VILLAGE OF MCFARLAND *NOTICE OF PUBLIC MEETING*

PLAN COMMISSION

Monday, July 20, 2020 **7:00 PM** **McFarland Municipal Center**
Community Room

AGENDA

You are invited to this meeting through a Zoom webinar. The Public is strongly encouraged to watch and participate in these meetings remotely through either the webinar or telephone options listed below.

PLEASE CLICK THE LINK BELOW TO JOIN THE ZOOM WEBINAR:
https://us02web.zoom.us/j/81155094081

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Webinar ID: 811 5509 4081

1. CALL TO ORDER

2. PUBLIC APPEARANCES.

3. APPROVAL OF MINUTES.
   a. Review and possible approval of the minutes from the June 15, 2020 Plan Commission meeting.

4. PUBLIC HEARING
   a. Public hearing on a Planned Unit Development - Detailed Plan for Phase III Waubesa Village, by owner Ryan Quam, Waubesa Village LLC. The property is zoned Planned Development District - General Plan Approved Phase I-III, and Detailed Plan Approved Phases I-II. Owner plans to construct a 27 unit multi-family apartment building. The address is 4604 Siggelkow Road, McFarland, WI.

5. BUSINESS.
   a. Discussion and possible action on a Site/Design Review application by the Village of McFarland to improve shelter and restroom facilities at McDaniel Park, 4806 McDaniel Lane, McFarland, WI.

   b. Discussion and possible action on a Site/Design Review application by the Village of McFarland to improve parking and shelter facilities at the Dog Park in Urso Community Park, 6300 Elvehjem Road, McFarland, WI.

   c. Discussion and possible action on a Planned Unit Development - Detailed Plan for Phase III Waubesa Village, by owner Ryan Quam, Waubesa Village LLC, for the property located at 4604 Siggelkow Road, in order to develop a 27 unit multi-family apartment building.

6. DEPARTMENT REPORTS
   a. Property maintenance report
   b. Directors report
7. SCHEDULE NEXT MEETING DATE.
   a. Monday, August 17th, 2020 at 7:00 pm.
8. ADJOURNMENT.

This meeting notice constitutes an official meeting of the above referenced group and was posted in accordance with all applicable laws related to Open Meetings Law. It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals. For additional information or to request this service, contact the McFarland Municipal Center at (608) 838-3153 or cassandra.suettinger@mcfarland.wi.us.

Working Draft -Minutes
Plan Commission
Meeting

May 18, 2020

Members Present: Tom Rogers, Scott Peters, Peter Bloechl-Anderson, Justin Rupert, Brad Czebotar, Bruce Fischer, Eric Green

Members Absent:

Staff Present: Andrew Bremer, Andrew Day, Karen Knoll

1. CALL TO ORDER

Czebotar called the meeting to order at 7:00 p.m.

2. PUBLIC APPEARANCES.
None

3. APPROVAL OF MINUTES.

a. Review and possible approval of the May 18, 2020 Plan Commission minutes.

Czebotar called the minutes from the May 18, 2020 approved by unanimous consent.

4. PUBLIC HEARING
Without objections, Czebotar moved Business items “A” and “B” in front of the public hearings.

a. Public hearing regarding Ordinance No. 2020-17, An Ordinance Rezoning Lands Located at 4706 Farwell Street, McFarland WI, from C-H Commercial Highway to C-G Commercial General. This zoning ordinance amendment requested by Aruba0204 LLC, DBA Angelo’s McFarland.

Czebotar opened the public hearing at 7:22 p.m.

Bremer reviewed with Commissioners Angelo's Restaurant desires to rezone their property from C-H Commercial Highway to C-G Commercial General to enable them to in the future have the option to expand their indoor space. The current request does not include any associated construction or other site improvements. The existing outdoor dining area was approved in 2013. A 60 square foot waiting

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room addition was also approved in 2014. An expansion to the outdoor dining area was approved at the May 18, 2020 Plan Commission meeting. This zoning ordinance if approved would not rescind in a year as the restaurant and the use already exists on the site.

Czebotar closed the public hearing at 7:28 p.m.

b. Public Hearing regarding Ordinance No. 2020-18, An Ordinance Rezoning Lands Located at the Corner of Holscher Road and Brodhead Street, described as Prairie Place Lot 56, McFarland WI, from R-3 General Residence District to PDD-GPP Planned Development General Plan Approved. This zoning ordinance amendment requested by Gannon Construction Inc. and Northpointe Development Corp.

Czebotar opened the public hearing at 7:29 p.m.

Sean O' Brien of Northpointe Development Corp reviewed the history of their company, the background of those in involved in their proposed project, the Waterford, including, Cal Schultz, Kevin Burow, and Andy Dumke along with their proposal per their Plan Commission application. The project is a residential development consisting of five buildings and will be completed in a single phase. Building 1 is a three story, 62-unit apartment building with an underground parking garage on the corner of Broadhead and Holscher Road. This building will be age restricted (55+) which would remain in perpetuity. Buildings 2-5 are two story townhouse buildings with a total of 18 units surrounding the apartment building, each unit comprised of 1,584 finished square feet and an attached two-car garage. The townhome buildings will not have an age restriction. They feel the development in general will have less impact on the neighborhood as they do not feel the average resident will be working an 8 – 5 job, and being seniors, there will be less traffic coming and going during typical peak commuting times. The proposed project will provide 80 senior and workforce housing units in five buildings. Affordable, meaning the tenant is paying 30% of their income for rent. O'Brien reviewed the buildings and the breakdown of 1, 2 and 3 bedroom units. Along with the breakdown of grants and affordable housing tax credits, for which they will be applying.

O'Brien reviewed the list of amenities they are planning for the project including community room, controlled entry-intercom, fitness room, parcel room, beauty salon, free internet, outdoor terrace, third party management, on-site management. They will first offer rental preference for existing community members or employees, allowing village residents to sell their homes and move into an affordable rental.

Their timeline includes General Plan approval in June of this year, applying for grants in November and December 2020, coming back to the Village for Detailed Plan Approval in June of 2021 with closing on the property in August of 2021, and

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the townhomes being ready in 2022 and the apartment in 2023. O'Brien reviewed the list of concerns they have heard to date and how they feel they can be mitigated.

The following parties addressed the proposal:

- Lucy J. Wall - 5610 Holscher Road – opposed
- Chris St. Clair – 5602 Holscher Road – opposed
- Amy Reiter – 5608 Holscher Road – opposed
- Shannon Morrison – 6129 Meadowsweet Trail –opposed
- Elizabeth Yszenga - 6061 Shooting star court – opposed
- Anthony Plourde – 6021 Shooting Star court – opposed
- Nick Brown - 6098 Pine Ridge way – opposed
- Lynn Zima – 5792 Prairie Stone Drive – opposed
- Bridget Bell – 5608 N. Peninsula Way – opposed
- Dawn Weber - 5640 N. Peninsula Way – opposed
- Lyle Weber – 5640 N. Peninsula Way – opposed
- Cindy Krenz – (did not identify self) 4818 Terminal Drive – in favor
- John Heitzman - 6020 E. Linden Parkway – opposed
- Lisa Becher – 5609 N. Peninsula Way – opposed
- Melissa Kampmeier – 5656 N. Peninsula Way - opposed
- Josh Kampmeier – 5656 N. Peninsula Way – opposed
- Irina Shpigelman - 6177 E. Red Oak Trail – opposed
- Todd Bavery – 5504 Holscher Road – opposed
- Amy Kramer – registered opposed not wishing to speak
- Michael Dombrowski – 6010 Shooting Star Court – opposed
- Edward Wreh – 6139 Meadowsweet Trail – opposed
- Susan Dietzel - 5605 Chestnut Lane – opposed
- Rachel Labeots – 6002 Little Bluestem Drive – opposed
- Emily Dombrowski – 6010 Shooting Star Court– opposed not wishing to speak
- Allison Barton – 6071 Shooting Star Court –opposed
- Sarah Bradley –opposed
- Megan Brown – 6098 Pine Ridge Way - opposed
- Judi Becker – 5757 Prairie Stone Drive – opposed
- Liz Reiser- Loeber – 5060 Frost Aster Court – opposed
- Joe Ramierz – 5810 Juniper Ridge – in favor
- Christine Steel – 6060 Shooting Star Court –opposed
- Nicole Bice and Andrew Felt – 6131 Shooting Star Trail – opposed
- Lisa and Jonathan Crane – 6131 Pine Ridge Way – opposed
- Brandon Laboets – 6002 Little Bluestem – opposed
- Jodie Armstrong -5019 Card Ave – question on impact on taxes
- Laurie Downs – 6021 Exchange Street – opposed
- Josh & Rebekah Olson – 6130 Shooting Star Trail – opposed
- Joey Prieve – 5511 Holscher Road – opposed
- Samantha Cherney - 5668 N. Peninsula Way – opposed
- Lisa Crane – 6131 Pine Ridge Way – opposed

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- Jeff McFadden – 5600 Lexington – opposed ns
- Jackie Hammond – 6060 Perrot Place – opposed
- Laurie & Lyle Morris – 6070 Shooting Star Court – opposed

Public concerns for the project are: increased traffic, not following with the 2017 Comprehensive Plan update, a 1/1/2 year project; height of proposed building, density- too many in one area, not fitting with the current neighborhood, lack of traffic study, lack of transparency, wetlands being affected, no wetland study done or provided, no neighborhood meetings provided by developer, many homeowners were told by property owner would be one story development, strain on currently strained resources (Police, Fire & EMS), potential flooding, lack of greenspace, idea that "55 and over" will have reduced auto use, or not working, national average for auto ownership is 1.88 per person; increased foot traffic in area causing safety concerns, lack of flow in subdivision; Eastside growth calls for low density growth, lack of parking, spot zoning, safety; pedestrian, bike, and auto, high density issues with today's new standards (COVID-19), developers desire to make McFarland like Madison, McFarland has its own identity, is not Madison.; overflow cars having to park on the street, decreased property values, additional traffic risk due to possibility of new fire/police/ems station across the street, desire of developer to create a "mini" Madison; moved here because did not want to live in Madison. Project will disrupt the small town, open feel. Workforce housing does bring in more problems, higher amount of police calls to such properties, increased taxes for residents to accommodate the needs of older residents, bike safety/traffic issues, overcrowding, location of access driveway, need for additional amenities for aging population.

Letters and petition received by the Department in opposition to the project included in the minutes as public record.

Czebotar closed the public hearing at 9:22 p.m.

c. Public hearing regarding a Conditional Use Permit (CUP), requested by CF Investments, LLC, for 32 unit residential project on Lots 57 & 58 Prairie Place, located in the 5500 Block of Holscher Road, McFarland WI.

Czebotar opened the public hearing at 9:25 p.m.

Craig Frank, CF Investments LLC –stated they are proposing a development on Lots 57 & 58 of the Prairie Place subdivision. The project site is 2.25 acres and currently zoned R-3 General Residence. We would be constructing 32 market rate dwelling units consisting of 24 two-story townhouse units in four separate buildings, and one two-story multi-family building with eight units and underground parking. Total gross density proposed on the site would be 14.2 DU/acre. Frank is asking for a conditional use permit and site plan approval. The

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R-3 District allows up to 15 DU/ac with a conditional use permit. They would like to start the project this summer.

Mike Caulkins with Snyder and Associates –reviewed the site plan as submitted in the Plan Commission packet.

Corey Frank – CF Investments LLC – summarized they are proposing 5 – 2 & 3 bedroom townhome style buildings, ranging in size from 1280 – 1960 sq.ft. with 2 car garages or underground parking, with about 3.6 parking stalls per unit. Frank reviewed how the Village's 2015 traffic study for Holscher Road accounted for proposed traffic at this site, along with how this project is relevant to the Comprehensive Plan. Frank reviewed the submission including materials, layouts, designs, floorplans and elevations.

The following parties addressed Commissioners:

- Chris St. Clair – 5602 Holscher Road – opposed
- Shannon Morrison – 6129 Meadowsweet Trail – opposed
- Elizabeth Yszenga - 6061 Shooting star court – opposed
- Anthony Plourde – 6021 Shooting Star court – opposed
- Nick Brown - 6098 Pine Ridge way – opposed
- Bridget Bell – 5608 N. Peninsula Way – opposed
- Dawn Weber - 5640 N. Peninsula Way – opposed
- Lyle Weber – 5640 N. Peninsula Way – opposed
- George Bednar – 6051 Little Bluestem - what does CUP mean

Bremer replied within a zoning code there are uses, which are permitted by right, and uses, which require a conditional use, it does not require property to be rezoned, but does require a public hearing and Plan Commission approval.

- Joe Ramirez – (did not provide address) - in favor
- Megan Brown – 6098 Pine Ridge Way - opposed
- Melissa Kampmeier – 5656 N. Peninsula Way – conditions
- Todd Bavery – 5504 Holscher Road – opposed
- Lisa & Jonathan Crane – 6131 Pine Ridge Way – opposed
- Nicole Bice & Andrew Felt - 6131 Shooting Star Trail – opposed
- Laurie Morris – 6070 Shooting Star Court – opposed
- Josh Kampmeier – 5656 N. Peninsula Way – opposed
- Schuenke will provide for the record –comments for those who do not wish to speak
- John Heitzman – 6020 E. Linden Parkway
- Amy Reiter - 5608 Holscher Road
- Michael Dombrowski - 6010 Shooting Star Court
- Edward Wreh – 6139 Meadowsweet Trail
- Lisa Becher – 5608 N. Peninsula Way
- Susan Dietzel – 5605 Chestnut Lane
- Amy Kramer – 6114 White Daisy Court

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- Emily Dombrowski – 6010 Shooting Star Court
- Laurie & Lyle Morris – 6070 Shooting Star Court

Concerns were: lack of neighborhood meeting, density, does not meet what the Comprehensive Plan calls for, doesn't fit with R-3 zoning, no nearby parks, no play area proposed on the site for what is a "family" development, appears as a barrier to the homes further east, traffic, lack of open space, impervious surface issues, wetland issues, stormwater runoff, closeness of buildings to walking path, use of an outdated traffic study, lack of a current traffic study, layout is of an "isolated sector", lack of being a bridge to the community, designed in a way that closes off from the community, no safe space for children, doesn't fit with community average for density, risk of running nature out of the area, lack of greenspace, overcrowding on Holscher Road, were told there would be a playground area when purchased homes in area, does not meet CUP conditions, lack of a current housing mixed study, lack of a current traffic study last was done in 2014, many changes since then.

Positives: Better design, aesthetics, fits in better with neighborhood, two-story buildings, nice townhouse design. With changes, this could fit nicely into the area.

Frank summarized they put the offer to purchase on the property in February, past few months have been assessing the proposal and meeting with Village staff making sure they would be compliant with the zoning and Comprehensive Plan as a conditional use. They are on a tight schedule due to the process, the offer expires in mid-July. Frank feels they have addressed the needs for the specific site. If it were a larger project, they would have had a neighborhood meeting, from their perspective; it did not meet their requirements for a meeting. The greenspace they feel is good, at 45%; they will have a rain garden to accommodate the runoff from the roofs.

Commissioner Peters inquired what they anticipated the rent would be on a unit. Frank replied it will be in the area of $1,400- $1,500, for the smaller units up to $1900.

Letters and petition received by the Department in opposition to the project included in the minutes as public record.

Czebotar closed the public hearing at 10:34 p.m.

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5. BUSINESS.

a. Discussion and action on a site plan application by Byrne's McFarland Tavern for 5915 Exchange Street for an outdoor dining and consumption area.

Bremer summarized, per his department report, Byrnes McFarland Tavern is proposing to expand their licensed premise to include an approximately 900 square foot outdoor consumption area in the backyard and the 200 square foot back patio adjacent to the current indoor consumption area. The Public Safety Committee conditionally approved the Outdoor Consumption Application provided the applicant install security cameras and glassware be prohibited outside. Prior to tonight's Plan Commission meeting the Landmarks Commission met and approved a Certificate of Appropriateness, as the property is a locally designated historic structure.

Bremer reviewed the site plan with Commissioners, with the changes as submitted to the Landmark's Commission a their June 15, 2020 meeting including replacing the grass surface area with a red granite type stone, a wrought iron gate in place of the originally proposed wooden one between the existing garage and patio, striping the parking area to mark stalls, and leave a clearance to meet ADA requirements adjacent to the existing patio, and replacing all proposed and existing fencing with a 6' high wood fence in similar style to the existing fence.

Czebotar moved to approve a site plan application by Byrne's McFarland Tavern for 5915 Exchange Street for an outdoor dining and consumption area. Rupert seconded the motion. Motion carried 7-0.

b. Discussion and recommendation to the Village Board on a site plan application by the McFarland Soccer Club for the addition of a fundraising brick patio around the existing outdoor patio at the soccer building located at William McFarland Park.

Bremer summarized, per the Directors Report, the McFarland Soccer Club is requesting approval of a site plan to place fundraising bricks around the patio of soccer building at McFarland Park. The Club had originally intended to place bricks under the outdoor patio portion of the facility. The builder advised against using the bricks in this area due to complications with pouring the concrete slab, and instead placing the bricks around the patio; however, that was not part of the prior site plan approval. The paver area would be approximately 740 square feet. As this project involves Village owned property, final approval of the site plan by the Village Board is recommended for this site plan application.

Czebotar moved to recommend approval to the Village Board on a site plan application by the McFarland Soccer Club for the addition of a fundraising brick

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patio around the existing outdoor patio at the soccer building located at William McFarland Park. Bloechl-Anderson seconded the motion. Motion carried 7-0.

At this time, Czebotar moved back to the Public Hearing portion of the agenda.

c. Discussion and action to make a recommendation to the Village Board regarding Ordinance No. 2020-17, An Ordinance Rezoning Lands Located at 4706 Farwell Street, McFarland WI, from C-H Commercial Highway to C-G Commercial General. This zoning ordinance amendment requested by Aruba0204 LLC, DBA Angelo's McFarland.

   Bremer summarized this is a rezone to from C-H to C-G which would facilitate a potential future expansion of the indoor portion of the restaurant towards the front lot line. A copy of the zoning map is included in packets; most properties in the area are C-G. What is being requested can also be considered "downzoning". This is consistent with the Comprehensive Plan and the plan for redevelopment of Farwell Street.

   Czebotar moved to recommend approval to the Village Board regarding Ordinance No. 2020-17, An Ordinance Rezoning Lands Located at 4706 Farwell Street, McFarland WI, from C-H Commercial Highway to C-G Commercial General. This zoning ordinance amendment requested by Aruba0204 LLC, DBA Angelo's McFarland. Rogers seconded the motion. Motion carried 7-0.

d. Discussion and action to make a recommendation to the Village Board regarding Ordinance No. 2020-18, An Ordinance Rezoning Lands Located at the Corner of Holscher Road and Brodhead Street, described as Prairie Place Lot 56, McFarland WI, from R-3 General Residence District to PDD-GPP Planned Development General Plan Approved. This zoning ordinance amendment requested by Gannon Construction Inc. and Northpointe Development Corp.

   Peters asked for clarification on the intersection control evaluation review, his understanding was the review would happen before anything moved forward. Bremer summarized the Village staff in view of public comments received, and in light of the study that is occurring at this time for the potential public safety building across from the development, and in addition the Village Engineer is currently studying redesign plans of Broadhead Street from Holscher Road to Cty Hwy AB, Based on this, staff recommended an intersection control evaluation of Holscher Road and Broadhead Street. Staff reached out to a consultant to obtain a scope of services for that work, and discussed with the Developer potentially tabling or postponing their request until the ICE study was completed. The study is anticipated to take a couple of months, and does not hinder this developer's timeline. O'Brien indicated their goal was to get General Plan approval later in the summer to before their tax credit application is due in December.

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Czebotar inquired of O'Brien as he has heard the comments and with his willingness to postpone until a traffic study can be completed, are they willing to discuss with residents some of the concerns raised tonight. O'Brien said they have been working closely with the Village to date, they would be happy to meet with residents and will coordinate with Village Staff.

Czebotar moved to postpone action on Ordinance No. 2020-18, An Ordinance Rezoning Lands Located at the Corner of Holscher Road and Brodhead Street, described as Prairie Place Lot 56, McFarland WI, from R-3 General Residence District to PDD-GPP Planned Development General Plan Approved. This zoning ordinance amendment requested by Gannon Construction Inc. and Northpointe Development Corp. until a traffic study has been completed. Rupert seconded motion. Motion carried 7-0.

e. Discussion and action on a Conditional Use Permit (CUP), requested by CF Investments, LLC, for 32-unit residential project on Lots 57 & 58 Prairie Place, located in the 5500 Block of Holscher Road, McFarland WI.

Czebotar summarized the decision on a Conditional Use Permit is based on substantial evidence, in the code there are standards Sec. 62-111, which need to be met for a CUP, he inquired if CF Investments LLC would be able to respond to them providing the substantial evidence that they have met the conditions, you could provide it later in writing. Frank inquired if they can vote conditioned upon CF Frank Investments providing a letter with the written conditions while providing responses to the conditions as part of the discussion tonight. In reviewing the conditions they feel their site plans meet the standards. Czebotar felt some conditions are easy, others may take additional information. Czebotar felt the Village can provide them the opportunity to take some time to respond to them in writing, and postpone until the next meeting. Frank stated in general he is not opposed but it is more complex internally on their end. Frank asked is the board comfortable with voting now with verbally discussing and assessing the conditions. Frank inquired whether there was a requirement to have a written explanation of how they comply with the conditions as he did see that but is aware that the have to comply with those standards. Bremer advised the conditional use code does require a written reply to the standards per the Village ordinance. Frank indicated he would work on providing those responses.

Czebotar moved to postpone action on a Conditional Use Permit (CUP), requested by CF Investments, LLC, for 32-unit residential project on Lots 57 & 58 Prairie Place, located in the 5500 Block of Holscher Road, McFarland WI. until July 20, 2020, seconded by Green. Green inquired if 8 units meets multifamily. Bremer indicated that up to 8 units per acre is allowed as a permitted use by right and up to 15 units per acre are allowed with a CUP in the R3 District. Peters inquired whether the Plan Commission had they information they needed to take action tonight. Bremer indicated that there is a section of the conditional use code that requires an

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applicant to submit in writing their formal response to the standards in Sec. 62-111. Bremer noted that the initial submittal includes the information but did not include the written responses to each of the standards. He relayed that to the developer but not with sufficient time to allow them to get that information to the Plan Commission for tonight's meeting. Czebotar noted that for the Plan Commission to approve or deny they need to have substantial evidence and that goes for the developer and the people here tonight. Opinion is not sufficient. Bremer indicated that Bremer explained the change in the law regarding Conditional Use Permits to Commissioners and attendees. In 2017, the law changed, and now there is the burden of substantial evidence needed to support or oppose CUP review. Motion carried 7-0. Czebotar encouraged the developer to meet with the residents.

f. Discussion of a concept plan for 32 residential duplexes (64 total units) by Elvehjem Acres LLC for 3408 & 3418 Elvehjem Road.

Kevin Urso, Urso Brothers LLP, reviewed their concept plan for 32 residential duplexes by Elvehjem Acres LLC as submitted in packets. They are not looking for any approvals tonight just to have a conversation about this potential project. They were the developers of Parkview Estates. Urso indicated they have had requests for a project such as this, current Village residents who wish to own their own home, but are downsizing, or, no longer want to have upkeep for the snow, lawn etc. These project will be condominiums and maintained by an association. It will be set on 14 acres of a 20 acres site, 32 zero lot line duplexes and one clubhouse. It will be a 55+ community and all owner occupied, with one level ranch's, each with their own 2-car garage. They would like to build with AIP, aging in place practices, wider doors, hallways, and stairs. The condominiums will have screened porches and decks also, along with basements. Urso indicated they have redesigned the plan a few times, to something that would work best with green space. They did reach out to neighbors to work with them and answer any questions they may have. Czebotar inquired if there is any concern for water issues in the area, as there were concerns with the neighboring Veridian project. Urso advised they are working on erosion control for the site and bringing in fill at this time through their erosion control plan.

Czebotar inquired of Bremer, is this in contrast with the East Side Neighbor Growth Plan, what would need to happen. Bremer reviewed the process for a petition for a Comprehensive Plan amendment, along with reviewing the land use plan for the property from the East Side Growth Plan that includes a combination of Large Lot Residential, Traditional Neighborhood Residential, and some highway buffer green space. Noting the East Side plan calls for higher density along CTH AB and lower density toward the eastern wetlands, while also recommending a variety of housing mixes. Czebotar asked, is it acceptable to look at the mix of housing with a combination of developments including Veridian's newest development. Bremer responded that each development should look to provide some mix, but the scale of the site also matters. Fischer stated he would like to see more homes for modest

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income, as these appear for middle to upper income class. Czebotar inquired if they have considered putting in different types of housing units. Urso advised they have looked at it, however they would like to keep with duplex style as that is what they have been getting feedback on, people are indicating they would like to sell their current homes and stay in McFarland along with being able to age in place, not have to worry about stairs, moving again, maintenance and similar things that come along. Expected price is $300,000 to $400,000. Rogers indicated some range of density would be nice.

Bremer pointed out there is a jog in Cty. Hwy AB as part of development of this site they would be looking to have it squared off, that would have to be part of the design process. Bremer asked Urso to go over what is currently being done with the site. Urso replied when this was town of Dunn, Dane County issued a permit for them to start moving dirt on the site, they then got a permit through McFarland when the property was annexed. They are creating a berm around the entire site. Brian Berquist, Village Engineer stated they have been to the site a couple of times, everything looks good, and he has no concerns.

Fischer feels overall this is a nice plan, and fits well with the new Veridian project, he just does not see this as an entry-level project and we need to look at that at some time. Czebotar replied this is designed for seniors, 55 and older, chances are these are not first time homebuyers. Czebotar inquire if there was any more questions, this is just a preliminary proposal. Rogers liked the walks both internal and how they connect, he would like to know how the stormwater runoff would be handled, and what the views from the intersection would be. Urso replied the current berm might remain; the units would be similar to the Prairie Stone Condominium project, but more spread out. The retention pond will be designed as a feature for residents. The designs will flow through the property. Bremer would like to see this come back with a further developed concept, rather than moving to amend the Comprehensive Plan first. Urso stated this is definitely something they would do, a rendition with more detail. He will be in contact with Bremer regarding this.

7. STAFF REPORTS

   a. Property maintenance report –No comments

   b. Director's report –No comments

8. SCHEDULE NEXT MEETING DATE.
   a. July 20, 2020 at 7:00 p.m.

9. ADJOURNMENT.
   Rupert moved to adjourn, Rogers seconded the motion. Motion carried – meeting adjourned at 11:42 p.m.

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Andrew Bremer

From: Judi Becker <djbecker85@gmail.com>
Sent: Tuesday, June 2, 2020 1:19 PM
To: Community Development; Andrew Bremer
Cc: 'Judi Becker'; 'Dick Becker'
Subject: Comments on Ordinance No. 2020-18, Rezoning of Lot 56

To: Andrew Bremer
McFarland Community and Economic Development Director

McFarland Plan Commission

From: Richard and Judith Becker, Homeowners
5757 Prairie Stone Dr.
McFarland, WI 53558

We are writing in regards to the Prairie Place/North Pointe Development proposed project and rezoning at the corner of Holscher and Broadhead.

While we agree that McFarland needs more senior and affordable housing, we are concerned with the density of such a large rent restricted development and its potential impact on property values.

We are much more comfortable with the development if it is owner/occupied. Even if the purchase price is restricted to the Dane County Median Income. At the very least, a MUCH smaller number of rental units.

When Gannon Construction, Inc. originally proposed the Prairie Place development several years ago, the discussion about what exactly would be built at the corner of Holscher and Broadhead was vague. At no time was rent restricted apartments mentioned. Nor its density. Although, Tom Gannon floated the idea of 55+ housing. I think if this plan was brought forth at that time, concerns would have been raised then.

We will be attending the June 15th meeting via Zoom.

Sincerely,

Richard and Judith Becker
djbecker85@gmail.com
(608) 577-2591

June 3, 2020

TO: Andrew Bremer, McFarland Community & Economic Development Director, McFarland Plan Commission

FROM: Sandra McNamee

SUBJECT: Ordinance Rezoning Land at Corner of Holscher Rd & Broadhead St

I am opposed to the proposed development of lot 56 with a 62 unit – 3-story apartment building and 4 townhouses on such a small parcel of land (3.3 acres).

My concerns are:
1. Increased traffic, which we have already experienced with the new baseball fields
2. Impact of property values
3. Water drainage to lakes
4. Impact of ponds & wild life

There are already over a dozen townhouses across Siggelkow on Catalina, butting up to I-90, that are not filled and more being built.

I would much prefer additional single-family condos built on this parcel.

Thank you for your consideration.

Sandra McNamee
5724 Prairie Stone Dr
McFarland WI 53558

Sandra McNamee

To: Andrew Bremer, McFarland Community and Economic Development Director

McFarland Plan Commission

From: Prairie Stone Condo Board of Directors

Re: Ordinance Rezoning of Lands Corner of Holscher Rd and Broadhead Street

Dear Plan Commission Members,

We are a 42-unit condominium association located at the south corner of Holscher and Broadhead. We are writing on behalf of our residents regarding the Prairie Place/North Pointe Development proposed project and rezoning at the north corner of Holscher and Broadhead.

Our residents are concerned about the size and scope of the North Pointe Development. We think you would agree building 80 units and 66 surface parking stalls is quite dense for 3.3 acres.

Our neighborhood has already experienced increased traffic because of the new baseball fields and from the 251 homes already built in the Juniper Ridge and Prairie Place developments. And we understand the Village is studying adding a new Municipal Building to this corner. Can we safely add an additional 80 units with potentially 98 vehicles to this location? We do not think so.

Finally, we are concerned the impact this large development will have on our property values. Besides the traffic and density, eighty rent restricted units is just too much. We would like to see the development cut in half and be all owner occupied.

When Gannon Construction, Inc. originally proposed the Prairie Place development several years ago, the discussion about what exactly would be built at the corner of Holscher and Broadhead was vague. At no time was rent restricted apartments mentioned. Nor its density. Although Tom Gannon floated the idea of 55+ housing. I think if this plan were brought forth at that time, concerns would have been raised then.

Thank you for your time.

Sincerely,

Prairie Stone Condominium Association Board of Directors:

Jim McKay, President
LaDon Satterlee, Vice President
Anne Lamps, Secretary and Treasure
Teri Bradley, Board Member

June 3, 2020

TO: Andrew Bremer, McFarland Community & Economic Development

Director, McFarland Plan Commission

From Monica Schaller

I am opposed to the proposed development of lot 56 with a 62 unit- 3 - story apartment building and 4 townhouses on such a small parcel of land (3.3 acres)

My concerns are:

The increased traffic this will create. We have already experienced a greater traffic flow with the new baseball fields

This could also affect our property values.

I do feel it would be better to have single family condos on this parcel of land. This way it would not be nearly as congested.

Also feel such a enormous building would be a eye sore.

Thank you for any consideration you can give on this.

Monica Schaller

Monica Schaller

5716 Prairie Stone Dr.

McFarland, Wi 53558

To: McFarland Plan Commission, Village of McFarland Community Development Dept.

From: Stephen Kessenich & Kristine Stueve – Homeowners

5913 Granite Way

McFarland, WI 53558

Re: Ordinance No. 2020-18 – Rezoning of Lands located at the Corner of Holscher Rd. and Broadhead Street described as Prairie Place Lot 56

Dear Plan Commission Members:

We are the owners of a home in Prairie Stone Condominiums, a 42-unit condo association located at the southwest corner of Holscher Road and Broadhead Street. We have lived in our current home for 5½ years.

As you know, the area near Holscher and Broadhead has ballooned in the past 3 or 4 years. The baseball diamonds southeast of the intersection have added a lot of traffic during the summer. Also, we hear that there is a probability that a new village Police Station and Fire Department will be built along Broadhead. Northeast of the intersection, over 250 homes have been built in the Juniper Ridge and Prairie Place developments, and many more will be built in the near future.

Now there is a plan in front of you to add 80 more housing units and parking for 128 vehicles to a tiny 3.3 acre piece of land right at the northeast corner of the intersection. This would be a much denser housing situation than any other parts of the neighborhood, and would overload the area with people and vehicles.

Not only would the 3 story, 62-unit building on the corner stick out like a sore thumb in an otherwise aesthetically pleasing landscape, it would also negatively affect the property values of homes for many blocks around it.

We understand that the beautiful greenspace we now have on the northeast corner of Holscher and Broadhead can't last forever. However, it should be zoned for owner-occupied units just like all of the neighborhoods around it.

Thank you for your time and consideration, and we hope that you will not approve the proposed zoning change.

Sincerely,

Stephen Kessenich Kristine Stueve 6/4/2020

Stephen Kessenich & Kristine Stueve
Kess556@yahoo.com
608-333-9873

Village of McFarland
Community Development Department
PO Box 110
McFarland, WI 53558

June 4, 2020

Re: Urso Bros. LLC for 3408 & 3418 Elvehjem Road
Re: Northpointe and CF Investments Lots 56-58

Please do not change the zoning of lots in question to alter the plan for McFarland's future.

My family and I moved to the area in December 2018. We thankfully found an off-season vacation rental while we built our home at 5060 Frost Aster Court. We had our pick of several states, and the Madison area 'won' as the best place to raise our children.

We specifically chose McFarland because there is a plan in place that makes sense for the present and future. Additionally, the people we have spoken to for assistance with schooling, building, etc. have always been courteous and kind. Randomly stopping in a store and going around the neighborhood, I always felt welcome.

I researched several areas before uprooting our family and agree with the vision seen throughout the Terminal and Triangle District Plan. There is a lot of information provided on the website to get a sense of what those passionate about McFarland envision for the future. Within that plan is a provision for apartments above street-level shops. We think that would be ideal and make far more sense for McFarland's future.

As far as building apartments, condos, townhomes, etc. we feel there needs to be more housing, but the plan needs to fit within the village's overall vision. Having a high-density apartment complex does not make sense. There are enough of those around the area. Having condos, townhomes, and detached homes will benefit McFarland if it fits within the zoned area as originally intended.

Although I looked at over 80 homes with our real estate agent, none were in McFarland. It was impossible to find a 4+ bedroom, 4+ bathroom, 3500+ sq. ft. home in McFarland last winter so we ended up building one. We could not even find a home on a large enough lot to renovate an existing home. There were a couple that came on the market during our search, but it was a 'formality' as they would be gone before we had a chance to even look.

There are hundreds of homes for sale in the Madison area, always. McFarland is a very desirable place to be, we do not see a need to alter zoning plans for a developer to put in high density housing.

Sincerely,

Elizabeth Reiser-Loehr

Andrew Bremer

From: John Grede <jgrede@gmail.com>
Sent: Wednesday, June 3, 2020 5:37 PM
To: Community Development
Subject: Rezoning of Property at Intersection of Holscher and Broadhead Streets

I am writing regarding the proposed rezoning at the intersection of Broadhead and Holscher in McFarland. After researching this project, I am not in favor of the rezoning or the apartment complex.

Here are my thoughts regarding this area within Mcfarland:

The Good
A beautiful residential area in McFarland with the finishing of Prairie Stone, the addition of Prairie Place, the addition of Jupiter ridge. These developments were well thought out with green space and attractive houses. Great for families.

The Bad
The city decides to build a baseball field complex; the city decides to build the Emergency Services building and now there is a proposal to add an apartment complex in the middle of this beautiful area.

Once the Covid pandemic has receded this area will see a big uptick in traffic (after emergency services building and apartment complex are completed). In addition: houses close to the apartment building will see property values fall (in terms of ability to sell the property for what it is worth). If I owned one of the beautiful homes on Holscher that face the proposed apartment building I sure would not be happy having to trade green space for an apartment building. If one of these houses were up for sale a realtor would surely warn prospective buyers about the close apartment building.

Who wins:
Gannon construction for the property sale revenue, Northpoint Development company for rental revenue, and the city of McFarland for additional real estate tax revenue.

Who loses:
The residents close to this project (who will see erosion of property value) yet will still have to pay higher real estate tax because I am sure the city will not reduce the appraised value of these homes for tax basis.
The residents who will now have to live with increased traffic flow and noise around this intersection.

I sure hope that the Planning Commission really thinks long and hard about this project.

Respectfully submitted,

John Grede
jgrede@gmail.com
5985 Granite Way
McFarland, WI
312-305-8063

Andrew Bremer

From: Brian Bradley <bradlb46@gmail.com>
Sent: Thursday, June 4, 2020 4:23 PM
To: Andrew Bremer
Subject: FW: Response to Rezoning Request

Sent from Mail for Windows 10

From: Brian Bradley
Sent: Thursday, June 4, 2020 4:18 PM
To: community.development@mcfarland.wi.us; andrew.bremmer@mcfarland.wi.us
Cc: Teri Bradley
Subject: Response to Rezoning Request

We are writing in regard to the proposed rezoning of the property located at the corner of Holscher Road and Broadhead Street. We understand the rezoning would allow Prairie Place/North Pointe Development to construct multifamily rental units including 60 surface parking stalls.

As residents of Prairie Stone Condominiums we strongly oppose rezoning of the property to allow the multifamily development. The additional traffic generated by this proposed project along with the traffic from the planned new municipal building will adversely affect all residents of our condo community.

Our property values will decrease significantly. Since we are an over 55 community, perspective buyers in our age group will be reluctant to move into an area so densely populated including all the traffic that goes with it.

Many of our residents regularly walk and bike in the area as a form of exercise. The additional traffic will make crossing Holscher and Broadhead much more difficult and dangerous.

Many of our residents purchased our condos before the Juniper Ridge and Prairie Place Developments were started and before the baseball fields were added. We did so because the neighborhood was quiet, had open scenery to the east, and had very little traffic noise. Obviously that has changed over the last 5 years and would only get worse with the addition of 80 rental units, 60 parking stalls, and a new municipal building. We ask the Plan Commission to deny the rezoning request.

