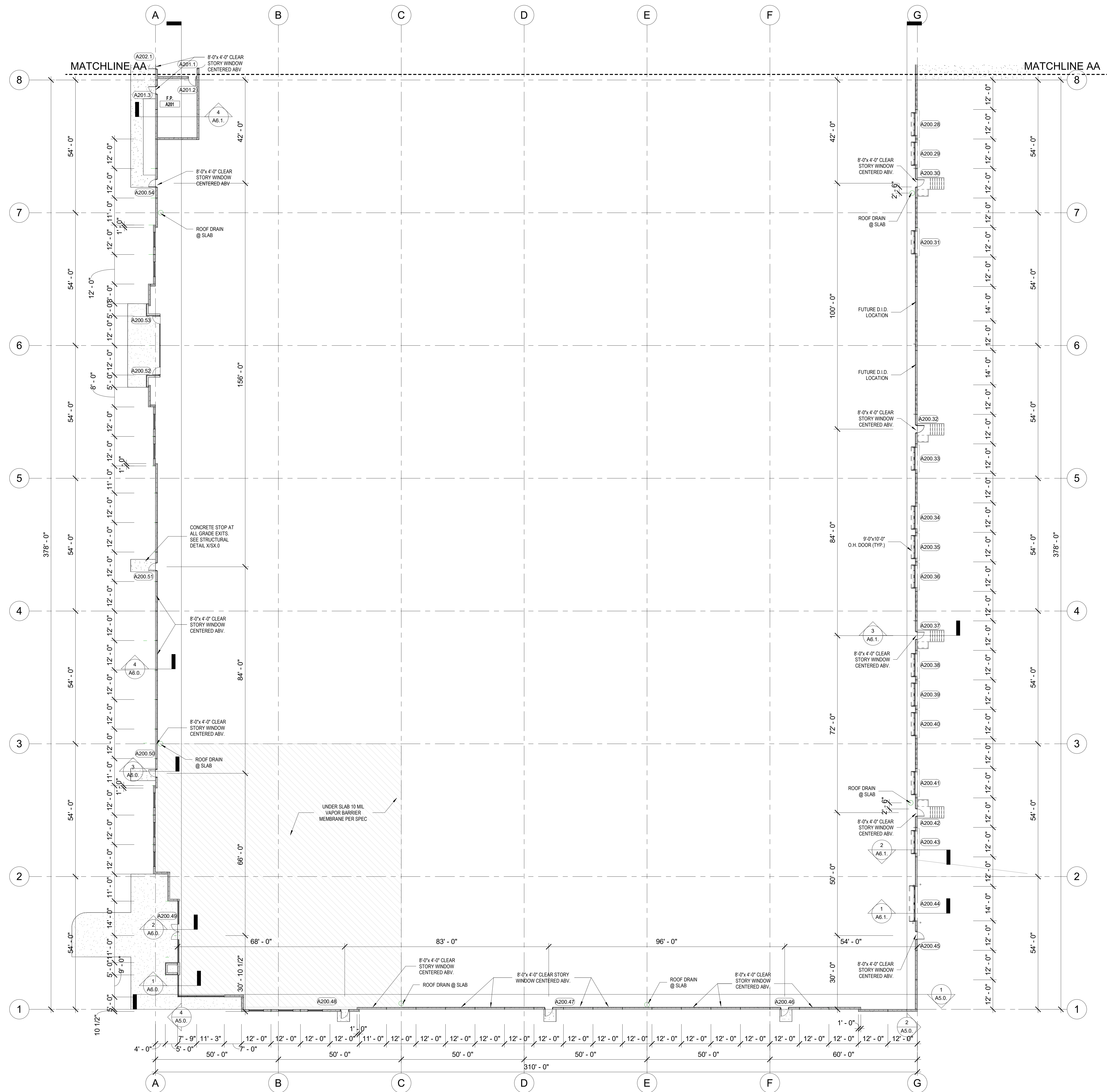
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Date:
7/25/2022

Project No:
-

Sheet No:

A2.1.a



1 C2 - FIRST FLOOR PLAN - PART B
1/16" = 1'-0"

Consultant:

Project:
ZILBER INDUSTRIAL 2 @ CALEDONIA CORPORATE PARK

Location:
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Caledonia WI, 53126

Key Plan:
True North
Plan North

MUNICIPAL SUBMITTAL
SET 7/25/22

Sheet:
C2 - FIRST FLOOR PLAN - PART B

Scale:
1/16" = 1'-0"

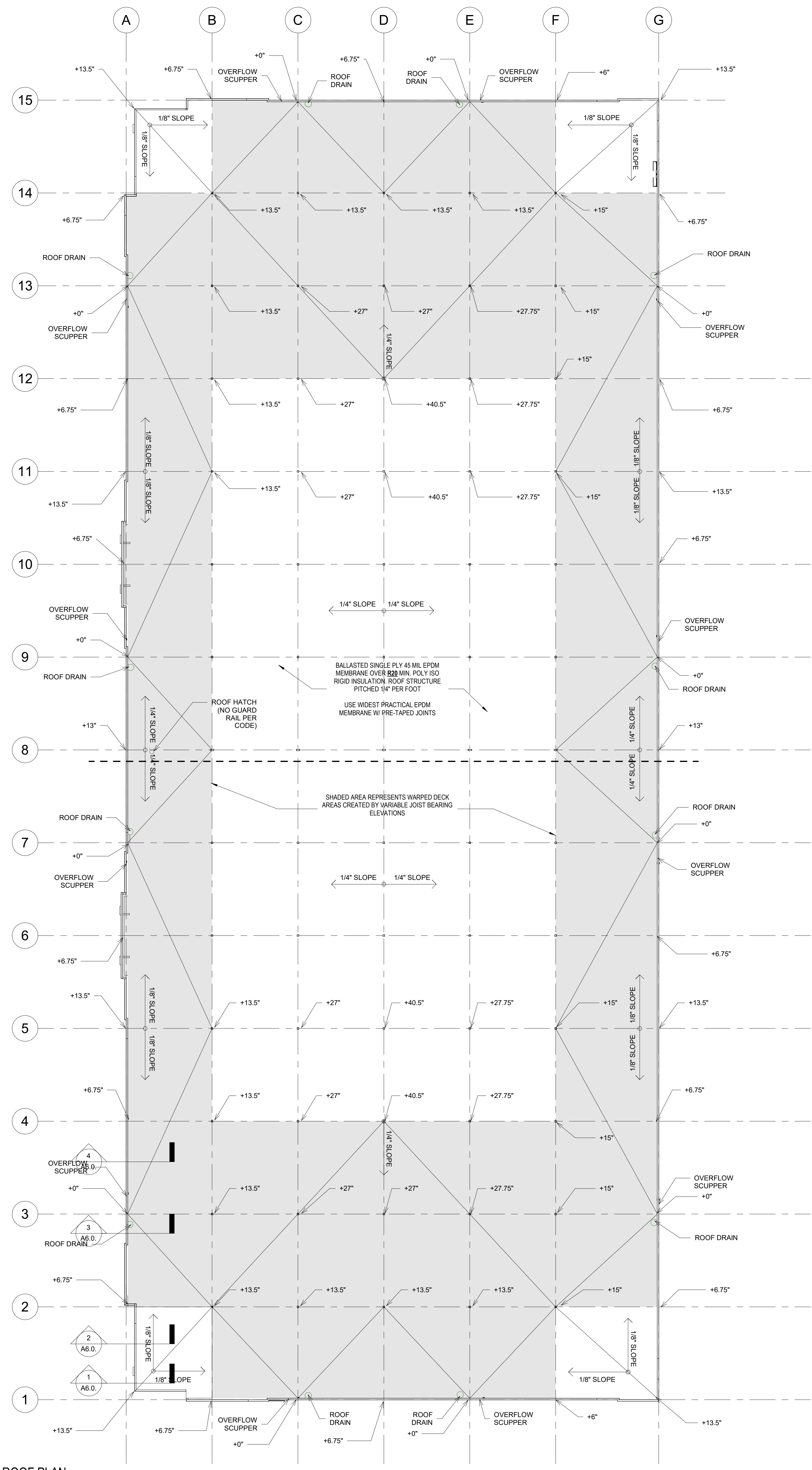
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Date:
7/25/2022

Project No:

Sheet No:



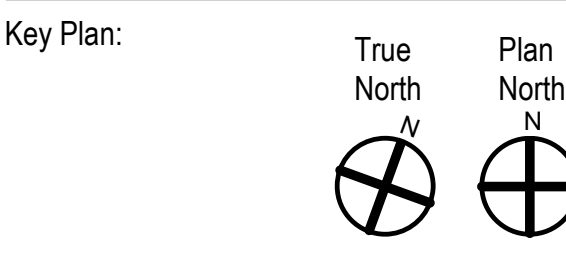
1 C2 - ROOF PLAN
1" = 30'-0"

Consultant:

Project:

ZILBER INDUSTRIAL 2 @ CALEDONIA CORPORATE PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126



MUNICIPAL SUBMITTAL
SET 7/25/22

Sheet:
C2 - ROOF PLAN

Scale:
1" = 30'-0"

Revisions:

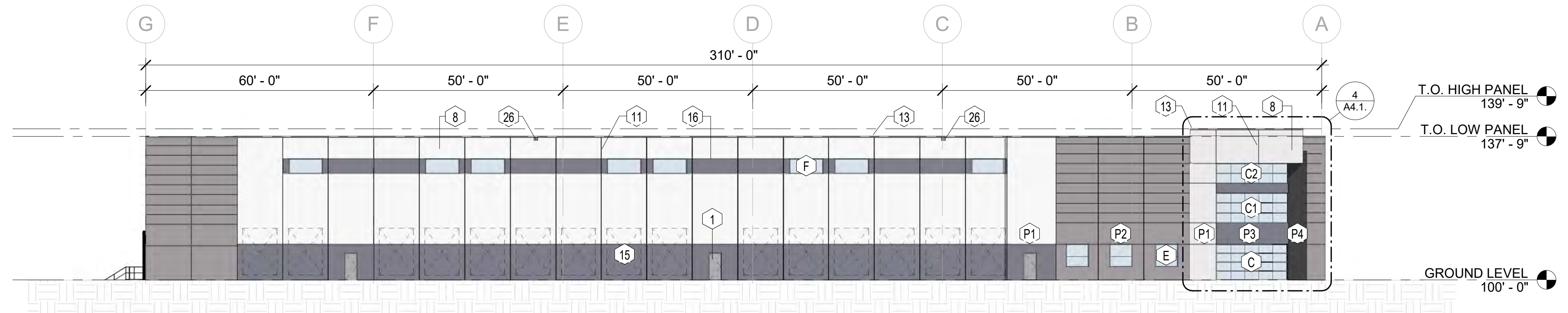
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Date:
7/25/2022

Project No:
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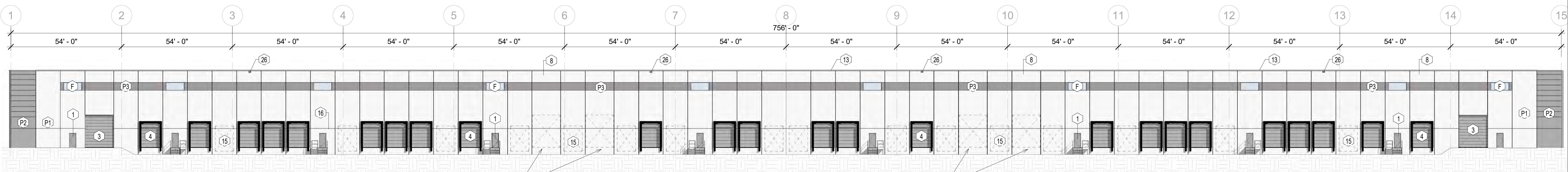
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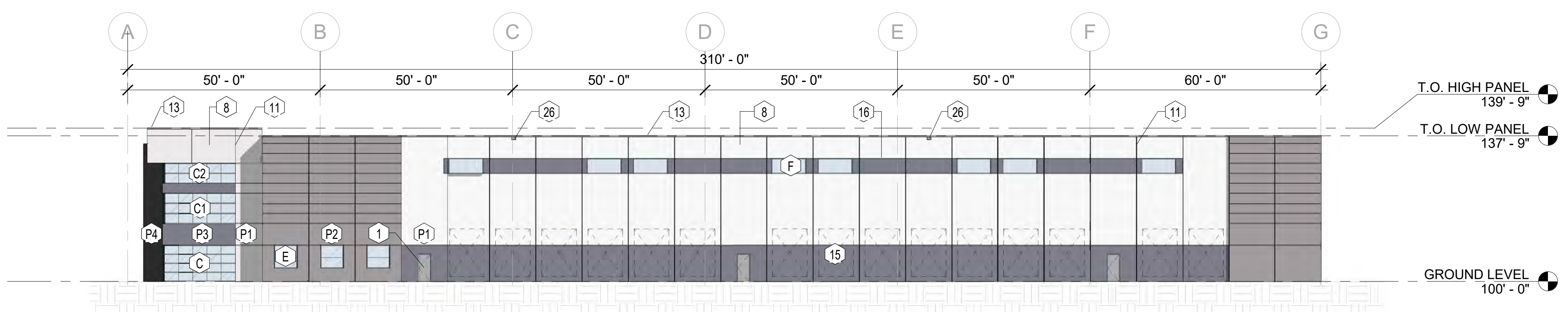


1 NORTH C2
1" = 20'-0"

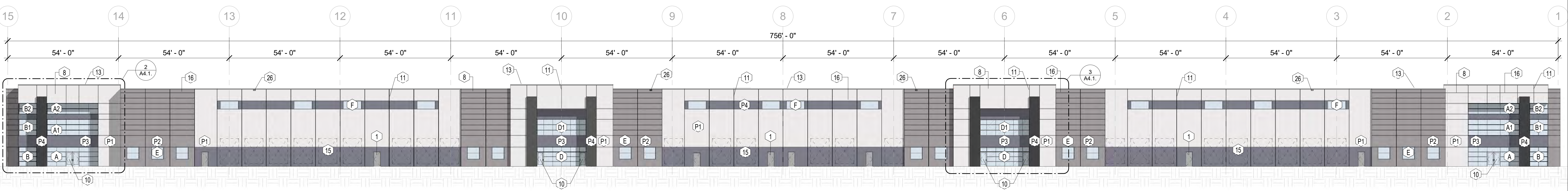
#	DESCRIPTION
1	HOLLOW METAL DOOR (FLUSH) 16 GA. PRIMED AND PAINTED INSULATED LAMINATED CORE, PAINTED TO MATCH PRECAST COLOR. COLOR TO BE SELECTED BY ARCHITECT.
3	OVERHEAD DOOR 14' W x 16' H WITH (1) 24" x 12" NARROW HORIZONTAL LITE, PREFINISHED INSULATED ELECTRICALLY OPERATED. AT FIRST FLOOR LEVEL.
4	9' x 11' ELECTRIC OPERATED OVERHEAD DOORS W/ 30,000LB MECHANICALLY OPERATED DOCK LEVELERS AND FROMMELT DOCK SEALS WITH C-CURTAIN & ARMOR PLEATS. (1) 24" x 12" HORIZONTAL LITE. PREFINISHED INSULATED PROVIDE AND INSTALL WITH INTERIOR DOCK LIGHT.
8	10.5" THICK INSULATED PROVIDE R12 - 3" CONC. + 1.5" RIGID INSUL. + 3" CONC. WET CAST SMOOTH FACED. LOAD-BEARING PRECAST CONCRETE WALL. EXTERIOR PANEL FACE TO BE FORMED SMOOTH AND PREPARED FOR PAINTING.
10	(2) 3'-0" x 7'-0" GLAZED ALUM. DOORS IN ALUM. STOREFRONT SYSTEM - BRONZE TINTED ANODIZED FINISH TO MATCH TYP. SEE DOOR TYPES.
11	VERTICAL JOINT @ PRECAST PANEL SEE PLAN DETAIL ON SHEET A7.0 - 3/4" DEEP REVEAL. (SEE ELEVATIONS FOR HEIGHTS AND LOCATIONS) TYP.
13	PREFINISHED METAL WALL COPING / GRAVEL STOP WITH 6" FACE ON 2X PRESSURE TREATED WOOD ROOF BLOCKING. ANCHORED TO TOP OF PRECAST CONCRETE PANELS @ 6" OC WITH 3/8" DIAMETER CONCRETE ANCHOR FASTENERS. EXTEND ROOF MEMBRANE OVER WALL EDGE AND TERMINATE UNDER COPING SYSTEM.
15	FUTURE KNOCK-OUT OPENING FOR WINDOW 8' X 8'
16	HORIZONTAL REVEAL @ PRECAST PANEL SEE SECTION DETAIL ON SHEET A7.0
26	OVERFLOW SCUPPER. SEE DETAIL 10A1.0
A	WINDOW TYPE A. SEE WINDOW TYPES SHEET A10.1
A1	WINDOW TYPE A1. SEE WINDOW TYPES SHEET A10.1
A2	WINDOW TYPE A2. SEE WINDOW TYPES SHEET A10.1
B	WINDOW TYPE B. SEE WINDOW TYPES SHEET A10.1
B1	WINDOW TYPE B1. SEE WINDOW TYPES SHEET A10.1
B2	WINDOW TYPE B2. SEE WINDOW TYPES SHEET A10.1
C	WINDOW TYPE C. SEE WINDOW TYPES SHEET A10.1
C1	WINDOW TYPE C1. SEE WINDOW TYPES SHEET A10.1
C2	WINDOW TYPE C2. SEE WINDOW TYPES SHEET A10.1
D	WINDOW TYPE D. SEE WINDOW TYPES SHEET A10.1
D1	WINDOW TYPE D1. SEE WINDOW TYPES SHEET A10.1
E	WINDOW TYPE E. SEE WINDOW TYPES SHEET A10.1
F	WINDOW TYPE F. SEE WINDOW TYPES SHEET A10.1
P1	BENJAMIN MOORE WHITE = SHEEPS WHOOOL 857
P2	BENJAMIN MOORE LIGHT GREY = RIVER REFLECTIONS 1552
P3	BENJAMIN MOORE DARK GREY = EAGLE ROCK 1469
P4	BENJAMIN MOORE BLACK = DRAGON'S BREATH 1547



2 EAST C2
1" = 20'-0"



3 SOUTH C2
1" = 20'-0"



4 WEST C2
1" = 20'-0"

Consultant:

Project:
ZILBER INDUSTRIAL 2 @ CALEDONIA CORPORATE PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:

MUNICIPAL SUBMITTAL
SET 7/25/22

Sheet:
C2 EXTERIOR ELEVATIONS

Scale:
1" = 20'-0"

Revisions:

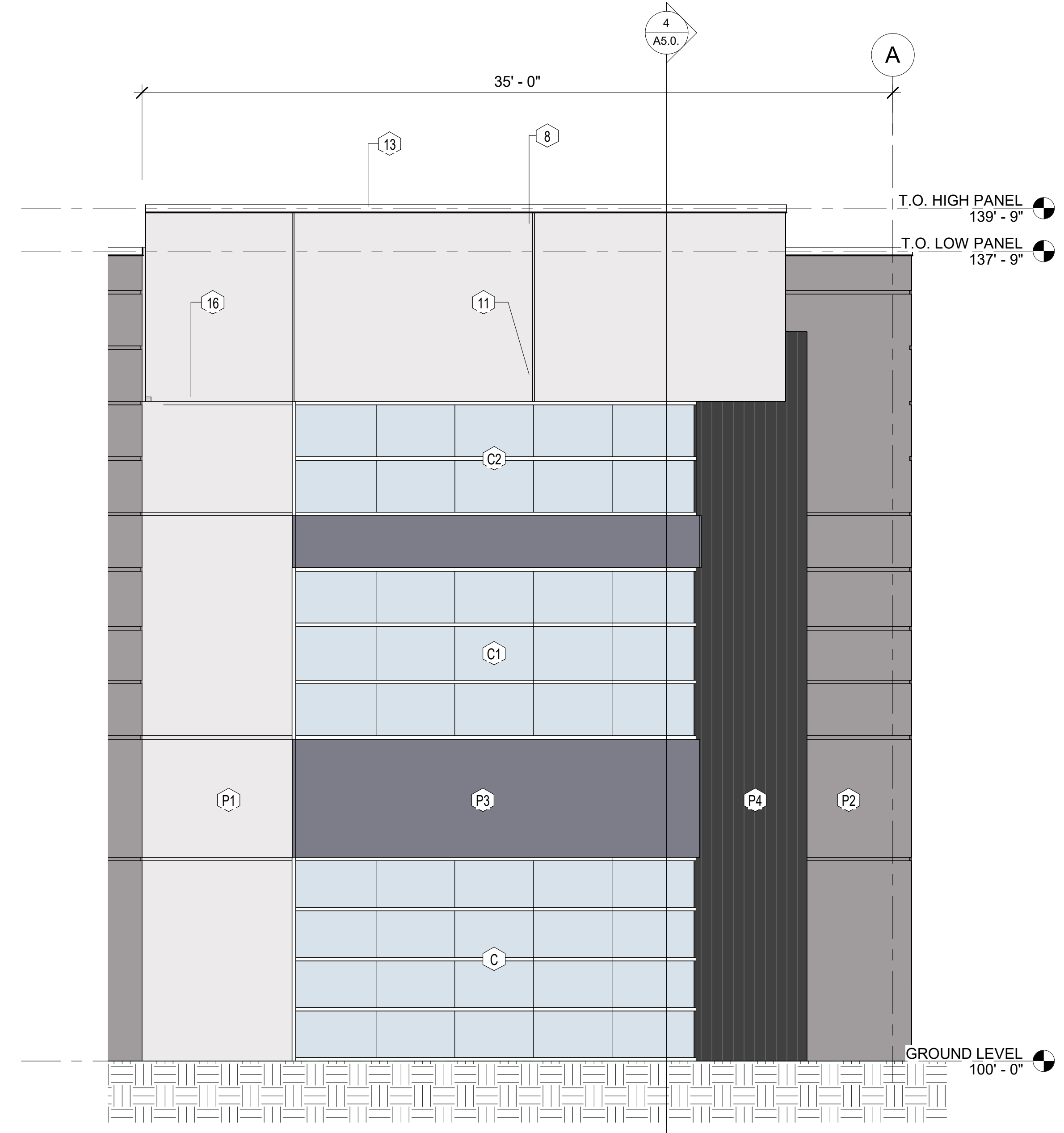
No.	Date	Description

Date:
7/25/2022

Project No:
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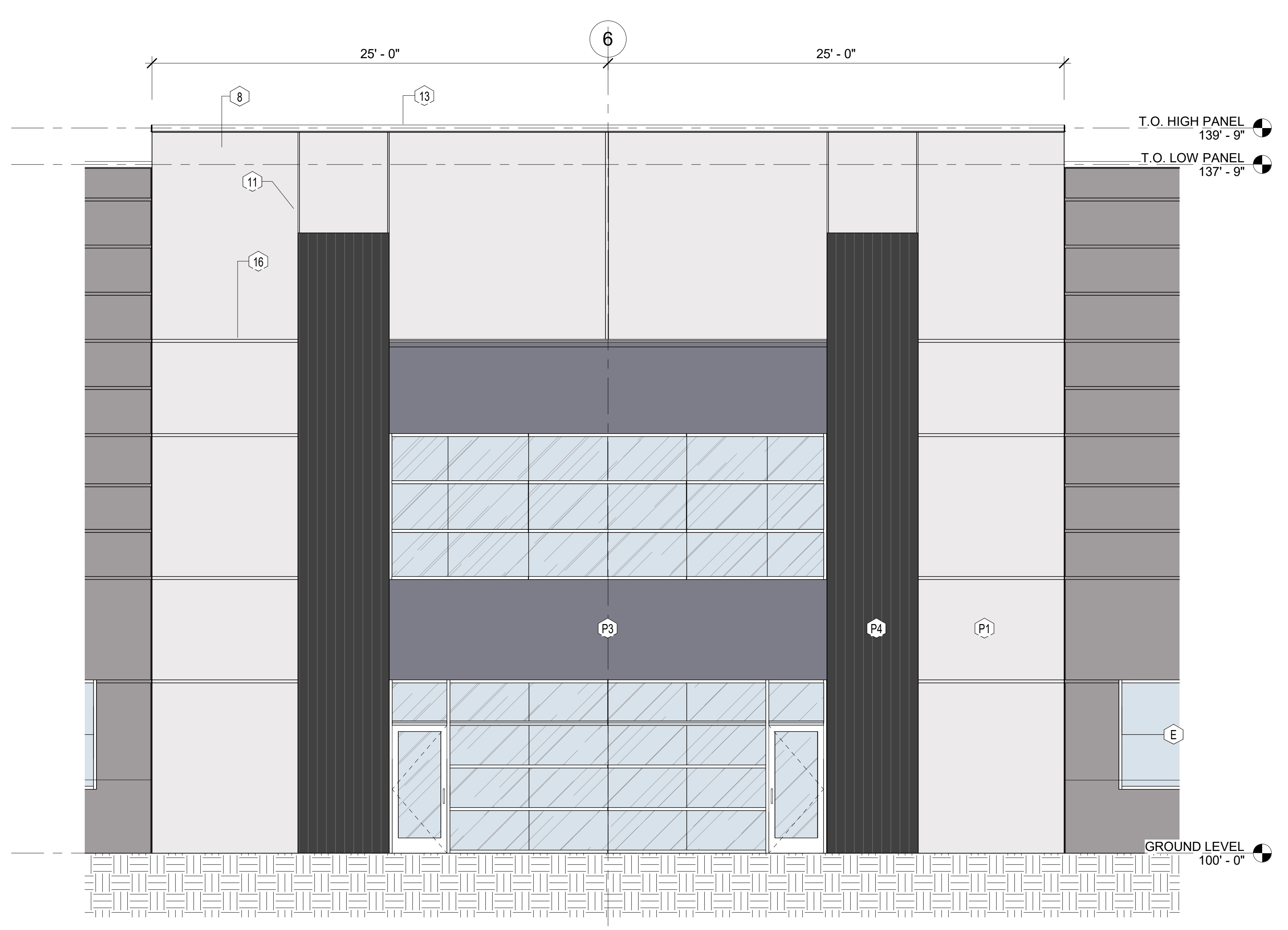
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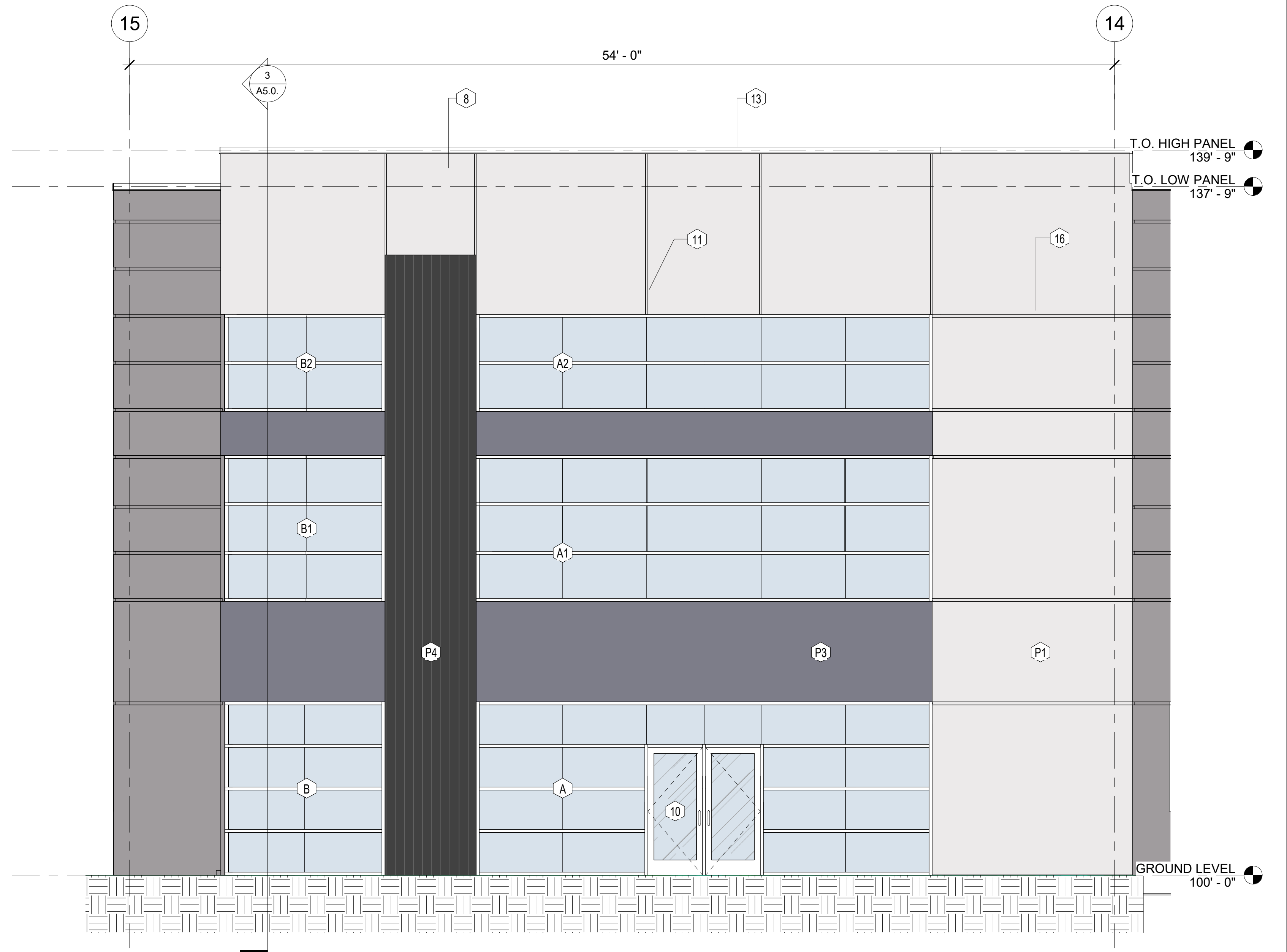


4 NORTH C2 - Callout 1
1/4" = 1'-0"

KEYNOTES PER SHEET	
#	DESCRIPTION
8	10.5" THICK INSULATED - PROVIDE R12 - 3" CONC. + 4.5" RIGID INSUL. + 3" CONC. WET CAST SMOOTH FACED, LOAD-BEARING PRECAST CONCRETE WALL. EXTERIOR PANEL FACE TO BE FORMED SMOOTH AND PREPARED FOR PAINTING.
10	23'-0" X 7'-0" GLAZED ALUM. DOORS IN ALUM. STOREFRONT SYSTEM - BRONZE TINTED ANODIZED FINISH TO MATCH TYP. SEE DOOR TYPES.
11	VERTICAL JOINT @ PRECAST PANEL SEE PLAN DETAIL ON SHEET A7.0 - 3/4" DEEP REVEAL (SEE ELEVATIONS FOR HEIGHTS AND LOCATIONS) TYP.
13	PREFINISHED METAL WALL COPING / GRAVEL STOP WITH 6" FACE ON 2X PRESSURE TREATED WOOD ROOF BLOCKING, ANCHORED TO TOP OF PRECAST CONCRETE PANELS @ 4" O/C WITH 3/8" DIAMETER CONCRETE ANCHOR FASTENERS. EXTEND ROOF MEMBRANE OVER WALL EDGE AND TERMINATE UNDER COPING SYSTEM.
16	HORIZONTAL REVEAL @ PRECAST PANEL SEE SECTION DETAIL ON SHEET A7.0
A	WINDOW TYPE A. SEE WINDOW TYPES SHEET A10.1
A1	WINDOW TYPE A1. SEE WINDOW TYPES SHEET A10.1
A2	WINDOW TYPE A2. SEE WINDOW TYPES SHEET A10.1
B	WINDOW TYPE B. SEE WINDOW TYPES SHEET A10.1
B1	WINDOW TYPE B1. SEE WINDOW TYPES SHEET A10.1
B2	WINDOW TYPE B2. SEE WINDOW TYPES SHEET A10.1
C	WINDOW TYPE C. SEE WINDOW TYPES SHEET A10.1
C1	WINDOW TYPE C1. SEE WINDOW TYPES SHEET A10.1
C2	WINDOW TYPE C2. SEE WINDOW TYPES SHEET A10.1
E	WINDOW TYPE E. SEE WINDOW TYPES SHEET A10.1
P1	BENJAMIN MOORE WHITE = SHEEP'S WOOL 857
P2	BENJAMIN MOORE LIGHT GREY = RIVER REFLECTIONS 1552
P3	BENJAMIN MOORE DARK GREY = EAGLE ROCK 1469
P4	BENJAMIN MOORE BLACK = DRAGON'S BREATH 1547



3 WEST C2 - Callout 3
1/4" = 1'-0"



2 WEST C2 - Callout 1
1/4" = 1'-0"

Consultant:

Project:
ZILBER INDUSTRIAL 2 @ CALEDONIA CORPORATE PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:

MUNICIPAL SUBMITTAL
SET 7/25/22

Sheet:
C2 ENLARGED ENTRY ELEVATIONS

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

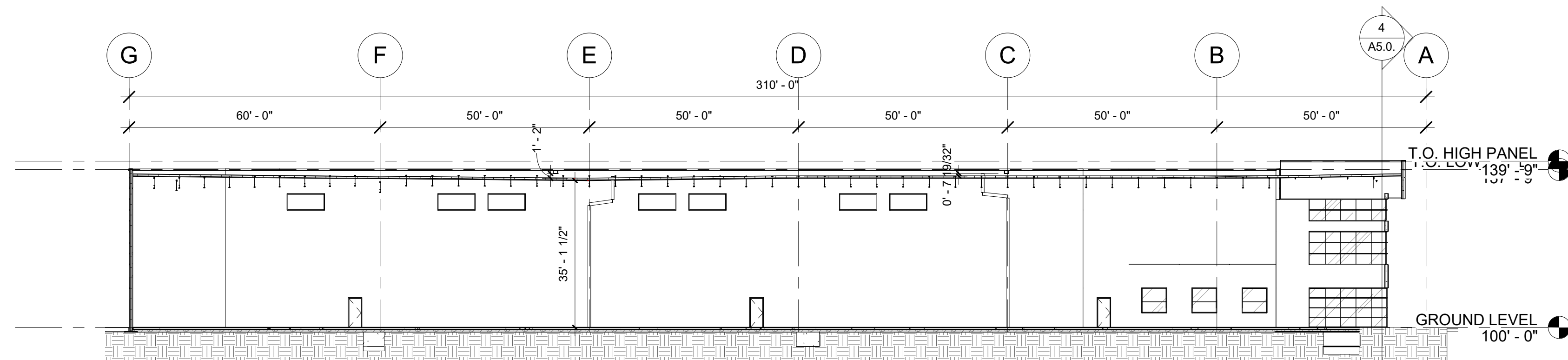
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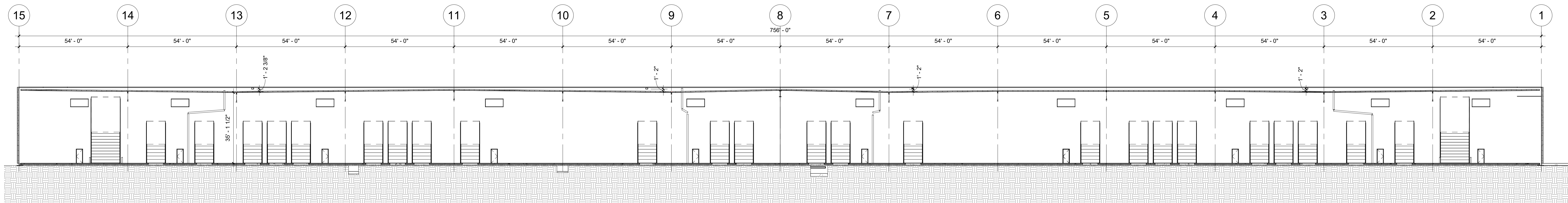
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7/25/2022

Project No:

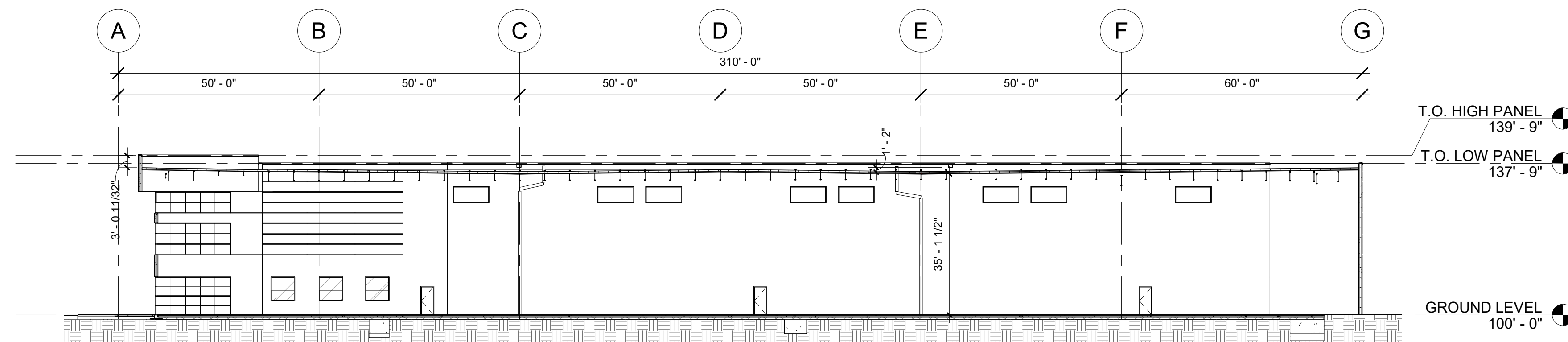
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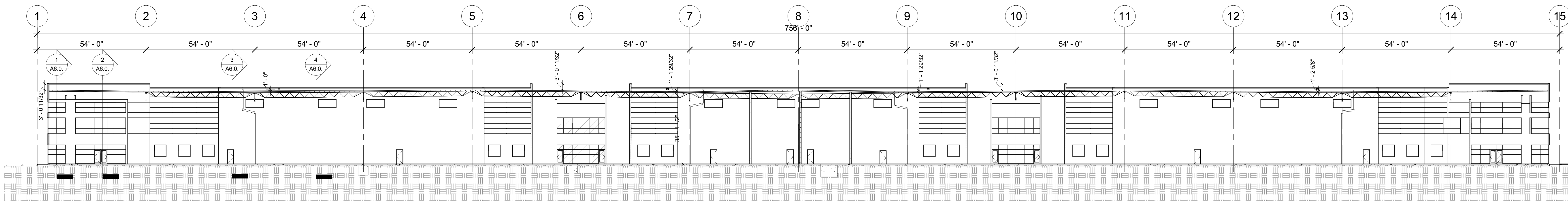
1 C2 - PANEL HEIGHTS - SOUTH
3/64" = 1'-0"



2 C2 - PANEL HEIGHTS - EAST
3/64" = 1'-0"



3 C2 - PANEL HEIGHTS - NORTH
3/64" = 1'-0"



4 C2 - PANEL HEIGHTS - WEST
3/64" = 1'-0"

Consultant:

Project:

ZILBER INDUSTRIAL 2 @
CALEDONIA CORPORATE
PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:

MUNICIPAL SUBMITTAL
SET 7/25/22

Sheet:

C2 - BUILDING SECTION

Scale:

3/64" = 1'-0"

Revisions:

No.	Date	Description

Date:

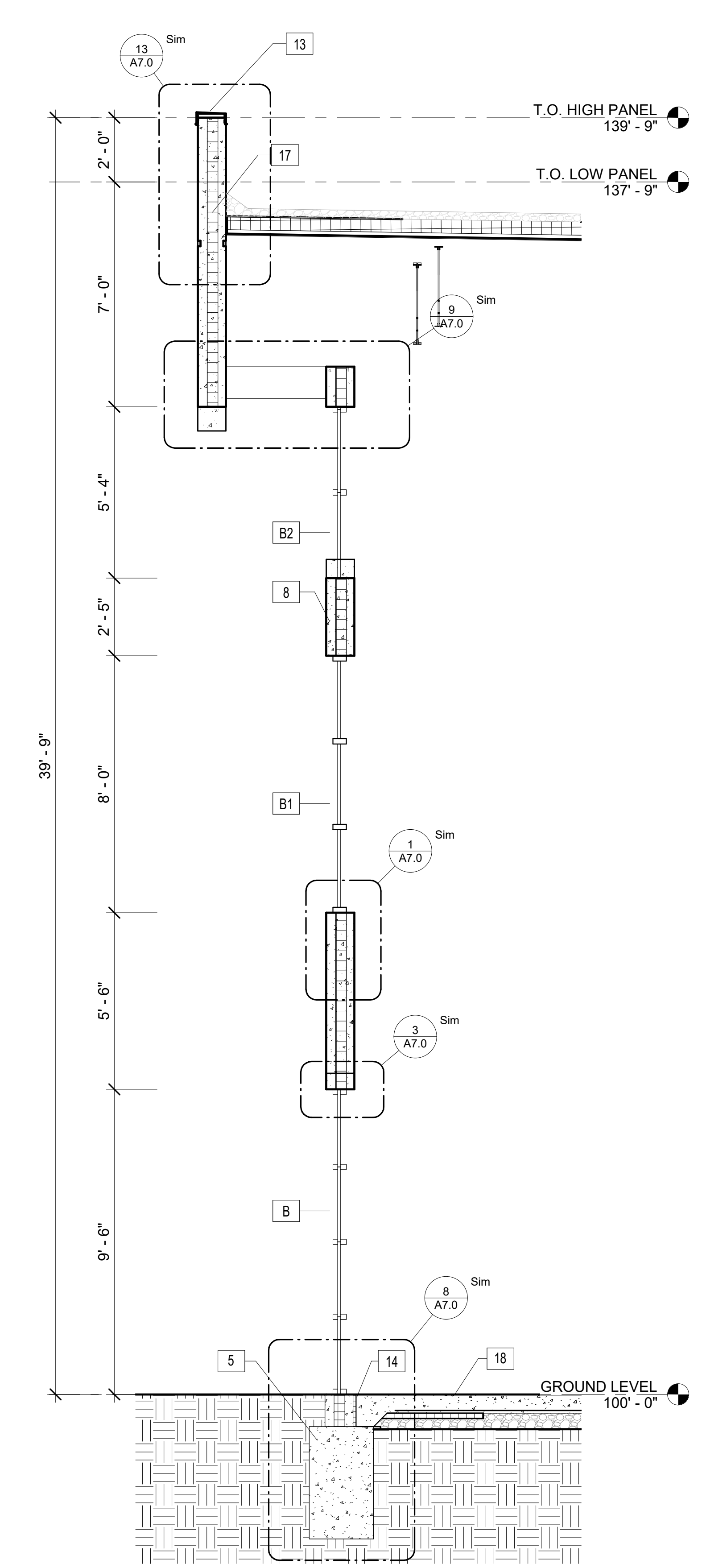
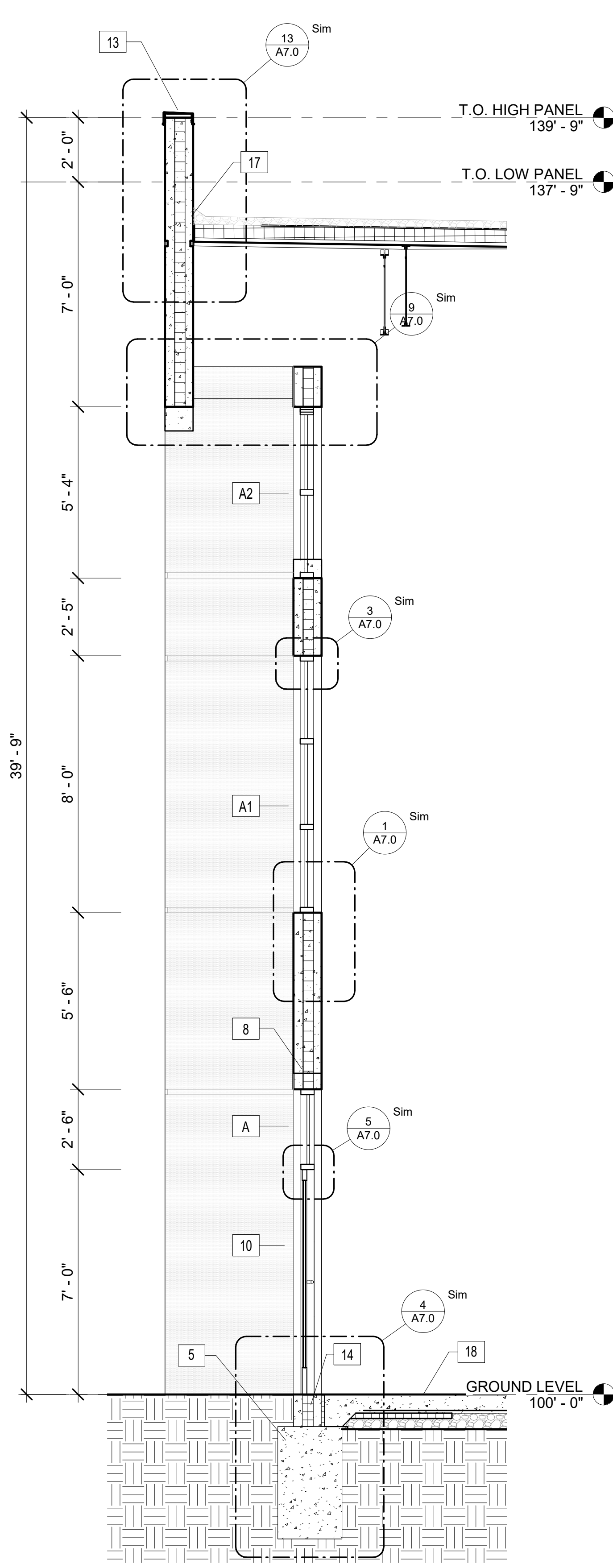
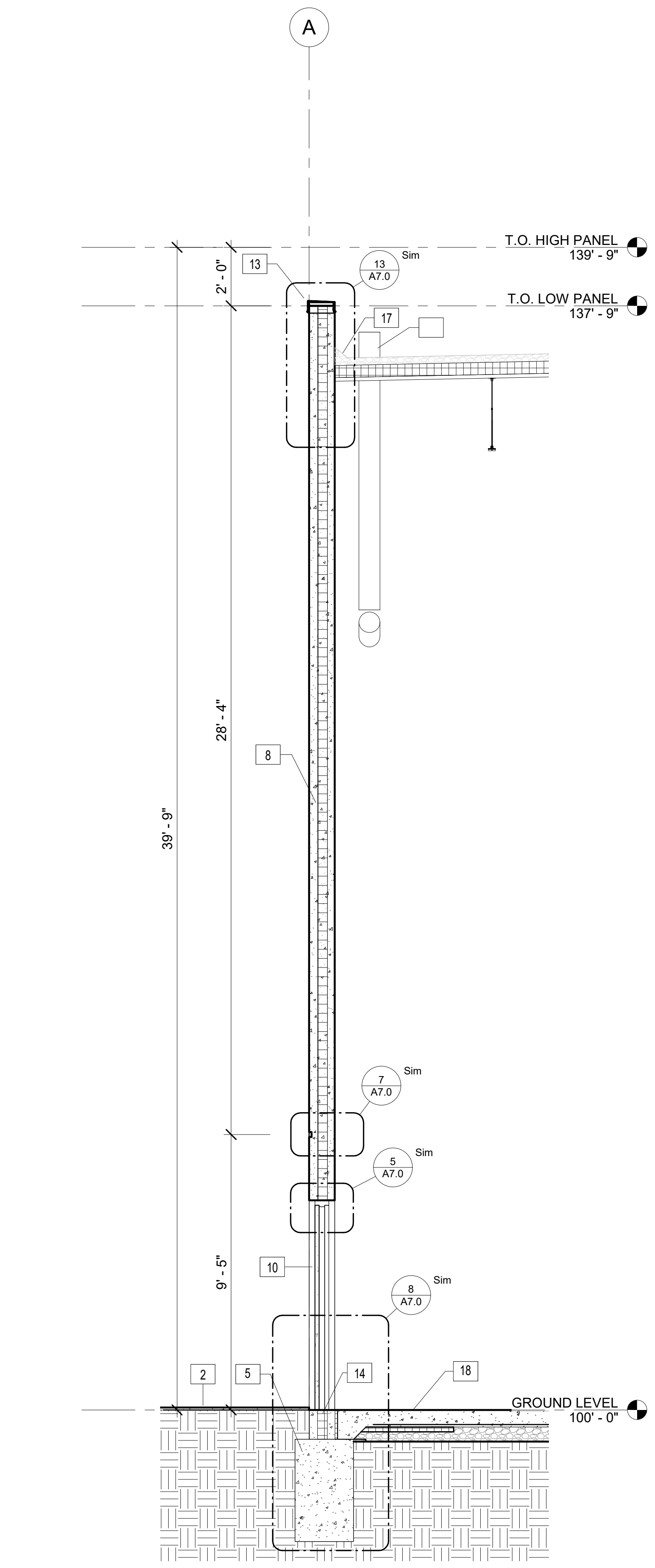
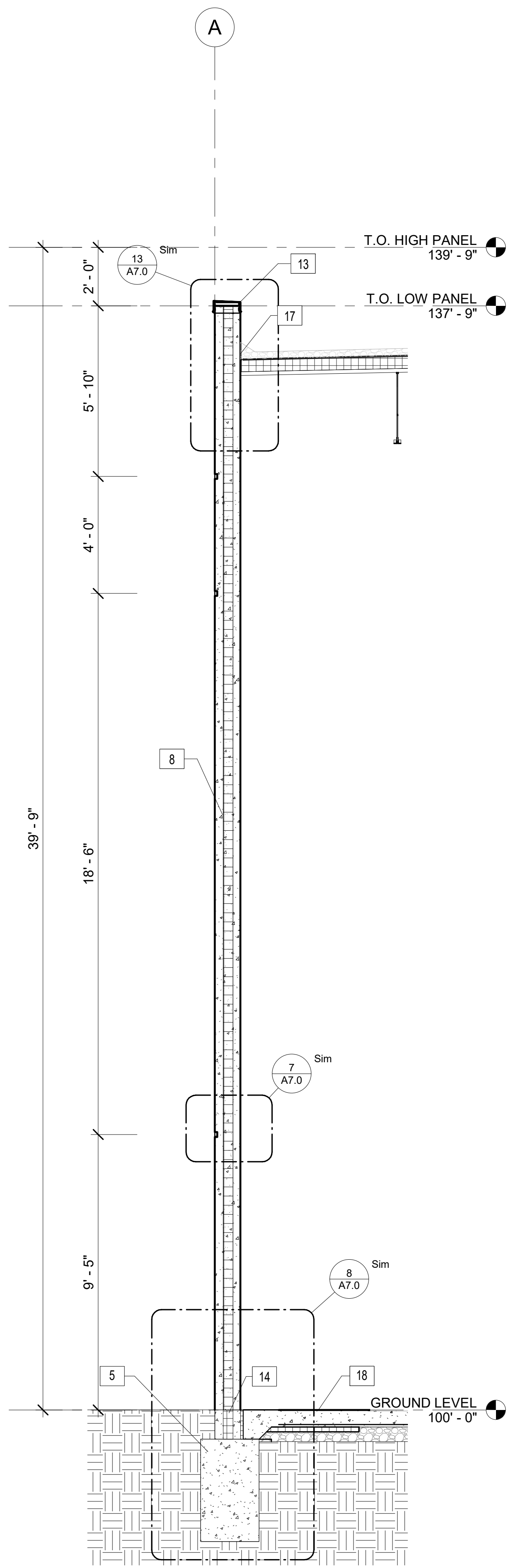
7/25/2022

Project No:

Sheet No:

A5.0.

KEYNOTES PER SHEET	
#	DESCRIPTION
2	CONCRETE STOOP - PITCH AWAY FROM BUILDING. SEE STRUCTURAL FOR FOOTINGS.
5	REINFORCED CONCRETE FOUNDATION. SEE STRUCTURAL DRAWINGS FOR SIZE AND STEEL REINFORCING.
8	10.5" THICK INSULATED - PROVIDE R12 - 3" CONC. + 4.5" RIGID INSUL. + 3" CONC. NET CAST SMOOTH FACED. LOAD-BEARING PRECAST CONCRETE WALL. EXTERIOR PANEL FACE TO BE FORMED SMOOTH AND PREPARED FOR PAINTING.
10	213" X 7'-0" GLAZED ALUM. DOORS IN ALUM. STOREFRONT SYSTEM - BRONZE TINTED ANODIZED FINISH TO MATCH TYPE SEE DOOR TYPES
13	PREFINISHED METAL WALL COPING / GRAVEL STOP WITH 6" FACE ON 2X PRESSURE TREATED WOOD ROOF BLOCKING. ANCHORED TO TOP OF PRECAST CONCRETE PANELS @ 4'-0" O.C WITH 3/8" DIAMETER CONCRETE ANCHOR FASTENERS. EXTEND ROOF MEMBRANE OVER WALL EDGE AND TERMINATE UNDER COPING SYSTEM.
14	7" BUILDING EXPANSION JOINT - SEE DETAIL 2A7.1 & COORDINATE WITH STRUCTURAL FOR LOCATION - TO BE LOCATED AT BETWEEN PANELS
17	WASHED STONE BALLAST (NOMINAL RATE OF 120SF IN FIELD AREAS, 150SF AT THE PERIMETER AREA, AND 150SF IN THE CORNER AREAS) OVER LOOSE-LAID 45-MIL SINGLE-PLY ROOF MEMBRANE ON 2" MIN. POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS, AND MINIMUM R-20. (PROVIDE R30 ALTERNATIVE PER SPECS) METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL WILL PITCH TO ROOF DRAINS PER CODE. ROOF DECK TO BE PRIMED OFF-WHITE AND ALL STEEL MEMBERS TO BE LIGHT GRAY IN COLOR. SEE STRUCTURAL DRAWINGS.
18	7" UNREINFORCED CONCRETE SLAB ON COMPACTED STRUCTURAL FILL ON COMPACTED STONE SUBGRADE WITH 2" RIGID PERIMETER INSULATION EXTENDING 4'-0" HORIZONTALLY UNDER SLAB AND VERTICALLY ALONG WALL AT BUILDING PERIMETER PER CODE. SEE STRUCTURAL DRAWINGS FOR SLAB THICKNESS AND CONTROL JOINT / CONSTRUCTION JOINT INFORMATION. VERIFY STRUCTURAL FILL & STONE SUBGRADE THICKNESS WITH GEOTECHNICAL ENGINEER.
A	WINDOW TYPE A. SEE WINDOW TYPES SHEET A10.1
A1	WINDOW TYPE A1. SEE WINDOW TYPES SHEET A10.1
A2	WINDOW TYPE A2. SEE WINDOW TYPES SHEET A10.1
B	WINDOW TYPE B. SEE WINDOW TYPES SHEET A10.1
B1	WINDOW TYPE B1. SEE WINDOW TYPES SHEET A10.1
B2	WINDOW TYPE B2. SEE WINDOW TYPES SHEET A10.1



4 WALL SECTION @ C2 TYPICAL WALL
3/8" = 1'-0"

3 WALL SECTION @ C2 TYPICAL DOOR
3/8" = 1'-0"

2 WALL SECTION @ C2 ENTRY - DOOR
3/8" = 1'-0"

1 WALL SECTION @ C2 ENTRY - CURTAIN WALL
3/8" = 1'-0"

Consultant:

Project:
ZILBER INDUSTRIAL 2 @ CALEDONIA CORPORATE PARK

Location:
 Northwestern Ave & East Frontage Road, Caledonia WI, 53126

Key Plan:
 True North
 Plan North

MUNICIPAL SUBMITTAL SET 7/25/22

Sheet:
C2 - WALL SECTION - EXTERIOR

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

Revisions:

No.	Date	Description

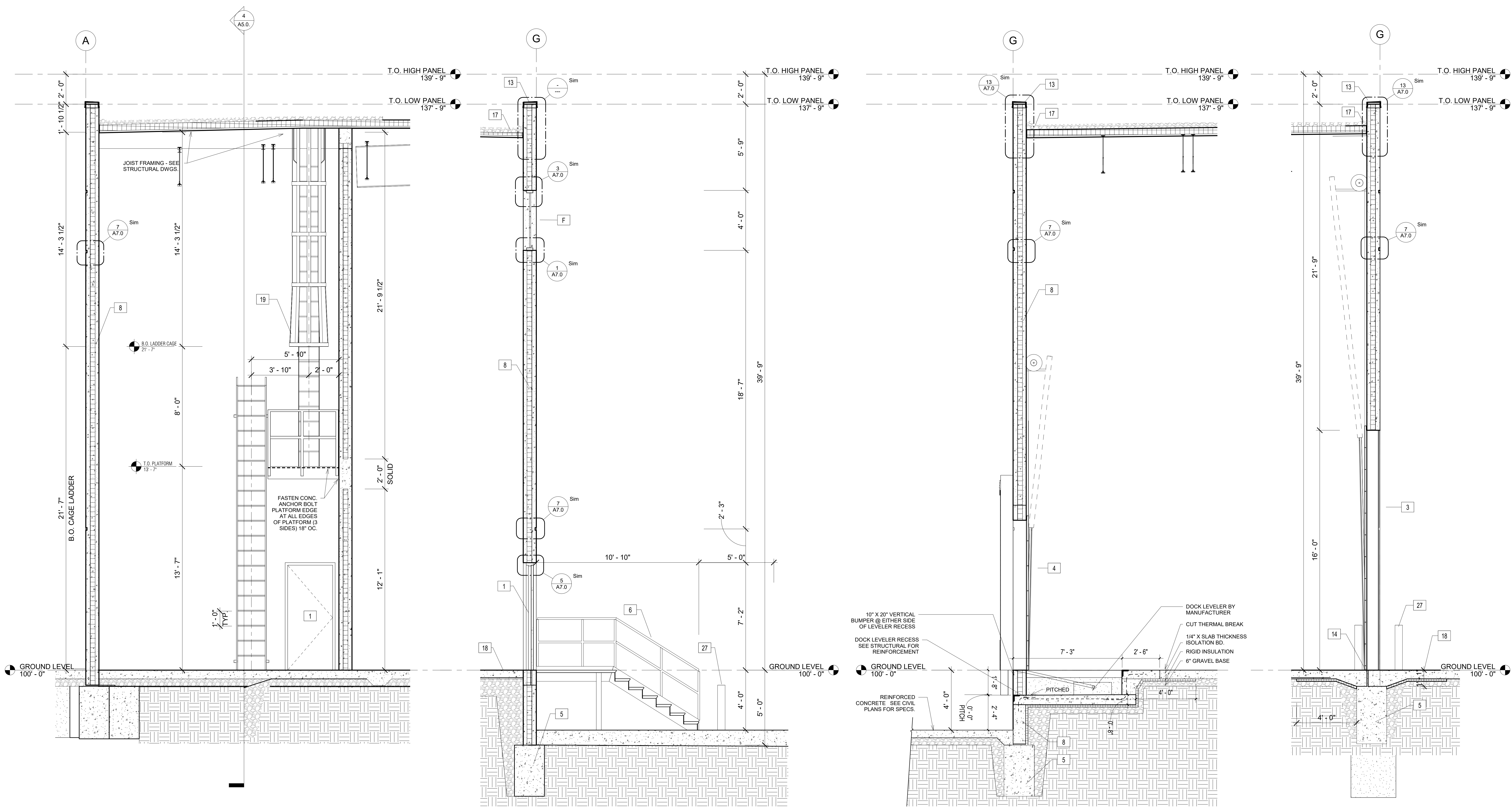
Date:
7/25/2022

Project No:
-

Sheet No:

A6.0.