Thank you for considering our objection.

Brian and Teri Bradley
5764 Prairie Stone Dr.

Sent from Mail for Windows 10

From: Dan Borchardt <dan.borchardt@yahoo.com>
Sent: Saturday, June 6, 2020 8:40 AM
To: Brad Czebotar <Brad.Czebotar@mcfarland.wi.us>
Subject: Proposed apartment building on Holscher and MN

Hello Mr. Czebotar,

I just wanted to express my displeasure with the proposed apartment building on Holscher and MN. I currently live at 6074 E. Linden Parkway, which is roughly 1,000 yards or so from where this development will be built. What is especially concerning with me is the request for rezoning the area to allow another 31 units. This area simply cannot support that large of a complex.

I wanted to build a porch on the back of my house on E. Linden Parkway, I cannot build that because of the Village set back laws. I understand why set back laws are needed, totally get it. But do you know who lives behind my house? No one, wait change that, Retention ponds that are so full of mosquitoes that I mostly cannot use my back yard from June until September, that's who lives behind my house. But the odds of getting a waiver for me to build a porch to solve this problem are slim to none.

When I read about the re-zoning request and adding an additional 31 units, my first thought is…… The village of McFarland is willing to re-zone a piece of land near my house for the benefit of a builder who does not live in McFarland, to build an additional 31 units. However, the person who has lived in McFarland for about 15 years or so, will likely not be able to get a waiver for about 6 feet to build a porch on the back of his house, when no one lives behind his house. Doesn't this sound totally backwards? I understand its not apples to apples, but really? How could I not feel frosted when reading about that development.

On a side note, Andrew Bremer at the village was very helpful, he answered my 125 questions. But working with him it was easy to see there was little to no chance that my variance was worth pursuing, as he put it, the person who runs the committee goes by the book, but we are not going to go by the book for this developer. If we were, someone would have basically told him there is no change that the request is going to get approved, but that's not whats happening.

Thank you for your time. I am sure you get a dozens of emails from people in McFarland like me who are mad every day. Some of which are probably pretty amusing. Up until the last couple years we really liked McFarland, let me just say we are now considering leaving McFarland and moving to a neighboring community.

Dan Borchardt
6074 E Linden Parkway
McFarland, WI 53558

June 7, 2020

Village of McFarland
Community Development Department
P.O. Box 110
McFarland, WI 53559

Attn: Mr. Andrew Bremer
Community and Economic Development Director

Dear Mr. Bremer,

I am writing to voice my opposition to the proposed rezoning of the Prairie Place Lot 56 in the Village of McFarland, WI from R3 to PDD-GP. I live at 5721 Prairie Stone Drive in the Village of McFarland.

I am concerned the proposed zoning change will dramatically increase traffic to an area that has already seen traffic increases by the building of the ball fields east of Holscher Road and will increase even further if the Village relocates Public Safety Buildings to Hwy MN. I am concerned the increased density could negatively impact the value my property. When I purchased my property, I agreed to the surrounding areas to be developed as zoned at that time.

When the current owner of Lot 56 purchased this property he/she knew how the property was zoned and by making the purchase agreed to develop or sell the property as zoned. I feel the owner should honor his agreement; not doing so, negatively impacts those already living in the area

Sincerely,

Sandra S. Franklin

Peter and Karen Foy
5736 Prairie Stone Drive
McFarland, WI 53558

Andrew Bremer, McFarland Community and Economic Development Director
P.O. Box 110
McFarland, WI 53558 June 7, 2020

Andrew,
We live at 5736 Prairie Stone Drive in the Prairie Stone Condominium development, which is across the street from the proposed Prairie Place development.

We don't oppose a development on this site, but we do believe the overall density and makeup of this development just doesn't fit the neighborhood.

- The immediate neighborhood is entirely single family homes, dual ranch homes, and two story townhouse units.
- There are probably hundreds of small children living in the neighborhood and combined with the active baseball fields we are concerned about general safety.
- Is there a plan for handling the traffic at the Holscher and Broadhead intersection, which is already quite busy? The additional single family homes being built are already steadily increasing the traffic.
- We appreciate the proposed underground parking, but we are still concerned about run off from the huge new impervious surface area that will be generated.
- We are particularly concerned about Lot 56. The lot is 3.3 acres which currently would allow for a maximum of 26 units. The proposal is for 80 units. The 62 unit apartment complex is what totally throws this proposal out of whack. It's hard to believe that this is even being proposed.
- I'm sure that everyone in the area of this proposed development is concerned about what it will do to property values. We don't understand how an apartment complex in the middle of single and dual ranch homes could possibly enhance the character of the neighborhood, as is mentioned in the literature

We would like to ask that the developer modify the plan to reduce the size of the project and also consider only owner occupied units similar to the entire rest of the surrounding neighborhoods. We think they have developed a nice plan, but they are trying to shoe horn it onto the wrong piece of property

Sincerely,

Peter Foy Karen J. Foy

Peter and Karen Foy
Peterfoy49@gmail.com 608-719-9006

Andrew Bremer

From: Megan Sonntag Brown <sonntagbrown@gmail.com>
Sent: Tuesday, June 9, 2020 4:27 PM
To: Andrew Bremer; Brad Czebotar; Justin Rupert; Carolyn Clow; Stephanie Brassington; Mike Flaherty; Eric Kryzenske; Clair Utter
Subject: Vote "no" to proposals for Lots 56-58

Hello,

I am writing to you today to voice my strong opposition to the zoning changes proposed for Lots 56-58 in McFarland, and in particular the zoning change for Lot 56. This is currently zoned for R-3 General Residence District, and it was made known it would be utilized for multi-family homes. This zoning designates a maximum building height (35 ft), maximum lot coverage (60%), minimum lot size (2,500 sq. ft/unit) and maximum unit size (5). As noted by the letter of intent, the proposed development for Lot 56 does not comply with or address any of these features. For instance, the three story apartment building would be over the maximum height, the average lot area/dwelling unit is listed at 1,799 sq. ft., and the lot coverage would be 70%.

If a zoning change were allowed to accommodate this proposal, it would go against the village's comprehensive plan that encourages recruitment of young families, allowing higher-end multiple family housing for McFarland's workforce and elderly, including owner-occupied options (this proposal is for rental properties), and does not integrate multiple family developments, but rather isolates and concentrates them into a single small land area at the corner of a neighborhood. The land use does not allow for preservation of the natural meadow in the area, and could have severe consequences for the environmental corridor behind the development. Further, this proposed high-density housing is out of character with the area, particularly the inclusion of a 3 story large apartment complex, where single-family homes and duplexes are prominent.

In addition to this proposal going against the village's comprehensive plan, this proposal has severe negative consequences to the surrounding neighborhoods. For instance, the proposal includes only 128 parking spots for 80 units. In particular, only 62 spots are allocated for the 3 story, 62 unit 55+ housing unit. Most 55-70 year olds are still active in the workforce, and most have multiple vehicles. This parking plan, when taking into account occasional gatherings by inhabitants, is at least 50 parking spots shy of reasonable. The surface parking lot will be an eyesore, and will be taking away valuable green and recreational space which will be all but gone with so many units in place. Cars will be forced to park illegally or on the side of Broadhead or Holscher. Holscher Road is already becoming very dangerous with cars going very fast, ignoring stop signs, and large traffic volumes especially early mornings during the school years. In combination with the expanded housing proposed for Lots 57-58 with the conditional use proposal, the huge increase in traffic will make the intersection of Broadhead and Holscher untenable, unsafe, and potentially inaccessible for emergency vehicles. Holscher Road will become the major throughway for anyone going north towards Madison for highway 51 access, and the houses along that road will be dramatically impacted. The increase in density of housing proposed does not add value to the neighborhood, but will create drastic parking and traffic issues if the proposal is passed.

While I approve of the development of this area in general, and recognize the opportunity that multi-family housing gives to this area, more care needs to be taken to fit into the neighborhood plan including housing density, greenspace and traffic and parking patterns. The proposed plans will profit no one except the developer, while leading to decreased neighborhood quality and safety overall.

Please take all this into consideration, and vote “no” on any zoning changes and increased housing density to Lots 56-58.

Thank you for your time,

Megan S. Brown, PhD

6098 Pine Ridge Way

McFarland, WI

(763) 242-1804

Wall and Miller
5610 Holscher Rd
Mc Farland, WI 53558

June 10, 2020

Dear Village of Mc Farland Planning Committee Members,

You are receiving this letter in strong opposition to the proposed rezoning of lands at the northeast corner of the intersection of Holscher Rd and Broadhead St.

It is my understanding that the goal of the rezoning permit is to increase the population density of previously planned and approved community development. It is totally out of keeping with the current development of the intersection of Holscher Rd and Broadhead St to abutt the intersection with dense and towering housing. I reside very close to this intersection and have a daily birds-eye view of what transpires here. There is a LOT of vehicular, foot and bicycle traffic and I am already concerned about safety. Cars approaching from the west appear confused about whether or not to stop (it is not a four way stop) and cars approaching from the east are typically speeding and not on the lookout for pedestrians and oncoming traffic. (A car with a loud muffler just accelerated through the intersection as I write.)

With the onslaught of the planned fire and EMS services building at this same intersection a new village hub is in the works. As potential new residents explore our community this proposed rezoning for denser housing and a three story building over-towering the hub becomes an eyesore and detractor. I invite you to envision a wide intersection with an attractive 55+ condo development on one corner, a historic village cemetery surrounded by lovely single family residences on another corner, the village safety building on another and a proposed three story building on the other. One of these does not fit in the picture.

I serve on the Mc Farland Village Cemetery Association Board. I am not speaking for the Association but as a member I can report that there are ongoing efforts to enhance the care by volunteers for this cemetery because it becomes a part of this new village hub—-a spot that can welcome or deter folks considering locating in our community.

It is disconcerting as a homeowner and taxpayer who purchased a lot from the Gannon company in September 2017 with the understanding and expectation that there would be 55+ housing at the intersection under discussion but not of the proposed density nor elevation.

As the COVID 19 pandemic is at hand and the future may bring more of the same, it seems important that we consider housing density from a healthy living perspective also.

To summarize, my opposition to the proposed rezoning is based upon increased density of housing, traffic, safety and health concerns, compatibility with the present community development at the intersection, and overturning expectations.

Thank you for your consideration of our input.

Regards,

Lucy J. Wall

Lucy J. Wall
Letter author

J Miller

John Stephen Miller
Co-signer and spouse

Date: June 10, 2020

To: Village of McFarland Planning Commission Members

Re: Ordinance Rezoning of Northeast corner of Holscher Road and Broadhead Street

As a resident of Prairie Stone Condominiums whose home is located diagonally across from the location of the proposed rezoning project, I am vehemently opposed to changing the original proposal from single family to multi-family housing units.

While I would much prefer to have developed and maintain the green space presently at this location, I understand the proposed site had been designated an R-3 zoning classification. With the concern of increased traffic already a factor in this immediate area, rezoning this site to accommodate almost twice the number of units/acre (8 to 14.5) originally proposed, will generate significantly more vehicular traffic, increase the number of pedestrians (and therefore, place their safety at risk), more noise and most likely decrease property values.

On a personal note, I am amazed at the number of homes built all around here in just the last 1-2 years! The traffic decibel level has continued to rise. It has become difficult and at times, hazardous when attempting to cross Broadhead.

I expect there will be many others expressing their concern over this attempt by Gannon Construction/Northpointe Development Corp wanting to squeeze 80 units into this small parcel of land originally intended for 44 units.

Thank you,

Evan Adams
5792 Prairie Stone Dr
McFarland, WI
53885

Andrew Bremer

From: Cynthia Schoenike <cindyschoenike@charter.net>
Sent: Tuesday, June 9, 2020 10:24 AM
To: Community Development
Subject: Rezoning of Lot 56, Schoenike

I am writing to voice my objection to the proposal to rezone lot 56 that will be discussed at the Plan Commission meeting on June 15. I am unable to attend the meeting.

My objection is based on the proposed increase in density.

1) It is not consistent with the Village's current comprehensive plan.

2) Combined with the new Public Safety Building across the street and continued growth elsewhere in town, vehicle traffic volume in the area will increase. I am concerned for adult pedestrians as well as school children walking or riding their bikes in the Holscher Road/Broadhead intersection as well as the Holscher Road/Sigglekow Road. It is already difficult to cross Broadhead (County MN) when walking, especially during (pre Covid 19) rush hours. Making a left turn from north bound Holscher Road is also a current challenge. Often vehicles at the Holscher Road stop signs think these intersections are 4 way stops and pull out directly in front of vehicles traveling east or west on Broadhead or Sigglekow. I have personally observed many such near misses.

3) With increased traffic volume comes increase noise. This will especially affect residents living on/near the Holscher/Broadhead corner.

Regardless of the Commission's decision on this proposal, I encourage consideration be given to making both of the intersections mentioned above into 4 way stops.

Thank you for your consideration,

Cynthia Schoenike
5937 Granite Way
Mc Farland, WI 53558

608-575-0448

June 10, 2020

RECEIVED
JUN 12 2020
VILLAGE OF McFARLAND

McFarland Plan Commission
P.O. Box 110
McFarland, WI 53558

Dear sir and madams:

Back in 2013, we were looking for a good place to retire to. We were drawn to the peaceful village of McFarland. The Prairie Stone condos were on the edge of town, with corn fields across Holscher Rd. It was quiet and tranquil, and remains that way 7 years later. But now this proposal to build as many as 80 units in the field east of here threatens to destroy that peacefulness. We oppose these plans. They will drive down home values in our condos and add to noise and traffic.

Sincerely,
Kent & Trudy Bledson
5756 Prairie Stone Dr.

From:	Bridget Bell
To:	Brad Czebotar; Justin Rupert; Andrew Bremer; Carolyn Clow; Mike Flaherty; Eric Kryzenske; Matt Schuenke; Clair Utter
Subject:	Opposition to Rezoning of Lot 56 Prairie Place, McFarland
Date:	Monday, June 15, 2020 12:15:10 PM

Good morning McFarland Planning Commission and Village Board members,
My name is Bridget Bell and I am a proud McFarland citizen. I am reaching out today to express my strong opposition to the rezoning of Lot 56 in Prairie Place. The proposed rezoning is not in alignment with the McFarland Village comprehensive plan for our community. The proposal would pose unnecessary burden upon traffic, schools, parking, safety and the environment surrounding this lot.

The intersection of Broadhead and Holscher is already a safety concern with increased traffic with the further expansion of McFarland. With the upcoming developments through Veridian and Urso, this traffic impact will be increased. Rezoning of Lot 56 to add more units to that space is not the right move for our village. It is my understanding that a traffic study is planned for this area. I would caution us against approving the rezoning of lot 56 as it will only further tax the safety and traffic flow at that intersection. The traffic and safety concerns in this area are of utmost importance with the pending placement of the McFarland police and fire departments on that corner.

McFarland prides itself on excellent schools and small class sizes are a contributing factor to the quality of the education our children receive. Rezoning lot 56 in addition to the new developments forthcoming through Urso and Veridian will strain our schools and have us in a situation of looking at increased class sizes, referendums for expansions or new schools, and further costs to taxpayers.

The proposed rezoning does not allow ample parking for the proposed 80 units, and there is valid concern of how 80 units will only utilize 128 parking spots, as most homes have 2 vehicles and drivers. This parking shortage could lead to extra street parking, which compromises safety in our Village.

The land abutting Lot 56 is protected wetland that is the habitat for several species, including herons, ducks, geese and frogs. The additional noise and pollution brought about by rezoning Lot 56 and increasing the population density of a small parcel of land could easily be to the detriment of this land, the vegetation and wildlife in the area.

Lot 56 was originally zoned as R-3, and this was in keeping with the McFarland Comprehensive Plan adopted in 2017. There is no need for large developments in McFarland creating more of a city versus village feel. We live in this community because of the close-knit, small, safe environment it affords. The additions of Juniper Ridge, Prairie Place, and the upcoming Urso and Veridian developments have and will provide a substantial tax base to the village, and any property tax income from this rezoning is minuscule in comparison. We have already seen new apartment developments in our village, along the water near Walgreens and near our high school. The current plans for Lot 56 are the right fit for our village, the rezoning is not. We risk running the families calling McFarland home out of the village if we compromise our identity.

Please pass my concerns and opposition along to the board and Planning Commission members whose emails are not readily available, as I would like to ensure that my voice reaches all those who are bound to represent our citizens.

Thank you,
Bridget Bell

Bridget Bell
Account Director-Client Partnerships
Bridget.bell@nordicwi.com
Direct: 608.395.6986 | **O**: 608.268.6900 | **C**: 608.658.3461

2601 W. Beltline Hwy, Suite 600 | Madison, WI 53713
website | linkedin | facebook | twitter | instagram
We're here to help. [COVID-19 Resources]

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June 10, 2020

RECEIVED
JUN 12 2020
VILLAGE OF McFARLAND

McFarland Plan Commission
P.O. Box 110
McFarland, WI 53558

Dear sir and madams:

Back in 2013, we were looking for a good place to retire to. We were drawn to the peaceful village of McFarland. The Prairie Stone condos were on the edge of town, with corn fields across Holscher Rd. It was quiet and tranquil, and remains that way 7 years later. But now this proposal to build as many as 80 units in the field east of here threatens to destroy that peacefulness. We oppose these plans. They will drive down home values in our condos and add to noise and traffic.

Sincerely,
Kent & Trudy Bledson
5756 Prairie Stone Dr.

From: Alyssa Buss
To: Alyssa Buss
Subject: Prairie Place Lot 56
Date: Monday, June 15, 2020 1:43:00 PM

Hello,

I am emailing today to voice my strong opposition to the re-zoning of Lot 56 in Prairie Place.

I do not approve of changing the current village comprehensive plan in order for this corner to have a much denser population. Concerns for me include the amount of new traffic, the need to use street parking, and any negative effects it could have on our water and environment in this area.

Please consider keeping the comprehensive plan as it was originally written.

Thank you,

Alyssa Buss
6060 E Red Oak Trl

From: Lisa Crane
Subject: Prairie Corner Lots 56, 57, 58 ISSUES
Date: Monday, June 15, 2020 12:29:58 PM

Good afternoon,

It was recently brought to our attention that lots 56, 57, and 58 on Holscher Road currently have proposals on them which were not in place when we chose to invest in our Juniper Ridge home. When we asked our realtor prior to purchase, we were told those lots would have no more than 50 units and only include townhomes.

Lot 56:
Changing from the 26 allowed units to 80 would not only be an eye sore to the community, it deeply concerns me from several safety standpoints.
Holscher is one lane in each direction. Increasing the amount of cars coming and going while assuming more cars will be parked on the road is a problem as many children, including our own, ride their bikes and play outside. Additionally, there is little to no room for parking. Where will the guests of these individuals park? The increased traffic is exactly what we didn't want. The traffic which would come from 26 units is doable; 80 is beyond ridiculous.
Allowing so many cars on such small parcels of land is not only dismissing community safety but is incredibly inconsiderate to the homeowners who chose to build across the street. We, all, built our homes, our investment, with the zoning plans set forth for that land in mind. That said, I don't care what the has developer says about property values, they will go down. Would you spend a large amount of money to buy a house looking directly at that chaos? No, you wouldn't. So why would you permit that to happen to someone else? If you wouldn't do this to the lot next to your house, don't do it to ours. Parking, traffic, the amount of people, property value, etc. all need to be considered.

Lots 57 and 58:
Along the lines of lot 56, lots 57 and 58 area app seeking to increase units which also was not in the ten year plan. Jamming more onto those lots will not only be an eyesore, this would greatly increase the traffic on Holscher and the presence of parked cars. This is not safe for the amount of children who do bike around the neighborhood.

Additionally, all of these new units/buildings need to complement the existing neighborhoods which both have HOAs regulating what can and cannot be done. Those structures need to meet or exceed ours and be kept to the existing guidelines of 3-4 unit dwellings.

We moved to McFarland with the promise of strong schools and a caring community which looks out for each other. Allowing changes to these lots which will negatively impact our families, neighborhood, daily living, and property value is the complete opposite of a caring community. Why would people want to move to the future planned areas of McFarland if they can't trust the zoning in place when making their large investment?

I urge you to listen to the people who live here, the people who will be here after that developer has left you with a potential mess and broken our faith in you.

Thank you for your time.

Lisa and Jonathan Crane
813.463.3499
LLindsey7301@gmail.com

"Nothing great was ever achieved without enthusiasm." Ralph Waldo Emerson

From:	Matt Schuenke
To:	Sandy McNamee
Cc:	Andrew Bremer; Karen Knoll
Subject:	RE: R-3 LET IT BE!
Date:	Monday, June 15, 2020 8:46:38 AM

Sandy,

Thank you for your email. For your background, I also wanted to provide information on the project. More information about both projects can be found through this link to the meeting packet for tonight. This project has a Public Hearing tonight under 4(b) for Lot 56. More information about the development itself can be found under 5(d) for Lot 56.

We will share your comments also with the Plan Commission as part of the public hearing for their meeting tonight.

Let me know if you have any further questions.

Thanks,
Matt

Matthew G. Schuenke
Village Administrator
Village of McFarland

Bcc: Village Board

From: Sandy McNamee <sandyjoemcnamee@gmail.com>
Sent: Sunday, June 14, 2020 8:07 PM
To: Brad Czebotar <Brad.Czebotar@mcfarland.wi.us>; Carolyn Clow <Carolyn.Clow@mcfarland.wi.us>; Eric Kryzenske <Eric.Kryzenske@mcfarland.wi.us>; Justin Rupert <justin.rupert@mcfarland.wi.us>; Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>; Mike Flaherty <mike.flaherty@mcfarland.wi.us>
Subject: R-3 LET IT BE!

I am opposed to the rezoning of lot 56 at the corner of Holscher Rd & Broadhead St. from R-3 to PDD-GP.

From:	Aaron Suminski
To:	Brad Czebotar; Justin Rupert
Cc:	Andrew Bremer; Carolyn Clow; Mike Flaherty; Eric Kryzenske; Stephanie Brassington; Clair Utter
Subject:	Rezoning and Conditional Use of Prairie Place Lots 56-58
Date:	Monday, June 15, 2020 12:00:40 AM

Members of the Plan Commission and Village Board.

My name is Aaron Suminski and I am a 4 year resident of our wonderful village living at 6075 Pine Ridge Way. I am writing to voice my concern regarding the proposed development for Prairie Place Lots 56-58 that the Plan Commission will be considering on June 15, 2020. After reviewing the proposals of the developers that are contained in the public record, I am concerned that the planned developments for these parcels are neither consistent with the wording nor the spirit of the village's Comprehensive Plan.

Lots 56 - 58 contain a total of 5.5 acres and are currently zoned R-3 which permits up to 8 units/acre for a total of 44 units. The current proposals before the Plan Commission propose a total development of 111 units, a 250% percent increase. I am concerned that this large increase in the density of housing will negatively affect the community in the following 5 ways:

1. Property values of neighboring parcels may decrease due to the density of the housing density proposed.
2. Emergency services in the Village are understaffed for current population levels. For example, the recently completed public safety analysis, which did not take this zoning change into account, stated a need for an additional four full-time police officers and six to nine full-time fire rescue staff members.
3. Increased vehicular traffic and a possible decrease in pedestrian safety are also areas of concern as students walk and bike to school from the surrounding neighborhoods.
4. Rapid growth of the village and the influx of young families has burdened the capacity of McFarland schools. These unplanned increases in unit density will only serve to exacerbate this situation.
5. The increased density is unnecessary given developments already approved or being considered by the Plan Commistion. For example, Urso Brothers, LLC is planning to build 64 units on the corner of Elvehjem and Hwy AB, and Veridian Homes plans to add 117 units next to the current Tuscobia Trails subdivision outwards towards Hwy AB. Beyond these two developments, Skaalen Village also plans to build additional 55+ apartment complexes further east off Hwy MN.

These factors aside the Sec 62-111 of the Village Ordinaces directs the Plan Commission to not approve conditional use and by extension rezoning if certain conditions are not met (i.e. the use does not endanger public safety or impair the values or enjoyment of other properties in the neighborhood). In my view, the current proposals before the commission do not meet this burden as they provide no justification or data to support their assertions.

In closing, I am not opposed to development of Prairie Place lots 56-58, but would like to see a development that is consistent with the Village Comprehensive Plan and the current zoning of the parcels.

Respectfully,

Aaron Suminski

June 11, 2020

Cassandra Suettinger, Village Clerk/Treasurer
Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558

Subject; Public comment for Village Board Plan Commission meeting on June 15, 2020
Regarding: Prairie Place Lots 56, 57, and 58

Dear Village Plan Commission,

Our family has lived in McFarland for nearly thirty years and we know this area very well. Currently we live at 5521 Holscher Rd. This is our third new home construction in McFarland. We feel Village officials have always valued resident opinions and they are conscientious regarding McFarland growth. We researched prior to building our current home on Holscher Rd and are aware the above-mentioned lots were zoned multi-family, so that is not an issue. The concern we have is the high-density volume of potential units that these developments will bring along with an overwhelming amount of traffic and various safety issues. We would like the number of units decreased for safety and also construction limited to no more than two story buildings so that the units blend in with the surrounding existing neighborhoods.

We were informed by a community resident of the Planning Commission meeting for June 15, 2020 with discussion of property development. The properties being referred to specifically are the Prairie Place lots 56, 57, and 58, which appear to be separate developments, but our concern encompasses the entirety of the proposed project developments. It would have been a courtesy to be informed by the Village of the proposal of property development that may have an impact on our neighborhood. Impacts on safety, high density population expansion, and possibly property values.

The total number of the units proposed will result in a dangerous increase in public safety for this area. The intersection of Broadhead and Holscher Rd is already becoming an issue with increased vehicle and pedestrian cross traffic. The volume of pedestrian & bike traffic has increased due to the housing developments and fabulous walking/biking paths on the east side of the village. These projects along with the Village proposed Police/Fire safety building – which by itself - will bring a high increase of additional traffic to this intersection. Parking on Holscher Rd for the proposed developments may also present a hazard for vehicle and bicycle traffic. Additionally, there is the new school district baseball fields which will increase traffic issues to this area.

We are also concerned that the residential projects are also multi-story buildings which will not aesthetically match any of the surrounding residential housing. Possibly the high density, multi-story, buildings could affect the surrounding property values.

We appreciate you time and consideration.

Respectfully submitted,

Mike and Judy Catterall
5521 Holscher Rd
McFarland, WI 53558
608-838-8772

From: Camille Danielson <camille@nathandanielson.com>
Sent: Monday, June 15, 2020 9:12 AM
Subject: Lot rezoning - please vote against this change

Good morning, Please do not approve rezoning of Lot 56 of Prairie Place, located at the Northeast corner of Holscher Rd and MN as well as Lots 57 and 58, just south of Lot 56 on the east side of Holscher Rd. These lots are on the edge of wetlands and should NOT have larger buildings than already planned put on them. There is not sufficient parking or traffic infrastructure for such large buildings in this area. In addition this is such a nice small village with so much green space and this does not fit in with that vision. Please consider leaving the plans as they already were for this area. Thank you, Camille Danielson

From: jerry dietzel
To: Andrew Bremer
Subject: Lots 56, 57,and 58 Proposed Development
Date: Monday, June 15, 2020 9:53:08 AM

Hi Andrew,
We are writing to express our concerns over the proposed developments on lots 56, 57 and 58. Our understanding is that these lots are currently zoned R-3 which entails certain requirements as to density, height, size and such. For lot 56 the request is for the lot to be rezoned to allow for a higher density and larger scale buildings to be constructed. For lots 57 and 58 there is not a request for rezoning but rather a request for a conditional use permit to allow for higher density.
We have lived in McFarland for over 30 years with the last 20 or more living on Chestnut Lane. At the time we built our Chestnut Lane home we knew eventually there would be some sort of residential structures being built across Holscher Road. At the time we were told by our developer that while he wasn't sure what would be built there but most likely they would be over age 55 residential structures. At the time we assumed that they would be built in accordance with the zoning requirements. Per the Villages Comprehensive Plan which is a well thought out, collaborated and studied process this area was zoned R-3.
Our biggest issue with the proposals is that after members of the community made the decision to either move to McFarland or build their 2nd McFarland homes to accommodate their growing families based partially on the current zoning maps, these zoning maps are being requested to be altered.
Other issues are the density of residents in this small area, the impact on property values of neighboring residents, dangerously increasing traffic, and structures not fitting in with the surrounding single residents homes,
Thanks for considering this,

Jerry and Susan Dietzel
5605 Chestnut Lane

From: Angela Eilbes
To: Andrew Bremer
Subject: opposed to rezoning lots
Date: Monday, June 15, 2020 10:57:06 AM

My name is Angela Eilbes and I am opposed to the re-zoning of lots 56, 57, 58 at the corner of Holscher and Broadhead. I have purchased a home in the past year and purchased being told that the area there would be zoned for 43 units. I want to keep that plan that is part of the comprehensive plan for the village of McFarland. To increase to almost 120 units is tripling the density and something that makes me concerned for the traffic and parking for my neighborhood, as well as for those pedestrians that need to walk at that intersection.

Thank you for your time in this manner.

Angela Eilbes

From:	Allison Jackson
To:	Andrew Bremer; Brad Czebotar; Justin Rupert
Cc:	Zach Barton
Subject:	LOT 56, 57, 58
Date:	Monday, June 15, 2020 8:23:48 AM

Good morning,

I am writing each of you on behalf of my husband and myself, we both reside in the prairie place subdivision. We have learned about that the village is considering changing the zoning for lots 56-58 of Prairie plan. We are asking that the planning commission continue the original comprehensive plan and maintain these lots as R3 zoning. Below are our rationales:

1. We moved to McFarland for the “small town” feel and life. This proposal makes McFarland very similar to Madison.
2. Traffic- Holscher Rd already experienced heavy traffic. This proposal should be rejected so the intersection of Holscher and MN can remain safe.
3. This proposal goes against the original comprehensive plan, which was created only 3 years ago.
4. This proposal would disrupt the wildlife in the wetlands of Prairie Place.
5. The McFarland schools are already overwhelmed and adding 111 units would create greater over population.
6. If this proposal is approved, it would reflect spot zoning, serving the greater good of Gannon Company and the builders while hindering the community and the people residing near these lots. If this is the case, my husband and I will sell our “dream home” and find a community that maintains its integrity even when offered a deal that might provide monetary gain.

Allison Barton, MSN, PMHNP
Zachary Barton, Deputy, Dane County Sheriff's Office

From:	Katie Meyer
To:	Justin Rupert; Andrew Bremer; Brad Czebotar; Carolyn Clow; Mike Flaherty; Eric Kryzenske; Matt Schuenke; Clair Utter
Subject:	Prairie Place lots 56-58 rezoning opposition
Date:	Monday, June 15, 2020 9:38:52 AM

Good Morning,

I am writing today to express opposition to the proposed rezoning of lots 56-58 in the Prairie Place subdivision. With degrees in urban planning (B.A) and urban studies (M.S), I know how much research, science, and expertise goes in to the development of a comprehensive plan; the request by the developers flies in the face of the work put into the comprehensive plan to ensure the quality of life for McFarland residents is kept at the fore, and instead prioritizes their own profits. Reviewing the proposals, the developers have included some solid recommendations and plans that could greatly enrich this part of McFarland, if only would scale it back to be consistent with the R3 zoning requirements.

Thank you for your time in considering my concerns, which are shared throughout the Juniper Ridge/Prairie Place neighborhoods. We trust our voices will be included in the conversations regarding this development.

I cannot find email addresses for all who will be voting on this tonight, and would greatly appreciate your sharing of these concerns with all citizen members of the committee.

In gratitude,

--
Katie G. Meyer

From:	Jamie Plourde
To:	Brad Czebotar; Justin Rupert; Andrew Bremer; Carolyn Clow; Mike Flaherty; Eric Kryzenske; Matt Schuenke; Clair Utter
Subject:	Rezoning proposal for lot 56; Conditional Use Permits for lots 57 and 58
Date:	Monday, June 15, 2020 11:41:34 AM

Good Morning,

I am reaching out in regards to the proposed rezoning of lot 56 and Conditional Use Permits requested for lots 57 and 58.

My husband and I have been part of the McFarland community for 16 years. We lived in Secret Places for 15 years and last fall purchased a lot in "McFarland proper" at the SW end of Shooting Star Ct – the closest Prairie Place home to the lots under discussion. We have two young children in the school district who attend CEPS and WIS.

We are very opposed to the two proposals impacting lots 56, 57, and 58. In addition to the number of logical points compiled in the collective petition (controlled village growth, impact on resources, traffic, etc.), we relied, as did several other community members, upon the current R3 zoning plan when deciding to invest in this area less than a year ago. A dense development, especially a three-story apartment building, doesn't belong on that corner. It simply doesn't fit into the landscape and aesthetics of the surrounding area and goes against the 2017 Comprehensive Plan. We and other residents are not opposed to development, be it townhomes or other housing; we are opposed to increasing the density of development beyond the 2017 Comprehensive Plan's 8 units per acre slated for those lots.

We are also concerned about the impact these proposed changes will have on the health and stability of the protected wetland and retention ponds adjacent to those properties, and ultimately the flooding risk for homes that back up to the wetland. Developments more dense than the current R3 unit allowances may result in more stormwater runoff and surges than the wetland and retention ponds can handle.

Thanks so much for your consideration of the community's voice in this matter.

Jamie Plourde

6021 Shooting Star Ct.

McFarland, WI

From: Irina Shpigelman <ishpigelman@gmail.com>
Sent: Sunday, June 14, 2020 10:09 PM
To: Brad Czebotar <Brad.Czebotar@mcfarland.wi.us>; Justin Rupert <justin.rupert@mcfarland.wi.us>; Andrew Bremer <andrew.bremer@mcfarland.wi.us>; Carolyn Clow <Carolyn.Clow@mcfarland.wi.us>; Mike Flaherty <mike.flaherty@mcfarland.wi.us>; Eric Kryzenske <Eric.Kryzenske@mcfarland.wi.us>; Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>; Clair Utter <Clair.Utter@mcfarland.wi.us>
Cc: Mike Stolyarov <shtoss@gmail.com>
Subject: Please say NO to rezoning

Good evening,

I'm writing this email to ask you to please say NO to rezoning of the lots 56-58.

We just moved to Juniper Ridge neighborhood from living on the East side of Madison. We h8ave three school age children. One of the main reasons we chose this area is because we wanted to get away from the noise, traffic and crime surrounding our old neighborhood that was a mixed neighborhood where apartments were built right next to the single family homes.

We fell in love with McFarland and quiet life in Juniper Ridge. We are heart-broken to find out that there is a proposal for building a large apartment complex right next to our neighborhood! It's going to negatively affect our neighborhood, increase traffic on Holscher, making it less safe for kids to ride their bikes and walk to school. Juniper Ridge neighborhood has rather expensive homes (location is a big part of the price we paid for those homes), and our house values will go down because of the apartment building being built right by us. We worry about what it will do to safety in our neighborhood. There is a huge difference between homeowner and renter mentality.

We've seen this happen in so many neighborhoods already (The Meadowlands where we lived for 14 years, Grandview Commons right to name a few on the East side of Madison). Please don't repeat the mistakes that City of Madison made.

Clearly land owner and developer have a lot to gain by pushing for rezoning. And McFarland residents will be stuck with the negative affects of the change. Once it's done, it can't be taken back and easily fixed. Please protect our beautiful neighborhood that we've been so excited to call our home!

Sincerely,

Irina Shpigelman
Mike Stolyarov
6177 E Red Oak Trail,
McFarland, WI

From:	Chris St. Clair
To:	Brad Czebotar; Justin Rupert; Andrew Bremer; Carolyn Clow; Mike Flaherty; Eric Kryzenske; Matt Schuenke; Clair Utter
Subject:	Hearing on Proposals for Lots 57/58 and Lot 56 of Prairie Place Development
Date:	Monday, June 15, 2020 9:24:36 AM

Village Board and Plan Commission Members,

I am emailing you all today to convey my feelings towards the currently proposed developments on the lots mentioned in the subject of this email – Lots 57/58 and Lot 56 of Prairie Place.

It is my feeling, and the feeling of many residents of the neighboring developments that the proposed developments do not fit with the village's comprehensive plan. Furthermore, the development on lots 57/58 has not included input from the residents of the area. I intend to be present at the meeting and have points to speak to regarding the proposals on both lots.

I live at 5602 Holscher Rd, directly across the street and adjacent from the proposals in question. I am one of 3 households directly across the street from the proposed developments. I am voicing my disapproval and as such this should be greater than the 20% minimum required to obtain a more significant majority of 75%.

Regards,

Christopher St Clair
5602 Holscher Rd
608-886-2696

The village mission statement is as follows:
MISSION STATEMENT With direction encouraged from an engaged citizenry, Village elected officials and employees will maintain and enhance the quality of life of the community by delivering quality services in an efficient and accountable manner and by providing an orderly, unbiased system of government that is transparent and accessible. To create and sustain a high level of confidence in Village government, we pledge to function with: professional integrity; fiscal responsibility; open communications; environmental sustainability; sensitivity to the values of each individual; full cooperation in achieving the priority goals determined by the community.

Sent from Mail for Windows 10

From:	Katie Wagner
To:	Katie Wagner
Cc:	Andrew Bremer; Brad Czebotar; Carolyn Clow; Clair Utter; Eric Kryzenske; Justin Rupert; Matt Schuenke; Mike Flaherty
Subject:	Opposition of Rezoning Lots 56-58
Date:	Monday, June 15, 2020 10:12:03 AM

Hello,

I am writing today to express opposition to the proposed rezoning of lots 56-58 in the Prairie Place subdivision. I strongly feel that this rezoning request represents a significant alteration to the character of the village and clearly goes against the comprehensive plan set forth by the planning commission in 2017.