KEYNOTES PER SHEET	
#	DESCRIPTION
1	HOLLOW METAL DOOR (FLUSH) 16 GA. PRIMED AND PAINTED INSULATED LAMINATED CORE, PAINTED TO MATCH PRECAST COLOR. COLOR TO BE SELECTED BY ARCHITECT.
3	OVERHEAD DOOR 14' W x 16' H WITH (1) 24" x 12" NARROW HORIZONTAL LITE, PREFINISHED INSULATED ELECTRICALLY OPERATED, AT FIRST FLOOR LEVEL.
4	9' x 10' ELECTRIC OPERATED OVERHEAD DOORS W/ 30,000# MECHANICALLY OPERATED DOCK LEVELERS AND FRONT/REAR DOCK SEALS WITH C-CURTAIN & ARMOR PLEATS. (1) 24" x 12" HORIZONTAL LITE, PREFINISHED INSULATED PROVIDE AND INSTALL WITH INTERIOR DOCK LIGHT.
5	REINFORCED CONCRETE FOUNDATION. SEE STRUCTURAL DRAWINGS FOR SIZE AND STEEL REINFORCING.
6	GALVANIZED STEEL STAIR, HANDRAIL & GUARDRAIL. SEE DETAIL.
8	10.5" THICK, INSULATED - PROVIDE R12 - 3" CONC. + 4.5" RIGID INSUL. + 3" CONC. WET CAST SMOOTH FACED. LOAD-BEARING PRECAST CONCRETE WALL. EXTERIOR PANEL FACE TO BE FORMED SMOOTH AND PREPARED FOR PAINTING.
13	PREFINISHED METAL WALL COPING / GRAVEL STOP WITH 6" FACE ON 2X PRESSURE TREATED WOOD ROOF BLOCKING, ANCHORED TO TOP OF PRECAST CONCRETE PANELS @ 4" OC WITH 3/8" DIAMETER CONCRETE ANCHOR FASTENERS. EXTEND ROOF MEMBRANE OVER WALL EDGE AND TERMINATE UNDER COPING SYSTEM.
14	2" BUILDING EXPANSION JOINT - SEE DETAIL 2/A7.1 & COORDINATE WITH STRUCTURAL FOR LOCATION - TO BE LOCATED AT BETWEEN PANELS.
17	WASHED STONE BALLAST (NOMINAL RATE OF 12#/SF IN FIELD AREAS, 15#/SF AT THE PERIMETER AREA, AND 15#/SF IN THE CORNER AREAS) OVER LOOSE-LAY 45-MIL SINGLE-PLY ROOF MEMBRANE ON 3/2" MIN. POLYISOCYANURATE INSULATION WITH STAGGERED JOINTS, AND MINIMUM R-20. (PROVIDE R30 ALTERNATIVE PER SPECS) METAL DECK OVER STRUCTURAL STEEL JOISTS. STRUCTURAL STEEL WALL PITCH TO ROOF DRAINS PER CODE. ROOF DECK TO BE PRIMED OFF-WHITE AND ALL STEEL MEMBERS TO BE LIGHT GRAY IN COLOR. SEE STRUCTURAL DRAWINGS.
18	7" UNREINFORCED CONCRETE SLAB ON COMPACTED STRUCTURAL FILL ON COMPACTED STONE SUBGRADE WITH 2" RIGID PERIMETER INSULATION EXTENDING 4" HORIZONTALLY UNDER SLAB AND VERTICALLY ALONG WALL AT BUILDING PERIMETER PER CODE. SEE STRUCTURAL DRAWINGS FOR SLAB THICKNESS AND CONTROL JOINT / CONSTRUCTION JOINT INFORMATION. VERIFY STRUCTURAL FILL & STONE SUBGRADE THICKNESS WITH GEOTECHNICAL ENGINEER.
19	CAGED LADDER W/ LANDING PLATFORM ABOVE MAIN DOOR TO ACCESS ROOF HATCH - PER OSHA STANDARDS LADDERS ARE NO LONGER CONSIDERED COMPLIANT FALL PROTECTION IN NEWLY INSTALLED OR REPLACEMENT FIXED LADDERS EXTENDING HIGHER THAN 24 FEET. TO MEET OSHA STANDARDS, A LADDER SAFETY OR PERSONAL FALL ARREST SYSTEM IS REQUIRED.
27	6" PAINTED STEEL CONCRETE FILLED BOLLARD. SEE STRUCTURAL DETAIL 15/S8.0.
F	WINDOW TYPE F. SEE WINDOW TYPESHEET A10.1



4 C2 WALL SECTION @ CAGED LADDER & ROOF HATCH
3/8" = 1'-0"

3 C2 WALL SECTION @ DOOR & STAIR
3/8" = 1'-0"

2 C2 WALL SECTION @ TYP. DOCK DOOR
3/8" = 1'-0"

1 C2 WALL SECTION @ ELEVATED D.I.D.
3/8" = 1'-0"

Consultant:

Project:
ZILBER INDUSTRIAL 2 @ CALEDONIA CORPORATE PARK

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C2 - WALL SECTION - EXTERIOR

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SET 7/25/22

Sheet:
C2 - DETAILS - EXTERIOR

Scale:
1 1/2" = 1'-0"

Revisions:

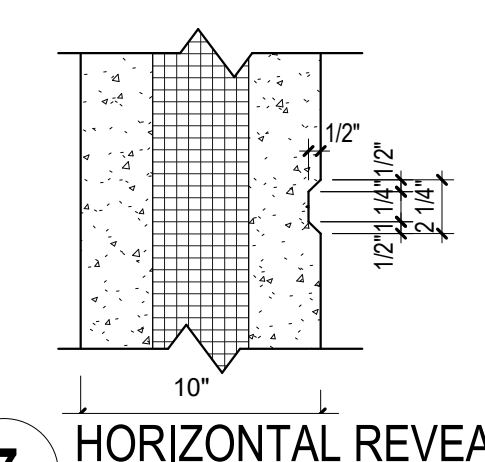
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Date:
7/25/2022

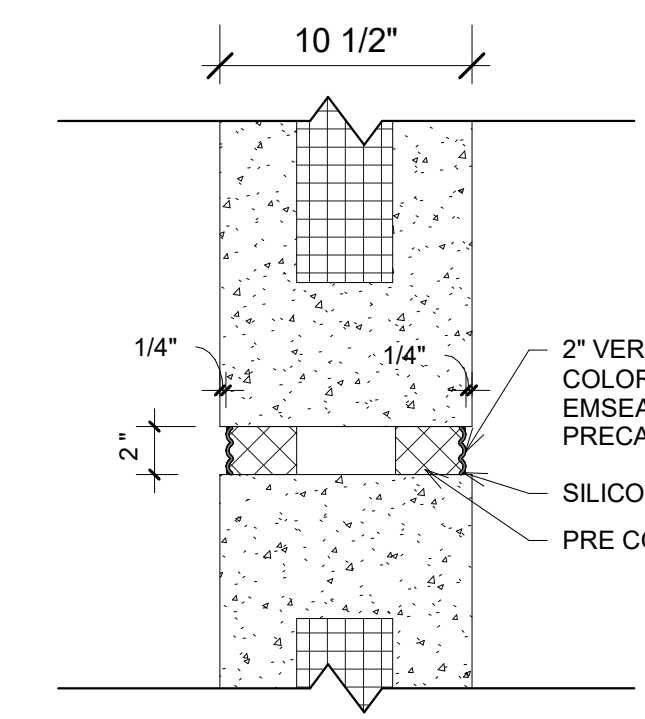
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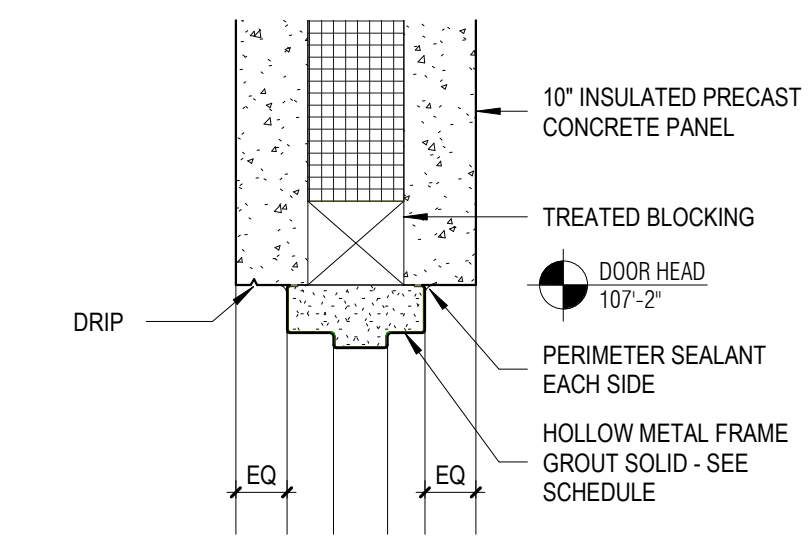
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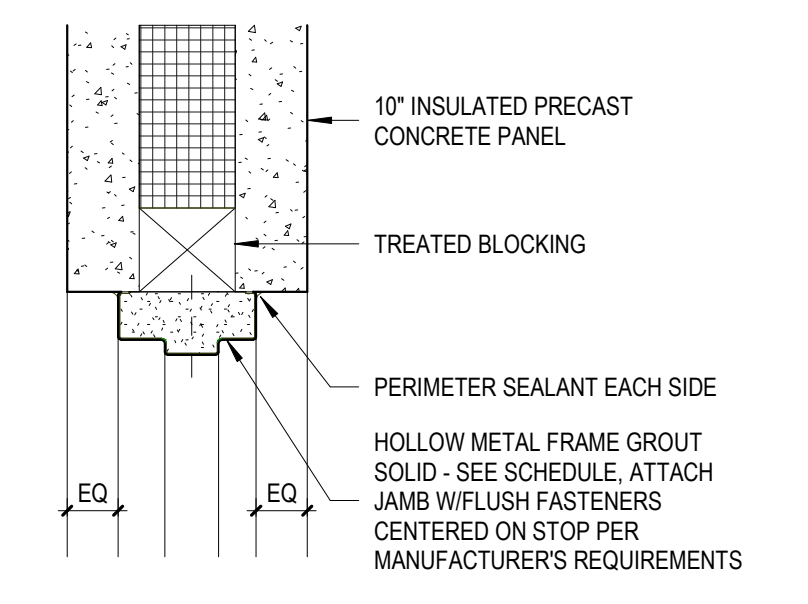
7 HORIZONTAL REVEAL - C2
1 1/2" = 1'-0"



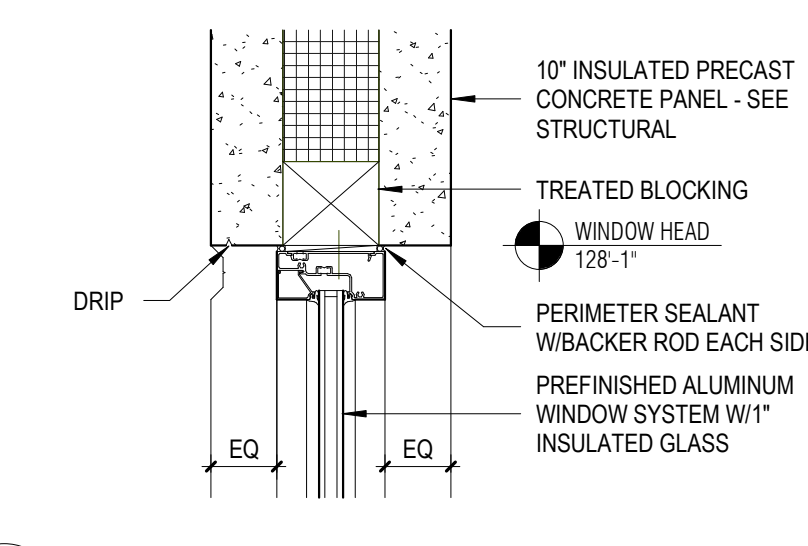
6 2 WALL EXPANSION JONT - C2
1 1/2" = 1'-0"



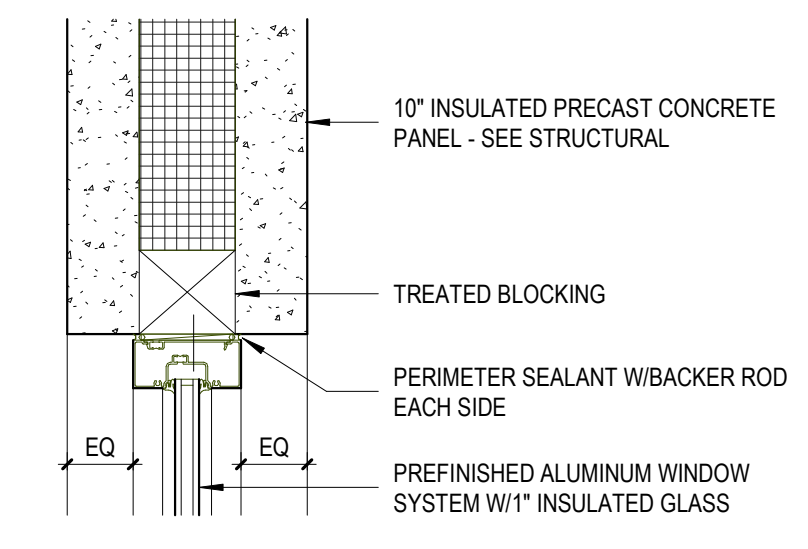
5 HOLLOW METAL DOOR HEAD - C2
1 1/2" = 1'-0"



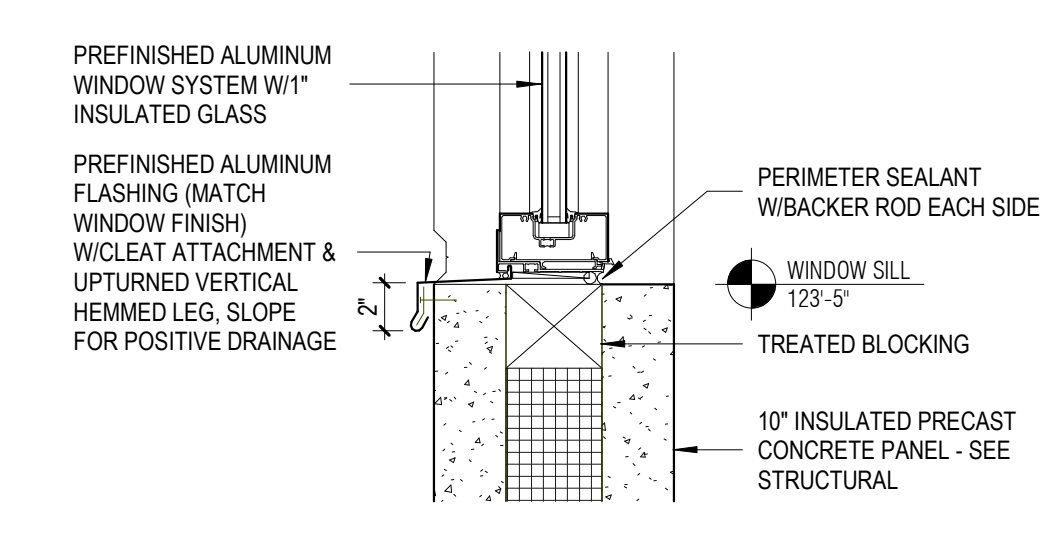
4 HOLLOW METAL DOOR JAMB - C2
1 1/2" = 1'-0"



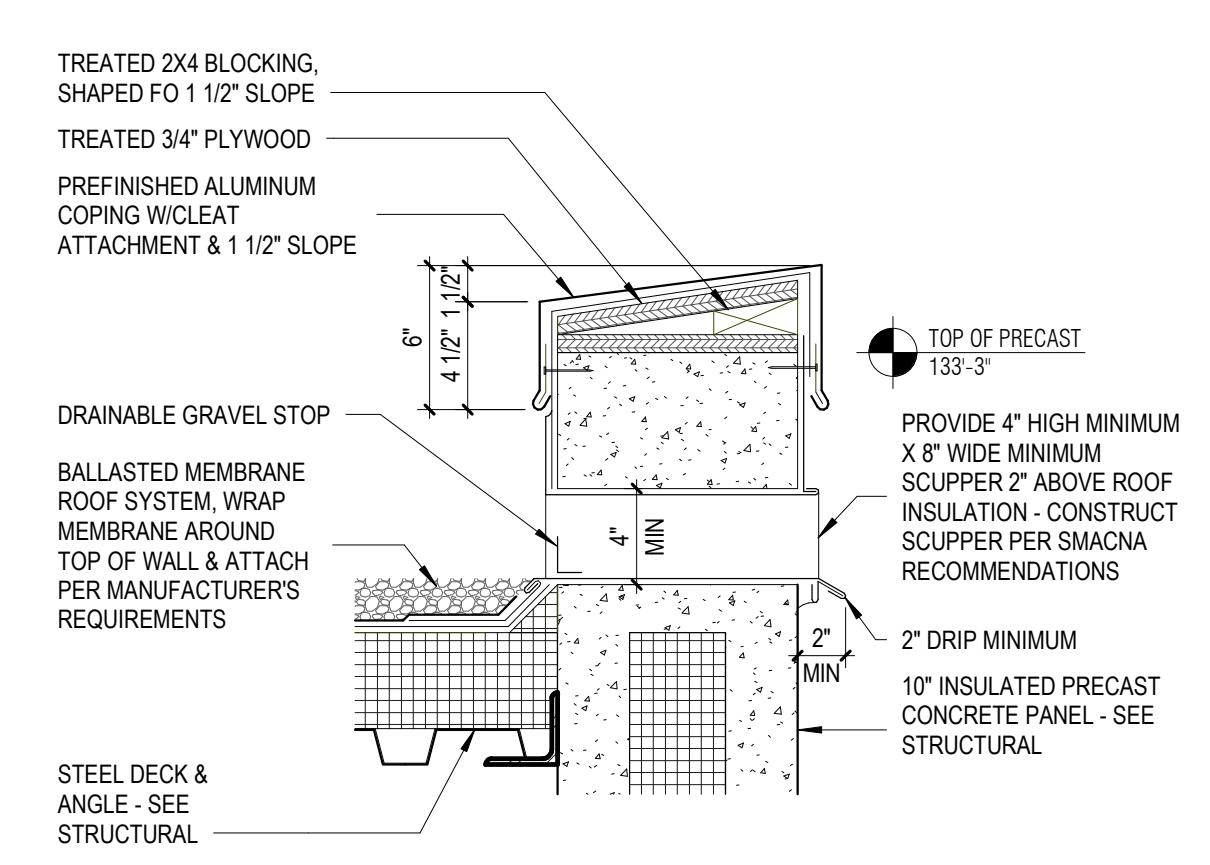
3 WINDOW HEAD - C2
1 1/2" = 1'-0"



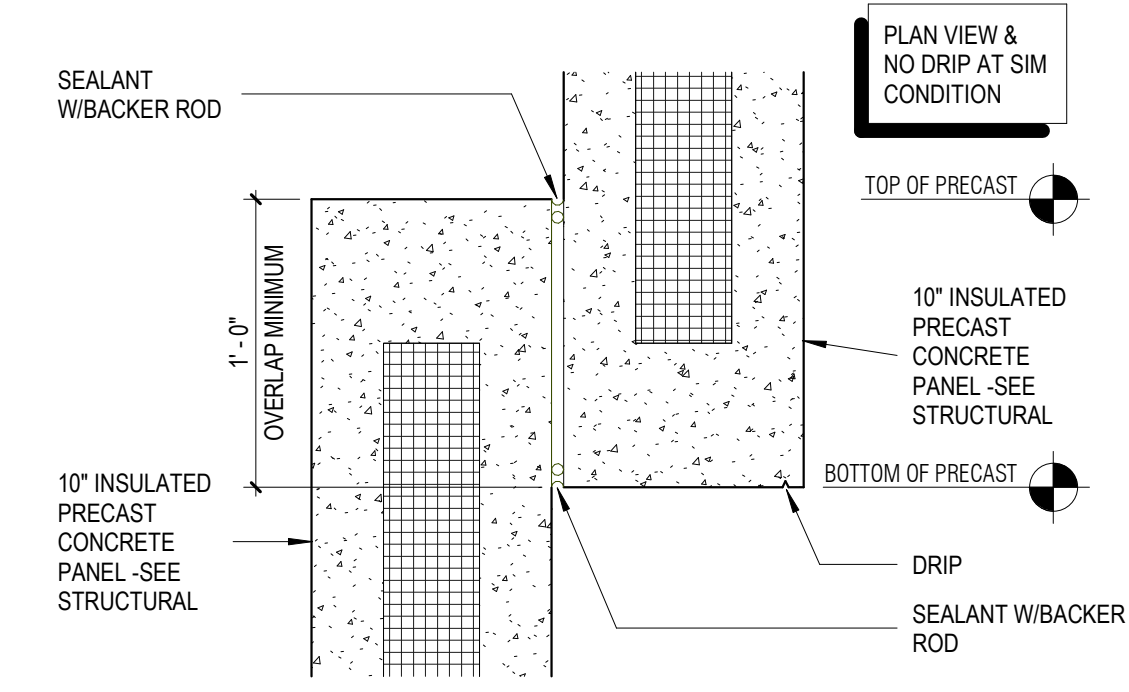
2 WINDOW JAMB - C2
1 1/2" = 1'-0"



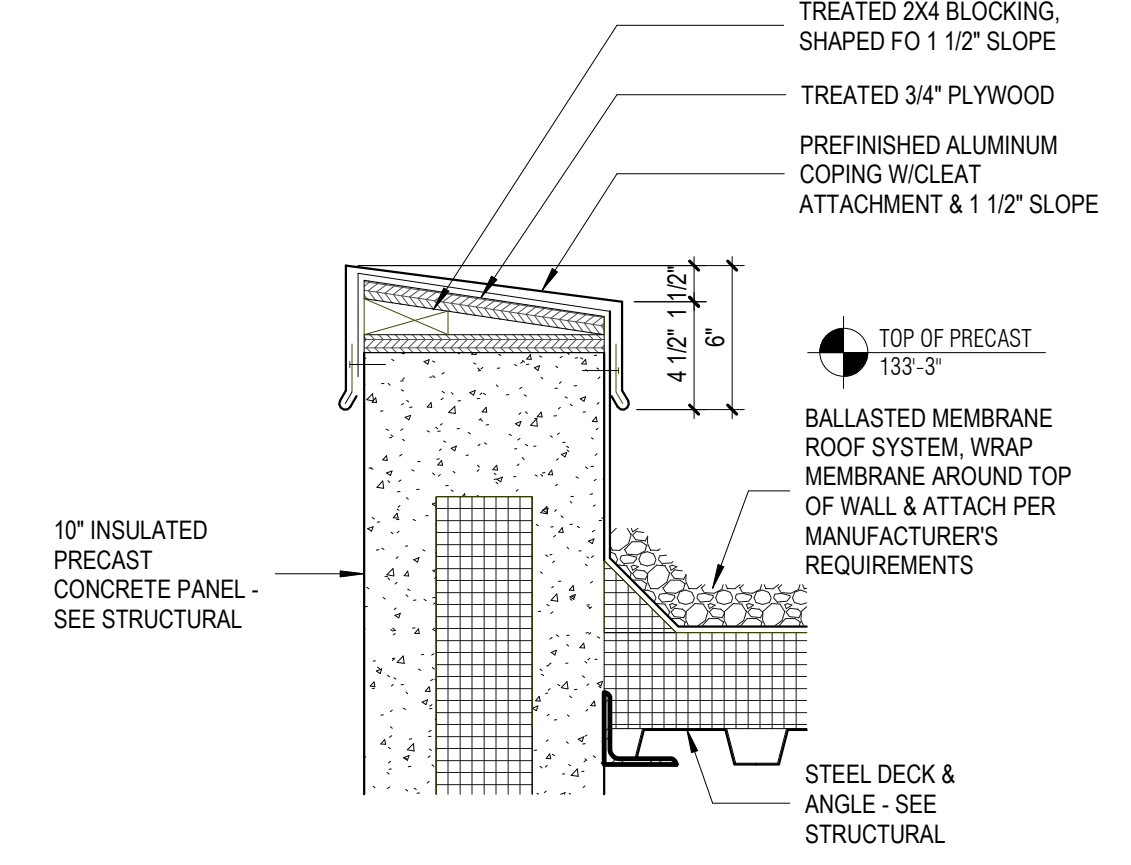
1 WINDOW SILL - C2
1 1/2" = 1'-0"



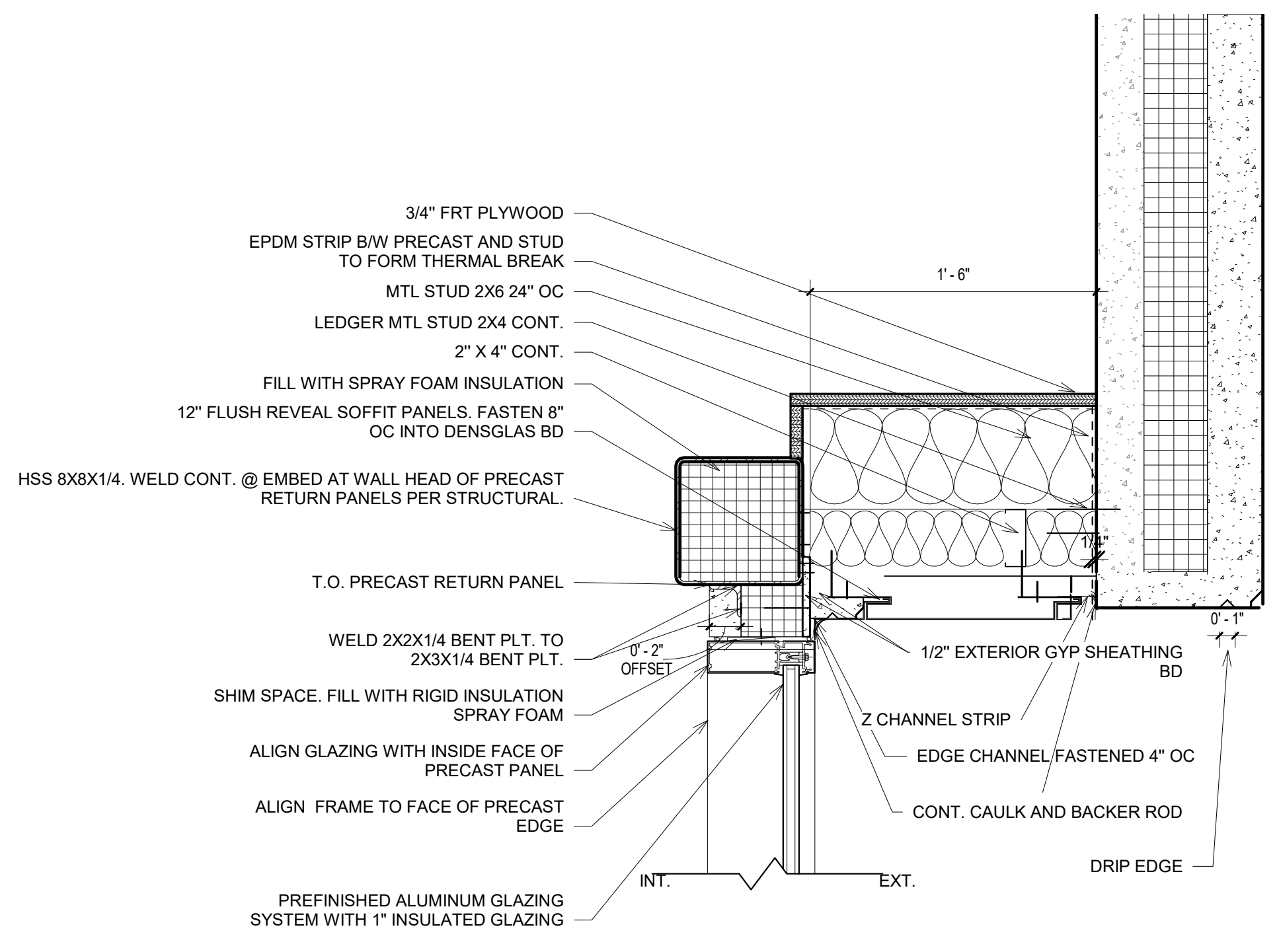
11 SCUPPER - C2
1 1/2" = 1'-0"



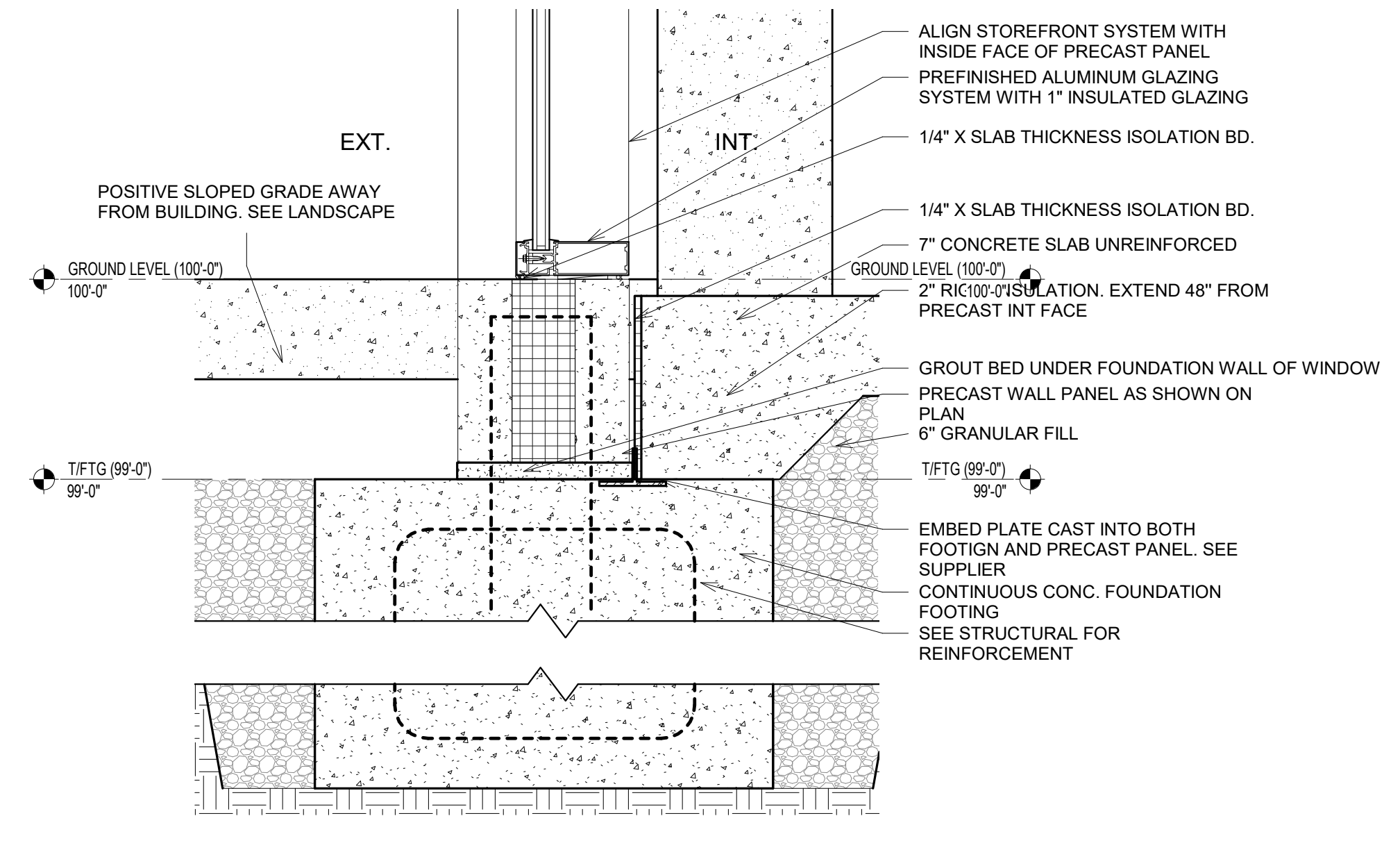
10 PRECAST CONCRETE PANEL OVERLAP - C2
1 1/2" = 1'-0"



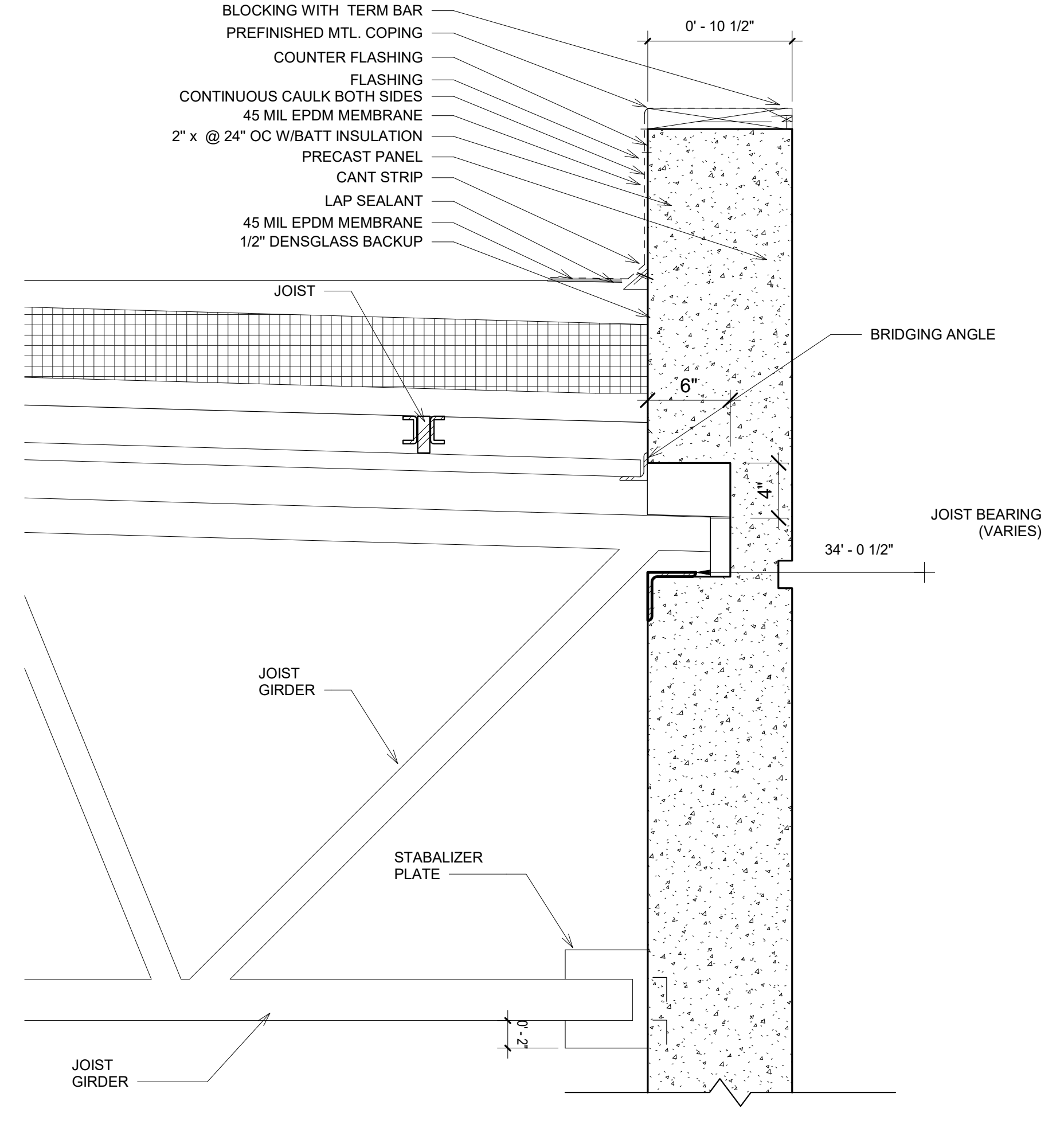
12 COPING - C2
1 1/2" = 1'-0"



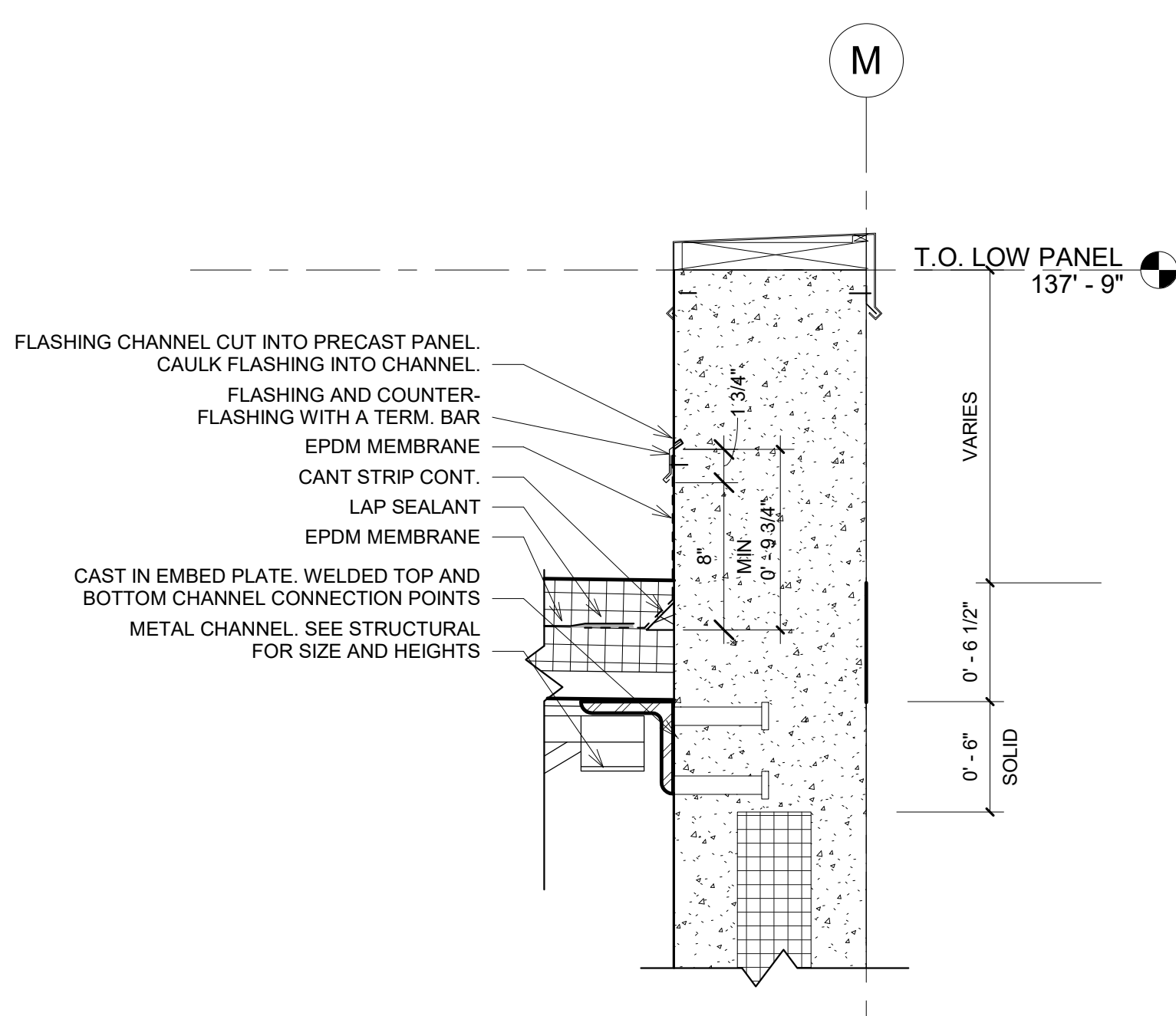
9 WALL SECTION @ C1 ENTRY STOREFRONT CANOPY DETAIL - C2
1 1/2" = 1'-0"



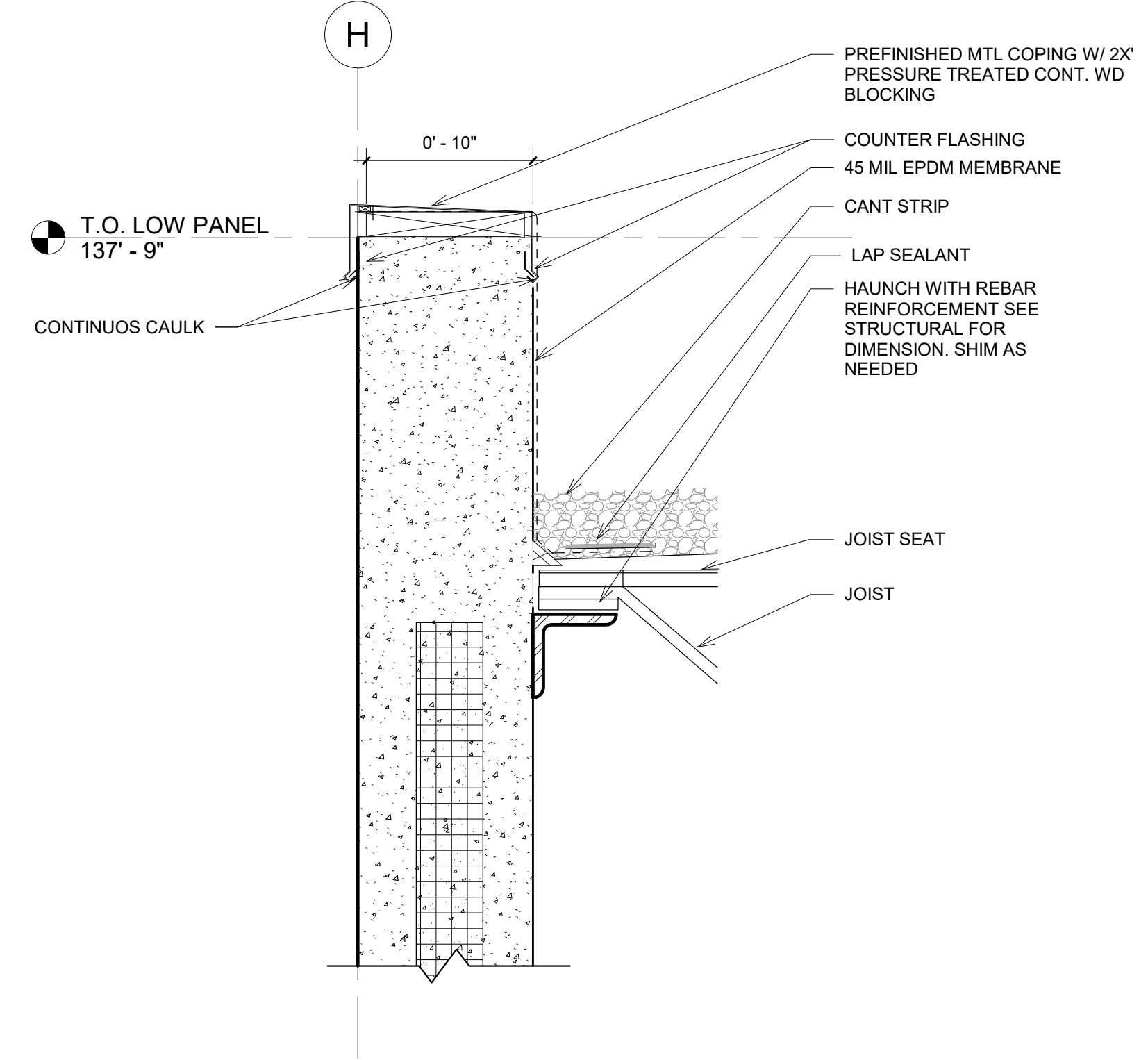
8 DETAIL @ WINDOW SILL CONNECTION @ BASE - C2
1 1/2" = 1'-0"



15 JOIST GIRDER AT PRECAST PANEL - C2
1 1/2" = 1'-0"



14 DETAIL @ TYP. PARAPET (VARIES) - C2
1 1/2" = 1'-0"



13 DETAIL @ PARAPET - JOIST - C2
1 1/2" = 1'-0"

8 DETAIL @ WINDOW SILL CONNECTION @ BASE - C2
1 1/2" = 1'-0"

Consultant:

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ZILBER INDUSTRIAL 2 @ CALEDONIA CORPORATE PARK

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C2 - DETAILS - EXTERIOR

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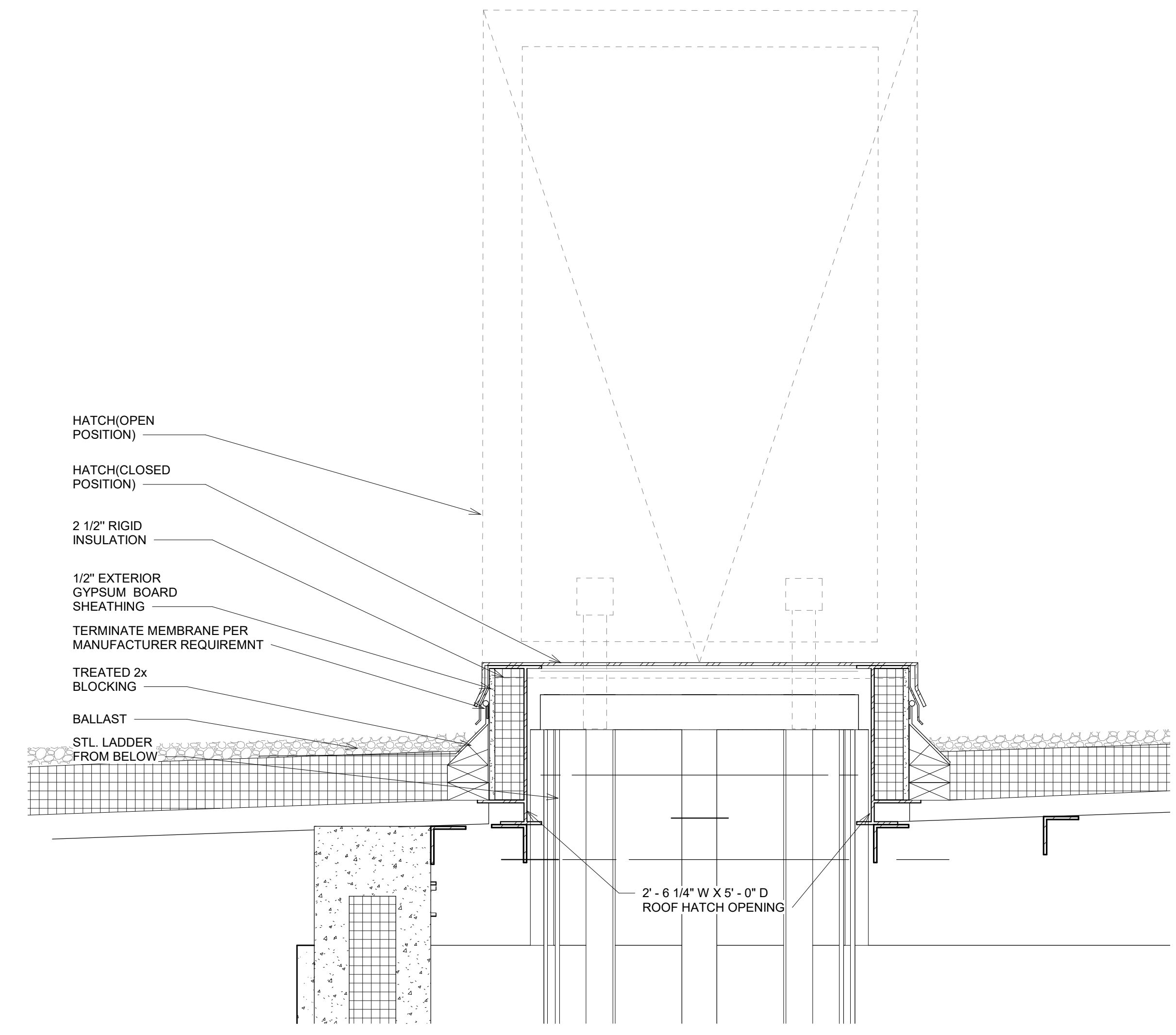
Date:

7/25/2022

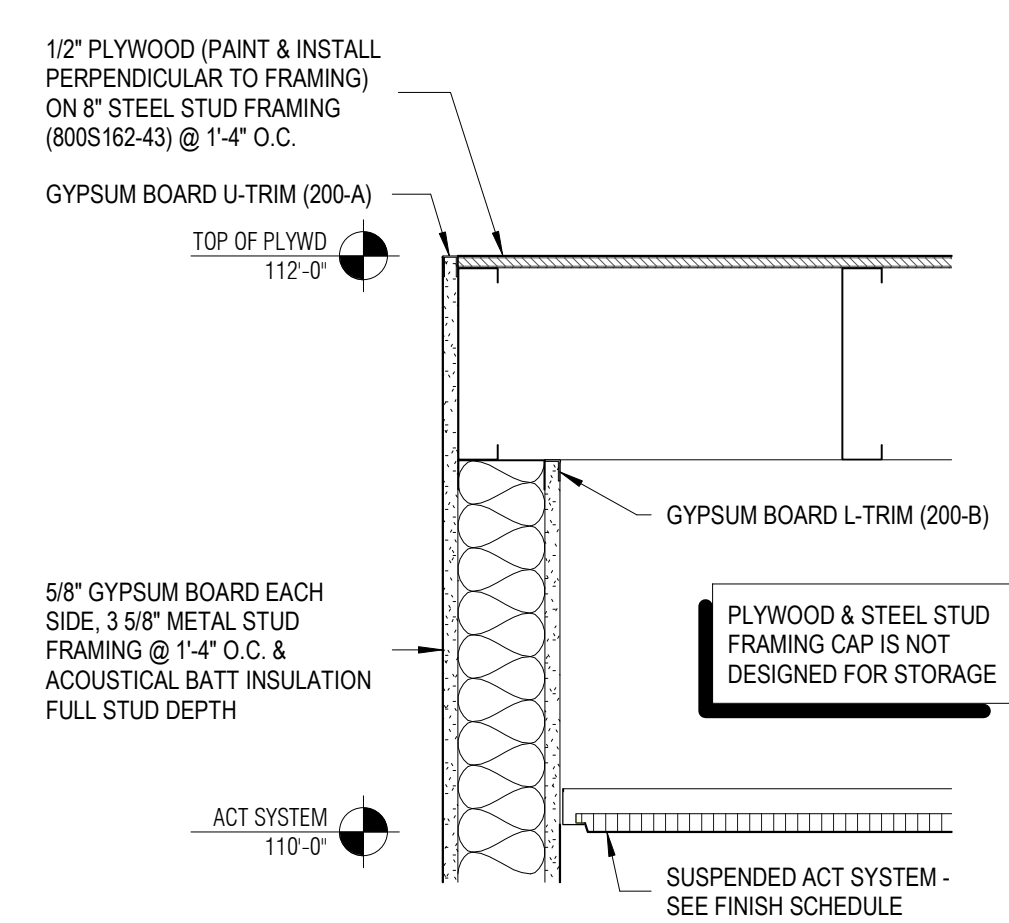
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Sheet No:

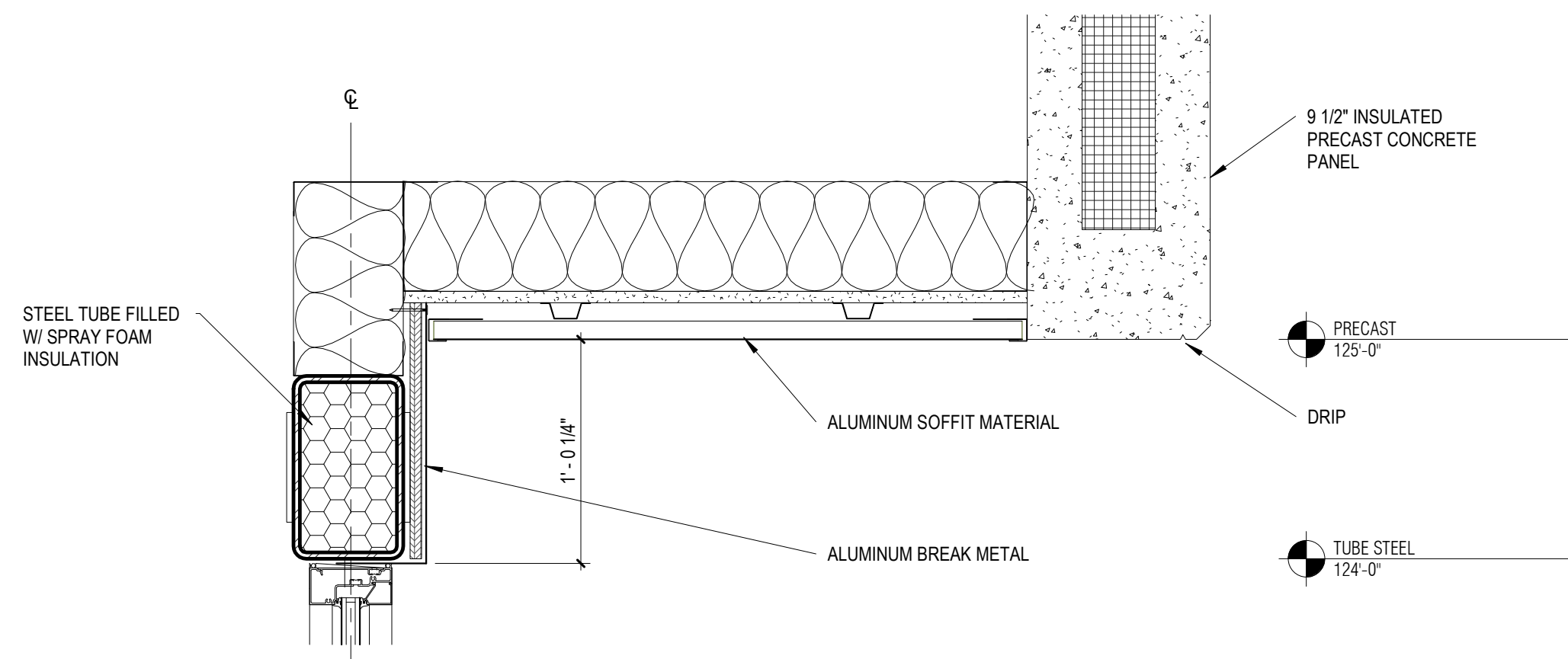
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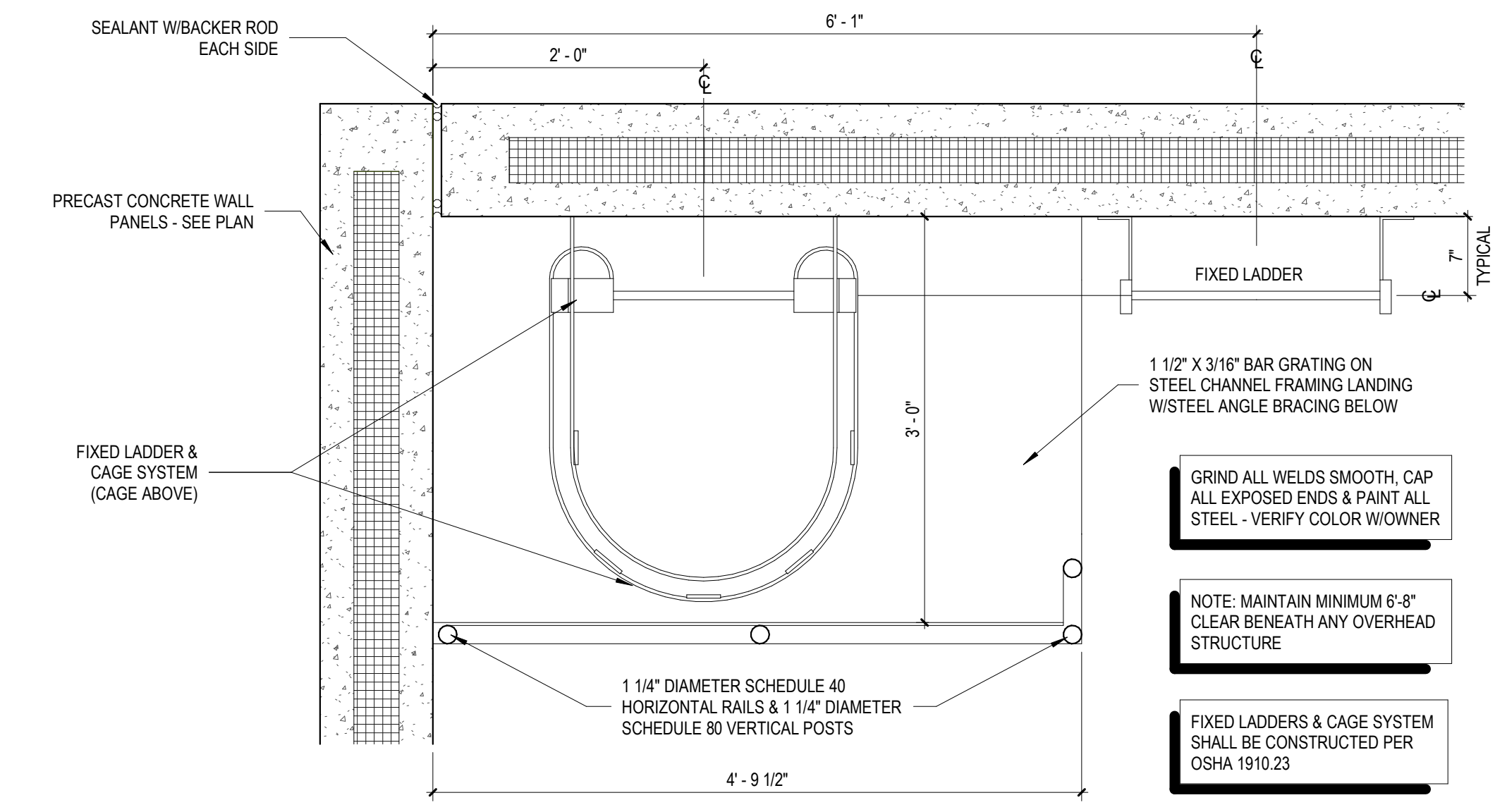
8 WALL SECTION @ CAGED LADDER & ROOF HATCH DETAIL - C2
1 1/2" = 1'-0"



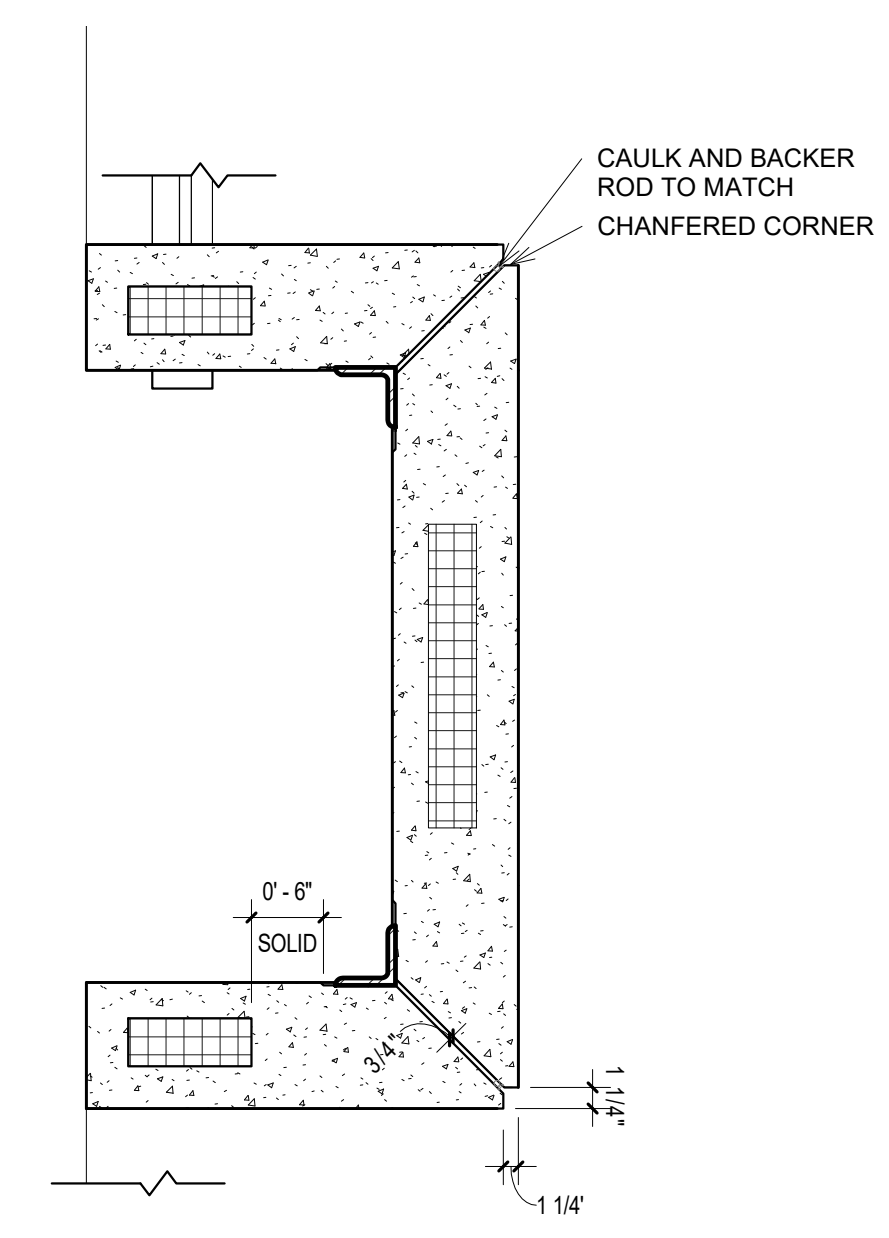
7 TOILET AREA DUST CAP - C2
1 1/2" = 1'-0"



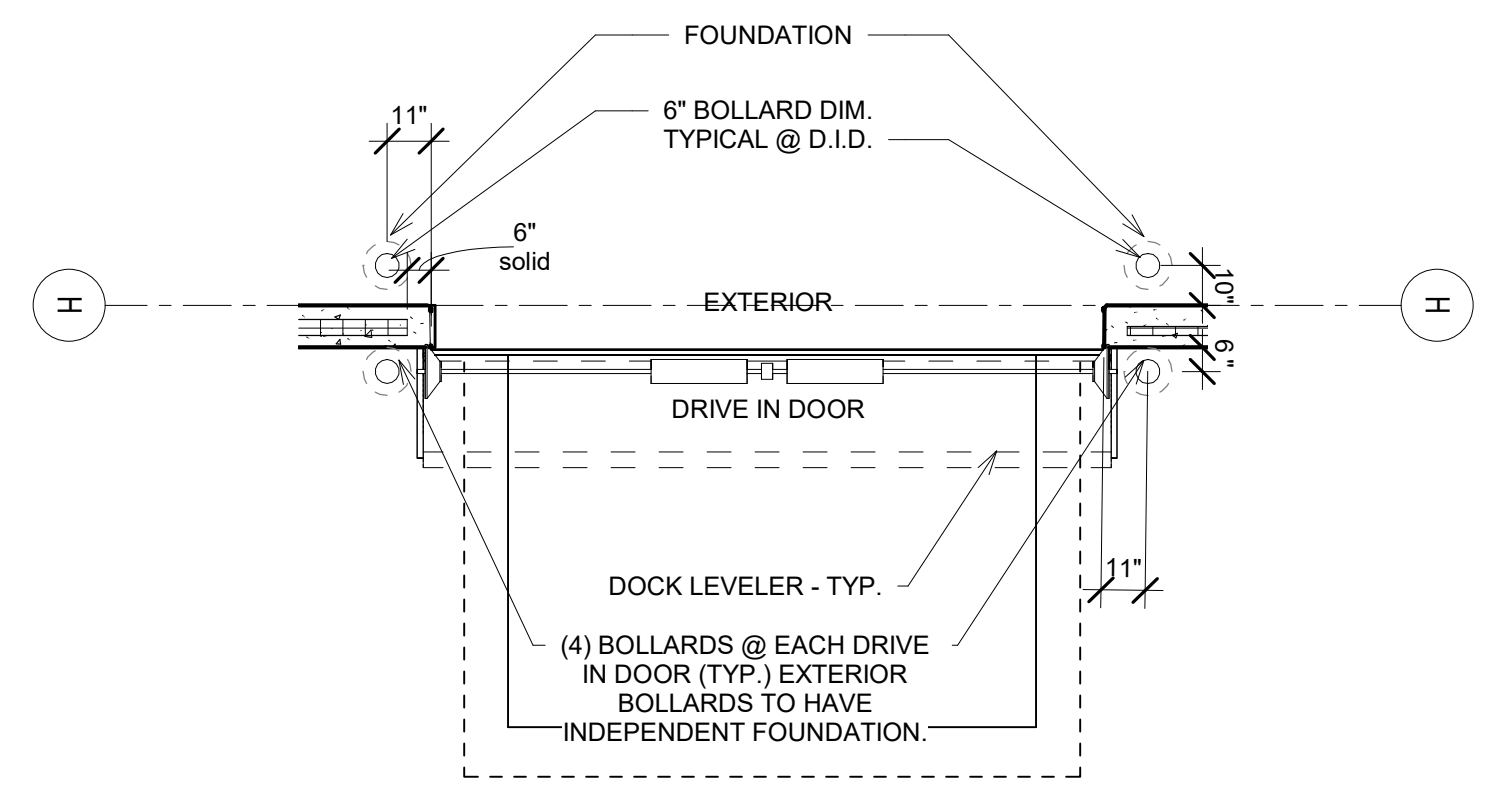
6 WINDOW SYSTEM HEAD & SOFFIT - C2
1 1/2" = 1'-0"



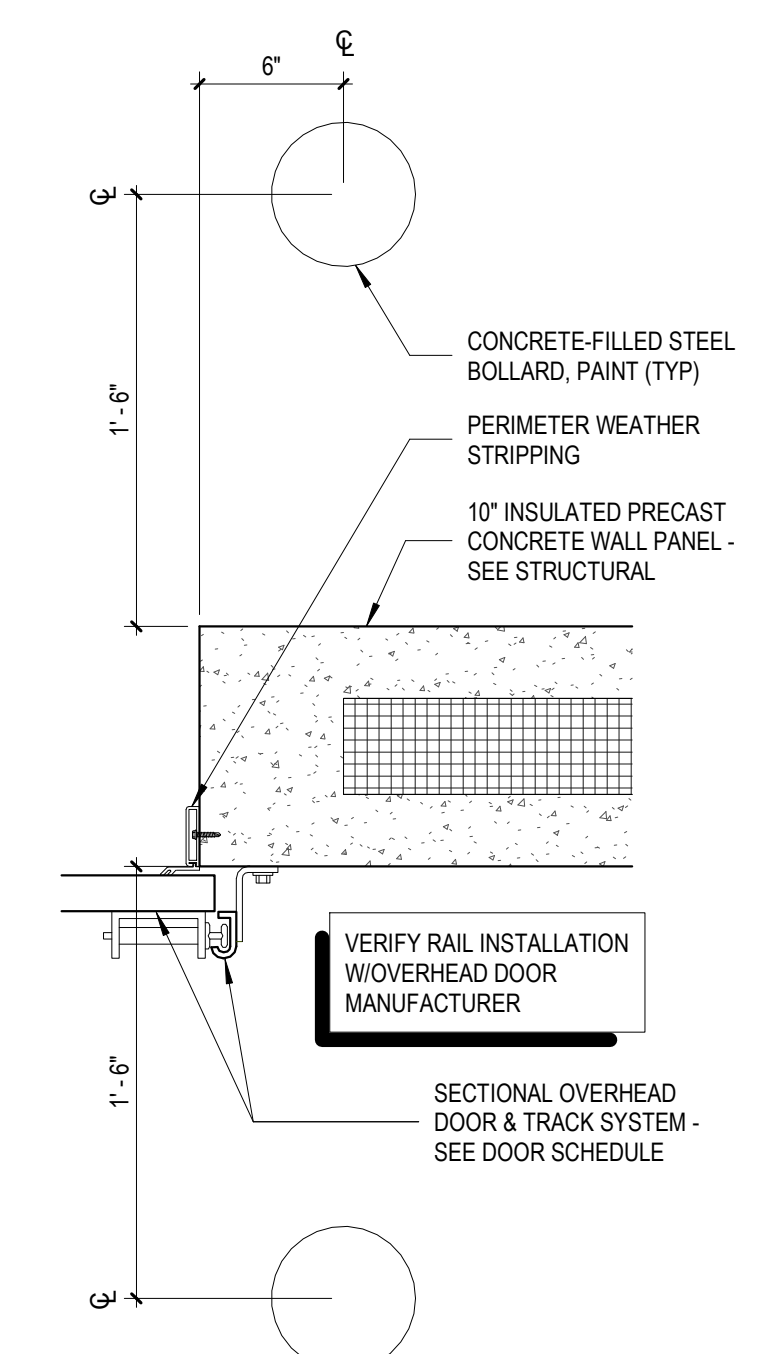
5 CAGED LADDER PLAN - C2
1" = 1'-0"



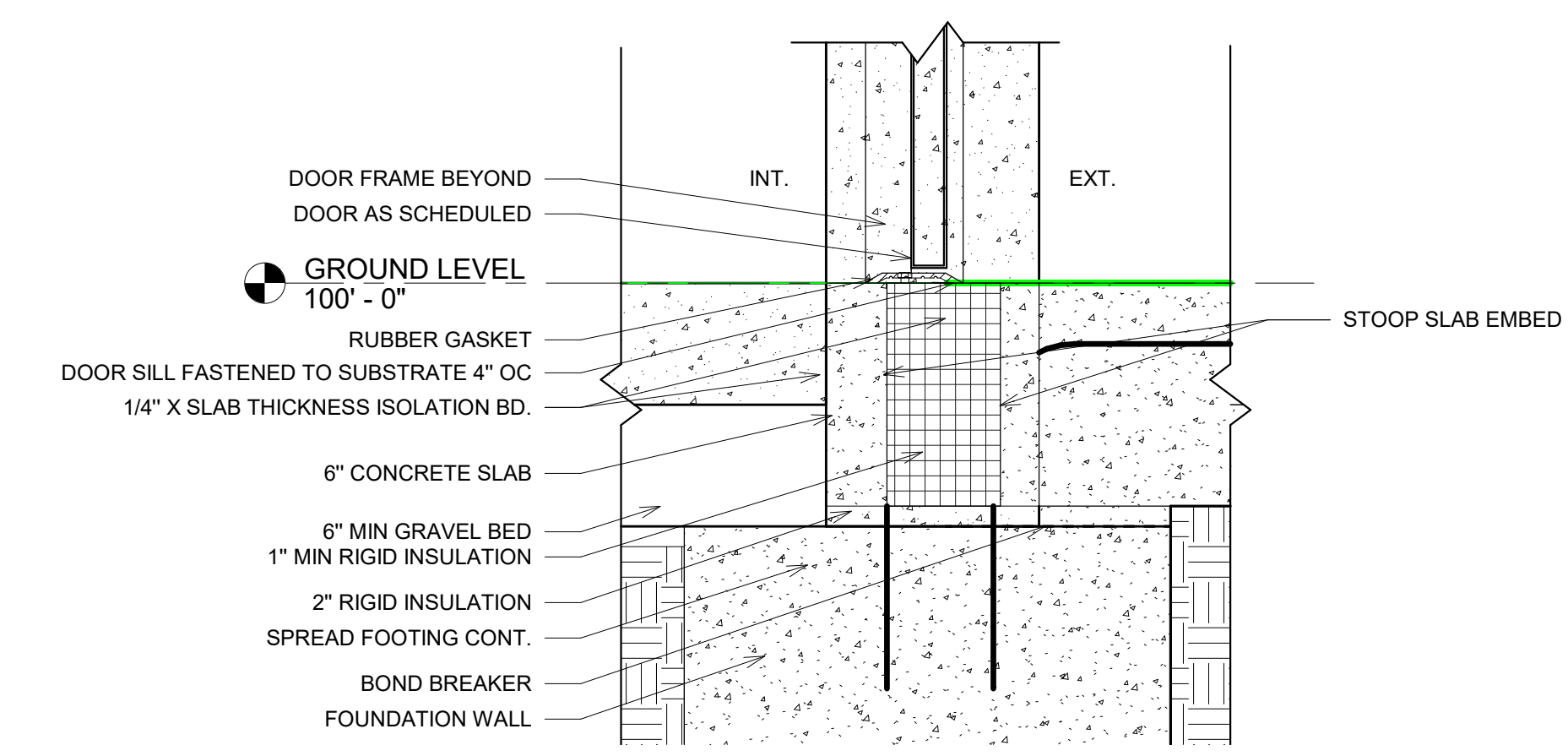
4 C1 - FIRST FLOOR PLAN - PART A - C2
3/4" = 1'-0"



3 ENLARGED PLAN @ DRIVE IN DOOR TYP. - C1
1/4" = 1'-0"



2 DRIVE-IN OVERHEAD DOOR JAMB - C2
1 1/2" = 1'-0"



1 DETAIL @ CONCRETE STOOP - C2
1 1/2" = 1'-0"

Consultant:

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ZILBER INDUSTRIAL 2 @ CALEDONIA CORPORATE PARK

Location:
Northwestern Ave & East Frontage Road,
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SET 7/25/22

Sheet:
C2 - ENLARGED FLOOR PLANS

Scale:

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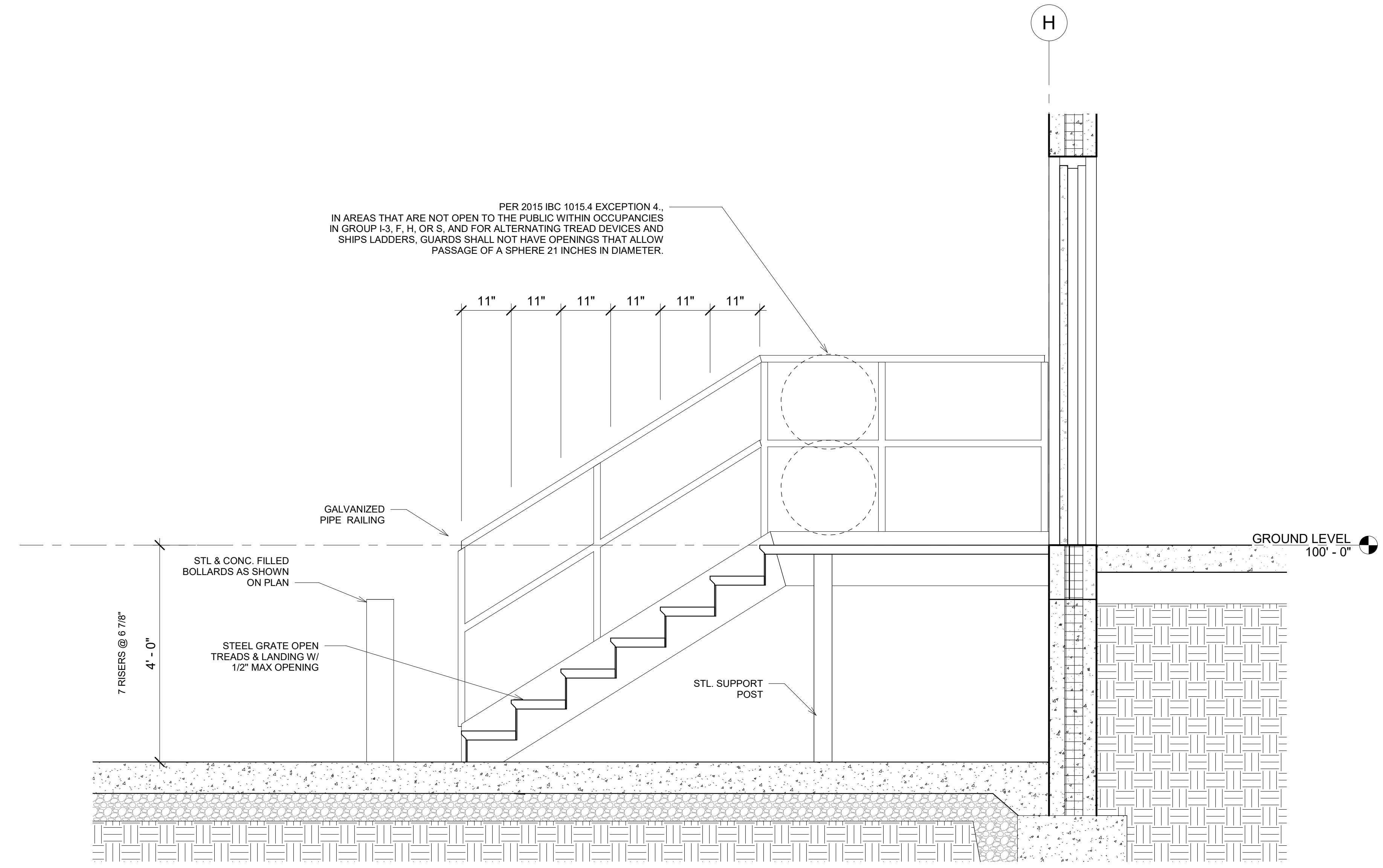
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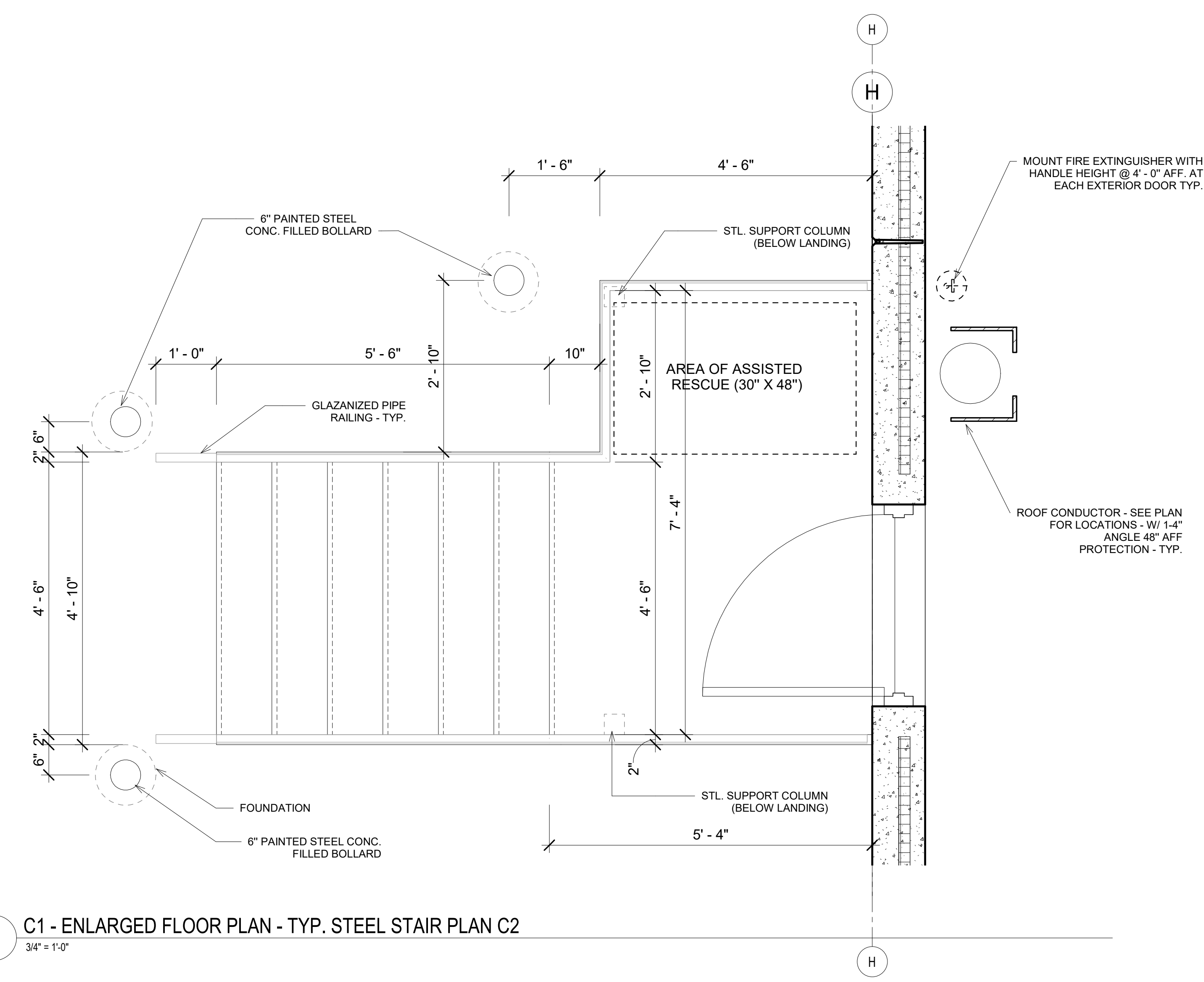
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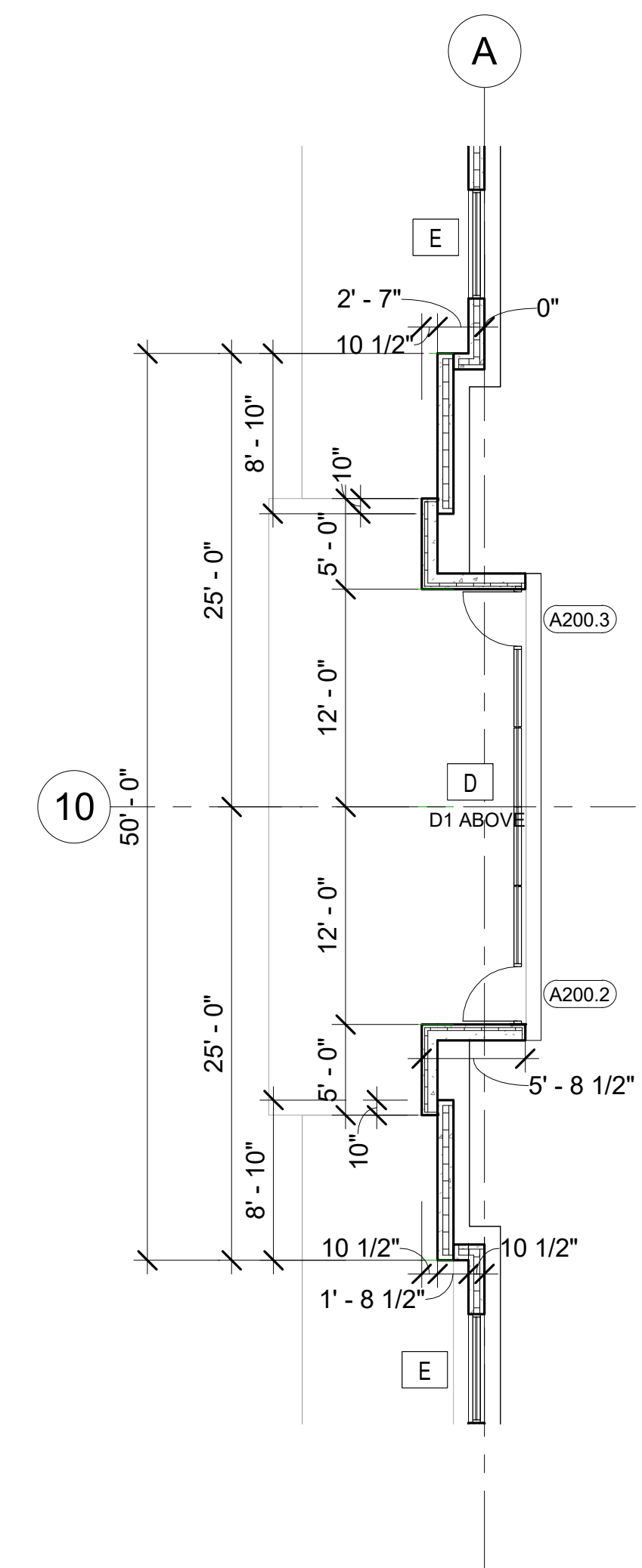
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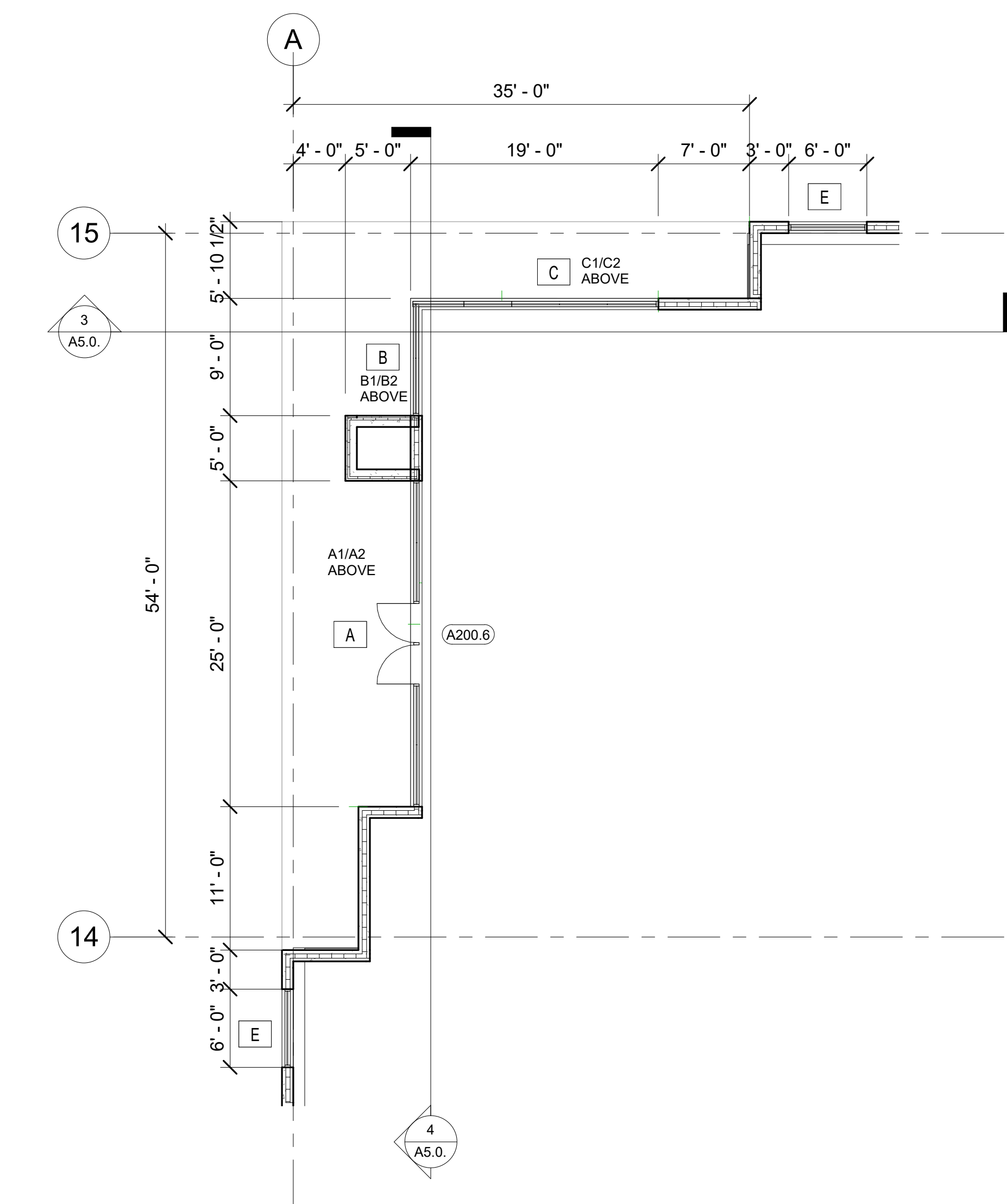
4 WALL SECTION @ DOOR & STAIR - C2
3/4" = 1'-0"



3 C1 - ENLARGED FLOOR PLAN - TYP. STEEL STAIR PLAN C2
3/4" = 1'-0"



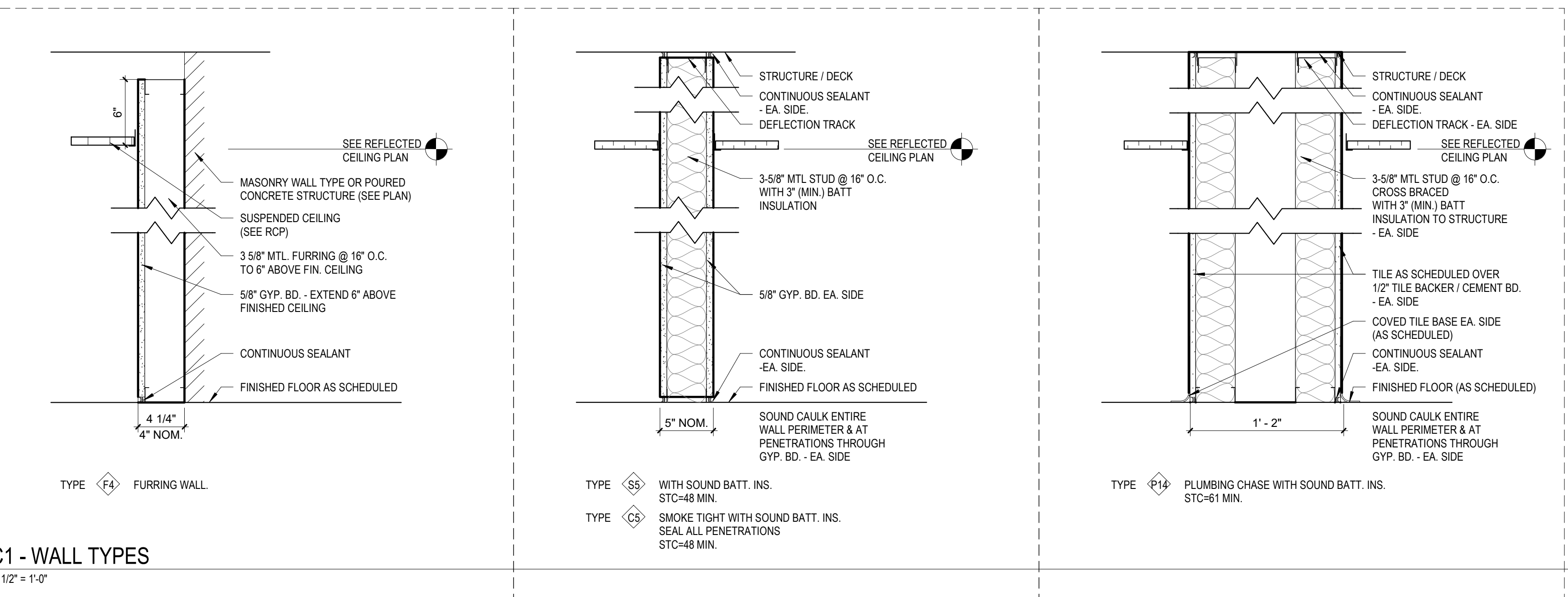
2 C2 - ENLARGED FIRST FLOOR PLAN - SECONDARY ENTRY
1/8" = 1'-0"



1 C2 - ENLARGED FIRST FLOOR PLAN - MAIN ENTRY
1/8" = 1'-0"

C2 - ZAS - Door Schedule												
Number	DOOR			FRAME			Fire Rating	Hardware	Door Fire Rating	Door Hardware Group	Comments	
	Width	Height	DoorType	Frame Type	Frame Material	Frame Finish						
A200.1	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.2	3'-0"	6'-11"	FG	FR1	ALUM		(none)	HG-1				
A200.3	3'-0"	6'-11"	FG	FR1	ALUM		(none)	HG-1				
A200.4	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.5	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.6	3'-0"	7'-0"	DG	FR2	ALUM		(none)	HG-1				
A200.7	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.8	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.9	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.10	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.11	14'-0"	16'-0"	G	FR10			(none)	--				
A200.12	9'-0"	10'-0"	J4				(none)	--				
A200.13	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.14	9'-0"	10'-0"	J4				(none)	--				
A200.15	9'-0"	10'-0"	J4				(none)	--				
A200.16	9'-0"	10'-0"	J4				(none)	--				
A200.17	9'-0"	10'-0"	J4				(none)	--				
A200.18	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.19	9'-0"	10'-0"	J4				(none)	--				
A200.20	9'-0"	10'-0"	J4				(none)	--				
A200.21	9'-0"	10'-0"	J4				(none)	--				
A200.22	9'-0"	10'-0"	J4				(none)	--				
A200.23	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.24	9'-0"	10'-0"	J4				(none)	--				
A200.25	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.26	9'-0"	10'-0"	J4				(none)	--				
A200.27	9'-0"	10'-0"	J4				(none)	--				
A200.28	9'-0"	10'-0"	J4				(none)	--				
A200.29	9'-0"	10'-0"	J4				(none)	--				
A200.30	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.31	9'-0"	10'-0"	J4				(none)	--				
A200.32	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.33	9'-0"	10'-0"	J4				(none)	--				
A200.34	9'-0"	10'-0"	J4				(none)	--				
A200.35	9'-0"	10'-0"	J4				(none)	--				
A200.36	9'-0"	10'-0"	J4				(none)	--				
A200.37	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.38	9'-0"	10'-0"	J4				(none)	--				
A200.39	9'-0"	10'-0"	J4				(none)	--				
A200.40	9'-0"	10'-0"	J4				(none)	HG-1				
A200.41	9'-0"	10'-0"	J4				(none)	--				
A200.42	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.43	9'-0"	10'-0"	J4				(none)	--				
A200.44	14'-0"	16'-0"	G	FR10			(none)	--				
A200.45	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.46	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.47	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.48	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-1				
A200.49	3'-0"	7'-0"	FG	FR1	ALUM		(none)	HG-1				
A200.50	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-2				
A200.51	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-1				
A200.52	3'-0"	7'-0"	FG	FR1	ALUM		(none)	HG-1				
A200.53	3'-0"	7'-0"	FG	FR1	ALUM		(none)	HG-1				
A200.54	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-1				
A201.1	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-3				
A201.2	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-5				
A201.3	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-5				
A202.1	3'-0"	7'-0"	F	FR1	H.M.		(none)	HG-5				
A203.1	3'-0"	7'-0"	F	FR1	H.M.	PT	(none)	HG-4				
A204.1	3'-0"	7'-0"	F	FR1	HM	PT	(none)	HG-4				

1. WALL TYPES ARE INDICATED BY ON THE PLANS.
2. WHERE "UL" DESIGNS ARE SPECIFIED, CONTRACTOR IS REQUIRED TO MEET THE CONSTRUCTION CRITERIA FOR EACH ASSEMBLY AS SPECIFIED BY THE CURRENT UNDERWRITERS LABORATORIES FIRE RESISTANCE DIRECTORY.
3. IN ALL CASES, WALLS ENCLOSING SHAFTS PENETRATING ONE OR MORE FLOORS, SUCH AS BUT NOT LIMITED TO DUCT, ELEVATOR AND STAIR SHAFTS, SHALL BE RATED 1 HOUR, REGARDLESS OF PROPOSED WALL TYPE CONSTRUCTION. WHERE SHAFTS OCCUR, RATED WALL TYPES MUST JOIN AT THE CORNERS FOR A COMPLETE RATED ENCLOSURE.
4. CONTRACTOR SHALL REFER TO STRUCTURAL PLANS AND DETAILS FOR ALL MASONRY AND CAST IN PLACE CONCRETE WALLS REGARDING AMOUNT, TYPE AND LOCATION OF REBAR, GROUTED BLOCK CORES, ETC.
5. SEE ROOM FINISH SCHEDULE FOR INTERIOR WALL FINISHES.
6. EXTEND ALL WALL COMPONENTS TO STRUCTURAL DECK ABOVE UNLESS NOTED OTHERWISE. ALL STUD WALLS SHALL HAVE A MECHANICAL ATTACHMENT TO DECK UNLESS NOTED OTHERWISE.
7. REFER TO STRUCTURAL DRAWINGS FOR CONNECTION DETAILS FOR ALL BEARING WALLS.
8. PROVIDE PERIMETER SEALANT AT TOP AND BOTTOM RUNNERS OF ALL STUD WALLS.
9. PROVIDE FIRE CAULK AT ALL FIRE WALL/FIRE BARRIER, RATED ROOM, OR SHAFT PENETRATIONS.
10. COORDINATE REQUIRED BLOCKING HEIGHT FOR SYSTEMS FURNITURE VENDOR, FIRE EXTINGUISHER CABINETS, ELECTRICAL PANELS, TOILET ROOM ACCESSORIES, ETC.
11. PROVIDE MOLD/MOISTURE RESISTANT GYPSUM WALLBOARD ON WET WALLS NOT RECEIVING TILE. USE MOLD/MOISTURE RESISTANT GYP. BOARD FOR THE FIRST 4'-0" ABOVE FINISHED FLOOR IN TOILET ROOMS, JANITOR CLOSETS AND MECHANICAL ROOMS. SEAL GYP. BD. TO FLOOR.
12. PROVIDE INTERIOR GYPSUM CONTROL JOINTS EVERY 30 FEET (MIN.) OR WHERE WALL CONSTRUCTION CHANGES OR AS SHOWN ON PLANS.
13. PROVIDE CMU CONTROL JOINTS EVERY 1-1/2 x LENGTH TO WALL HEIGHT (MAX. 25 FEET), OR AT CHANGES IN WALL HEIGHT OR WALL THICKNESS OR AS SHOWN ON PLANS.



SET NUMBER	HARDWARE GROUP STYLES
HG-1	(EXTERIOR MAN DOORS) MEDIUM STILE WITH 10" ADA BOTTOM RAILS, (1) CONTINUOUS HINGES, (1) 1" OFFSET PULLS, (1) VERTICAL ROD PANIC DEVICES (1) DOOR REGULAR, 1 DOOR ELECTRIFIED), POWER TRANSFERS, POWER SUPPLY, THRESHOLD, SWEEP, LCN HEAVY DUTY CLOSER
HG-2	(EXTERIOR HOLLOW METAL DOORS), STORAGE LEVER LOCKSET, (1) STOREROOM LOCKSET, (1.5) HINGES, CLOSER, THRESHOLD, SILENCERS, WEATHER STRIPING
HG-3	(INTERIOR UTILITY ROOMS), (1) STORAGE LOCKSET, (1.5) HINGES, CLOSER, OH STOP
HG-4	(TOILET ROOMS), (1.5) BUTTS HINGES, (1) PRIVACY LOCKSET, ALUMINUM THRESHOLD, WALL STOP, CLOSER, KICKPLATE, SILENCERS, HC SIGN
HG-5	(1) STORAGE LOCKSET, (1.5) HINGES, CLOSER, OH STOP, PANIC DEVICE EXIT HARDWARE

CLASS	CLASS STYLES
20	1/3 HR RATING (20 MIN.)
B	1 1/2 HR RATING (90 MIN.)
C	3/4 HR RATING (45 MIN.)
D	1 1/2 HR RATING (90 MIN.) EXTERIOR
E	3/4 HR RATING (45 MIN.) EXTERIOR
G	1 HR RATING (60 MIN.)

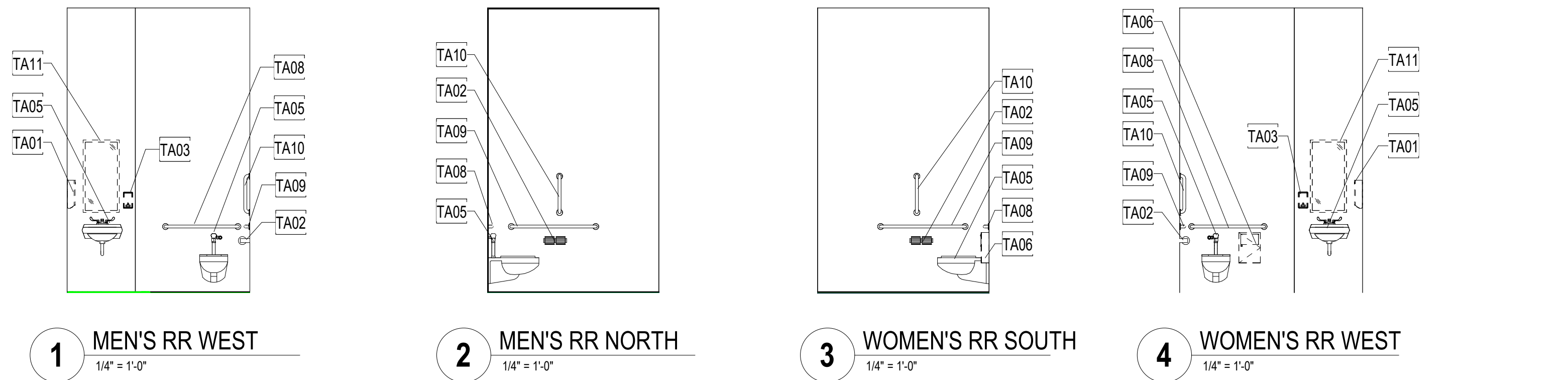
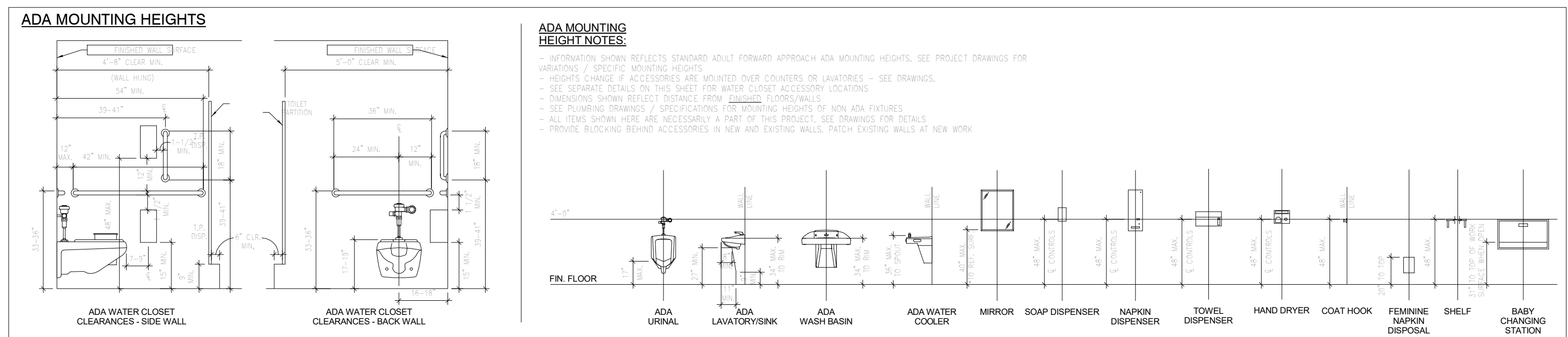
GLASS TYPE	GLAZING STYLES
GL-1	1/4" THICK CLEAR TEMPERED FLOAT GLASS
GL-2	FIRE RATED FIRE LITE UNIT
GL-3	1" INSULATED CLEAR TEMPERED WINDOW UNIT
GL-7	BUTT-GLAZING IN RECESSED ALUM. TRACK SYSTEM (SEE BORROWED LITE FRAME TYPES)

C2 FINISH SCHEDULE															
LEVEL	NUMBER	ROOM NAME	FLOOR		NORTH WALL FINISHES		SOUTH WALL FINISHES		EAST WALL FINISHES		WEST WALL FINISHES		SOFFIT - SEE RCP	REMARKS	NUMBER
			BASE	MAIN FINISH	SECOND FINISH	MAIN FINISH	SECOND FINISH	MAIN FINISH	SECOND FINISH	MAIN FINISH	SECOND FINISH	FINISH			
Level 1	A200	C2 INDUSTRIAL													A200
Level 1	A201	F.P.													A201
Level 1	A202	ELEC.													A202
Level 1	A203	MEN'S RESTROOM	RB-1	GYP BD/FRPPT-1		GYP BD/FRPPT-1		GYP BD/FRPPT-1		GYP BD/FRPPT-1				ACT-1 (10'-0" A.F.F.)	A203
Level 1	A204	WOMEN'S RESTROOM	RB-1	GYP BD/FRPPT-1		GYP BD/FRPPT-1		GYP BD/FRPPT-1		GYP BD/FRPPT-1				ACT-1 (10'-0" A.F.F.)	A204

SC-1: SEALED CONCRETE - ASHFORD FORMULA
 ACT-1: ACOUSTICAL CEILING TILE - 15/16" WHITE GRID w/ 2"x4"x1/2" VINYL FACED GYPSUM CORE TILE BY "CLIMA PLUS" BY USG OR APPROVED EQUAL.

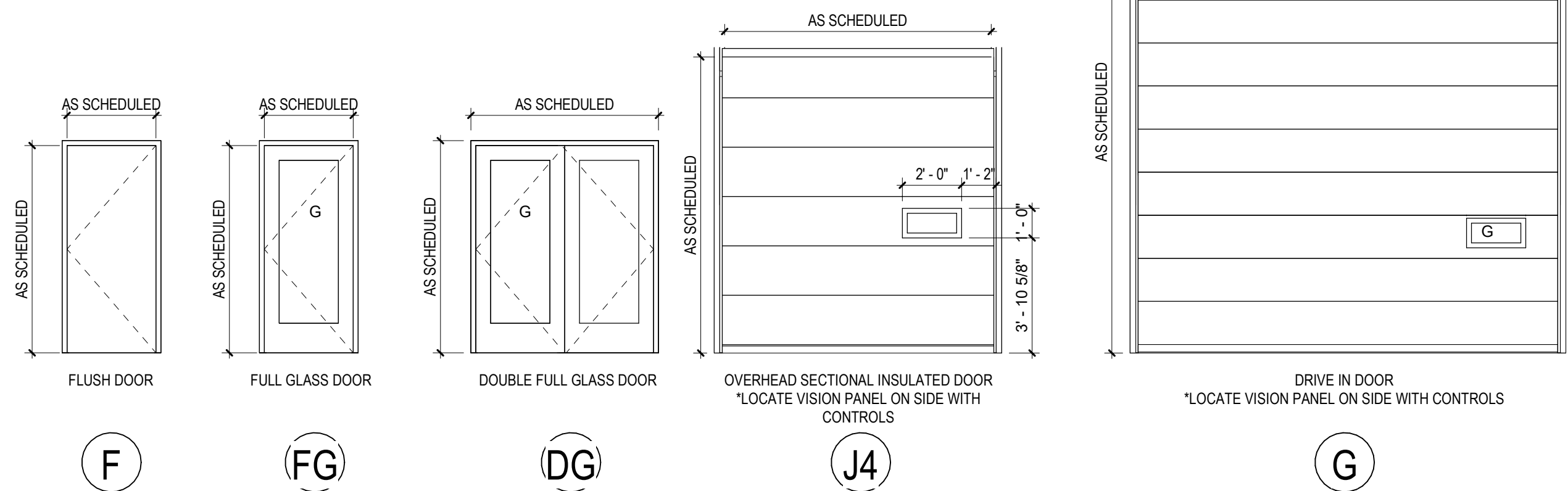
PAINT NOTES:

1. ALL METALS NOT PROVIDED WITH FACTORY FINISH SHALL BE PAINTED WITH ONE COAT OF RUST PROHIBITIVE PRIMER AND ENAMEL PER SPECIFICATION
2. PAINT ALL INTERIOR STEEL COLUMNS WHITE



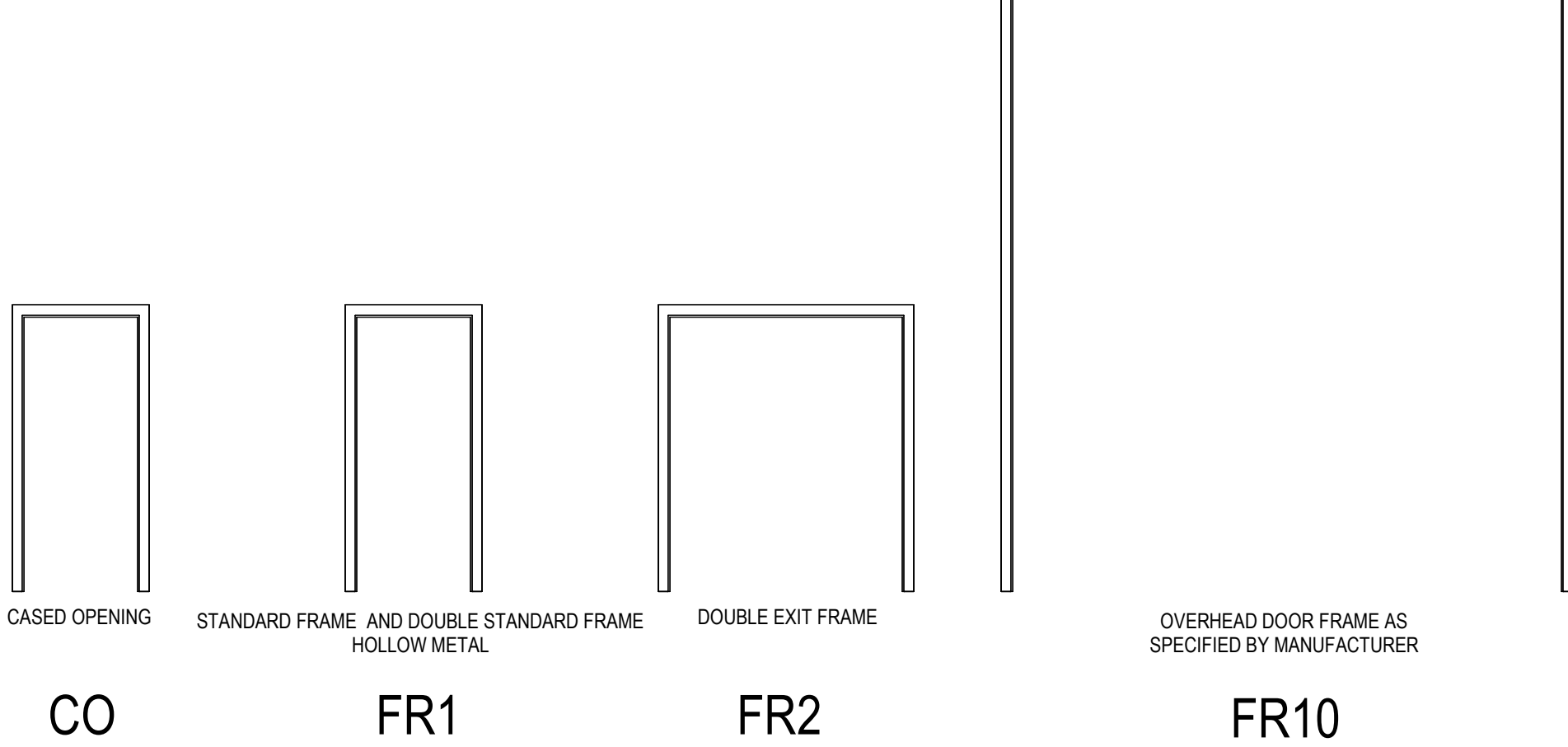
DOOR TYPES

- GENERAL NOTE: SEE SCHEDULE FOR DOOR GLAZING TYPE
1. "HM" INDICATES HOLLOW METAL, "ALUM" INDICATES ALUMINUM, "SP" INDICATES SOLID PLASTIC, "FRP" INDICATES FIBERGLASS REINFORCED POLYESTER.
 2. "G" INDICATES GLASS - PROVIDE SAFETY GLAZING WHERE REQUIRED BY CODE
 3. DOOR TYPES ARE SHOWN AS SINGLE DOORS. DOUBLE DOORS (INDICATED ON THE SCHEDULE AS "DR") ARE (2) OF THE SPECIFIED DOOR TYPE, U.N.O.
 4. ALL HOLLOW METAL DOORS SHALL BE PRIMED AND PAINTED. U.N.O. SEE ROOM FINISH SCHEDULE.
 5. ALL RATED FIRE DOORS, FRAMES AND HARDWARE SHALL BE POSITIVE PRESSURE TESTED ACCORDING TO NFPA 252 OR UL10C.



FRAME TYPES

GENERAL NOTE: "G" DENOTES GLAZING; SEE SCHEDULE FOR FRAME GLAZING TYPE



Consultant:

Project:

ZILBER INDUSTRIAL 2 @ CALEDONIA CORPORATE PARK

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126

Key Plan:

MUNICIPAL SUBMITTAL
SET 7/25/22

Sheet:

C2 - DOOR SCHEDULE,
DOOR/FRAME TYPES,
INTERIOR ELEVATIONS,
FINISH SCHEDULE

Scale:

As indicated

Revisions:

No.	Date	Description

Date:

7/25/2022

Project No:

.

Sheet No:

A10.0.

Consultant:

Project:
ZILBER INDUSTRIAL 2 @ CALEDONIA CORPORATE PARK

Location:
Northwestern Ave & East Frontage Road, Caledonia WI, 53126

Key Plan:

MUNICIPAL SUBMITTAL SET 7/25/22

Sheet:

C2 - WINDOW TYPES

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

Revisions:

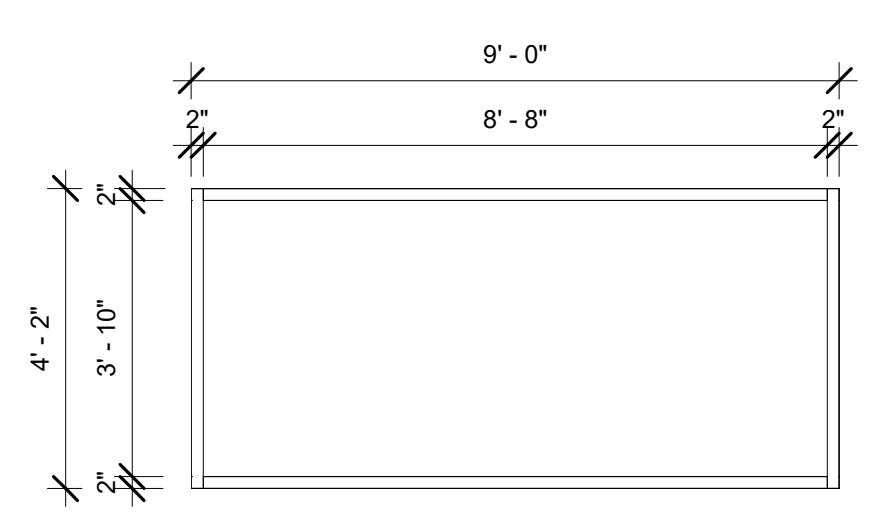
No.	Date	Description

Date:
7/25/2022

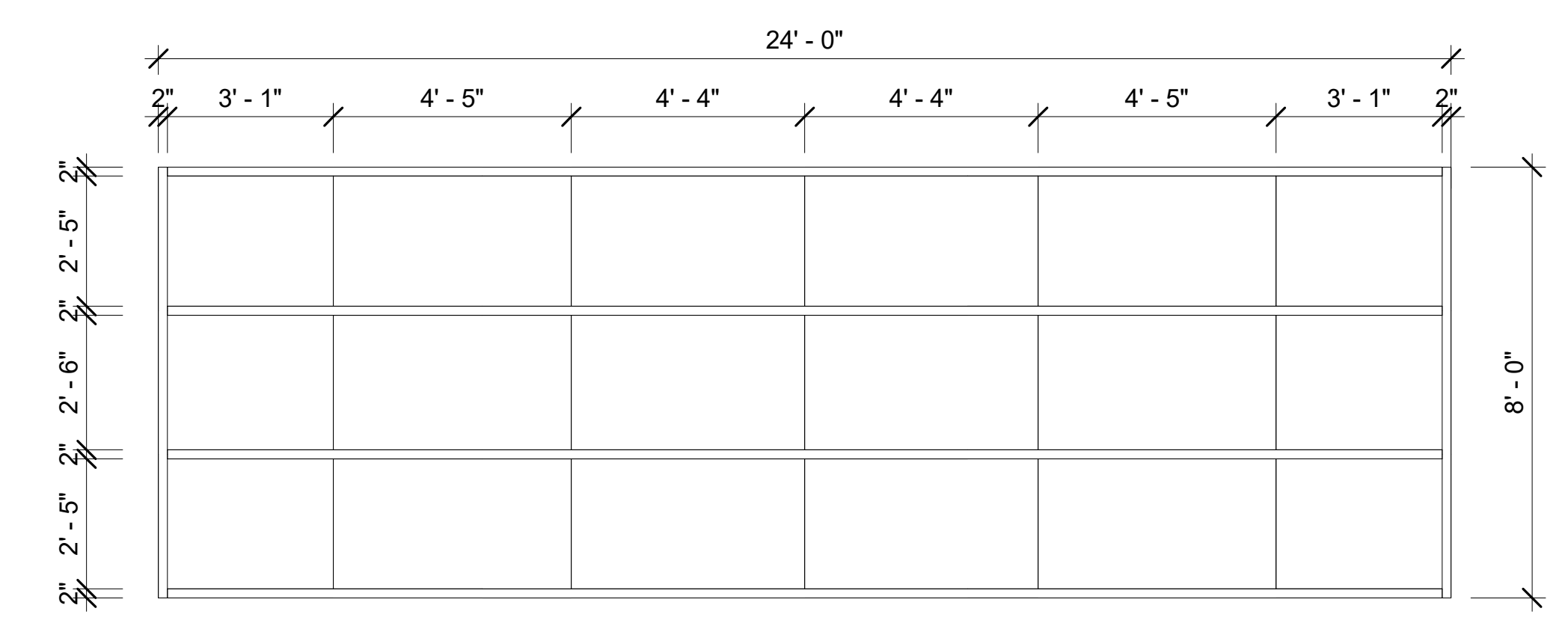
Project No:

Sheet No:

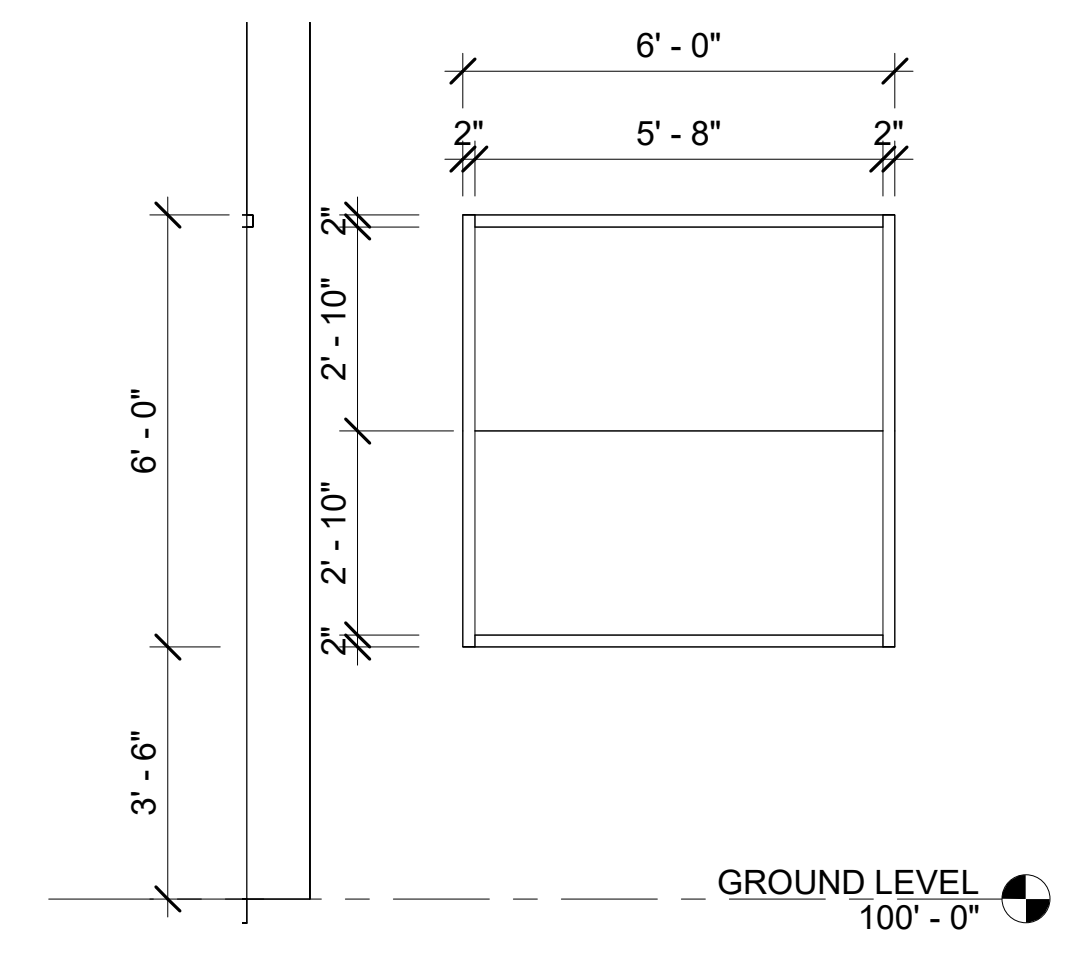
A10.1.



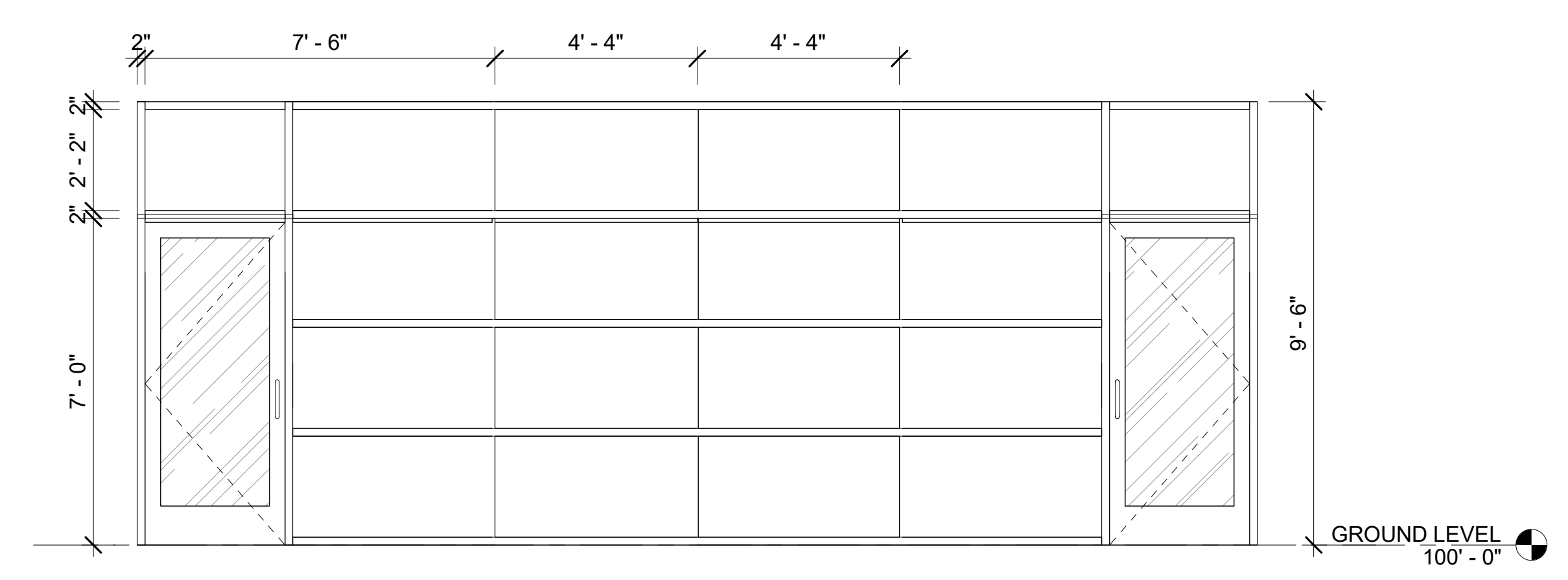
13 C2 STOREFRONT WINDOW TYPE F
3/8" = 1'-0"



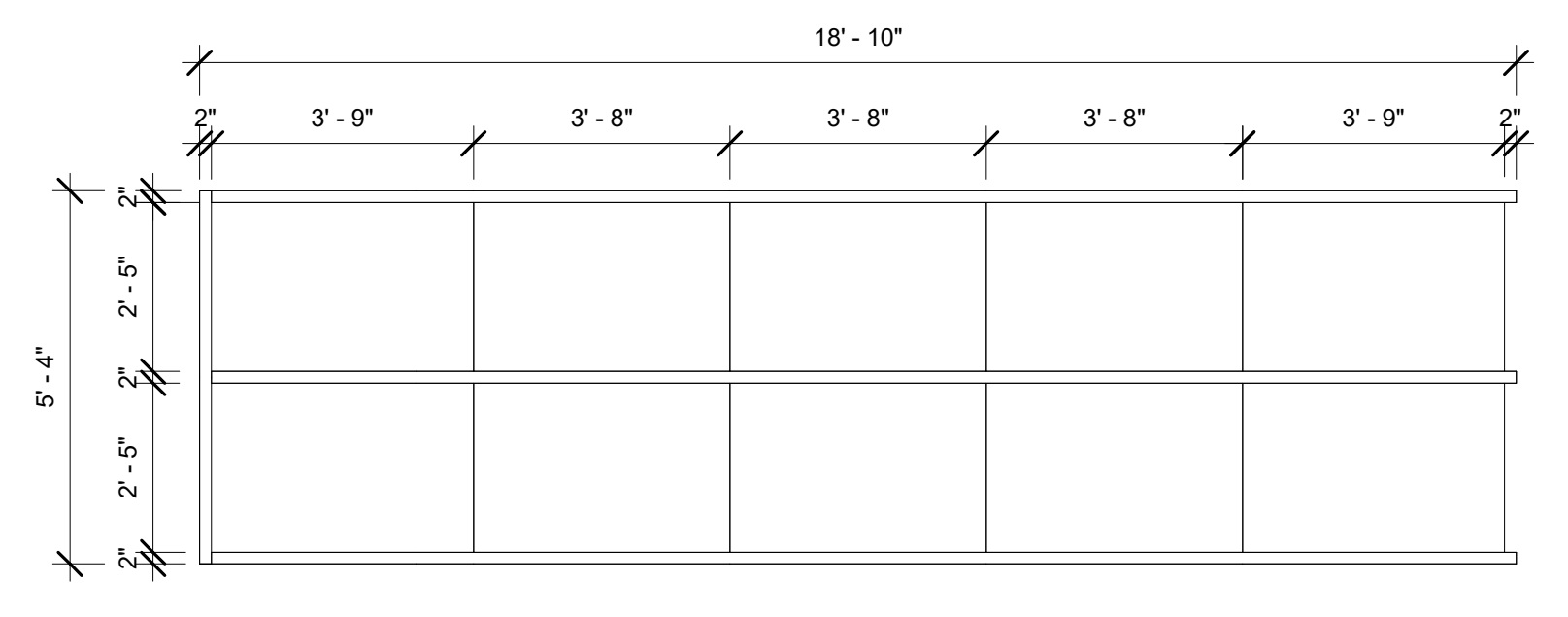
8 C2 STOREFRONT WINDOW TYPE D1
3/8" = 1'-0"



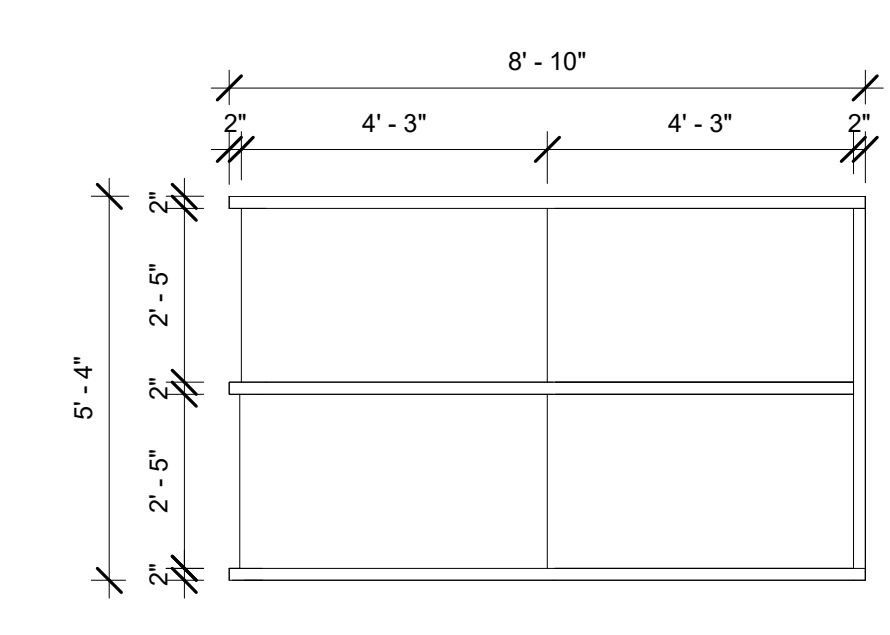
9 C2 STOREFRONT WINDOW TYPE E
3/8" = 1'-0"



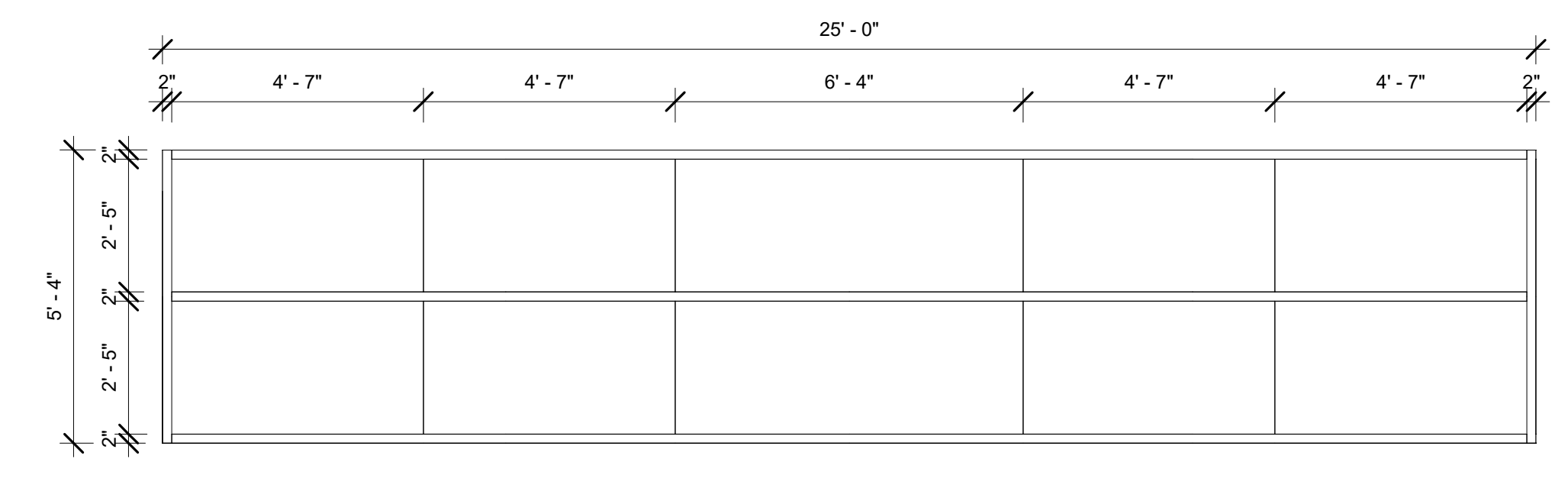
7 C2 STOREFRONT WINDOW TYPE D
3/8" = 1'-0"