Thank you for your time in considering my concerns, which are shared throughout the Juniper Ridge/Prairie Place neighborhoods. We trust our voices will be included in the conversations regarding this development.

I cannot find email addresses for all who will be voting on this tonight, and would greatly appreciate your sharing of these concerns with all citizen members of the committee.

In gratitude,
Katie Wagner

From: Schkirkie,Jacob
To: Community Development; Brad Czebotar
Subject: Holscher Rd & Broadhead street
Date: Monday, June 15, 2020 10:54:04 AM

Plan Commission,

I am writing in review of the Village Notice of the rezoning at the intersection of Holscher Rd and Broadhead street:

I am very concerned about the rezoning request at this location. For this area of town, I feel this is not a good fit for many reasons:

- Traffic: Traffic on Holscher Rd is already a very busy residential street at all times of the day. This street has many runners, bikers, walkers and families using the biking lanes and sidewalks. With increased vehicle traffic to this proposed rezoning, pedestrian safety must be a concern. This single-two way street, will be pushed beyond its limits.
    - the area south of this proposed rezoning, is also set to expand. A potential fire station across the street, a new proposed Veridian project (Rosewood Fields), and a proposed Urso 55+ and older development will all lead to even more traffic using Holscher Rd.
- The intersection of Holscher Rd & Broadhead is already a very busy intersection. And with a proposed multi-level project proposed, visibility would be a concern to crossing traffic.

I am not opposed to new development in Mcfarland, but building a multi-level and use complex at this location, seems to not fit the vision for this site. The size of this location was originally zoned for a reason, let's not go beyond its limits.

I believe it is wise to slow up, take a step back, and take a deep look at the fast pace McFarland is growing.

Jacob Schkirkie
6076 Praire wood dr
Mcfarland

Over 40 Brands. Nearly 40,000 Vehicles.
http://PenskeCars.com

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2555 Telegraph Road, Bloomfield Hills, MI 48302.

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From: Lynn Zima <zeename@hotmail.com>
Sent: Monday, June 8, 2020 10:31 PM
To: Brad Czebotar <Brad.Czebotar@mcfarland.wi.us>
Subject: Proposed Re-zoning/development of Lots 56/57/58

Mr. Czebotar:
I live on the corner of Holscher Rd and Broadhead(MN) in the 55+ condominium project.
I strongly object to the proposal being considered to enable increased density in a small area but building a 3-story apartment complex in addition to numerous other rental structures.
With the addition of emergency services and municipal court to this residential area, the noise, traffic, and safety are going to change dramatically the nature of village-living, which is what brought us to the Village in the first place.

Living right on the corner, we have easy observation day and night of foot/bike/vehicle traffic.
Cars speed up before they hit the intersection as they head out of town on Brodhead, or are coming into town 45-50 and through that intersection way over 25mpg.
I am VERY concerned about increasing the density of these lots beyond the current proposal of approximately 42 units because that density will turn this intersection even more dangerous.
The noise from both the emergency services building and 80+ units and more cars than there will be parking spaces will change this area of residential living to many areas in Madison.

Please do not allow the zoning change to accommodate one or two people, or even a handful, to benefit on the backs of the safety of many.

Lynn Zima
5792 Prairie Stone Dr.
608) 223-0248

Village of McFarland
Community Development Department
PO Box 110
McFarland, WI 53558

June 4, 2020

Re: Urso Bros. LLC for 3408 & 3418 Elvehjem Road
Re: Northpointe and CF Investments Lots 56-58

Please do not change the zoning of lots in question to alter the plan for McFarland's future.

My family and I moved to the area in December 2018. We thankfully found an off-season vacation rental while we built our home at 5060 Frost Aster Court. We had our pick of several states, and the Madison area 'won' as the best place to raise our children.

We specifically chose McFarland because there is a plan in place that makes sense for the present and future. Additionally, the people we have spoken to for assistance with schooling, building, etc. have always been courteous and kind. Randomly stopping in a store and going around the neighborhood, I always felt welcome.

I researched several areas before uprooting our family and agree with the vision seen throughout the Terminal and Triangle District Plan. There is a lot of information provided on the website to get a sense of what those passionate about McFarland envision for the future. Within that plan is a provision for apartments above street-level shops. We think that would be ideal and make far more sense for McFarland's future.

As far as building apartments, condos, townhomes, etc. we feel there needs to be more housing, but the plan needs to fit within the village's overall vision. Having a high-density apartment complex does not make sense. There are enough of those around the area. Having condos, townhomes, and detached homes will benefit McFarland if it fits within the zoned area as originally intended.

Although I looked at over 80 homes with our real estate agent, none were in McFarland. It was impossible to find a 4+ bedroom, 4+ bathroom, 3500+ sq. ft. home in McFarland last winter so we ended up building one. We could not even find a home on a large enough lot to renovate an existing home. There were a couple that came on the market during our search, but it was a 'formality' as they would be gone before we had a chance to even look.

There are hundreds of homes for sale in the Madison area, always. McFarland is a very desirable place to be, we do not see a need to alter zoning plans for a developer to put in high density housing.

Sincerely,

Elizabeth Reiser-Loehr

Andrew Bremer

From: Megan Sonntag Brown <sonntagbrown@gmail.com>
Sent: Tuesday, June 9, 2020 4:27 PM
To: Andrew Bremer; Brad Czebotar; Justin Rupert; Carolyn Clow; Stephanie Brassington; Mike Flaherty; Eric Kryzenske; Clair Utter
Subject: Vote "no" to proposals for Lots 56-58

Hello,

I am writing to you today to voice my strong opposition to the zoning changes proposed for Lots 56-58 in McFarland, and in particular the zoning change for Lot 56. This is currently zoned for R-3 General Residence District, and it was made known it would be utilized for multi-family homes. This zoning designates a maximum building height (35 ft), maximum lot coverage (60%), minimum lot size (2,500 sq. ft/unit) and maximum unit size (5). As noted by the letter of intent, the proposed development for Lot 56 does not comply with or address any of these features. For instance, the three story apartment building would be over the maximum height, the average lot area/dwelling unit is listed at 1,799 sq. ft., and the lot coverage would be 70%.

If a zoning change were allowed to accommodate this proposal, it would go against the village's comprehensive plan that encourages recruitment of young families, allowing higher-end multiple family housing for McFarland's workforce and elderly, including owner-occupied options (this proposal is for rental properties), and does not integrate multiple family developments, but rather isolates and concentrates them into a single small land area at the corner of a neighborhood. The land use does not allow for preservation of the natural meadow in the area, and could have severe consequences for the environmental corridor behind the development. Further, this proposed high-density housing is out of character with the area, particularly the inclusion of a 3 story large apartment complex, where single-family homes and duplexes are prominent.

In addition to this proposal going against the village's comprehensive plan, this proposal has severe negative consequences to the surrounding neighborhoods. For instance, the proposal includes only 128 parking spots for 80 units. In particular, only 62 spots are allocated for the 3 story, 62 unit 55+ housing unit. Most 55-70 year olds are still active in the workforce, and most have multiple vehicles. This parking plan, when taking into account occasional gatherings by inhabitants, is at least 50 parking spots shy of reasonable. The surface parking lot will be an eyesore, and will be taking away valuable green and recreational space which will be all but gone with so many units in place. Cars will be forced to park illegally or on the side of Broadhead or Holscher. Holscher Road is already becoming very dangerous with cars going very fast, ignoring stop signs, and large traffic volumes especially early mornings during the school years. In combination with the expanded housing proposed for Lots 57-58 with the conditional use proposal, the huge increase in traffic will make the intersection of Broadhead and Holscher untenable, unsafe, and potentially inaccessible for emergency vehicles. Holscher Road will become the major throughway for anyone going north towards Madison for highway 51 access, and the houses along that road will be dramatically impacted. The increase in density of housing proposed does not add value to the neighborhood, but will create drastic parking and traffic issues if the proposal is passed.

While I approve of the development of this area in general, and recognize the opportunity that multi-family housing gives to this area, more care needs to be taken to fit into the neighborhood plan including housing density, greenspace and traffic and parking patterns. The proposed plans will profit no one except the developer, while leading to decreased neighborhood quality and safety overall.

Please take all this into consideration, and vote “no” on any zoning changes and increased housing density to Lots 56-58.

Thank you for your time,

Megan S. Brown, PhD

6098 Pine Ridge Way

McFarland, WI

(763) 242-1804

Date: June 10, 2020

To: Village of McFarland Planning Commission Members

Re: Ordinance Rezoning of Northeast corner of Holscher Road and Broadhead Street

As a resident of Prairie Stone Condominiums whose home is located diagonally across from the location of the proposed rezoning project, I am vehemently opposed to changing the original proposal from single family to multi-family housing units.

While I would much prefer to have developed and maintain the green space presently at this location, I understand the proposed site had been designated an R-3 zoning classification. With the concern of increased traffic already a factor in this immediate area, rezoning this site to accommodate almost twice the number of units/acre (8 to 14.5) originally proposed, will generate significantly more vehicular traffic, increase the number of pedestrians (and therefore, place their safety at risk), more noise and most likely decrease property values.

On a personal note, I am amazed at the number of homes built all around here in just the last 1-2 years! The traffic decibel level has continued to rise. It has become difficult and at times, hazardous when attempting to cross Broadhead.

I expect there will be many others expressing their concern over this attempt by Gannon Construction/Northpointe Development Corp wanting to squeeze 80 units into this small parcel of land originally intended for 44 units.

Thank you,

Evan Adams
5792 Prairie Stone Dr
McFarland, WI
53885

From: Lisa Crane
Subject: Prairie Corner Lots 56, 57, 58 ISSUES
Date: Monday, June 15, 2020 12:29:58 PM

Good afternoon,

It was recently brought to our attention that lots 56, 57, and 58 on Holscher Road currently have proposals on them which were not in place when we chose to invest in our Juniper Ridge home. When we asked our realtor prior to purchase, we were told those lots would have no more than 50 units and only include townhomes.

Lot 56:
Changing from the 26 allowed units to 80 would not only be an eye sore to the community, it deeply concerns me from several safety standpoints.
Holscher is one lane in each direction. Increasing the amount of cars coming and going while assuming more cars will be parked on the road is a problem as many children, including our own, ride their bikes and play outside. Additionally, there is little to no room for parking. Where will the guests of these individuals park? The increased traffic is exactly what we didn't want. The traffic which would come from 26 units is doable; 80 is beyond ridiculous.
Allowing so many cars on such small parcels of land is not only dismissing community safety but is incredibly inconsiderate to the homeowners who chose to build across the street. We, all, built our homes, our investment, with the zoning plans set forth for that land in mind. That said, I don't care what the has developer says about property values, they will go down. Would you spend a large amount of money to buy a house looking directly at that chaos? No, you wouldn't. So why would you permit that to happen to someone else? If you wouldn't do this to the lot next to your house, don't do it to ours. Parking, traffic, the amount of people, property value, etc. all need to be considered.

Lots 57 and 58:
Along the lines of lot 56, lots 57 and 58 area app seeking to increase units which also was not in the ten year plan. Jamming more onto those lots will not only be an eyesore, this would greatly increase the traffic on Holscher and the presence of parked cars. This is not safe for the amount of children who do bike around the neighborhood.

Additionally, all of these new units/buildings need to complement the existing neighborhoods which both have HOAs regulating what can and cannot be done. Those structures need to meet or exceed ours and be kept to the existing guidelines of 3-4 unit dwellings.

We moved to McFarland with the promise of strong schools and a caring community which looks out for each other. Allowing changes to these lots which will negatively impact our families, neighborhood, daily living, and property value is the complete opposite of a caring community. Why would people want to move to the future planned areas of McFarland if they can't trust the zoning in place when making their large investment?

I urge you to listen to the people who live here, the people who will be here after that developer has left you with a potential mess and broken our faith in you.

Thank you for your time.

Lisa and Jonathan Crane
813.463.3499
LLindsey7301@gmail.com

"Nothing great was ever achieved without enthusiasm." Ralph Waldo Emerson

From:	Aaron Suminski
To:	Brad Czebotar; Justin Rupert
Cc:	Andrew Bremer; Carolyn Clow; Mike Flaherty; Eric Kryzenske; Stephanie Brassington; Clair Utter
Subject:	Rezoning and Conditional Use of Prairie Place Lots 56-58
Date:	Monday, June 15, 2020 12:00:40 AM

Members of the Plan Commission and Village Board.

My name is Aaron Suminski and I am a 4 year resident of our wonderful village living at 6075 Pine Ridge Way. I am writing to voice my concern regarding the proposed development for Prairie Place Lots 56-58 that the Plan Commission will be considering on June 15, 2020. After reviewing the proposals of the developers that are contained in the public record, I am concerned that the planned developments for these parcels are neither consistent with the wording nor the spirit of the village's Comprehensive Plan.

Lots 56 - 58 contain a total of 5.5 acres and are currently zoned R-3 which permits up to 8 units/acre for a total of 44 units. The current proposals before the Plan Commission propose a total development of 111 units, a 250% percent increase. I am concerned that this large increase in the density of housing will negatively affect the community in the following 5 ways:

1. Property values of neighboring parcels may decrease due to the density of the housing density proposed.
2. Emergency services in the Village are understaffed for current population levels. For example, the recently completed public safety analysis, which did not take this zoning change into account, stated a need for an additional four full-time police officers and six to nine full-time fire rescue staff members.
3. Increased vehicular traffic and a possible decrease in pedestrian safety are also areas of concern as students walk and bike to school from the surrounding neighborhoods.
4. Rapid growth of the village and the influx of young families has burdened the capacity of McFarland schools. These unplanned increases in unit density will only serve to exacerbate this situation.
5. The increased density is unnecessary given developments already approved or being considered by the Plan Commistion. For example, Urso Brothers, LLC is planning to build 64 units on the corner of Elvehjem and Hwy AB, and Veridian Homes plans to add 117 units next to the current Tuscobia Trails subdivision outwards towards Hwy AB. Beyond these two developments, Skaalen Village also plans to build additional 55+ apartment complexes further east off Hwy MN.

These factors aside the Sec 62-111 of the Village Ordinaces directs the Plan Commission to not approve conditional use and by extension rezoning if certain conditions are not met (i.e. the use does not endanger public safety or impair the values or enjoyment of other properties in the neighborhood). In my view, the current proposals before the commission do not meet this burden as they provide no justification or data to support their assertions.

In closing, I am not opposed to development of Prairie Place lots 56-58, but would like to see a development that is consistent with the Village Comprehensive Plan and the current zoning of the parcels.

Respectfully,

Aaron Suminski

June 11, 2020

Cassandra Suettinger, Village Clerk/Treasurer
Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558

Subject; Public comment for Village Board Plan Commission meeting on June 15, 2020
Regarding: Prairie Place Lots 56, 57, and 58

Dear Village Plan Commission,

Our family has lived in McFarland for nearly thirty years and we know this area very well. Currently we live at 5521 Holscher Rd. This is our third new home construction in McFarland. We feel Village officials have always valued resident opinions and they are conscientious regarding McFarland growth. We researched prior to building our current home on Holscher Rd and are aware the above-mentioned lots were zoned multi-family, so that is not an issue. The concern we have is the high-density volume of potential units that these developments will bring along with an overwhelming amount of traffic and various safety issues. We would like the number of units decreased for safety and also construction limited to no more than two story buildings so that the units blend in with the surrounding existing neighborhoods.

We were informed by a community resident of the Planning Commission meeting for June 15, 2020 with discussion of property development. The properties being referred to specifically are the Prairie Place lots 56, 57, and 58, which appear to be separate developments, but our concern encompasses the entirety of the proposed project developments. It would have been a courtesy to be informed by the Village of the proposal of property development that may have an impact on our neighborhood. Impacts on safety, high density population expansion, and possibly property values.

The total number of the units proposed will result in a dangerous increase in public safety for this area. The intersection of Broadhead and Holscher Rd is already becoming an issue with increased vehicle and pedestrian cross traffic. The volume of pedestrian & bike traffic has increased due to the housing developments and fabulous walking/biking paths on the east side of the village. These projects along with the Village proposed Police/Fire safety building – which by itself - will bring a high increase of additional traffic to this intersection. Parking on Holscher Rd for the proposed developments may also present a hazard for vehicle and bicycle traffic. Additionally, there is the new school district baseball fields which will increase traffic issues to this area.

We are also concerned that the residential projects are also multi-story buildings which will not aesthetically match any of the surrounding residential housing. Possibly the high density, multi-story, buildings could affect the surrounding property values.

We appreciate you time and consideration.

Respectfully submitted,

Mike and Judy Catterall
5521 Holscher Rd
McFarland, WI 53558
608-838-8772

From: Camille Danielson <camille@nathandanielson.com>
Sent: Monday, June 15, 2020 9:12 AM
Subject: Lot rezoning - please vote against this change

Good morning, Please do not approve rezoning of Lot 56 of Prairie Place, located at the Northeast corner of Holscher Rd and MN as well as Lots 57 and 58, just south of Lot 56 on the east side of Holscher Rd. These lots are on the edge of wetlands and should NOT have larger buildings than already planned put on them. There is not sufficient parking or traffic infrastructure for such large buildings in this area. In addition this is such a nice small village with so much green space and this does not fit in with that vision. Please consider leaving the plans as they already were for this area. Thank you, Camille Danielson

From: jerry dietzel
To: Andrew Bremer
Subject: Lots 56, 57,and 58 Proposed Development
Date: Monday, June 15, 2020 9:53:08 AM

Hi Andrew,
We are writing to express our concerns over the proposed developments on lots 56, 57 and 58. Our understanding is that these lots are currently zoned R-3 which entails certain requirements as to density, height, size and such. For lot 56 the request is for the lot to be rezoned to allow for a higher density and larger scale buildings to be constructed. For lots 57 and 58 there is not a request for rezoning but rather a request for a conditional use permit to allow for higher density.
We have lived in McFarland for over 30 years with the last 20 or more living on Chestnut Lane. At the time we built our Chestnut Lane home we knew eventually there would be some sort of residential structures being built across Holscher Road. At the time we were told by our developer that while he wasn't sure what would be built there but most likely they would be over age 55 residential structures. At the time we assumed that they would be built in accordance with the zoning requirements. Per the Villages Comprehensive Plan which is a well thought out, collaborated and studied process this area was zoned R-3.
Our biggest issue with the proposals is that after members of the community made the decision to either move to McFarland or build their 2nd McFarland homes to accommodate their growing families based partially on the current zoning maps, these zoning maps are being requested to be altered.
Other issues are the density of residents in this small area, the impact on property values of neighboring residents, dangerously increasing traffic, and structures not fitting in with the surrounding single residents homes,
Thanks for considering this,

Jerry and Susan Dietzel
5605 Chestnut Lane

From: Angela Eilbes
To: Andrew Bremer
Subject: opposed to rezoning lots
Date: Monday, June 15, 2020 10:57:06 AM

My name is Angela Eilbes and I am opposed to the re-zoning of lots 56, 57, 58 at the corner of Holscher and Broadhead. I have purchased a home in the past year and purchased being told that the area there would be zoned for 43 units. I want to keep that plan that is part of the comprehensive plan for the village of McFarland. To increase to almost 120 units is tripling the density and something that makes me concerned for the traffic and parking for my neighborhood, as well as for those pedestrians that need to walk at that intersection.

Thank you for your time in this manner.

Angela Eilbes

From:	Katie Meyer
To:	Justin Rupert; Andrew Bremer; Brad Czebotar; Carolyn Clow; Mike Flaherty; Eric Kryzenske; Matt Schuenke; Clair Utter
Subject:	Prairie Place lots 56-58 rezoning opposition
Date:	Monday, June 15, 2020 9:38:52 AM

Good Morning,

I am writing today to express opposition to the proposed rezoning of lots 56-58 in the Prairie Place subdivision. With degrees in urban planning (B.A) and urban studies (M.S), I know how much research, science, and expertise goes in to the development of a comprehensive plan; the request by the developers flies in the face of the work put into the comprehensive plan to ensure the quality of life for McFarland residents is kept at the fore, and instead prioritizes their own profits. Reviewing the proposals, the developers have included some solid recommendations and plans that could greatly enrich this part of McFarland, if only would scale it back to be consistent with the R3 zoning requirements.

Thank you for your time in considering my concerns, which are shared throughout the Juniper Ridge/Prairie Place neighborhoods. We trust our voices will be included in the conversations regarding this development.

I cannot find email addresses for all who will be voting on this tonight, and would greatly appreciate your sharing of these concerns with all citizen members of the committee.

In gratitude,

--
Katie G. Meyer

From:	Jamie Plourde
To:	Brad Czebotar; Justin Rupert; Andrew Bremer; Carolyn Clow; Mike Flaherty; Eric Kryzenske; Matt Schuenke; Clair Utter
Subject:	Rezoning proposal for lot 56; Conditional Use Permits for lots 57 and 58
Date:	Monday, June 15, 2020 11:41:34 AM

Good Morning,

I am reaching out in regards to the proposed rezoning of lot 56 and Conditional Use Permits requested for lots 57 and 58.

My husband and I have been part of the McFarland community for 16 years. We lived in Secret Places for 15 years and last fall purchased a lot in "McFarland proper" at the SW end of Shooting Star Ct – the closest Prairie Place home to the lots under discussion. We have two young children in the school district who attend CEPS and WIS.

We are very opposed to the two proposals impacting lots 56, 57, and 58. In addition to the number of logical points compiled in the collective petition (controlled village growth, impact on resources, traffic, etc.), we relied, as did several other community members, upon the current R3 zoning plan when deciding to invest in this area less than a year ago. A dense development, especially a three-story apartment building, doesn't belong on that corner. It simply doesn't fit into the landscape and aesthetics of the surrounding area and goes against the 2017 Comprehensive Plan. We and other residents are not opposed to development, be it townhomes or other housing; we are opposed to increasing the density of development beyond the 2017 Comprehensive Plan's 8 units per acre slated for those lots.

We are also concerned about the impact these proposed changes will have on the health and stability of the protected wetland and retention ponds adjacent to those properties, and ultimately the flooding risk for homes that back up to the wetland. Developments more dense than the current R3 unit allowances may result in more stormwater runoff and surges than the wetland and retention ponds can handle.

Thanks so much for your consideration of the community's voice in this matter.

Jamie Plourde

6021 Shooting Star Ct.

McFarland, WI

From: Irina Shpigelman <ishpigelman@gmail.com>
Sent: Sunday, June 14, 2020 10:09 PM
To: Brad Czebotar <Brad.Czebotar@mcfarland.wi.us>; Justin Rupert <justin.rupert@mcfarland.wi.us>; Andrew Bremer <andrew.bremer@mcfarland.wi.us>; Carolyn Clow <Carolyn.Clow@mcfarland.wi.us>; Mike Flaherty <mike.flaherty@mcfarland.wi.us>; Eric Kryzenske <Eric.Kryzenske@mcfarland.wi.us>; Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>; Clair Utter <Clair.Utter@mcfarland.wi.us>
Cc: Mike Stolyarov <shtoss@gmail.com>
Subject: Please say NO to rezoning

Good evening,

I'm writing this email to ask you to please say NO to rezoning of the lots 56-58.

We just moved to Juniper Ridge neighborhood from living on the East side of Madison. We h8ave three school age children. One of the main reasons we chose this area is because we wanted to get away from the noise, traffic and crime surrounding our old neighborhood that was a mixed neighborhood where apartments were built right next to the single family homes.

We fell in love with McFarland and quiet life in Juniper Ridge. We are heart-broken to find out that there is a proposal for building a large apartment complex right next to our neighborhood! It's going to negatively affect our neighborhood, increase traffic on Holscher, making it less safe for kids to ride their bikes and walk to school. Juniper Ridge neighborhood has rather expensive homes (location is a big part of the price we paid for those homes), and our house values will go down because of the apartment building being built right by us. We worry about what it will do to safety in our neighborhood. There is a huge difference between homeowner and renter mentality.

We've seen this happen in so many neighborhoods already (The Meadowlands where we lived for 14 years, Grandview Commons right to name a few on the East side of Madison). Please don't repeat the mistakes that City of Madison made.

Clearly land owner and developer have a lot to gain by pushing for rezoning. And McFarland residents will be stuck with the negative affects of the change. Once it's done, it can't be taken back and easily fixed. Please protect our beautiful neighborhood that we've been so excited to call our home!

Sincerely,

Irina Shpigelman
Mike Stolyarov
6177 E Red Oak Trail,
McFarland, WI

From:	Chris St. Clair
To:	Brad Czebotar; Justin Rupert; Andrew Bremer; Carolyn Clow; Mike Flaherty; Eric Kryzenske; Matt Schuenke; Clair Utter
Subject:	Hearing on Proposals for Lots 57/58 and Lot 56 of Prairie Place Development
Date:	Monday, June 15, 2020 9:24:36 AM

Village Board and Plan Commission Members,

I am emailing you all today to convey my feelings towards the currently proposed developments on the lots mentioned in the subject of this email – Lots 57/58 and Lot 56 of Prairie Place.

It is my feeling, and the feeling of many residents of the neighboring developments that the proposed developments do not fit with the village's comprehensive plan. Furthermore, the development on lots 57/58 has not included input from the residents of the area. I intend to be present at the meeting and have points to speak to regarding the proposals on both lots.

I live at 5602 Holscher Rd, directly across the street and adjacent from the proposals in question. I am one of 3 households directly across the street from the proposed developments. I am voicing my disapproval and as such this should be greater than the 20% minimum required to obtain a more significant majority of 75%.

Regards,

Christopher St Clair
5602 Holscher Rd
608-886-2696

The village mission statement is as follows:
MISSION STATEMENT With direction encouraged from an engaged citizenry, Village elected officials and employees will maintain and enhance the quality of life of the community by delivering quality services in an efficient and accountable manner and by providing an orderly, unbiased system of government that is transparent and accessible. To create and sustain a high level of confidence in Village government, we pledge to function with: professional integrity; fiscal responsibility; open communications; environmental sustainability; sensitivity to the values of each individual; full cooperation in achieving the priority goals determined by the community.

Sent from Mail for Windows 10

From:	Katie Wagner
To:	Katie Wagner
Cc:	Andrew Bremer; Brad Czebotar; Carolyn Clow; Clair Utter; Eric Kryzenske; Justin Rupert; Matt Schuenke; Mike Flaherty
Subject:	Opposition of Rezoning Lots 56-58
Date:	Monday, June 15, 2020 10:12:03 AM

Hello,

I am writing today to express opposition to the proposed rezoning of lots 56-58 in the Prairie Place subdivision. I strongly feel that this rezoning request represents a significant alteration to the character of the village and clearly goes against the comprehensive plan set forth by the planning commission in 2017.

Thank you for your time in considering my concerns, which are shared throughout the Juniper Ridge/Prairie Place neighborhoods. We trust our voices will be included in the conversations regarding this development.

I cannot find email addresses for all who will be voting on this tonight, and would greatly appreciate your sharing of these concerns with all citizen members of the committee.

In gratitude,
Katie Wagner

From:	Bridget Bell
To:	Matt Schuenke
Cc:	Andrew Bremer; Karen Knoll
Subject:	RE: Opposition to Rezoning of Lot 56 Prairie Place, McFarland
Date:	Monday, June 15, 2020 2:15:50 PM

Hello again Matt,
I would like to also voice my opposition to the conditional use permit for Lots 57 and 58 of Prairie Place, along Holscher Rd, as this conditional use effectively changes the plans from 8 units per acre to 15 per acre-almost doubling capacity. This change will have the same detrimental effects to traffic, parking, safety, the environment and our schools. This change allows for buildings not in keeping with the McFarland Comprehensive Plan of 3 and 4 unit buildings. The plan was thoughtfully arrived at and should be upheld by the leaders of our village.

Additionally, both of these proposals (for Lots 56 and for Lots 57 and 58) would have an affect on our emergency services. We do not have enough full time staff to handle the increasing demand in McFarland, and adding more residents and units in close proximity would indicate a future outlay of additional dollars for increased staffing. This would require its own approval process, and historically has not been an easy road to passage.

Thank you for sharing my opposition to the conditional use permit for Lots 57 and 58 with the board and committee.

Best,
Bridget Bell
5608 N Peninsula Way
McFarland, WI 53558

Bridget Bell
Account Director-Client Partnerships
Bridget.bell@nordicwi.com
Direct: 608.395.6986 | **O**: 608.268.6900 | **C**: 608.658.3461

From: Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>
Sent: Monday, June 15, 2020 12:22 PM
To: Bridget Bell <bridget.bell@nordicwi.com>
Cc: Andrew Bremer <andrew.bremer@mcfarland.wi.us>; Karen Knoll <Karen.Knoll@mcfarland.wi.us>
Subject: RE: Opposition to Rezoning of Lot 56 Prairie Place, McFarland

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Bridget,

Thank you for your email. For your background, I also wanted to provide information on the project. More information about the project can be found through this link to the meeting packet

for tonight. This project has a Public Hearing tonight under 4(b) for Lot 56. More information about the development itself can be found under 5(d) for Lot 56.

We will share your comments also with the Plan Commission as part of the public hearing for their meeting tonight.

Let me know if you have any further questions.

Thanks,
Matt

Matthew G. Schuenke
Village Administrator
Village of McFarland

Bcc: Village Board

From: Bridget Bell <bridget.bell@nordicwi.com>
Sent: Monday, June 15, 2020 12:15 PM
To: Brad Czebotar <Brad.Czebotar@mcfarland.wi.us>; Justin Rupert <justin.rupert@mcfarland.wi.us>; Andrew Bremer <andrew.bremer@mcfarland.wi.us>; Carolyn Clow <Carolyn.Clow@mcfarland.wi.us>; Mike Flaherty <mike.flaherty@mcfarland.wi.us>; Eric Kryzenske <Eric.Kryzenske@mcfarland.wi.us>; Matt Schuenke <Matt.Schuenke@mcfarland.wi.us>; Clair Utter <Clair.Utter@mcfarland.wi.us>
Subject: Opposition to Rezoning of Lot 56 Prairie Place, McFarland

Good morning McFarland Planning Commission and Village Board members,
My name is Bridget Bell and I am a proud McFarland citizen. I am reaching out today to express my strong opposition to the rezoning of Lot 56 in Prairie Place. The proposed rezoning is not in alignment with the McFarland Village comprehensive plan for our community. The proposal would pose unnecessary burden upon traffic, schools, parking, safety and the environment surrounding this lot.

The intersection of Broadhead and Holscher is already a safety concern with increased traffic with the further expansion of McFarland. With the upcoming developments through Veridian and Urso, this traffic impact will be increased. Rezoning of Lot 56 to add more units to that space is not the right move for our village. It is my understanding that a traffic study is planned for this area. I would caution us against approving the rezoning of lot 56 as it will only further tax the safety and traffic flow at that intersection. The traffic and safety concerns in this area are of utmost importance with the pending placement of the McFarland police and fire departments on that corner.

McFarland prides itself on excellent schools and small class sizes are a contributing factor to the quality of the education our children receive. Rezoning lot 56 in addition to the new developments forthcoming through Urso and Veridian will strain our schools and have us in a situation of looking at

increased class sizes, referendums for expansions or new schools, and further costs to taxpayers.

The proposed rezoning does not allow ample parking for the proposed 80 units, and there is valid concern of how 80 units will only utilize 128 parking spots, as most homes have 2 vehicles and drivers. This parking shortage could lead to extra street parking, which compromises safety in our Village.

The land abutting Lot 56 is protected wetland that is the habitat for several species, including herons, ducks, geese and frogs. The additional noise and pollution brought about by rezoning Lot 56 and increasing the population density of a small parcel of land could easily be to the detriment of this land, the vegetation and wildlife in the area.

Lot 56 was originally zoned as R-3, and this was in keeping with the McFarland Comprehensive Plan adopted in 2017. There is no need for large developments in McFarland creating more of a city versus village feel. We live in this community because of the close-knit, small, safe environment it affords. The additions of Juniper Ridge, Prairie Place, and the upcoming Urso and Veridian developments have and will provide a substantial tax base to the village, and any property tax income from this rezoning is minuscule in comparison. We have already seen new apartment developments in our village, along the water near Walgreens and near our high school. The current plans for Lot 56 are the right fit for our village, the rezoning is not. We risk running the families calling McFarland home out of the village if we compromise our identity.

Please pass my concerns and opposition along to the board and Planning Commission members whose emails are not readily available, as I would like to ensure that my voice reaches all those who are bound to represent our citizens.

Thank you,
Bridget Bell

Bridget Bell
Account Director-Client Partnerships
Bridget.bell@nordicwi.com
Direct: 608.395.6986 | **O**: 608.268.6900 | **C**: 608.658.3461

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From: Alyssa Buss
To: Alyssa Buss
Subject: Prairie Place Lots 57-58
Date: Monday, June 15, 2020 1:42:56 PM

Hello,

I am emailing today to voice my strong opposition to the conditional use permits for Lots 57-58 in Prairie Place.

I do not approve of changing the current village comprehensive plan in order for this corner to have a much denser population. Concerns for me include the amount of new traffic, the need to use street parking, and any negative effects it could have on our water and environment in this area.

Please consider keeping the comprehensive plan as it was originally written.

Thank you,

Alyssa Buss
6060 E Red Oak Trl

June 15, 2020

Dear Village of McFarland Planning Commission Members,

We are writing to express our strong opposition to the amendment to Ordinance No. 2020-18, the proposed rezoning of lands located at the corner of Holscher Road and Broadhead Street, described as Prairie Place LOT 56, in the Village of McFarland, from R-3 General Residence District to PDD-GP Planned Development General Plan Approved, requested by Gannon Construction, Inc. on behalf of Northpointe Development Corp.

Additionally, we are in strong opposition to the application of the conditional use permit of the lands located on Holscher Road, described as Prairie Place LOTS 57 and 58, in the Village of McFarland, requested by Gannon Construction, Inc. on behalf of CF Investments LLC.

While the local community may be unable to prevent development, that in itself will be detrimental to the area, residents in the Juniper Ridge, Prairie Place and Ridge View neighborhoods are completely opposed to the increase of multi-family housing units that will cause traffic and safety issues, create more problems with school capacity, destroy local wildlife habitat, potentially lower the property values of the existing community, and create a burden on police, fire and EMS services.

The current R-3 zoning classification allows for 8 units per acre to 14.5 units per acres on Lots 56, 57 and 58. If the zoning classification is approved from the Village's original comprehensive plan, it will mean a change from 44 total units to 80 total units, which is a 181% increase over the original plan. If the conditional use permit is approved which allows for up to 30 units per acre, it would result in a potential increase of 375%. These zoning classification changes do not coincide with the adopted 2017 Village of McFarland comprehensive plan.

In addition to this proposed increase there are also two developments planned for nearby land. Urso Brothers, LLC is planning to build 64 units on the corner of Elvehjem and Hwy AB, and Veridian Homes plans to add 117 units next to the current Tuscobia Trails subdivision outwards towards Hwy AB. Beyond these two developments, Skaalen Village also plans to build additional 55+ apartment complexes further east off Hwy MN.

Traffic and safety of pedestrians are major areas of concern. The local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic issues during critical times for the existing three neighborhoods. The traffic surge during morning rush hours will also negatively impact safety for children, since students walk and bike to school in the mornings. In general, the area traffic is continuing to increase, and heavy traffic is already common at times on Holscher Road.

McFarland schools are already pushing capacity, and the Commission should not approve an increase in multi-family dwellings that exacerbates this situation.

The Village of McFarland prides itself on being a green community, however this zoning change is attempting to remove the last remaining portion of prairie in the neighborhood to squeeze in as many housing units as possible. There will be considerably less space for natural areas if one large 3-story apartment complex is built instead of the 3 and 4 unit buildings originally desired by the Village. The large surface parking lot proposed for the apartment complex will also increase storm water runoff.

Property values are likely to go down in the area if a large apartment complex is built and additional units above the comprehensive plan are added. The housing density proposed is inconsistent with the neighborhoods developed in the area which are all single family homes.

Emergency services are already understaffed for the current Village population levels. The recently completed public safety analysis, which did not take this zoning change into account, stated a need for an additional four full-time police officers and six to nine full-time fire rescue staff members. The addition of 62 units of individuals aged 55+ is irresponsible and dangerous if the Village does not have the personnel to provide services to those older individuals.

We urge you to vote no on the proposed rezoning, and understand our opinions are shared by many who have not managed to attend the meeting. These zoning changes go against the original comprehensive plan for the Village. They are a significant change from what was planned when we purchased or built our homes in this community. The community members who decided to invest their money in McFarland and build their homes here did so based on the zoning included in the comprehensive plan.

Included with this letter is a list of Village residents who strongly oppose the zoning amendment and conditional use permits. We believe the Village of McFarland should stick to the original comprehensive plan. We support growth in our community, but it must be smart, planned and safe. The area was zoned R-3 for a reason. Changing it to accommodate a large increase in units is unsafe, unplanned, and will destroy the trust we have in our Village leaders.

Thank you for your continued service and support of our community,

466 Current Village of McFarland Residents

If you agree with the information in this petition please enter your contact information below. If there are multiple adults living in your home please fill out and submit this survey separately for each person.