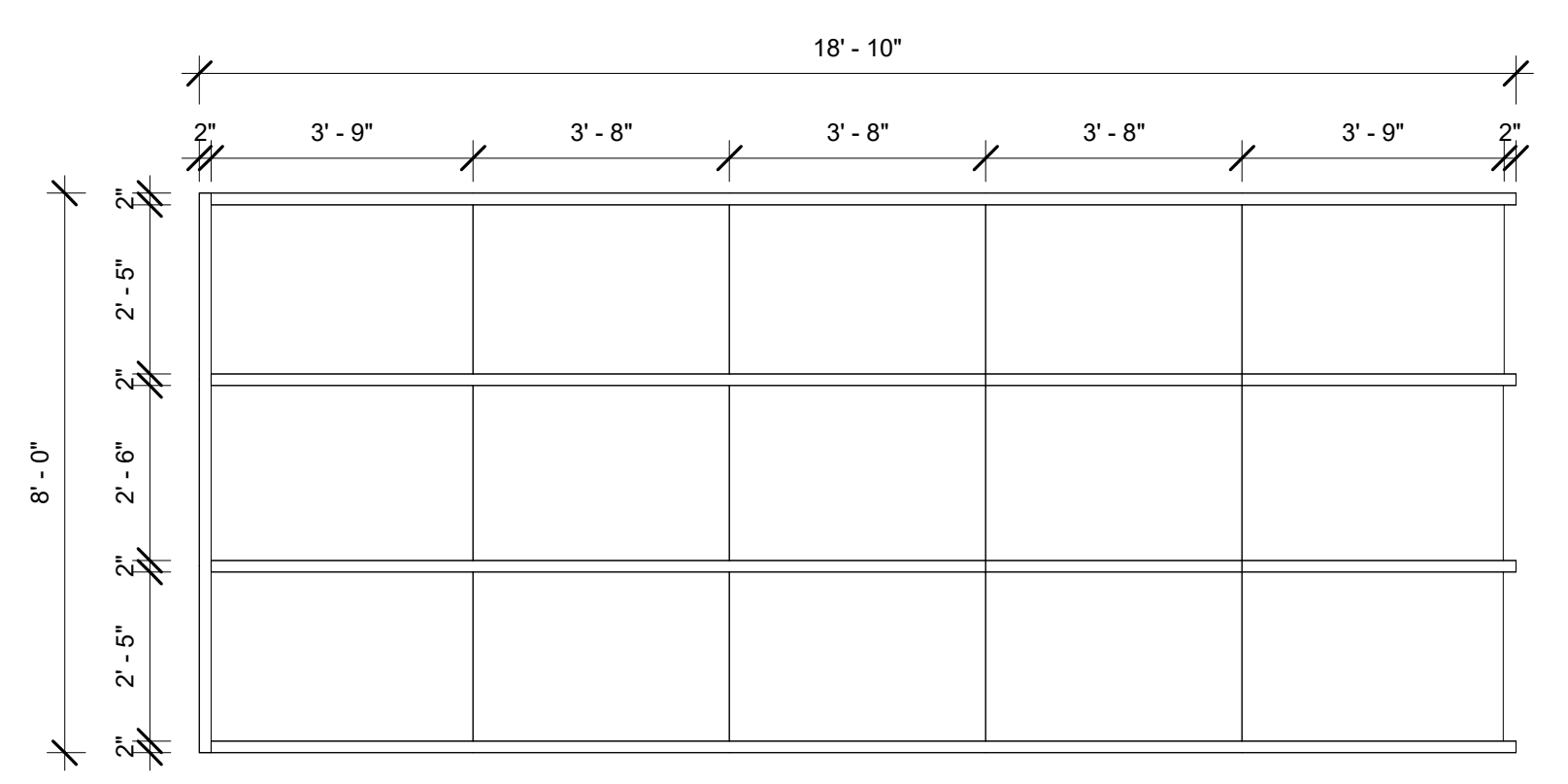
12 C2 STOREFRONT WINDOW TYPE C2
3/8" = 1'-0"



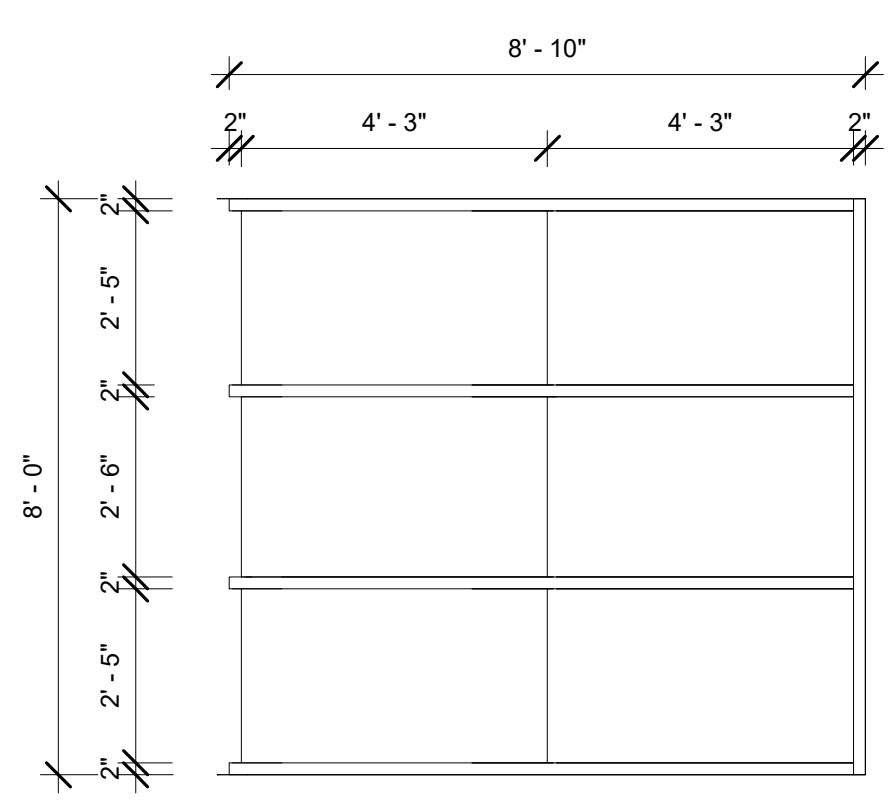
11 C2 STOREFRONT WINDOW TYPE B2
3/8" = 1'-0"



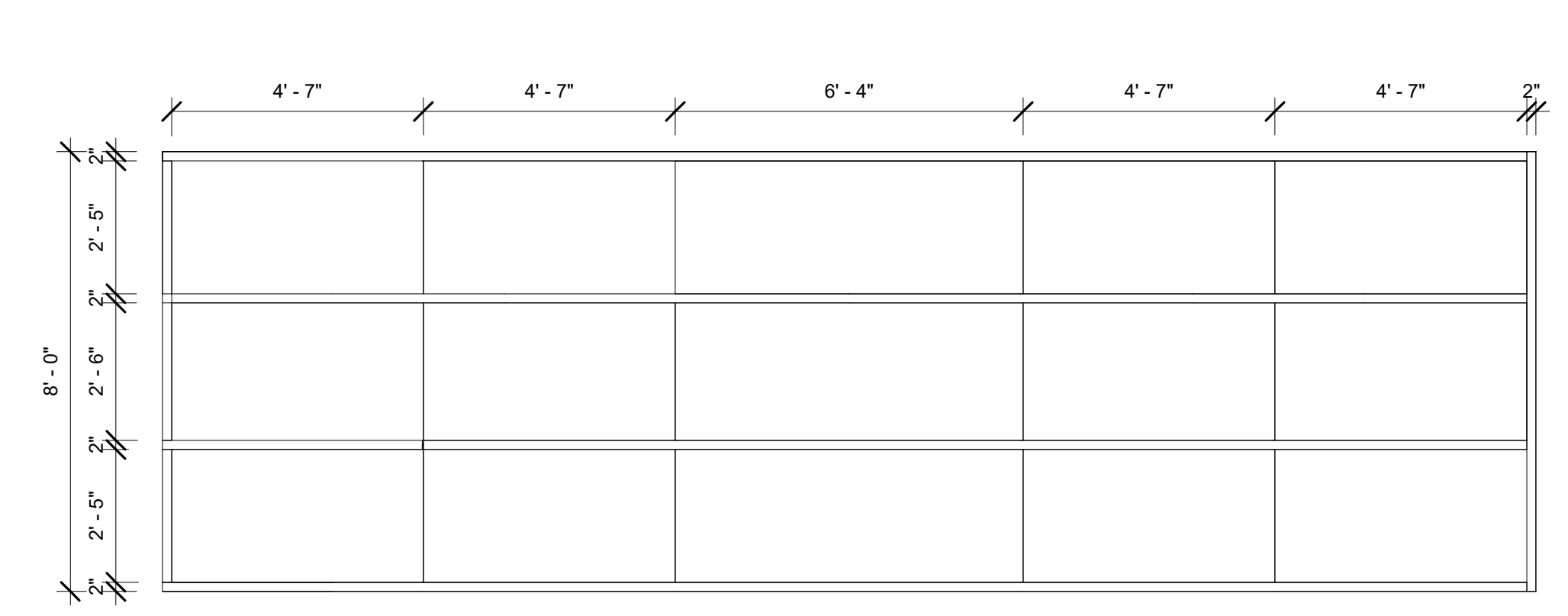
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3/8" = 1'-0"



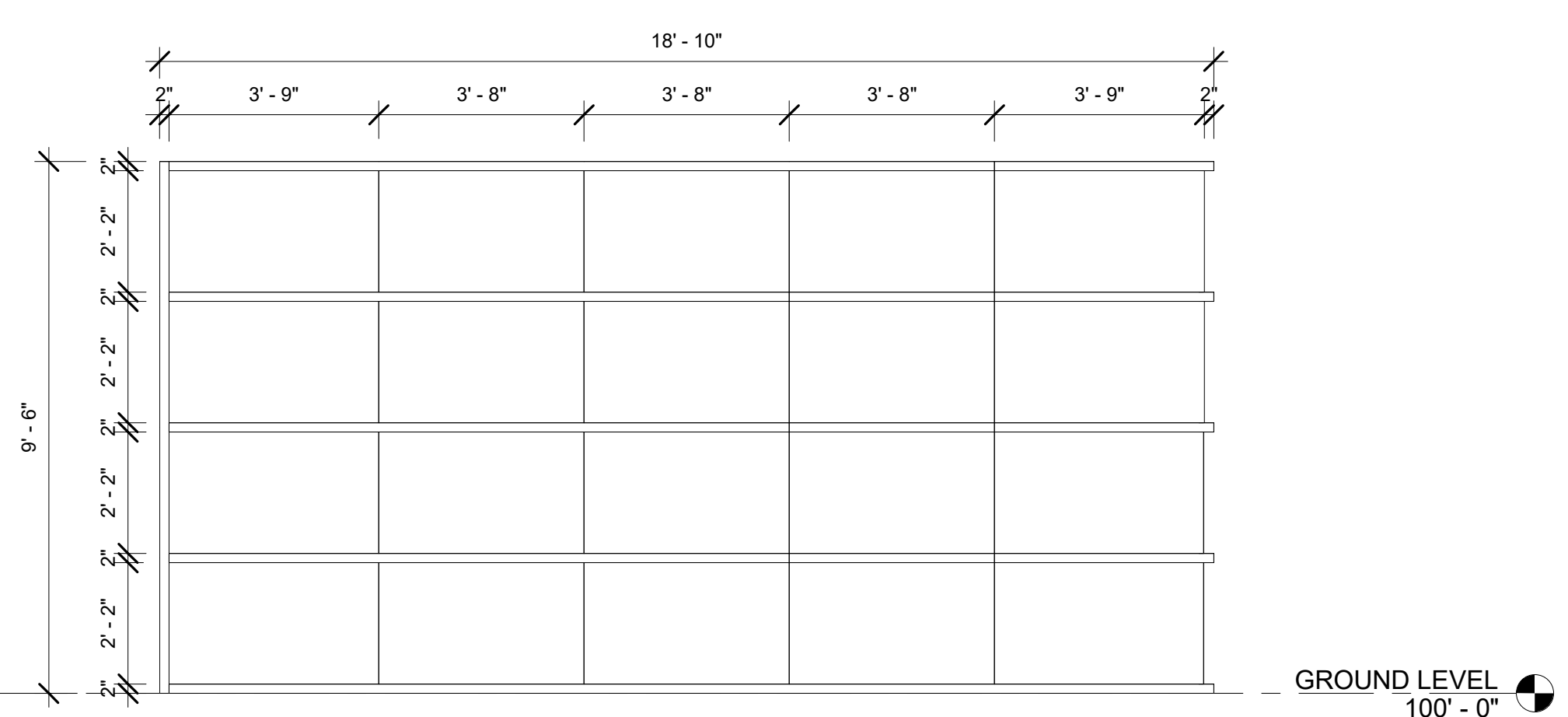
6 C2 STOREFRONT WINDOW TYPE C1
3/8" = 1'-0"



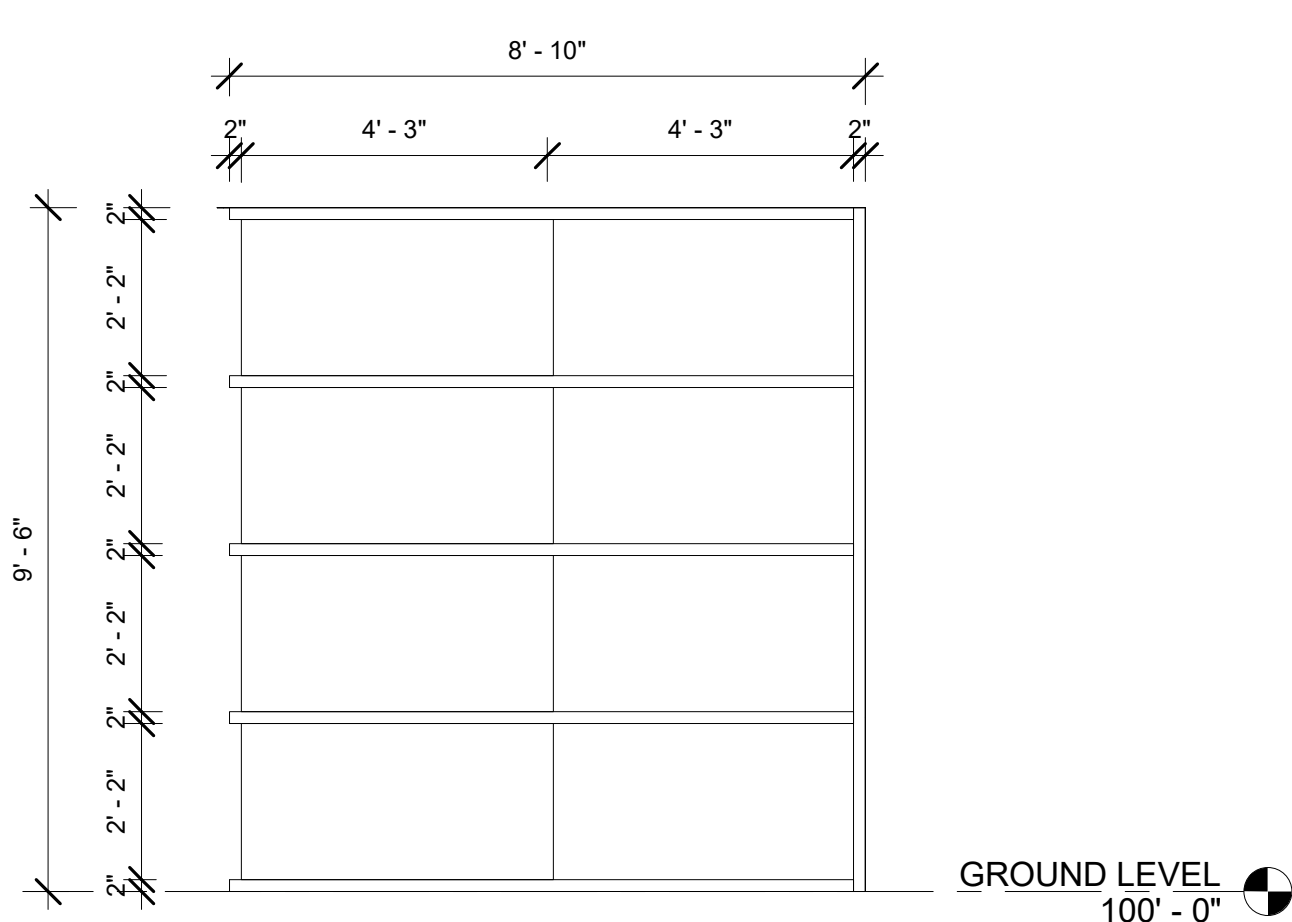
4 C2 STOREFRONT WINDOW TYPE B1
3/8" = 1'-0"



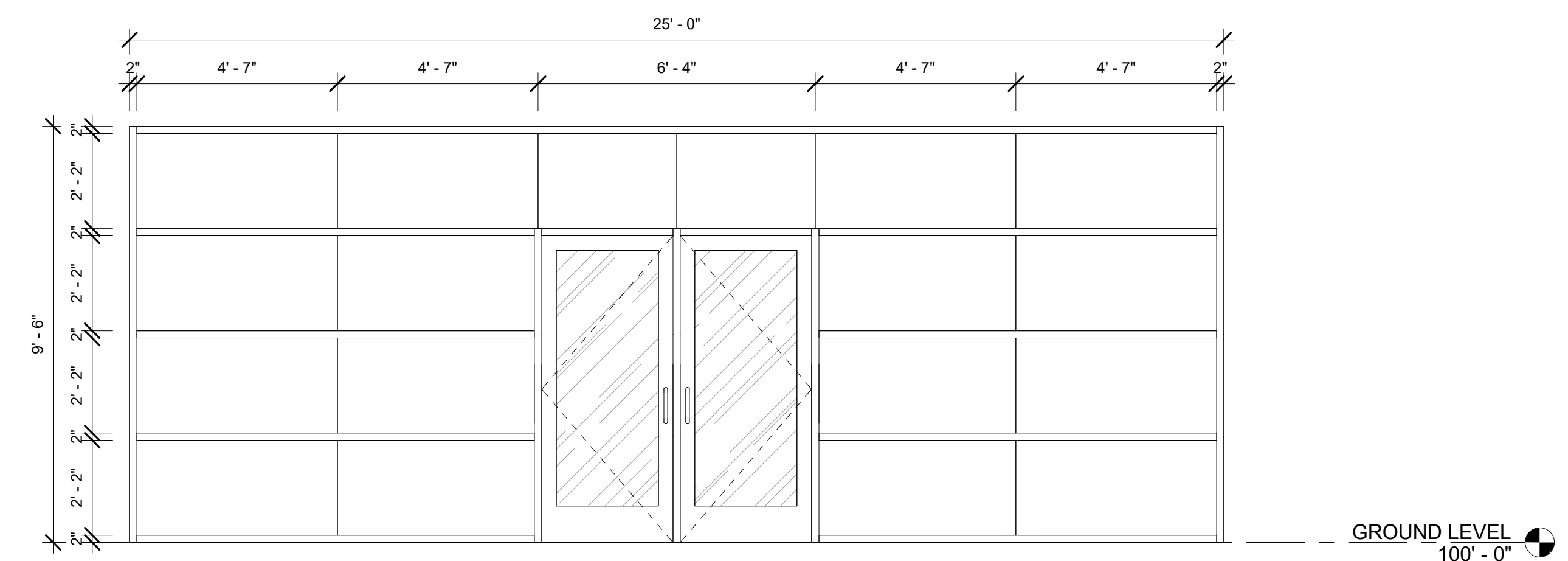
2 C2 STOREFRONT WINDOW TYPE A1
3/8" = 1'-0"



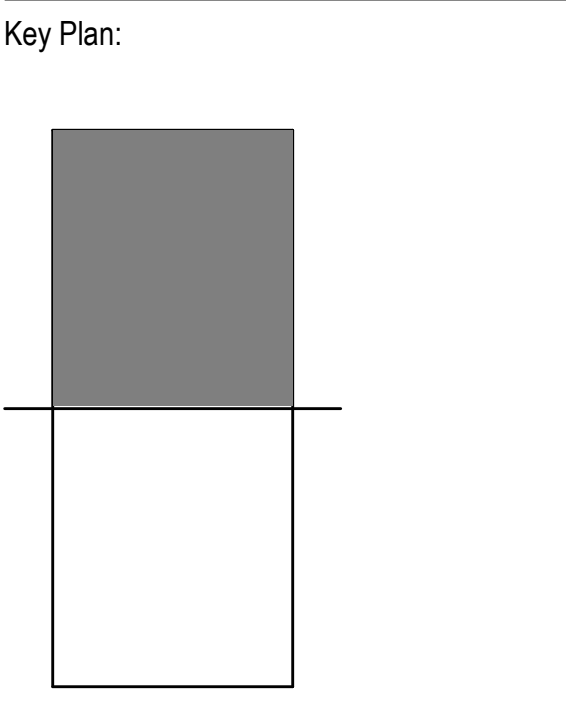
5 C2 STOREFRONT WINDOW TYPE C
3/8" = 1'-0"



3 C2 STOREFRONT WINDOW TYPE B
3/8" = 1'-0"



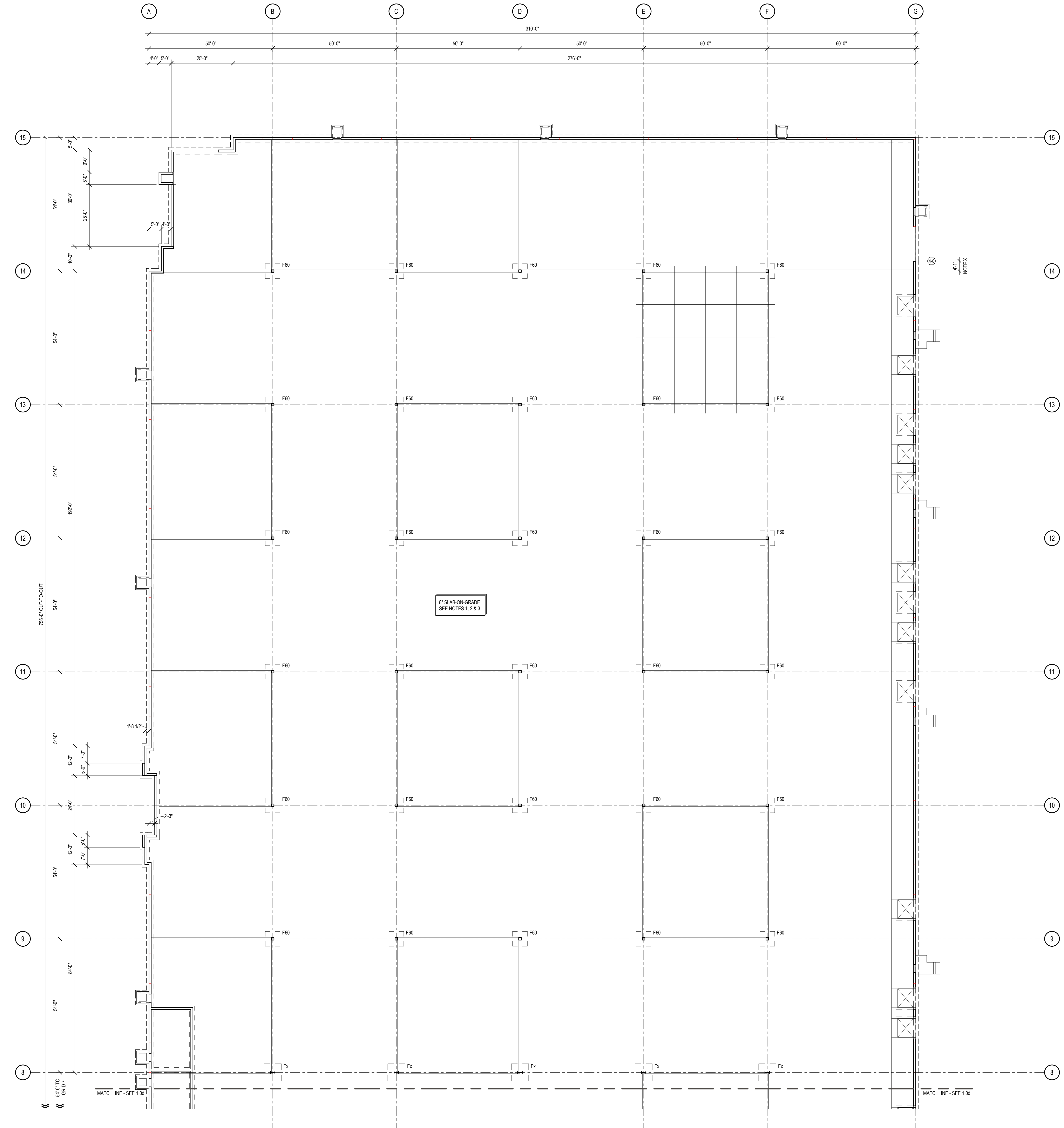
1 C2 STOREFRONT WINDOW TYPE A
3/8" = 1'-0"



Scale:
As indicated

Revisions:

No.	Date	Description



ISOLATED FOOTING SCHEDULE

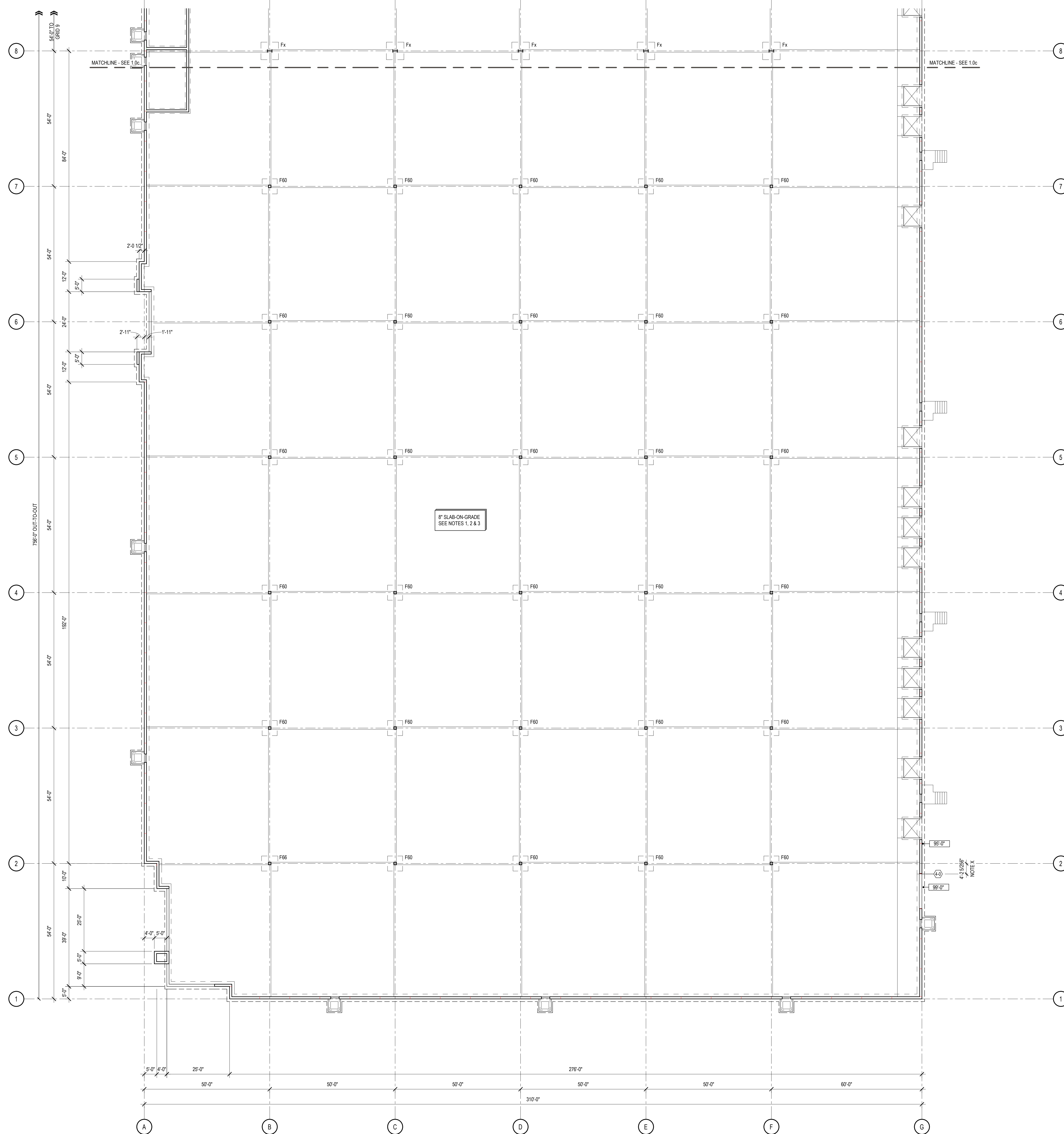
MARK	LENGTH	WIDTH	THICKNESS	FOOTING REINFORCEMENT	REMARKS
F60	6'-0"	6'-0"	17"	(6) #5, B, EW	
F66	6'-0"	6'-6"	17"	(6) #5, B, EW	
Fx	7'-0"	7'-0"	17"	(6) #5, B, EW	

CONTINUOUS FOOTING SCHEDULE

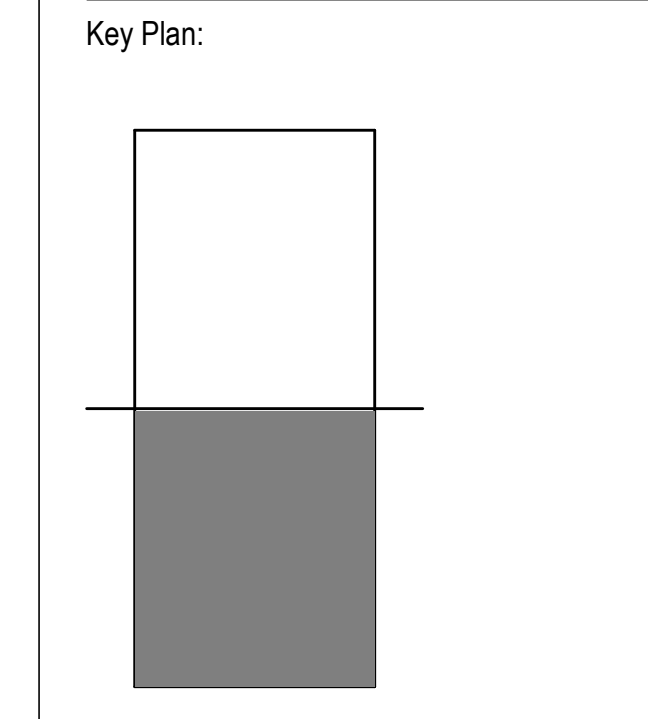
MARK	WIDTH	THICKNESS	FOOTING REINFORCEMENT	REMARKS
W16	1'-6"	42"	(2) #6 T&B, CONT	AT STOOPS, SEE N15XX
W20	2'-0"	42"	(2) #6 T&B, #3 TIES AT 48"OC	
W26	2'-6"	42"	(3) #6 T&B, #3 TIES AT 48"OC	
W30	3'-0"	42"	(4) #6 T&B, #3 TIES AT 48"OC	

- NOTES:
- B = BOTTOM, T = TOP, LW = LONG WAY, SW = SHORT WAY, EW = EACH WAY.
 - ALL REINFORCEMENT BARS TO BE BOTTOM BARS UNLESS NOTED OTHERWISE.
 - ALTERNATIVELY FOR W20s, PROVIDE 12" THICK FOOTING WITH (3) #5 BOTTOM BARS THICKENING TO 42" WHERE EXTERIOR FOOTING.
 - CONTINUOUS TRENCH FOOTING BARS CAN BE COUNTED FOR SPREAD FOOTING BARS AS LONG AS THEY ARE CONTINUOUS THROUGHOUT SPREAD FOOTING.

- FOUNDATION PLAN NOTES
- FINISH SLAB ELEVATION = 100'-0". LOCAL DATUM UNLESS NOTED OTHERWISE. TOP OF PERIMETER FOOTING ELEVATION = 98'-4" UNLESS NOTED OTHERWISE. TOP OF INTERIOR FOOTING ELEVATION = 98'-4" UNLESS NOTED OTHERWISE.
 - PROVIDE 7" THICK UNREINFORCED SLAB-ON-GROUND ON 6" THICK STONE BASE MEETING THE GRADATION REQUIREMENTS OF ASTM D2940 ON PORTLAND STABILIZED SUB-BASE. HARD STEEL TROWEL FINISH MEETING FF35FLAS (OVERALL) AND FF25FLAS (LOCAL).
2a. ALTERNATE (SHOWN): PROVIDE 7" JOINTLESS SLAB-ON-GROUND PER 200800. ALL OTHER REQUIREMENTS STAY THE SAME AS NOTE 2.
 - TYPICAL WHERE SLAB-ON-GROUND ABUTS WALL OR COLUMN, PROVIDE 1/4" x (SOG THICKNESS) PRE-SCORED REMOVABLE TOP STRIP ISOLATION BOARD.
 - OVER-EXCAVATION PER DETAIL 143800 MAY BE REQUIRED TO REMOVE EXISTING UNDOCUMENTED FILL AND UNSUITABLE BEARING SOIL.
 - COORDINATE EXACT DIMENSION OF WALL STEP WITH PRECAST WALL PANEL LAYOUT. SEE 143800.
 - TYPICAL DETAILS THAT APPLY TO PLAN INCLUDE:
143800 CORNER REINFORCEMENT DETAIL
143800 SPREAD FOOTING OVER LATERAL STOOP DETAIL
143800
 - IN AREAS SHOWN 143800, PROVIDE 10 MIL POLY VAPOR BARRIER DIRECTLY BELOW SLAB-ON-GROUND. SEE ARCHITECTURAL.



1 C2 - FOUNDATION PLAN - B
 S1.0d SCALE: 1/16" = 1'-0"



REVIEW SET

Sheet:
 C2 - FOUNDATION PLAN
 PART B

Scale:
 1/16" = 1'-0"

Revisions:

No.	Date	Description

Date:
 06/27/22

Project No:
 141234.56

Sheet No:

S1.0d

ROOF FRAMING PLAN NOTES

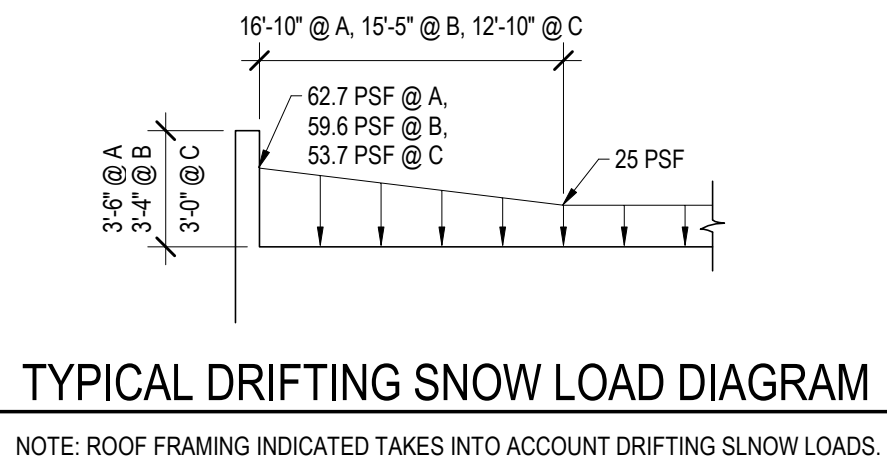
- DECK BEARING DATUM ELEVATION OF BUILDING = 135'-1 1/2". ALL ELEVATIONS SHOWN ON PLAN ARE PLUS OR MINUS, AS INDICATED, FROM THIS DATUM ELEVATION. INCLUDING POINTS SHOWN OUTSIDE OF ROOF PLANE.
- ROOF DECKING SHALL BE 1 1/2" x 24" GA WIDE RIB GALVANIZED (G30) PRIME PAINTED WHITE METAL ROOF DECK FASTENED TO SUPPORTING STRUCTURE USING 30/4 PATTERN TYPICALLY OF ANY OF FASTENING METHODS SHOWN ON 1358.5 AND #10 TEK SIDELAP FASTENERS AT 24" OC. PROVIDE DECK WITH THE FOLLOWING PROPERTIES:
THICK = 0.0295 in. $M_w/Q = 422 \#-FT/FT$ $V_w/Q = 2564 \text{ LBS/FT}$
 $F_y = 50 \text{ KSI}$ $M_w/Q = 477 \#-FT/FT$
INSTALL DECK AS 3 SPAN CONDITION (MINIMUM).
- INDICATES LOCATION OF BAR JOIST BOTTOM CHORD EXTENSION. DO NOT WELD EXTENSION TO SUPPORT FRAMING. REFER TO DETAIL 1358.1.
- INDICATES LOCATION OF BAR JOIST BOTTOM CHORD EXTENSION. WELD EXTENSION TO SUPPORT FRAMING AFTER ALL ROOF DEAD LOAD HAS BEEN APPLIED. SEE DETAIL 1358.1 AT JOIST GIRDERS AND 1358.2 AT BEAMS.
- JOIST SUPPLIER TO PROVIDE CONTINUOUS TOP AND BOTTOM CHORD HORIZONTAL ANGLE AND DIAGONAL X-BRIDGING WHERE SHOWN, NOTED AND AS REQUIRED. GC TO COORDINATE PLACEMENT OF JOIST BRIDGING WITH CLEARANCES REQUIRED BY FIRE PROTECTION LINES AND SPRINKLER HEADS.
- ALL JOISTS TO BE CAMBERED IN ACCORDANCE WITH SJI STD SPECIFICATION UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL BAR JOISTS TO BE DESIGNED FOR A NET WORKING UPLIFT LOAD OF 10 PSF IN ADDITION TO GRAVITY VERTICAL LOADS REQUIRED BY THE BAR JOIST DESIGNATION. A SINGLE LINE OF BOTTOM CHORD BRIDGING MUST BE PROVIDED NEAR THE FIRST BOTTOM CHORD PANEL POINTS.
- DECK BEARING ANGLE BY PRECAST SUPPLIER. SEE 1358.1 AND CHANNELS SHOWN PER 1358.1.
- WIND LOAD REACTIONS PROVIDED ON PLANS ARE STRENGTH VALUES (1.0W) UNLESS NOTED OTHERWISE.
- PROVIDE ANGLE FRAME(S) SUPPORT AT ALL ROOF OPENINGS IN ACCORDANCE WITH DETAIL 1358.1 AT SMALLER OPENINGS. SEE 1358.1.
- BELOW ROOF TOP UNIT CURB PROVIDE ANGLE STRUTS PER 1358.1 AND CHANNELS SHOWN PER 1358.1.
- PROVIDE L3 12x2 1/2x1/4 (LLH) LAID ON TOP OF AND WELDED TO EACH JOIST ALONG NORTH AND SOUTH WALLS PER 1358.1 AS WELL AS ON EACH SIDE OF EXPANSION JOINT @ GRID 9. SEE 1358.1.
- BAR JOIST REACTIONS PROVIDED DUE TO COMPOUND DRIFT LOAD AND ARE TOTAL SERVICE LOAD VALUES. TO DETERMINE LIVE LOAD VALUE SUBTRACT OFF DEAD LOAD BASED ON VALUES IN LOAD TABLE.
- BAR JOISTS BEARING ON BEAM AT GRID LINE 8 TO HAVE ROLL-OVER CAPACITY FOR THE FOLLOWING HORIZONTAL FORCES:
SOUTH: $6W = 1,118 \text{ LBS}$
NORTH (SLIDING): $7E = 1,153 \text{ LBS}$
- ONE BAR JOIST OF DOUBLE JOIST ACTS AS CHORD FOR ROOF DIAPHRAGM. SEE 1358.1 FOR CONTINUITY PLATE REQUIRED.
- THE NUMBER IN THE (XXX) INDICATES THE SERVICE LEVEL MOMENT IN KIP-FT FOR WHICH THE SEAM-TO-COLUMN CONNECTION HAS BEEN DESIGNED.
- HORIZONTAL SPANNING SPANDREL PANELS SHOWN PRECAST SUPPLIER TO PROVIDE HANGING CONNECTION AND LATERAL RESTRAINT CONNECTIONS BETWEEN PANELS AS REQUIRED. BOTTOM OF SPANDREL ELEVATION = XXX' X". COORDINATE WITH ARCHITECTURAL DRAWINGS.

ROOF FRAMING KEY NOTES

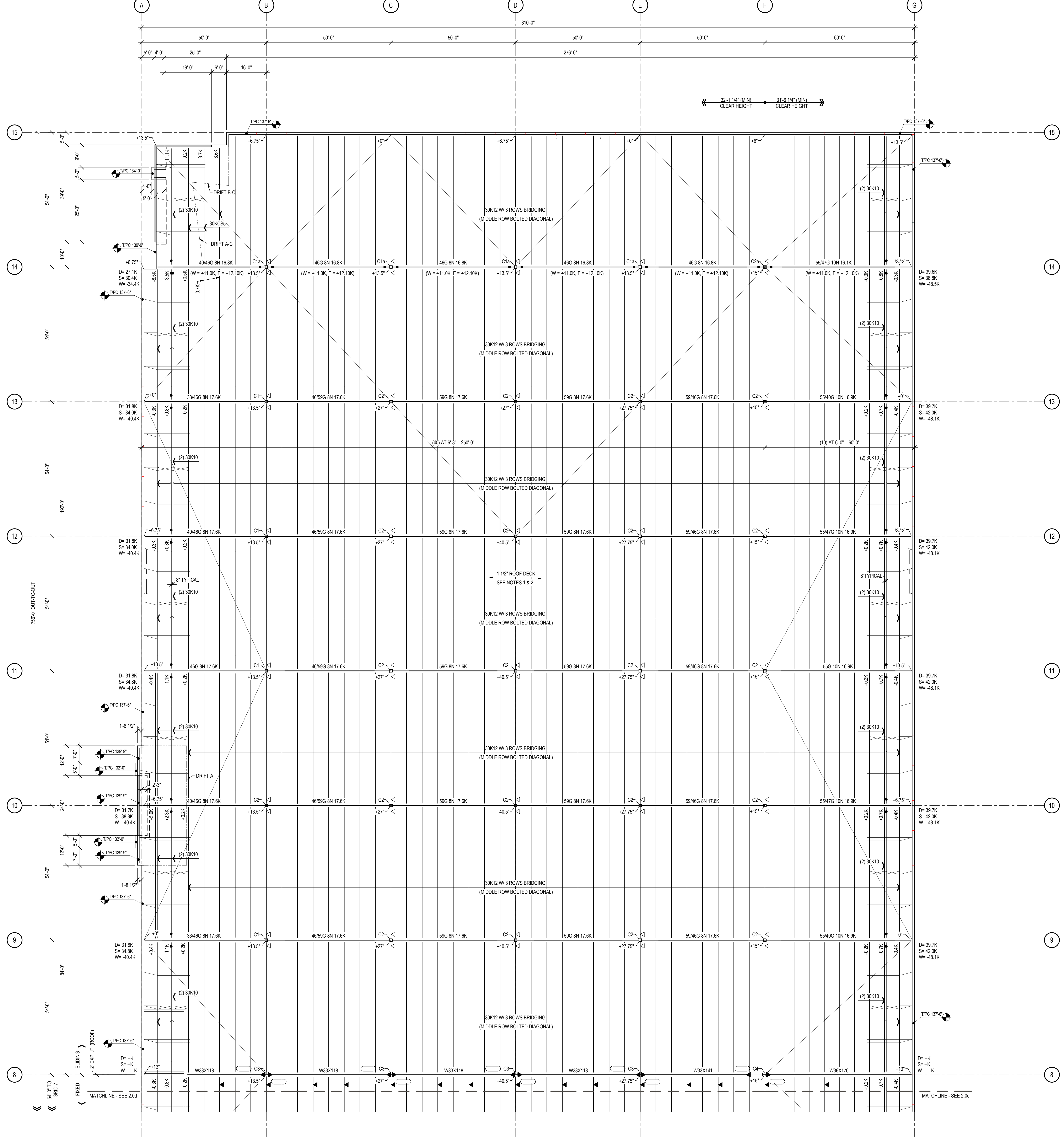
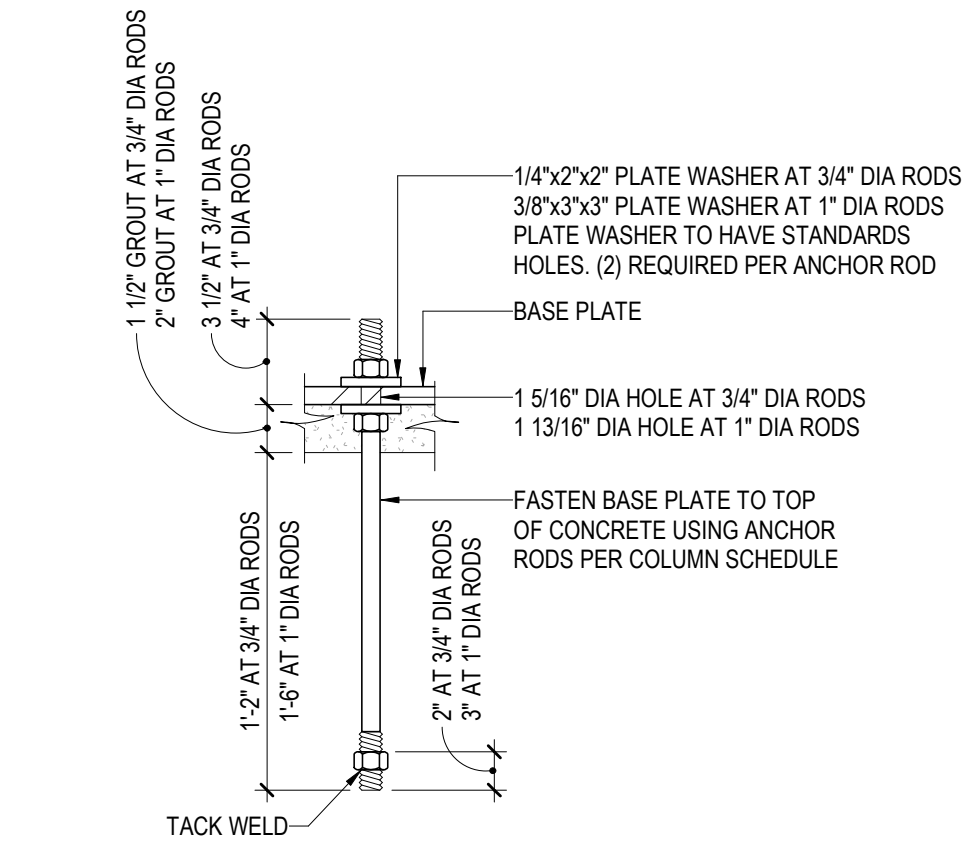
- PROVIDE 4"x4" ROOF HATCH OPENING, FRAME OPENING PER 3/58.5.
- HORIZONTAL SLIDING L4x4x5/16 DUE TO PRECAST AND ROOF EXPANSION JOINT BEING OFFSET, SEE 16/58.5.

FOR BID PURPOSES ONLY:

- INCLUDE IN BID SUBSTITUTING OUT (6) OF THE TYPICAL 54'-0" 30K12 JOISTS WITH (12) 54'-0" 30KCS3 (PROVIDE (2) KCS FOR EACH 30K12 JOISTS TO ACCOMMODATE RTU'S. (LOCATIONS TO BE PROVIDED DURING SHOP DRAWING REVIEW)
- MAXIMUM RTU WEIGHT IS 4,800# AND MAY BE LOCATED ANYWHERE ALONG PAIR OF KCS JOIST SPAN
- INCLUDE FRAMES PER 9/58.1 AT OPENING(S) IN DECK FOR 3 RTU'S SUPPORTED PER 13/58.1 AND 16/58.1 TO BE LOCATED AT A FUTURE POINT IN TIME.



STEEL COLUMN SCHEDULE				
COLUMN MARK	C1/C1a	C2/C2a	C3	C4
CAP PLATE	13S810	13S810	?	?
COLUMN SIZE				
BASE PLATE	3/4"x16"x1'-6"	2 1/2"x32"x3'-9"	?	?
ANCHOR BOLTS	(4) 3/4" DIA 15"x15"	(4) 3/4" DIA 15"x15"	?	?
DETAILS, NOTES	2/S2.0c	2/S2.0c	?	?

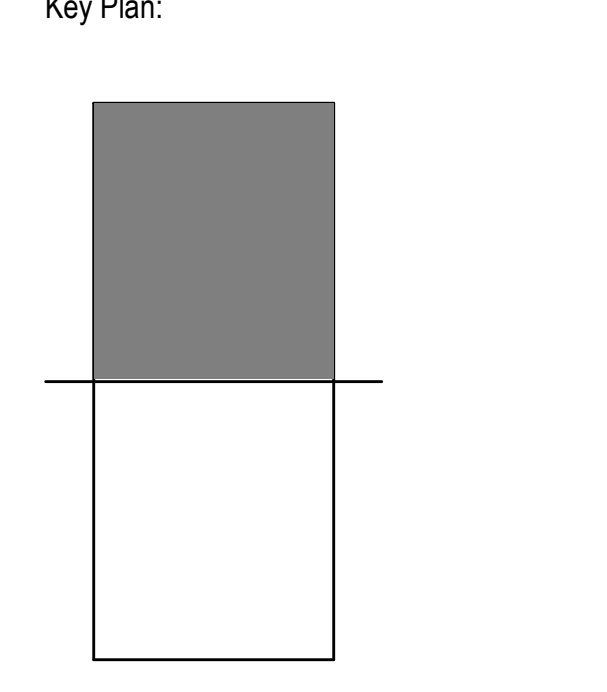


1 C2 - ROOF FRAMING PLAN - A
SCALE: 1/16" = 1'-0"

Consultant:
raSmith 16745 W. Bluemound Road
Brookfield, WI 53005-9938
CREATIVITY BEYOND ENGINEERING (262) 781-1000
PROJECT NUMBER: 2220534

Project:
Caledonia Corporate Park

Location:
Northwestern Ave & East Frontage Road,
Caledonia WI, 53126



REVIEW SET

Sheet:
C2 - ROOF FRAMING PLAN PART A

Scale:
As indicated

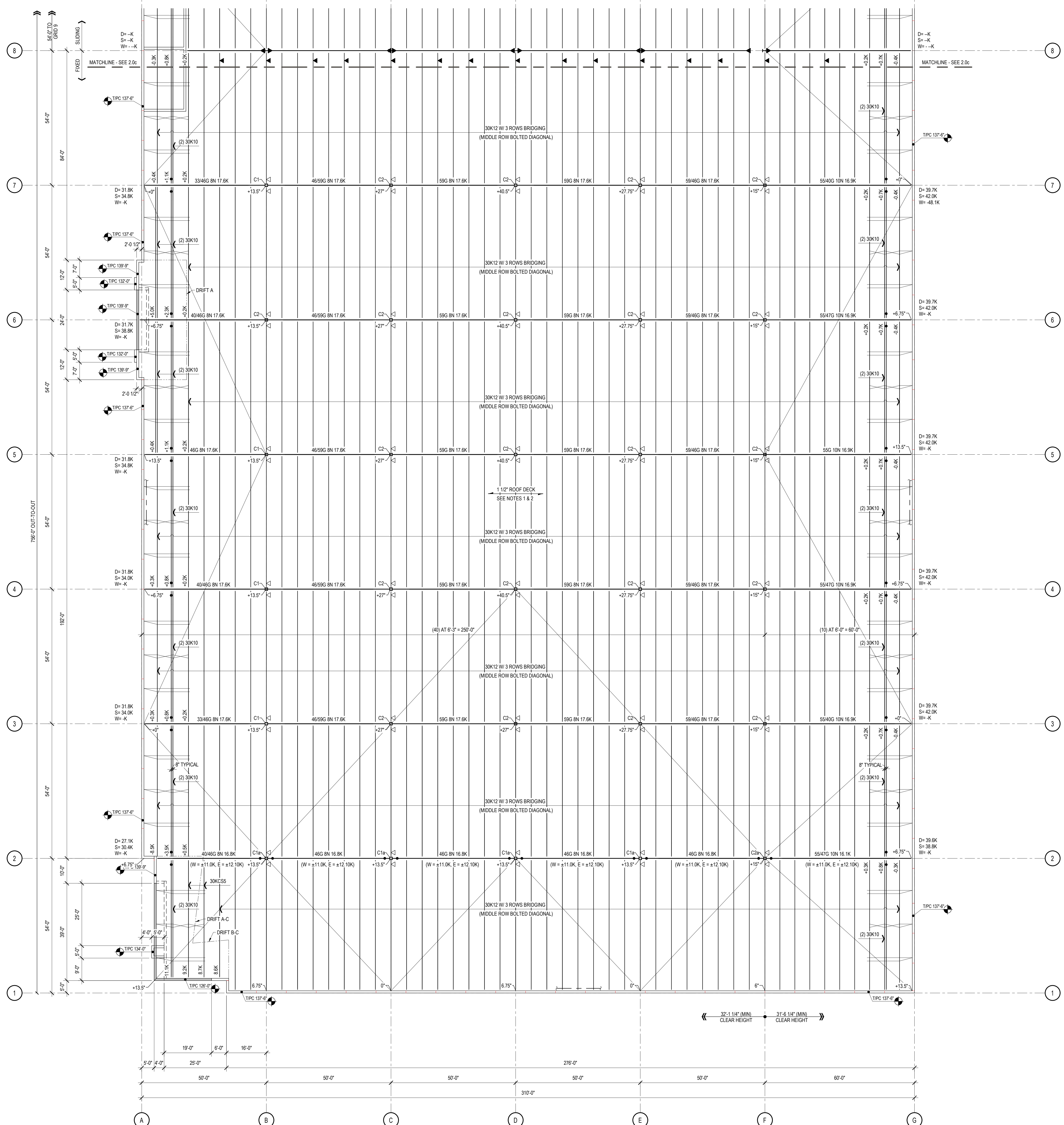
Revisions:

No.	Date	Description

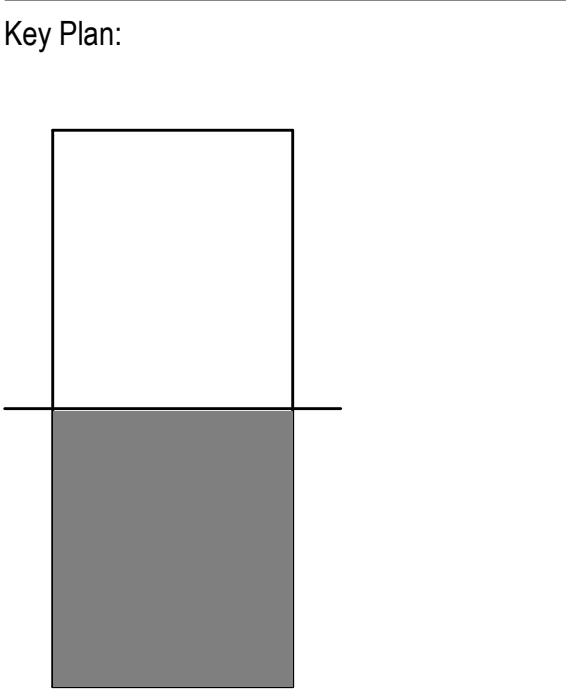
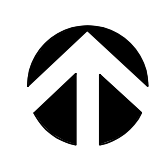
Date:
06/23/22

Project No:
141234.56

Sheet No:
S2.0c



1 C2 - ROOF FRAMING PLAN - B
SCALE: 1/16" = 1'-0"



Scale:
1/16" = 1'-0"

Revisions:

No.	Date	Description

LED LIGHTING

LDN6

LED LIGHTING SPECIFICATIONS

LED LIGHTING NOTES

LED LIGHTING MATERIALS

LED LIGHTING DIMENSIONS

LED LIGHTING WEIGHTS

LED LIGHTING FINISHES

LED LIGHTING ACCESSORIES

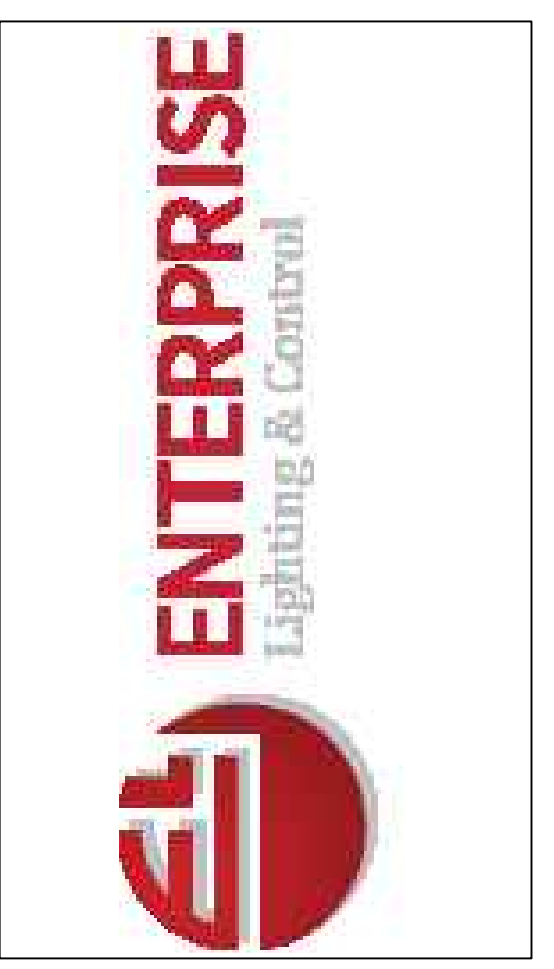
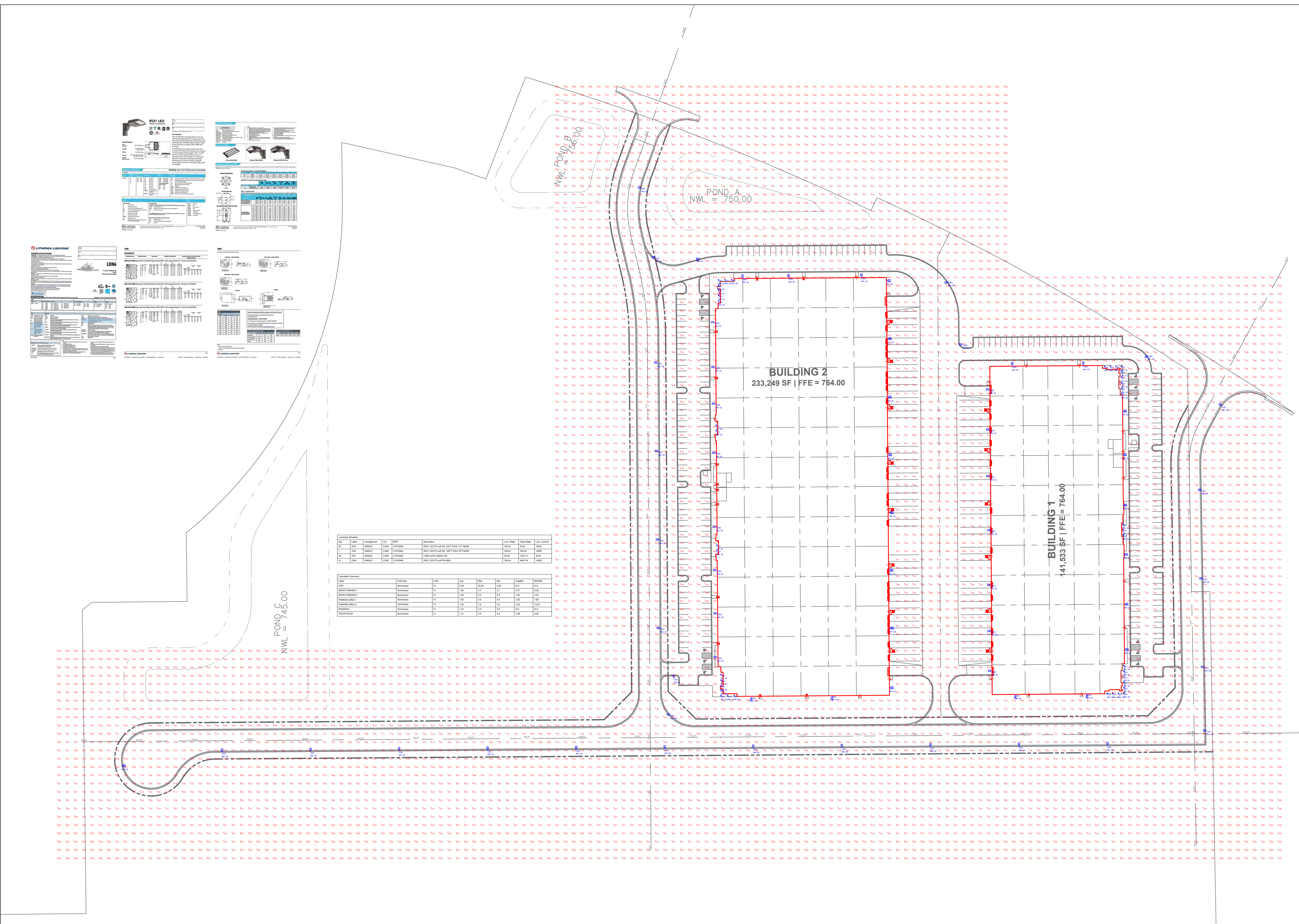
LED LIGHTING INSTALLATION

LED LIGHTING MAINTENANCE

LED LIGHTING WARRANTY

LED LIGHTING CONTACTS

Location	Code	Quantity	Unit	Description	Lot Area	Lot Area	Lot Area
01	001	1	EA	REAR LIGHT FIXTURE	10000	10000	10000
02	002	1	EA	REAR LIGHT FIXTURE	10000	10000	10000
03	003	1	EA	REAR LIGHT FIXTURE	10000	10000	10000
04	004	1	EA	REAR LIGHT FIXTURE	10000	10000	10000
05	005	1	EA	REAR LIGHT FIXTURE	10000	10000	10000
06	006	1	EA	REAR LIGHT FIXTURE	10000	10000	10000
07	007	1	EA	REAR LIGHT FIXTURE	10000	10000	10000
08	008	1	EA	REAR LIGHT FIXTURE	10000	10000	10000
09	009	1	EA	REAR LIGHT FIXTURE	10000	10000	10000
10	010	1	EA	REAR LIGHT FIXTURE	10000	10000	10000



#	DATE	COMMENTS

REVISIONS

DRAWN BY : AD

DATE : JULY 25, 2022

SCALE : 1"= 80'-0"

PROJECT NAME


PROJECT LOCATION

PROJECT LOCATION CONT

MEMORANDUM

Date: August 9, 2022

To: Plan Commission
Village Board

From: Ryan Schmidt, P.E.
Village Engineer 

Re: Edward Phillips – Certified Survey Map
Parcel ID: 104-04-22-22-001-000

The Engineering Department has received a Certified Survey Map (CSM) from Edward Phillips. The CSM is for the creation of a single-family home lot (7521 5 Mile Road) and an adjacent Outlot in the Village of Caledonia. The existing property has frontage on both STH 38 and 5 Mile Road. The existing property also is approximately 6.83 acres in size.

The existing parcel contains a single-family home with outbuildings and a farm field.

This CSM creates Lot 1 which would be 2.175 acres with the single-family home and outbuildings and Outlot 1 which would be 4.655 acres and contain strictly farm field. Mr. Phillips is looking to purchase Outlot 1 to remain as a farm field.

The property currently has A-2 Zoning Classification. A-2 Zoning requires a minimum 150' of frontage and a minimum lot size of 40,000 sqft. The Village's 2035 Land Use Plan shows that the recommend use for the land be Agricultural and this CSM meets the intended use. The Land Divider seeks to divide this land to ensure that the farmland remains agricultural forever.

The property is not located within the Sanitary Sewer & Water Service Area. Ordinance 14-1-5(g)(3)(a) requires that lots located outside of the Sanitary Sewer & Water Service area shall have an area of not less than five acres. The current CSM proposal fall short of that requirement on Lot 1 by 2.825 acres. The proposed Outlot would also fall short of 5 acres. This will require the consideration and review of a Waiver/Modification.

If the Plan Commission and Village Board **are not willing** to support the Certified Survey Map, the following motion is recommended:

Move to deny the Concept CSM because of the following:

- **The CSM does not meet Title 14-1-5 (g)(3)(a) due to Lot 1 and the Outlot not being a minimum of 5 acres in size.**

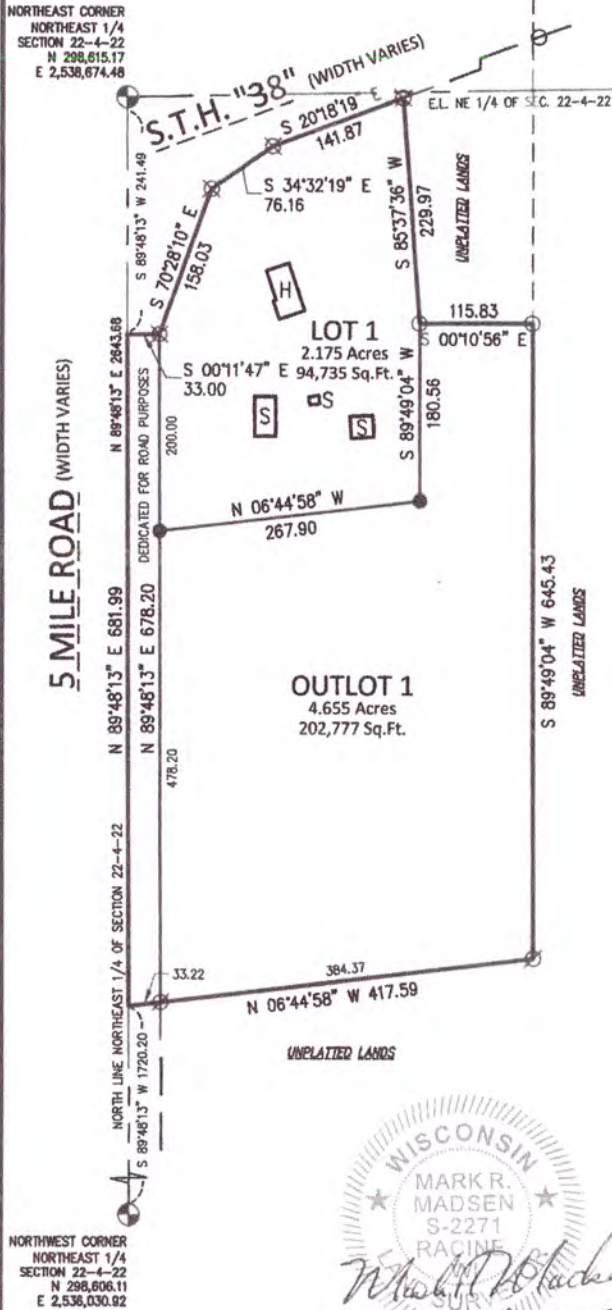
If the Plan Commission and Village Board **are willing** to support the Certified Survey Map the following motion is recommended.

Move to approve the subject to the following:

- **The approval of a Wavier/Modification Request to waive Title 14-1-5(g)(3)(a) prior to the final recording of the CSM**
- **The completion and payment of the Developer's Deposit Agreement prior to the final recording of the CSM.**
- **Address any Village comments to the draft CSM prior to recording.**
- **The Final CSM must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



RECORDING DATA



150' 0' 150'

SCALE 1"=150'

LOCATION MAP



NE 1/4 SECTION 22-4-22

NOTES:
ZONING OF PARCELS IS A-2

OWNER/LAND SPLITTER: EDWARD PHILLIPS
ADDRESS: 7521 5 MILE ROAD, FRANKSVILLE, WI 53126.

BEARINGS BASE: GRID NORTH, WISCONSIN COORDINATE SYSTEM, SOUTH ZONE. BASED UPON NAD 1983/2011. THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 22-4-22 IS ASSUMED TO BEAR N 89°48'13" W.

- LEGEND:**
- Ø 3/4" O.D. REBAR FOUND
 - ⊗ 3/4" O.D. REBAR W/CAP FOUND
 - 1-1/4" O.D. IRON PIPE FOUND
 - 3/4" O.D. REBAR - 1.68LBS/LIN FT. SET
 - ⊕ 6" CAST IRON MON. W / BRASS CAP FOUND



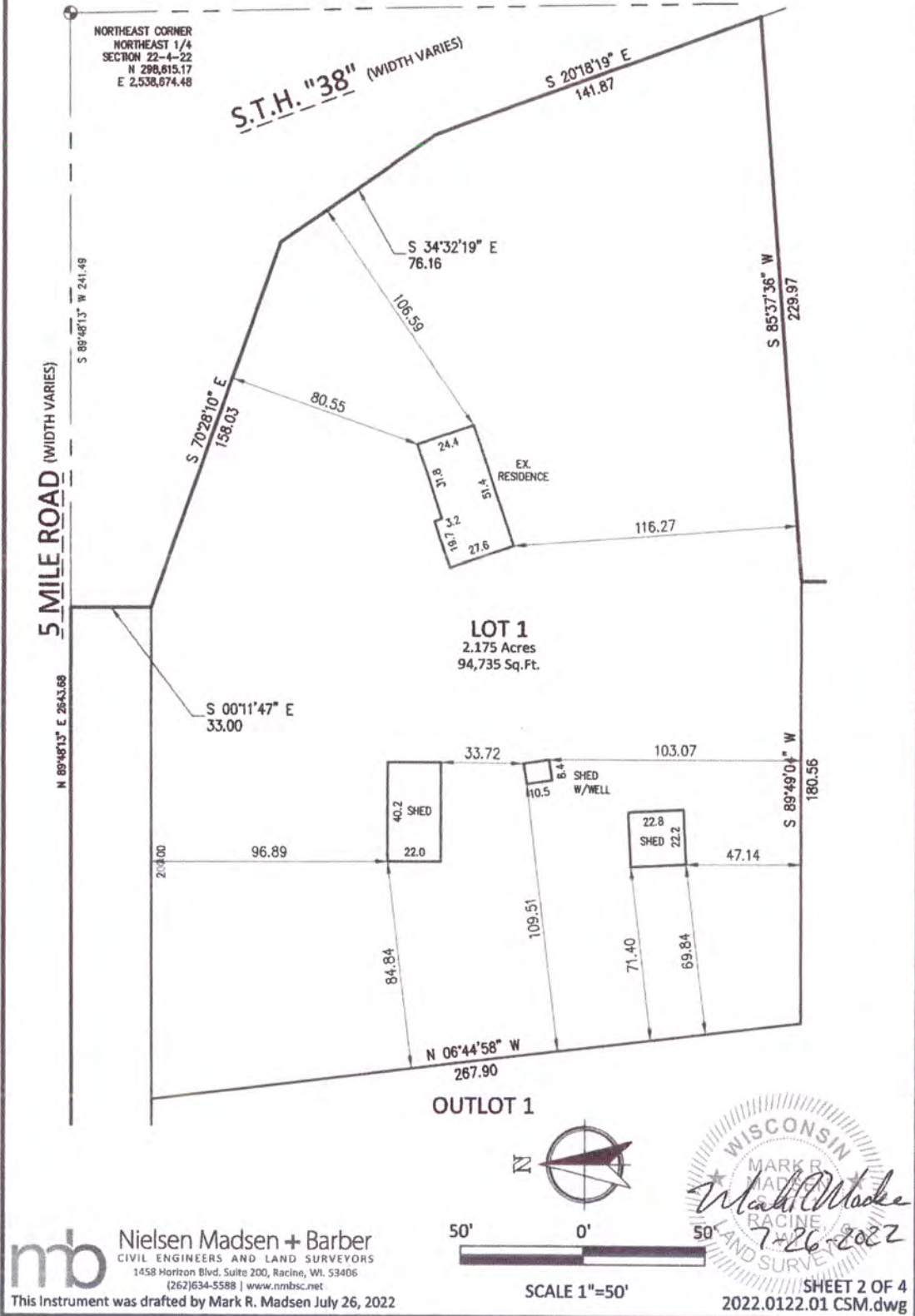
mb Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS
1458 Horizon Blvd, Suite 200, Racine, WI, 53406
(262)634-5588 | www.nmbac.net

This Instrument was drafted by Mark R. Madsen July 26, 2022

SHEET 1 OF 4
2022.0122.01 CSM.dwg

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.



CERTIFIED SURVEY MAP NO. _____

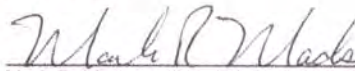
PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Mark R. Madsen, hereby certify: That I have prepared this Certified Survey Map at the direction of Edward Phillips, Owner; THAT such Map is a correct representation of the exterior boundaries of the land surveyed and are described as: That part of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 4 North, Range 22 East of the Fourth Principal Meridian in the Village of Caledonia, Racine County, Wisconsin, bounded as follows: Begin at a point on the North line of the Northeast 1/4 of the Northeast 1/4 of said Section 22, located S89°48'13"W 241.49 feet from the Northeast 1/4 of the Northeast 1/4 of said Section 22; run thence S00°11'47"E 33.00 feet to the Southerly right-of-way of 5 Mile Road; thence S70°28'10"E 158.03 feet along the Southerly right-of-way of said 5 Mile Road to the Westerly right-of-way of State Trunk Highway 38; thence S34°32'19"E 76.16 feet along the Westerly right-of-way of said State Trunk Highway 38; thence S20°18'19"E 141.87 feet along the Westerly right-of-way of said State Trunk Highway 38; thence S85°37'36"W 229.97 feet; thence S00°10'56"E 115.83 feet; thence S89°49'04"W 645.43 feet; thence N06°44'58"W 417.59 feet to the North line of the Northeast 1/4 of the Northeast 1/4 of said Section 22; thence N89°48'13"E 681.99 feet along the North line of the Northeast 1/4 of the Northeast 1/4 of said Section 22 to the point of beginning. Containing 7.345 acres. Excluding right-of-way 6.830 acres.

THAT I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Title 14 of the Code of General Ordinances for the Village of Caledonia. THAT such map is a true representation of all exterior boundaries of the land surveyed and the land division thereof made;

July 26, 2022


Mark R. Madsen, P.E., P.L.S. (S-2271)
Nielsen Madsen & Barber, S.C.
1458 Horizon Blvd. Suite 200
Racine, WI 53406
(262)634-5588



OWNERS' CERTIFICATE

I Edward Phillips as Owner hereby certify that I have caused the lands described on this map to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also do further certify that this Certified Survey Map is required to be submitted to the the following for approval or objection: Village Board of the Village of Caledonia.

IN WITNESS WHEREOF the said Edward Phillips has caused these presents to be signed as Owner at _____ Wisconsin on this _____ day of _____ 2022.

Edward Phillips
7521 Five Mile Road
Franksville, WI 53126

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2022, Edward Phillips, to me known to be the person who executed the foregoing instrument, and acknowledged that they executed the foregoing.

Notary Public, _____
My commission expires: _____

CERTIFIED SURVEY MAP NO. _____

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 4 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF CALEDONIA, COUNTY OF RACINE, STATE OF WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

BMO Harris, a corporation duly organized and existing under and by virtue of the laws of the State of _____, mortgagee of the above-described land, does hereby consent to the surveying, dividing, mapping and dedication of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Edward Phillips, owner.

IN WITNESS WHEREOF, the said BMO Harris has caused these presents to be signed by _____, its _____, at _____, _____ and its corporate seal to be hereunto affixed this _____ day of _____, 2022.

BMO Harris

STATE OF WISCONSIN)
COUNTY OF _____)

Personally came before me this _____ day of _____, 2022, _____ of the above-named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that he executed the foregoing as such officer as the deed of said corporation, by its authority.

Notary Public, _____
My commission expires: _____

VILLAGE CERTIFICATE

APPROVED as a Certified Survey Map this _____ day of _____, 2022.

Joslyn Hoeffert, Clerk
VILLAGE OF CALEDONIA



MEMORANDUM

Date: Thursday, August 25, 2022

To: Plan Commission

From: Anthony A. Bunkelman P.E.
Public Services Director



Re: The Glen At Waters Edge Preliminary Plat – SW ¼ Section 16 & NW ¼ Section 21 Range 23 East Town 4 North Parcel ID's 51-104-04-23-16-021-000, 51-104-04-23-21-016-000, 51-104-04-23-21-016-010, & 51-104-04-23-21-021-000

The Planning & Zoning Department and the Engineering Department have received a Preliminary Plat for The Glen At Waters Edge prepared by Grady L. Gosser R.L.S. of Trio Engineering, LLC, on behalf of Cornerstone Development of S.E. WI, LLC.

As background for the Plan Commission, the Village Board and Village Staff have been in discussion/negotiations with Cornerstone Development for the development of the Village owned parcels within TID #5. The Village Board entered into a Development Agreement with Cornerstone Development through Resolution 2022-73 which was approved on July 11, 2022.

The Glen At Waters Edge is located on the West side of Waters Edge at the future intersection of 5 Mile Road. This subdivision is located within the sanitary sewer & water service area and is for the creation of 30 single family lots, 3 Outlots, and the construction of 5 Mile Road from Waters Edge to the existing termini of 5 Mile Road, East of North Pointe Drive, and 3 cul de sacs yet to be named.

The Caledonia Land Use Plan indicates the parcels to be Medium Density Residential (6,200 square feet to 18,999 square feet). The Preliminary Plat for the subdivision has a range of lot sizes from 11,178 square feet to 22,506 square feet. The Preliminary Plat is consistent with the Village's Comprehensive Land Use Plan (2035 Land Use Plan). The 2035 Land Use Plan also indicates that there is Primary Environmental Corridor on the parcels. The Primary Environmental Corridor is shown, but will need to be confirmed as to the exact location by SEWRPC.

The Village Zoning Map indicates the parcels are Zoned R-3. The proposed Zoning for the Preliminary Plat is R-4. The Plan Commission and Village Board will be reviewing the Rezoning Application at the July Plan Commission Meeting. The Rezoning should be considered and approved prior to approval of the Preliminary Plat. The Preliminary Plat appears to be consistent with R-4 Zoning.

The Preliminary Plat is located in the Sanitary Sewer & Water Service Areas. Sanitary Sewer and Water Extension Plans will need to be submitted, reviewed, and approved by the Caledonia Utility District. A preliminary set of construction plans has been submitted for review. These preliminary plans will be reviewed and comments provided to the Developer when completed.

5 Mile Road is considered a principal throughfare. Typically, a principal throughfare would require a 90' Right of Way. With an Urban Arterial Road Cross Section from the Ordinance, a 70' Right of Way would be sufficient. The 70' Right of Way would also match the Right of Way width on 5 Mile Road in Lake Charles Estates (subdivision immediately to the West). A 70' Right of Way for 5 Mile Road should be granted.

The 3 proposed cul de sacs are considered local roads. 66' of Right of Way would be appropriate for the straight sections of the cul de sacs. The proposed cul de sacs have 75' Radii for the Right of Way. The Radii of the cul de sacs shall be 80'.

The Preliminary Plat will need to be revised to update the Right of Way as indicated above.

Cornerstone Development has also requested that a portion of the existing Right of Way of 5 Mile Road be vacated at Daily Double Lane. This request will be reviewed at a later date.

Access for the parcels shall be limited to 1 access per single family lot. There shall be 50' No Access restrictions placed at the intersection of all corner lots (Lots 8, 9, 14, 24, 25, & 30). There shall be No Access Restrictions placed along 5 Mile Road on the lots with secondary frontage on 5 Mile Road (Lots 9, 14, 24, 25, & 30. Lot 8 shall be allowed access to 5 Mile Road due to insufficient frontage on Daily Double Lane.). There also shall be No Access Restrictions placed along Waters Edge (Lots 13 & 14).

In addition to No Access Restrictions there also will need to be 25' x 25' Vision Triangle Easements placed at the intersections of all corner lots (Lots 8, 9, 14, 24, 25, & 30). The detail provided will need to be adjusted as necessary and the easements will need to be shown on the lots.

The drainage of the lots within the Preliminary Plat according to the Master Drainage Plan, show 2 separate watersheds (M-14-2 & M-14-3). The Northern drainage basin predominately drains East to the Drainage Way located in Outlot 3, then to the road culvert under Waters Edge (M-14-2). The Southern drainage basin predominately drains East to Waters Edge then North to the same road culvert (M-14-3). A Storm Water Management Plan will need to be submitted, reviewed, and approved by the Caledonia Utility District. A preliminary Storm Water Management Plan has been submitted for review. This preliminary plan will be reviewed and comments provided to the Developer when completed. The Preliminary Plat has indicated that a Storm Water Management Pond will be installed in Outlot 2.

In looking at the Wisconsin DNR Surface Water Data Viewer, there are mapped wetlands shown along the drainage way in Outlot 3. The Surface Water Data Viewer also indicates hydric soils on the majority of the property. A Wetland Delineation has been done on this property by OTIE and confirmed by the DNR in June 2022. Wetlands are shown on the Preliminary Plat.

The Engineering Department has reviewed the Preliminary Plat and recommend approval of the Preliminary Plat of The Glen At Waters Edge subject to the following conditions:

Move to approve the Preliminary Plat of The Glen At Waters Edge subject to the following:

- **The execution of a Pre-Development Agreement and Deposit of \$3,000.00.**

- **Correct the Road name from Erie Street to Waters Edge.**
- **Add Names for Cul De Sacs.**
- **Addition of the Owner of the Parcels. Include name, address, and telephone number.**
- **Addition of all platted Right of Ways within 300' of the Plat (Silent Sunday Court, North Pointe Drive & Waters Edge).**
- **Addition of all public and private easements within 300' of the Plat.**
- **Provide ownership information for lots within 100' of the Plat.**
- **Designate areas of slopes greater than 12%.**
- **Note if there are any Burial, Historical, or Cultural Resources on the property.**
- **A legal description of the parcels.**
- **Provide Density calculations for the Plat.**
- **Primary Environmental Corridor will need to be confirmed by SEWRPC.**
- **Wetland Buffers/Setbacks and uses are shown as necessary. Add Notes describing the maintenance (e.g., No Mow) of the Wetland Buffer. Also add Notes as necessary for what uses can be done in wetland buffers.**
- **Adjust Lot 17 to remove Primary Environmental Corridor from the Lot.**
- **The Right of Way width of 5 Mile Road shall be 70'.**
- **The Right of Way for the local streets shall be 66'. Radii for the cul de sacs shall be 80'.**
- **Adjust the road widths for 5 Mile Road and the 3 cul de sacs to the required widths by the Ordinance. (Urban Arterial Road & Urban Cul de sac)**
- **Addition of a Note for all parcels being limited to 1 access.**
- **50' No Access Restrictions placed on the lots at the intersections (Lots 8, 9, 14, 24, 25, & 30).**
- **No Access Restrictions placed along 5 Mile Road on lots with secondary frontage on 5 Mile Road (Lots 9, 14, 24, 25, & 30. Lot 8 shall be allowed access to 5 Mile Road due to insufficient frontage on Daily Double Lane.).**
- **No Access Restrictions placed on Waters Edge (Lots 13 & 14).**
- **25' x 25' Vision Triangle Easements placed on the lots at the intersections (Lots 8, 9, 14, 24, 25, & 30). Adjustment of the detail for Vision Corner Easement for distance and that there shall be nothing grown, stored, or erected to a height more than 6" above the ground surface.**
- **Addition of a note for Outlot 2 being used for Storm Water purposes and being a Storm Water Easement. In addition, this will require a separate Storm Water Easement to be recorded to cover liability, maintenance, and a maintenance schedule.**
- **The granting of a 12' Drainage & Utility Easement along the exterior boundary of the subdivision. This will not be required along Outlot 1 or Outlot 3.**
- **Will need to add Utility Easements to the Plat when Utility layouts have been completed.**
- **Add Note on the Plat for restricting trees, plantings, buildings, berms, fences, etc. in easement areas and Right of Ways.**
- **Review and approval of Sanitary Sewer, Watermain, and a Storm Water Management Plan by the Caledonia Utility District.**

- **Review and approval of the Site Grading & Drainage Plans by the Engineering Department, Caledonia Utility District and Village Board.**
- **Add Note on the Plat that Driveways shall not have a centerline slope steeper than 6%.**
- **Add Note on the Plat that “Lots have been filled greater than 3 feet and may require additional courses in the foundations to reach suitable soil. Will need to provide a soil compaction certification for the areas of greater than 3 feet of fill.”**
- **Review and approval of Road Construction Plans by the Engineering Department and the Village Board.**
- **The execution of a Development Agreement with appropriate securities for the infrastructure required for the site at time of the Final Plat.**
- **Prior to construction of any infrastructure or earthmoving activities the Developer shall obtain a Land Disturbance Permit from the Village of Caledonia and any other Permits as required from the State and County (i.e. DNR NOI).**
- **All infrastructure shall be inspected during installation by Village/Utility District inspectors/observers.**
- **Final Asbuilts for all infrastructure shall be prepared, submitted, reviewed and approved prior to the release of any Building Permits.**
- **All comments from Village Department Heads, Committees and Commissions addressed as necessary.**
- **The Glen At Waters Edge subdivision must conform to all Ordinances in Titles 9, 14, & 18 as necessary.**

Date Received: _____

Preliminary Plat Application

Applicability: Chapter 3 of Title 14 governs land divisions of a parcel of 3 acres or more where the land division creates 5 or more new parcels, building sites, or condominium units by successive division within a 5 year period. This Checklist is a guide for the development of Conservation Subdivisions within the Village and does not waive any requirements of the Ordinance itself. The subdivision regulations can be obtained from the Village Clerk, in hard copy at the Village Hall or electronically via email at kpope@caledonia-wi.gov or at the Village's website at www.caledonia-wi.gov. The Village Clerk can be reached by phone at 262-835-6415. This application shall be submitted with the Preliminary Plat and reviewed by the Engineering Department at the time of submittal. A Preliminary Plat shall not be submitted and/or reviewed unless the Subdivider has completed the Concept Subdivision Application and Conference Process (see Concept Subdivision Application). All information shall be submitted in hard copy and on disk.

Information Required from Subdivider

NAME OF SUBDIVISION: THE GLEN AT WATERS EDGE

Property Location/Address: WATERS EDGE / FIVE MILE ROAD / ERIE STREE

Subdivider: THE GLEN AT WATERS EDGE, LLC Phone: (262) 932-4188

Address: N63W23849 MAIN ST City: SUSSEX State: WI Zip: 53089

Property Owner (if different from Subdivider): VILLAGE OF CALEDONIA

Address: _____ City: _____ State: _____ Zip: _____

Surveyor: TRIO ENGINEERING Phone: (262) 790-1480

Subdivider's Engineer: TRIO ENGINEERING Phone: (262) 790-1480

PROPERTY SPECIFICS:

Current Zoning of Property: R3 SUBURBAN RESIDENTIAL

Proposed Zoning of Property: R4 URBAN RESIDENTIAL

Density Factor According to Village's Land Use Plan: _____

Circle One: Sewered Unsewered Reserved Sewer/Water Area

Base Development Yield Per Plan Commission Initial Application/Concept Plan Review: _____

Tax Parcel ID Number: 104042316021000 / 104042321016000 / 104042321021000

(The following to be completed by Village Engineering Department)

Initial Application/Concept Plan: Yes No

Has the Subdivider had an Initial Application/Concept Plan reviewed and discussed by the Engineering Department and Plan Commission?

Date of Plan Commission Initial Review Meeting: _____

Notice to Property Owners:

Yes No Has Subdivider provided a list of property owners within 300 feet of proposed land division on disk, hard copy and mailing labels?

MAILING LABELS INCLUDED

Received by: _____ Date: _____

***The following checklist to be completed by the Subdivider and verified by Village Engineer.
Village Engineer will provide response to Subdivider.***

Instructions: Complete Checklist using the following code: Y – Yes; N – No; N/A – Not Applicable. Make notes for Village Engineer's review where necessary.

Preliminary Plat: Has the Subdivider:

- Submitted a preliminary plat that was prepared by a licensed land surveyor or engineer at a convenient scale not less than one (1) inch equals one hundred (100) feet?
- Prepared the preliminary plat in accordance with applicable state statutes, the Racine County Code of Ordinances and the Village's Ordinance? More than one (1) sheet may be used to present the information required in this section:

A. Requirements. Does the preliminary plat meet the following requirements:

1. **Name of Proposed Subdivision:** THE GLEN AT WATERS EDGE

- The proposed name of the subdivision shall not duplicate or be alike in pronunciation of the name of any plat previously recorded in the County.

Notes: TRIO ENGINEERING IS THE PROJECT ENGINEER AND SURVEYOR.

2. **Project Ownership and Development Information.** Does the preliminary plat contain:

- a. The name, address, and telephone number of the legal owner of the Parent Parcel and, if applicable, agent of the property. _____
- b. The name, address, and telephone number of the professional person(s) responsible for subdivision design, for the design of public improvements, and for surveys.

c. Date of preparation. _____

Notes:

3. **Existing Site Conditions.** Has the Subdivider filed a property survey map with the Plat that contains the following information?

- a. Boundary line of the proposed site and all property to be subdivided. Include all contiguous land owned or controlled by the Subdivider.
- b. Location, width, and names of all existing platted streets and rights-of-way to a distance of 300 feet beyond the site.
- c. Show the type, width and condition of street improvements; railroad or major utility rights-of-way, parks and other public open spaces, location and widths of existing snowmobile or other recreation trails; and permanent buildings and structures to a distance of 300 feet beyond the site, if any.
- d. Location, widths, and names of all existing public and private easements to a distance of 300 feet beyond the site.

- e. Identify by name and ownership boundary lines of all adjoining lands within 100 feet of the proposed plat.
- f. Topographic data including contours at vertical intervals of not more than 2 feet. Elevation values shall be based on the National Geodetic Vertical Datum of 1929 (NGVD 29) or the North American Datum of 1988 (NAVD 88) or future adjustments to NAVD 88 as defined by the National Geodetic Survey, if applicable for that parcel, and should also be so noted on the plat.
- g. Significant natural resource features on the site, including: jurisdictional wetlands, floodplains, watercourses, existing wooded areas, slopes of 12% or greater, drainage ways, rare, threatened and endangered species, all environmental corridors as mapped by the Southeastern Wisconsin Regional Planning Commission, and other natural resource features, views and other prominent visual features. If the property contains slopes of any kind, the Subdivider should verify the percentage of the slopes on the property by having an actual survey of the property completed and a copy of such survey should be provided to the Village Engineer.
- h. Burial sites categorized under Wis. Stats. Section 157.70, Indian mounds, national and state register listed properties, and locally designated historic properties.
- i. Existing soil classifications including identification of poor, hydric soils.
- j. Legal description of the property.
- k. Existing zoning classifications for land in and abutting the subdivision.
- l. Total acreage of the proposed site.
- m. Provide graphic scale, north arrow, and date.
- n. Conservation Easements.
- o. Restoration zones, including association land included in native landscaping, buffers, and drainage easements.

Notes: REZONING EXHIBIT IS INCLUDED.

4. Subdivision Design Features. The preliminary plat must provide the following information:

- a. Layout of proposed streets, showing right-of-way widths, pedestrian walkways, types of improvements, street surface widths, and proposed street names.
- b. Locations and type of proposed public easements (i.e. drainage, utility, pedestrian, public access to waterways, etc.); and all Conservation Easements.
- c. Layout of proposed blocks and lots within the plat.
- d. Basic data regarding proposed and existing (if applicable) lots and blocks, including numbers, dimensions, area.
- e. Minimum front, side and rear yard building setback lines for all lots.
- f. Indication of the use of any lot.

- g. Location and size of all proposed and existing sanitary sewer lines and water mains, proposed community sewer and water system, or individual on-site septic systems and potable water sources.
- h. Location and size of all proposed and existing storms sewers (lines, drain inlets, manholes), culverts, retention ponds, swales, infiltration practices and areas, and other stormwater facilities within the plat and to a distance of 100 feet beyond the site.
- i. Open space areas, other than pedestrian ways and utility easements, intended to be dedicated or reserved for public use, including the size of such area or areas in acres. Provide information on the conditions, if any, of the dedication or reservation.
- j. Proposed preservation, if any, of historical buildings and structures.
- k. Development Envelopes showing areas for grading, lawns, pavement and buildings.
- l. Stewardship Plan and management plan for restoration and long-term management of the open space areas. *IT IS OUR UNDERSTANDING THAT THIS IS NOT REQUIRED.*

Notes:

5. Preliminary Construction Plans. Has the Subdivider provided the following information on one or more sheets?

- a. A Plan and Profile with proposed street centerline profile grades, showing the existing and proposed profile grade lines. *DON'T HAVE PLAN AND PROFILE SHEETS YET, BUT THE OVERALL PRELIMINARY SYSTEM PLAN IS INCLUDED.*
- b. A Grading and Erosion Control Plan showing the existing and proposed grades, drainage patterns, and stormwater facilities. The plan shall show the location and extent of grading activities in and adjacent to the plat, overall area of the site in acres, total impervious surface area of project, total pervious area, stockpile locations, erosion and sediment control facilities, and a schedule for erosion and sediment control practices, including site specific requirements to prevent erosion at the source. Major trees to be preserved, with a diameter of four (4) inches or more measured twelve (12) inches above ground level, shall be shown on the preliminary grading and erosion control plan. Adequate measures for protecting major trees shall be shown on the plan.
- c. Provisions for sewage disposal, water supply, stormwater management, and flood control.

Notes: *PRELIMINARY STORM WATER MANAGEMENT REPORT ALSO INCLUDED.*

6. Easements. Has the Subdivider provided for the following easements?

- a. An easement across the rear twelve (12) feet of each lot abutting upon a lot in the same plat subjected to a similar easement, making in all an easement of twenty-four (24) feet. The easement shall be established for the installation of all public utilities. In the event such lot does not abut upon a lot subjected to a similar easement, such non-abutting lot shall be subject to an easement of at least twelve (12) feet in width for the same purposes as hereinbefore set forth. In the event compliance with this requirement is not practicable in the opinion of the Village Board, the Village Board may waive the requirements herein provided.

- b. The Subdivider shall dedicate such other lands or grant such other easements as the Village Board determines to be reasonably required in accord with the Wisconsin Statutes, to provide for public utilities and public uses and needs with respect to such subdivision development.

Notes: OUTLOT 3 FOR PUBLIC PARK

(The following to be completed by Village Engineer.)

Review of Preliminary Plat: The following is a guide of what you can expect from the review process for the Preliminary Plat. Questions should be directed to the Engineering Department.¹

- 1. Review for Completeness.** The Engineering Department shall determine whether the Preliminary Plat is complete using the Ordinance and completing the checklist. If the Plat or supporting information is not complete, the Engineering Department will contact you and request in writing the additional required information. The Department will not take action on an incomplete application.

Review Completed by (Village Engineer Initials): _____ Date: _____
Other Action Taken: _____

- 2. Referral.** Administrative staff and utility commission reviews. The Engineering Department shall provide copies of the preliminary plat to Village department heads, to the appropriate objecting agencies under Wis. Stats. section 236.12, and to the appropriate utilities for their review and comment. The Village staff and utility comments will be forwarded to the Village Plan Commission and Village Board for consideration during the review process.

Referred To:

Police Date: _____
Fire Date: _____
Highway Date: _____
Parks Date: _____
Utility Date: _____
Planning Date: _____

Comments Received From:

Police Date: _____
Fire Date: _____
Highway Date: _____
Parks Date: _____
Utility Date: _____
Planning Date: _____

- 3. Village Plan Commission Review and Informational Meeting.** The Village Clerk shall give notice of the Plan Commission's review of the preliminary plat by listing it as an agenda item in the Plan Commission's meeting notice. The notice shall include the name of the applicant, the address of the property in question, and the requested action. Property owners within 300 feet of the proposed land division shall receive written notice of the Plan Commission's review. The Subdivider shall mail this notice, including date, location, time and agenda and provide an Affidavit of Mailing to the Village Engineer prior to the meeting. The cost for such written notice shall be borne by the Subdivider. The Village Clerk may schedule an informational meeting on the preliminary plat. If the Village does schedule an informational meeting, notice shall be provided under the same parameters as notice for the Plan Commission's review. The cost for such written notice shall be borne by the Subdivider.

Village Plan Commission Review Date: _____

Notice to Property Owners of Plan Commission Review Date Mailed: _____ Initials: _____

Was there an Informational Meeting Held? Yes No

If Yes, Date Notice to Property Owners Mailed: _____ Initials: _____

- 4. Plan Commission Recommendation.** After review of the preliminary plat and discussion with the Subdivider as to changes and the kind and extent of public improvements that will be required, the Plan Commission shall recommend to the Village Board disapproval, approval, or conditional approval of the preliminary plat within 60 days of the filing date.

Plan Commission Recommendation: _____ Date: _____

- 5. **Board Action.** After receipt of the Village Plan Commission's recommendation, the Village Board shall, within 90 days of the date the preliminary plat was filed with the Engineering Department, approve conditionally, or reject such preliminary plat and shall state, in writing, conditions of approval or reasons for rejection. Unless the time is extended by agreement with the Subdivider, failure of the Village Board to act within 90 days or extension thereof shall constitute an approval of the preliminary plat, unless other authorized agencies object to the plat. The Plan Commission shall communicate to the Subdivider the action of the Village Board. If the preliminary plat is approved, the Engineering Department shall endorse it for the Village Board.

- 6. **Effect of Approval.** Approval of a preliminary plat shall be valid for twenty-four months from the date of approval or conditional approval. Subject to section 236.11(1)(b), Wis. Stats., approval or conditional approval of a preliminary plat shall not constitute automatic approval of the final plat. The preliminary plat shall be deemed an expression of approval or conditional approval of the layout submitted as a guide to the preparation of the final plat, which will be subject to further consideration by the Plan Commission and Village Board at the time of its submission.

- 7. **Amendment.** If the Subdivider desires to amend the preliminary plat as approved, the Subdivider may resubmit the amended plat, unless the amendment is, in the opinion of the Village Board, of such scope as to constitute a new plat, in which case it shall be refiled. The Village reserves the right to require an additional fee where, in the opinion of the Village Board, such amendment requires significant additional Village resources.

Date of Village Board Action: _____

Village Board Action (Circle One): Disapproval Approval Conditional Approval

Conditions Attached? Yes No

Date Village Board Action Communicated to Subdivider: _____

Completed By and Date: _____

PRELIMINARY PLAT OF THE GLEN AT WATERS EDGE

ALL THAT PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 16 AND THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, ALL IN TOWN 4 NORTH, RANGE 23 EAST, IN THE VILLAGE OF CALEDONIA, RACINE COUNTY, WISCONSIN.



4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: ggosser@trioeng.com

PROJECT:
THE GLEN AT WATERS EDGE
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF CALEDONIA, WISCONSIN
BY: CORNERSTONE DEVELOPMENT

REVISION HISTORY	
DATE	DESCRIPTION

DEVELOPER:
CORNERSTONE DEVELOPMENT OF S.E. WI, LLC
N63 W23849 MAIN STREET
SUSSEX, WI 53089
PHONE: (262) 932-4188

ENGINEER / SURVEYOR:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WISCONSIN 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481

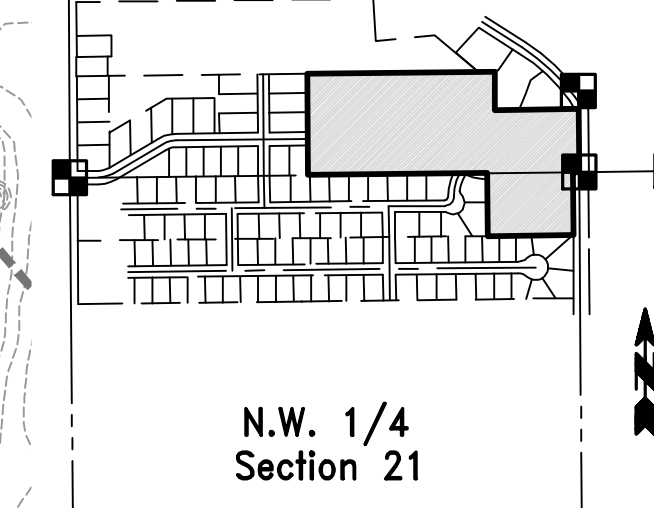
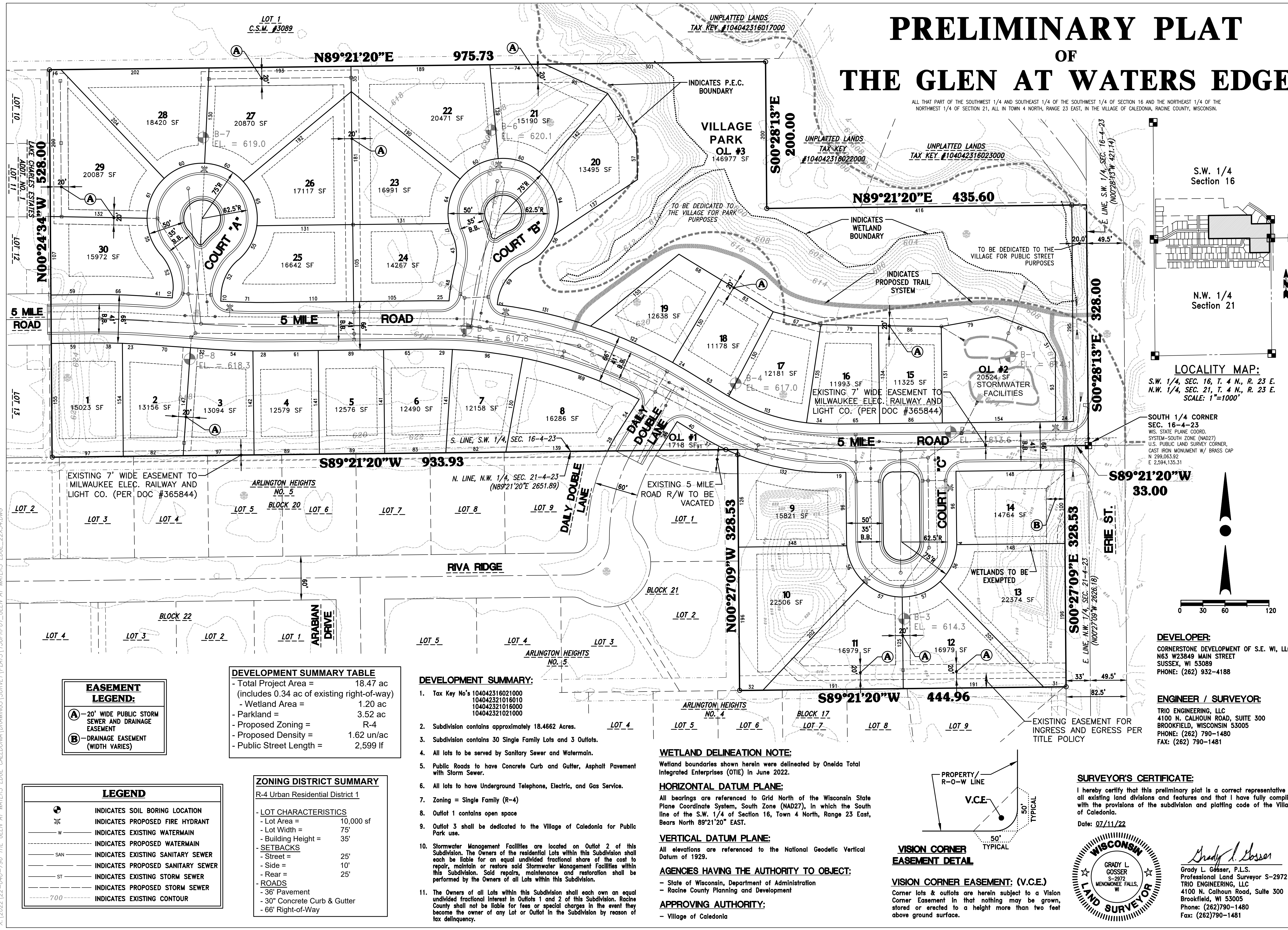
DATE:
JULY 11, 2022

JOB NUMBER:
22-040-796

DESCRIPTION:
PRELIMINARY PLAT

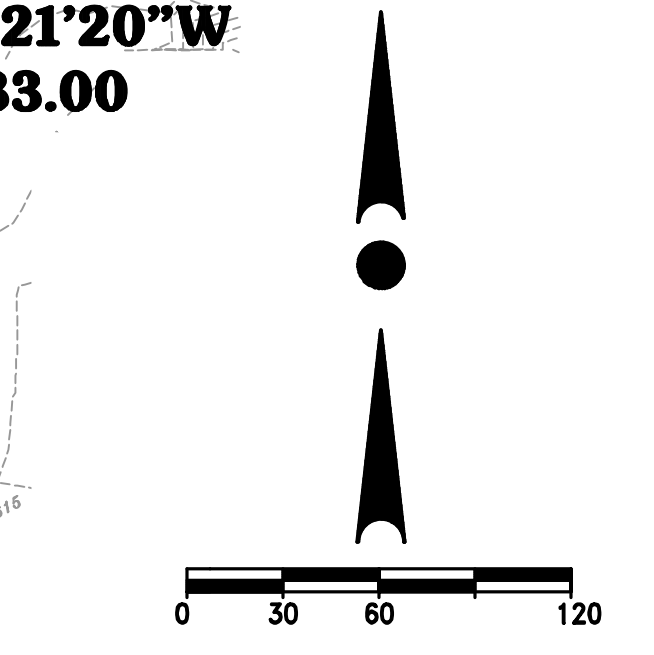
SHEET

1 OF 1



LOCALITY MAP:
S.W. 1/4, SEC. 16, T. 4 N., R. 23 E.
N.W. 1/4, SEC. 21, T. 4 N., R. 23 E.
SCALE: 1"=1000'

SOUTH 1/4 CORNER
SEC. 16-4-23
WIS. STATE PLANE COORD.
SYSTEM-SOUTH ZONE (NAD27)
U.S. PUBLIC LAND SURVEY CORNER,
CAST IRON MONUMENT W/ BRASS CAP
N 299.063.92
E 2,594.135.31



DEVELOPMENT SUMMARY TABLE

- Total Project Area =	18.47 ac
(includes 0.34 ac of existing right-of-way)	
- Wetland Area =	1.20 ac
- Parkland =	3.52 ac
- Proposed Zoning =	R-4
- Proposed Density =	1.62 un/ac
- Public Street Length =	2,599 lf

- DEVELOPMENT SUMMARY:**
- Tax Key No's 104042316021000, 104042321016010, 104042321016000, 104042321021000
 - Subdivision contains approximately 18.4662 Acres.
 - Subdivision contains 30 Single Family Lots and 3 Outlots.
 - All lots to be served by Sanitary Sewer and Watermain.
 - Public Roads to have Concrete Curb and Gutter, Asphalt Pavement with Storm Sewer.
 - All lots to have Underground Telephone, Electric, and Gas Service.
 - Zoning = Single Family (R-4)
 - Outlot 1 contains open space
 - Outlot 3 shall be dedicated to the Village of Caledonia for Public Park use.
 - Stormwater Management Facilities are located on Outlot 2 of this Subdivision. The Owners of the residential Lots within this Subdivision shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.
 - The Owners of all Lots within this Subdivision shall each own an equal undivided fractional interest in Outlots 1 and 2 of this Subdivision. Racine County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.

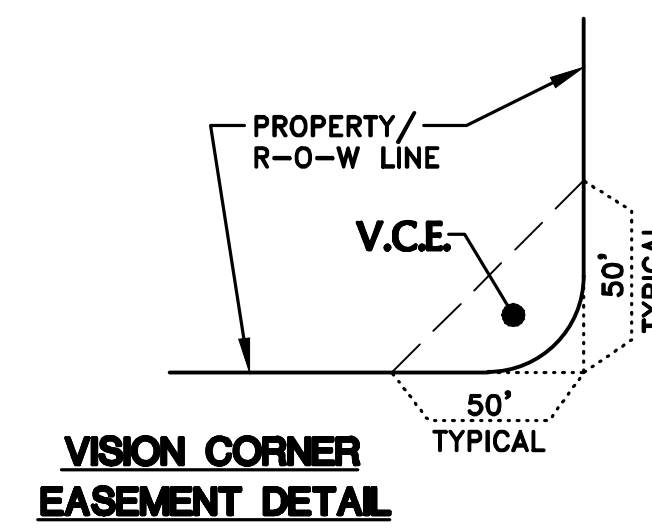
WETLAND DELINEATION NOTE:
Wetland boundaries shown herein were delineated by Oneida Total Integrated Enterprises (OTIE) in June 2022.

HORIZONTAL DATUM PLANE:
All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD27), in which the South line of the S.W. 1/4 of Section 16, Town 4 North, Range 23 East, Bears North 89°21'20" EAST.

VERTICAL DATUM PLANE:
All elevations are referenced to the National Geodetic Vertical Datum of 1929.

AGENCIES HAVING THE AUTHORITY TO OBJECT:
- State of Wisconsin, Department of Administration
- Racine County Planning and Development

APPROVING AUTHORITY:
- Village of Caledonia



VISION CORNER EASEMENT: (V.C.E.)
Corner lots & outlots are herein subject to a Vision Corner Easement in that nothing may be grown, stored or erected to a height more than two feet above ground surface.

SURVEYOR'S CERTIFICATE:

I hereby certify that this preliminary plat is a correct representative of all existing land divisions and features and that I have fully complied with the provisions of the subdivision and platting code of the Village of Caledonia.
Date: 07/11/22



Grady L. Gosser
Grady L. Gosser, P.L.S.
Professional Land Surveyor S-2972
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
Phone: (262)790-1480
Fax: (262)790-1481

EASEMENT LEGEND:

(A)	20' WIDE PUBLIC STORM SEWER AND DRAINAGE EASEMENT
(B)	DRAINAGE EASEMENT (WIDTH VARIES)

LEGEND

⊕	INDICATES SOIL BORING LOCATION
⊛	INDICATES PROPOSED FIRE HYDRANT
W	INDICATES EXISTING WATERMAIN
---	INDICATES PROPOSED WATERMAIN
SAN	INDICATES EXISTING SANITARY SEWER
---	INDICATES PROPOSED SANITARY SEWER
ST	INDICATES EXISTING STORM SEWER
---	INDICATES PROPOSED STORM SEWER
700	INDICATES EXISTING CONTOUR

ZONING DISTRICT SUMMARY
R-4 Urban Residential District 1

- LOT CHARACTERISTICS

- Lot Area =	10,000 sf
- Lot Width =	75'
- Building Height =	35'

- SETBACKS

- Street =	25'
- Side =	10'
- Rear =	25'

- ROADS


- 36" Pavement	
- 30" Concrete Curb & Gutter	
- 66' Right-of-Way	

X:\2022\22-040-796 THE GLEN AT WATERS EDGE CALEDONIA\DRAWINGS\SURVEY\PLATS\150PRP01_GLEN AT WATERS EDGE_22X34.DWG

MEMORANDUM

Date: Wednesday August 24, 2022

To: Plan Commission
Utility District
Village Board

From: Ryan Schmidt, PE
Village Engineering 

Re: Final Subdivision Plat – Briarwood Condominiums

The Planning Department and the Engineering Department have received a second Final Condominium Plat for Briarwood on July 20, 2022. This subdivision is proposed to have a total of 15 – 2 unit condominiums on a private road named Briarwood Circle accessible via Candlelight Drive. The Briarwood property is approximately 7.92 acres in size and is within the sewer service area.

As background, the first Final Condo Plat was adopted by Resolution 2022-09 by the Village board on February 7, 2022 and was for the building of the first 5 – 2 unit condos on site. This final plat is for another 10 units to be built, leaving only 10 total units remaining. The Village Board approved the original Preliminary Plat in 2005 when private roads were accepted. In addition, the Village Board, via Resolution 2022-04 and 2022-08, accepted the utility infrastructure that was installed for the condominiums and executed the Storm Water Management Practice Maintenance Agreement.

The property has an R-6 PUD Zoning Classification, which allows the flexibility in the development design compared to the traditional R-6 zoning requirements. The Developer has used that flexibility to fit 30 units on site and maximize the space.

If the Plan Commission, Utility District, and Village Board are willing to support the Final Condominium Plat, the following motion is recommended:

Move to approve the Briarwood Condominium Plat subject to the following.

- **All technical corrections and comments made from Village of Caledonia Staff and Commissions will be addressed prior to recording.**
- **Plat must conform to all ordinances in Title 9,14, and 18 as necessary.**
- **Plat is subject to Land Division per Lot Fee.**


**CONDOMINIUM PLAT OF
BRIARWOOD ADDENDUM NO. 1
A CONDOMINIUM**

Being a part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify that I have surveyed and mapped the lands shown and described hereon and that this is a true and correct representation of BRIARWOOD ADDENDUM NO. 1, a condominium and that the identification and location of each unit and the common elements can be determined from this plat.

SIGNED:  JULY 1, 2022
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461



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

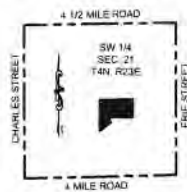
Prepared for:
Briarwood of Caledonia, LLC
8338 Corporate Drive, Suite 300
Racine, WI 53406

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	57.15'	85.00'	N19°40'48"W	56.08'
C2	158.67'	115.00'	N48°45'02"E	146.38'
C3	123.14'	115.00'	S61°02'48"E	117.34'

NOTES:

- All portions of the property that are not specified as Limited Common Elements or as a Unit shall be considered a Common Element.
- Stoops, patios, sidewalks, decks and driveways, if any, are Limited Common Elements assigned to the Unit(s) they service.
- Length of Limited Common Element from garage to curb varies and is intended to cover that entire portion of the driveway between the curb and the garage.
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The east line of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East bears N00°20'21"W.

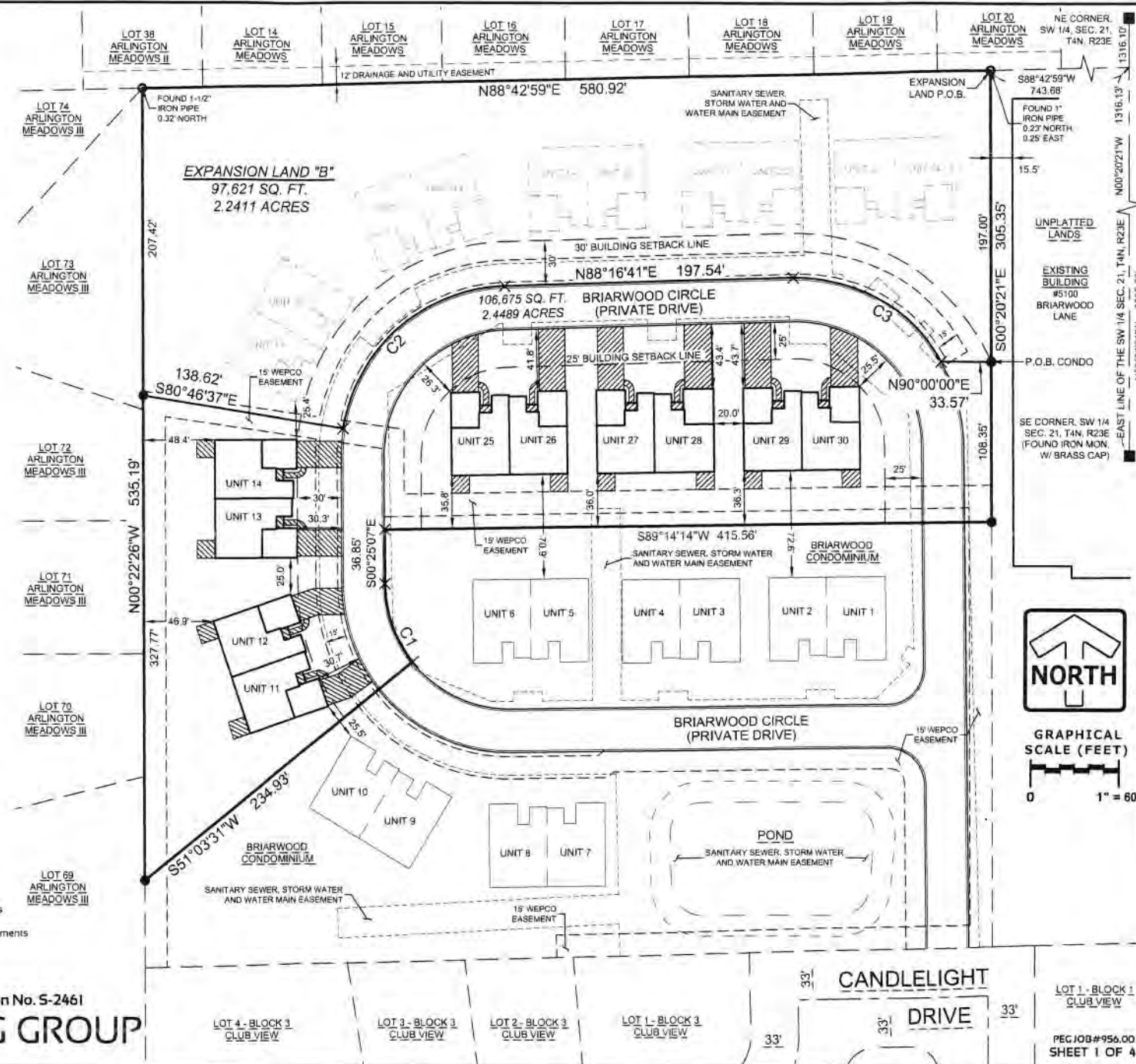
**VICINITY SKETCH
SCALE 1"=2000'**



- LEGEND:**
- - Denotes Found Iron Pipe
 - - Denotes Found Iron Rod
 - ⊕ - Denotes Found Chiseled Cross
 - ⊗ - Denotes "Recorded As"
 - ▨ - Indicates Limited Common Elements

DECLARANT:
Briarwood of Caledonia, LLC

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP



www.pinnacle-engr.com



GRAPHICAL SCALE (FEET)
0 1" = 60'

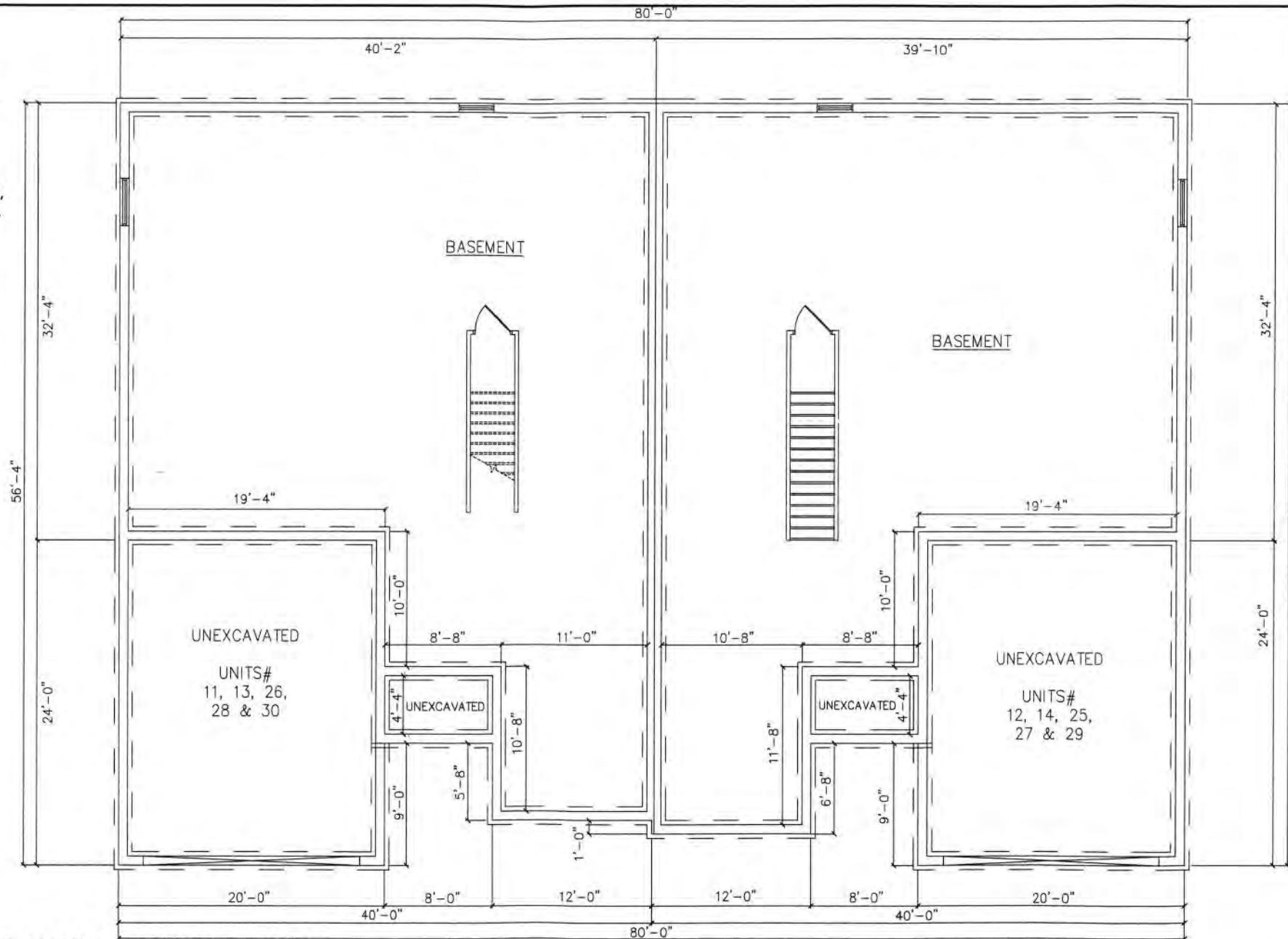
LOT 1 - BLOCK 1 CLUB VIEW
PEG JOB #956.00
SHEET 1 OF 4

**CONDOMINIUM PLAT OF
BRIARWOOD
ADDENDUM NO. 1
A CONDOMINIUM**

Being a part of the Southeast 1/4
of the Southwest 1/4 of Section 21,
Township 4 North, Range 23 East,
Village of Caledonia,
Racine County, Wisconsin.



JULY 1, 2022



www.pinnacle-engr.com

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

PINNACLE ENGINEERING GROUP

NOT TO SCALE
FOUNDATION PLAN

NOTES:
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.

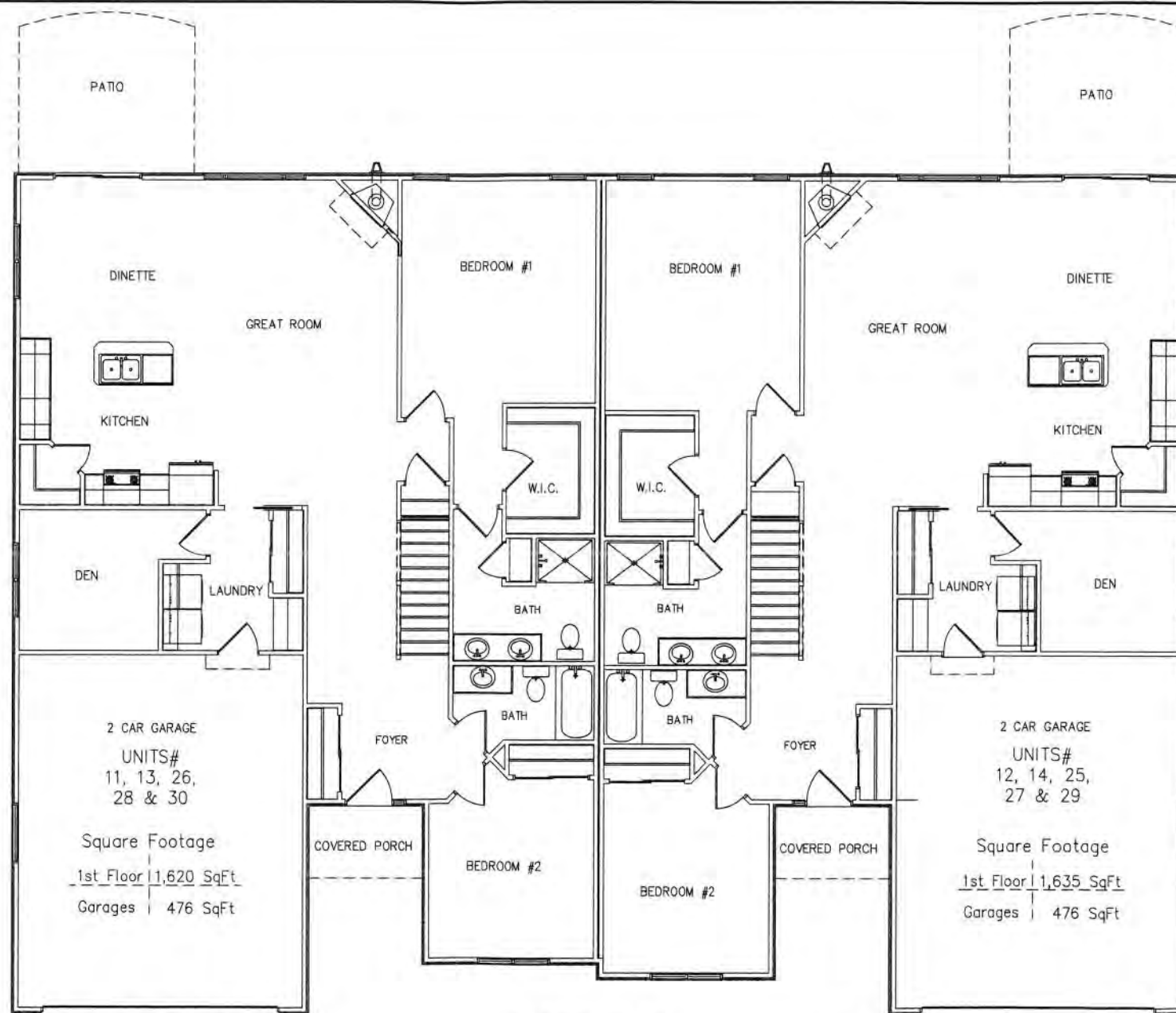
PEG JOB#956.00
SHEET 2 OF 4

**CONDOMINIUM PLAT OF
BRIARWOOD
ADDENDUM NO. 1
A CONDOMINIUM**

Being a part of the Southeast 1/4
of the Southwest 1/4 of Section 21,
Township 4 North, Range 23 East,
Village of Caledonia,
Racine County, Wisconsin.



JULY 1, 2022



2 CAR GARAGE
UNITS#
11, 13, 26,
28 & 30

Square Footage
1st Floor | 1,620 SqFt
Garages | 476 SqFt

2 CAR GARAGE
UNITS#
12, 14, 25,
27 & 29

Square Footage
1st Floor | 1,635 SqFt
Garages | 476 SqFt

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP

FLOOR PLAN
NOT TO SCALE

NOTES:
- Buildings and improvements shown represent proposed construction.
- Square foot areas are approximate, taken from architectural plans of record, not measured as-built and do not include possible changes requested by purchaser.

PEG JOB#956.00
SHEET 3 OF 4

www.pinnacle-engr.com

**CONDOMINIUM PLAT OF
BRIARWOOD ADDENDUM NO. 1
A CONDOMINIUM**

Being a part of the Southeast 1/4 of the Southwest 1/4
of Section 21, Township 4 North, Range 23 East,
Village of Caledonia, Racine County, Wisconsin.