Full Name	Address	Phone Number	Email
Aaron Suminski	6075 Pine Ridge Way	4147363891	biomedas@yahoo.com
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Martha Waerzeggers	6115 Tuscobia Trail	6086289089	mjtesche@hotmail.com
Martin F Croak	5601 Chestnut Lane	608-577-1087	mfcroak@gmail.com
Mary Jo Froden	6214 Wild Flower Ct.	608-228-7176	MaryJoFroden@gmail.com
Mary Washburn	6121 Shoot Star Trail, McFarland, WI 53558	6083331962	mjwashburn007@gmail.com
Matt Bottorff	5680 N Peninsula Way	6083121731	matthewjbottorff@gmail.com
Matt Morris	6105 Saunders Ct	6085137480	mmorris@greatwolf.com
Matthew Marver	5672 N. Peninsula Way	9207233054	Marver5@gmail.com
Matthew Schnell	5417 Holscher Rd	6083472679	Madcity_matt@yahoo.com
Megan Brown	6098 pine ridge way	7632421804	Sonntagbrown@gmail.com
Megan Greenwold	5363 N Peninsula way	6082790967	meganhuser@hotmail.com
Megan Kennedy	6320 Perrot Place, McFarland WI 53558	608-770-3037	Mcckennedy79@gmail.com
Megan Kraus	6024 E Red Oak Trail	608-572-3355	Meganleakraus@gmail.com
Megan Vinge	5605 Leanne Lane	(608) 575-4391	mnmsmom@charter.net
Meghann Rapp	546 Lani Lane Mcfarland	6082791909	Meghannrapp@live.com
Melissa Ann Kampmeier	6204 Renee Ct	608-590-7652	mkampmeier@hotmail.com

Melissa Bieri	5810 Smith Ridge Road	6085768928	Melissabieri@uwalumni.com
Melissa DeShong	5041 Lodgecliffe Ln McFarland, WI 53558	608-215-2047	Melissadeshong@gmail.com
Melissa Heitzman	6020 E Linden Pkwy.	6085560230	Heitzman.melissam@gmail.com
Melissa M. Kampmeier	5656 N. Peninsula Way	(608) 697-6326	m_welsh4@hotmail.com
Melissa Smith	5403 Holscher Rd McFarland, Wi 53558	608-469-7779	Elnmel5@gmail.com
Melissa Soto		8472046443	mseley12@yahoo.com
Melissa terrill	2775 tower rd	608-381-7873	Melissamterrill@gmail.com
Michael Catterall	5521 Holscher Rd	608-838-8772	mjcatt@charter.net
Michael Devine	5005 Falling Leaves Lane	608-332-8579	ironmikedevine@gmail.com
Michael Dombrowski	6010 Shooting Star Ct	608-698-6170	Mpdombrowski@uwalumni.com
Michael R Danforth	6075 E Linden Pkwy	6084440750	danforth.mike@gmail.com
Michael Schreiber	Meadow Grass Ct	6083475249	gotpittbull@gmail.com
Michael Swan	5209 Bremer Road McFarland	838-4199	swany71@msn.com
Michaela Voeck	5204 Rustic Way	608-334-1625	Mvoeck@yahoo.com
Michelle Bryant	4735 Ice Pond Drive McFarland WI 53558	920-209-2026	mrein2010@hotmail.com
Michelle D Ebert	6620 Meredith Way McFarland WI 53558		Greenviolinist@yahoo.com
Michelle Farino	6000 E. Red Oak trail	608-513-7423	Mfarino24@yahoo.com
Michelle Gille	6128 Meadowsweet Tr	608-235-3803	Michelle.gille@me.com
Mike Carmody	6053 Sugar River Lane	608-206-2829	MikeCarmody@live.com
Mike Huser	5386 North Peninsula Way	608-516-0624	Mike661980@gmail.com
Mikhail Stolyarov	6177 E Red Oak Trl McFarland WI 53558	608-358-4259	shtoss@gmail.com
Mindy Westphal	5932 Wiouwash Way	608/235-9525	Mindy.westphal@gmail.com
Miranda Glebs	6008 E Linden Pkwy		Mlacy02@gmail.com
Mitchell Wiesshoff	5478 N. Peninsula Way McFarland WI 53558	6084380443	mwiesshoff@yahoo.com
Molly Naef	5224 lodgecliffe ln	608-852-5660	Naefmolly@gmail.com
Monica M Schaller	5716 Prairie Stone Dr.	608-579-1180	ron34monica@gmail.com
Natalie Hoyos	5792 oak hollow dr, mcfarland wi		Hoyosa@gmail.com
Nathan Danielson	6140 Shooting Star Trail	9205887625	nathan@nathandanielson.com
Nicholas A Brown	6098 Pine Ridge Way	6082209281	nabrown2@gmail.com
Nicholas Ring	2714 County Road AB, McFarland, WI 53558	6082796430	nickring726@gmail.com
Nichole Van Houten	6118 Meadowsweet Trail McFarland WI 53558	586-945-0579	Nichole.vanhouten@yahoo.com
Nick Trepasso	6019 Meadow Grass Court		
Nicole Bice	6131 Shooting Star Trail, McFarland, WI 53558	608-692-3153	nicolejean_@hotmail.com

Nicole Schultz	6171 Pine Ridge Way	608-921-9656	Niki.schultz5582@gmail.com
Nicolette i Larmee-Slechta	5903 Country Walk	6082257073	Nglarmee@gmail.com
Olga Zagadasnikova	5306 Wild Cherry Ln	6084445234	Olga_zagadasnikova@yahoo.com
Pauline Stout	2457 Charmany Way	608-513-5378	
Peter Smith	5748 Prairie Stone Drive	608-838-1198	petsmith900@yahoo.com
Priscilla Riecks	6138 Meadowsweet Trail	608-576-0267	Spriecks@gmail.com
Rachel Breger	5836 Holscher Road, McFarland	2629511436	rachelabreger@gmail.com
Rachel Domask	5343 holscher rd Mcfarland wi 53558	7152815535	Radomask@uwalumni.com
Rachel Kennedy	5343 Little Bluestem Dr	6084220803	rkenne77@gmail.com
Rachel S Labeots	6002 Little Bluestem Dr	6086959503	Rachel.labeots@gmail.com
Randy King	5205 Monarda Ct	608 516 4512	rudyndi@yahoo.com
Rebecca Bottorff	5680 N Peninsula Way	920-251-8224	rebeccagbottorff@gmail.com
Rebecca Calnin	5357 Holscher Rd	608-999-1311	Rjcalnin@gmail.com
Rebecca McDermid	6070 Perrot Pl	6085133725	Rlmac@uwalumni.com
Rebekah Olson	6130 Shooting Star Trail	8052868495	rlamouria@gmail.com
Rene Soto	Holscher Rd		
Renee Kennedy	6204 Johnson St	6082455584	Reneek319@gmail.com
Renee zadra	5306 black walnut drive	6082195066	Rziezad@gmail.com
Richard Becker	5757 PRAIRIE STONE DR	608-577-2591	djbecker85@gmail.com
Rick Walsh	5909 Linden Pkwy		Rwalsh@edgewood.edu
Riley Schreiner	5119 Lodgecliffe Lane, McFarland, WI 53558	5073815818	rpschreiner3@gmail.com
Rob Kunze	5315 Valley Drive	6082063998	rkunze05@gmail.com
Robert Devous	6069 east linden parkway	3144137211	Rgdevous@gmail.com
Robert Walker	5018 Paulson Ct. Apt 2 McFarland, WI		Bwalkman@yahoo.com
Ron Thomas	5928 Prairie Wood Dr	608.438.1090	rsthomas2010@gmail. com
Ronda Bernhardt	6183 Tuscobia Trail	608-334-8335	Rondabernhardt29@gmail.com
Rose Hunt	5776 Prairie Stone Dr. McFarland, WI	262-617-4381	trhunt87@gmail.com
Ryan Anderson	6309 Hidden Farm Rd	6082133980	ryananderson_25@yahoo.com
Sadie McCaulley	2695 Tower Rd. McFarland WI	608-838-3090	samccaulley@gmail.com
Samantha Cherney	5688 N. Peninsula Way	6088524199	slcherney3@gmail.com
Sandra Avilés Pasarell	5314 Little Bluestem Dr	910 574 7774	Sipasarell@gmail.com
Sandra Franklin	5721 Prairie Stone Drive	6086954586	fransa535@gmail.com
Sandra McNamee	5724 Prairie Stone Dr, McFarland WI 53558	608-838-1388	Sandyjoemcnamee@gmail.com

Sara Foster	5807 Smith Ridge Road McFarland WI	608-358-7904	Sacfoster@gmail.com
Sara Phelan	5812 Osborn drive		saraphelan80@gmail.com
Sarah Bradley	5458 N Peninsula Way	919-724-1607	sarahlbradley99@gmail.com
Sarah Goecks	5565 N Peninsula Way	608-212-4747	sarahgex@gmail.com
Sarah Harrington	5903 Prairie Wood Drive	608-838-8581	jsharr5@msn.com
Sarah McCaffrey	9 Bellingrath Court	2629935482	syoung222@gmail.com
Scott Tauferner	5333 N Peninsula Way	6086954711	tauferner@uwalumni.com
Scott Westphal	5932 Wiouwash Way	6082355339	Sgwestphal@charter.net
Seth Petersen	6059 Country Walk	6085135134	Seth.j.petersen@gmail.com
Shannon Heiman	2741 Tower rd	6082180169	shannonheiman7@gmail.com
Shannon Morrison	6129 Meadowsweet Trail	6087723894	Rx4peds@gmail.com
Sherry Rear		6088386929	sprear@tds.net
Sonya Lessner	5002 Wentworth Circle	6088397712	Sonyalessner@yahoo.com
Stacey Sadoff	5600 N Peninsula Way	920-539-0850	Sesadoff@gmail.com
Stefanie Feralin	5908 Smith Ridge Rd	6088525168	Sjferalin@gmail.com
Steve Landphier	5760 Prairie Stone Dr	(608) 712-9679	Stevenlandphier53@gmail.com
Steve Oleson	6051 Tuscobia Trail	608-692-1628	oleson18@gmail.com
Steve Riecks	6138 Meadowsweet Trail	608-576-0267	Spriecks@gmail.com
Steve Tumilty	5624 N. Peninsula Way	6088385700	1529@medicineshoppe.com
Steven D Olsen	6216 lani lane	6086691674	arch_steve@hotmail.com
Sue Haeffner	5613 Chestnut Lane	7433608838	cs_haeffner@tds.net
Summer Davis	5506 Red Oak Trail	608-358-1824	Bsadavis@gmail.com
Susan Borchardt	6074 E Linden Pkwy McFarland WI 53558	608-444-0264	Sborchardt1103@gmail.com
Susan Dietzel	5605 Chestnut Lane, McFarland, WI	608-335-6810	sjdietzel@gmail.com
Susan Entwistle	5780 Prairie Stone Drive, P O Box 187	608-838-8170	wistle@hotmail.com
Susan Ottmann	2781 Tower Rd	8472240733	sjottmann@gmail.com
Tammy Olson	6984 Prairie Wood Drive	608 692 6658	Marsh925@sbcglobal.net
Tammy Torbleau	5503 Alben Ave. McFarland, WI 53558	608-335-2735	Ttorbleau@yahoo.com
Tana Wendt	6106 Creamery Ct		dtwendt5@gmail.com
Taryn Pemberton	5615 N Peninsula Way, McFarland, WI 53558	706-254-7452	schmidthappens2017@gmail.com
Terrance Lee Gulmire	5945 Granite Way	608 695 7916	tlg48@charter.net
Theresa Gibson	4626 bellingrath st.	6086306867	Johnandtheresa.gibson@gmail.com
Theresa Lenaghan	6121 Shooting Star Trail, McFarland, WI 53558	6083338921	mj1theresa@gmail.com

Tiffany Brunhoefer	5362 North Peninsula Way		
Tim Hunt	5776 Prairie Stone Dr. McFarland, WI	262488-7758	trhunt87@gmail.com
Tina Panagis	6108 Meadowsweet Trl/McFarland/53558	414.803.3462	Tinam68@hotmail.com
Tom Ellefson	5108 Falling Leaves Ln	608-354-4495	Tellefson12@gmail.com
Tori Downs	5421 Dennis Dr.	608-206-7670	downstori2014@yahoo.com
Tracy Quamme	6031 Tuscobia Trail McFarland	608-334-5475	tracymahoney1979@hotmail.com
Tracy Thompson	6132 Pine Ridge Way		Gtbabutterfly@gmail.com
Trudy Bredeson	5756 Prairie Stone Dr., McFarland, WI 53558	6085791358	Trudybredeson@yahoo.com
Tyler Wilcox	6118 Tuscobia Trl McFarland, WI 53558		
Vicki Kampmeier	3633 Skytop Road	608-575-6399	vickikampmeier@gmail.com
Vince Wagner	6335 Exchange St.	6088387123	Vfwkaw@yahoo.com
Wendy Arnold	6027 E Linden Parkway	608-234-1400	Twins.rock2x@gmail.com
Wendy S. Andrew	5310 Wild Cherry Lane	6082399225	wendyandrew@mac.com
Whitney Wiesshoff	5478 N. Peninsula Way McFarland WI 53558	9209880329	wlbrandt@hotmail.com
William Cogger	5921 Granite Way	6085791471	i422twains@earthlink.net
Zachary Barton	6071 Shooting Star Ct McFarland, WI. 53558	815-558-4018	zach.barton@hotmail.com
Zachary Loeber	5060 Frost Aster Court	6307301764	zloeber@gmail.com

Petition to the Zoning Change for Lots 56-58

If you agree with the information in this petition please enter your contact information below.
***If there are **multiple adults living in your home please fill out and submit this survey separately** for each person.

Name	Address	Email	Phone	Intrested in getting information on the Neighborhood Association?	
Edward Wreh	6139 Meadowsweet trl, McFarland, WI 53558	wreh.edward@yahoo.com	704-975-5711	Yes	No
Joe Beaman	6150 Shooting Star Trail McFarland, WI	Beaman1585@gmail.com	608-471-3600	Yes	No
Jess Kindschi	5520 Penninsula Way McFarland, WI	jesskindschi@gmail.com	608-225-5283	Yes	No
David Noyce	6122 Pine Ridge Way	classicconceptsllc@gmail	608-445-3249	Yes	No
Danyet Sandtler	6172 Pine Ridge Way	[illegible]	608 628 1826	Yes	No
Jon Michels	5457 N Peninsula Way	jonmichels2012@gmail.com		Yes	No
STACY GEIGER	5386 N. PENINSULA WAY	stac_geiger@yahoo.com		Yes	No
Jeff Zellmer	6170 E Red Oak Trl	TeamZellmer@gmail.com		Yes	No

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Petition to the Zoning Change for Lots 56-58

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* IF THERE **are multiple adults living in your home please fill out and submit this survey separately for each person.**

Name	Address	Email	Phone
Bob Cardarella	5837 Holscher Rd	cardal2150@aol	608-838-9000
DAVE ERICKSON	5843 Holscher RD		695-5174
Whitney Ortebahl	5849 Holscher RD	ortebahlw@gmail.com	608 886 3025
Nyla Pavelec	5855 Holscher Rd	nypavelec@yahoo.com	920-294-9955 608-[illegible]
Joni Hutter	5867 Holscher Rd		608-838-6745
Pat Babcock	5879 Holscher Rd	pattb511@gmail.com	608 345-6714
Barb Folco	5302 Golden Grove Ct		608-828-9691
ALAN HANSON	5952 PRAIRIE WOOD DR	~~ALH~~ ALH22PHARM@gmail.com	608-770-9294

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Petition to the Zoning Change for Lots 56-58

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Name	Address	Email	Phone
Donald Wetzel	5771 Holscher Rd	dewetzel48@gmail	804-432-5291
Jeanne Wetzel	" " "	jeannewetzel@mac.com	"
Martha Christian	6000 Osborn Dr	majc3122@gmail	608-576-5434
Larry Cowan	6035 CANYON PKWY	Hc603 5@gmail.com	262-707-1709
Rosanne Cowan	6035 Canyon Pkwy	recowan48@gmail.com	262-717-5242
Jim Mason	6019 Osborn Dr	jmason8044@gmail	608-770-8044
Jill Mason	6019 Osborn Dr	"	"
Victoria Lauerschor	5854 Holscher Rd	victorialauerschor@gmail.com	608-957-6354
Jeanette McCarthy	5732 Prairie Stone	BDJMcCarthy@aol	608-290-5240

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Petition to the Zoning Change for Lots 56-58

If you agree with the information in this petition please enter your contact information below.
* IF THERE **are multiple adults living in your home please fill out and submit this survey separately for each person.**

Name	Address	Email	Phone
Leah Grinvalsky	5969 Granite Way, McFarland WI	ljgrinvalsky@yahoo.com	608-279-7768
Jane Grinvalsky	5969 Granite Way McFarland	jmgrinvalsky@charter.net	608-279-1205
Barbara Alt	Barbara Alt	james-alt@tds.net	608-579-1534
James Alt	James L. Alt	james-alt@tds.net	608-579-1534
Cheryl Duffey	5943 Granite Way McFarland	ccduffey@gmail.com	608-692-0881
Kathleen Lau	6307 Hidden Farm	plau10@hotmail.com	579-0445
Rachel Lamps	6050 Perrot Place	RSMAL855@gmail.com	608-790-2852
[illegible]	5953 Granite Way		665 65 68

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Petition to the Zoning Change for Lots 56-58

If you agree with the information in this petition please enter your contact information below.
* IF THERE are **multiple adults living in your home please fill out and submit this survey separately** for each person.

Name	Address	Email	Phone
Stephen J Kenenick	5913 Granite Way	Kess556@yahoo.com	608-333-9873
Donna M Coggin	592[illegible] Granite Way		608-579-1471
Gail B. Nelson	5929 Granite Way	nelbar@charter.net	608-698-5117
Ronald M Nelson	5929 Granite Way		608 698-5115
Tim McKay	5767 Prairie Stone	rdgyjdgre@yahoo.com	608-838-0818
CYNTHIA SCHOENIKE	5937 GRANITE WAY	cindyshoenike@charter.net	608.575.0448
Deb Hanson	5961 GRANITE WAY		608-579-1383
Jackie Hanson	5961 Granite Way	Jackieh	"

8

Petition to the Zoning Change for Lots 56-58

If you agree with the information in this petition please enter your contact information below.
* IF THERE **are multiple adults living in your home please fill out and submit this survey separately for each person.**

Name	Address	Email	Phone
ANNE LAMPS	5775 PRAIRIE STONE DRIVE	LOPCHOP@AOL.COM	920 2840276
Gary Lamps	5775 PRAIRIE STONE DRIVE	LOPCHOP@AOL.COM	920 284 4682
Diane J Manning	5771 Prairie Stone Drive	gdmanning3@gmail.com.	608-332-5963
Patricia Nachtigal	5728 Prairie STONE DR	Thanken Nachtigal@cnes.ca	608-220-3876
John Moore	5704 PRAIRIE STONE DR	YGSMOORE@YAHOO.COM	608-579-1240
Yvonne Moore	5704 Prairie Stone Dr.	YVONNEMOORE204@yahoo.com	608-579-1240
[illegible]	5905 Granite Way	Occad08@gmail.com	608.838.2260
Kristine M. Stueve	5913 Granite Way	Krisstueve@gmail.com	320-237-0757

8

Petition to the Zoning Change for Lots 56-58

If you agree with the information in this petition please enter your contact information below.
*** IF THERE are multiple adults living in your home please fill out and submit this survey separately for each person.**

Name	Address	Email	Phone
Marlene Richard	5772 Prairie Stone Dr	marnierichard43@gmail.com	608-213-1504
George Richard	5772 Prairie Stone Dr McFarland	georger775@aol.com	608-258-6558
LaDon Satterlee	5752 Prairie Stone Dr.	LLSATTERLEE@CHARTER.NET	608 692 8583
Valerie Dedrick	5905 Granite Way	valdederich@gmail.com	608-438-6560
Carolyn Fuelope	5953 Granite Way		
MICHAEL LAMPS	5060 PERROT PLACE		

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Petition to the Zoning Change for Lots 56-58

If you agree with the information in this petition please enter your contact information below.
***If there are **multiple adults living in your home please fill out and submit this survey separately** for each person.

Name	Address	Email	Phone	Intrested in getting information on the Neighborhood Association?	
Irina Shpigelman	6177 E. Red Oak Trl. McFarland, WI 53558	ishpigelman@gmail.com	608-358-0320	Yes	No
Michael Kroes	6202 Forest Ridge Ct. Mcfarland, WI	mikekroes@hotmail.com	6084389090	Yes	No
				Yes	No
				Yes	No
				Yes	No
				Yes	No
				Yes	No
				Yes	No

2

Petition to the Zoning Change for Lots 56-58

If you agree with the information in this petition please enter your contact information below.
***If there are **multiple adults living in your home please fill out and submit this survey separately** for each person.

Name	Address	Email	Phone	Intrested in getting information on the Neighborhood Association?
Nathan Horne	~~7442 50th Ave~~ 6021 Meadow Grass Ct McFarland, WI 53558	nathan@nkhorne.com	(715)222-9262	Yes (No)
				Yes No
				Yes No
				Yes No
				Yes No
				Yes No
				Yes No
				Yes No

Please publish in the
McFarland Thistle on
July 2nd and July 9th

VILLAGE OF MCFARLAND
NOTICE OF PUBLIC HEARING
BEFORE THE PLAN COMMISSION

NOTICE IS HEREBY GIVEN that there will be a public hearing before the Plan Commission on Monday, July 20, 2020 at 7:00 p.m. in the Community Room of the Municipal Center, 5915 Milwaukee St., McFarland, Wisconsin, at which time interested parties and citizens shall have an opportunity to be heard concerning the following:

> Review and possible action on a Planned Unit Development - Detailed Plan for Phase III Waubesa Village, by owner Ryan Quam, Waubesa Village LLC. The property is zoned Planned Development District - General Plan Approved Phase I-III, and Detailed Plan Approved Phases I-II. Owner plans to construct a 27 unit multi-family apartment building. The address is 4604 Siggelkow Road, McFarland, WI.

Information regarding this request is available for review online at www.mcfarland.wi.us/activedevelopmentprojects or at the Village of McFarland Municipal Center lobby, 5915 Milwaukee Street, McFarland, WI 53558 (Monday-Friday, 8:00 a.m. to 4:30 p.m.). The meeting itself can be viewed live that evening on Charter cable channel 982; TDS channel 1009 or online at mcfarlandcablechannel.com. The public may also participate in this meeting remotely by joining the following Zoom Webinar https://us02web.zoom.us/j/81155094081 Or Telephone: Dial (for higher quality, dial a number based on your current location): US: +1 (312) 626-6799 Webinar ID: Webinar ID: 811 5509 4081

If you cannot attend the meeting, please submit your written comments to the Plan Commission before July 20, 2020. The mailing address is:

Village of McFarland
Community Development Department
P.O. Box 110
McFarland, WI 53558
community.development@mcfarland.wi.us
Respectfully submitted by,
Andrew Bremer
Community and Economic Development Director

PLAN COMMISSION SUMMARY SHEET

MEETING DATE: **Monday, July 20, 2020**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director, Matt Schuenke, Village Administrator**

AGENDA ITEM: **Discussion and possible action on a Site/Design Review application by the Village of McFarland to improve shelter and restroom facilities at McDaniel Park, 4806 McDaniel Lane, McFarland, WI.**

PREVIOUS ACTION:
4.16.2020 Parks Committee project review and authorizing for bidding.
6.18.2020 Parks Committee recommendation to the Village Board for award of contract should the bids fall within the budget parameters.
7.09.2020 Parks Committee recommendation to the Village Board regarding the award of contract.
7.13.2020 Village Board action to award contract.

ISSUE SUMMARY:
The packet includes a site/design review application from the Village Administrator for proposed improvements to McDaniel Park. The proposed improvements to McDaniel Park include the addition of a second open air shelter as well as a concession addition to the existing shelter and renovations of restrooms to make them ADA compliant. The packet includes the construction documents and renderings of these improvements as developed by the Village's consultant Bray architects in coordination with the Village Engineer. The park is located at 4806 McDaniel Lane, parcel 071033164661. The property is zoned CO Conservancy District. Public parks are a permitted use in the CO District.

The pavilion addition to McDaniel Park is 840 square feet. The addition includes two primary components, space for Village storage, and a programmable concession/kitchen addition. The use of the space for actual specific concession sales has not been determined or approved by the Village Board at this time, just the bid of the construction project. The open air shelter is 458 square feet, similar in size to the existing open air shelter.

A letter of review from the Fire Inspector is included in the packet. The Police Chief also reviewed the proposed plans and did not have any concerns.

FINANCIAL/BUDGET IMPACT:
From July 13, 2020 Village Board meeting, Administrator's report:

As a whole, the bid for all three projects is substantially under budget including contingency. The total cost of

all of this work is projected at $988,925 and the total availability for funds for all projects included is $1,077,482 which leaves us in a surplus condition after completion of nearly $90,000. Individually, this is a different story. The facility at the Dog Park came in well under its estimated allocation of funds while the two facilities at McDaniel Park came in well over the their estimated allocation of funds. However, the amount under for the Dog Park project was in excess of the amount over at McDaniel Park allowing the bid as a whole to fall in line with budget parameters. The project as a whole is funded mainly by borrowed funds that have already been received for 2020. If we are not to apply these then we would need to quickly re-purpose them for a similar use in 2021.

VILLAGE PLAN REFERENCE:

There are numerous inclusions of these projects within our plans to serve as background and justification for their consideration:

- **Comprehensive Plan, 2017** - The Future Land Use Map identifies the property for Public Lands, Recreation, and Environmental Corridor. Figure 4.1 (page 37), Development Policies #1, indicates to utilize the Outdoor Recreation & Open Space Plan and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas.
- **Outdoor Recreation and Open Space Plan 2019** - The overall plan for our Park System recommended continued implementation of the Master Plan for McDaniel Park (page 32). Specifically to "plan and construct second shelter/storage building" and "continue to explore innovative possibilities to enhance the area". The two projects for this park are also included within the planned budget listed on page 41. This plan also recommended further expansion of the Dog Park, ADA improvements, and drinking fountain (page 36). Funding was also allocated within this plan for improvements within this park in line with the facility that is proposed (page 41).
- **McDaniel Park Master Plan 2017** - Both projects as presented were suggested through this accepted Master Plan. The second pavilion is detailed on page 4 of this plan. The building addition is document on page 6 of this plan. We did not intend to have to renovate the bathrooms as much as this bid does include, this is contributing to the higher than expected cost. We want to be able to have all our parks be as ADA compliant as possible and moving forward with this design will accomplish this.
- **Urso/Schuetz Park Master Plan 2017** - Facility improvements to this park were always envisioned to help provide additional amenities. This project is proposed to improve the parking lot after a parking lot on the west side of the park was improved a few years ago. The partnering with the facility helps to provide better use of the park for dog park users and will improve accessibility and use of the park in the long run in the spirit of this plan.
- **McFarland Village Board Goals/Objectives 2019-2020** - One of the key objectives for the Village Board is to "develop opportunities to create amenities for special needs kids, adults, and other health/wellness initiatives not otherwise provided through the Community" (page 2). All three projects fulfill this objective in different ways. Another portion of this has an action plan to "review public/private partnerships in Parks as an Economic Benefit". It has been our intent to do that with the addition within McDaniel Park after the space has been created.
- **McFarland Strategic Plan 2020** - Goal F within this plan strives to "support the development of active and passive recreational amenities that appeal to all age groups and abilities" (Page 10). One of the key strategies for this is to "develop new and diverse park amenities for indoor and outdoor use that are not

currently offered in our Community" (Page 10). The second open air shelter in McDaniel is a replication of what we currently have there, but the other two proposed projects fall in line within this strategy in order to achieve this goal.

The Outdoor Recreation and Open Space Plan, McDaniel Park Master Plan, and Urso/Schuetz Park Master Plan can be found through this link:

https://www.mcfarland.wi.us/parks_recreation_and_natural_resources_committee

The McFarland Village Board Goals/Objectives and Strategic Plan can be found through this link:

https://www.mcfarland.wi.us/villageboard

ORDINANCE REFERENCE:
Sec. 62-69, Permitted Uses
Sec. 62-72, Bulk Standards
Sec. 62-310, Site/Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommend approval of the site/design review application as submitted.

ATTACHMENTS:
1. Plan Commission Application - McDaniel Park Shelters 06162020
2. McDaniel and Dog Park Construction Documents 06052020
3. McDaniel and Dog Park Renderings 05112020
4. McDaniel & Dog Park, Site Improvements 20200701

Village of McFarland
Community Development Department

Plan Commission Application – 2020

~Application must be completed in full~

Applicant - Owner	Village of McFarland	Applicant's Agent	Matt Schuenke, Administrator
		Name	McDaniel Park
Address	5915 Milwaukee Street, McFarland, WI 53558	Address	4806 McDaniel Lane, McFarland, WI 53558
Email	matt.schuenke@mcfarland.wi.us	Email	Same
Phone #	(608) 838-3153	Phone #	Same
Fax #	(608) 838-3619	Fax #	Same

Parcel No(s). _____ Type of Proposal – Please check boxes below that apply

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
❑ Preliminary Plat	$500+AF	❑ Conditional Use	$370+F	❑ Annexation	At cost
❑ Preliminary Plat (reapplication)	$500+BF	❑ Rezoning (map)	$405+	❑ Dev. Agreement Including Addendums	$400 F
❑ Certified Survey Map	$300+FG	❑ Zoning Amendment (text)	$405 +F	❑ Final Plat	$500 +CF
❑ Condominium	$300+EF	❑ Variance-Board of Zoning Appeals	$380+F	❑ Final Plat (reapplication)	$400 +DF
❑ Comprehensive Plan Amendment	$500+F			☑ Site/Design Review	$400 + F

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
❑ R-E, R-3 & PD (up to 50 acres)	$5,000
❑ R-E, R-3 & PD (greater than 50 acres)	$10,000
❑ Commercial Site/Design Review (5,000 sq. ft. or more)	$2,000
❑ All Plats including condominiums	$5,000

+ = Plus publication and notification charges

A = Plus $50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus $50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus $40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus $25.00 per lot for two or more lots.

Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal. (Attach additional paper if needed)

The project as proposed will renovate existing the existing bathroom facility and provide an addition to the same facility for concession use. Furthermore, the project will add a second open air shelter similar in size and design as to what is already located within the park. It is located at 4806 McDaniel Lane and zoned CO Conservancy. Parcel information including legal is attached. Presently this area is served by an existing non-ADA compliant restroom facility and a single open air shelter. This project will renovate the existing bathrooms to make them ADA compliant while also adding onto the facility to provide for concession space, with uses to be determined. Additionally it will provide for a second open air shelter on the north end of the park.

What action is the applicant requesting of the Plan Commission?

Requesting approval from the Plan Commission for the project through the site/design review process.

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

❑ **YES** ☑ **NO** **(If "yes" state the nature and the date(s) of the previous application.)**

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Schedule: The Village of McFarland Plan Commission conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; all potential agenda item materials -are required to be submitted per the schedule listed below. **Six (6) Copies** of all materials, **one (1) copy must be 8 ½ x 11, five (5) copies to be 11 x 17 and one (1) electronic copy** (*only one copy of application, completed in full, is necessary)* shall be submitted to the Community Development Department (608-838-3154), with fees paid **by *NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2020 Schedule

*Submittal Deadline Noon on:	For Scheduled 2020 Meeting date of:
December 12 (2019)	January Tuesday Jan. 21
January 7	February 17
February 11	March 16
March 10	April 20
April 7	May 18
May 12	June 15
June 9	July 20
July 7	August 17
August 11	September 21
September 8	October 19
October 6	November 16
November 3	December 21 (Pending)
December 8	(Pending) Tuesday, Jan. 19, 2021

*** Submittal deadline: No exceptions are given for above deadlines**

- **I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, will be held over until the next scheduled meeting.**
- **I understand any fees not paid for (i.e. legal notices, mailings, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.**

X _____ June 16, 2020

Signature of Applicant/Agent Date

Parcel Number - 154/0710-331-6466-1

Current

Parcel Details

Municipality Name	VILLAGE OF MCFARLAND	
State Municipality Code	154	
Township & Range	**Section**	**Quarter/Quarter & Quarter**
T07NR10E	33	SE of the NE
Plat Name	BLOOMING GROVE ASSESSORS PLAT 4	
Block/Building		
Lot/Unit	26	
Restrictive Covenants	Show Restrictions for this Plat, CSM, or Quarter	
Parcel Description	ASSESSOR'S PLAT 4 B G LOT 26 ALG W/ACCESS ESMT IN D667/277&278 & 5099865 **This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.**	
Current Owner	MCFARLAND, VILLAGE OF	
Primary Address	4806 MCDANIEL LN	
Billing Address	5915 MILWAUKEE ST MCFARLAND WI 53558	

Zoning Information

Contact your local city, village or town office for municipal zoning information.