CONDOMINIUM LAND LEGAL DESCRIPTION:

Being a part of Expansion Land "A" in Briarwood, a condominium, as recorded in the Register of Deeds office for Racine County as Document No. 2622088, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 21; thence North 00°20'21" West along the east line of said Southwest 1/4, 1316.13 feet; thence South 88°42'59" West and then along the north line of Certified Survey Map No. 1960 and then along the south line of Arlington Meadows, a recorded subdivision, 743.68 feet; thence South 00°20'21" East, 197.00 feet to the Point of Beginning;

Thence continuing South 00°20'21" East, 108.35 feet; thence South 89°14'14" West, 415.56 feet; thence South 00°25'07" East, 36.85 feet to a point on a curve; thence southeasterly 57.15 feet along the arc of said curve to the left, whose radius is 85.00 feet and whose chord bears South 19°40'48" East, 58.08 feet; thence South 51°03'31" West, 234.93 feet to the east line of Arlington Meadows III, a recorded subdivision; thence North 00°22'26" West along said east line, 327.77 feet; thence South 80°46'37" East, 138.52 feet to a point on a curve; thence northeasterly 158.67 feet along the arc of said curve to the right, whose radius is 115.00 feet and whose chord bears North 48°45'02" East, 146.38 feet; thence North 88°16'41" East, 197.54 feet to a point of curvature; thence southeasterly 123.14 feet along the arc of said curve to the right, whose radius is 115.00 feet and whose chord bears South 91°02'46" East, 117.34 feet; thence North 90°00'00" East, 33.57 feet to the Point of Beginning.

EXPANSION LAND "B" LAND LEGAL DESCRIPTION:

Being a part of Expansion Land "A" in Briarwood, a condominium, as recorded in the Register of Deeds office for Racine County as Document No. 2622088, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 21, Township 4 North, Range 23 East, Village of Caledonia, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 21; thence North 00°20'21" West along the east line of said Southwest 1/4, 1316.13 feet; thence South 88°42'59" West and then along the north line of Certified Survey Map No. 1960 and then along the south line of Arlington Meadows, a recorded subdivision, 743.68 feet to the Point of Beginning;

Thence South 00°20'21" East, 197.00 feet; thence South 90°00'00" West, 33.57 feet to a point on a curve; thence northwesterly 123.14 feet along the arc of said curve to the left, whose radius is 115.00 feet and whose chord bears North 61°02'46" West, 117.34 feet; thence South 88°16'41" West, 197.54 feet to a point of curvature; thence southwesterly 158.67 feet along the arc of said curve to the left, whose radius is 115.00 feet and whose chord bears South 48°45'02" West, 146.38 feet; thence North 80°46'37" West, 138.52 feet to the east line of Arlington Meadows III, a recorded subdivision; thence North 00°22'26" West along said east line, 207.42 feet to the south line of Arlington Meadows II, a recorded subdivision; thence North 88°42'59" East along said south line and then along the south line of the aforesaid Arlington Meadows, 580.92 feet to the Point of Beginning.

VILLAGE APPROVAL

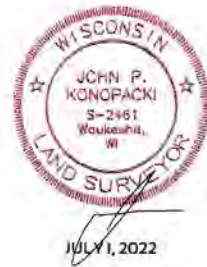
Approved by the Village of Caledonia on this _____ day of _____, 2022.

Date: _____
Joslyn M. Hoeffert, Village Clerk

TREASURER' CERTIFICATE

I do hereby certify that in accordance with the records in the Offices of the City Clerk and Finance Department of the Village of Caledonia, there are no unpaid taxes or unpaid special assessments on any of the lands included in this Condominium Plat on this _____ day of _____, 2022.

Kathy Kasper, Village of Caledonia Finance Director



OWNER'S CERTIFICATE

Briarwood of Caledonia, LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this condominium plat to be surveyed and mapped as represented.

IN WITNESS WHEREOF, the said Briarwood of Caledonia, LLC, has caused these presents to be signed by (name - print) _____ (title) _____ at (city) _____ County, Wisconsin, on this _____ day of _____, 2022.

In the presence of: Briarwood of Caledonia, LLC

Name (signature) - Title

STATE OF WISCONSIN)
_____) COUNTY) SS

Personally came before me this _____ day of _____, 2022, (name) _____ (title) _____

of the above named limited liability company, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ (title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

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

CONSENT OF CORPORATE MORTGAGEE

Tri City National Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying and mapping of the land described in the foregoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said Tri City National Bank, has caused these presents to be signed by _____, its _____, this _____ day of _____, 2022.

Date

STATE OF WISCONSIN)
_____) COUNTY) SS

Personally came before me this _____ day of _____, 2022.

_____ to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

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

This instrument drafted by John P. Konopacki, PLS-Registration No. S-2461
PINNACLE ENGINEERING GROUP



PLAN COMMISSION REPORT

Proposal: Cooperative Boundary Agreement Review

Description: Review a request to approve a building, site, and operation plan for the construction and utilization of a ±709 square-foot addition to the existing building located at 4133 Courtney Street in the Village of Raymond.

Applicant(s): Gene Bohn

Address(es): 4133 Courtney Street

Suggested Motion: That the Plan Commission recommends to the Village Board that the building, site, and operation plan for construction and utilization of a ±709 square-foot addition to the existing building located at 4133 Courtney Street in the Village of Raymond be approved with conditions outlined in Exhibit A for the following reasons:

- 1. The Village of Raymond granted approval of the proposed building, site, and operation plan.
2. The proposed use meets the intent of the Village of Caledonia development standards and find that the proposed use is a spectacular use for this parcel without connecting to sewer and water in accordance with the Cooperative Boundary Agreement between the Villages of Caledonia and Raymond.
3. Any change of use will require review by the Village of Raymond and the Village of Caledonia.

Owner(s): Merz North America

Tax Key(s): 168-04-21-36-001-120 through 168-04-21-36-001-220

Lot Size(s): 3.707 acres

Current Zoning District(s): M-2, General Industrial District

Overlay District(s): N/A

Wetlands: [] Yes [x] No Floodplain: [] Yes [x] No

Comprehensive Plan: Industrial and Business Park

Background: The applicant is requesting approval of A site plan for the construction and utilization of a ±709 square-foot addition to the existing industrial building locate at 4133 Courtney Street. The purpose of this addition is to expand the existing boilers to increase facility capacity.

The intent of the Boundary Agreement is to ensure that development occurring along the Interstate has a consistent and high-quality appearance. The following is a review of the proposed development as to relates to the design standards included in Exhibit K of the Boundary Agreement. It is the Plan Commission's discretion to determine whether the proposed development meets the standards and should be considered a "spectacular" development.

The existing building is configured in an "L" shape. The proposed addition will be located on the western elevation of the building, more specifically, on the leg of the building that runs parallel to Courtney Street. The existing exterior material on the western elevation of the building is painted CMU block. The exterior material of the addition will consist of metal siding that will match the existing vertical metal siding on the main building along with one course of CMU block at the base to match the color of the existing CMU block wall of the west elevation. The proposed addition will be visible from 3 Mile Road. Per the design guidelines, exterior materials facing roadways should be of finish grade materials. The proposed materials are of similar finish as the rest of the building. Staff recommends that the CMU block be changed to be split-faced CMU and match the height of the existing building's split-faced CMU block exterior.

The addition proposes two overhead garage doors. One on the north side and one on the south side. Per Guideline #1, garage doors shall be screened or designed with a high degree of visual appeal. The northside garage door faces 3 Mile Road. To comply with Guideline #1, staff recommends that 2-3 evergreens be placed in the northwest corner of the site to minimize the view of the garage door from 3 Mile Road.

As part of the addition, there will be additional rooftop mechanicals installed. Per Guideline #5, rooftop mechanicals shall be screened from adjacent streets and properties. The applicant is not proposing any type of screening for the additional rooftop mechanicals. There exists a 3-foot wall extending above the roofline along Courtney Road and 3 Mile Road that will screen the mechanicals from the roadway.

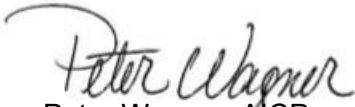
No landscaping or lighting is being proposed as part of this addition project as the addition is in the back of the building. No signage is proposed as part of this project.

Overall, the proposed use meets all the design standards outlined in the Cooperative Boundary Agreement Design Standards. The Plan Commission has the discretion to allow what is proposed or require additional landscaping to the site as staff recommended to screen the garage doors from 3 Mile Road. If the Plan Commission is comfortable with the proposed building, site, and operation plan, staff drafted a suggested motion to approve the building, site, and operation plan located at 4133 Courtney Street subject to conditions in Exhibit A.

Exhibit A: Conditions of Approval for the Building Addition Located at 4133 Courtney Street

1. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
 2. **Plans.** The proposed addition shall be located, constructed, and utilized in accordance with the plan received on July 22, 2022.
 3. **Landscaping.** The applicant will install three evergreen trees in the northwest corner of the site to comply with the design guideline standard requiring screening of garage doors from roadways. Landscaping shall be maintained in a living condition and any landscaping that dies or is otherwise removed shall be immediately replaced.
-

Respectfully submitted:



Peter Wagner, AICP
Development Director



1 S Pinckney Street, Ste. 500
Madison, WI 53703

608.829.3701
bwbr.com

July 01, 2022

Village of Caledonia
Attn: Peter Wagner
6922 Nicholson Road
Caledonia, WI 53108

Re: Merz North America BSO
BWBR Commission No. 3.2021055.00

Dear Peter Wagner

The proposed project consists of a renovation of an existing facility and a small addition on the west side of the building. The renovation alters approximately 3,900 s.f. to add necessary equipment including autoclave and mechanical utilities to support the autoclave, and an expansion of the existing clean room facilities. The 709 s.f. addition, located on the existing apron, is needed to expand the existing boilers to increase the utility capacity.

A Written Description/Narrative of the intended use describing in reasonable detail the:

1. Full name and contact information of the petitioner and / or agent, and property owner, if different;
Gene Bohn, Facilities Manager of Merz North America
13900 W Grandview Parkway, Sturtevant, WI 53177
2. Full name and contact information of petitioner's engineers / surveyors / architects, and other design professionals used in BSO Plan preparation;
Sam Butzer, Engineer
Affiliated Engineers, Inc.
5802 Research Park Boulevard | Madison, WI 53719
Leigh Streit, Arcihtect
BWBR
1 S Pinckney St UNIT 500, Madison, WI 53703
3. Existing zoning district(s) and proposed zoning district(s) if different;
Industrial / Business Park, existing to remain.
4. Current land uses present on the subject property;
Business Park, existing to remain
5. Proposed land uses for the subject property
Business Park, existing to remain
6. Land use designation(s) as depicted on the adopted Comprehensive Plan;

Industrial / Business Park

7. Description of existing environmental features;
Existing facility consists of the multi-tenant building and surrounding paved parking lot. Minimal trees and landscaping.
8. Projected number of residents, employees, and / or daily customers;
N/A
9. Proposed amount of dwelling units, floor area, open space area, and landscape surface area, expressed in square feet and acreage to the nearest one-hundredth of an acre;
Existing to remain.
10. Resulting site density, floor area ratios; open space ratios, and landscape surface area ratios;
Existing to remain.
11. Operational items relating to hours of operation, projected normal/peak water usage, sanitary sewer or septic loadings;
Existing to remain.
12. Traffic generation;
Existing to remain.
13. Operational considerations relating to potential nuisance creation pertaining to the appropriate design of street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage, and hazardous materials.
Existing to remain.
14. Exterior building and fencing materials;
The small addition will match the existing materials of standing seam metal paneling. N/A for fencing.
15. Possible future expansion and related implications for (1) to (14), above, and:
N/A
16. Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
Nothing more of note.

Attached to this cover letter is a site plan, floor plan, and exterior elevations. As seen in the site plan, there will be a small addition added while the rest of the site and building will be unchanged. The site plan shows existing building and its relationship to property lines and adjacent roadways. No additional impervious area will be added to the site; water landing on the addition rooftop will be captured and directed into the existing underground roof drainage system.

Below information is in response to Exhibit K: Design Standards.

Guidelines to be based on Caledonia Standards:

1. Loading Dock and Shipping/Receiving Area:
 - a. Existing to Remain
2. Street Edge Landscaping:
 - a. Existing to Remain
3. Four-sided architecture:
 - a. existing building has common exterior materials on all sides. New addition will match existing building materials and aesthetics.
4. Roof Style:
 - a. matches existing low-slope roof
5. Screening Rooftop Mechanicals:
 - a. Screening of rooftop mechanical units is not required.
6. Building Massing, height, and Form:
 - a. New addition fits within existing formal vocabulary.
 - b. Height of new addition is below the existing roof line.
7. Signage:
 - a. N/A
8. Freeway Signage:
 - a. N/A
9. Appropriate building materials:
 - a. new addition matches existing exterior materials of CMU and vertical-seamed metal siding
10. Building placement guidelines:
 - a. N/A

Guidelines to be based on Raymond Standards:

11. Preserve existing tree lines:
 - a. No changes to vegetation
12. Lighting specifications:
 - a. N/A
13. Lighting position specifications:
 - a. N/A
14. Color guidelines:
 - a. N/A

Sincerely,

BWBR

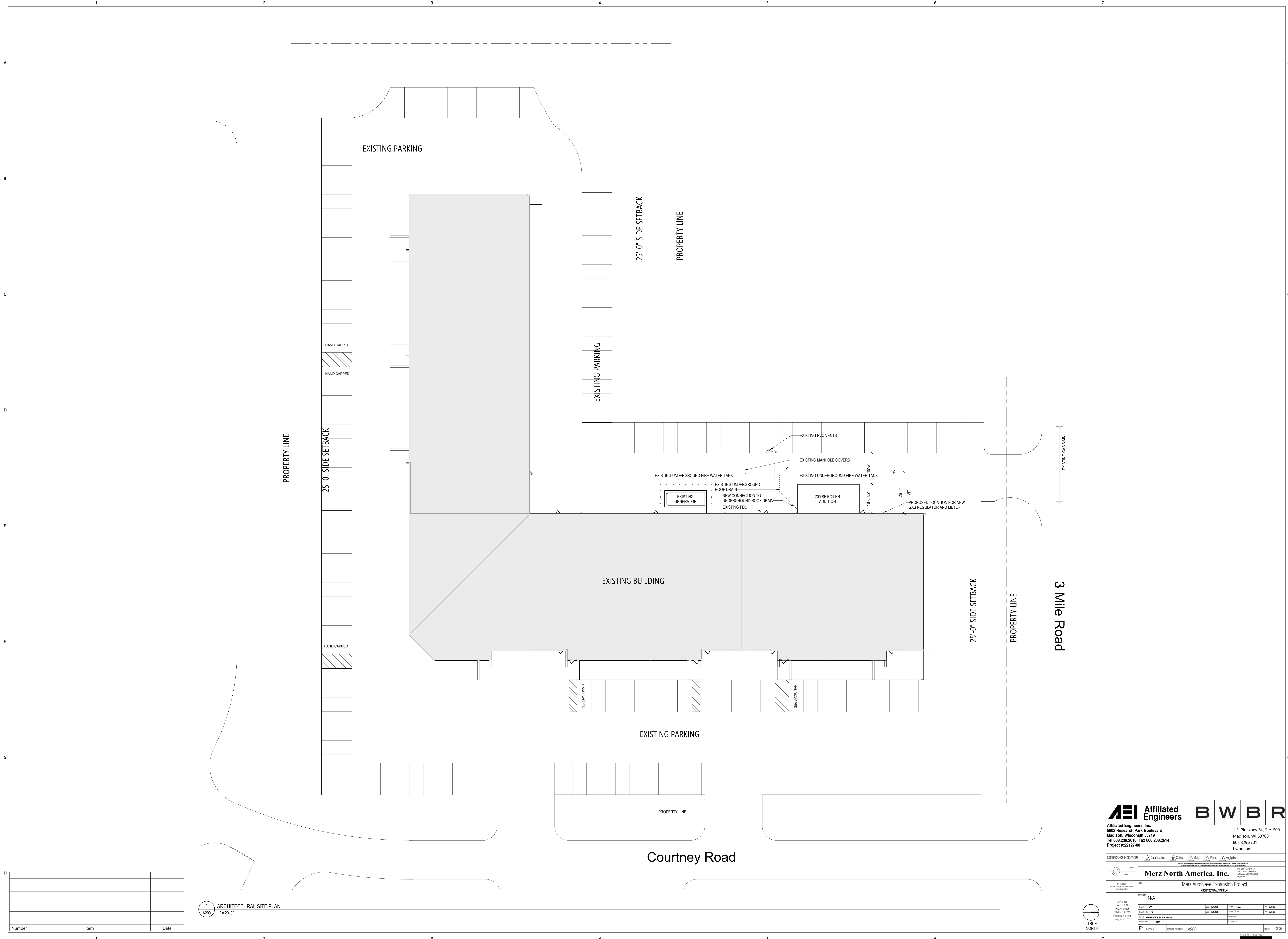


Leigh Streit, AIA, LEED AP
Principal

MO/ls

For professional licensure, visit bwbr.com/licenses-registrations

- c: Gene Bohn, Sr. Manager Facilities & Maintenance, Merz North America
Samuel Butzer, PE, LEED AP BD+C, Affiliated Engineers, Inc.



Number	Item	Date

1 ARCHITECTURAL SITE PLAN
 A200 1" = 20'-0"

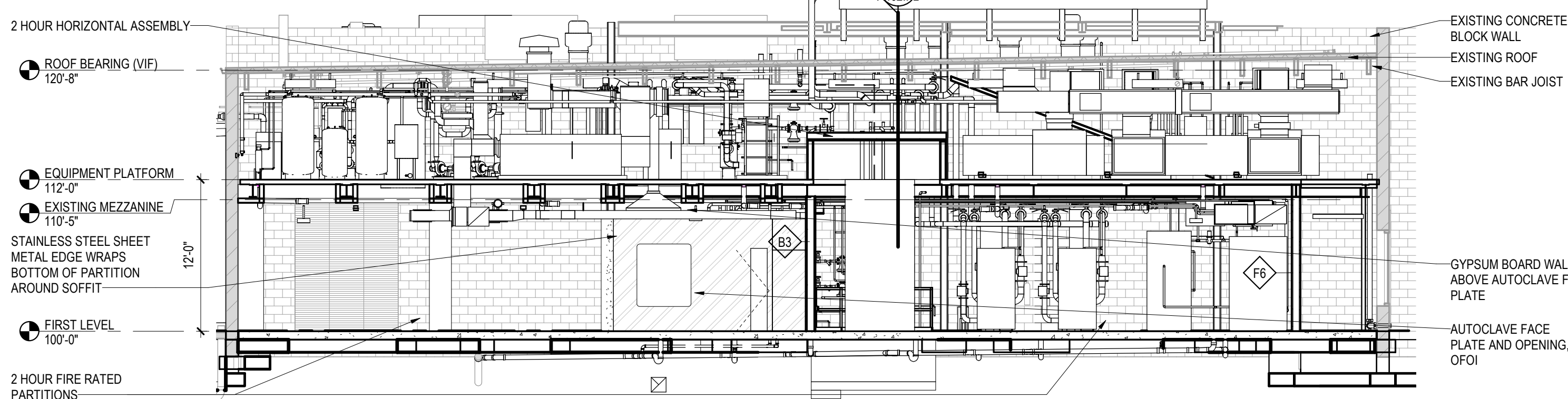
AEI Affiliated Engineers, Inc.
 5802 Research Park Boulevard
 Madison, Wisconsin 53719
 Tel 608.238.2610 Fax 608.238.2614
 Project # 22 127-00

BWB
 1 S. Pinckney St., Ste. 500
 Madison, WI 53703
 608.829.3701
 bwbr.com

Merz North America, Inc.
 Merz Autoclave Expansion Project
 ARCHITECTURAL SITE PLAN

Scale: N/A
 Date: 08/20/2020
 Project: 22 127-00
 Drawing Number: A200
 Sheet: 01 of 08

TRUE NORTH

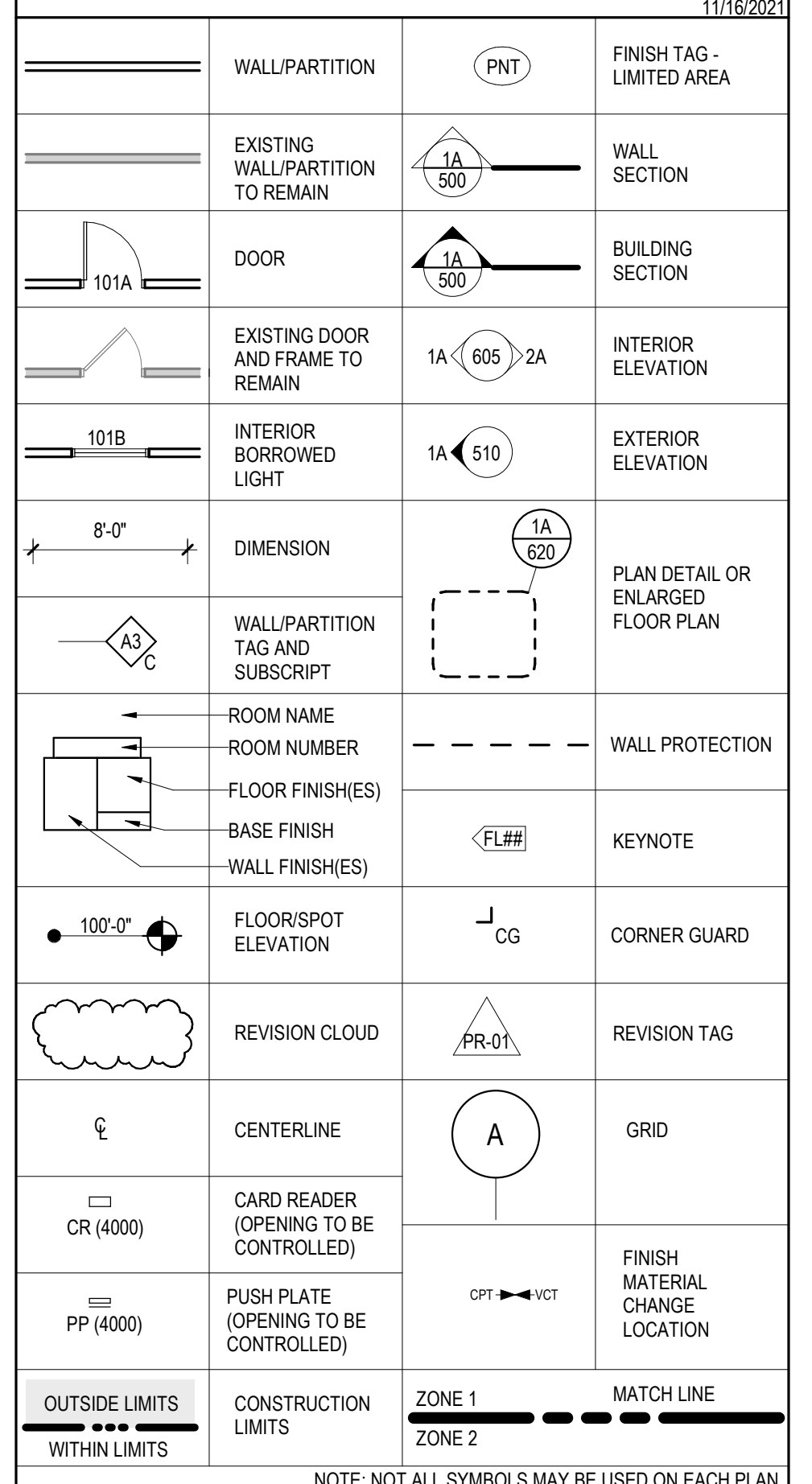


1A SECTION - AUTOCLAVE ENCLOSURE
A401.FL
1/8" = 1'-0"

INTERIOR FINISH SCHEDULE

Rev	Issued	Code	Section	Manufacturer	Style / Pattern	Color	Size	Notes	Location	Low or No VOCs	EPD	Sustainability HPD or Declare	Red List Free	Recycled Content
FAF1	09-6700	DUR-A-FLEX	ACCELEA HC						AUTOCLAVE ROOM INTERIOR	NO VOCs	X	X-HPD	--	--
PAINT														
HPNT1	09-9100	SHERWIN WILLIAMS						MATCH EXISTING WHITE PAINT	AUTOCLAVE ROOM INTERIOR	SEE SPECS	X	--	--	14% PRE-CONSUMER
HPNT2	09-9100	SHERWIN WILLIAMS						MATCH EXISTING GREY DOOR FRAMES	DOOR FRAMES	SEE SPECS	X	--	--	14% PRE-CONSUMER
PNT1	09-9100	SHERWIN WILLIAMS						MATCH EXISTING WHITE PAINT	TYPICAL WALL PAINT	SEE SPECS	X	--	--	14% PRE-CONSUMER
PNT2	09-9100	SHERWIN WILLIAMS						MATCH EXISTING ADJACENT WHITE PAINT	EXTERIOR CONCRETE BLOCK	SEE SPECS	X	--	--	14% PRE-CONSUMER
PNT3	09-9100	SHERWIN WILLIAMS						MATCH EXISTING GREY DOOR FRAMES	DOOR FRAMES	SEE SPECS	X	--	--	14% PRE-CONSUMER
RESILIENT BASE														
RB1	09-6500	TARKETT	TRADITIONAL VINYL BASE					TBD TO MATCH EXISTING	FIELD	FLOORSCORE CERTIFIED	X	--	--	25.5% PRE-CONSUMER
RESILIENT FLOORING														
RF1	09-6500	TARKETT	IQ GRANIT					6'-6" ROLL GOOD	AUTOCLAVE ROOM INTERIOR	FLOORSCORE CERTIFIED	X	--	--	25.5% PRE-CONSUMER
SEALED CONCRETE														
SLR1	09-9000	SEE SPECS	SEE SPECS					SEALER WITH HARDENER	BOILER ROOM	--	--	--	--	--
TRANSITIONS														
TS1		TARKETT	REDUCERS-SSR-XX-B					TO MATCH RB1 FOR 1/16" TO 1/8" MATERIAL TO FLOOR	RF TO SLR	FLOORSCORE CERTIFIED	--	--	--	14% PRE-CONSUMER
WALL PROTECTION														
CG1	10-2001	INFRO CORP	SURFACE MOUNT STAINLESS STEEL CORNRE GUARD					2" WINGS INSTALL FROM ABOVE BASE TO UNDERSIDE OF CEILING	WAREHOUSE	INHERENTLY NON-EMITTING	--	X-HPD	--	17% PRE-CONSUMER, 69% POST-CONSUMER R

SYMBOLS LEGEND - FLOOR PLAN 11/16/2021

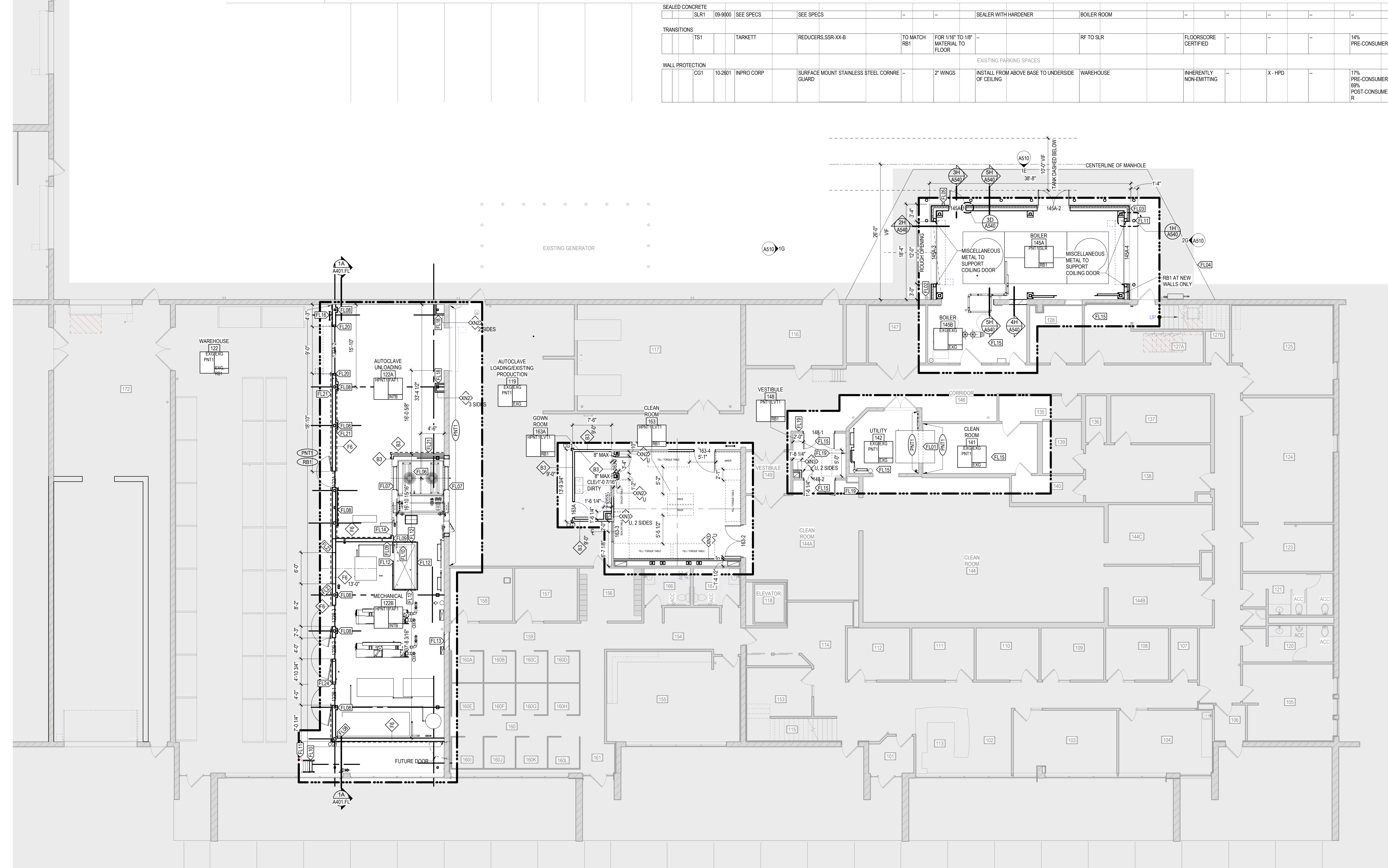


GENERAL NOTES - FINISHES 09/21/2021

- WHEN MORE THAN ONE FINISH IS LISTED IN A ROOM, THE FIRST FINISH LISTED IS THE PRIMARY FINISH AND SHALL BE APPLIED TO SURFACES NOT SPECIFICALLY CALLED OUT. OTHER FINISHES LISTED ARE SPECIFICALLY CALLED OUT.
- LOUVERS, VENTS, GRILLES, AND OTHER MISCELLANEOUS MECHANICAL AND ELECTRICAL DEVICES SHALL BE PAINTED TO MATCH SURFACE WHICH THEY APPEAR, UNLESS OTHERWISE NOTED.
- HOLLOW METAL FRAMES AND DOORS TO BE PAINTED HPNT2 - EXTERIOR OR AUTOCLAVE UNLOADING. PNT3 AT ALL OTHER LOCATIONS.
- EXISTING WALLS/PARTITIONS TO RECEIVE FINISHES INDICATED ON FINISH SCHEDULE AND FINISH PLANS SHALL HAVE EXISTING FINISHES REMOVED AND SURFACES PREPARED TO RECEIVE FINISHES.
- PROVIDE SMOOTH, FLAT JOINTS AT TRANSITIONS BETWEEN FLOORING MATERIALS.
- CORNER GUARDS TO BE FULL HEIGHT FROM TOP OF BASE TO UNDERSIDE OF CEILING/SOFFIT UNLESS NOTED OTHERWISE.
- NO RESILIENT BASE AT MASONRY WALLS, TYPICAL.
- FLOOR FINISHES SHALL CHANGE AT CENTERLINE OF DOOR UNLESS NOTED OTHERWISE.
- REFER TO SCHEDULE OF INTERIOR MATERIALS FOR TRANSITION THRESHOLD INFORMATION.
- INTERIOR FACE OF EXTERIOR WALLS TO RECEIVE PAINT UNLESS NOTED OTHERWISE.

KEYNOTES - FLOOR PLAN

REV	DESCRIPTION	NOTE: NOT ALL KEYNOTES MAY BE USED ON EACH DRAWING
FL01	PARTS WASHER IN OPENING IN WALL, INFILL WITH PARTITION B3 BETWEEN TOP OF WASHER OPENING AND PAINT PNT1. PATCH ANY FINISHES DAMAGED BY PARTS WASHER INSTALL.	
FL02	EXISTING DOWNSPOUT	
FL03	DIMENSIONS TO OUTSIDE FACE OF CONCRETE BLOCK WALL FOUNDATION AT EXTERIOR WALLS, TYP.	
FL04	APRON, TYP. SEE STRUCTURAL	
FL05	DOWNSPOUT	
FL06	AUTOCLAVE EQUIPMENT, OFOI	
FL07	AUTOCLAVE FACE PLATE WITH DOORS AND CONTROLS, OFOI	
FL08	INSTALL WALL/PARTITION AS TIGHT TO STRUCTURE AS POSSIBLE. ALLOW SPACE FOR FIREPROOFING OF STEEL	
FL09	COORDINATE WALL LOCATIONS WITH AUTOCLAVE	
FL10	PAINTED STEEL SHIPS LADDER - SEE STRUCTURAL	
FL11	PAINTED STEEL BOLLARD	
FL12	PAINTED STEEL GUARDRAIL AT PNT - SEE STRUCTURAL	
FL13	INFILL TO MATCH EXISTING PARTITION	
FL14	AUTOCLAVE DOOR, PART OF AUTOCLAVE ASSEMBLY	
FL15	PATCH FINISHES DISTURBED BY CONSTRUCTION TO MATCH EXISTING	
FL16	PAINTED STEEL WALL LADDER - SEE STRUCTURAL	
FL17	3'-6" TALL PAINTED STEEL GUARDRAIL - SEE STRUCTURAL	
FL18	ALIGN COLUMN FURRING WITH BEAM FURRING ABOVE - SEE CEILING PLAN.	
FL19	PUSH BUTTON DOOR ACTUATOR	
FL20	FULL HEIGHT HSS STEEL COLUMNS FOR OVERHEAD DOOR ATTACHMENT	
FL21	DASHED LINE INDICATED EXTENT OF IMPACT RESISTANT GPBD WALL PROJECTION - UP TO 4'-0" AFF.	
FL23	KNOCKOUT PANEL FOR PURE STEAM GENERATOR REMOVAL, CENTER ON PURE STEAM GENERATOR	
FL24	KNOCKOUT PANEL	



1H FLOOR AND FINISH PLAN - FIRST LEVEL
A401.FL
1/8" = 1'-0"

Number	Issued For Construction	Item	Date
1	Issued For Construction		06/08/2022

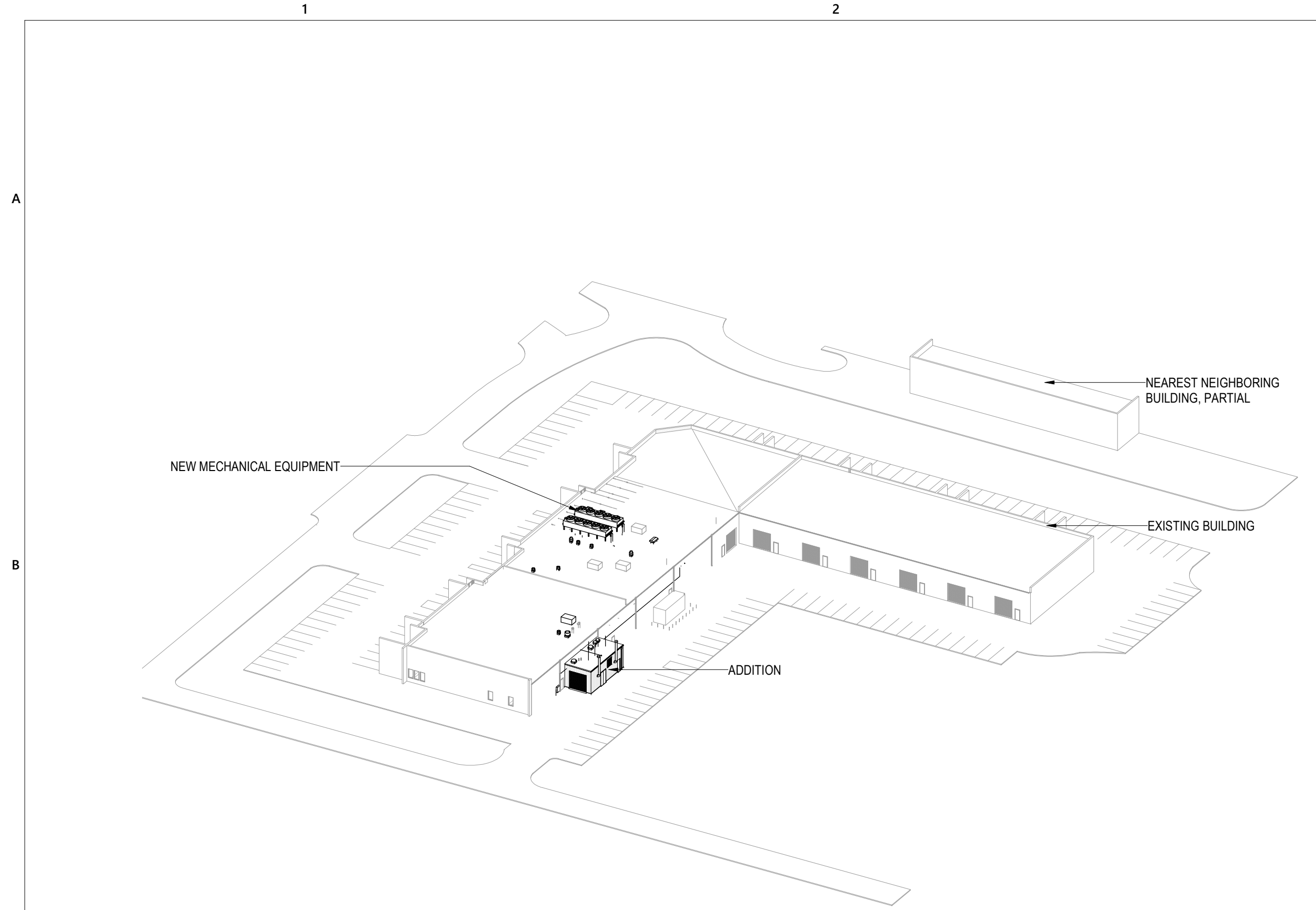
AEI Affiliated Engineers
 Affiliated Engineers, Inc.
 5802 Research Park Boulevard
 Madison, Wisconsin 53719
 Tel 608.238.2610 Fax 608.238.2614
 Project # 22127-00

B W B R
 1 S. Pinckney St., Ste. 500
 Madison, WI 53703
 608.829.3701
 bwbr.com

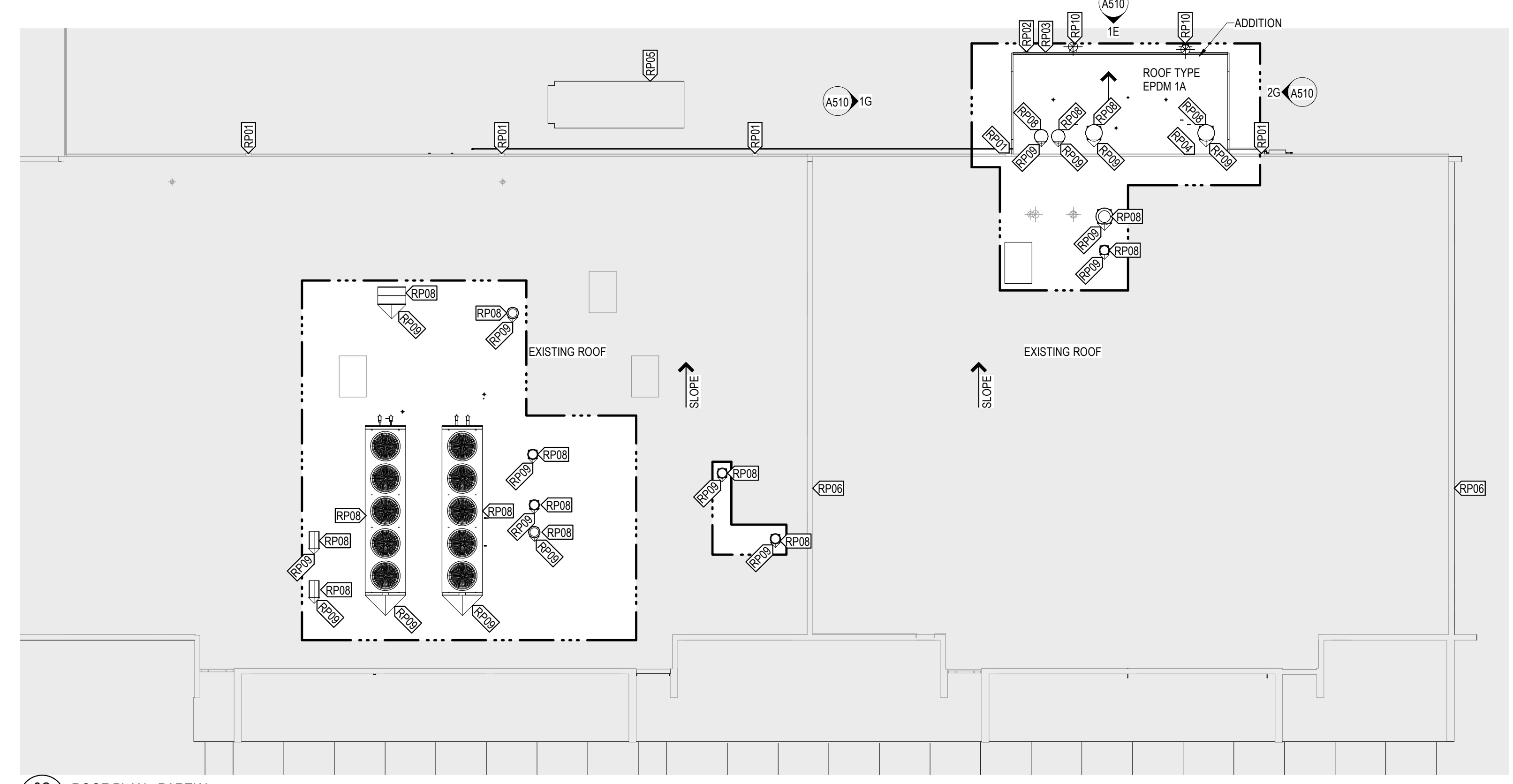
CONFORMANCE INDICATORS: Catastrophic Critical Major Minor Negligible

Merz North America, Inc.
 Merz Autoclave Expansion Project
 FIRST LEVEL FLOOR AND FINISH PLAN

Scale: N/A
 Date: 06/08/2022
 Project: 22127-00
 Drawing Number: A401.FL
 Sheet: 02 OF 08



3C BIRDS-EYE VIEW
A510

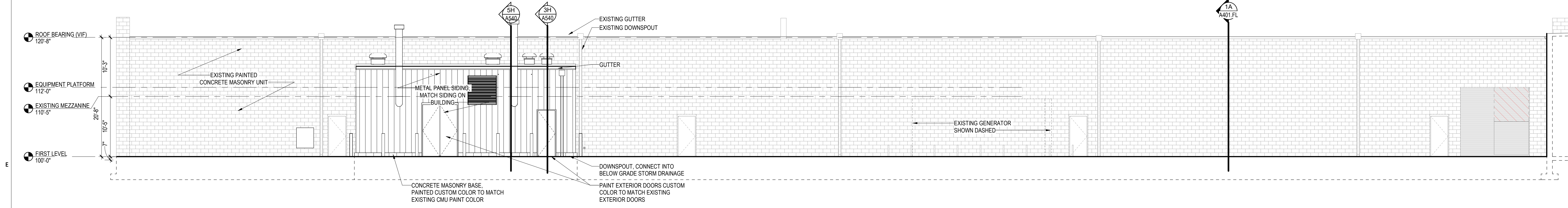
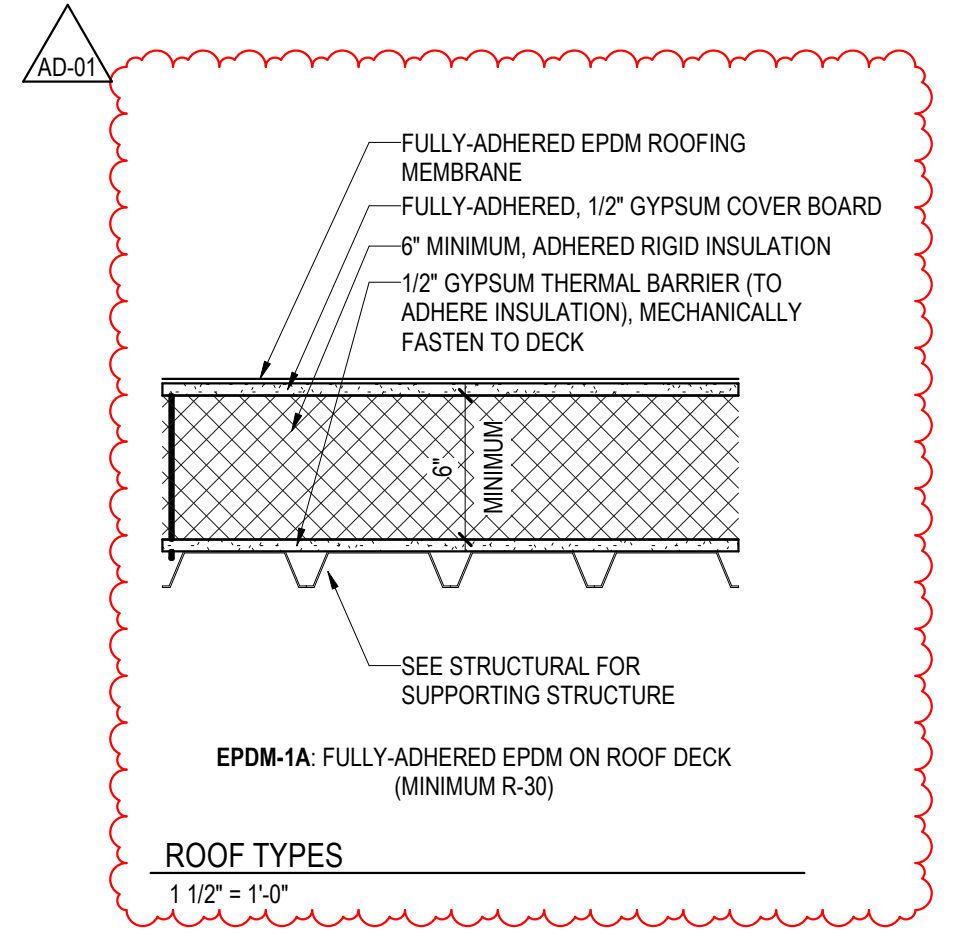


3C ROOF PLAN - PARTIAL
A510 1/16" = 1'-0"

SYMBOLS LEGEND - ROOF PLAN			05/17/2021
[Symbol]	KEYNOTE	[Symbol]	ROOF PAVERS
[Symbol]	+6.3" INSULATION THICKNESS	[Symbol]	CRICKET AT EQUIPMENT
[Symbol]	PRIMARY AND OVERFLOW ROOF DRAINS	[Symbol]	CRICKET BETWEEN ROOF DRAINS
[Symbol]	FLAT STRUCTURE WITH TAPERED INSULATION (1/4" PER FOOT SLOPE UNLESS NOTED OTHERWISE)	[Symbol]	
[Symbol]	SLOPED STRUCTURE WITH CONSISTENT THICKNESS INSULATION (1/4" PER FOOT SLOPE UNLESS NOTED OTHERWISE)	[Symbol]	
[Symbol]	ROOF ANCHOR (WALL MOUNTED)	[Symbol]	ROOF ANCHOR (DECK MOUNTED)
[Symbol]	CONSTRUCTION LIMITS	[Symbol]	MATCH LINE
[Symbol]	OUTSIDE LIMITS WITHIN LIMITS	[Symbol]	ZONE 1 ZONE 2

NOTE: NOT ALL SYMBOLS MAY BE USED ON EACH PLAN

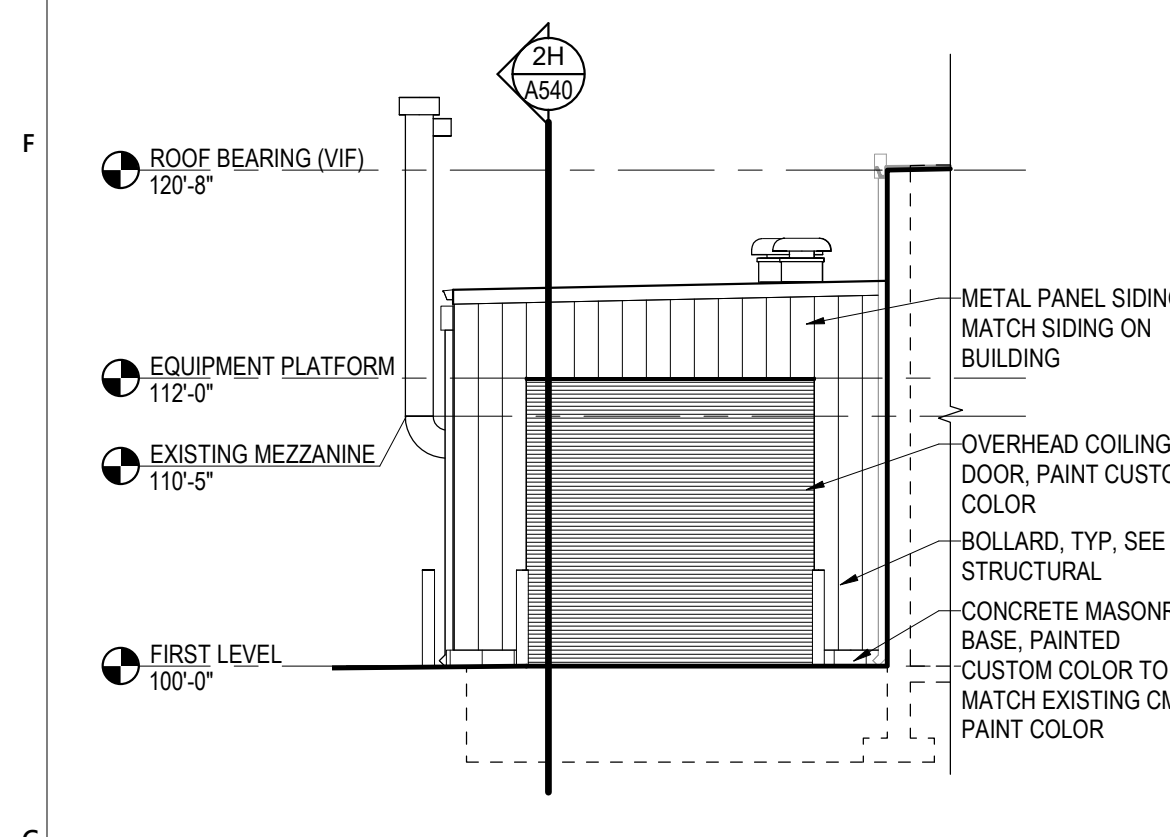
KEYNOTES - ROOF PLAN	
REV	NOTE: NOT ALL KEYNOTES MAY BE USED ON EACH DRAWING
RP01	EXISTING DOWNSPOUT
RP02	DOWNSPOUT, CONNECT INTO EXISTING UNDERGROUP STORM WATER COLLECTION
RP03	GUTTER
RP04	EXISTING GUTTER, CONTINUOUS
RP05	EXISTING GENERATOR
RP06	EXISTING PARAPET
RP08	MECHANICAL EQUIPMENT, SEE MECHANICAL
RP09	PROVIDE CRICKET ON HIGH SIDE OF MECHANICAL EQUIPMENT TO PROMOTE POSITIVE DRAINAGE
RP10	BOILER EXHAUST STACK, SEE MECHANICAL



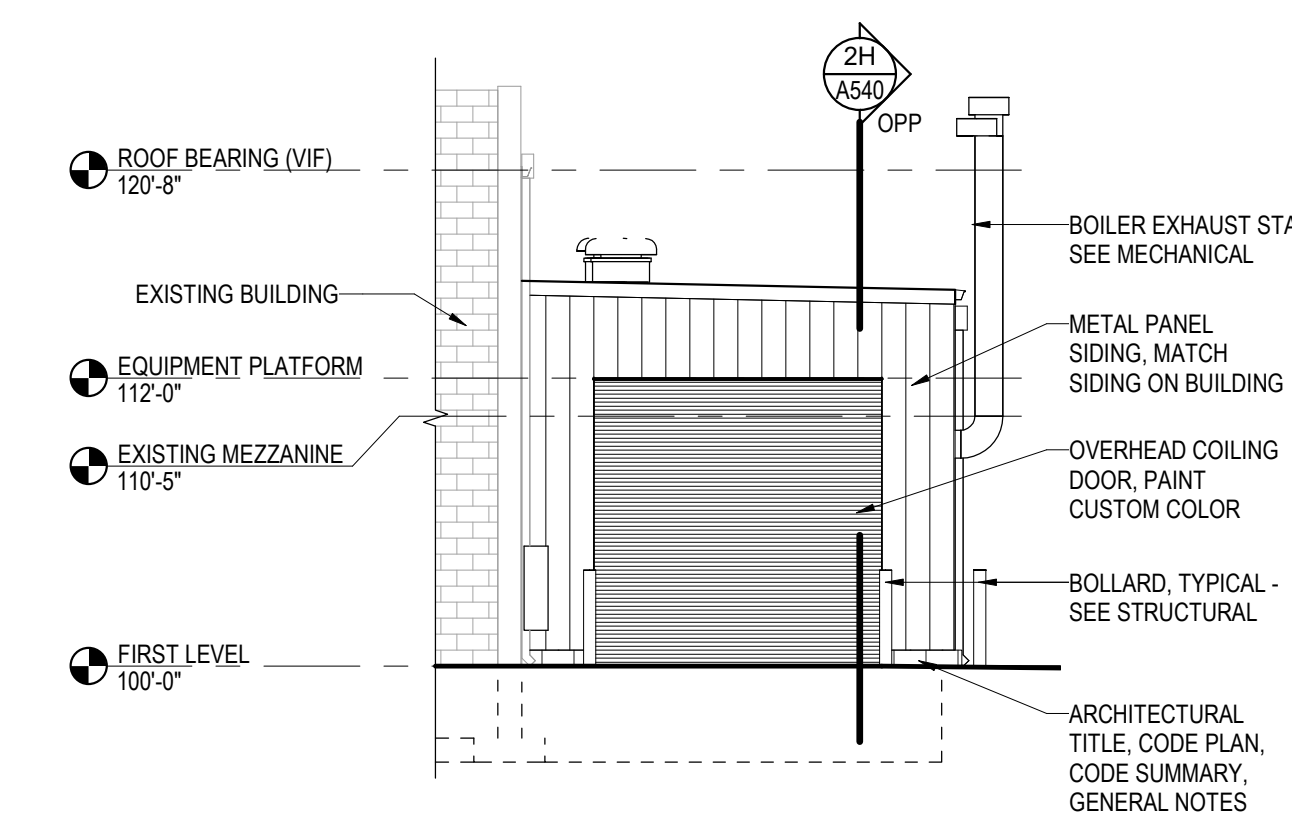
1E EXTERIOR ELEVATION - WEST - PARTIAL
A510 1/8" = 1'-0"

SYMBOLS LEGEND - EXTERIOR ELEVATION			11/10/2021
[Symbol]	EXISTING BUILDING	[Symbol]	METAL PANEL
[Symbol]	CMU	[Symbol]	CONSTRUCTION LIMITS
[Symbol]	OUTSIDE LIMITS	[Symbol]	WITHIN LIMITS

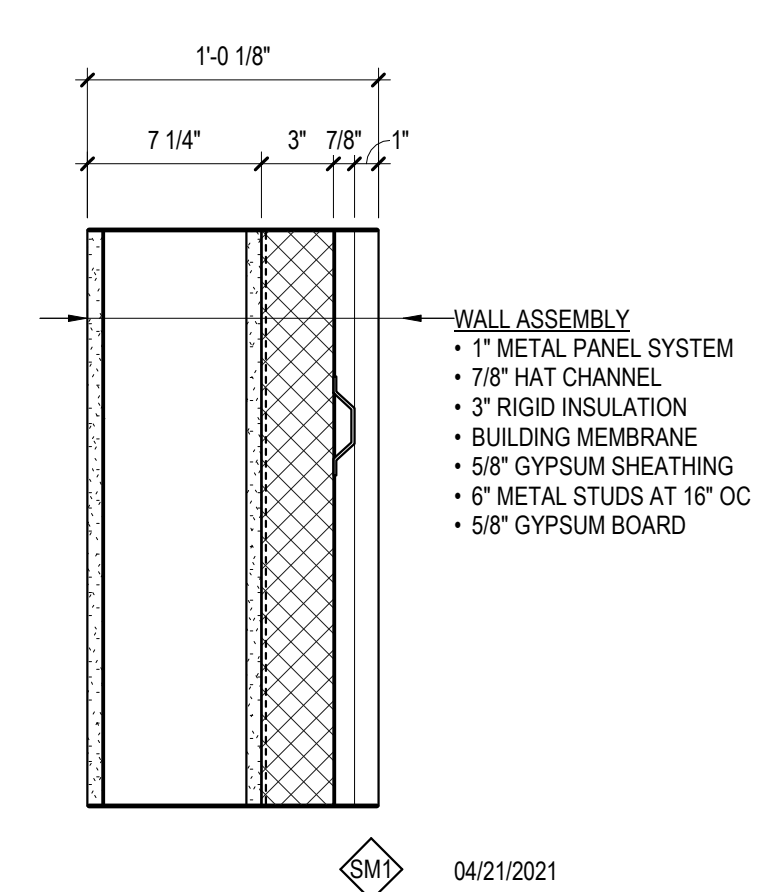
KEYNOTES - EXTERIOR ELEVATION	
REV	NOTE: NOT ALL KEYNOTES MAY BE USED ON EACH DRAWING



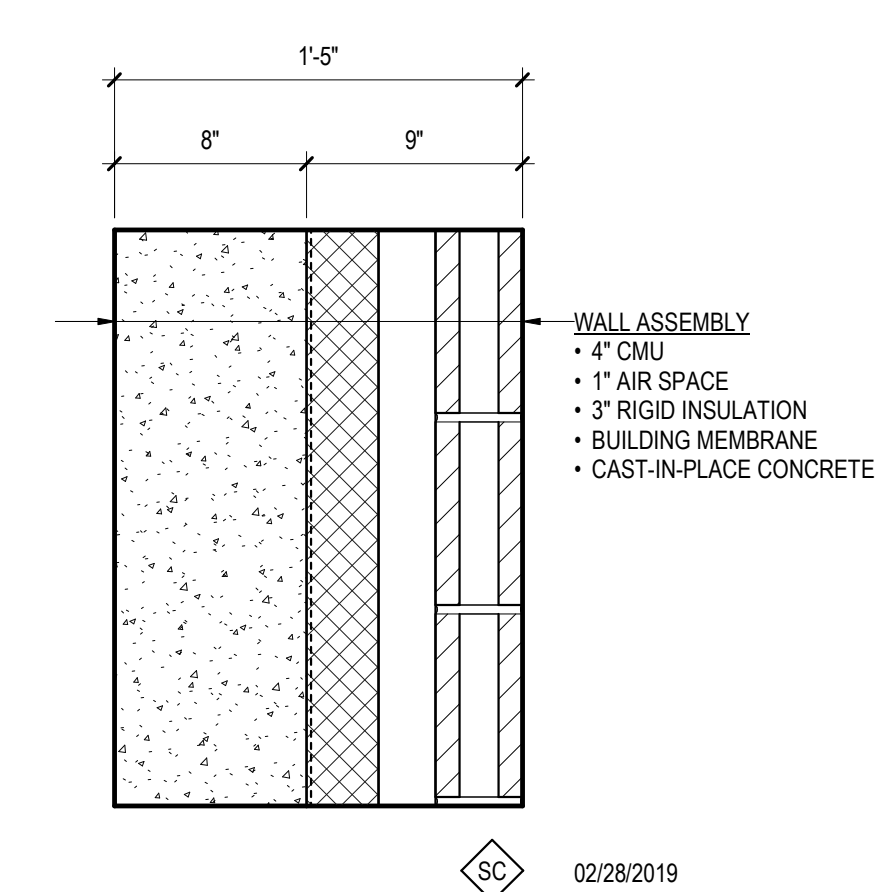
1G EXTERIOR ELEVATION - ADDITION - SOUTH
A510 1/8" = 1'-0"



2G EXTERIOR ELEVATION - ADDITION - NORTH
A510 1/8" = 1'-0"



EXTERIOR WALL TYPES
1 1/2" = 1'-0"



SC 02/28/2019

Number	Item	Date
2	Addendum 1	06/21/2022
1	Issued For Construction	06/08/2022

AEI Affiliated Engineers

8602 Research Park Boulevard
Madison, Wisconsin 53719
Tel 608.238.2610 Fax 608.238.2614
Project # 22127-00

BWBWR

1 S. Pinckney St., Ste. 500
Madison, WI 53703
608.829.3701
bwbr.com

Merz North America, Inc.

Merz Autoclave Expansion Project
ROOF PLAN, GUTTER/EXTERIOR WALL SECTION, EXTERIOR DETAILS

Scale: N/A

Revision: 2 Drawing Number: A510

PLAN COMMISSION REPORT

Proposal: Building, Site & Operations Plan Review

Description: Review a request to approve a building, site, and operations plan for two building additions. One is a ±52,700 square-foot industrial addition with loading docks on the south side of the building and a ±1,705 square-foot office addition to the west side of the existing building located at 12725 4 Mile Road.

Applicant(s): Curtis Schroeder

Address(es): 12725 4 Mile Road

Suggested Motion: That the Plan Commission recommends to the Village Board that the building, site, and operational plan for the construction of a ±52,700 square-foot industrial addition with loading docks on the south side of the building and a ±1,705 square-foot office addition to the west side of the existing building located at 12725 4 Mile Road be approved with conditions in Exhibit A for the following reasons:

1. The proposed use is allowed by underlying zoning through the building, site & operation plan review process.
2. The proposed use is consistent with the existing use on the property.

Owner(s): Central Storage & Warehouse LLC

Tax Key(s): 104-04-22-30-015-201

Lot Size(s): 8.3 acres

Current Zoning District(s): M-3, Heavy Industrial District

Overlay District(s): N/A

Wetlands: Yes No Floodplain: Yes No

Comprehensive Plan: Industrial/Business Park

Background: The applicant is requesting approval of a building, site, and operations plan for two building additions. One is a ±52,700 square-foot industrial addition with loading docks on the south side of the building and a ±1,705 square-foot office addition to the west side of the existing building located at 12725 4 Mile Road. In 2018, the Village approved of the construction of a 115,229 refrigerated warehouse building with loading docks with conditions and in 2020, the Village approved of a 51,000 square-foot industrial addition with loading docks.

The industrial addition on the south side of the building will be same height as the original building and use the same exterior materials which are 6" insulated metal panels. These materials will be the same color as the original building. There will be seven load docks on the west side of the building and one on the east side of this addition. The addition width will be 55 feet shorter than the existing building. This accommodates the street yard setback from Smerchek Lane. This addition complies with zoning setback, building height, and building design regulations.