Parcel Map

Districts

Type	State Code	Description
REGULAR SCHOOL	3381	MCFARLAND SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	49MF	MCFARLAND FIRE
METRO SEWERAGE	5150	MADISON METRO SEWER DIST
TIF/TID	4903	TIF 03

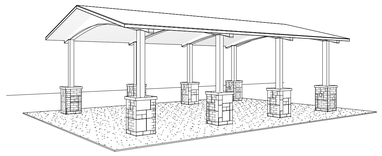
McFarland Park Facility Projects

Village of McFarland
McFarland, WI

Construction Documents

June 5, 2020

Pavilion Addition
Scale:



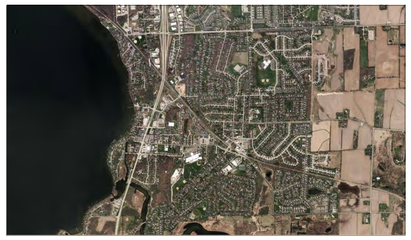
Open Air Park Shelter
Scale:

Toilet/Dog Wash Shelter
Scale:

Pavilion Addition and Open Air Park Shelter
McDaniel Park
4806 McDaniel Lane
McFarland, WI

Toilet/Dog Wash Shelter
6300 Elvehjem Road
McFarland, WI

CONCEPTUAL RENDERING - NOT FOR CONSTRUCTION



REGIONAL MAP

LOCAL MAP

Consultants

Civil/Landscape

Town & Country Engineering, Inc.
2912 Marketplace Drive, Suite 103
Madison, WI 53719
Phone: (608) 273-3350

Structural

Ambrose Engineering, Inc.
W66 N215 Commerce Ct., Suite #100
Cedarburg, WI 53012
Phone: (262) 377-7602

HVAC

Fredericksen Engineering
12308 Corporate Parkway, Suite 400
Mequon, WI 53092
Phone: (262) 243-9090

Plumbing

Muermann Engineering, a Division of MSA
W227 N16867 Tillie Lake Court, Suite 202
Jackson, WI 53037
Phone: (262) 677-4588

Electrical

Muermann Engineering, a Division of MSA
W227 N16867 Tillie Lake Court, Suite 202
Jackson, WI 53037
Phone: (262) 677-4588

DRAWING INDEX

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G0.1 Overall Code Plans
G0.2 Wall Types, Abbrieviations, Symbols, Mounting Heights, General Notes

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C1.1 Standard Construction Details - Erosion Control
C1.2 Dog Park Site & Utility Layout Plan
C1.3 Dog Park Site Grading Plan
C1.4 McDaniel Park Site Layout Plan
C1.5 Standard Construction Details - Street Improvements

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S0.2 Project Schedules and Notes
S1.0 Toilet/Dog Wash Shelter Foundation and Roof Framing Plans
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S1.2 Pavilion Addition Foundation and Roof Framing Plans
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A2.4 Details
A8.0 Door Schedule, Door & Frame Types, Details
A9.0 Finish Plans, Interior Finish Legend, General Finish Notes and Details

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H1.1 Schedules and Details
H2.1 HVAC Floor Plans

ELECTRICAL
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E1.1B Open Shelter Plans
E1.1C Pavilion Addition Plans

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829 South 1st Street
Milwaukee, Wisconsin 53204
T: 414.226.0200

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Moline, Illinois 61265
T: 563.526.6050

Sheboygan
1227A North 8th Street
PO Box 955
Sheboygan, Wisconsin 53082
T: 920.459.4200

www.brayarch.com

Project Title:
McFarland Park Facility Projects
Village of McFarland
McFarland, WI

REVISIONS:

#	DATE	DESCRIPTION

Project Number:
3491

Issued For:
Construction Documents
Issued to Bid 06/05/2020

Sheet Title:
Cover Sheet

Sheet Number:
G0.0

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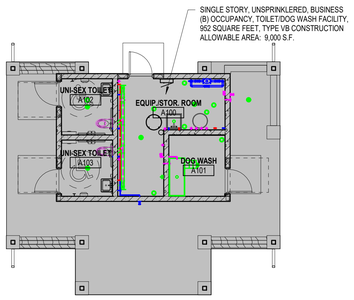
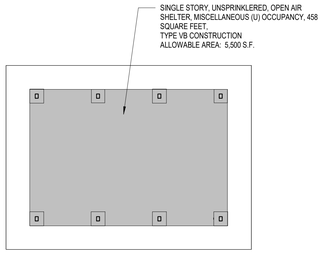


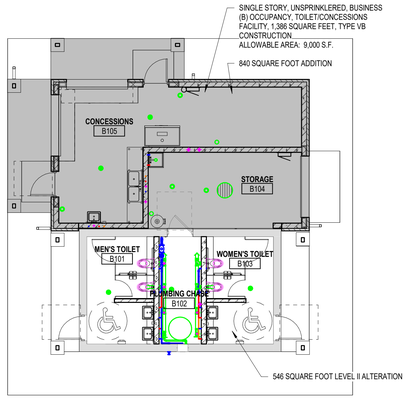
Overall Toilet/Dog Wash Shelter Plan

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



Overall Open Park Shelter Plan

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



Overall Pavilion Addition Plan

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

bray architects

Office Locations:

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220 Emerson Place, Suite 301
Davenport, Iowa 52801

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829 S. 1st Street
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Sheet Title:
Overall Code Plans

Sheet Number:
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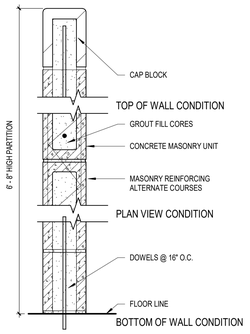
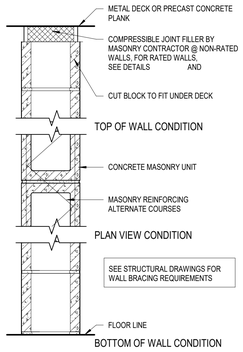


# INDICATES NOMINAL DIMENSION OF CMU
F6 = 6" CMU = 5 5/8" ACTUAL
F8 = 8" CMU = 7 5/8" ACTUAL

WALL TYPE F#

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



U.L. DESIGN NO.: U905 (AT RATED WALLS)

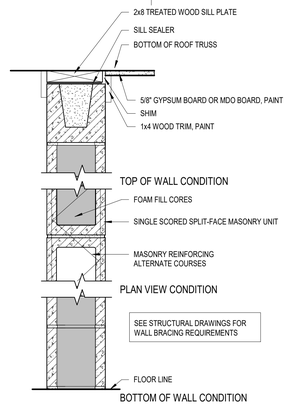
"S" SUFFIX INDICATES WALLS TO HAVE SOLID GROUT FILLED CORES

2.8" MIN. EQUIV. THICKNESS @ 1 HR. WALLS
4.2" MIN. EQUIV. THICKNESS @ 2 HR. WALLS

# INDICATES NOMINAL DIMENSION OF CMU
G4 = 4" CMU = 3 5/8" ACTUAL
G6 = 6" CMU = 5 5/8" ACTUAL
G8 = 8" CMU = 7 5/8" ACTUAL
G12 = 12" CMU = 11 5/8" ACTUAL

WALL TYPE G#

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

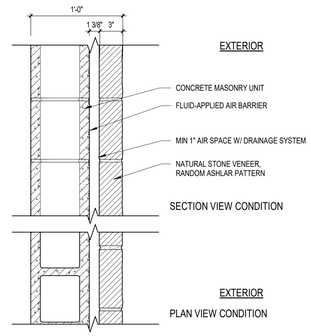


"S" SUFFIX INDICATES WALLS TO HAVE SOLID GROUT FILLED CORES

# INDICATES NOMINAL DIMENSION OF RFCMU
H4 = 4" RFCMU = 3 5/8" ACTUAL
H6 = 6" RFCMU = 5 5/8" ACTUAL
H8 = 8" RFCMU = 7 5/8" ACTUAL

WALL TYPE H#

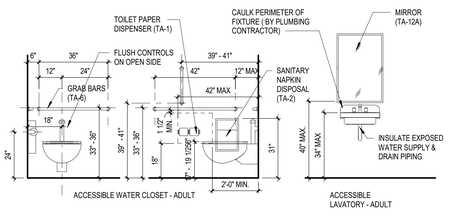
Scale: 1 1/2" = 1'-0"

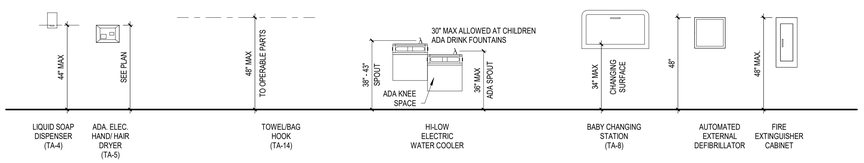


# INDICATES NOMINAL DIMENSION OF CMU
X8B = 8" CMU = 12" OVERALL WALL DEPTH

WALL TYPE X#S

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





NOT ALL ELEMENTS ARE SPECIFIC TO THIS PROJECT

TYPICAL MOUNTING HEIGHTS

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

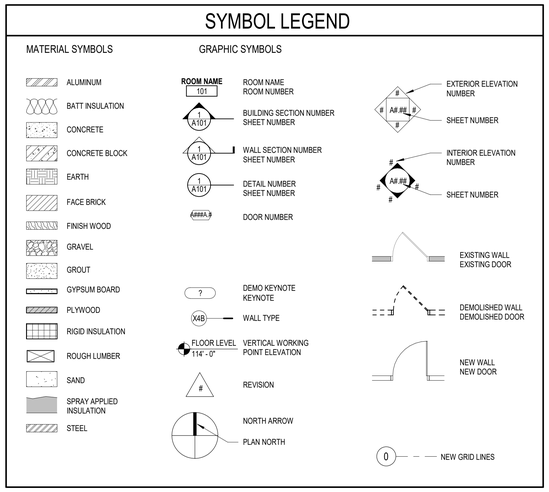
GENERAL NOTES

1. DO NOT SCALE FROM DRAWINGS.
2. EXISTING CONDITIONS: EXISTING CONDITIONS SHOWN ON DRAWINGS REPRESENT CURRENT BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR REVIEW. WORK DONE WITHOUT RESOLUTION OF DISCREPANCIES MUST BE REDONE AT THE REQUEST OF THE ARCHITECT AT NO ADDITIONAL COST TO THE CONTRACT.
3. REFER TO SHEET G0.2 FOR WALL TYPES.
4. REFER TO SHEET G0.2 FOR TYPICAL MOUNTING HEIGHTS. REFER TO INTERIOR ELEVATION SHEET FOR ROOM SPECIFIC FIXTURE MOUNTING HEIGHTS.
5. REFER TO SHEET A9.0 FOR FLOOR TRANSITION DETAILS.
6. REFER TO SHEET A9.0 FOR TYPICAL FLOOR/BASE CONDITIONS.
7. CMU WALLS ARE DIMENSIONED TO FACE OF WALL.
8. HOUSEKEEPING PADS BY GENERAL CONTRACTOR. SEE PLUMBING DRAWINGS FOR LOCATIONS.
9. PITCH ALL CONCRETE STOOPS AND APRONS 1/4" PER FOOT AWAY FROM BUILDING.
10. SLOPE ALL INTERIOR FLOOR SLABS TO DRAINS, MINIMUM 1/4" PER FOOT.

PROJECT KEYNOTE LEGEND

EPT-1	EPOXY PAINT
FRP-1	FIBER REINFORCED PANEL
PT-4	PAINT
RES-1	RESINOUS FLOOR
SSV-1	WOOD STAIN - SEE INTERIOR FINISH LEGEND
TA-1	TOILET PAPER DISPENSER - FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
TA-4	LIQUID SOAP DISPENSER - FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
TA-5	ELECTRIC HAND DRYER - FURNISHED BY ELEC. CONTRACTOR, INSTALLED BY ELEC. CONTRACTOR
TA-6	42", 36", 18"V GRAB BAR SET - FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR
TA-8	BABY CHANGING STATION - FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR
TA-12	MIRROR - SEE INTERIOR ELEVATION FOR SIZE - FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR
TA-14	ROBE HOOK - FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR

SYMBOL LEGEND



TYPICAL ABBREVIATIONS LIST

@	AT
A/C	AIR CONDITIONING
ADJ	ADJUSTIBLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT(UAL)
AT	ACOUSTICAL TILE
AVG	AVERAGE
AWP	ACOUSTICAL WALL PANEL
BCJ	BRICK CONTROL JOINT
BLDG	BUILDING
BOT	BOTTOM
BRG	BEARING
CAB	CABINET
CG	CORNER GUARD
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CONC	CONCRETE
CONT	CONTINUOUS
CPT	CARPET
CT	CERAMIC TILE
DEMO	DEMOLITION/DEMOLISH
DEPT	DEPARTMENT
DF	DRINK FOUNTAIN
DIA	DIAMETER
DN	DOWN
DS	DOWNSPOUT
DWG	DRAWING
EFS	EXTERIOR FINISH SYSTEM
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRIC(AL)
EPT	EPOXY PAINT
EX	EXISTING
FAB	FABRIC
FB	FACE BRICK
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FIN	FINISH
FL	FLOOR
FOM	FACE OF MASONRY
FOW	FACE OF WALL
FP	FIREPROOF(ING)
FV	FIELD VERIFY
GALV	GALVANIZED
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HGT	HEIGHT
HM	HOLLOW METAL
HR	HOUR
HVAC	HEATING/VENTILATION & AIR CONDITIONING
INFO	INFORMATION
JC	JANITOR CLOSET
LAB	LABORATORY
LAM	LAMINAT(E)(ED)(ION)
LOC	LOCATION
MAX	MAXIMUM
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTD	MOUNTED
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
OH	OVERHEAD
PLAM	PLASTIC LAMINATE
PLMG	PLUMBING
PREFAB	PREFABRICATED
PROJ	PROJECT(ION)(OR)
PT	PAINT
QT	QUARRY TILE
R	RISER
RB	RUBBER BASE
RCB	RUBBER COVE BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REINF	REINFORCING
REQ'D	REQUIRED
RM	ROOM
ROW	RIGHT OF WAY
RUB	RUBBER
SAN	SANITARY
SCHED	SCHEDULE
SHT	SHEET(ING)
SHV	SHEL(F)(VING)
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STOR	STORAGE
STRUCT	STRUCTUR(E)(AL)
SYS	SYSTEM
T&G	TONGUE & GROOVE
T/	TOP OF
TEMP	TEMPERATURE, TEMPORARY, TEMPERED
TER	TERRAZZO
TR	TREAD
TRT'D	TREATED
TS	TACK SURFACE
TT	TERRAZZO TILE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VB	VINYL BASE
VCT	VINYL COMPOSITE TILE
W/	WITH
WD	WOOD
WDB	WOOD WALL BASE
WP	WEATHERPROOF
YD	YARD
YR	YEAR

bray architects

Office Locations

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Milwaukee, Wisconsin 53204
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1465 41st Street, Suite 10
Moline, Illinois 61265
T: 563.326.6050

Sheboygan
1227A North 8th Street
PO Box 955
Sheboygan, Wisconsin 53082
T: 920.459.4200

www.brayarch.com

Project Title:
McFarland Park Facility Projects
Village of McFarland
McFarland, WI

REVISIONS:

#	DATE	DESCRIPTION

Project Number:
3491

Issued For:
Construction Documents
Issued to Bid 06/05/2020

Sheet Title:
Wall Types, Abbrieviations, Symbols, Mounting Heights, General Notes

Sheet Number:
G0.2

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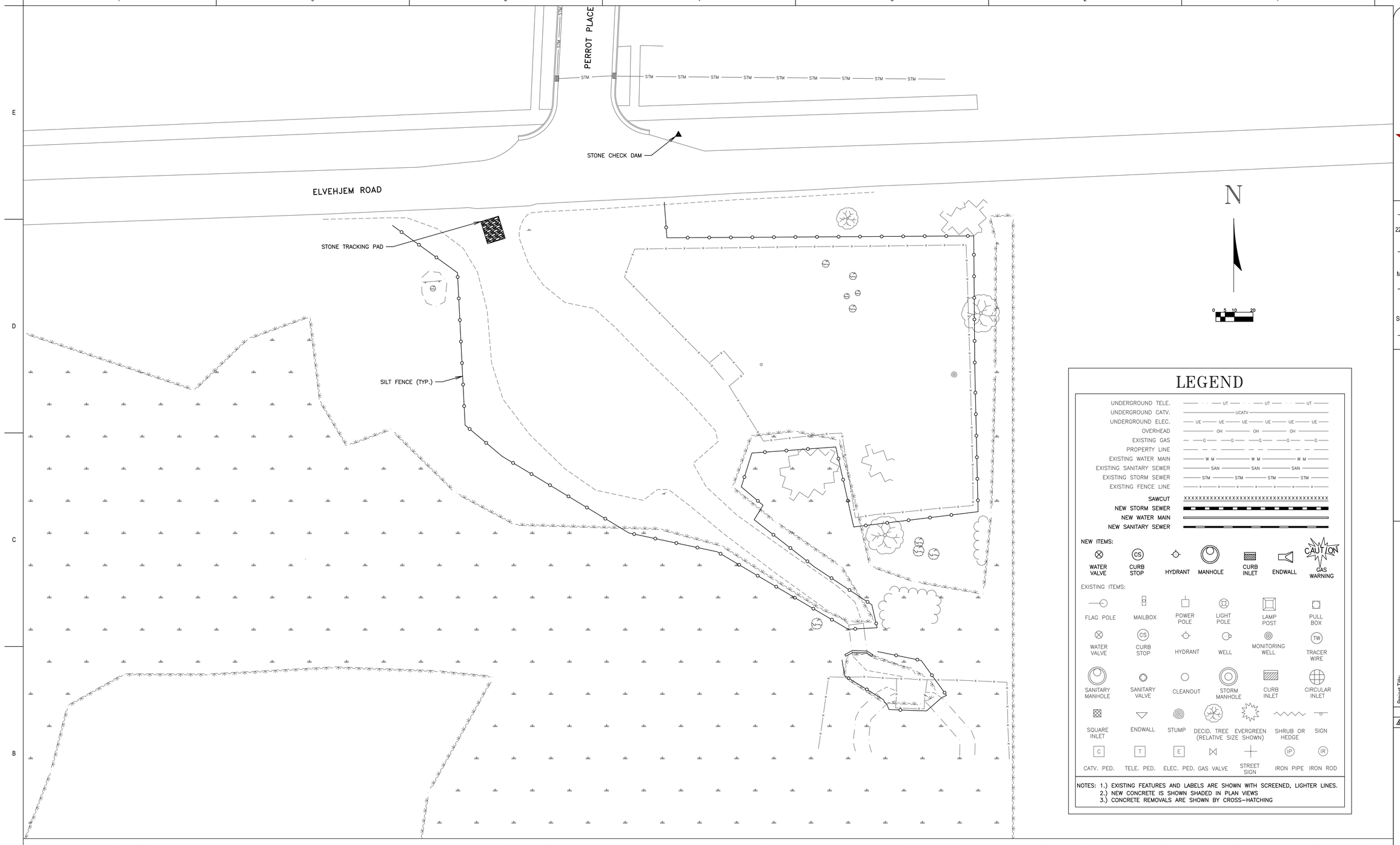
6/5/2020 7:56:58 AM



LEGEND

UNDERGROUND TELE. — UT
UNDERGROUND CATV. — UCATV
UNDERGROUND ELEC. — UE
OVERHEAD — OH
EXISTING GAS — G
PROPERTY LINE
EXISTING WATER MAIN — W M
EXISTING SANITARY SEWER — SAN
EXISTING STORM SEWER — STM
EXISTING FENCE LINE — x
SAWCUT
NEW STORM SEWER
NEW WATER MAIN
NEW SANITARY SEWER

NEW ITEMS:

WATER VALVE, CURB STOP, HYDRANT, MANHOLE, CURB INLET, ENDWALL, GAS WARNING (CAUTION)

EXISTING ITEMS:

FLAG POLE, MAILBOX, POWER POLE, LIGHT POLE, LAMP POST, PULL BOX, WATER VALVE, CURB STOP, HYDRANT, WELL, MONITORING WELL, TRACER WIRE, SANITARY MANHOLE, SANITARY VALVE, CLEANOUT, STORM MANHOLE, CURB INLET, CIRCULAR INLET, SQUARE INLET, ENDWALL, STUMP, DECID. TREE (RELATIVE SIZE SHOWN), EVERGREEN, SHRUB OR HEDGE, SIGN, CATV. PED., TELE. PED., ELEC. PED., GAS VALVE, STREET SIGN, IRON PIPE, IRON ROD

NOTES: 1.) EXISTING FEATURES AND LABELS ARE SHOWN WITH SCREENED, LIGHTER LINES.
2.) NEW CONCRETE IS SHOWN SHADED IN PLAN VIEWS
3.) CONCRETE REMOVALS ARE SHOWN BY CROSS-HATCHING

EROSION CONTROL NOTES:

- CONSTRUCT A STONE CHECK DAM IN GUTTER LINE AT ALL LOCATIONS MARKED WITH "▲"
- SURFACE FLOW DIRECTION IS INDICATED WITH
- SILT FENCE INSTALLATION IS INDICATED WITH
- POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http:dnr.wi.gov/topic/stormwater/standards/const_standards.html.
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- NOTIFY THE OWNER IF DEWATERING IS SCHEDULED TO OCCUR IN AREAS OF SOIL AND/OR GROUNDWATER CONTAMINATION, OR IF DEWATERING WILL OCCUR FROM A HIGH CAPACITY WELL (70 GPM OR MORE). DEWATER ONLY AFTER THE APPROPRIATE WDNR DEWATERING DISCHARGE PERMIT HAS BEEN OBTAINED.
- PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. LIMIT PUMPING RATES TO EITHER (A) THE SEDIMENT BASIN/TRAP DESIGN DISCHARGE RATE, OR (B) THE BASIN DESIGN RELEASE RATE WITH THE CORRECTLY-FITTED HOSE AND GEOTEXTILE FILTER BAG. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061.
- COMPLETE AND STABILIZE SEDIMENT BASINS/TRAPS OR WET PONDS PRIOR TO MASS LAND DISTURBANCE TO CONTROL RUNOFF DURING CONSTRUCTION. REMOVE SEDIMENT AS NEEDED TO MAINTAIN 3 FEET OF DEPTH TO THE OUTLET, AND PROPERLY DISPOSE OF SEDIMENT REMOVED DURING MAINTENANCE (REFER TO NR 528). CONSTRUCT AND MAINTAIN THE SEDIMENT BASIN PER WDNR TECHNICAL STANDARD SEDIMENT BASIN #1064 AND SEDIMENT TRAP #1063.
- CONSTRUCT AND PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION #1004.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
- INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS #1071.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE OWNER. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- COORDINATE WITH THE OWNER TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).
- INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES (SUCH AS TEMPORARY SEDIMENT BASINS, DITCH CHECKS, EROSION CONTROL MATTING, SILT FENCING, FILTER SOCKS, WATTLES, SWALES, ETC.), OR AS DIRECTED BY THE OWNER.

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Village of McFarland
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Construction Documents
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Sheet Title:
Erosion Control Plan & Notes

Sheet Number:
C1.0

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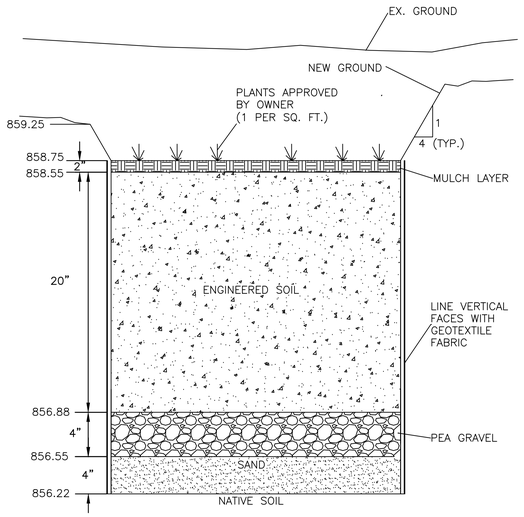
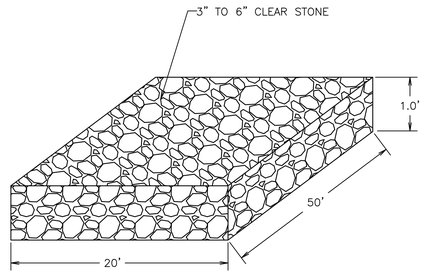


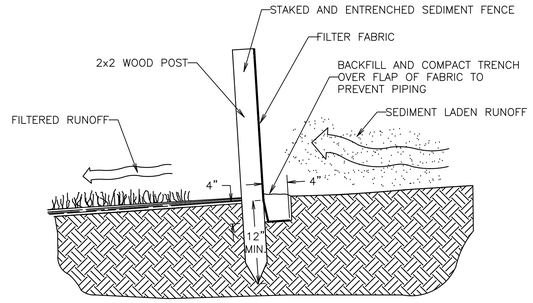
DETAIL
BIO-RETENTION AREA



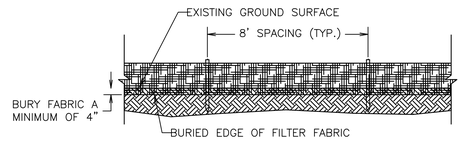
NOTE:

– ON STREET SURFACES CRUSHED AGGREGATE BASE STONE SERVES AS TRACKING PAD.

DETAIL
CLEAR STONE TRACKING PAD

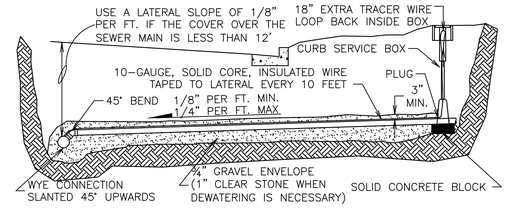


CROSS–SECTION OF A PROPERLY INSTALLED SEDIMENT FENCE



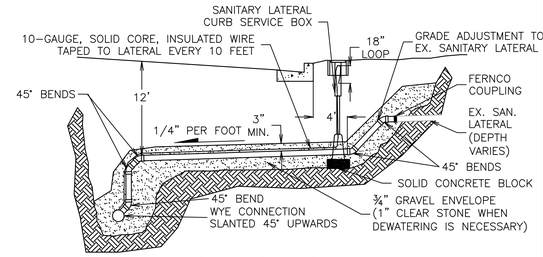
SEDIMENT FENCE DETAIL

DETAIL
SEDIMENT FENCE



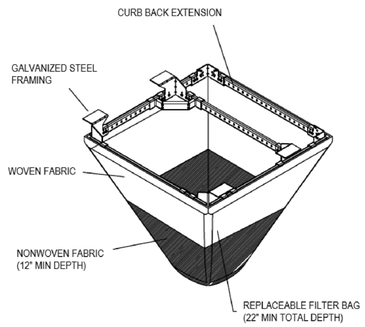
STANDARD INSTALLATION

NOTES:
1. CONSTRUCT LATERALS IN CONFORMANCE WITH CHAPTER SPS 382 OF THE WISCONSIN ADMINISTRATIVE CODE.
2. LATERAL SLOPE SHALL BE ¼" PER FOOT WHERE SUFFICIENT COVER EXISTS.
3. CONTRACTOR SHALL VERIFY SIZE, DEPTH, AND LOCATION OF EXISTING LATERALS.
4. WHERE LATERALS ARE NOT IMMEDIATELY CONNECTED TO BUILDING SEWERS THE ENDS OF THE LATERALS SHALL BE MARKED BY POSITIONING 4"x4" BOARDS VERTICALLY FROM THE ENDS OF THE LATERALS TO AT LEAST 2' ABOVE THE GROUND SURFACE.
5. THE LOCATION OF ALL SEWER LATERALS CROSSING UNDER THE CURB & GUTTER SHALL BE MARKED BY STAMPING AN "S" IN THE TOP OF THE CURB OVER THE LOCATION OF THE SEWER LATERAL.



INSTALLATION WITH VERTICAL RISER

DETAIL
SANITARY SEWER LATERAL



GENERAL NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

FRAMED INLET PROTECTION SHALL BE COMPLIANT WITH ALL ASTM STANDARD D8057–17 REQUIREMENTS, INCLUDING:
A. BYPASS OVERFLOW THAT MEETS OR EXCEEDS INLET DESIGN FLOW
B. FRAME AND BAG STRONG ENOUGH TO HANDLE FULL SEDIMENT LOAD.

INSTALLATION NOTES:

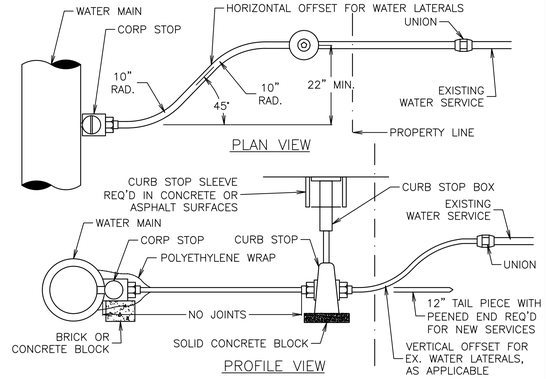
NO PART OF INLET PROTECTION SHALL BE PROJECTING ABOVE THE GRATE.

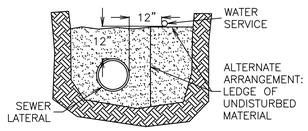
FOR COMBINATION INLETS, PROTECTION SHALL CAPTURE RUNOFF ENTERING BOTH GRATE AND CURB OPENING.

A DUAL FABRIC FILTER BAG, WITH NON–WOVEN BOTTOM AND WOVEN TOP SHALL BE USED.

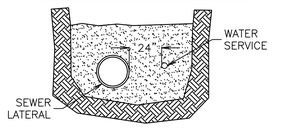
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

DETAIL
INLET PROTECTION - FRAMED (W/ CURB BOX)





JOINT TRENCH INSTALLATION



JOINT TRENCH INSTALLATION W/ LESS THAN 12" VERTICAL SEPARATION

NOTES:
– HORIZONTAL AND VERTICAL OFFSETS SHALL BE MADE WITH AN APPROVED PIPE BENDING TOOL. SHARP BENDS OR KINKS IN THE WATER SERVICE ARE NOT ALLOWED.

– VERTICAL OFFSETS SHALL BE MADE ON THE PROPERTY LINE SIDE OF THE CURB STOP.

– PLASTIC OR CAST IRON CURB BOX SLEEVES SHALL BE INSTALLED WHERE CURB BOXES ARE INSTALLED IN CONCRETE OR ASPHALT SURFACES.

–THE SEWER LATERAL SHALL BE LOCATED ON THE DOWNSTREAM SIDE OF THE WATER SERVICE, BASED ON SEWER MAIN FLOW DIRECTION.

–THE LOCATION OF ALL WATER SERVICES CROSSING UNDER THE CURB & GUTTER SHALL BE MARKED BY STAMPING A "W" IN THE TOP OF CURB OVER THE LOCATION OF THE WATER SERVICE LINE.

DETAIL
WATER SERVICE INSTALLATION

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Sheet Title:
Standard Construction Details - Erosion Control

Sheet Number:
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TEMPORARY BENCHMARK TABLE		
TBM	ELEV.	DESCRIPTION
400	861.52	X IN CONC. NE CORNER OF INTERSECTION
401	862.49	PK NAIL ON N SIDE OF ELVEHJEM ROAD

N

0 5 10 20

PERROT PLACE

ELVEHJEM ROAD

TBM 401

EX. ASPH. SIDEWALK

EX. 10" SAN

EX. 12" WM

EX. FIRE HYDRANT

EX. WATER VALVE (TYP.)

TBM 400

EX. ASPH. SIDEWALK

EX. PROP. CORNER (TYP.)

34 SQ. FT. NEW 4" THICK CONC. RAMP W/ 16 SQ. FT. TRUNCATED DOME PANELS

13 L.F. NEW 30" CURB & GUTTER

NEW 4" EPOXY WHITE LINES

NEW 12" VALVE (BY OTHERS)

NEW 12" 90 DEG. BEND (BY OTHERS)

EX. SAN MH
EX. RIM = 859.54
NEW RIM = 861.00
N. INV. = 849.75 (10")
S. INV. = 850.10 (6")

79 L.F. NEW 12" D.I. WATER MAIN (BY OTHERS)

NEW 12"X6" TEE WITH CAP (BY OTHERS)

EX. PAVEMENT EDGE (TYP.)

EX. TELE. PED.

EX. POWER POLE (TYP.)

EX. SIGN (RELOCATE)

EX. CLEANOUT (PROTECT)

CORE & BOOT LATERAL INTO MH

105 L.F. NEW 6" SAN SERVICE @ 1.0% SLOPE

128 SQ. YDS. NEW 8' PATH

NEW 6' TERRACE

339 L.F. NEW FENCE (MATCH EX. GATE & FENCE MATERIALS)

NEW HYDRANT W/6 L.F. 6" D.I. HYDRANT LEAD, 6" WATER VALVE (BY OTHERS)

EX. BUSH (TYP.)

EX. SIGN

EX. LANDSCAPING

18.5'

26'

19 PARKING STALLS

119 L.F. NEW 2" WATER SERVICE & CURB STOP

21 L.F. NEW 1" WATER SERVICE W/CURB STOP & 2"X1" TEE

11 L.F. NEW 3" CONDUIT FOR FUTURE WIRE (2)

NORTH DOG AREA GRADING PHASE II (APPROX. 10,550 SQ. FT.)

EX. WETLAND BOUNDARY

NEW DITCH (TYP.)

303 L.F. NEW 24" CURB & GUTTER

706 SQ. YDS NEW 3" THICKNESS PARKING LOT

EX. FENCE (TYP.)

EX. POST (TYP.) (PROTECT)

184 L.F. TEMP. WOODEN SNOW FENCE (TYP.)

EX. APPROX. PROP BOUNDARY (TYP.)

EX. STUMP (REMOVE)

EX. EDGE OF GRAVEL

NEW BIO-RETENTION AREA (SEE DETAIL)

9' (TYP.)

26 L.F. NEW 6" SAN

NEW 6'X6' 4" THICK CONC. PAD & DRINKING FOUNTAIN

NEW 8'X8' 4" THICK CONC. PAD

NORTH DOG AREA GRADING PHASE I (APPROX. 7,800 SQ. FT.)

120 SQ. FT. NEW 8" THICK LAYER OF 2" WASHED RIVER STONE

10'

EX. LIGHT POLE (TYP.)

EX. BRUSH LINE (TYP.)

744 SQ. FT. NEW 4" THICK CONCRETE WALK

45'

25'

ALT. BID C-1

711 SQ. FT. WETLAND FILL

111 SQ. YDS. NEW 8' ALT. PATH

EX. TREE (TYP.)

EX. DITCH LINE (TYP.)

576 SQ. FT. WETLAND FILL

34 SQ. FACE MODULAR BLOCK RET. WALLS (USE AS BRIDGE ABUTMENTS)

CONTRACTOR TO REMOVE TIMBER BRIDGE AND REINSTALL BACK ON NEW BRIDGE ABUTMENTS

284 SQ. FT. NEW 8' 4" THICK CONC. PATH

34 SQ. FACE MODULAR BLOCK RET. WALLS (USE AS BRIDGE ABUTMENTS)

348 SQ. FT. WETLAND FILL

NEW GRAVEL

NEW GRAVEL SURFACE AS NEEDED TO PROVIDE SMOOTH SURFACE JOINING NEW ENTRANCE AREA TO EXISTING BOARDWALK (BOTH SIDES)

REMOVE AND REINSTALL EXISTING FENCE

16 L.F. NEW FENCE, GRAVEL, AND DOUBLE GATE (MATCH EX. FENCE & GATE MATERIALS)

EX. BOARDWALK (TYP.)

NOTES

- WHITE EPOXY PAINT FOR PARKING LOT PAVING MARKINGS.
- EAST HALF OF PARKING LOT IS REJECT CURB & GUTTER
- CONTRACTOR TO GRADE PHASE I AND HAVE RESTORATION ESTABLISHED BEFORE GRADING PHASE II OF DOG PARK.
- CONTRACTOR TO ENGAGE 3RD PARTY ENGINEER/SOILS PROFESSIONAL TO PERFORM SITE EVALUATION AT BIO-RETENTION AREA AS SPECIFIED IN WDNR CONSERVATION PRACTICE STANDARD 1002 BEFORE BEGINNING CONSTRUCTION AND PROVIDE RESULTS TO OWNER TO CONFIRM STORMWATER MANAGEMENT DESIGN PARAMETERS.
- ASPHALT PARKING LOT PAVEMENT PLACEMENT OF SINGLE LIFT OF 4 LT TYPE 58-28S, 3" THICKNESS.
- ASPHALT PATH PAVEMENT PLACEMENT OF SINGLE LIFT OF 4 LT TYPE 58-28S, 2" THICKNESS.

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Sheet Title:
Dog Park Site & Utility Layout Plan

Sheet Number:
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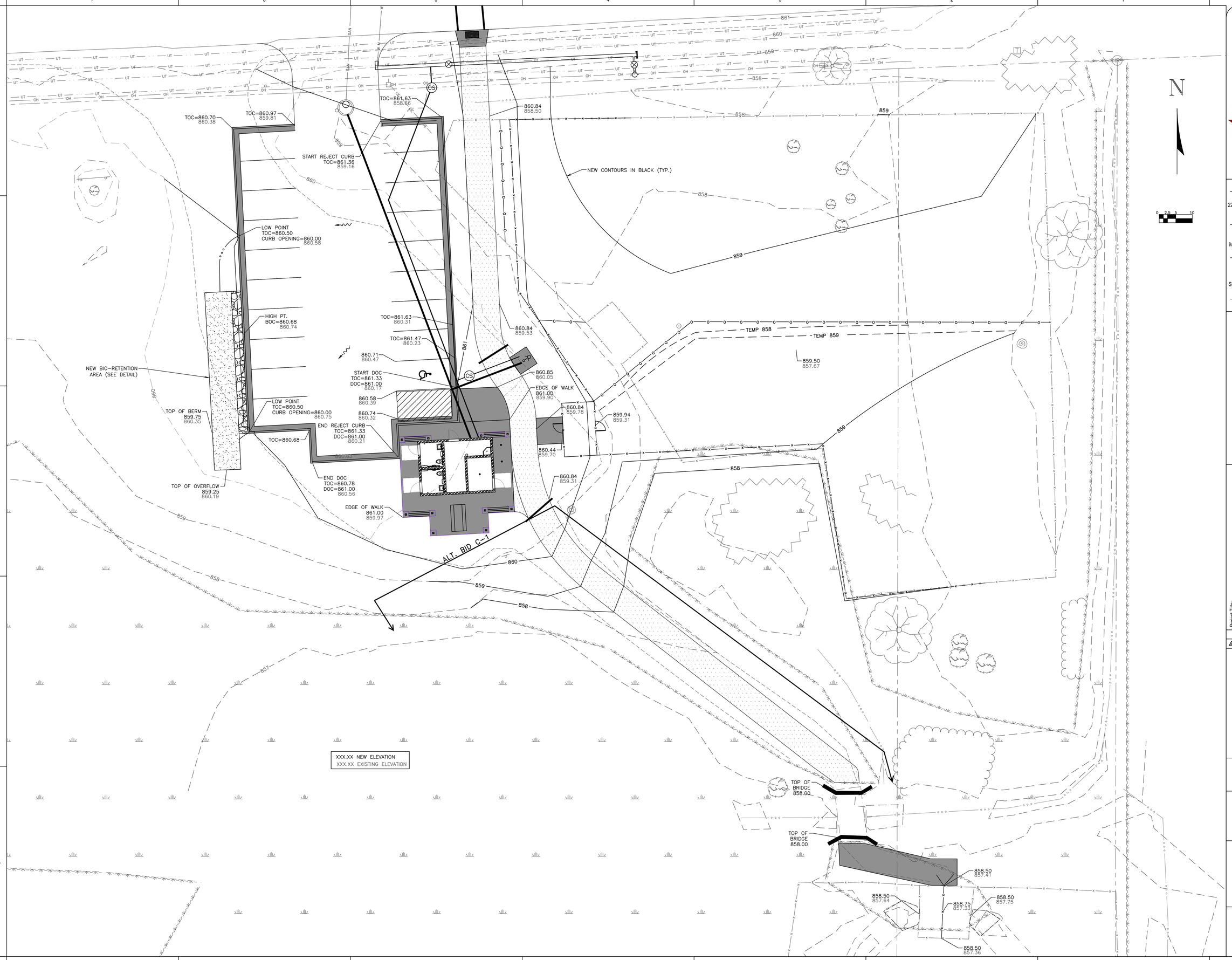

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Dog Park Grading Plan

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C1.3

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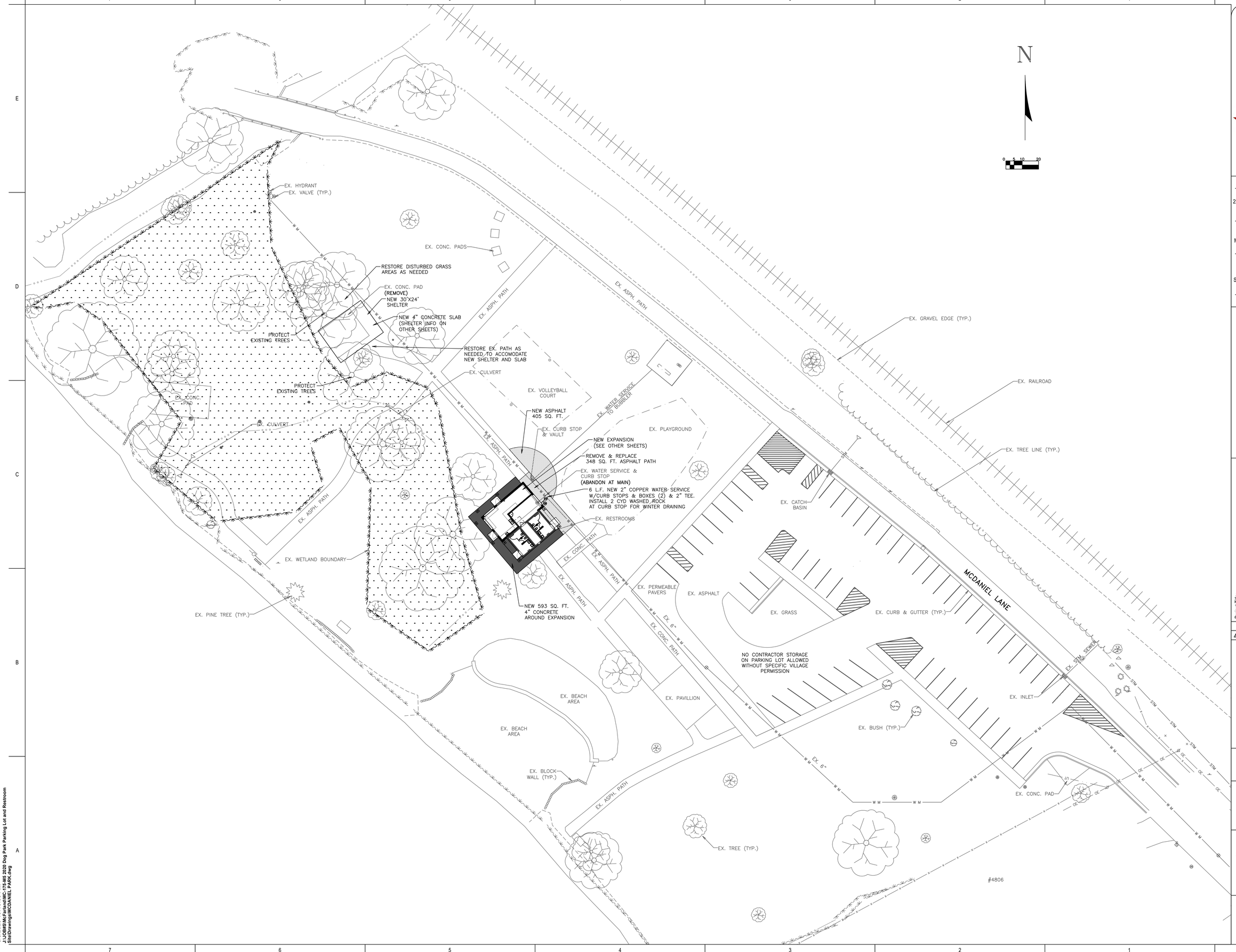

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Project Title:
McFarland Park Facility Projects
Village of McFarland
McFarland, WI

REVISIONS:

⚠	DATE	DESCRIPTION

Project Number:
3491

Issued For:
Construction Documents
Issued to Bid 06/05/2020

Sheet Title:
McDaniel Park Site Layout Plan

Sheet Number:
C1.4

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J:\JOBS\McFarland\MC-175-#6 2020 Dog Park Parking Lot and Restroom
Site\Drawings\MCDANIEL PARK.dwg

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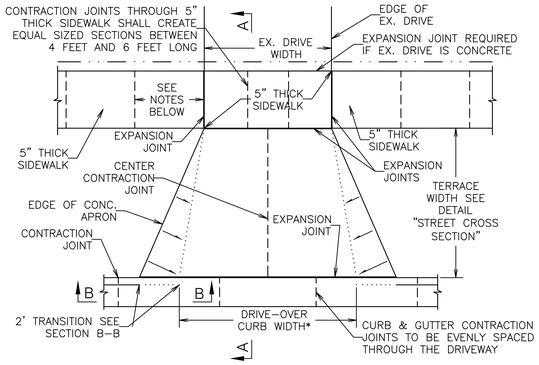
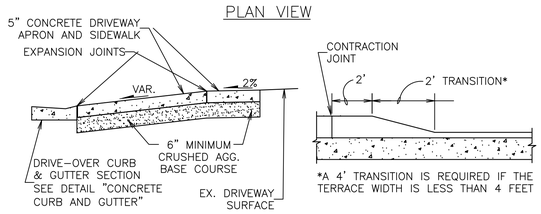


NOTES: – 5" THICK WALK WIDTH SHALL BE EQUAL TO THE EX. DRIVE WIDTH OR A MINIMUM OF 12' CENTERED ON THE EX. DRIVE. THE DRIVE–OVER CURB WIDTH SHALL BE EQUAL TO THE 5" THICK WALK WIDTH PLUS 2', CENTERED ON THE EX. DRIVE.