The office addition on the west side of the building will have exterior materials consisting of a brick belt line with metal panels and glass that match the materials on the existing building materials. The office addition be shorter than the industrial portion of the building and have landscaping features to the south. The original office area had landscaping along the entrance of the facility. This addition complies with zoning setback, building height, and building design regulations.

The applicant stated that no additional waste materials are expected because of this addition, therefore no outdoor dumpsters are proposed with this addition. All waste collection bins are currently stored inside the building and will continue to be kept indoors once the addition is operational. No mechanicals area shown on the elevation drawings. As was required in the original conditions of approval, all mechanicals shall be screened from public view.

Additional lighting is being proposed on the building and the applicant has submitted a photometric plan illustrating how the site will be illuminated. Three light poles will be installed in the southwest corner of the site along the proposed driveway. The remaining lights will be attached to the building. After review, staff has determined that the plan complies with lighting code requirements. All lighting will be downcast and shielded as not to cause glare to neighboring parcels.

The current parking lot consists of 23 spaces. Per code, the minimum number of parking stalls for warehouse use is one stall for every two employees on a twelve-hour shift. With the addition, the applicant is proposing to reduce the amount of parking to 11. The applicant has stated that the 12 removed parking spaces are temporary as part of the construction project and the area will be repaved and restriped so that 23 stalls will exist upon project completion. As illustrated on submitted plans, concrete and heavy-duty asphalt will be used for the paved areas on the site and will include curb and gutter as required as part of the conditional use permit approved in 2018.

As this addition is located behind the building, landscaping requirements are minimal. The applicant is proposing to add three trees to the site. Two on the southwest end and one at the driveway entrance on the east side of the property. Per the conditions of approval of the first phase of this development, trees must have a minimum height of seven feet. The applicant is proposing a 2.5" caliber trees or approximately eight feet tall which complies with conditions of approval. As part of the office addition, the landscaped area around the exiting office space will be reduced. The applicant stated that they didn't want to narrow the parking area and lose the row of parking on the west side of the site. The applicant has indicated that they would be willing to add more landscaping elsewhere on the site to compensate the lost landscaping.

The Fire Department indicated no concerns regarding the proposed site plan; however, they will work with the applicant to ensure compliance with sprinkling requirements for this building type.

If the Plan Commission is comfortable with the proposed addition, staff has drafted a suggested motion recommending approval of the two additions to the existing building located at 12725 4 Mile Road.

EXHIBIT A - CONDITIONS
Central Storage Refrigerated Warehouse Industrial & Office Additions
12725 4 Mile Road

1. Building Permit. The applicant must obtain a building permit card from the Village after paying all building and zoning fees. This card must be displayed in a prominent location at the project site, and a copy of these conditions must be kept at the project site at all times until the project has been completed.
2. Compliance. Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
3. Binding Effect. These conditions bind and are applicable to the Property Owner, Agent, and any other users of the Property Owner with respect to the uses on the Property.
4. Plans. The proposed additions (To construct and utilize a ±52,700 square-foot refrigerated warehouse building with loading docks and a ±1,705 office space addition) shall be located, constructed, and utilized in accordance with the plans and documents received by the Village Planning Department on August 15, 2022.
5. Stormwater. The property owner or designated agent must contact the Village of Caledonia Stormwater Utility District regarding Stormwater regulations for this site. Compliance with all regulations and requirements, as determined by the Village of Caledonia Stormwater Utility District is required. Stormwater management plans shall be submitted for approval and be in compliance with all Village requirements, as determined by the Village Engineer before permits are issued.
6. Fire Department Approval. Owner shall obtain approval from the Village of Caledonia Fire Department and meet applicable codes.
7. Caledonia Sewer and Water Utility Districts. The property owner or designated agent must contact the Caledonia Sewer and Water Utility Districts regarding Utility District regulations for this site. Compliance with all regulations and requirements, as determined by the Caledonia Sewer and Water Utility Districts is required.
8. Engineering Department. The property owner or designated agent must contact the Village of Caledonia Engineering Department and must comply with all regulations and requirements of the Village of Caledonia Engineering Department.
9. Parking. Parking at the site must be in compliance with the submitted plans. All employee and visitor parking must be conducted in the proposed parking lot as outlined on the submitted site plan. Each parking space shall be a minimum of nine feet wide and 180 square feet in area exclusive of the space required for ingress and egress. Handicapped spaces shall be provided in accordance with

State requirements. All parking spaces shall be clearly marked. The driveway and all parking areas must be maintained in an all-weather, dust-controlled condition.

10. Lighting. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
11. Signage. The Village's signage requirements are set forth in Title 16 of the Village's Code of Ordinances. The Village may require a Master Sign Plan for the entire new business park where this use is locating and signage at the site may, at the Village's option, be required to comply with the Master Sign Plan in accordance with Title 16 of the Village's Code of Ordinances. Any proposed advertising sign at the site will require a separate sign permit prior to installation. Banners, balloons, flashing, or animated signs are prohibited.
12. No Accumulation of Refuse and Debris. Any fence, wall, hedge, yard, space, or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
13. Property Maintenance Required. A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining, and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning, and repairing paved surfaces; and cleaning, painting, and repairing windows and building façade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.
14. Performance Standards. The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances, as adopted by the Village of Caledonia.
15. Expiration. This approval will expire twelve (12) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur and will require the applicant to resubmit their plans for approval and incur all costs associated with the review.
16. Access. The applicant must allow any Village employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
17. Compliance with Law. The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 9, 14, 16 and 18 of the Village of Caledonia Code of Ordinances.

18. Reimburse Village Costs. Applicant shall reimburse the Village all costs incurred by the Village for review of this conditional use including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.

 19. Site Plan and Title 16 Review. The final site plan and site design and architectural details required under Title 16 of the Village’s Code of Ordinances shall be reviewed and approved for compliance by the Village’s Planning Department in consultation with the Zoning Administrator and Village Engineer. More specifically, applicant shall comply with the adopted planning-related conditions set forth below.

 20. Agreement. Your accepting the site plan approval and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, WISPARK LLC, Central Storage and Warehouse, Curtis Schroeder and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.

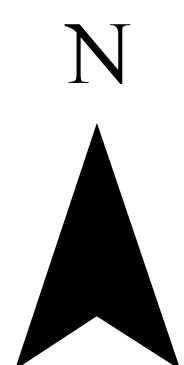
 21. Subsequent Owners. It is the property owner’s responsibility to inform any subsequent owner or operator of these conditions.
-

Respectfully submitted:




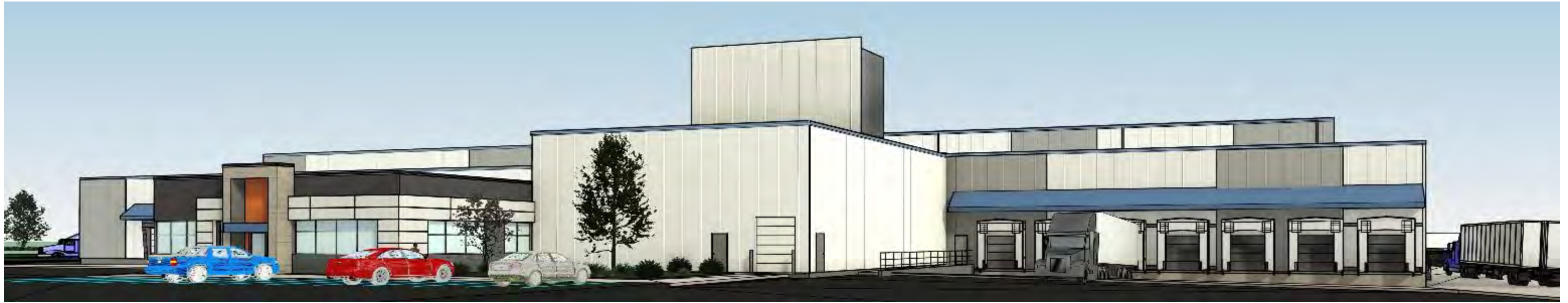
Peter Wagner, AICP
Development Director

LOCATION MAP: 12725 4 Mile Road



Legend

 12725_4_Mile_Road



Central Storage & Warehouse – Caledonia, WI



This rendering is provided for illustrative purposes only. It is an artistic representation and may not indicate each incidental item necessary to complete the work.

Proposed Phase Two Additions

STAMPS

Central Storage and Warehouse Co.
 Caledonia, Wisconsin

ISSUED FOR REVIEW: 08/15/2022
 ISSUED FOR BID:
 ISSUED FOR PERMIT:
 ISSUED FOR CONSTRUCTION:

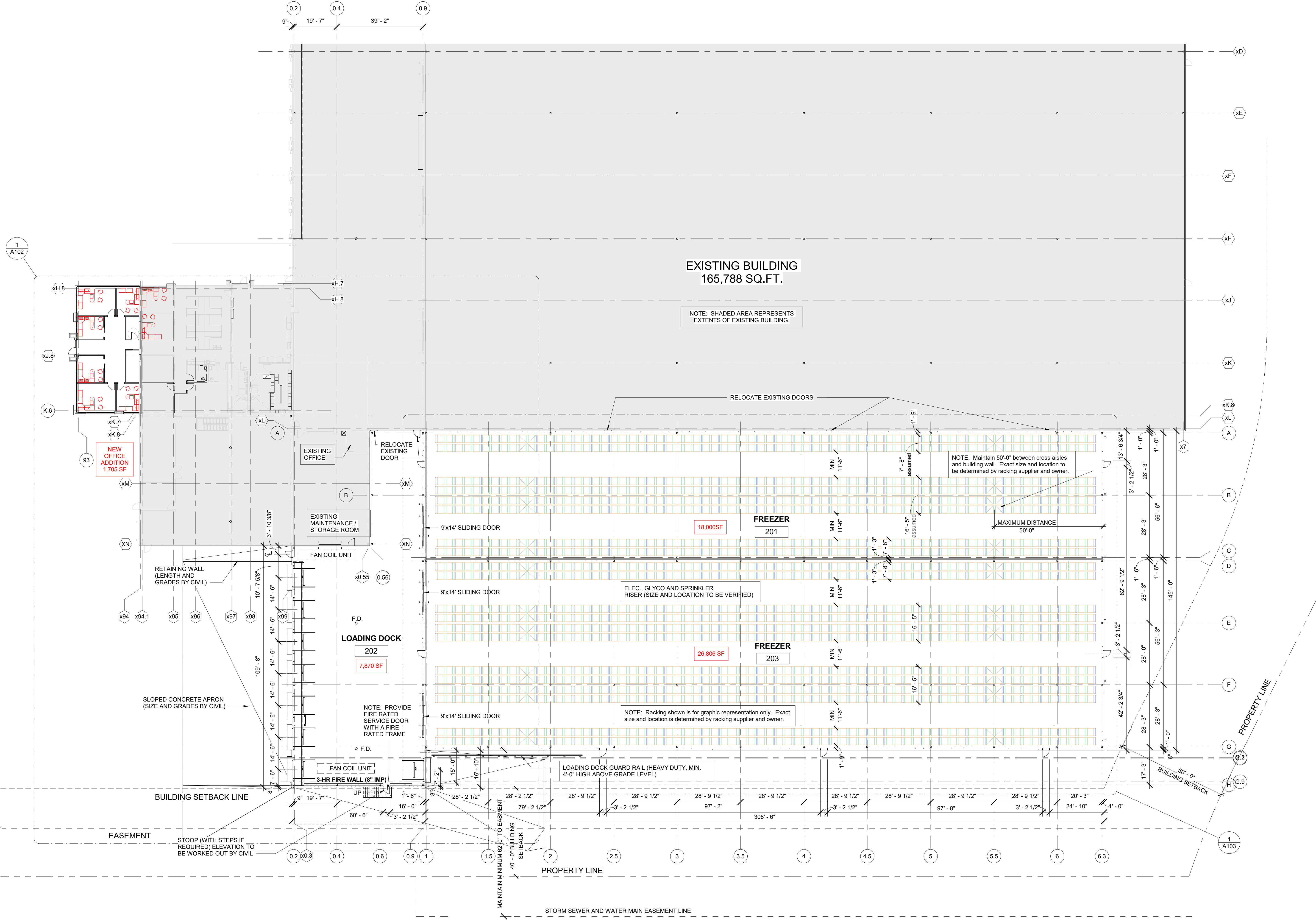
ISSUED REVISIONS

Revision	Date	Rev. Description

DRAWN BY: jet
 PROJECT #: 0166015

A101

SHEET TITLE
 Floor Plan



1 PROPOSED ADDITION PLAN
 A101 1" = 20'-0"

PRELIMINARY
 NOT FOR CONSTRUCTION

INITIAL SHEET DESIGNED AS 24X36 LAYOUT. ANY OTHER REPRODUCED SIZE IS NOT TO SCALE

STAMPS

Central Storage and Warehouse Co.
 Caledonia, Wisconsin

ISSUED FOR REVIEW: 08/15/2022
 ISSUED FOR BID:
 ISSUED FOR PERMIT:
 ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description

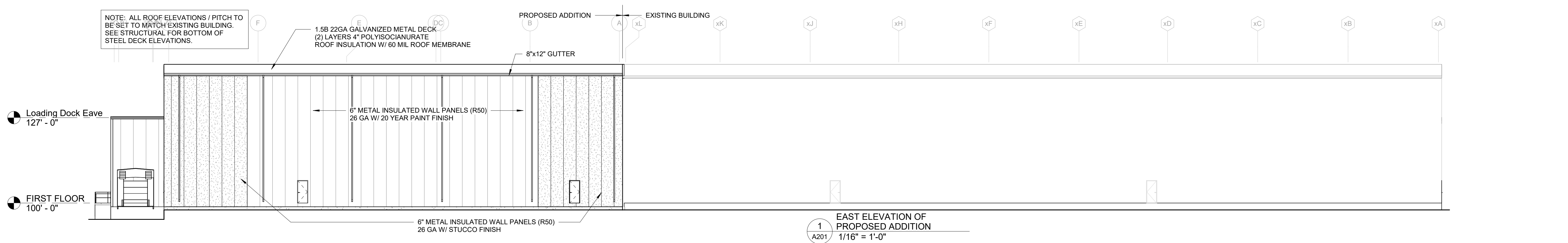
DRAWN BY: jet

PROJECT #: 0166015

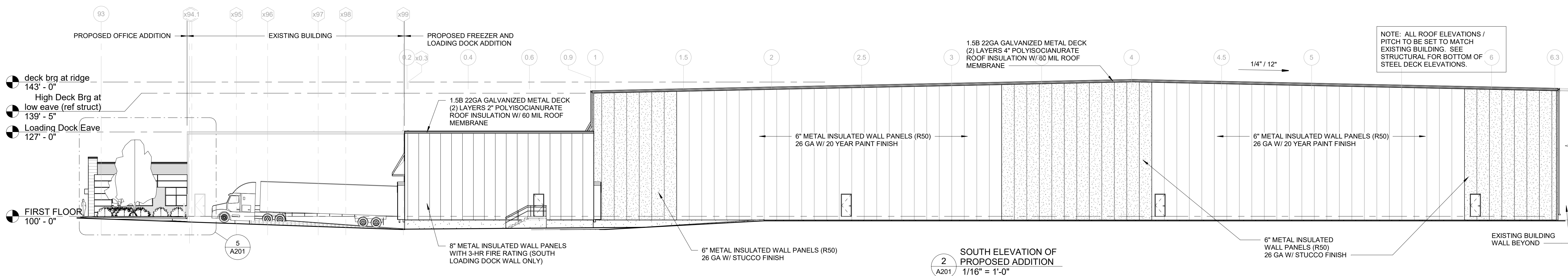
A201

SHEET TITLE
 Exterior Elevations

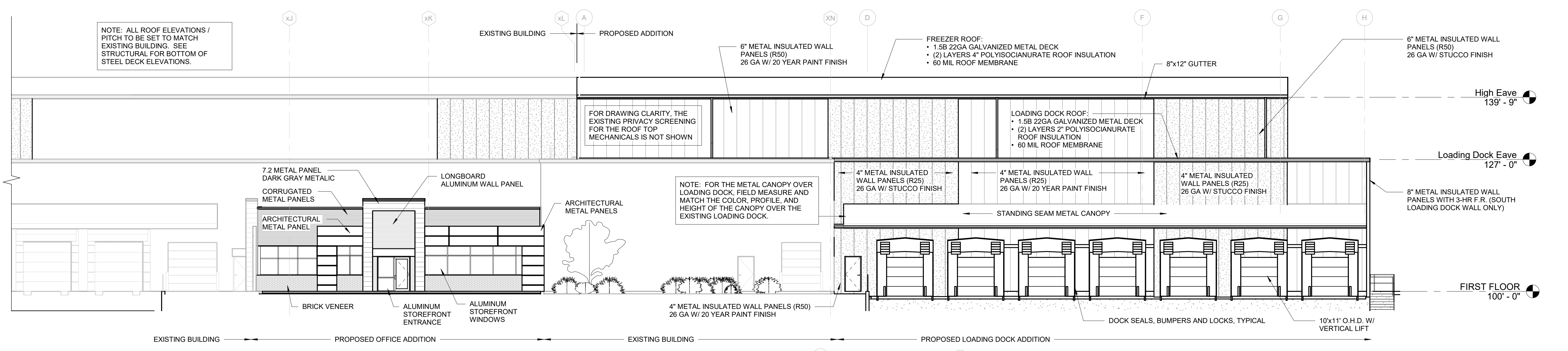
8/15/2022 4:44:02 PM



1 EAST ELEVATION OF PROPOSED ADDITION
 1/16" = 1'-0"



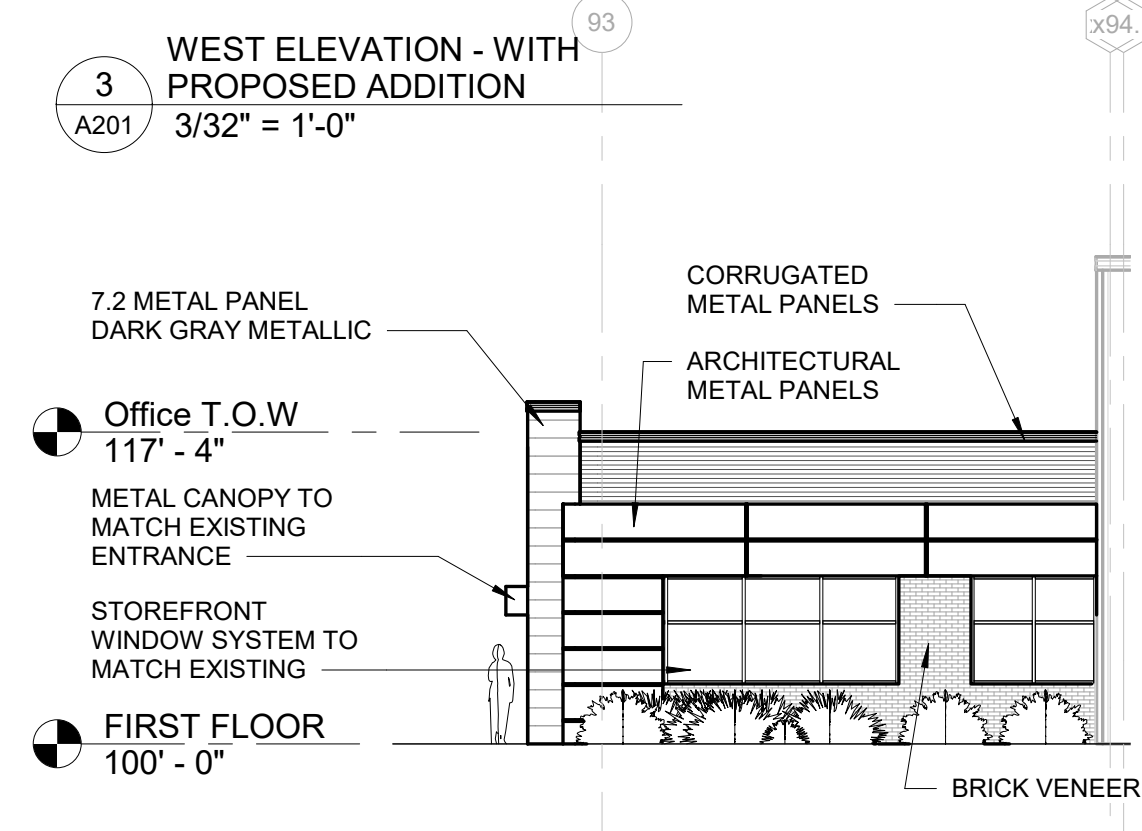
2 SOUTH ELEVATION OF PROPOSED ADDITION
 1/16" = 1'-0"



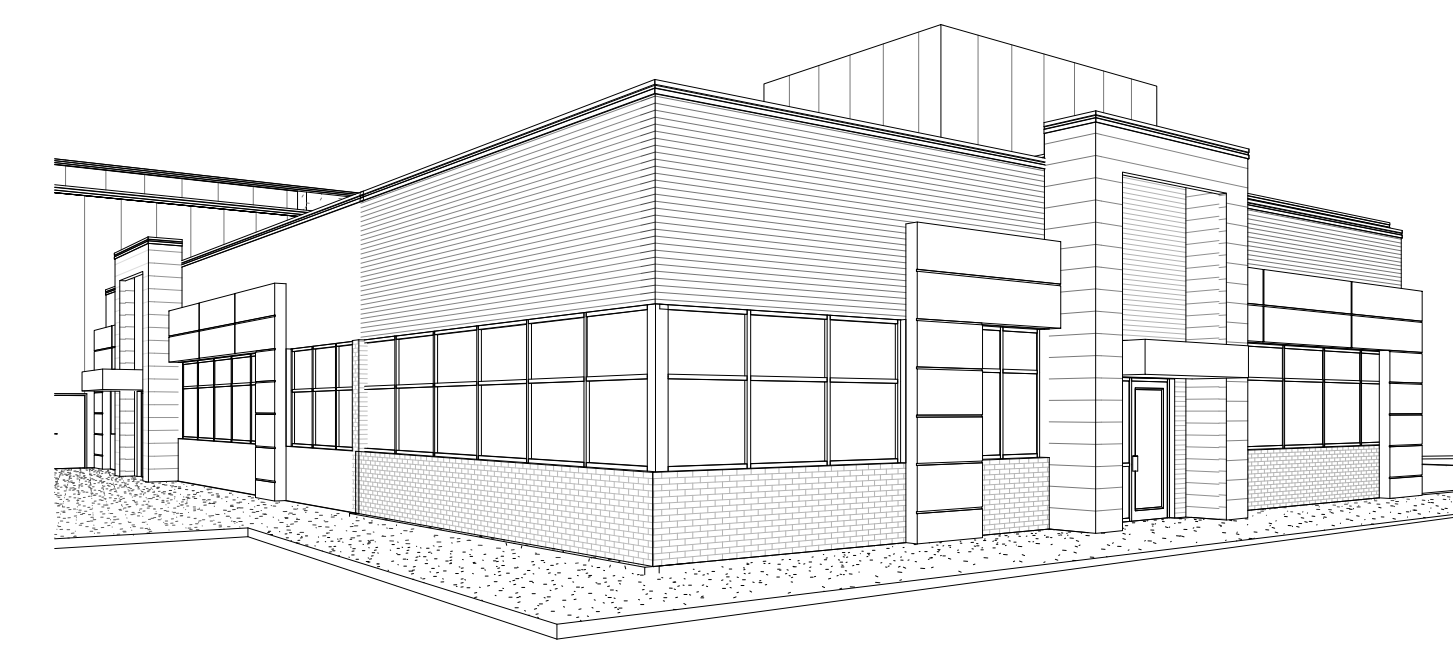
3 WEST ELEVATION - WITH PROPOSED ADDITION
 3/32" = 1'-0"



4 North - Office
 3/32" = 1'-0"

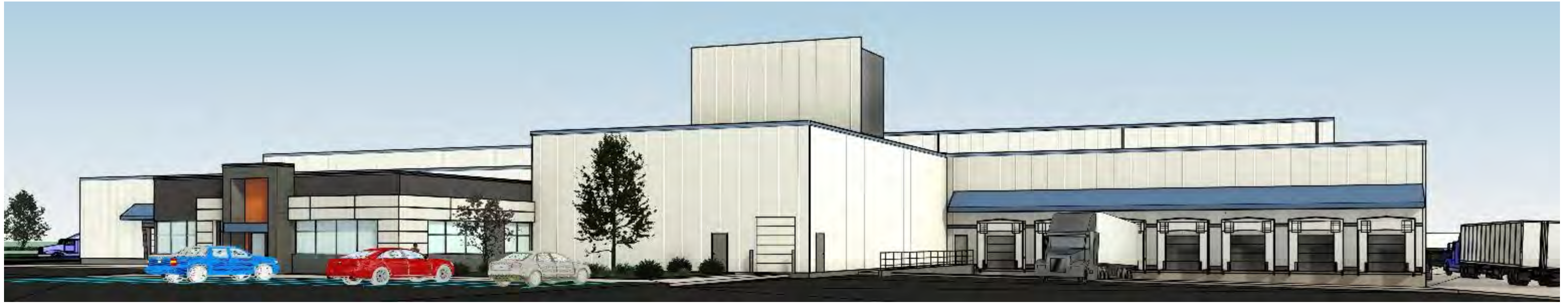


5 SOUTH ELEVATION OF PROPOSED OFFICE ADDITION
 3/32" = 1'-0"



PRELIMINARY
 NOT FOR CONSTRUCTION

© 2018 Consolidated Construction & Warehouse (2018) 0166015_C301 Caledonia, Wis. 2 New Owners (North/West/East) 08/15/2022



Central Storage & Warehouse – Caledonia, WI



This rendering is provided for illustrative purposes only. It is an artistic representation and may not indicate each incidental item necessary to complete the work.

Proposed Phase Two Additions

STAMPS

Central Storage and Warehouse Co.
Caledonia, Wisconsin

ISSUED FOR REVIEW: 2022-08-12

ISSUED FOR BID:

ISSUED FOR PERMIT:

ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

Revision	Date	Rev. Description

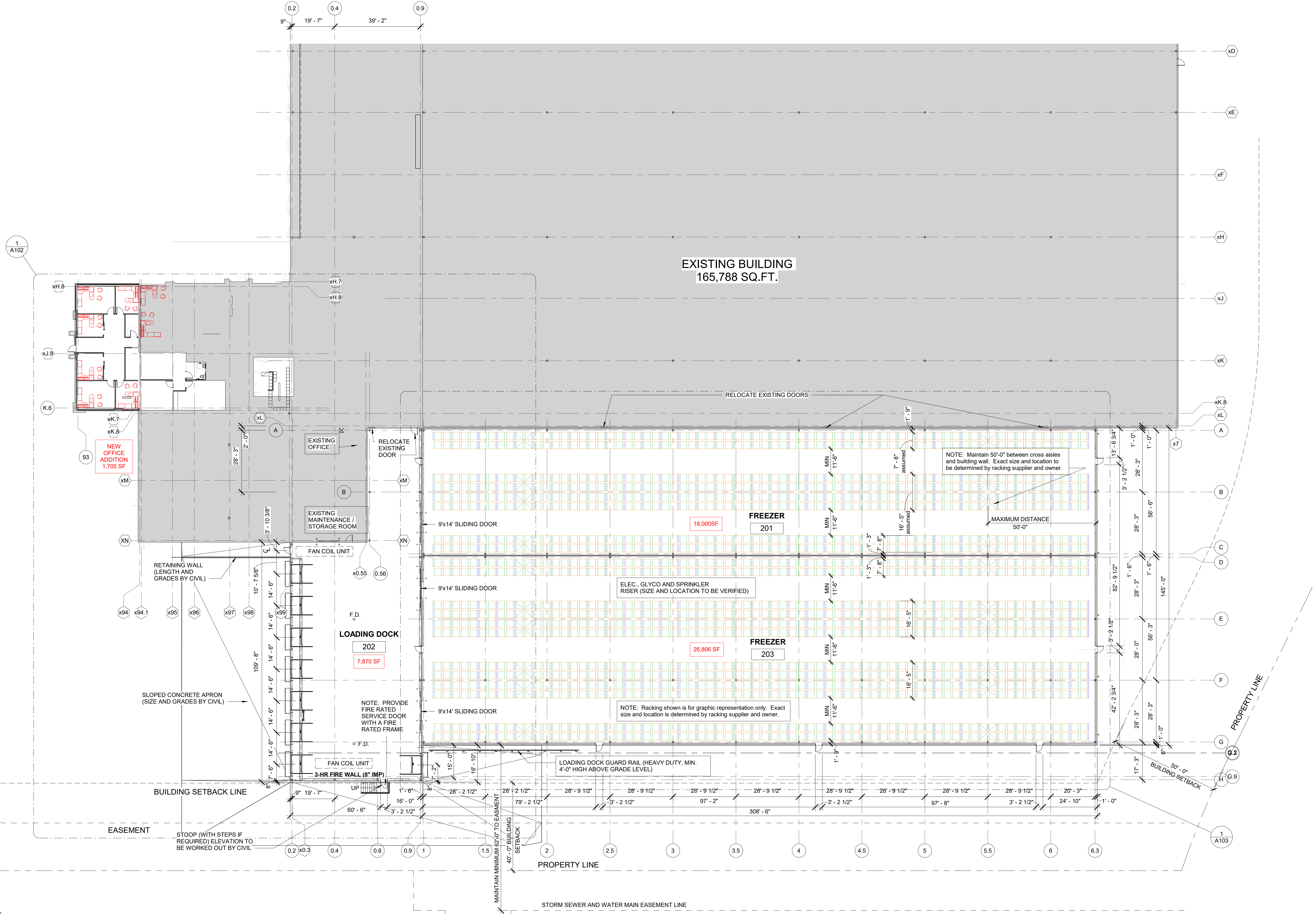
DRAWN BY: jet

PROJECT #: 0166015

A101

SHEET TITLE

Floor Plan



1 PROPOSED ADDITION PLAN
A101 1" = 20'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

INITIAL SHEET DESIGNED AS 24x36 LAYOUT. ANY OTHER REPRODUCED SIZE IS NOT TO SCALE

STAMPS

Central Storage and Warehouse Co.
Caledonia, Wisconsin

ISSUED FOR REVIEW:
ISSUED FOR BID:
ISSUED FOR PERMIT:
ISSUED FOR CONSTRUCTION:

ISSUED REVISIONS

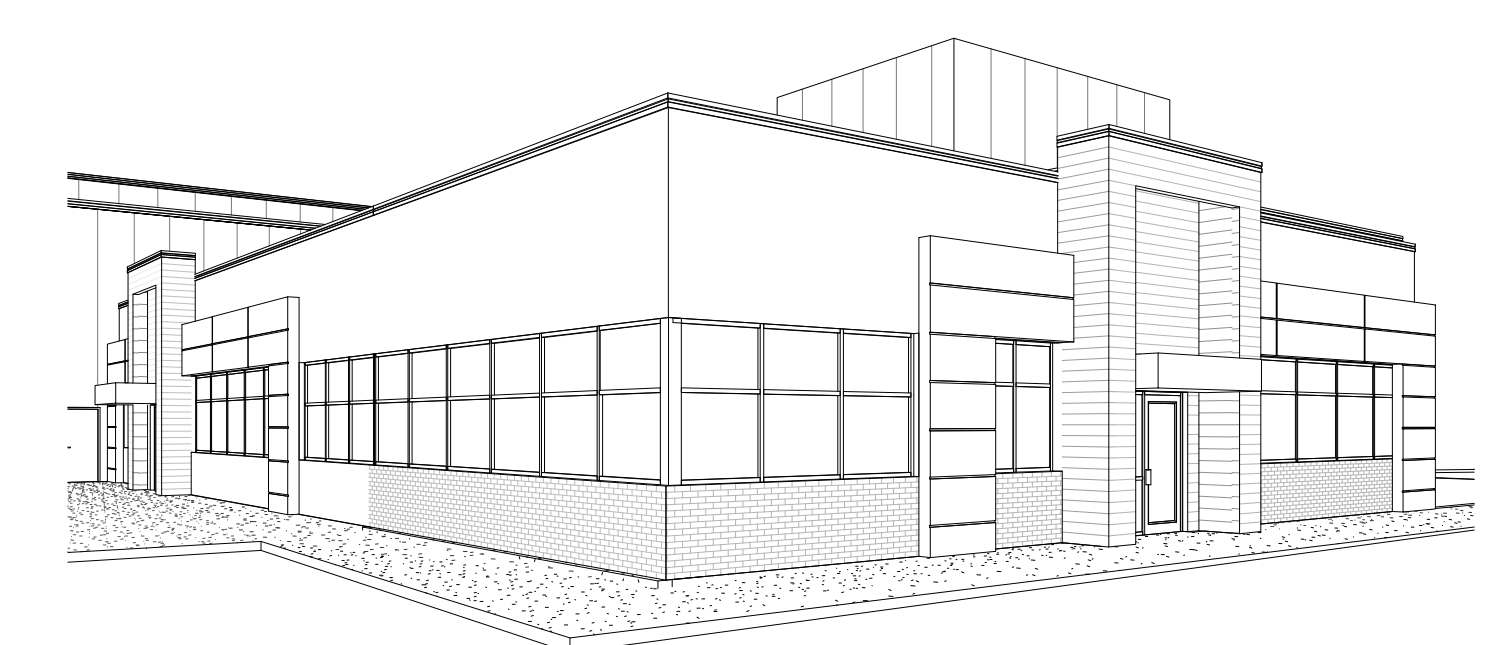
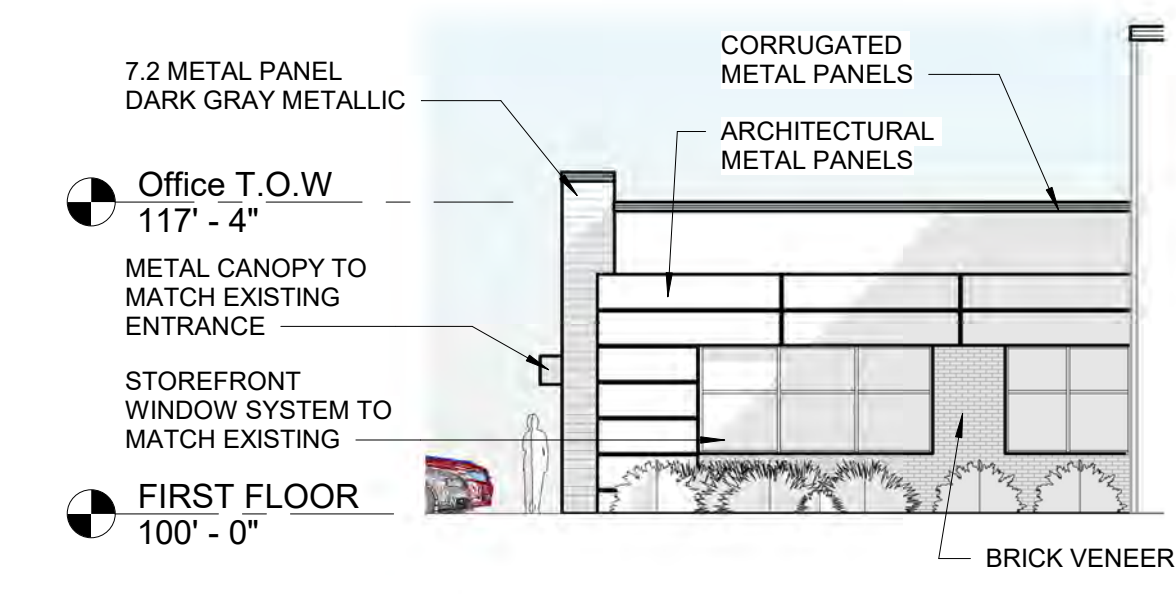
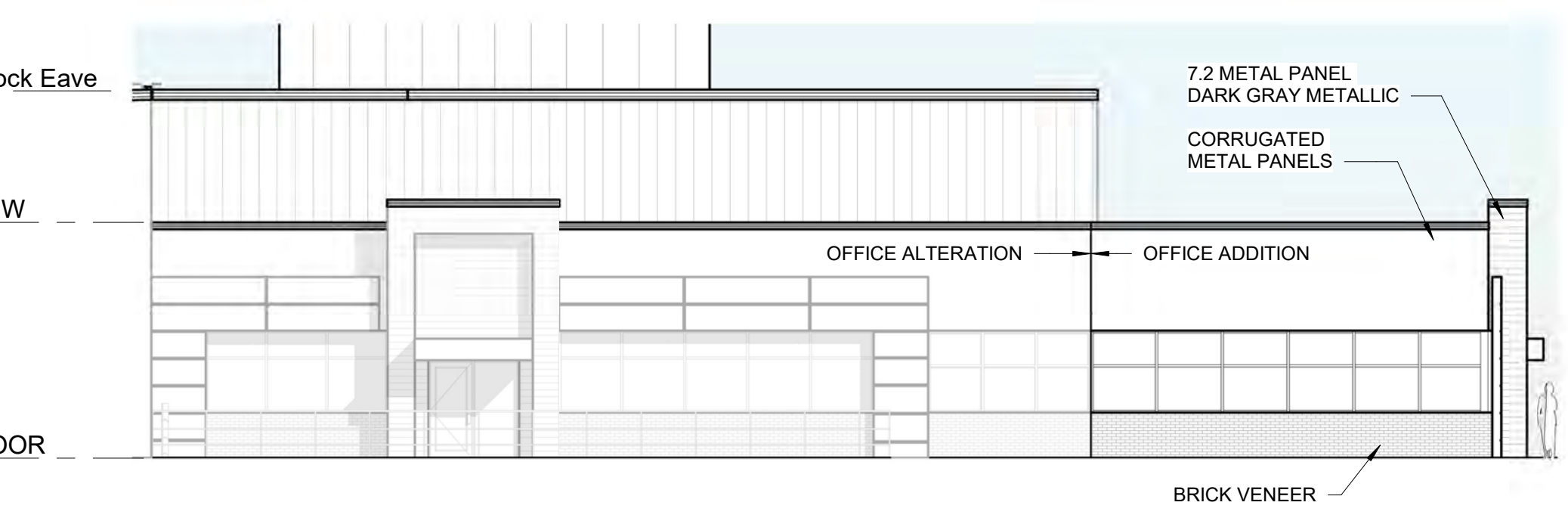
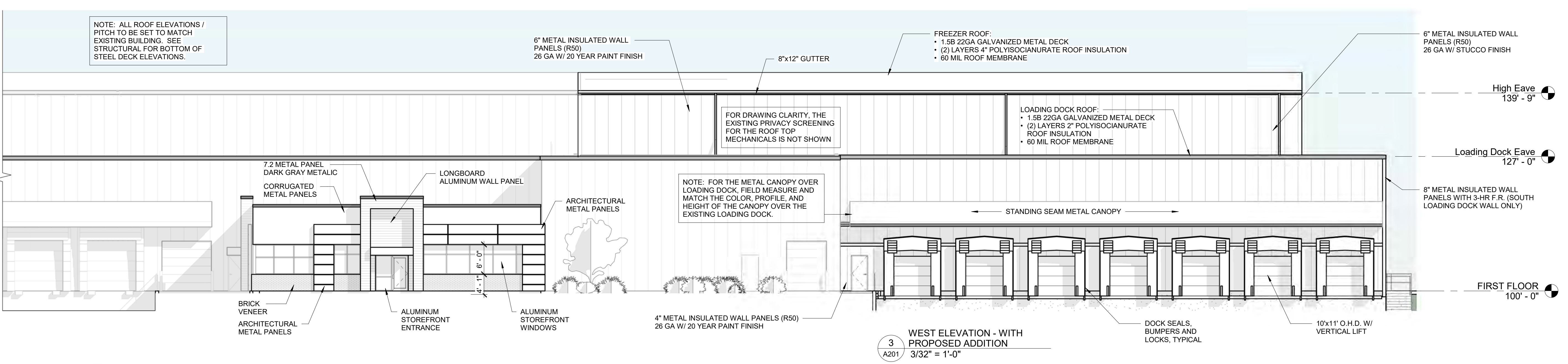
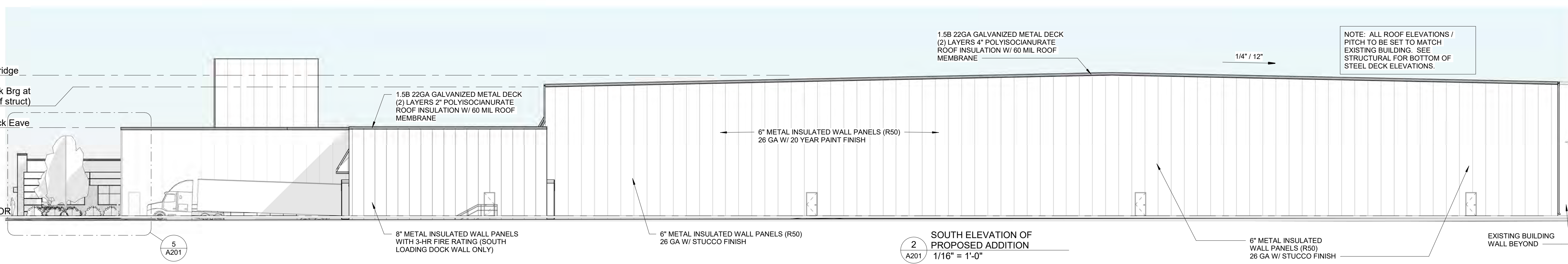
Revision	Date	Rev. Description

DRAWN BY: jet

PROJECT #: 0166015

A201

SHEET TITLE
Exterior Elevations



PRELIMINARY
NOT FOR CONSTRUCTION

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 11/10/2022 12:48:54 PM

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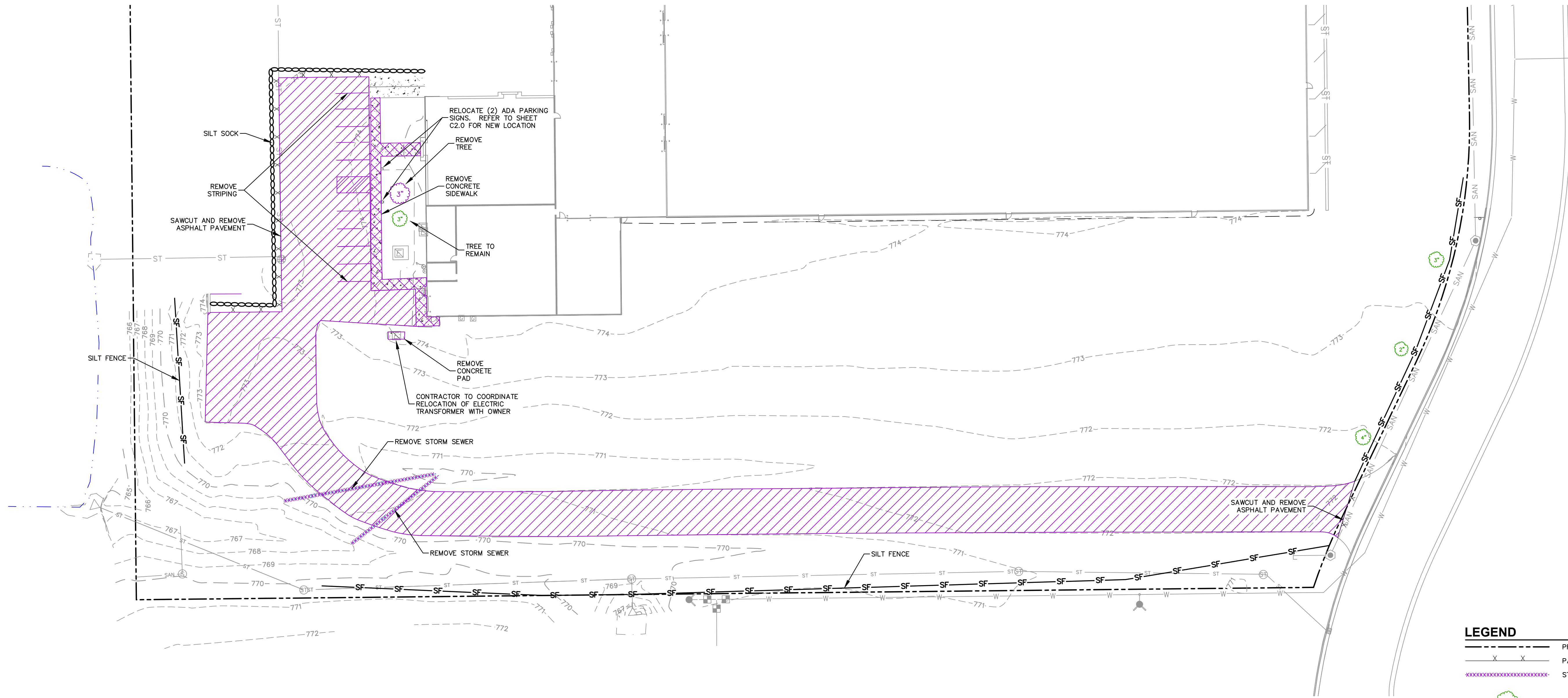
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Designed By: JJS (07-27-2022)
Reviewed By: TJB (07-27-2022)
Approved By: TJB (07-27-2022)

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:

C1.0

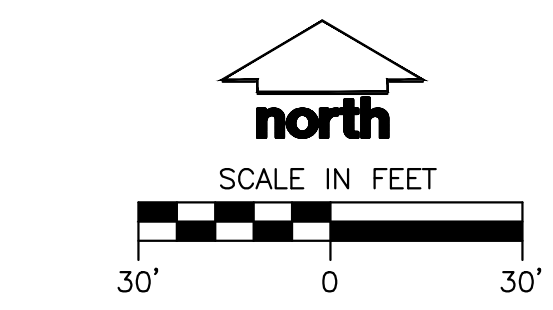


LEGEND

- PROPERTY LINE
- PAVEMENT TO BE SAWCUT
- STORM SEWER TO BE REMOVED
- TREE TO REMAIN
- TREE TO BE REMOVED
- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE PAVEMENT TO BE REMOVED
- SILT FENCE
- SILT SOCK
- DITCH CHECK

SHEET INDEX

- C1.0 DEMOLITION PLAN
- C2.0 SITE PAVEMENT ID AND DIMENSION PLAN
- C3.0 SITE GRADING & EROSION CONTROL PLAN
- C4.0 NOTES & DETAILS
- C4.1 NOTES & DETAILS
- L1.0 LANDSCAPE PLAN
- L1.1 LANDSCAPE DETAILS AND NOTES



DIGGERS HOTLINE
Toll Free (800) 242-8511

PLAN MODIFICATIONS:

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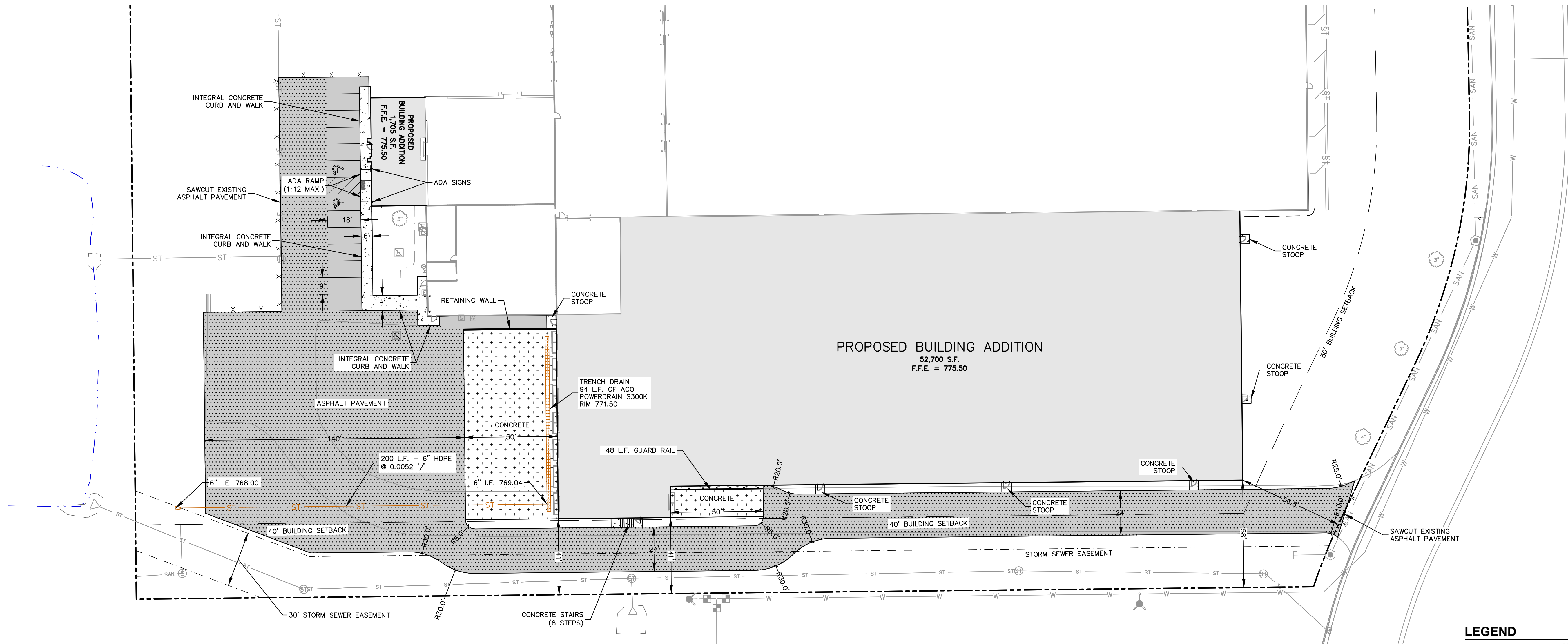
Designed By: JJS (07-27-2022)
Reviewed By: TJB (07-27-2022)
Approved By: TJB (07-27-2022)

SHEET TITLE:
**SITE PAVEMENT ID
AND DIMENSION PLAN**

SHEET NUMBER:

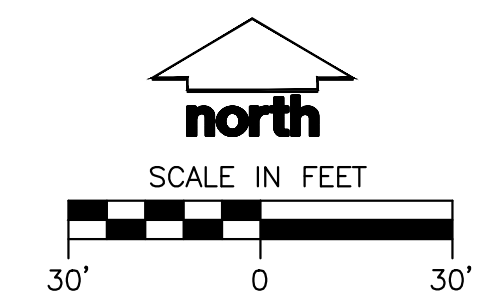
C2.0

JSD PROJECT NO: 18-8537C



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- BUILDING OUTLINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- RETAINING WALL
- ADA PARKING SIGN
- X X SAWCUT EXISTING PAVEMENT
- ST — STORM SEWER



PLAN MODIFICATIONS:

#	Date:	Description:
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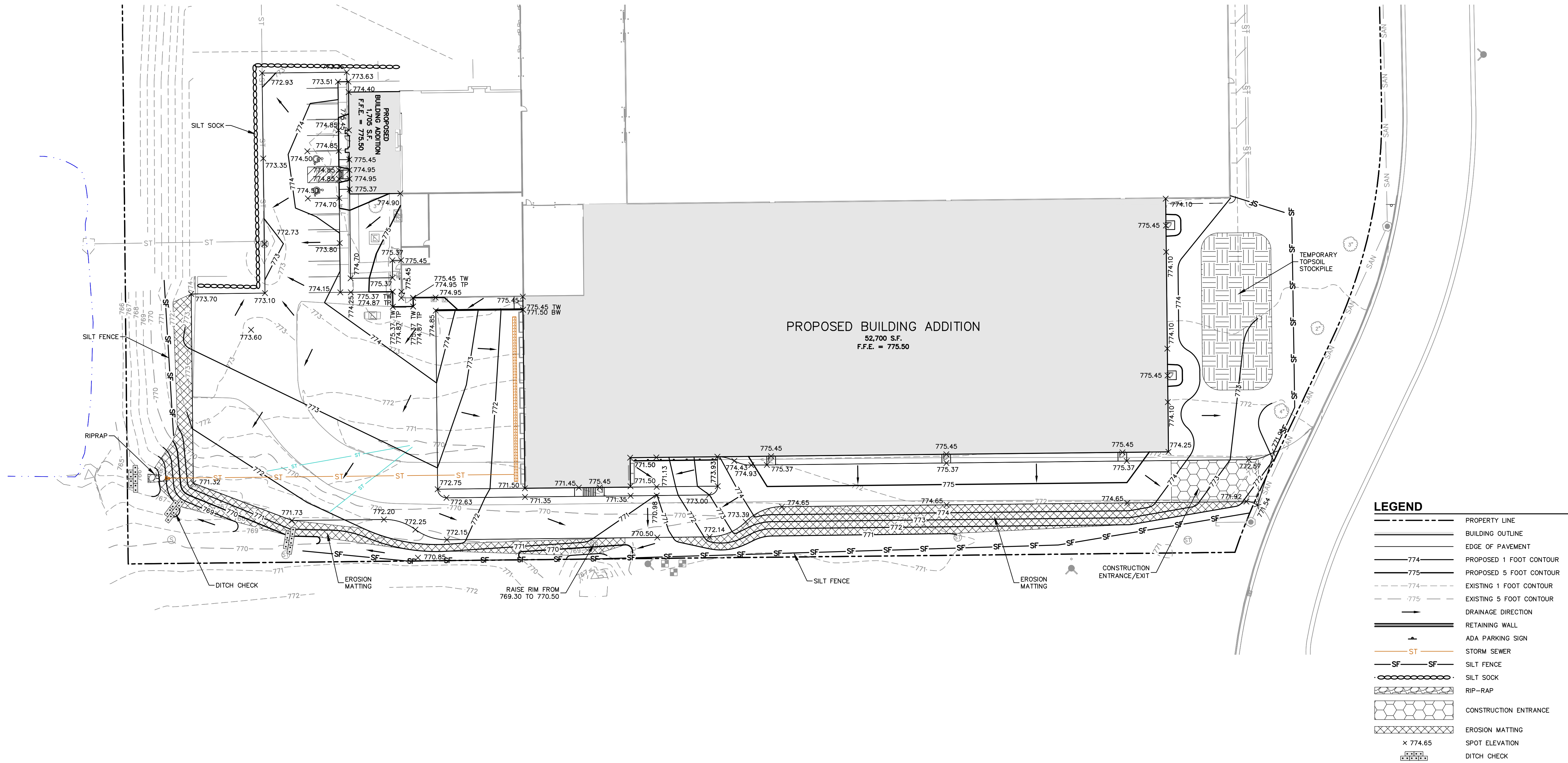
Designed By: JJS (07-27-2022)
Reviewed By: TJB (07-27-2022)
Approved By: TJB (07-27-2022)

SHEET TITLE:
**SITE GRADING AND
EROSION CONTROL PLAN**

SHEET NUMBER:

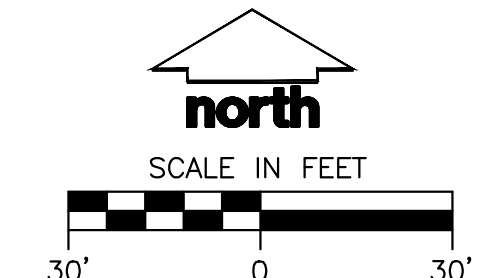
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JSD PROJECT NO: 18-8537C



LEGEND

- PROPERTY LINE
- BUILDING OUTLINE
- EDGE OF PAVEMENT
- 774 --- PROPOSED 1 FOOT CONTOUR
- 775 --- PROPOSED 5 FOOT CONTOUR
- 774 --- EXISTING 1 FOOT CONTOUR
- 775 --- EXISTING 5 FOOT CONTOUR
- DRAINAGE DIRECTION
- RETAINING WALL
- ADA PARKING SIGN
- ST --- STORM SEWER
- SF --- SF --- SILT FENCE
- SILT SOCK
- RIP-RAP
- CONSTRUCTION ENTRANCE
- EROSION MATTING
- SPOT ELEVATION
- DITCH CHECK



DIGGERS HOTLINE
Toll Free (800) 242-8511

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
- EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
- NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED BY A REASONABLE OBSERVATION OF THE EXISTING CONDITIONS THROUGH FIELD SURVEY RECONNAISSANCE, "DIGGER'S HOTLINE" LOCATION, AND GENERAL "STANDARD OF CARE". THERE MAY BE ADDITIONAL ITEMS THAT CAN NOT BE IDENTIFIED BY A REASONABLE ABOVE GROUND OBSERVATION, OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE THEIR OWN DUE DILIGENCE TO INCLUDE IN THEIR BID WHAT ADDITIONAL ITEMS, IN THEIR OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD. JSD TAKES NO RESPONSIBILITY FOR ITEMS ON THE PROPERTY THAT COULD NOT BE LOCATED BY A REASONABLE OBSERVATION OF THE PROPERTY OR OF WHICH THEY WOULD HAVE NO KNOWLEDGE.
- ALL TREES CALLED OUT TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
- ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.

PAVING NOTES

- GENERAL**
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION", LATEST EDITION, APPLICABLE VILLAGE OF CALEDONIA ORDINANCES.
 - SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS**
 - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE 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, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS 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° F (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 501 AND 505, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 515, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS**
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-28VU CONCRETE SEALANT.
- PAVEMENT MARKING SPECIFICATIONS**
 - USE 4" WIDE, HIGH VISIBILITY YELLOW LATEX PAINT FOR STALL LINES.
 - MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
 - 2' x 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMPS.

UTILITY NOTES

- ALL EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- PRIOR TO CONSTRUCTION, THE PRIME CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING ALL ELEVATIONS, LOCATIONS AND SIZES OF SANITARY, WATER AND STORM LATERALS AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS. NOTIFY ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
 - COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN - 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.
- SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF CALEDONIA SPECIAL PROVISIONS.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED IN CONSTRUCTION SITES WHERE THE POTENTIAL FOR PEDESTRIAN INJURY EXISTS.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT ALL UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH THE FINISHED GRADES OF THE AREAS EFFECTED BY THE CONSTRUCTION.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- STORM SEWER SPECIFICATIONS -
 - PIPE - HIGH DENSITY DUAL-WALL POLYETHYLENE CORRUGATED PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S".
 - INLETS - TRENCH DRAIN SHALL BE ACO S300K POWERDRAIN, OR APPROVED EQUAL.
 - 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. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
 - 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.

GRADING AND SEEDING NOTES

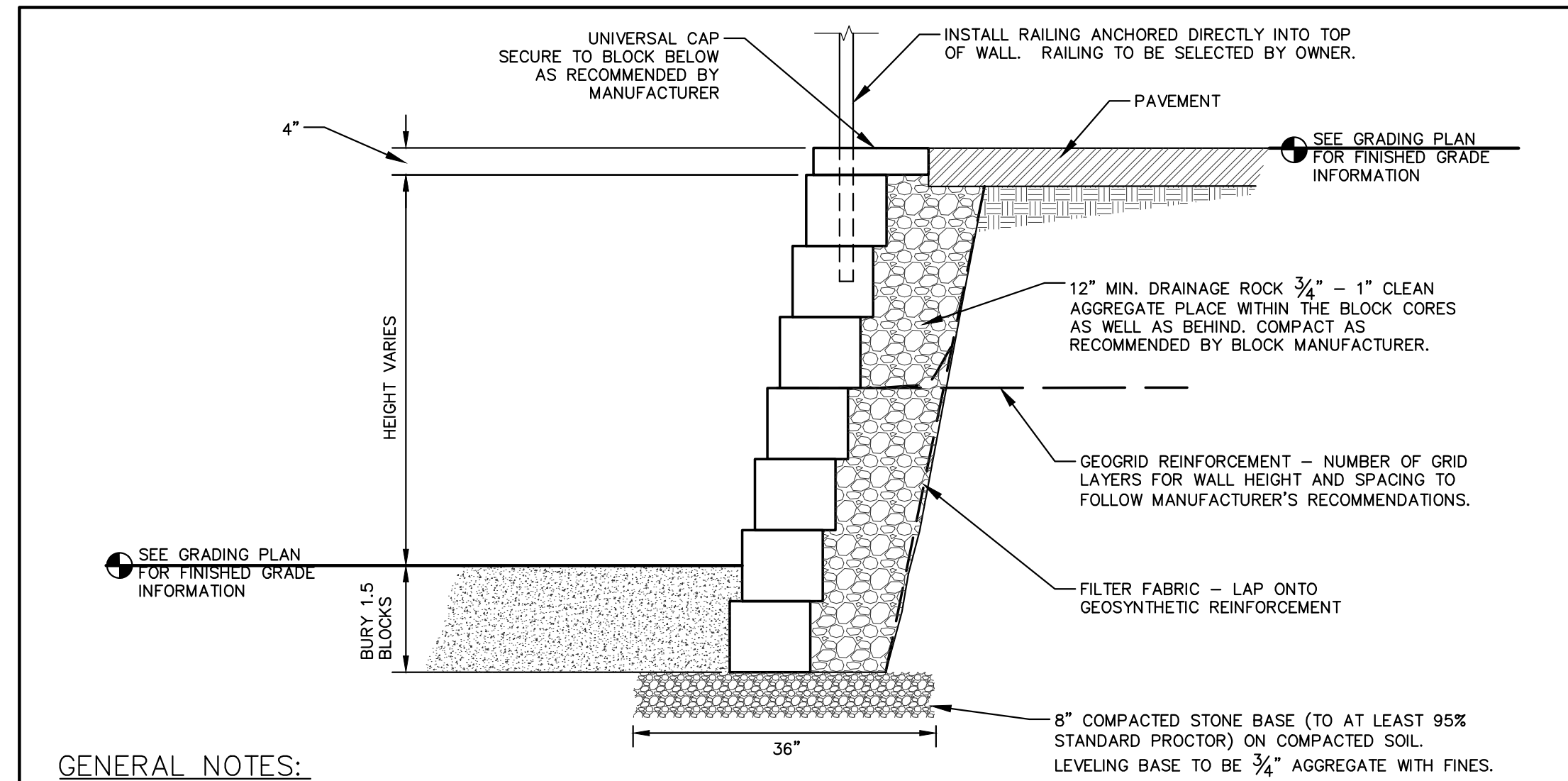
- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE, EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF WALK GRADES, UNLESS OTHERWISE NOTED.
- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNICIPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PEROVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059 AND VILLAGE OF CALEDONIA ORDINANCE.

CONSTRUCTION SEQUENCING

- INSTALL PERIMETER SILT FENCE, SILT SOCK, AND TEMPORARY CONSTRUCTION ENTRANCE.
 - CONDUCT DEMOLITION OF PAVEMENTS AND OTHER SITE FEATURES.
 - STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
 - CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS WITHIN DRAINAGE DITCHES AS NEEDED.
 - CONSTRUCT BUILDING FOOTINGS.
 - INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
 - COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF PAVEMENTS, WALKS, ETC.
 - PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROL MEASURES AS INDICATED ON PLANS.
- EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED.
- CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM NO. 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

EROSION CONTROL NOTES

- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL PLAN. ENGINEER OF RECORD AND APPROPRIATE VILLAGE OF CALEDONIA OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND VILLAGE OF CALEDONIA ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCE AND SILT FENCE) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE VILLAGE OF CALEDONIA PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTIONING OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE VILLAGE OF CALEDONIA.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A TACKIFIER.
- DITCH CHECKS AND APPLICABLE EROSION NETTING/MATTING SHALL BE INSTALLED IMMEDIATELY AFTER COMPLETION OF GRADING EFFORTS WITHIN DITCHES/SWALES TO PREVENT SOIL TRANSPORTATION.
- EROSION CONTROL FOR UTILITY CONSTRUCTION:
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ON SITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- STABILIZATION PRACTICES:**
 - STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDING; MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - HYDRO-MULCHING WITH A TACKIFIER
 - GEOTEXTILE EROSION MATTING
 - SODDING




GENERAL NOTES:

- COLOR TO BE SPECIFIED BY ARCHITECT.
- CONTRACTOR TO FOLLOW ALL OF MANUFACTURER'S GUIDELINES AND DIRECTIONS FOR INSTALLATION OF MODULAR RETAINING WALL SYSTEM. INSTALLATION INSTRUCTIONS REPRESENTED ON DETAIL ARE NOT MEANT TO SUPPLANT DIRECTIONS OF MODULAR SYSTEM MANUFACTURER/SUPPLIER.