– CONTRACTION JOINTS IN 5" THICK SIDEWALKS SHALL BE PLACED EVERY 5'. EXPANSION JOINTS SHALL BE PLACED AT INTERVALS NOT TO EXCEED 96 FEET.

PLAN VIEW



SECTION A–A

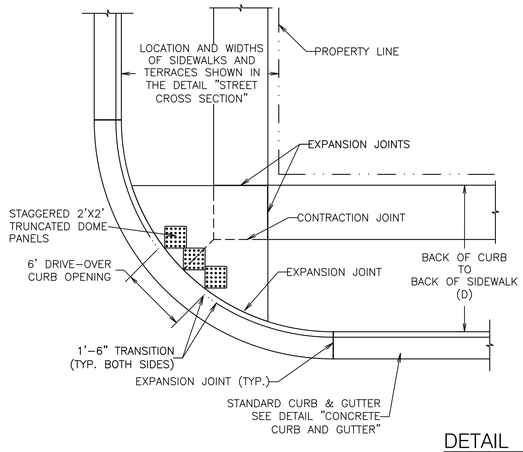
SECTION B–B

DETAIL
DRIVEWAY

NOTES:
TRUNCATED DOME PANELS MUST TOUCH ONE CORNER TO RADIUS OF BACK OF CURB. IF MORE THAN ONE IS USED THEY MUST TOUCH OR OVERLAP. DOMES SHALL BE ALIGNED WITH CROSS WALK DIRECTION.

TYPE 1 CURB RAMP

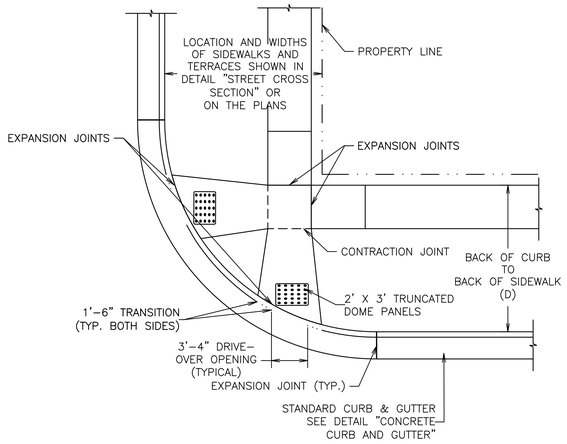
– FOR USE WHEN THE DISTANCE FROM THE BACK OF THE CURB TO THE BACK OF THE SIDEWALK (D) IS LESS THAN 12 FEET.

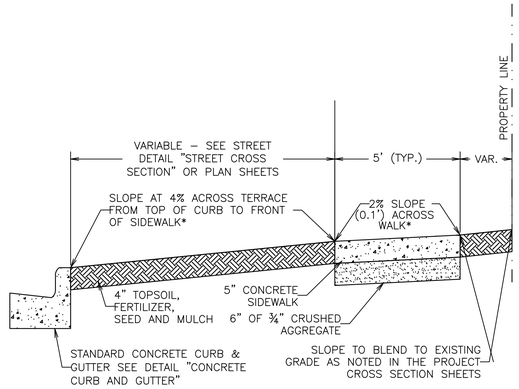


DETAIL
CURB RAMP

TYPE 2 CURB RAMP

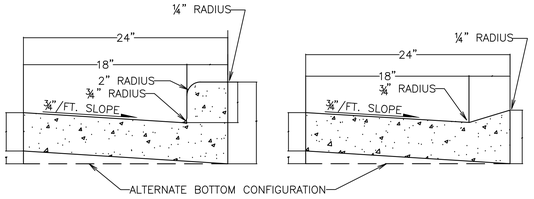
– FOR USE WHEN THE DISTANCE FROM THE BACK OF THE CURB TO THE BACK OF THE SIDEWALK (D) IS GREATER THAN OR EQUAL TO 12 FEET.





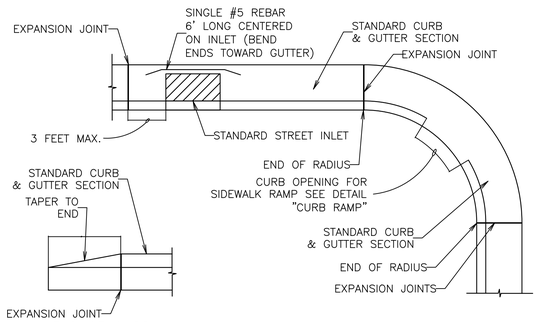
* WHERE PLAN CROSS SECTIONS CONFLICT WITH THIS DETAIL THE PLAN CROSS SECTIONS SHALL GOVERN.

DETAIL
SIDEWALK - TERRACE SECTION



STANDARD CURB & GUTTER CROSS SECTION DIMENSIONS

DRIVE–OVER CURB & GUTTER CROSS SECTION DIMENSIONS

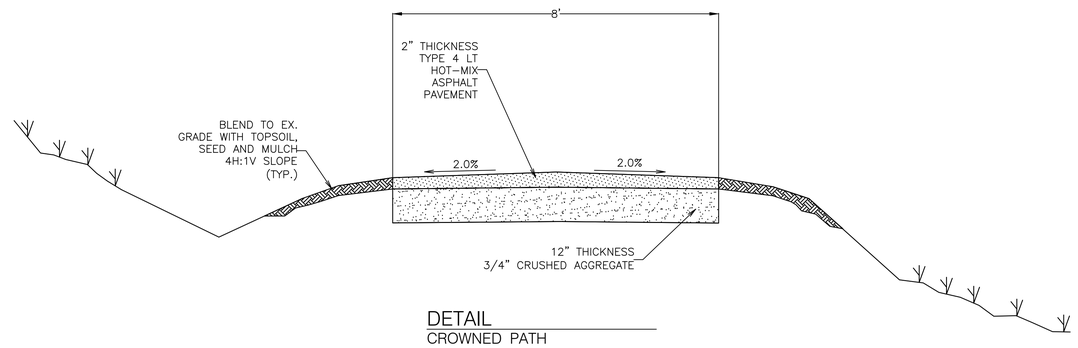


END OF CURB & GUTTER DETAIL

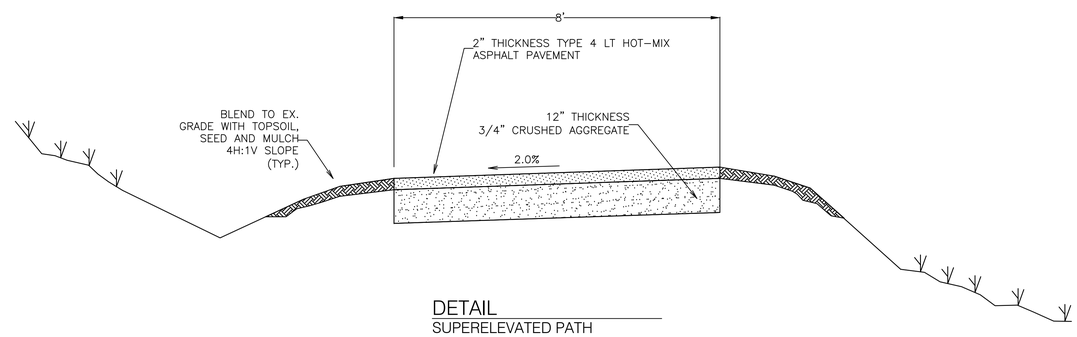
RADIUS & STREET INLET PLAN VIEW

NOTES:
1.) CONTRACTION JOINTS SHALL BE PLACED EVERY 6 TO 12 FEET AND AT LOCATIONS SHOWN IN THE CURB RAMP AND DRIVEWAY DETAILS.
2.) EXPANSION JOINTS SHALL BE PLACED AT EVERY END OF RADIUS, 3 FEET ON ONE SIDE OF EACH STREET INLET AND AT INTERVALS NOT TO EXCEED 300 FEET.

DETAIL
CONCRETE CURB AND GUTTER



DETAIL
CROWNED PATH



DETAIL
SUPERELEVATED PATH

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Project Title:
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REVISIONS:

	DATE	DESCRIPTION

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Issued For:
Construction Documents
Issued to Bid 06/05/2020

Sheet Title:
Standard Construction Details - Street Improvements

Sheet Number:
C1.5

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GENERAL NOTES

1.1 GENERAL:

1.1.1 SCOPE: THE FOLLOWING GENERAL AND SPECIFIC NOTES SHALL APPLY EQUALLY TO ALL CONTRACTORS AND SUPPLIERS ENGAGED IN EXECUTION OF THE WORK SHOWN ON THE CONTRACT DOCUMENTS. THESE NOTES SUPPLEMENT AND ARE MADE A PART OF THE PLANS AND SPECIFICATIONS.

1.1.2 REFERENCES: ALL CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING:
- PLANS AND SPECIFICATIONS
- GOVERNING LOCAL AND MUNICIPAL CODES
- 2018 WISCONSIN COMMERCIAL BUILDING CODE
- 2015 INTERNATIONAL BUILDING CODE (IBC)
- ASCE 7-10
- ASTM INTERNATIONAL (ASTM)
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA)

CONCRETE CONSTRUCTION:
- AMERICAN CONCRETE INSTITUTE (ACI)
- CONCRETE REINFORCING STEEL INSTITUTE (CRSI)
- PRECAST/PRESTRESSED CONCRETE INSTITUTE (PCI)

MASONRY CONSTRUCTION:
- AMERICAN CONCRETE INSTITUTE (ACI)
- THE MASONRY SOCIETY (TMS)
- STRUCTURAL ENGINEERING INSTITUTE (SEI)

STRUCTURAL AND MISCELLANEOUS STEEL WORK:
- AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC)

WOOD CONSTRUCTION & TRUSSES:
- NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION
- AMERICAN INSTITUTE OF TIMBER CONSTRUCTION (AITC)
- APA - THE ENGINEERED WOOD ASSOCIATION (APA)
- TRUSS PLATE INSTITUTE (TPI)

CONTRACTOR SHALL ENSURE FAMILIARITY OF THE ABOVE ITEMS. INSPECTIONS AND OBSERVATIONS WILL BE IN CONFORMANCE WITH THE ABOVE.

1.1.3 DESIGN DATA:

RISK CATEGORY . . . . CATEGORY II
ROOF DEAD LOADS (D):
WOOD FRAMED ROOF . . . . 25 PSF
FLOOR LIVE LOADS (L):
ROOF LIVE LOADS (L_r):
ORDINARY FLAT, PITCHED, OR CURVED ROOF . . . . 20 PSF
SNOW LOADS (S):
GROUND SNOW LOAD, P_g . . . . 30 PSF
EXPOSURE FACTOR, C_e 1.0
THERMAL FACTOR, C_t 1.2
IMPORTANCE FACTOR, I_s 1.0
FLAT ROOF SNOW LOAD, P_f . . . . 25.2 PSF + DRIFT
ROOF SLOPE FACTOR, C_s 1.0
DESIGN ROOF SNOW LOAD, P_s . . . . 25.2 PSF + DRIFT
WIND LOADS (W) (ASCE 7-10 MWFRS DIRECTIONAL PROCEDURE, PART 1, ALL H):
BASIC WIND SPEED, V_{ULT} . . . . 115 MPH
EXPOSURE CATEGORY C
ENCLOSURE CLASSIFICATION . . . . ENCLOSED
INTERNAL PRESSURE COEFFICIENT, G_{cpi} . . . . +/- 0.18
COMPONENTS AND CLADDING DESIGN PRESSURES: (ASCE 7-10 CHAPTER 30)

	EFFECTIVE WIND AREAS* (ULTIMATE LOADS)		
ROOF ZONES*	10 SF	50 SF	100 SF
NEG. ZONE 1 (FIELD)	-26.4 PSF	-24.7 PSF	-23.9 PSF
NEG. ZONE 2 (PERIMETER)	-45.9 PSF	-37.4 PSF	-33.7 PSF
NEG. ZONE 3 (CORNER)	-67.9 PSF	-57.7 PSF	-53.3 PSF
POS. ZONE 1	16.0 PSF	16.0 PSF	16.0 PSF
OVERHANG ZONE 1 & 2	-53.7 PSF	-53.7 PSF	-53.7 PSF
OVERHANG ZONE 3	-81.6 PSF	-69.9 PSF	-61.1 PSF
WALL ZONES*	10 SF	100 SF	500 SF
NEG. ZONE 4 (INTERIOR ZONE)	-31.3 PSF	-27.0 PSF	-23.9 PSF
NEG. ZONE 5 (CORNER ZONE)	-38.6 PSF	-30.0 PSF	-23.9 PSF
POS. ZONE 4 & 5	28.8 PSF	24.5 PSF	21.5 PSF

*NOTES:
- REFER TO ASCE 7-10, FOR ZONE DIAGRAMS.
- PLUS AND MINUS SIGNS INDICATE PRESSURES ACTING TOWARD OR AWAY FROM BUILDING SURFACES RESPECTIVELY.
- PRESSURES MAY BE INTERPOLATED BETWEEN THE EFFECTIVE WIND AREAS.
- SEE DRAWINGS FOR NET UPLIFT ON JOISTS AND JOIST GIRDERS.
- "a" = 3.4 FT

SEISMIC (E):
IMPORTANCE FACTOR, I_e 1.0
0.2_s MAPPED SPECTRAL RESPONSE ACCELERATION, S_s 8.70%g
1.0_s MAPPED SPECTRAL RESPONSE ACCELERATION, S_1 . . . . 4.60%g
SITE CLASS . . . . D
0.2_s SPECTRAL RESPONSE COEFFICIENT, S_{DS} 0.093
1.0_s SPECTRAL RESPONSE COEFFICIENT, S_{D1} 0.074
SEISMIC DESIGN CATEGORY . . . . B
STRUCTURAL SYSTEM . . . . BEARING WALL SYSTEM
SEISMIC RESISTING SYSTEM . . . . ORDINARY PLAIN MASONRY SHEAR WALLS
RESPONSE MODIFICATION COEFFICIENT, R 2.0
SYSTEM OVERSTRENGTH FACTOR, OMEGA 2.5
DEFLECTION AMPLIFICATION FACTOR, C_d 1.75
SEISMIC RESPONSE COEFFICIENT, C_s 0.010
ANALYSIS PROCEDURE . . . . EQUIVALENT LATERAL FORCE ANALYSIS

1.1.4 DESIGN CRITERIA:

SOIL BEARING CAPACITY . . . . 2000 PSF (ASSUMED)

CONCRETE (NORMAL WEIGHT UNO):
FOOTINGS AND SUB-SLABS . . . . f'_c = 3000 PSI
COLUMNS AND BEAMS . . . . f'_c = 4000 PSI
CIP WALLS AND PIERS . . . . f'_c = 4000 PSI
GRADE BEAMS . . . . f'_c = 4000 PSI
INTERIOR SLAB ON GRADE . . . . f'_c = 4000 PSI
EXTERIOR SLABS . . . . f'_c = 3500 PSI
MASONRY:
CONCRETE MASONRY
COMPRESSIVE STRENGTH OF MASONRY (UNIT STRENGTH METHOD) . . f'_m = 2000 PSI
LOAD BEARING CONCRETE UNIT, ASTM C90
MORTAR, ASTM C270 TYPE M, S, OR N
CLAY MASONRY
COMPRESSIVE STRENGTH OF MASONRY (UNIT STRENGTH METHOD) . . f'_m = 1500 PSI
FACE BRICK, ASTM C216 GRADE SW TYPE FBS
GROUT:
MASONRY CORE FILL, ASTM C476 . . . . f'_c = 2000 PSI
UNDER BASE PLATES, ASTM C1107 GRADE A, B, OR C . . . . f'_c = 7000 PSI
REINFORCEMENT STEEL:
#3 BARS & LARGER, ASTM A615 GRADE 60 . . . . F_y = 60000 PSI
#3 BARS & LARGER WELDABLE, ASTM A706 GRADE 60 . . . . F_y = 60000 PSI
WELDED WIRE REINFORCEMENT, ASTM A1064 . . . . F_y = 65000 PSI
MASONRY JOINT REINFORCEMENT, ASTM A951 . . . . F_y = 80000 PSI
PRESTRESSED, ASTM A416 GRADE 270 . . . . F_y =270000 PSI
STRUCTURAL STEEL:
ANGLE SHAPES & PLATES, ASTM A36 . . . . F_y = 36000 PSI
WIDE FLANGE SHAPES, ASTM A992 . . . . F_y = 50000 PSI
HSS TUBE SHAPES, ASTM A500 GRADE B . . . . F_y = 46000 PSI
HSS ROUND SHAPE, ASTM A500 GRADE B . . . . F_y = 42000 PSI
STEEL PIPE, ASTM A53 GRADE B . . . . F_y = 35000 PSI
CHANNEL SHAPES, ASTM A36 . . . . F_y = 36000 PSI
M, S AND HP SHAPES, ASTM A572 GRADE 50 . . . . F_y = 50000 PSI
WOOD CONSTRUCTION: (MINIMUM STRESSES)
WOOD ROOF DECKING - DOUGLAS FIR-LARCH - SIMPLE SPAN LAYUP. . . F_b = 950 PSI, E = 1,000,000 PSI
RAFTERS - SPRUCE-PINE-FIR . . . . F_b = 1250 PSI, F_v = 135 PSI, E = 1,500,000 PSI
JOISTS - DOUGLAS FIR-LARCH . . . . F_b = 1200 PSI, F_v = 180 PSI, E = 1,800,000 PSI
STUDS, PLATES -SPRUCE-PINE-FIR . . . . F_b = 675 PSI, F_t = 350 PSI, F_c = 725 PSI, F_v = 135 PSI, E = 1,200,000 PSI
POSTS (5x5 AND LARGER) - DOUGLAS FIR-LARCH NO.1 . . . . F_b = 1200 PSI, F_c = 1000 PSI, E = 1,600,000 PSI
WOOD TRUSSES - MACHINE STRESS RATED (G = .42 MIN) . . . . . . F_b = 1650 PSI, F_t = 1020 PSI, F_c = 1700 PSI, E = 1,500,000 PSI
LVL (MICROLLAM OR EQUAL) . . . . F_b = 2600 PSI, F_v = 285 PSI, E = 1,900,000 PSI
PSL (PARALLAM OR EQUAL) - BEAMS . . . . F_b = 2900 PSI, F_v = 290 PSI, E = 2,000,000 PSI
PSL (PARALLAM OR EQUAL) - COLUMNS/POSTS . . . . F_b = 2400 PSI, F_t = 1755 PSI, F_c = 2500 PSI, F_v = 190 PSI, E = 1,800,000 PSI
GLUE-LAMS - WESTERN SPECIES: 24F-1.8E . . . . F_b = 2400 PSI, F_v = 240 PSI, E = 1,800,000 PSI
FASTENERS:
WELDS . . . . E70XX ELECTRODES
>=5/8" HIGH-STRENGTH BOLTS, ASTM A325-N
<=1/2" DIA NON-HIGH STRENGTH BOLTS, ASTM A307
ANCHOR BOLTS, ASTM F1554 GRADE 36 . . . . F_y = 36000 PSI
THREADED ROD, ASTM A193 . . . . F_y = 36000 PSI
NUTS AT STRUCTURAL BOLTS, ASTM A563 GRADE C
WASHERS AT STRUCTURAL BOLTS, ASTM F436 TYPE 1
WASHERS AT ANCHOR BOLTS, A36 . . . . F_y = 36000 PSI
HEADED SHEAR CONNECTOR STUDS, ASTM A108
EXPANSION ANCHORS . . . . KWIK-BOLT III BY HILTI, INC.
CONCRETE EPOXY ANCHORS . . . . HIT HY-200 BY HILTI, INC.
MASONRY EPOXY ANCHORS . . . . HIT HY-70 BY HILTI, INC.
SCREW ANCHORS (3/16"-1/4") . . . . KWIK-CON II BY HILTI, INC.
SCREW ANCHORS (3/8"-3/4") . . . . KH-EZ BY HILTI, INC.
POWDER ACTUATED FASTENERS . . . . X-U OR DS BY HILTI, INC.
STEEL DECKING FASTENERS . . . . X-HSN24 BY HILTI, INC.
SELF-DRILLING SCREWS . . . . TEKS BY ITW BUILDEX
WOOD SCREWS . . . . SDS BY SIMPSON, INC.

DEFLECTION LIMITS

MEMBERS	LIVE	WIND OR SNOW	DEAD + LIVE OR SNOW
ROOF MEMBERS			
SUPPORTING GYSPUM BOARD CEILINGS	L/360	L/360	L/240
SUPPORTING FLEXIBLE CEILINGS	L/360	L/360	L/240
NOT SUPPORTING CEILINGS	L/240	L/240	L/180
SUPPORTING RIGID MATERIAL (BRICK, MASONRY, ETC.)	L/600	L/600	L/600
FLOOR MEMBERS	L/360	NA	L/240
LINTELS/HEADER/BEAM MEMBERS			
SUPPORTING FLEXIBLE MATERIALS	L/360	L/360	L/240
SUPPORTING RIGID MATERIAL (BRICK, MASONRY, ETC.)	L/600	L/600	L/600
SUPPORTING CURTAIN WALLS	L/175 OR 3/4" MAX	L/175	1/8" MAX (CURTAIN WALL WEIGHT)
EXTERIOR MEMBERS			
SUPPORTING FLEXIBLE MATERIALS	NA	L/360	NA
SUPPORTING RIGID MATERIAL (BRICK, MASONRY, ETC.)	NA	L/600	NA
SUPPORTING METAL WALL PANEL	NA	L/120	NA
CURTAIN WALL SPANS 13'-6" OR LESS	NA	L/175	NA
CURTAIN WALL SPANS GREATER THAN 13'-6"	NA	L/240 + 1/4"	NA

1.1.5 EXECUTION: CONTRACTOR TO CROSS CHECK DIMENSIONS, ELEVATIONS, SECTIONS AND DETAILS BETWEEN ARCHITECTURAL, MECHANICAL AND STRUCTURAL PLANS. AMBROSE ENGINEERING IS TO BE NOTIFIED OF ANY VARIANCE THAT WILL AFFECT THE STRUCTURAL FRAMING BEFORE CONTRACTOR BEGINS WORK. ALL EQUIPMENT SUPPORTS AND ANCHORAGES TO BE CROSS CHECKED WITH MANUFACTURER'S DRAWINGS. CONTRACTOR SHALL VERIFY ALL PROFILES, HEIGHTS AND DIMENSIONS AT PROJECT SITE PRIOR TO FABRICATION OF ANY MATERIAL AND INFORM THE ENGINEER OF ANY DISCREPANCIES OR FRAMING INTERFERENCES.

1.1.6 PROJECT CONDITIONS: ALL EXISTING BUILDING DIMENSIONS AND CONDITIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION. AMBROSE ENGINEERING SHALL NOT BE RESPONSIBLE FOR ANY EXISTING INFORMATION SUPPLIED BY THE OWNER/ARCHITECT NOR BE LIABLE FOR THOSE EXISTING CONDITIONS THAT VARY FROM THE PREVIOUSLY GIVEN INFORMATION.

1.1.7 SHOP DRAWINGS/SUBMITTALS: SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE ARCHITECT/ENGINEER FOR APPROVAL BEFORE FABRICATION MAY PROCEED. SHOP DRAWINGS/SUBMITTALS SHALL BE PROVIDED FOR THE FOLLOWING COMPONENTS: CONCRETE DESIGN MIXES, REINFORCING STEEL, STRUCTURAL STEEL, METAL FABRICATIONS, PRE-ENGINEERED WOOD TRUSSES, AND GLUE LAMINATED LUMBER. SEE SPECIFIC MATERIALS SECTIONS FOR ADDITIONAL INFORMATION.

NOTES:
- GENERAL CONTRACTOR SHALL REVIEW AND STAMP SHOP DRAWINGS BEFORE SUBMITTAL TO ARCHITECT/ENGINEER.
- SUBMIT (2) COPIES TO ARCHITECT/ENGINEER FOR REVIEW. (1) REVIEWED COPY WILL BE RETURNED. ANY ADDITIONAL SHOP DRAWING COPIES WILL NOT BE RETURNED.
- ALL SHOP DRAWINGS SHALL CONTAIN THE ISSUE DATE INDICATED ON THE CONSTRUCTION DOCUMENTS, ALONG WITH ANY ADDENDUMS OR REVISION DATES.
- COPIES OF THE STRUCTURAL DRAWINGS SUBMITTED AS SHOP DRAWINGS WILL BE REJECTED.
- ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE NOTED (CLOUD, NOTE, ETC.) ON THE SHOP DRAWINGS SUBMITTED FOR APPROVAL.
- ANY CHANGES ON RESUBMITTED SHOP DRAWINGS SHALL BE CLOUDED.

1.1.8 DEFERRED COMPONENT SUBMITTALS: SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE ARCHITECT/ENGINEER PRIOR TO CONSTRUCTION. DEFERRED SUBMITTALS SHALL BE PROVIDED FOR THE FOLLOWING COMPONENTS: PRECAST CONCRETE PLANK, PRECAST CONCRETE WALL PANELS, STRUCTURAL PRECAST CONCRETE, TILT-UP WALL PANELS, METAL BUILDING, STEEL JOISTS AND GIRDERS, COLD FORMED STEEL, WOOD TRUSSES, AND GLUE LAMINATED LUMBER.

NOTES:
- GENERAL CONTRACTOR SHALL REVIEW AND STAMP THE DEFERRED SUBMITTALS BEFORE SUBMITTAL TO ARCHITECT/ENGINEER.
- SUBMIT (4) COPIES OF DRAWINGS AND CALCULATIONS TO ENGINEER. (3) COPIES WILL BE RETURNED WITH ENGINEER'S APPROVAL STAMP.
- ALL COMPONENT SUBMITTALS SHALL BEAR AN ORIGINAL SEAL AND SIGNATURE OF THE COMPONENT DESIGNER.
- ALL SUBMITTED COPIES MUST BE THE FINAL "FIELD USE" SETS WHICH INCLUDES ALL CORRECTIONS MADE DUE TO SHOP DRAWING REVIEW COMMENTS.

1.1.9 SPECIAL INSPECTIONS: AN INSPECTION & TESTING COMPANY SHALL BE RETAINED IN ACCORDANCE WITH THE IBC FOR THE FOLLOWING:
- SOILS AND EARTHWORK SUPPORTING FOUNDATIONS AND SLABS.
- CONCRETE TEST CYLINDERS AND STRENGTH TESTING.
- POST INSTALLED EXPANSION AND EPOXY ANCHORS.

1.1.10 CONSTRUCTION LOADS: PLACEMENT OF CONSTRUCTION EQUIPMENT, MATERIALS, AND PERSONNEL SHALL NOT EXCEED THE DESIGN LIVE LOAD OF THE STRUCTURE. CONCRETE SHALL CURE A MINIMUM OF 7 DAYS BEFORE THE APPLICATION OF CONSTRUCTION LOADS. IN ADDITION, EQUIPMENT PLACED ON FLOORS SHALL ALSO COMPLY WITH THE FOLLOWING:

FORKLIFT SPACING BETWEEN WHEELS ON AXLE IS NOT LESS THAN 38" c/c OR SCISSOR LIFT SPACING BETWEEN WHEELS ON AXLE IS NOT LESS THAN 25" c/c.

SLAB-ON-GRADE: SLAB DEPTH	ALLOWABLE EQUIPMENT AXLE LOADS: FORKLIFT	SCISSOR/PLATFORM LIFTS
4"	NONE	5,400 LBS
5"	8,600 LBS	6,800 LBS
>=6"	11,400 LBS	9,200 LBS

MODULUS OF SUBGRADE, k (MINIMUM) . . . . 100 PCI

WHEN AXLE LOADS EXCEED THE VALUES LISTED ABOVE, OR WHEN WHEEL SPACING IS LESS THAN c/c SPACING, CONTACT ENGINEER PRIOR TO OPERATING UNAUTHORIZED EQUIPMENT.

1.1.11 FIELD MODIFICATIONS: MODIFICATIONS OF STRUCTURAL MEMBERS DUE TO MISLOCATION, MISFIT, MECHANICAL INTERFERENCE, OR ANY OTHER CONSTRUCTION ISSUE SHALL NOT BE MADE WITHOUT THE PRIOR APPROVAL OF ENGINEER. NO OPENING SHALL BE PLACED IN ANY STRUCTURAL MEMBER UNLESS SHOWN ON THE CONTRACT STRUCTURAL DRAWINGS OR THE APPROVED SHOP DRAWINGS.

1.1.12 PERMANENT EQUIPMENT: SHALL BE LOCATED ONLY ON THE STRUCTURAL MEMBERS INTENDED TO SUPPORT THIS EQUIPMENT AS SHOWN ON THE CONTRACT DRAWINGS OR THE APPROVED SHOP DRAWINGS. IF STRUCTURAL SUPPORT IS NOT CLEAR, OR A QUESTION ARISES, CONTACT ENGINEER PRIOR TO EQUIPMENT INSTALLATION.

2.1 EARTHWORK:

2.1.1 GEOTECHNICAL REPORT: REFER TO GEOTECHNICAL REPORT INDICATED IN DESIGN CRITERIA FOR SITE CONDITIONS, SUITABLE BEARING MATERIALS, STRUCTURAL FILL, BACKFILL MATERIALS, COMPACTION REQUIREMENTS AND PROJECT SPECIFICATIONS FOR EARTHWORK NOT SPECIFIED HEREIN.

2.1.2 EXCAVATIONS: ALL UNSUITABLE EXISTING FILL AND TOPSOIL SHALL BE EXCAVATED BELOW FOOTING BEARING AND REPLACED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS. IF EXCAVATIONS SHOULD INDICATE A SAFE SOIL BEARING CAPACITY LESS THAN THE DESIGN CRITERIA SOIL BEARING CAPACITY THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND FOUNDATION REVISED TO MEET THIS CONDITION.

2.1.3 SITE PREPARATION: ALL UNSUITABLE EXISTING FILL AND TOPSOIL SHALL BE EXCAVATED WITHIN THE BUILDING FOOTPRINT AND REPLACED TO FINISHED PAD ELEVATION IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS. PROVIDE COMPACTED AGGREGATE SUB-BASE AND VAPOR RETARDER ABOVE PAD AND BELOW SLAB PER SPECIFICATIONS AND GEOTECHNICAL REPORT RECOMMENDATIONS.

2.1.4 BACKFILLING: BACKFILL EACH SIDE OF FOUNDATION WALLS IN EQUAL LIFTS. WHERE FINAL GRADES CREATE AN UNBALANCED CONDITION BACKFILL AS FOLLOWS: AT FOUNDATIONS WALLS STRUCTURALLY CONNECTED TO SLABS (SUCH AS DOCK WALLS), BRACE TOP OF WALL UNTIL SLAB IS IN PLACE AND CURED 7 DAYS MINIMUM. AT BASEMENT WALLS DO NOT BACKFILL UNTIL FIRST FLOOR CONSTRUCTION IS COMPLETE OR TOP OF WALLS ARE BRACED. WHERE WALLS ARE NOT STRUCTURALLY CONNECTED AT THE TOP (SUCH AS RETAINING WALLS) BRACING IS NOT REQUIRED.

3.1 CONCRETE:

3.1.1 REFERENCES: CONCRETE CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS AND AS MODIFIED HEREIN:

ACI 117	"SPECIFICATIONS FOR TOLERANCES FOR CONCRETE CONSTRUCTION AND MATERIALS"
ACI 301	"SPECIFICATIONS FOR STRUCTURAL CONCRETE"
ACI SP-66	"ACI DETAILING MANUAL"
ACI 318	"BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE"
ACI 347	"GUIDE TO FORMWORK FOR CONCRETE"
ACI 360	"GUIDE TO DESIGN OF SLABS-ON-GROUND"
CRSI	"MANUAL OF STANDARD PRACTICE"
CRSI	"PLACING REINFORCING BARS"

3.1.2 MATERIALS: PROPORTION CONCRETE MATERIALS TO ATTAIN 28 DAY CONCRETE MIX DESIGN STRENGTHS INDICATED IN THE DESIGN CRITERIA. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.

3.1.3 SHOP DRAWINGS/SUBMITTALS: SUBMIT CONCRETE MIX DESIGNS, COMPRESSIVE STRENGTH TEST HISTORY, CEMENT, FLY ASH, AGGREGATE TEST REPORTS, ADMIXTURES, FIBER REINFORCING, REBAR PLACEMENT AND FABRICATION PLANS, LAP LENGTHS, REBAR BENDING DIAGRAMS, AND ALL DETAILS AS REQUIRED TO COMPLETE INSTALLATION.

3.1.4 ACCESSORIES: ALL CONCRETE ACCESSORIES SUCH AS CHAIRS, TIES, ETC., THAT COME IN CONTACT WITH FORMWORK ON EXPOSED CONCRETE SHALL BE GALVANIZED OR PLASTIC COATED. CONCRETE BLOCK OR CLAY MASONRY SHALL NOT BE USED AS CHAIRS FOR SUPPORT OF SLAB-ON-GRADE REINFORCEMENT.

3.1.5 WELDED WIRE REINFORCEMENT: PROVIDE WELDED WIRE REINFORCEMENT IN ACCORDANCE WITH THE DESIGN CRITERIA. WELDED WIRE REINFORCEMENT SHALL BE FLAT SHEETS ONLY, LAPPED 6" MINIMUM AND POSITIONED AT MID-HEIGHT OF THE SLAB THICKNESS, UNO.

3.1.6 SYNTHETIC FIBER REINFORCEMENT: PROVIDE SYNTHETIC FIBER REINFORCEMENT IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS AT THE DOSAGE RATE INDICATED ON THE PLANS.

3.1.7 BAR REINFORCEMENT: PROVIDE BAR REINFORCEMENT IN ACCORDANCE WITH THE DESIGN CRITERIA. WHEN BAR REINFORCEMENT IS CALLED FOR IN A CERTAIN PORTION OF THE BUILDING, IT SHALL BE DUPLICATED IN SIMILAR PORTIONS OF THE BUILDING, UNO.

3.1.8 MINIMUM COVER: INSTALL BAR REINFORCEMENT WITH THE FOLLOWING MINIMUM COVER UNLESS A GREATER COVER IS REQUIRED DUE TO FIRE PROTECTION:

CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH . . . . 3"
CONCRETE EXPOSED TO EARTH AND WEATHER:
#5 BAR AND SMALLER . . . . 1 1/2"
#6 BAR AND LARGER . . . . 2"
CONCRETE NOT EXPOSED TO EARTH AND WEATHER OR IN CONTACT WITH GROUND:
SLABS, WALLS, AND JOISTS:
#11 BAR AND SMALLER . . . . 3/4"
BEAMS AND COLUMNS:
#11 BAR AND SMALLER . . . . 1 1/2"

3.1.9 DEVELOPMENT: THE MINIMUM DEVELOPMENT LENGTH OF NON-CONTINUOUS BAR REINFORCEMENT IS SHOWN BELOW. TERMINATE WITH A STANDARD HOOK IN ACCORDANCE WITH ACI IF REQUIRED DEVELOPMENT LENGTH CANNOT BE OBTAINED. THE LAP SPLICE LENGTH OF CONTINUOUS BAR REINFORCEMENT IS SHOWN BELOW. IN GROUPS OF PARALLEL BARS, LAP SPLICES SHALL BE STAGGERED.

	DEVELOPMENT LENGTH	LAP SPLICE LENGTH
f'_c = 3000 PSI, GRADE 60, UNCOATED:		
ALL BARS (EXCEPT TOP HORIZ. BARS):		
#6 BAR AND SMALLER	44 BAR DIAMETERS	57 BAR DIAMETERS
#7 BAR AND LARGER	55 BAR DIAMETERS	71 BAR DIAMETERS
TOP HORIZONTAL BARS:		
#6 BAR AND SMALLER	57 BAR DIAMETERS	74 BAR DIAMETERS
#7 BAR AND LARGER	71 BAR DIAMETERS	93 BAR DIAMETERS
f'_c = 4000 PSI, GRADE 60, UNCOATED:		
ALL BARS (EXCEPT TOP HORIZ. BARS):		
#6 BAR AND SMALLER	38 BAR DIAMETERS	50 BAR DIAMETERS
#7 BAR AND LARGER	47 BAR DIAMETERS	62 BAR DIAMETERS
TOP HORIZONTAL BARS:		
#6 BAR AND SMALLER	50 BAR DIAMETERS	64 BAR DIAMETERS
#7 BAR AND LARGER	62 BAR DIAMETERS	80 BAR DIAMETERS

3.1.10 HOT WEATHER CONCRETING: FOLLOW ACI 305 "HOT WEATHER CONCRETING" WHEN MAXIMUM DAILY TEMPERATURE EXCEEDS 85°F, OR RAPID DRYING CONDITIONS EXIST; EVAPORATION RATE > .15 LB/SF/HR PER FIGURE 2.1.5.

3.1.11 COLD WEATHER CONCRETING: FOLLOW ACI 306 "COLD WEATHER CONCRETING" WHEN FREEZING CONDITIONS OR MEAN DAILY TEMPERATURE FALLS BELOW 40°F.

3.1.12 SLABS: MAY BE POURED AS A CONTINUOUS SCREEDED POUR WITH SAW CUT CONTROL JOINTS IN BOTH DIRECTIONS. SAW CUTS TO BE MADE WITHIN 8 HOURS OF POUR AND SPACED AS INDICATED IN THE DRAWINGS.

3.1.13 WALLS: MAXIMUM POUR LENGTH 100 FT BETWEEN FORMED CONSTRUCTION JOINTS. FOR WALLS EXPOSED TO VIEW PROVIDE INTERMEDIATE CONTROL JOINTS NO GREATER THAN 30 FT ON CENTER. JOINTS SHOULD ALIGN WITH BUILDING CONTROL JOINTS WHEN PRESENT AND COORDINATED WITH ARCHITECTURAL DRAWINGS.

3.1.14 OPENINGS: CONTRACTOR TO PROVIDE AND COORDINATE WITH ALL OTHER TRADES FOR SIZE AND LOCATIONS OF ANY AND ALL OPENINGS, SLEEVES, ETC. OCCURRING IN WALLS, FOOTINGS, AND FLOORS. SLEEVE LAYOUTS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.

3.1.15 BOND BREAKER: PROVIDE BOND BREAKER MATERIAL WHERE SLABS ABUT WALLS, COLUMNS AND OTHER VERTICAL SURFACES.

4.1 MASONRY:

4.1.1 REFERENCES: MASONRY CONSTRUCTION SHALL CONFORM TO THE FOLLOWING STANDARDS AND AS MODIFIED HEREIN:

TMS 402/ACI 530/ASCE 5	"BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES"
TMS 602/ACI 530.1/ASCE 6	"SPECIFICATIONS FOR MASONRY STRUCTURES"
TEK MANUAL	"NATIONAL CONCRETE MASONRY ASSOCIATION"

4.1.2 MATERIALS: SELECT MASONRY MATERIALS TO ATTAIN NET AREA COMPRESSIVE STRENGTH INDICATED IN THE DESIGN CRITERIA BASED ON THE UNIT STRENGTH METHOD. SEE SPECIFICATIONS FOR ADDITIONAL MATERIAL REQUIREMENTS.

4.1.3 HORIZONTAL JOINT REINFORCEMENT: PROVIDE STANDARD GALVANIZED LADDER TYPE REINFORCEMENT FABRICATED OF 9 GAUGE WIRE. PLACE AT EVERY SECOND BLOCK COURSE, 16 INCHES ON CENTER VERTICALLY, IN ALL WALLS UNLESS NOTED OTHERWISE. INSTALL REINFORCEMENT IN THE FIRST AND SECOND BED JOINTS, 8 INCHES ON CENTER VERTICALLY, IMMEDIATELY ABOVE AND BELOW OPENINGS. EXTEND REINFORCEMENT A MINIMUM OF 2 FEET BEYOND JAMBS.

4.1.4 REBAR POSITIONERS: PROVIDE GALVANIZED REBAR POSITIONERS FABRICATED OF 9 GAUGE WIRE AT ALL VERTICAL REINFORCING NOT TIED. PLACE AT TOP OF FIRST COURSE, ONE COURSE BELOW TOP OF WALL, AND AT A VERTICAL SPACING NOT TO EXCEED 200 BAR DIAMETERS.

4.1.5 BOND BEAM REINFORCEMENT: SHALL BE REINFORCED WITH 2 #4 BARS CONTINUOUS, EXCEPT AT CONTROL JOINTS. LAP BOND BEAMS A MINIMUM OF 4'-0" AT VERTICAL STEPS IN BOND BEAM COURSES. LAP CONTINUOUS BARS 48 DIAMETERS AT ALL SPLICES.

4.1.6 VERTICAL WALL REINFORCEMENT: LOCATE WALL REINFORCEMENT AT CENTER OF WALL UNLESS NOTED OTHERWISE. LAP CONTINUOUS BARS 48 DIAMETERS AT ALL SPLICES.

4.1.7 VERTICAL PIER REINFORCEMENT: LOCATE PIER REINFORCEMENT WITHIN CELL AS INDICATED IN THE DRAWINGS. LAP CONTINUOUS BARS 48 DIAMETERS AT ALL SPLICES.

4.1.8 GROUTING: ALL CELLS AND BOND BEAMS CONTAINING REINFORCING SHALL BE GROUTED. GROUT IN 4 FOOT HIGH MAXIMUM LIFTS, HIGH LIFT GROUTING SHALL NOT BE USED.

4.1.9 CONTROL JOINTS: CONSTRUCT EXTERIOR JOINTS AT A MAXIMUM HORIZONTAL SPACING BETWEEN JOINTS OF 24'-0" AND NOT MORE THE 12'-0" FROM CORNERS. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS. CONSTRUCT INTERIOR CONTROL JOINTS IN WALLS PLACED PERPENDICULAR TO BEAMS OR BEARING WALLS AND NOT MORE THAN 32'-0" ON CENTER OR 16'-0" FROM CORNERS. NO JOINTS SHALL BE LOCATED WITHIN 2'-0" OF STEEL BEAM BEARINGS.

4.1.10 PROVIDE FLEXIBLE MASONRY JOINTS AT ALL SIDES OF STEEL BEAMS AND/OR STEEL JOISTS THAT PENETRATE NON-BEARING MASONRY WALLS. MAINTAIN A MINIMUM 1-1/2 INCH CLEAR DISTANCE BETWEEN THE STEEL AND MASONRY.

4.1.11 ALL MASONRY WALLS HAVING TWO OR MORE WYTHES OF BRICK AND/OR CONCRETE BLOCK SHALL HAVE ALL VERTICAL COLLAR JOINTS FILLED WITH MORTAR FOR THEIR FULL HEIGHT. PARGING IS NOT ACCEPTABLE. THIS REQUIREMENT DOES NOT APPLY BETWEEN WYTHES OF CAVITY WALLS.

4.1.12 TEMPORARY BRACING: ALL MASONRY WALLS SHALL BE BRACED IN ACCORDANCE WITH OSHA GUIDELINES AND "THE STANDARD PRACTICE FOR BRACING MASONRY WALLS UNDER CONSTRUCTION" UNTIL PERMANENT SUPPORT HAS BEEN INSTALLED.

4.1.13 IN NO CASE SHALL SHORES OR FORMS BE REMOVED, OR CONCENTRATED LOADS FROM FRAMING MEMBERS BE APPLIED, UNTIL THE MORTAR HAS CURED SUFFICIENTLY TO CARRY ITS OWN WEIGHT AND ALL OTHER ANTICIPATED LOADS.

4.1.14 ALL EMBEDDED STEEL BEAMS SHALL HAVE ADJUSTABLE MASONRY ANCHORS SPACED NOT GREATER THAN 16 INCHES VERTICALLY, AND 24 INCHES HORIZONTALLY, UNLESS OTHERWISE NOTED.

4.1.15 PROVIDE POCKETS IN MASONRY WALLS FOR STEEL BEAMS AND COLUMN BASE PLATES WHERE REQUIRED. BACK PATCH SOLID WITH CONCRETE AFTER INSTALLATION OF MEMBER.

4.1.16 WHERE NO MASONRY PIERS ARE INDICATED BELOW STRUCTURAL MEMBERS SUPPORTED BY MASONRY, PROVIDE A MINIMUM OF THREE COURSES OF CONCRETE BRICK OR APPROVED EQUIVALENT BEARING.

4.1.17 IN MASONRY BEARING WALLS, NO CHASES, RISERS, CONDUIT OR TOOTHING OF MASONRY SHALL OCCUR WITHIN 1'-6" OF CENTERLINE OF BEAM BEARING OR LOAD CONCENTRATION.

4.1.18 COLD WEATHER MASONRY CONSTRUCTION AND ITS QUALITY CONTROL REQUIRE ADDITIONAL ATTENTION TO CONSTRUCTION PRACTICES AND PROTECTION. ATTENTION SHOULD BE DIRECTED TO THE FOLLOWING DETAILS AS WELL AS THOSE NORMALLY ATTENDED.

1. CONSTRUCTION MATERIALS SHOULD BE RECEIVED, STORED, AND PROTECTED IN WAYS THAT PREVENT WATER FROM ENTERING THE MATERIALS.
2. IF CLIMATIC CONDITIONS WARRANT, TEMPERATURES OF CONSTRUCTION MATERIALS SHOULD BE MEASURED. FROZEN SAND AND WET MASONRY UNITS MUST BE THAWED. MASONRY UNITS BELOW 20°F MUST BE HEATED ABOVE 20°F WITHOUT OVERHEATING.
3. SUFFICIENT MORTAR INGREDIENTS SHOULD BE HEATED TO PRODUCE MORTAR TEMPERATURES BETWEEN 40°F AND 120°F. EVERY EFFORT SHOULD BE MADE TO PRODUCE CONSECUTIVE BATCHES OF MORTAR WITH THE SAME TEMPERATURES FALLING WITHIN THIS RANGE. THE MORTAR TEMPERATURE AFTER MIXING AND BEFORE USE SHOULD BE ABOVE 40°F, MAINTAINABLE EITHER BY AUXILIARY HEATERS UNDER THE MORTAR BOARD OR BY MORE FREQUENT MIXING OF MORTAR BATCHES. HEATED MORTAR ON MORTAR BOARDS SHOULD NOT BECOME EXCESSIVELY HOT (GREATER THAN 120°F).
4. DURING BELOW-NORMAL TEMPERATURES, MASONRY SHOULD BE PLACED ONLY ON A SOUND UNFROZEN FOUNDATIONS. MASONRY SHOULD NEVER BE PLACED ON A SNOW OR ICE-COVERED SURFACE, BECAUSE OF THE DANGER OF MOVEMENT WHEN THE BASE THAWS AND THE POSSIBILITY OF VERY LITTLE BOND BEING DEVELOPED BETWEEN THE MORTAR AND THE SUPPORTING SURFACE.
5. AT THE END OF THE DAY, THE TOP SURFACE OF ALL MASONRY SHOULD BE PROTECTED TO PREVENT MOISTURE, AS RAIN, SNOW OR SLEET, FROM ENTERING THE MASONRY. THIS PROTECTION MUST COVER THE TOP SURFACE AND SHOULD EXTEND A MINIMUM OF 2 FEET DOWN ALL SIDES OF THE MASONRY.
6. CONSTRUCTION AND PROTECTION REQUIREMENTS SHALL BE AS INDICATED BELOW:

WORK DAY TEMPERATURE	CONSTRUCTION REQUIREMENT	PROTECTION REQUIREMENT
ABOVE 40°F	NORMAL MASONRY PROCEDURES.	COVER WALLS WITH PLASTIC OR CANVAS AT END OF WORK DAY TO PREVENT WATER ENTERING MASONRY.
40°F - 32°F	HEAT MIXING WATER TO PRODUCE MORTAR TEMPERATURES BETWEEN 40°F - 120°F.	COVER WALLS AND MATERIALS TO PREVENT WETTING AND FREEZING. COVERS SHOULD BE PLASTIC OR CANVAS.
32°F - 25°F	HEAT MIXING WATER AND SAND TO PRODUCE MORTAR TEMPERATURES BETWEEN 40°F - 120°F.	WITH WIND VELOCITIES OVER 15 MPH PROVIDE WIND-BREAKS DURING THE WORK DAY AND COVER WALLS AND MATERIALS AT THE END OF THE WORK DAY.
25°F - 20°F	MORTAR ON BOARDS SHOULD BE MAINTAINED ABOVE 40°F.	TO PREVENT WETTING AND FREEZING MAINTAIN MASONRY ABOVE FREEZING FOR 16 HOURS USING AUXILIARY HEAT OR INSULATED BLANKETS.
20°F - 0°F AND BELOW	HEAT MIXING WATER AND SAND TO PRODUCE MORTAR TEMPERATURES BETWEEN 40°F - 120°F.	PROVIDE ENCLOSURES AND SUPPLY SUFFICIENT HEAT TO MAINTAIN MASONRY ENCLOSURE ABOVE 32°F FOR 24 HOURS.

5.1 STRUCTURAL STEEL:

5.1.1 REFERENCES: STRUCTURAL STEEL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS AND AS MODIFIED HEREIN:

AISC - "SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS".
AWS - "STRUCTURAL WELDING CODE - STEEL".
SSPC - "STEEL STRUCTURES PAINTING MANUAL", VOLUME 1 AND 2.

5.1.2 PRODUCTS: COMPLY WITH ASTM REQUIREMENTS FOR STRENGTH OF MATERIALS INDICATED FOR THE GENERAL DESIGN CRITERIA.

5.1.3 CONNECTIONS: CONNECTIONS NOT DETAILED ON DRAWINGS SHALL BE DESIGNED BY THE FABRICATOR FOR THE FOLLOWING REQUIREMENTS:

1. BEAM CONNECTIONS SHALL BE AISC STANDARD FRAMED BEAM CONNECTIONS.
2. FIELD CONNECTIONS SHALL BE BOLTED WITH 3/4" DIAMETER HIGH STRENGTH ASTM A325 BOLTS, BEARING TYPE N WITH STANDARD ROUND HOLES.
3. WHERE SLOTTED CONNECTIONS ARE REQUIRED, ADJUST BOLT VALUES ACCORDINGLY.
4. WHERE REACTIONS ARE NOT INDICATED ON DRAWINGS DESIGN CONNECTION FOR 60% OF THE TOTAL UNIFORM LOAD CAPACITY SHOWN IN THE AISC TABLES OF UNIFORM LOAD CONSTANTS.
5. THE FOLLOWING CONDITIONS SHALL BE CHECKED WHEN DESIGNING BEAM CONNECTIONS: BOLT SHEAR, BOLT BEARING ON CONNECTING MATERIAL, BLOCK WEB SHEAR, SHEAR ON THE NET AREA OF THE CONNECTING ANGLES, PLATES OR TEES AND LOCAL BENDING STRESS.
6. STEEL CONTRACTOR TO PUNCH HOLES IN STEEL MEMBERS FOR ARCHITECTURAL CONNECTIONS. REFER TO ARCHITECTURAL PLANS.

5.1.4 PAINT: FOR ALL STRUCTURAL STEEL -FABRICATOR'S STANDARD RUST INHIBITING PRIMER PER SSPC-SP2. DO NOT PAINT STRUCTURAL SURFACES TO BE IN CONTACT WITH POURED CONCRETE, SURFACES TO BE WELDED, SURFACES TO RECEIVE WELDED STUDS OR SURFACES TO RECEIVE SPRAY ON FIREPROOFING.

5.1.5 TEMPORARY BRACING: THE BUILDING FRAME, DURING CONSTRUCTION, IS NOT A SELF-SUPPORTING STEEL FRAME AS DEFINED IN THE AISC CODE OF STANDARD PRACTICE, SECTION 7.9.3 (NINTH EDITION). CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORTS FOR THE FRAME UNTIL ALL THE DESIGN SUPPORTS AND ITS COMPONENTS (FLOORS AND/OR ROOF) ARE SECURELY IN PLACE.

5.1.6 WELD IDENTIFICATION: EACH STRUCTURALLY SIGNIFICANT MEMBER SHALL HAVE ITS WELDING IDENTIFIED BY A DISTINGUISHING MARK STAMPED ON THE MEMBER BY THE CERTIFIED WELDERS INVOLVED.

6.1 WOOD CONSTRUCTION:

6.1.1 REFERENCES: ALL WOOD CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE FOLLOWING STANDARDS AND AS MODIFIED HEREIN:

SAWN LUMBER, GLUE-LAMINATED TIMBER, WOOD I JOIST, COMPOSITE LUMBER, METAL PLATE CONNECTED WOOD TRUSSES AND PRE-ENGINEERED METAL CONNECTORS:

ALLOWABLE STRESS DESIGN (ADS) MANUAL FOR ENGINEERED WOOD CONSTRUCTION
NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION
NDS COMMENTARY
NDS SUPPLEMENTS
NDS GUIDELINES

PLYWOOD AND ORIENTATED STRAND BOARD:
AMERICAN PLYWOOD ASSOCIATION

6.1.2 MATERIALS: CONTRACTOR SHALL SELECT LUMBER SPECIES AND GRADE CONFORMING WITH THE STRENGTH REQUIREMENTS SPECIFIED UNDER THE GENERAL DESIGN CRITERIA.

6.1.3 ALL WOOD IN DIRECT CONTACT WITH EARTH OR CONCRETE SHALL BE PRESSURE TREATED.

6.1.4 BEARING AND SHEAR WALLS TO HAVE DOUBLE TOP PLATE, LAPPED AT WALL AND PARTITION INTERSECTION WITH 3 - 16d NAILS. STAGGER SPLICES OF UPPER AND LOWER TOP PLATES.

6.1.5 HOLES FOR BOLTS IN WOOD SHALL BE BORED WITH A BIT OF THE SAME NOMINAL DIAMETER AS THE BOLT PLUS 1/16".

6.1.6 HOLES FOR LAG SCREWS SHALL BE FIRST BORED TO THE SAME NOMINAL DIAMETER AND DEPTH AS THE SHANK AND THE REST NO LARGER THAN THE ROOT OF THE THREAD.

6.1.7 LAG SCREWS AND WOOD SCREWS SHALL BE SCREWED AND NOT DRIVEN INTO PLACE. SOAP MAY BE USED TO LUBRICATE SCREWS.

6.1.8 ALL BOLTS AND LAG SCREWS SHALL BE PROVIDED WITH METAL WASHERS UNDER HEADS AND NUTS WHICH BEAR ON WOOD. (APPLIES ALSO TO INSERTED EXPANDING FASTENERS, RED HEAD, ETC.)

BOLT DIAMETER	MACHINE WASHER	STEEL PLATE WASHER
5/8" DIA.	2-3/4" DIA. x 5/16"	2-1/2" x 2-1/2" x 1/4"
3/4" DIA.	3" DIA. x 7/16"	3" x 3" x 5/16"
7/8" DIA.	3-1/2" DIA. x 7/16"	3-1/2" x 3-1/2" x 3/8"
1" DIA.	4" DIA. x 1/2"	3-3/4" x 3-3/4" x 3/8"

6.1.9 LAY ALL STRUCTURAL PLYWOOD ON ROOF AND FLOORS WITH FACE GRAIN PERPENDICULAR TO SUPPORTS UNLESS NOTED OTHERWISE. STAGGER INTERIOR PANEL EDGE JOINTS.

6.1.10 CONNECTOR HARDWARE MODEL NUMBERS ARE THOSE FOR THE SIMPSON STRONG-TIE COMPANY. EQUIVALENT CONNECTORS WITH INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (I.C.B.O.) ACCEPTANCE MAY BE SUBSTITUTED.

6.1.11 ALL FASTENERS FOR PRESERVATIVE-TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL.

6.1.12 ALL NAILS FOR STRUCTURAL WORK SHALL BE COMMON WIRE NAILS CONFORMING TO THE FOLLOWING MINIMUM SIZES:

8d . . . . 0.131" DIAMETER x 2-1/2"
10d. . . . . 0.148" DIAMETER x 3"
10d SHORTS . . . . . . 0.148" DIAMETER x 1-5/8" PLUS THICKNESS OF SPLICE
16d. . . . . 0.162" DIAMETER x 3-1/2"
20d. . . . . 0.192" DIAMETER x 4"

6.1.13 CONNECTIONS: WHERE SPECIAL NAILING IS NOT INDICATED ON DRAWINGS MEMBERS SHALL BE CONNECTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. JOISTS OR RAFTERS
   TO SIDES OF STUDS -- 8" JOISTS OR LESS . . . . 3 - 16d
   EACH ADDITIONAL 4" DEPTH . . . . 1 - 16d
   AT ALL BEARING -- TOE NAIL (T.N.) EACH SIDE . . . . .2 - 10d
2. STUDS TO BEARINGS
   2x4 STUDS -- T.N. EACH SIDE. . . . . 2 - 10d
   IN PLACE OF T.N. . . . . 2 - 16d
   2x6 & 2x8 STUDS -- T.N. EACH SIDE. . . . . 3 - 10d
   IN PLACE OF T.N. . . . . 3 - 16d
3. BLOCKING
   BETWEEN JOISTS, T.N. EACH SIDE EACH END. . . . . .2 - 10d
   RAFTERS, OR STUDS -- IN PLACE OF T.N. . . . . .2 - 16d
   BETWEEN JOIST OR RAFTER BRGS (PLATES) -- T.N. EACH SIDE. . 3 - 10d
4. LEDGERS
   TO STUDS -- 1" LEDGER. . . . . 2 - 8d
   2" LEDGER. . . . . 2 - 16d
5. DOUBLE TOP PLATES
   LOWER PLATE TO 2x4 STUD. . . . . 2 - 16d
   LOWER PLATE TO 2x6 OR 2x8 STUD . . . . 3 - 16d
6. SILL PLATES
   TO PARALLEL FRAMING. . . . . .20d @ 12"o/c
   TO PERPENDICULAR FRAMING - EACH CONTACT. . . . . 2 - 20d
   TO CONCRETE FOUNDATION WALLS . . . .«" DIAMETER ANCH. @ 4' O/C MIN.
   TO MASONRY FOUNDATION WALLS . . . . «" DIAMETER ANCH. @ 4' O/C MIN.
7. MULTIPLE STUDS
   STAGGER FOR WIDTHS MORE THAN 4". . . . . 16d @ 12" o/c
8. BUILT UP BEAMS
   10" OR LESS IN DEPTH EACH SIDE STAGGERED . . . . . . 16d @ 12" o/c
   MORE THAN 10" IN DEPTH . . . . 1/2" DIAMETER BOLTS AT 24" o/c STAGGERED
9. STRUCTURAL PLYWOOD
   AT SUPPORTED EDGES . . . . .8d @ 6"o/c
   AT INTERIOR BEARINGS . . . . 8d @ 12"o/c
10. RAFTERS OR WOOD TRUSSES - SIMPSON MODEL H1 ANCHOR
   TO ALL BEARING . . . . 4 - 8d
   TO RAFTER. . . . . .6 - 8d x 1-1/2

6.3 GLUE-LAMINATED WOOD CONSTRUCTION:

6.3.1 GENERAL: CONTRACTOR SHALL DESIGN AND PROVIDED LAMINATED WOOD PRODUCTS AS REQUIRED FOR THE LOADS, SPANS AND SPACING INDICATED ON THE DRAWINGS, EXCEPT THAT THE SIZES PROVIDED SHALL BE NOT LESS THAN THE NOMINAL SIZES SHOWN.

6.3.2 MATERIALS: CONTRACTOR SHALL SELECT FROM ONE OF THE FOLLOWING SPECIES:

LAMINATED BEAMS: DOUGLAS FIR OR SOUTHERN PINE.
LAMINATED DECK: SOUTHERN PINE, SELECT STRUCTURAL SPRUCE-PINE-FIR.

GRADE OF SPECIES SELECTED, SHALL BE EQUAL TO OR BETTER THAN THE GRADE REQUIRED TO MEET THE STRENGTH REQUIREMENTS SPECIFIED UNDER THE GENERAL DESIGN CRITERIA.

6.3.3 CAMBER ALL ROOF MEMBERS FOR DEAD LOAD AND 1/2 LIVE LOAD DEFLECTION ONLY.

6.3.4 ALL WOOD STRUCTURAL MEMBERS BEARING ON OUTSIDE WALL SHALL HAVE A 1/2" AIR SPACE AROUND SIDES AND END OF MEMBER.

6.3.5 FURNISH BEARING PLATES, ANCHOR BOLTS AND OTHER ITEMS AS REQUIRED FOR ANCHORAGE OF LAMINATED WOOD TO MASONRY OR CONCRETE WALLS.

6.3.6 PROVIDE CONNECTION PLATES, ANGLES, BOLTS AND OTHER ITEMS REQUIRED TO FRAME LAMINATED WOOD TO OTHER LAMINATED WOOD SECTION.

6.3.7 FURNISH CONNECTION PLATES, ANGLES, BOLTS AND ITEMS REQUIRED TO FRAME LAMINATED WOOD TO STEEL FRAMING. FURNISH SHOP DRAWINGS INDICATING INSTALLATION REQUIREMENTS OF CONNECTION MATERIALS.

6.3.8 WOOD DECKING SHALL BE 2x6 NOMINAL SIZE DRESSED TO STANDARD 1-1/2" THICK, TONGUE-AND-GROOVE, V-JOINT PATTERN. ALL DECK TO BE INSTALLED IN CONTROLLED RANDOM LAYUP PATTERN.

6.3.9 EACH PIECE OF WOOD DECKING SHALL BE TOENAILED THROUGH THE TONGUE AND FACE NAILED AT EACH SUPPORT USING 16d COMMON NAILS.

7.1 ANCHORAGE:

7.1.1 ALL FIELD INSTALLED EXPANSION AND EPOXY ANCHORS SHALL BE APPROVED FOR THE TYPE AND INSTALLATION, FOR ITS APPLICATION, AND MATERIALS.

7.1.2 MINIMUM ANCHOR EMBEDMENT, EDGE DISTANCE AND MINIMUM SPACING ARE AS FOLLOWS U.N.O.:

EXPANSION ANCHORS:						
BOLT DIAMETER (d)	1/4"	3/8"	1/2"	5/8"	3/4"	1"
EMBEDMENT	2"	2.5"	3.5"	4"	4.75"	6"
MIN. EDGE DISTANCE	3.25"	3.75"	5.5"	6"	7"	9"
MIN. SPACING	4.5"	5"	7"	8"	10"	12"

EPOXY ANCHORS:					
BOLT DIAMETER (d)	3/8"	1/2"	5/8"	3/4"	1"
EMBEDMENT	3.5"	4.25"	5"	6.62"	8.25"
MIN. EDGE DISTANCE	6"	6.5"	7.5"	10"	12.5"
MIN. SPACING	5.25"	6.5"	7.5"	10"	12.5"

ABBREVIATIONS

AB	Anchor Bolt
ADDM	Addendum
ADDL	Additional
ADJ	Adjacent
ADJ	Adjustable
AFF	Above Finished Floor
AGGR	Aggregate
ALUM	Aluminum
ALT	Alternate, Alternating
APPROX	Approximate
ANCH	Anchor
ARCH	Architectural
BB	Bond Beam
BC	Bottom Chord
BCX	Bott Chord Extension
BD	Board
BL	Brick Ledge
BLDG	Building
BLK	Block
BLKG	Blocking
BM	Beam
BO	Bottom of
BOF	Bottom of Footing
BOL	Bottom of Lintel
BOS	Bottom of Steel
BOT	Bottom
BOW	Bottom of Wall
BP	Bearing Plate
BRDG	Bridging, Bridge
BRG	Bearing
BRK	Brick
BSMT	Basement
BT	Bent
BTWN	Between
C	Camber
C	Standard Channel
CANT	Cantilever (ed)
CB	Castellated Beam
CB	Catch Basin
CFMU	Conc Form Masonry Unit
CHD	Chord
CIP	Cast-in-Place
CJ	Composite Joist
CJ	Control Joint
CL	Centerline
CLG	Ceiling
CLR	Clear (ance)
CMU	Conc Masonry Unit
CO	Clean out
COL	Column
CONC	Concrete
CONN	Connection
CONSTR	Construction
CONT	Continuous
CONTR	Contractor
COORD	Coordinate
COV	Cover
CP	Center Point
CRS	Course
CTR	Center
CU FT	Cubic Feet
CU YD	Cubic Yards
D	Depth
DBL	Double
DEPR	Depression
DF	Douglas Fir
DIA	Diameter
DIAG	Diagonal
DIM	Dimension
DK	Deck
DL	Dead Load
DLH	Deep Longspan Joist
DN	Down
DO	Ditto
DR	Door
DTL	Detail
DWG	Drawing
DWL	Dowel
(E)	Epoxy Coated Rebar
E	Elasticity Modulus
EA	Each
EB	Expansion Bolt
EE	Extended End
EF	Each Face
EIFS	Ext Insul Fin System
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator
EMBED	Embedment
EP	Embed Plate
EPS	Expanded Polystyrene
EQ	Equal
EQUIP	Equipment
ES	Each Side
EW	Each Way
EX	Existing
EXIST	Existing
EXP	Expansion
EXT	Exterior
F_b	Flexural Bending Stress
F_c	Compressive Stress
F'_c	Comp Stress @ 28 days
F_t	Tensile Stress
F_v	Shear Stress
F_y	Yield Stress
FD	Floor Drain
FDN	Foundation
FFE	Fin Floor Elevation
FH	Full Height
FIN	Finish (ed)
FLR	Floor
FLG	Flange
FOC	Face of Concrete
FOM	Face of Masonry
FOS	Face of Studs
FOW	Face of Wall
FP	Fire Protection, Fireproof
FR	Frame (ed)
FRMG	Framing
FT	Feet, Foot
FTG	Footing
FUT	Future
FV	Field Verify
FW	Fire Wall
G	Girder
GA	Gage
GALV	Galvanized
GB	Grade Beam
GC	General Contractor
GEN	General
GIR	Girder
GL	Glu lam
GLULAM	Glued Laminated Wood
GR BM	Grade Beam
GYP	Gypsum
H	Horizontal, Height
HDR	Header
HGR	Hanger
HI	High
HM	Hollow Metal
HORIZ	Horizontal
HR	Hour
HS	Headed Stud
HSS	Hollow Struct Section
HT	Height
HVAC	Heat/Vent/Air Cond
ICF	Insulating Conc Form
ID	Inside Diameter
IE	Invert Elevation
IF	Inside Face
IN	Inches
INCL	Include (ed) (ing)
INSUL	Insulate (ed) (ion)
INT	Interior
JB	Joist Bearing
JG	Joist Girder
JS	Joist Substitute
JST	Joist
JT	Joint
K	Kips
K	K-Series Steel Joist
KCS	K-Joist Constant Shear
KLF	Kips per Lineal Foot
KO	Knock Out
KSI	Kips per Square Inch
L	Angle
LAM	Laminated
LG	Long, Length
LH	Longspan Steel Joist
LL	Live Load
LLH	Long Leg Horizontal
LLV	Long Leg Vertical
LO	Low
LONG	Longitudinal
LSL	Lam Strand Lumber
LT	Light
LVL	Lam Veneer Lumber
M	Misc Beam
MAS	Masonry
MAX	Maximum
MBR	Member
MC	Misc Channel
MECH	Mechanical
MED	Medium
MEZZ	Mezzanine
MFR	Manufacturer
MH	Manhole
MIN	Minimum
MISC	Miscellaneous
ML	Masonry Lintel
MO	Masonry Opening
MTL	Metal
N	Girder Joist Spaces
NIC	Not in Contract
NOM	Nominal
NTS	Not to Scale
OA	Overall
OAD	Overall Dimension
OC	On Center
OD	Outside Diameter
OF	Outside Face
OH	Opposite Hand
OH	Overhead
OPNG	Opening
OPP	Opposite
OSB	Oriented Strand Board
PAF	Powder Actuated Fastener
PC	Piece
PC	Precast
PCI	Pounds per Cubic Inch
PERIM	Perimeter
PL	Plate
PLBG	Plumbing
PLF	Pounds per Lineal Foot
PLK	Plank
PLYWD	Plywood
PNL	Panel
PR	Pair
PSF	Pounds per Sq Foot
PSI	Pounds per Sq Inch
PSL	Parallel Strand Lumber
PT	Pressure Treated
R	Riser, Radius
RAD	Radius
RD	Roof Drain
REINF	Reinforcing
REQ	Required, Requirement(s)
REV	Revision
RO	Rough Opening
RTU	Roof Top Unit
RW	Retaining Wall
S	Standard Beam
SCHED	Schedule
SD	Side
SDS	Self Drilling Screw
SECT	Section
SF	Square Feet
SHT	Sheet
SHTG	Sheathing
SI	Slotted Insert
SIM	Similar
SL	Slab
SL	Superimposed Load
SLH	Super Longspan Joist
SOG	Slab on Grade
SP	Spaces
SP	Special (for joists)
SPCL	Special
SPEC	Specification
SPF	Spruce, Pine, Fir
SQ	Square
SS	Stainless Steel
STD	Standard
STIF	Stiffener
STL	Steel
STRUCT	Structural
SUB	Substitute
SUSP	Suspended
T	Tread
T&B	Top and Bottom
T&G	Tongue and Groove
TB	Truss Bearing
TC	Top Chord
TCX	Top Chord Extension
TEMP	Temperature
THK	Thickened, Thick
TL	Total Load
TO	Top of
TOC	Top of Concrete
TOD	Top of Deck
TOF	Top of Footing
TO GB	Top of Grade Beam
TOM	Top of Masonry
TOP	Top of Panel
TOP	Top of Pier
TOPP	Topping
TOS	Top of Steel
TOSL	Top of Slab
TOW	Top of Wall
TRANS	Transverse
TYP	Typical
UL	Underwriters Lab
UNEXC	Unexcavated
UNO	Unless Noted Otherwise
UR	Urinal
V	Vertical
VERT	Vertical
VLD	Vertical Leg Down
VLU	Vertical Leg Up
W	Width, Wide
W	Wide Flange Beam
w/	with
w/o	without
WD	Wood
WHS	Welded Headed Stud
WP	Working Point
WT	Wide Flange Tee
WWM	Welded Wire Mesh

Symbols

ø	Diameter
d	Penny
#	Rebar Number
#	Pounds
±	Plus or Minus

SHEET INDEX

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S1.1	OPEN SHELTER FOUNDATION AND ROOF FRAMING PLANS
S1.2	PAVILION ADDITION FOUNDATION AND ROOF FRAMING PLANS
S3.0	FRAMING ELEVATIONS
S5.0	SECTIONS AND DETAILS
S5.1	SECTIONS AND DETAILS
S5.2	SECTIONS AND DETAILS

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STEEL LINTEL SCHEDULE

MARK	TYPE	SIZE	PLATE	GUSSETS
L-01	A	W8x10	PL1/4x7	----------
L-02	B	W8x10	PL5/16x11	1/4" @ 32" o/c
L-03	B	W8x18	PL5/16x11	1/4" @ 32" o/c

- SEE SHEET S5.1 FOR TYP LINTEL SECTIONS AND DETAILS

WOOD POST SCHEDULE

MARK	SIZE	POST BASE	ANCHORS
WP-01	6x6 DF-L NO 1	CBSQ66 - SDS2	---

COLUMN SCHEDULE

MARK	SIZE	BASE PLATE	ANCHOR BOLTS
C-01	HSS7x5x1/4	PL3/4x11x0'-11"	(4) 3/4"

- PROVIDE 1/4" SETTING PLATE SAME SIZE AS BASE PLATE.
- ANCHOR BOLT EMBEDMENT: 12 x (BOLT DIAMETER).
- PROVIDE PLATE WASHER PL3/8x3x0'-3" w/ NUT TOP & BOT, TACK WELD NUTS TO BOLT.

MASONRY PIER SCHEDULE

MARK	SIZE	VERT REINF	TIES
MP-01	8"x12"	(2) #5	#3 @ 8" OC
MP-02	8"x16"	(2) #5	#3 @ 8" OC
MP-03	8"x22"	(2) #5	#3 @ 8" OC

- PROVIDE DOWELS INTO FOUNDATION WALL OR FOOTING SAME SIZE AND QUANTITY AS PIER VERTICALS.