MODULAR RETAINING WALL

N.T.S.

REV. 12-03-2018




CREATE THE VISION TELL THE STORY

jsdinc.com

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:



CLIENT ADDRESS:
**4300 N. RICHMOND ST.
APPLETON, WI 54913**

PROJECT:
**CENTRAL STORAGE &
WAREHOUSE ADDITION**

PROJECT LOCATION:
**12725 4 MILE ROAD
VILLAGE OF CALEDONIA
RACINE COUNTY, WI 53126**

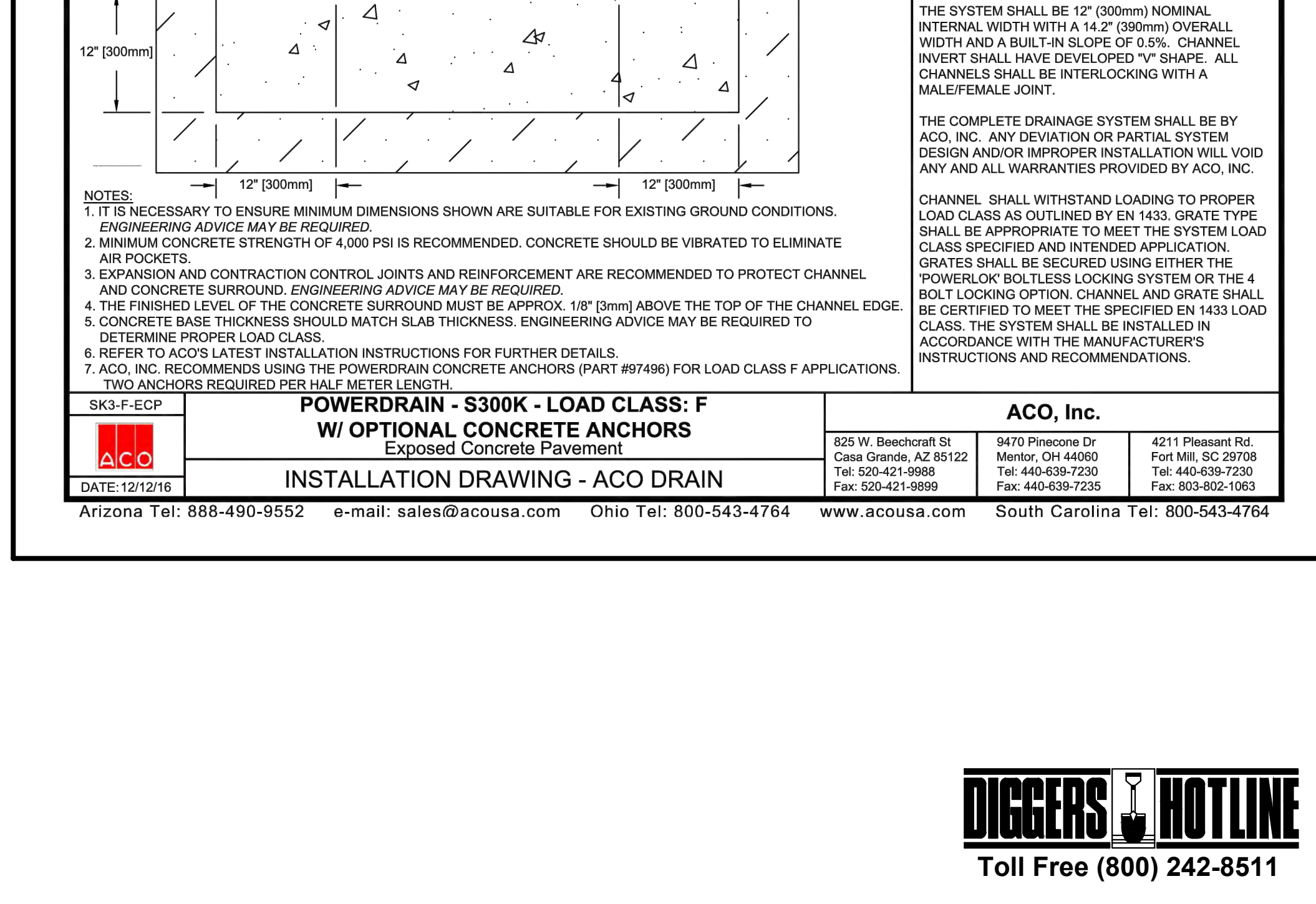
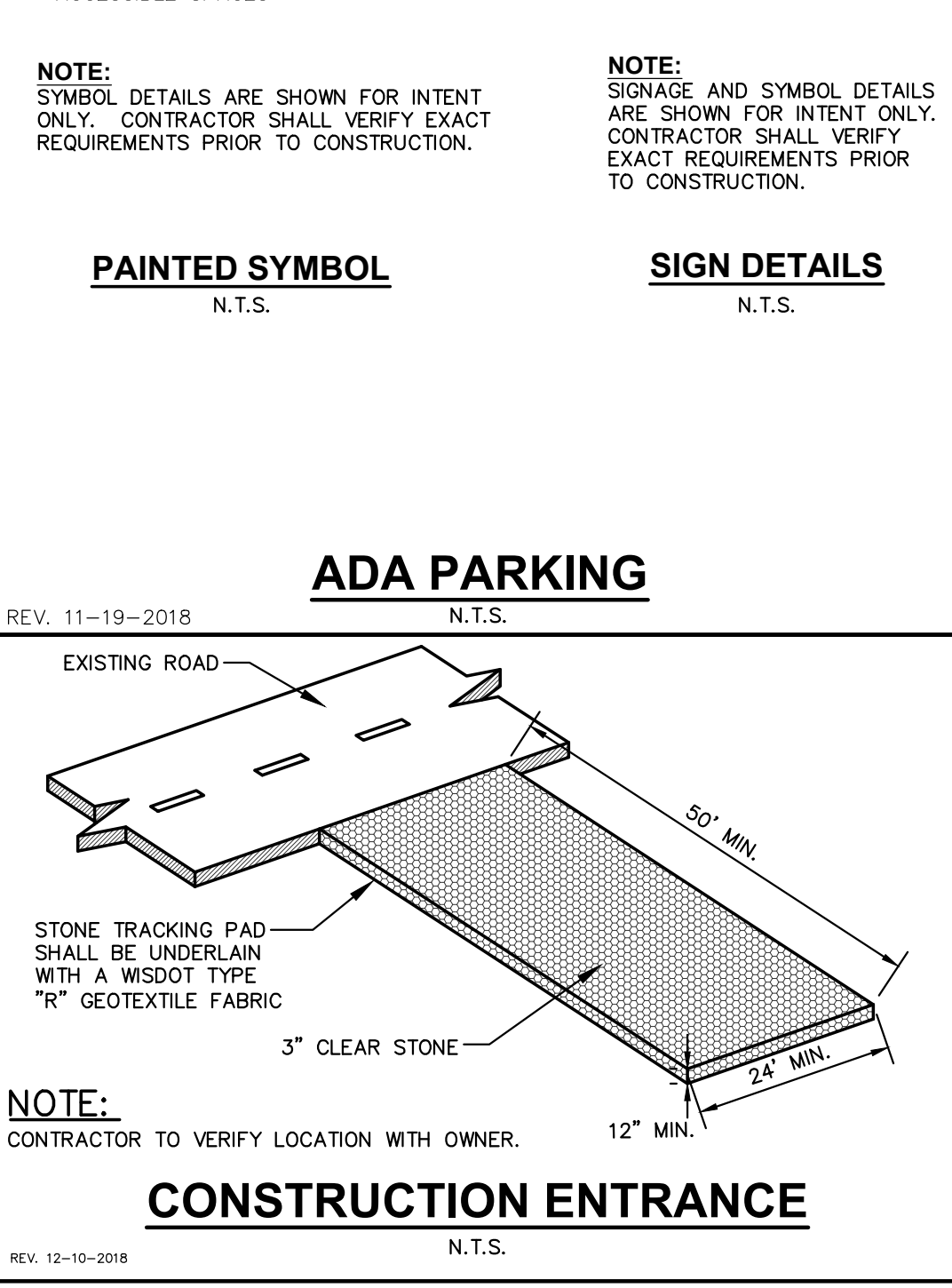
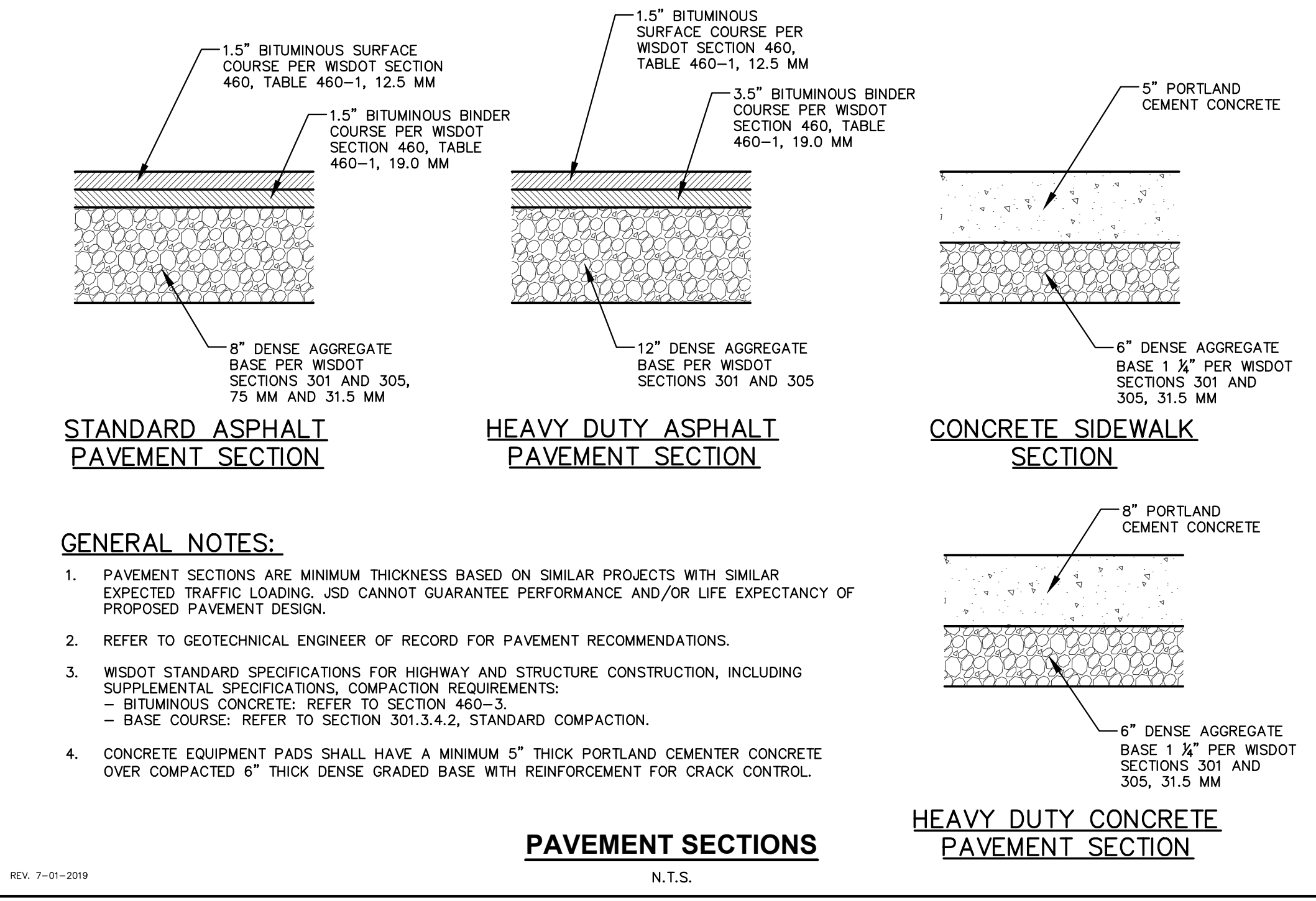
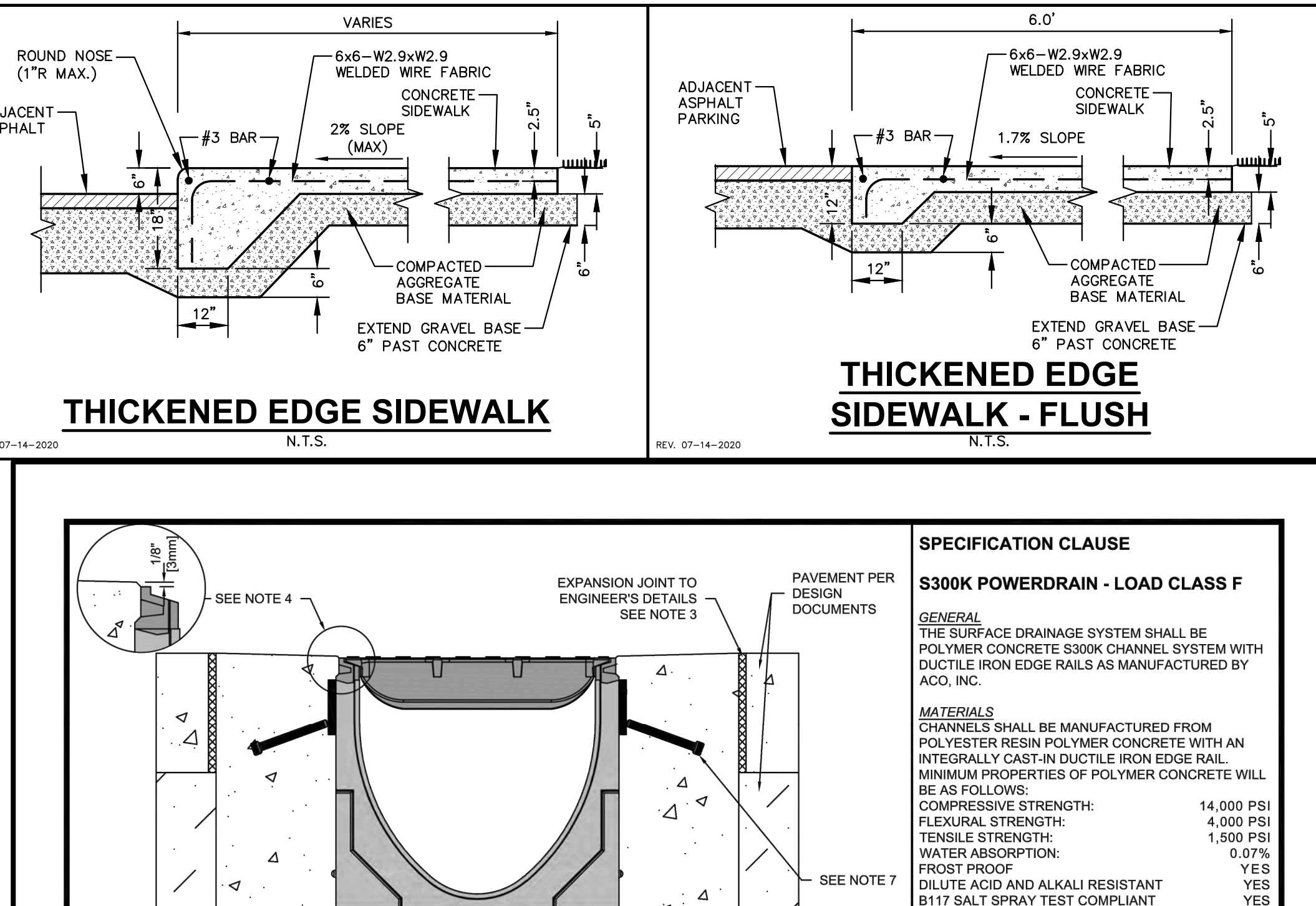
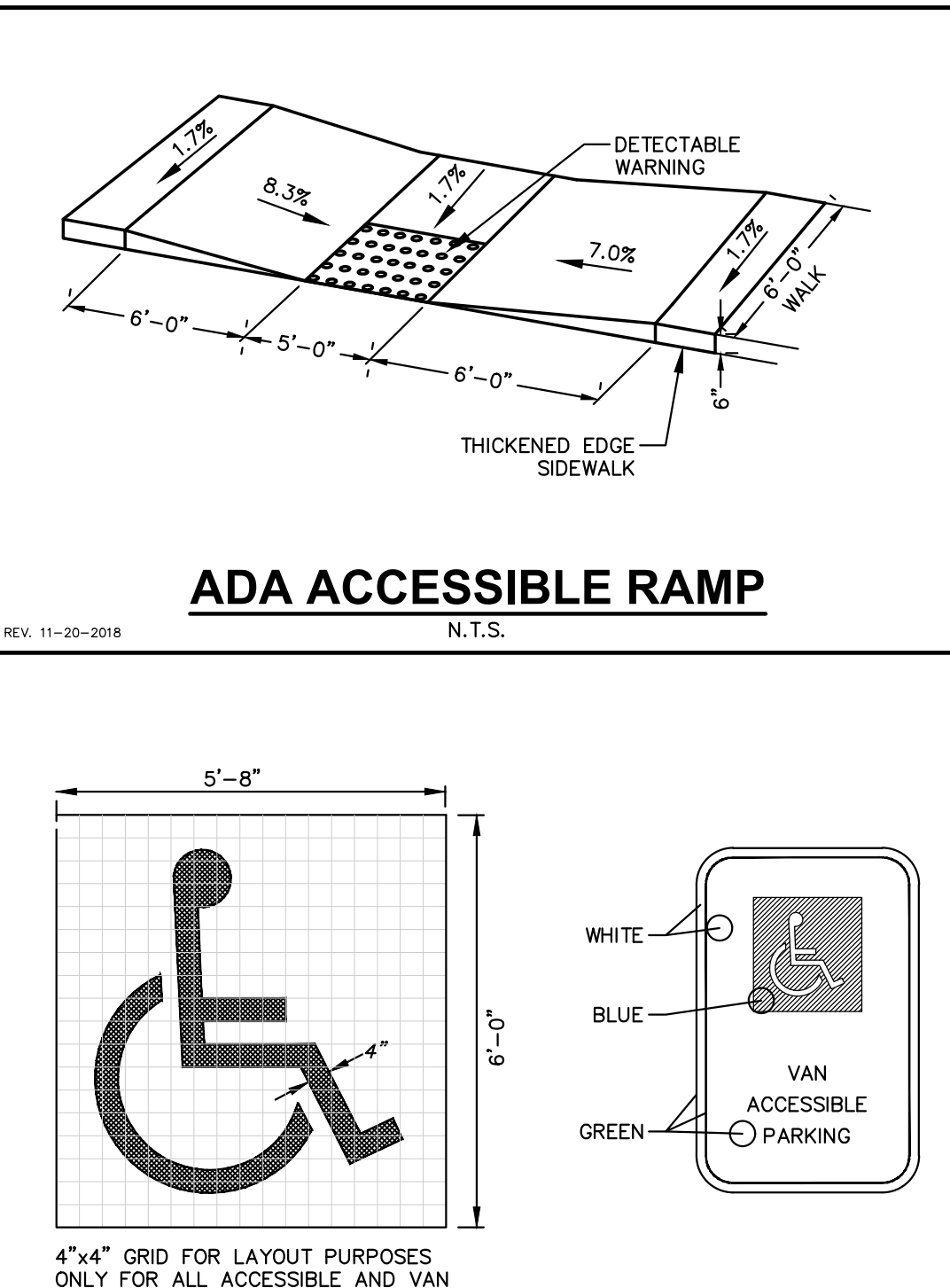
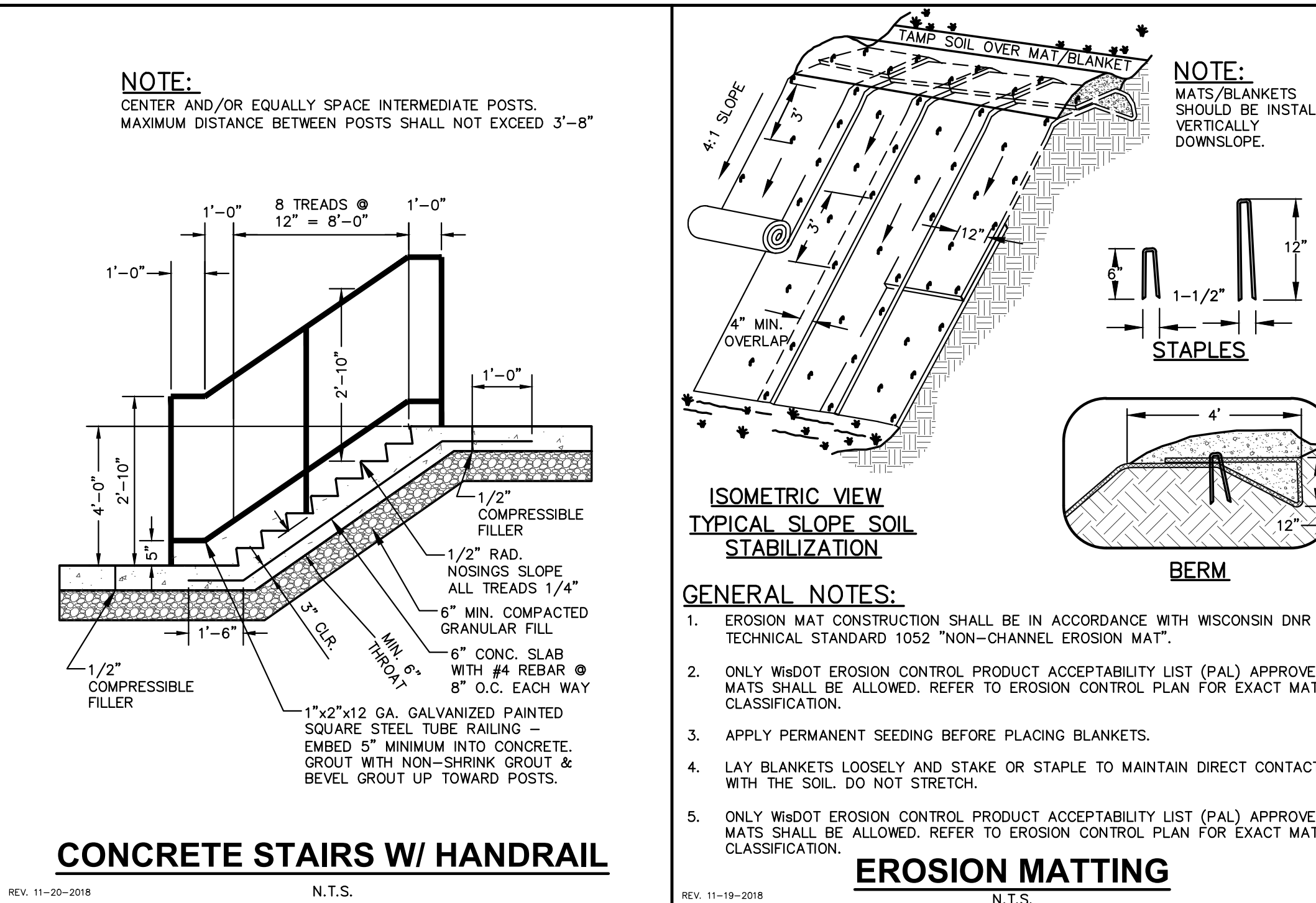
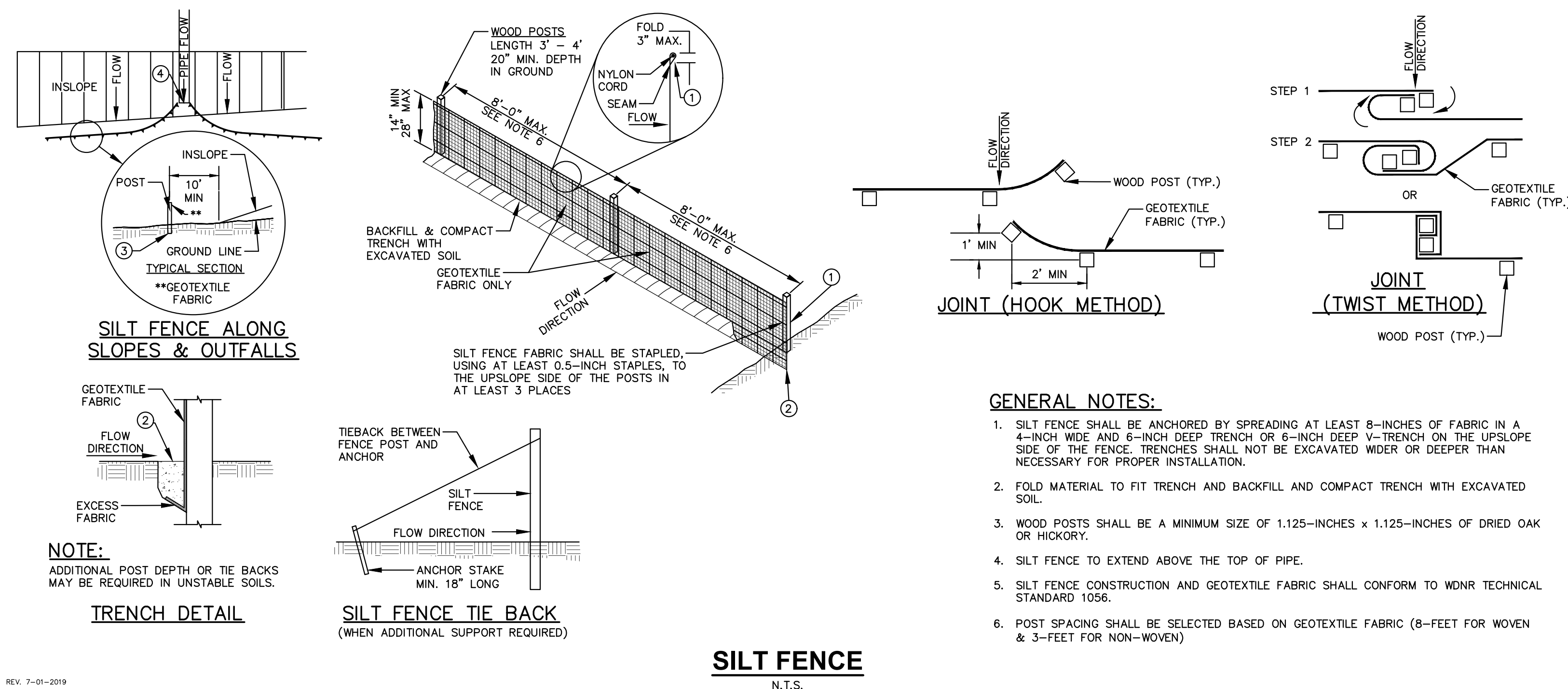
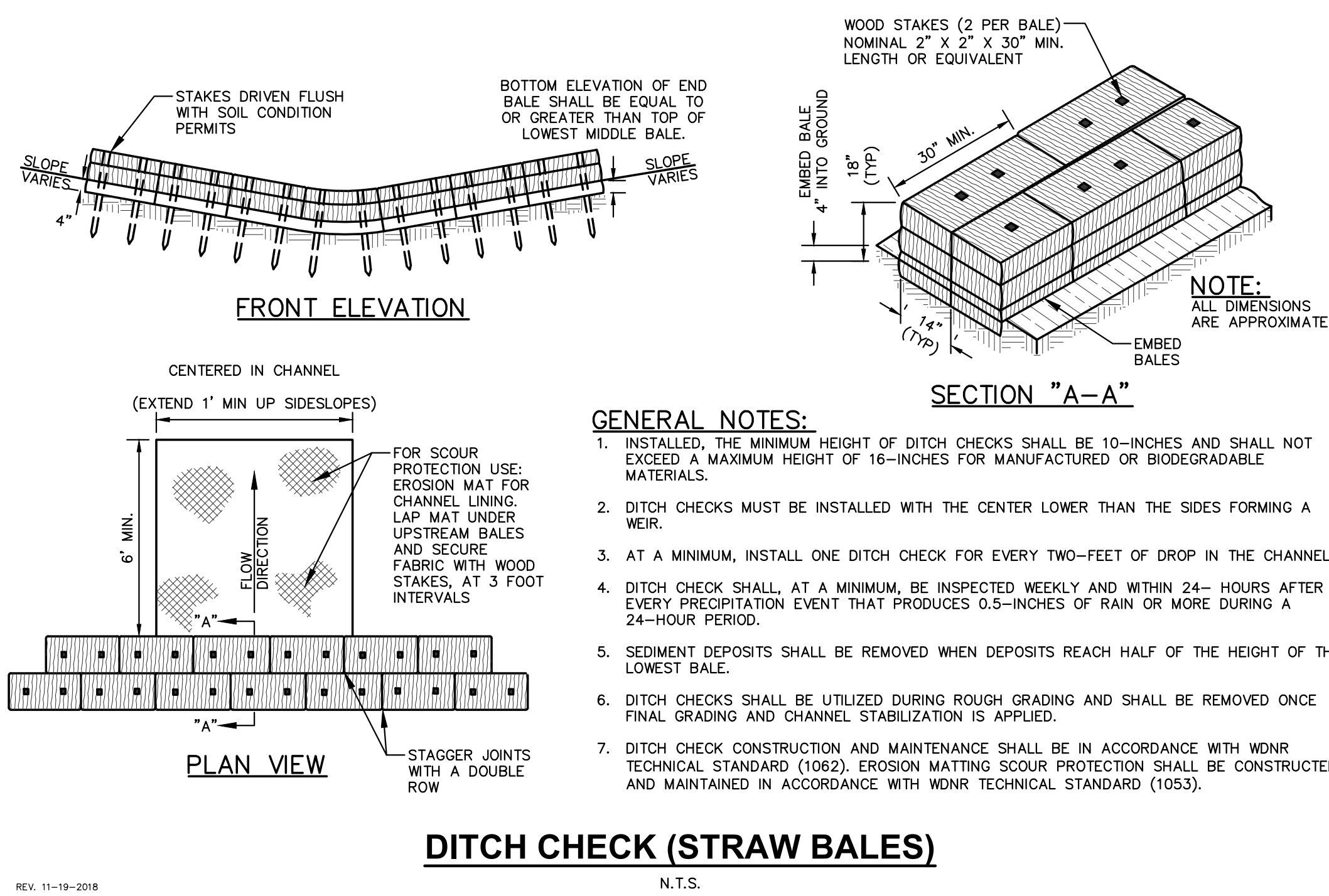
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Designed By: JJS (07-27-2022)
Reviewed By: TJB (07-27-2022)
Approved By: TJB (07-27-2022)

SHEET TITLE:
NOTES & DETAILS

SHEET NUMBER:
C4.0

JSD PROJECT NO: 18-8537C



JSD

CREATE THE VISION TELL THE STORY

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MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
P. 262.513.0666

CLIENT:

CONSOLIDATED CONSTRUCTION Co.

CLIENT ADDRESS:
4300 N. RICHMOND ST.
APPLETON, WI 54913

PROJECT:
CENTRAL STORAGE & WAREHOUSE ADDITION

PROJECT LOCATION:
12725 4 MILE ROAD
VILLAGE OF CALEDONIA
RACINE COUNTY, WI 53126

PLAN MODIFICATIONS:

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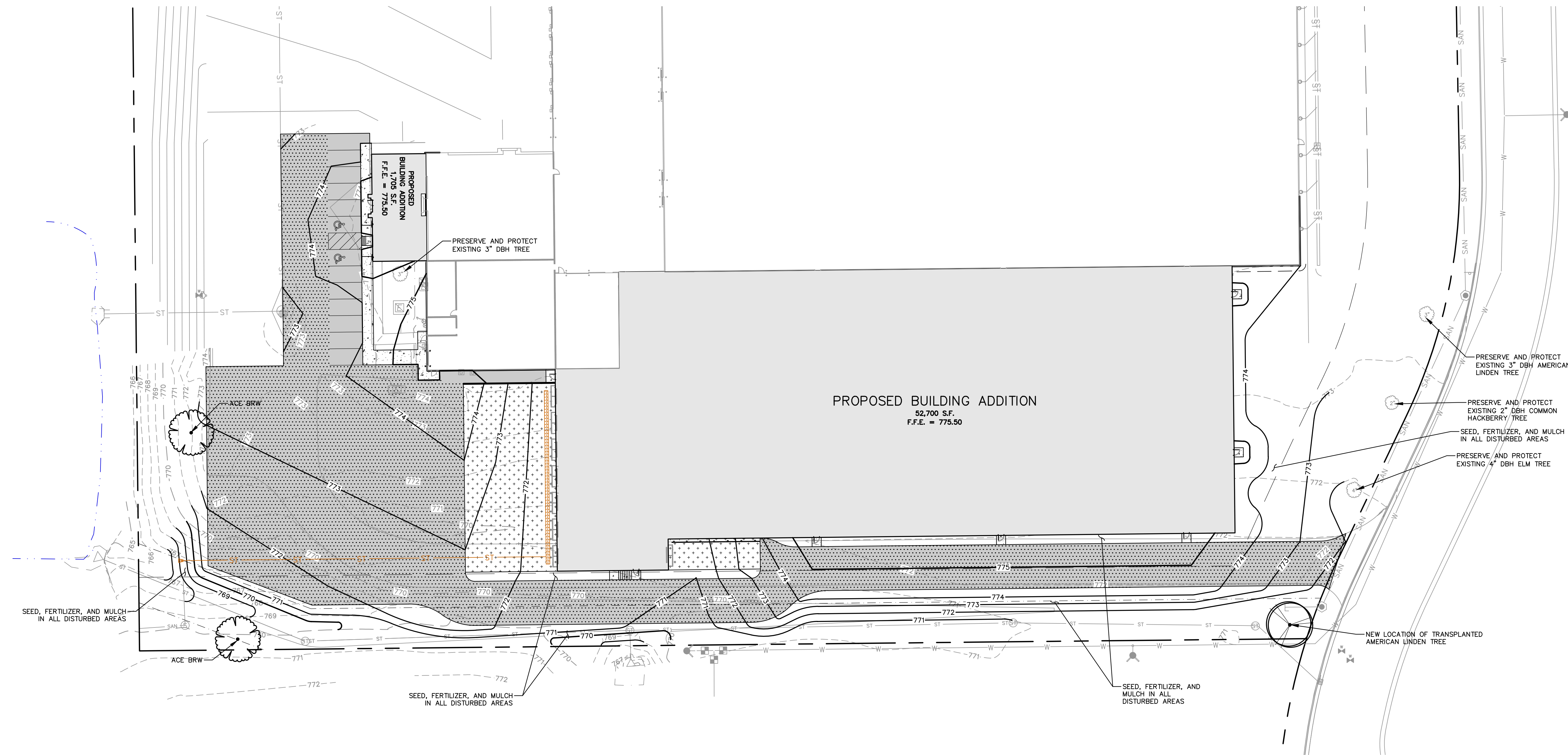
Designed By: JJS (07-27-2022)
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Approved By: TJB (07-27-2022)

SHEET TITLE:
NOTES & DETAILS

SHEET NUMBER:
C4.1

JSD PROJECT NO: 18-8537C

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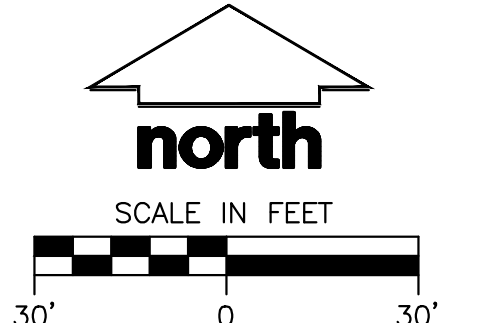
LEGEND

---	PROPERTY LINE
- - - -	EASEMENT LINE
---	BUILDING OUTLINE
---	BUILDING SETBACK LINE
---	EDGE OF PAVEMENT
---	RETAINING WALL
---	ASPHALT PAVEMENT
---	HEAVY DUTY ASPHALT PAVEMENT
---	CONCRETE PAVEMENT
---	HEAVY DUTY CONCRETE PAVEMENT
---	PROPOSED 1 FOOT CONTOUR
---	PROPOSED 5 FOOT CONTOUR
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	PROPOSED STORM SEWER
---	EXISTING STORM SEWER
---	EXISTING SANITARY SEWER
---	EXISTING WATERMAIN

PLANT SCHEDULE					
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	ACE BRW	2	Acer rubrum 'Brandywine'	Brandywine Red Maple	B & B 2.5" Cal
	TIL LIN	1	Tilia americana	American Linden (Transplanted)	B & B

GENERAL NOTES

- REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGEND.
- ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE MUNICIPAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED IN THE TITLE BLOCK.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR
- REFER TO "LANDSCAPE DETAILS AND NOTES" SHEET FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN
- CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR UTILITY CONFLICTS, DRAINAGE ISSUES, SUBSURFACE ROCK, AND PLANT PLACEMENT CONFLICTS PRIOR TO PLANT INSTALLATION. REPORT ANY CONDITIONS THAT MAY HAVE ADVERSE IMPACT ON PLANTING OPERATIONS TO LANDSCAPE ARCHITECT
- DO NOT COMMENCE PLANTING OPERATIONS UNTIL ALL ADJACENT SITE IMPROVEMENTS, IRRIGATION INSTALLATION, AND FINISH GRADING ARE COMPLETE



DIGGERS HOTLINE
Toll Free (800) 242-8511

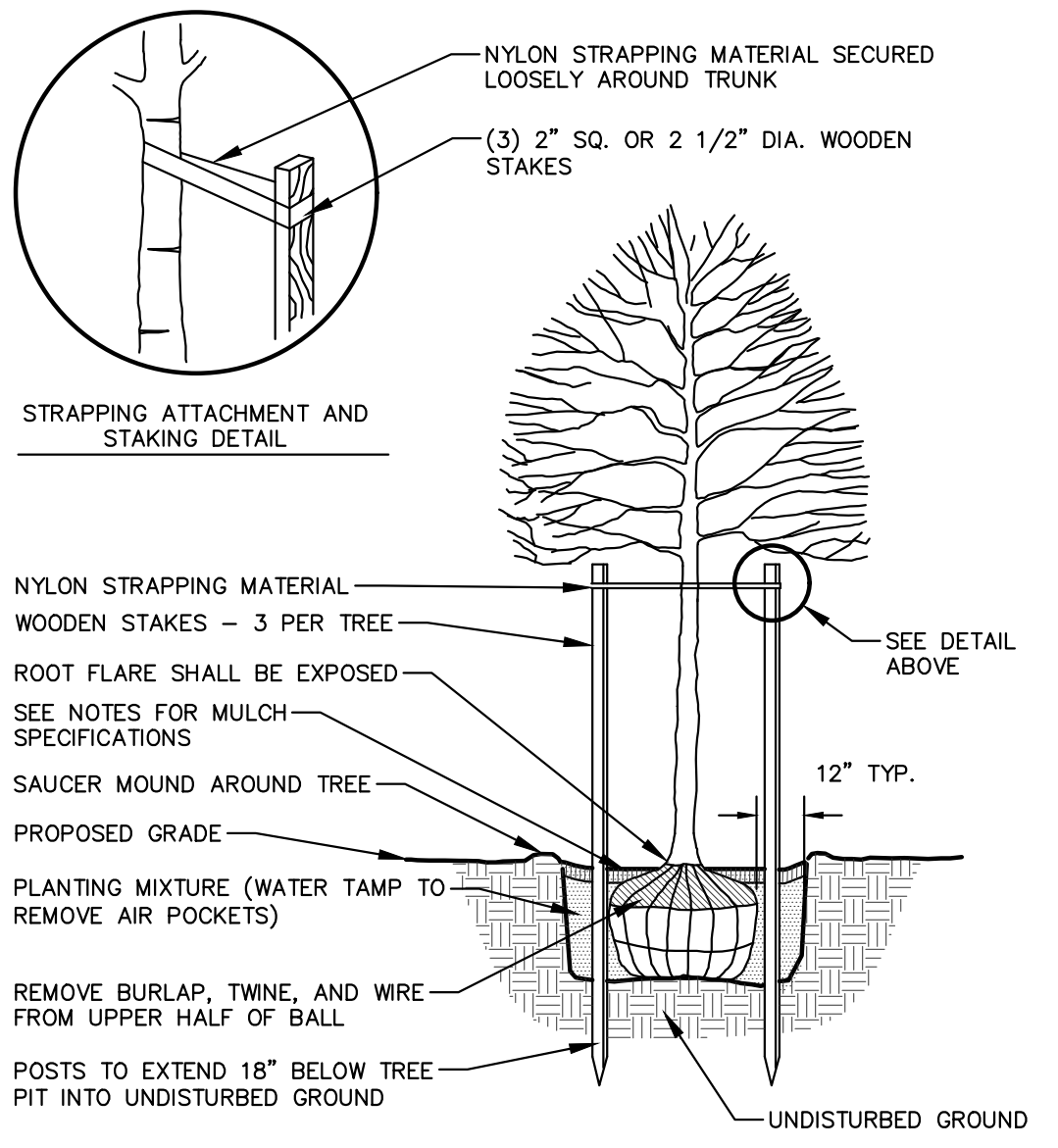
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Designed By: JJS (07-27-2022)
Reviewed By: TJB (07-27-2022)
Approved By: TJB (07-27-2022)

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.0



NOTE:
 1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BALL TO BE SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMAINS FROM SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAYER IS REACHED.
 2. REMOVE NYLON STRAPPING WITHIN 9-18 MONTHS FOLLOWING INSTALLATION.

DECIDUOUS TREE PLANTING DETAIL
 N.T.S.

REV. 01-04-2019

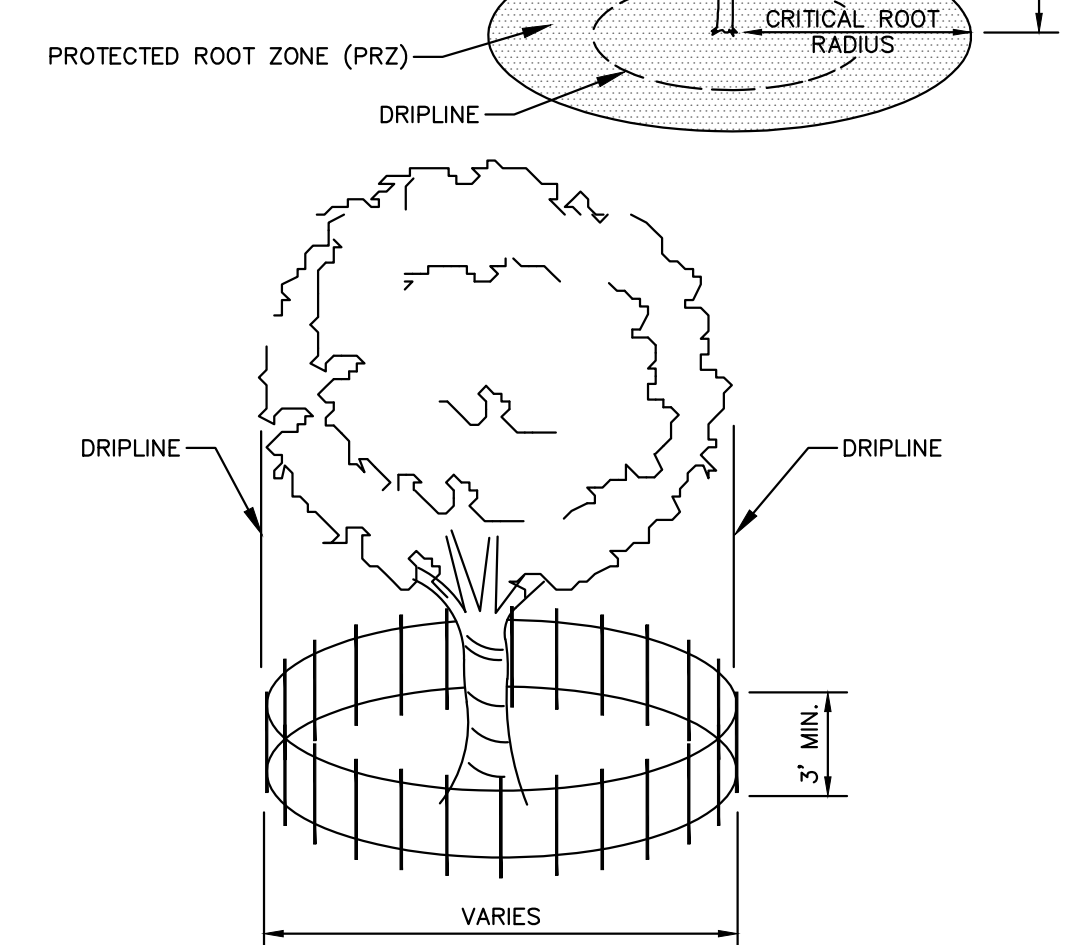
APPROXIMATE A TREE'S PROTECTED ROOT ZONE BY CALCULATING THE CRITICAL ROOT RADIUS (CRR). FIRST, MEASURE THE TREE DIAMETER IN INCHES AT BREAST HEIGHT (DBH), THEN MULTIPLY THAT NUMBER BY 1.5 OR 1.0. EXPRESS THE RESULT IN FEET.

EXAMPLE: DBH = 8 inches
 $8 \times 1.5 = 12$
 CRR = 12 feet

DBH x 1.5 = CRITICAL ROOT RADIUS FOR OLDER, UNHEALTHY OR SENSITIVE SPECIES

OR

DBH x 1.0 = CRITICAL ROOT RADIUS FOR YOUNGER, HEALTHY OR TOLERANT SPECIES



NOTE:
 1. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING IN THE AREA SURROUNDING THE TREE WITHIN THE CRITICAL ROOT RADIUS
 2. NO EXCAVATION IS PERMITTED WITHIN THE CRITICAL ROOT RADIUS
 3. IF EXCAVATION WITHIN THE CRITICAL ROOT RADIUS OF ANY TREE IS NECESSARY, CONTRACTOR SHALL CONTACT CITY FORESTER PRIOR TO EXCAVATION TO ASSESS THE IMPACT TO THE TREE AND ROOT SYSTEM.

TREE PROTECTION DETAIL
 N.T.S.

REV. 01-04-2019

GENERAL NOTES

- GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-242-8511 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY. IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- MATERIALS - PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING THE MONTHS FROM APRIL TO OCTOBER.
- CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS, SOIL AND BRANCHES, BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT PRIVATE PROPERTY.
- ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES AND SQUARE FOOTAGES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO INSTALLATION.
- MATERIALS - TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL. APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS - SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE, SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE WOVEN WEED BARRIER FABRIC.
- MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4" DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL AT A 5' DIAMETER ABOUT THE CENTER OF THE TREE PLANTING. A PRE-EMERGENT GRANULAR HERBICIDE WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.

SEEDING NOTES

- MATERIALS - TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS. MULCH SHALL BE CERTIFIED NOXIOUS WEED SEED-FREE.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.
- MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



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MILWAUKEE REGIONAL OFFICE
 W238 N1610 BUSSE ROAD, SUITE 100
 WAUKESHA, WISCONSIN 53188
 P. 262.513.0666



CLIENT ADDRESS:
 4300 N. RICHMOND ST.
 APPLETON, WI 54913

PROJECT:
CENTRAL STORAGE & WAREHOUSE ADDITION

PROJECT LOCATION:
 12725 4 MILE ROAD
 VILLAGE OF CALEDONIA
 RACINE COUNTY, WI 53126

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
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6		
7		
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13		
14		
15		

Designed By: JJS (07-27-2022)
 Reviewed By: TJB (07-27-2022)
 Approved By: TJB (07-27-2022)

SHEET TITLE:
LANDSCAPE DETAILS AND NOTES

SHEET NUMBER:
L1.1

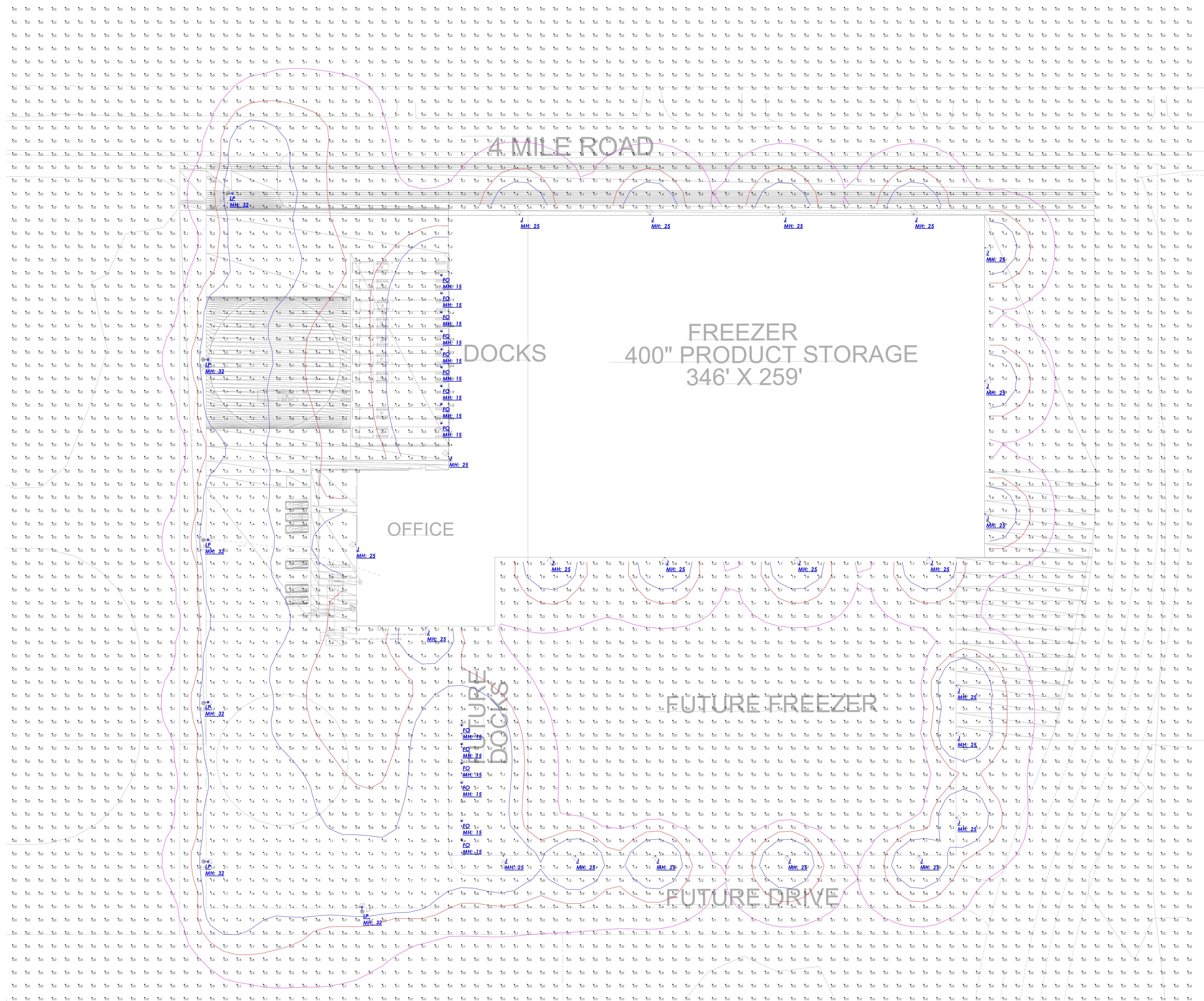
JSD PROJECT NO: 18-8537C



Toll Free (800) 242-8511

File: R:\0101818-8537C\DWG\18-8537C SHEET Landscape Planning Layout.L1 User: jhimon Plotted: Jul 27, 2022 - 3:41pm Xref's:

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Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.33	12.4	0.0	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
+	15	FO	LUMARK	CLCS17S-60W-4000K	Single	7956	54	0.900
→	22	J	LUMARK	XTOR4B-W	Single	4205	37.7	0.900
□	6	LP	MCGRAW	GLEON-AF-03-LED-E1-SL4	Single	17664	166	0.900

1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30" A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Egress calc points @ 0' A.F.F.
6. Mlazgar Associates assumes no responsibility for installed light levels due to field conditions, etc.

#	Date	Comments
Revisions		

RIMA Project #: 132155	Scale: 1"=40'-0"
Drawn By: MB	
Date: 8/4/2022	

PLAN COMMISSION REPORT

Proposal: Conditional Use Amendment

Description: Review of a request to amend the existing conditional use permit to allow for the operation of a U-Haul business with outdoor storage of trailers and vehicles for the parcel located at 7952 USH 41.

Applicant(s): Joy Peter

Address(es): 7952 Hwy 41

Suggested Motion: That the Plan Commission recommends that the Village Board approve a conditional use amendment to include the operation of a U-Haul business with outdoor storage of equipment as illustrated in the submitted site plan with conditions as shown in Exhibit A for the property located at 7952 USH 41 for the following reasons:

1. The proposed use is allowed by underlying zoning through the conditional use process.
2. The proposed use appears to be compatible with the existing use on the parcel.
3. The proposed use does not negatively impact the surrounding properties.

Owner(s): Kidangavil Inc.

Tax Key(s): 104-04-22-07-076-000

Lot Size(s): 1.192 acres

Current Zoning District(s): B-4, Planned Business District

Overlay District(s): N/A

Wetlands: Yes No

Floodplain: Yes No

Comprehensive Plan: Commercial

Background: Last November, the applicant came before the Plan Commission requesting approval of conditional use permit allowing the operation of a satellite U-Haul business with outdoor display of multiple trucks and trailers for rent. At that time the Plan Commission recommended not approving the amendment based on the lack of evidence that large vehicles, such as fire trucks, could safely enter and exit the site. The applicant went forward and sought

approval from the Village Board. At their meeting on May 9th, the Board made a motion to refer the amendment back to the Plan Commission with the condition that the applicant would provide a professional, scaled, site plan and truck modelling analysis verifying safe truck access through the site.

Since that time, the applicant has hired a consultant to draft a site plan and truck modeling analysis, which is included with this report. The new site plan shows the location of privacy fencing to be installed to help mitigate the expanded use of the site and reduce confusion of customers cutting through the neighboring parcel to the gas station. In addition, the site plan locates the area where gravel will be installed, and U-Haul trailers stored on the site and illustrates where the other U-Haul vehicles will be stored on the site. Since the last review, the applicant has added an additional gravel area in the southeast portion of the property. The intent of this additional parking area is to provide an alternate location for the U-Haul trucks during the winter months which will reduce snow plowing conflicts on the site. If the Plan Commission approves the addition parking area, that the parking on the south side of the site should permanently be relocated to the southeastern gravel parking area. As a result, there would only be on U-Haul vehicle displayed in the front of the business by the business sign.

The truck analysis illustrates how large vehicles such as fire engines can safely navigate the site. The condition for which the Plan Commission denied the amendment request has been addressed. Staff agrees that the truck modeling addresses the safety concern for traffic flow on the sight and has provided a suggested motion approving the proposed use on the site.

November 2021 ~~~~~

In 1989, the Village approved a conditional use for the operation of an Amoco gas station on the property located at 9752 USH 41. The conditional use approved the construction of fueling pumps and canopy and the conversion of existing service station into a convenient store. The applicant is requesting an amendment to the conditional use to allow for the operation of a satellite U-Haul business which would allow for the rental of a limited number of trucks and trailers.

The applicant provided documentation demonstrating the benefits of creating this type of accessory use with the existing fueling station and that the location along the interstate provides a suitable location for such a use. The expanded use of the site should be secondary to the primary use as a fueling station.

The applicant indicated that this location is suitable due to its proximity to the interstate and provides customers with easy access. The way people rent U-Haul equipment is not through drive-by traffic but rather through the use of technology to locate sites where equipment rentals, pickups, and drop-offs can be conducted. Potential customers would typically look online for available rentals, and if this location was the closest, it would notify the customer if they can pick up or drop off rental equipment. According to the applicant, the number of trucks and trailers would not exceed what is approved through the conditional use as renters are directed to specific sites that can accept drop offs or have equipment available for pick up.

Included with this report, is a proposed site plan layout that illustrates the number of trucks and trailers that would be routinely parked on the site. Staff has concerns with the location of equipment on the site as it relates to the traffic flow of customers, EMS vehicles, and fueling trucks through the site. Staff recommends relocating the vehicles on an improved parking surface on the eastern portion of the site that

is currently grassed to mitigate any traffic flow problems that would likely result from having parked vehicles in the travel lanes of the property. The applicant has provided multiple site plans for consideration.

Staff has reviewed and determined that the proposed use is conditionally allowed through the underlying zoning. If the Plan Commission believes that this additional use to the site does not negatively impact the primary use of the site as a fueling station and is a suitable use, staff has drafted a suggested motion with updated conditions of approval:

**Exhibit A: Conditions of Approval 7952 USH 41:
Fueling Station, Convenience Store, and U-Haul Truck & Trailer Rental Business**

1. **Compliance.** Failure to comply with the terms and conditions stated herein could result in the issuance of citation(s) and/or revocation of this permit.
2. **Binding Effect.** These conditions bind and are applicable to the Property Owner, Agents, and any other users of the Property Owner with respect to the uses on the Property.
3. **Plans.** The operation of the fueling station and convenience store shall be in accordance with the site plan approved August 31, 1989. The proposed operation of truck and trailer rental business (U-Haul) shall be located and utilized in accordance with the plans and documents received on July 26, 2022.
4. **Gas Pump Islands:** the proposed gas pump islands and the conversion of the existing service station may occur as shown on the submitted plans. A canopy may be installed, however, the location of said canopy is subject to the review and approval of the Board of Adjustments and this approval shall not be the basis for a BOA approval of a setback variance for canopy.
5. **Fuel Storage Tanks:** The existing underground fuel storage tanks may be upgraded or replaced subject to compliance with Department of Natural Resources and/or Department of Industry, Labor, and Human Relations rules and regulations.
6. **Parking & Driveway Access:** Driveway access may be located as shown on the submitted plan. A minimum of eight parking spaces shall be provided for the convenience store. These spaces shall be 9'x20' exclusive of the area for ingress and egress. These parking spaces, the driveway, and aprons shall be maintained in an all-weather, hard-surfaced condition. Parking of trucks and trailers related to the U-Haul business are limited to the areas identified in the site plan submitted on August 9, 2022. No more than four U-Haul vehicles and six trailers can be displayed on the property.
7. **Lighting.** Lighting at the site must be in compliance with the previously approved Lighting Plan. All lighting at the site must be full cut-off lights that may not glare onto abutting properties or onto any public roadway.
8. **No Accumulation of Refuse and Debris.** Any fence, wall, hedge, yard, space or landscaped area must be kept free of any accumulation of refuse or debris. Plant materials must be kept in a healthy growing condition and structures must be maintained in a sound manner.
9. **Permits:** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and license.
10. **Performance Standards.** The applicant must comply with the provisions of Article VII, Division 4, Performance Standards of Chapter 20, Zoning, Racine County Code of Ordinances (a copy is attached), as adopted by the Village of Caledonia.
11. **Property Maintenance Required.** A complete and thorough maintenance program must be established to insure attractiveness. The continued positive appearance of buildings and property is dependent upon proper maintenance attitudes and procedures. Maintenance programs must be established that include watering, maintaining and pruning all landscape planting areas including removal and replacement of dead or diseased landscaping; cleaning up litter; sweeping, cleaning and repairing paved surfaces; and cleaning, painting, and repairing windows and building facade. All drives shall be paved with asphalt. Parking areas shall be paved or have placed upon them compacted recycled asphalt. All drives and parking areas shall be maintained in a dust free condition.

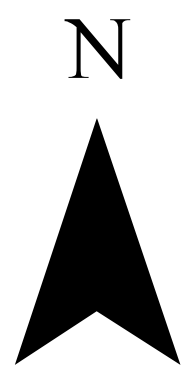
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12. **Expiration.** This approval will expire six (6) months from the date of the Village's final approval unless substantial work has commenced following such grant. If this office determines that no substantial work has commenced, the project may not occur unless the Village of Caledonia Plan Commission and the Village Board grants a written extension. Written extension requests must be submitted to the Racine County Development Services Office thirty (30) days before permit/approval expiration.
 13. **Access.** The applicant must allow any Village or Racine County employee full and unlimited access to the project site at a reasonable time to investigate the project's construction, operation, or maintenance.
 14. **Compliance with Law.** The applicant is responsible for obtaining all necessary federal, state, and local permits, approvals, and licenses. The applicant is required to comply with all applicable local, state, and federal regulations, including Titles 14, 16 and 18 of the Village of Caledonia Code of Ordinances.
 15. **Reimburse Village Costs.** Applicant shall reimburse to the Village all costs incurred by the Village for review of this site plan review including but not limited to engineering, legal and planning review that occurred prior to permit issuance and during the implementation of the plans and construction of the improvements.
 16. **Amendments to Conditional Use Approval.** No additions, deletions, or changes may be made to the project, site plan, or these conditions without the Village of Caledonia's prior approval. All addition, deletion, and/or change requests must be submitted to the Village of Caledonia in writing. A minor change to the conditions of this permit, as deemed by the Zoning Administrator, may be made at a staff level, if authorized by the Zoning Administrator.
 17. **Agreement.** Your accepting the site plan review approval/zoning permit and beginning the project means that you have read, understand, and agree to follow all conditions of this approval. Therefore, Joy Peter, Kidangayvil Inc., and their heirs, successors, and assigns, including tenants, are responsible for full compliance with the above conditions.
 18. **Subsequent Owners.** It is the property owner's responsibility to inform any subsequent owner or operator of these conditions.
-

Respectfully submitted by:




Peter Wagner, AICP
Development Director

LOCATION MAP: 7952 USH 41



Legend

 7952_USH_41

Dear Caledonia Zoning Commission,

During our last meeting you had requested some updates to a site plan along with equipment sizes for the upcoming approval meeting for allowing U-Haul Rentals as part of primary business operations at Joy's Food Mart, 7952 US Hwy 41:

Joy's Food Mart is not trying to make the U-Haul a primary business, it is an added feature to our business to advertise to potential customers and help sell our primary products (fuel, convenience store items).

Revised proposal:

- 1) We request authorization to display one 8' cargo van under sign post on the northwest corner of our parking lot. This would not restrict any traffic flow due to it is basically dead space.
- 2) We request authorization to display 3 trucks along the lot line on the south end of our parking lot. Please note 1 would be a dedicated truck (20' box truck), the other two would be 2 oneway type vehicles ranging from a 10' box truck, 15' box truck, 20' box truck). This would vary due to in and outgoing flow. At times there may only 2 vehicles at this location.
- 3) We request authorization to display maximum 5 trailers to the rear of our lot line. The sizes range from a 8', 10' or 12' trailer, these may vary due to equipment is mainly oneway equipment. At times there may not be any trailers.

As weather permits, a fence would be installed along the adjacent lot line on the east end of our property line near residence. We would work this out with the owner of this residence. We will install either a fence or hedges at the owners preference. Fence or hedges would be installed once weather permits. We will also install a private drive sign due to customers for our business seem to use her driveway as an entrance to our business.

Regarding area for the trailer display area at the rear of our property facing east. We propose installing gravel in this area, estimated 40' x 12' to accommodate trailers being displayed. We are asking to please consider gravel instead of asphalt, we have done preliminary estimate's with asphalt, cost will be about \$4,000 to \$5,000. With the U-Haul Dealership business, we earn about \$5,000 to \$8,000 per year, the U-Haul Dealership is more used to bring potential customers into our primary business.

Thank you for your consideration.

Sincerely,
Joy Peter (Business Owner)
Mike Schulz (U-Haul Area Manager)