CONCRETE PIER SCHEDULE

MARK	SIZE	VERT REINF	TIES
CP-01	20"x20"	(4) #7	#3 @ 12" OC

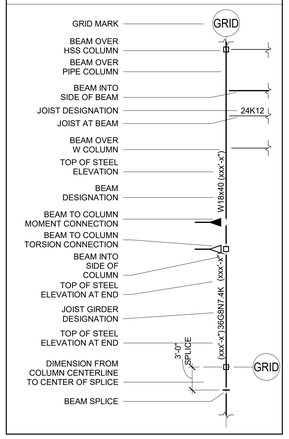
- PROVIDE DOWELS INTO FOOTING SAME SIZE AND QUANTITY AS PIER VERTICALS.

FOOTING SCHEDULE

MARK	SIZE	REINFORCING EACH WAY
F-01	3'-0"x3'-0"x12"	(4) #5

- SOIL CAPACITY = 2000 PSF (ASSUMED).

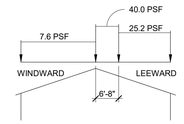
STRUCTURAL FRAMING SYMBOL LEGEND



WOOD TRUSS FRAMING NOTES

1. RD-01: 5/8" PLYWOOD ROOF SHEATHING
2. RD-02: 3" NOMINAL WOOD DECK SIMPLE SPAN LAYUP
3. TB xxx'-x" INDICATES TRUSS BEARING ELEVATIONS
4. FRAME ALL HVAC ROOF OPENINGS w/ 2x4
5. TRUSSES SHALL BE DESIGNED FOR THE LOADS INDICATED IN GENERAL NOTE 1.1.3 AND ANY ADDITIONAL LOADS, INCLUDING DRIFTING SNOW LOADS, SHOWN ON THIS PLAN.
6. TEMPORARY TRUSS BRACING: SHALL BE PROVIDED BY THE GENERAL CONTRACTOR TO RESIST WIND AND ERECTION LOADS, UNTIL PERMANENT BRACING IS INSTALLED.
7. TEMPORARY BRACING: SHALL BE SELECTED BY OTHERS BUT SHALL NOT BE LESS THAN 2x4 @ 6'-0" OC AT TOP CHORDS, 8'-0" OC AT BOTTOM CHORDS AND 20'-0" OC AT WEB MEMBERS.
8. IN ADDITION TO ROOF SHEATHING AND OTHER PERMANENT BRACING AS INDICATED ON DRAWINGS, PROVIDE HORIZONTAL/DIAGONAL WEB MEMBER BRACING AS SPECIFIED BY THE TRUSS DESIGNER.
9. TRUSSES SUPPORTING PIGGYBACK TRUSSES OR OTHER OVER FRAMING SHALL HAVE THE TOP CHORDS BRACED WITH 2x4 @ 24" o/c UNO. PROVIDE ADDITIONAL TOP CHORD BRACING AS SPECIFIED BY THE TRUSS DESIGNER. CONNECT BRACING TO THE ROOF SHEATHING OR END WALLS.
10. ROOF TRUSS DESIGN LOADS

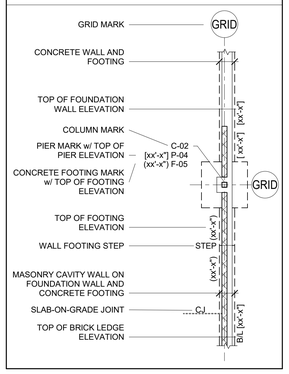
TOP CHORD DL	15 PSF
BOTTOM CHORD DL	10 PSF
BALANCED SNOW LOAD	25.2 PSF
UNBALANCED SNOW LOAD	



EXISTING CONDITIONS NOTE

1. ALL EXISTING CONDITIONS TO BE FIELD MEASURED AND FIELD VERIFIED PRIOR TO FABRICATION OR CONSTRUCTION. IN CASE OF DISCREPANCY BETWEEN PLANS & FIELD CONDITIONS NOTIFY ARCHITECT. DO NOT PROCEED UNTIL THE CONDITIONS ARE RESOLVED.
2. SEE ARCHITECTURAL DRAWINGS FOR DEMOLITION INFORMATION NOT SHOWN ON THIS DRAWING.
3. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS NOT SHOWN ON THIS DRAWING.
4. CONTRACTORS ARE RESPONSIBLE FOR CORRECT AND COMPLETE USE OF INFORMATION PROVIDED IN CONSTRUCTION DOCUMENTS. IN CASE OF MISSING INFORMATION OR DISCREPANCY NOTIFY ARCHITECT OR ENGINEER. DO NOT PROCEED UNTIL THE CONDITIONS ARE RESOLVED.

FOUNDATION SYMBOL LEGEND



SLAB ON GRADE NOTES

1. FINISHED FLOOR - EL 100'-0" (unless noted otherwise) FIN FLR IS FOR REFERENCE ONLY - SEE CIVIL DWGS FOR DATUM INFORMATION
2. SEE ARCHITECTURAL DRAWINGS FOR UNDER SLAB INSULATION REQUIREMENTS
3. SEE DETAILS 17/S5.0 AND FOR SLAB JOINT DETAILS.
4. STOOP SLABS 5" SLAB W/ #3 @ 12" OC EACH WAY

MASONRY WALL NOTES

1. ALL MASONRY TO BE LAID IN RUNNING BOND PATTERN (unless noted otherwise)
2. SEE PLANS & DETAILS FOR REINFORCING OF MASONRY WALLS

CONCRETE FOUNDATION NOTES

1. FINISHED FLOOR - EL 100'-0" (unless noted otherwise)
2. TOP OF FOOTINGS
   INTERIOR - EL 99'-4" (unless noted otherwise)
   EXTERIOR - EL 96'-0" (unless noted otherwise)
3. (xx'-x") INDICATES TOP OF FOOTING ELEVATIONS.
4. [xx'-x"] INDICATES TOP OF FOUNDATION WALL/PIER ELEVATIONS.
   TOW - EL 100'-0" (unless noted otherwise)
   TOP - EL 99'-4" (unless noted otherwise)
5. WALL FOOTINGS
   EXTERIOR - 2'-0" x 10" NO REINF (unless noted otherwise)
   STOOPS - 1'-4" x 8" NO REINF (unless noted otherwise)
6. PROVIDE (2) #4 TOP BARS IN INTERIOR WALL FOOTINGS AT ALL OPENINGS 6'-0" OR GREATER.
7. B/L [xx'-x"] INDICATES BRICK LEDGE ELEVATION BRICK LEDGE - EL 99'-4" (unless noted otherwise)
8. CONCRETE FOUNDATION WALL REINFORCING (2) #5 CONT TOP AND BOTTOM (unless noted otherwise)
9. SEE ARCH PLANS FOR LOCATION OF NON-BEARING WALLS.
10. COORDINATE ALL FLOOR DRAINS AND PITCHED SLABS WITH ARCHITECTURAL AND PLUMBING DRAWINGS.
11. SEE DETAIL 1/S5.0 AND 2/S5.0 FOR TYPICAL CONCRETE FOUNDATION WALL DETAILS.
12. SEE DETAIL 3/S5.0 FOR TYPICAL PIPE PENTRATIONS THROUGH FOUNDATIONS.

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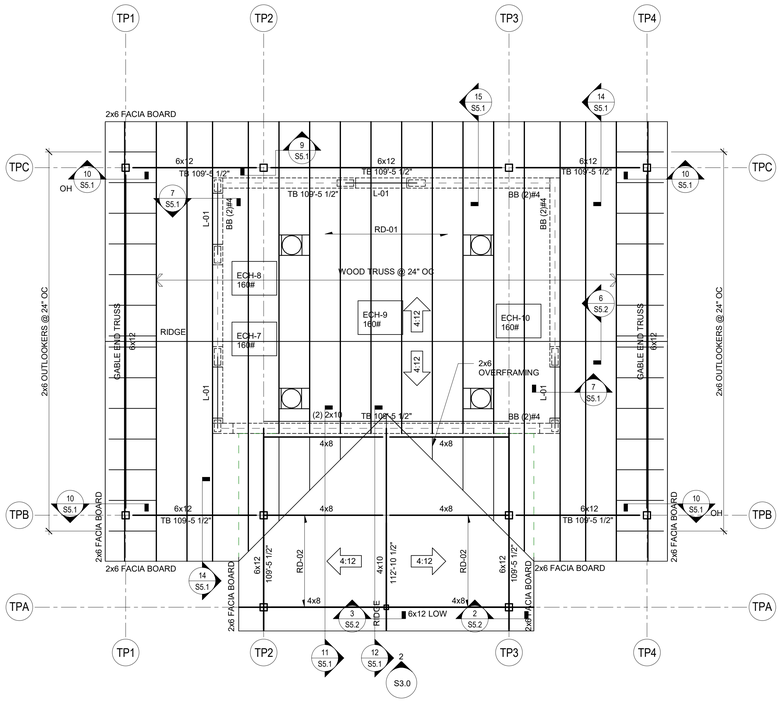
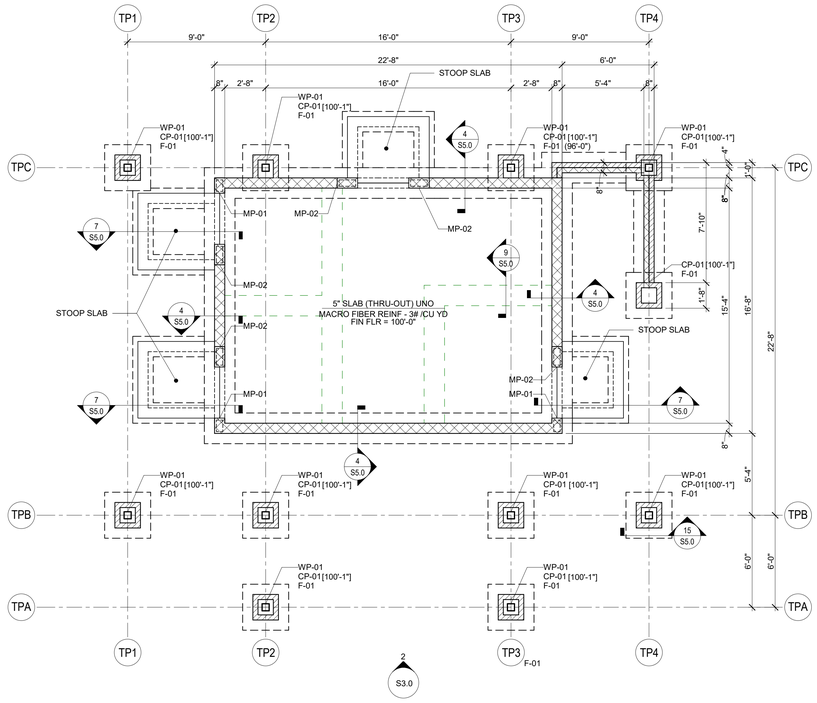


NORTH

TOILET/DOG WASH SHELTER ROOF FRAMING PLAN

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



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TOILET/DOG WASH SHELTER FOUNDATION PLAN

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

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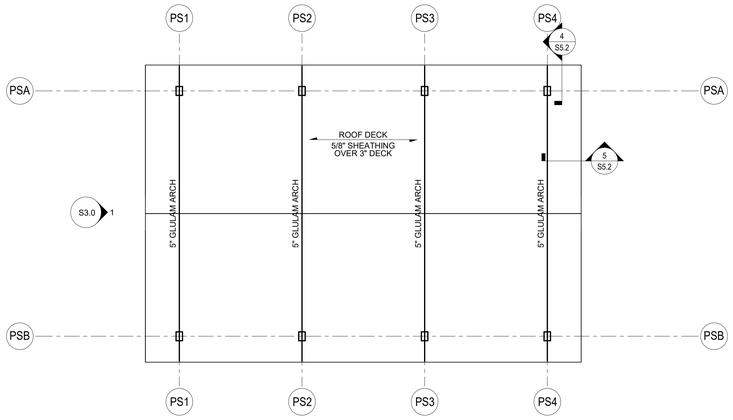

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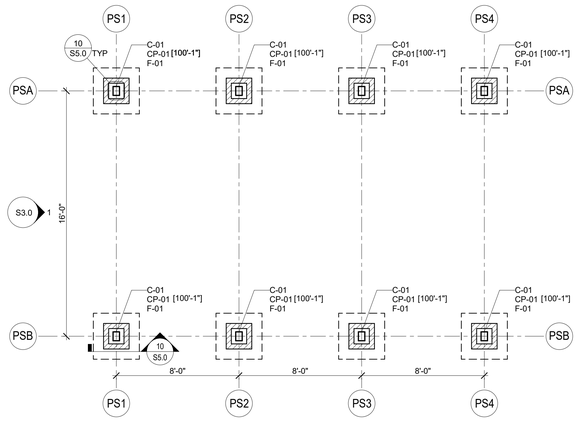
OPEN SHELTER ROOF FRAMING PLAN

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



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OPEN SHELTER FOUNDATION PLAN

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

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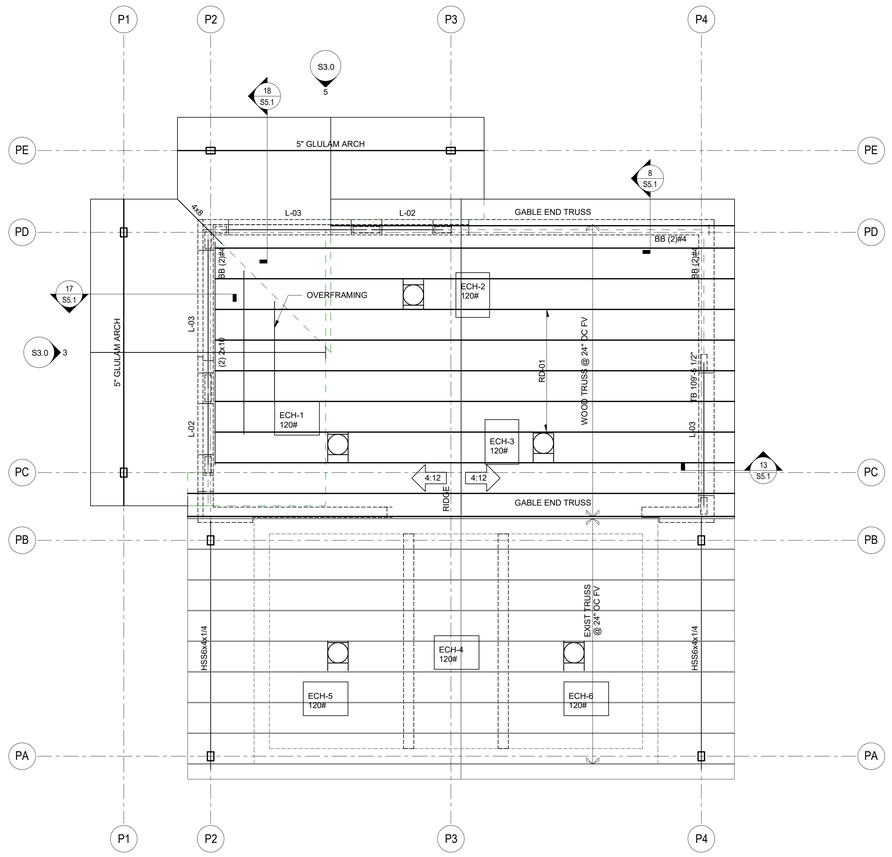

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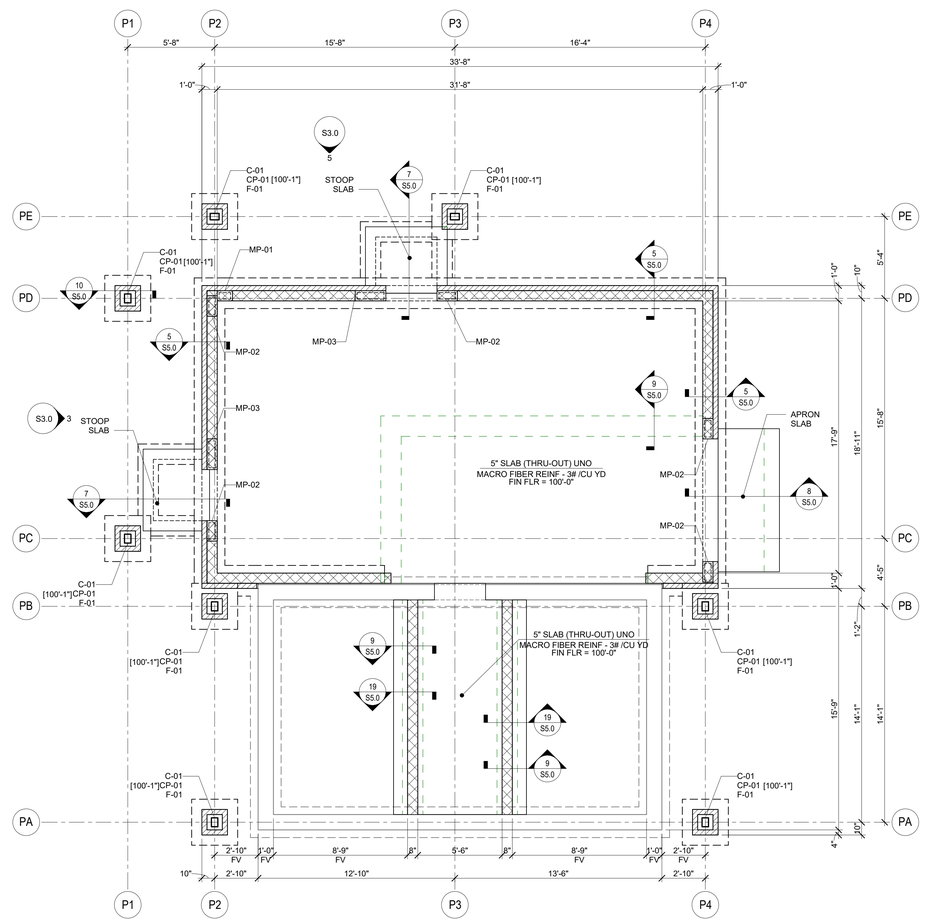
PAVILION ADDITION ROOF FRAMING PLAN

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



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PAVILION ADDITION FOUNDATION PLAN

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

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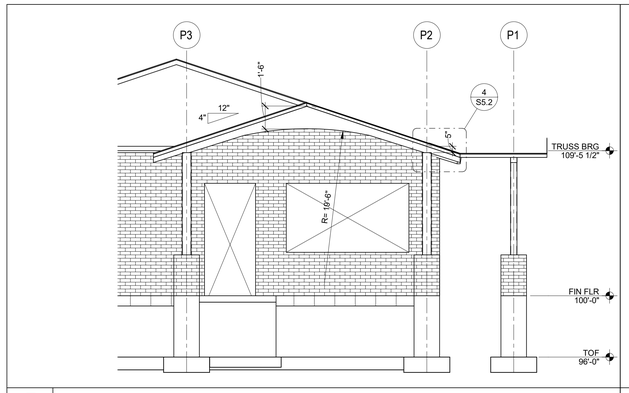
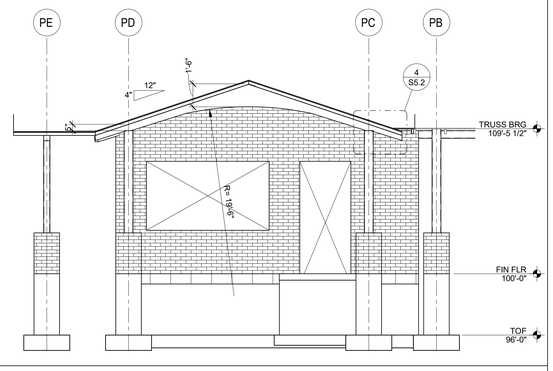
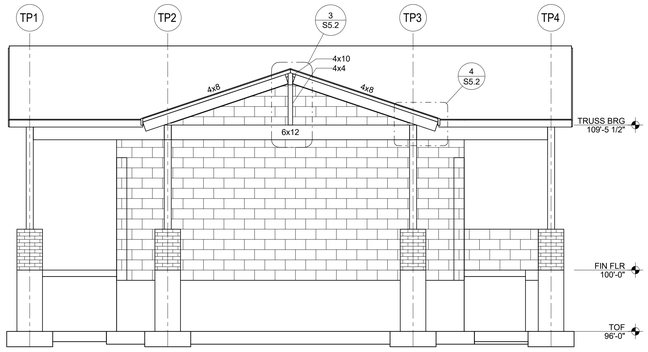


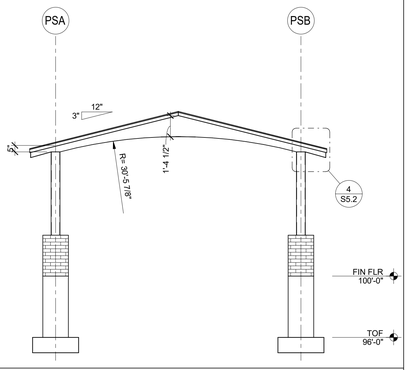
5 ADDITION EAST ELEVATION
S3.0 SCALE: 1/4" = 1'-0"



3 ADDITION SOUTH ELEVATION
S3.0 SCALE: 1/4" = 1'-0"



2 TOILET/DOG WASH ENTRY WEST ELEVATION
S3.0 SCALE: 1/4" = 1'-0"



1 OPEN SHELTER NORTH ELEVATION
S3.0 SCALE: 1/4" = 1'-0"

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AE PROJECT# 020-137

Project Title:
McFarland Park Facility Projects
Village of McFarland
McFarland, WI

REVISIONS:

#	DATE	DESCRIPTION

Project Number:
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Construction Documents
Issued to Bid 06/05/2020

Sheet Title:
FRAMING ELEVATIONS

Sheet Number:
S3.0

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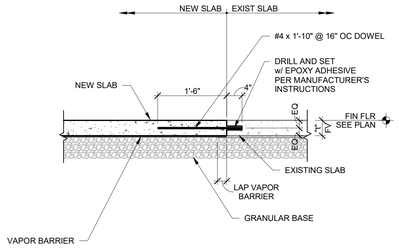
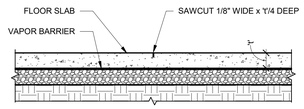


19 TYPICAL NEW TO EXISTING SLAB JOINT

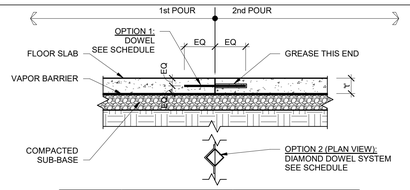
S5.0 SCALE: 3/4" = 1'-0"



SLAB THICKNESS 't'	CJ SPACING
4"	12'-0" MAX
5"	15'-0" MAX
6"	18'-0" MAX
7" - 8"	18'-0" MAX
9" - 10"	18'-0" MAX

18 TYP SLAB ON GRADE CONTROL JNT

S5.0 SCALE: 3/4" = 1'-0"

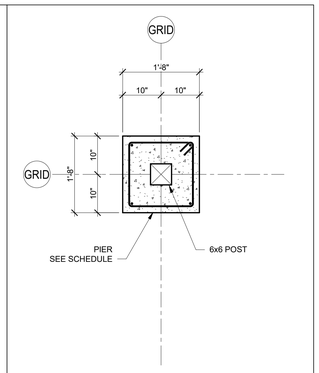


SLAB THICKNESS 't'	OPTION 1		OPTION 2	
	DOWEL SIZE	SPACING	DOWEL SIZE	SPACING
4"	3/4"x1'-4" SMOOTH BAR	14" OC	PL1/4x4 1/2x4 1/2 DIAMOND DOWEL	18" OC
5"	3/4"x1'-4" SMOOTH BAR	14" OC	PL1/4x4 1/2x4 1/2 DIAMOND DOWEL	18" OC
6"	3/4"x1'-4" SMOOTH BAR	14" OC	PL1/4x4 1/2x4 1/2 DIAMOND DOWEL	18" OC
7" - 8"	1"x1'-6" SMOOTH BAR	14" OC	PL3/8x4 1/2x4 1/2 DIAMOND DOWEL	18" OC
9" - 10"	1 1/4"x1'-6" SMOOTH BAR	12" OC	PL3/4x4 1/2x4 1/2 DIAMOND DOWEL	20" OC

NOTES:
1. FILL JOINTS WITH SEALANT
2. DIAMOND DOWEL SYSTEM BY PNA CONSTRUCTION TECHNOLOGIES

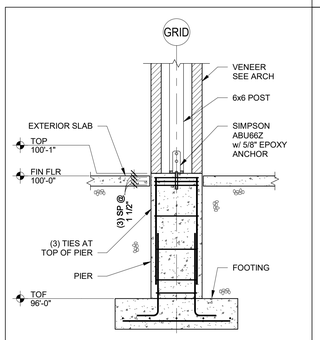
17 TYPICAL SLAB ON GRADE CONSTRUCTION JOINT

S5.0 SCALE: 3/4" = 1'-0"



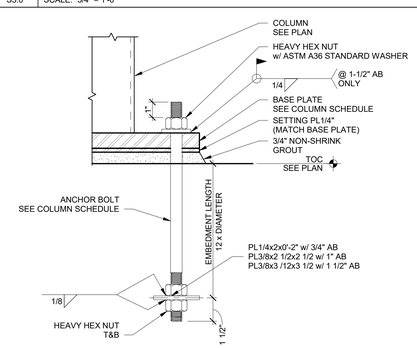
16 PIER DETAIL

S5.0 SCALE: 3/4" = 1'-0"



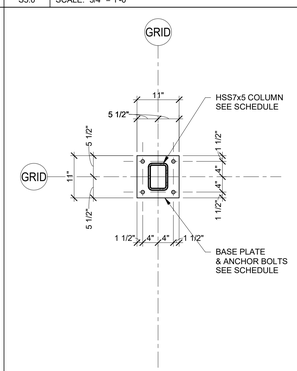
15 CANOPY COLUMN/PIER/FOOTING

S5.0 SCALE: 1/2" = 1'-0"



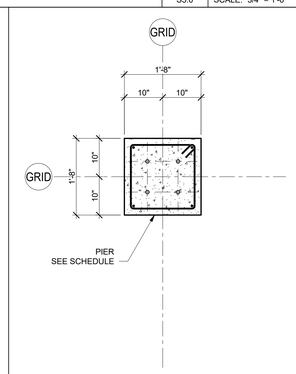
14 TYP ANCHOR BOLT DETAIL

S5.0 SCALE: 3" = 1'-0"



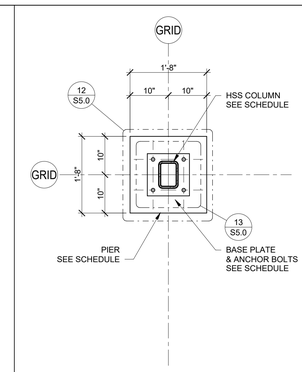
13 BASE PLATE DETAIL

S5.0 SCALE: 3/4" = 1'-0"



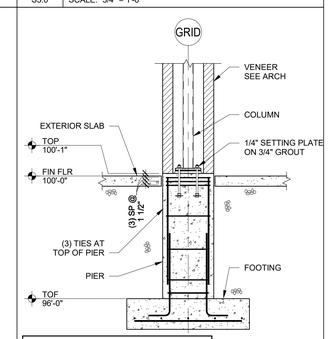
12 PIER DETAIL

S5.0 SCALE: 3/4" = 1'-0"



11 PIER DETAIL

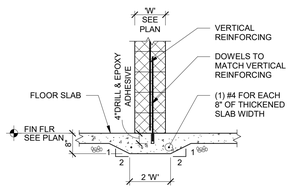
S5.0 SCALE: 3/4" = 1'-0"



NOTES:
1. SETTING PLATE TO BE FULLY LEVELED & GROUT TO BE FULLY CURED BEFORE SETTING THE COLUMN

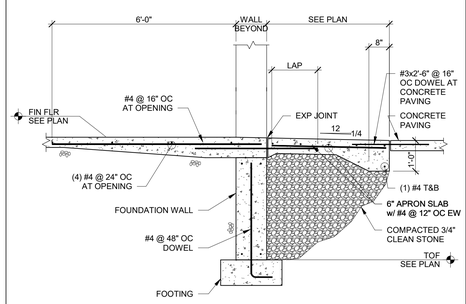
10 CANOPY COLUMN/PIER/FOOTING

S5.0 SCALE: 1/2" = 1'-0"



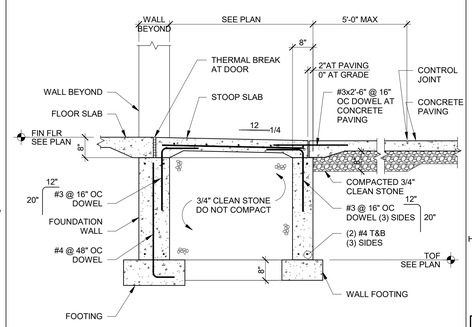
9 TYPICAL THICKENED SLAB AT NON-STRUCT MAS WALL

S5.0 SCALE: 1/2" = 1'-0"



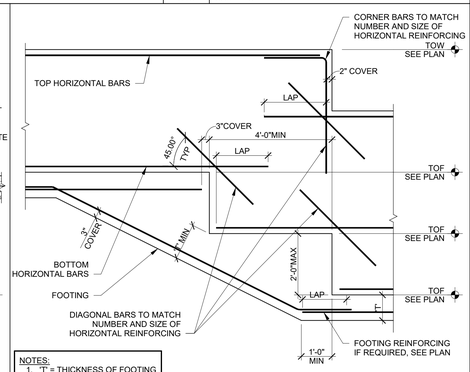
8 TYPICAL APRON SLAB AT OVERHEAD DOOR

S5.0 SCALE: 1/2" = 1'-0"



7 TYPICAL STOOP SLAB AT DOOR

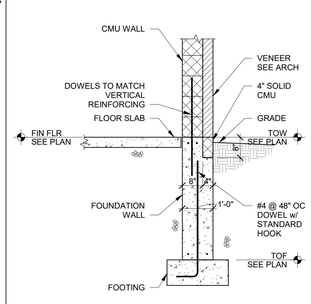
S5.0 SCALE: 1/2" = 1'-0"



NOTES:
1. 'T' = THICKNESS OF FOOTING

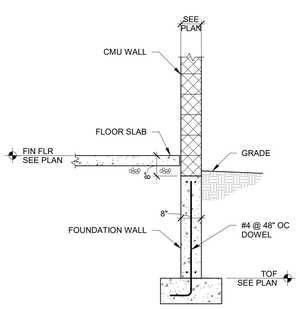
6 TYPICAL CONCRETE WALL AND FOOTING STEP

S5.0 SCALE: 1/2" = 1'-0"



5 FOUNDATION SECTION

S5.0 SCALE: 1/2" = 1'-0"



4 FOUNDATION SECTION

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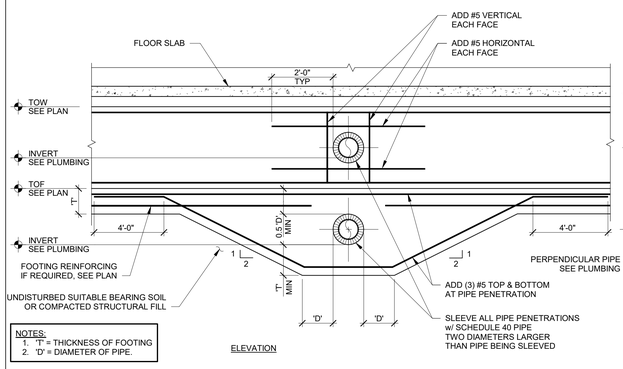
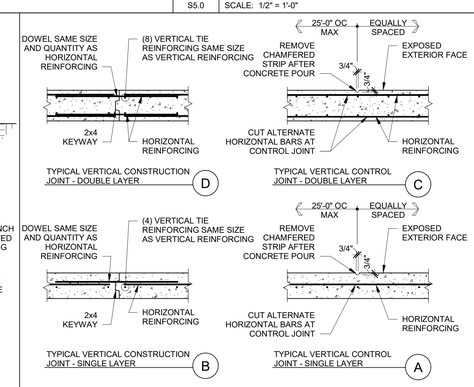


NOTES:
1. 'T' = THICKNESS OF FOOTING
2. 'D' = DIAMETER OF PIPE.

3 TYPICAL PENETRATION THROUGH CONCRETE WALL AND FOOTING

S5.0 SCALE: 1/2" = 1'-0"



2 TYPICAL CONCRETE WALL JOINTS

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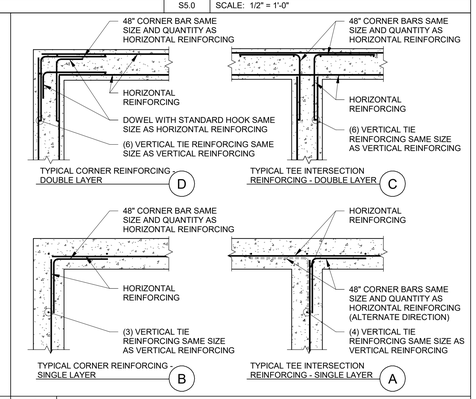

1 TYPICAL CONCRETE FOUNDATION WALL REINFORCING

S5.0 SCALE: 1/2" = 1'-0"

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AE PROJECT# 020-137

Project Title:
McFarland Park Facility Projects
Village of McFarland
McFarland, WI

REVISIONS:

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SECTIONS AND DETAILS

Sheet Number:
S5.0

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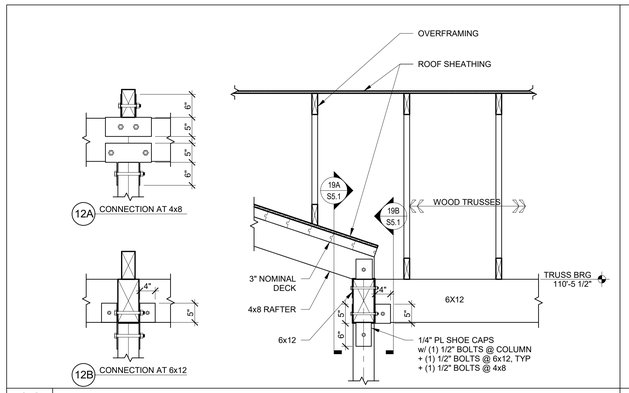
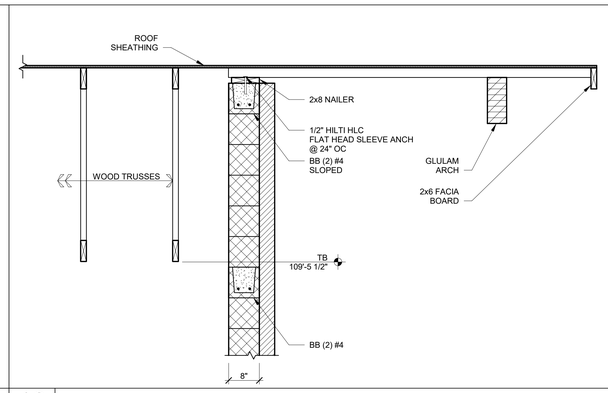
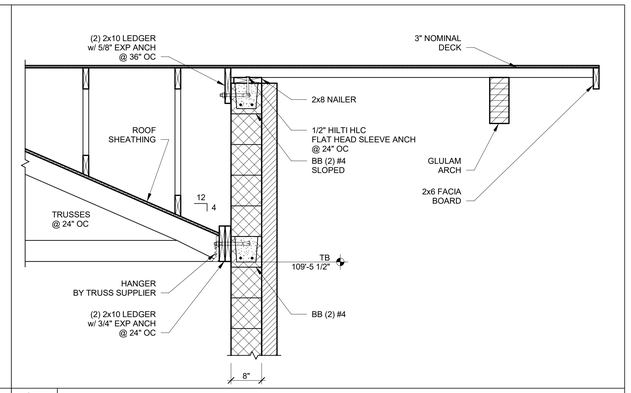


19 ROOF CONNECTION AT POST
S5.1 SCALE: 3/4" = 1'-0"



18 TRUSS BEARING SECTION
S5.1 SCALE: 3/4" = 1'-0"



17 TRUSS BEARING SECTION
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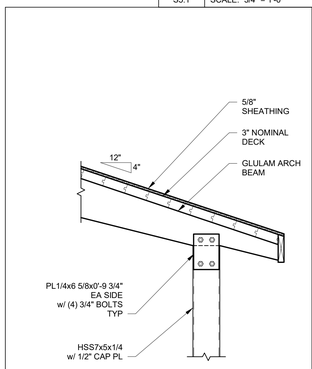

16 ROOF SECTION
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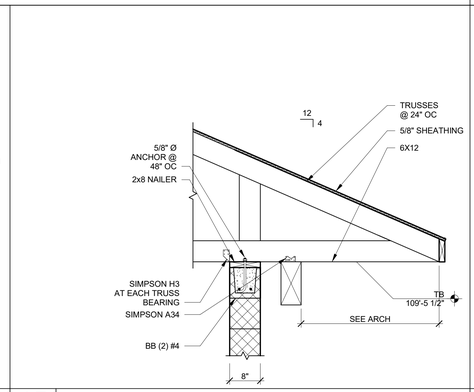

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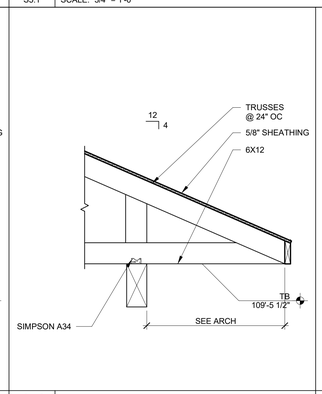

14 TRUSS BEARING SECTION
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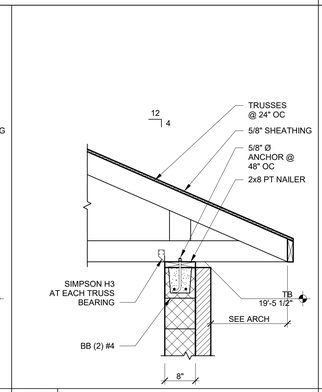
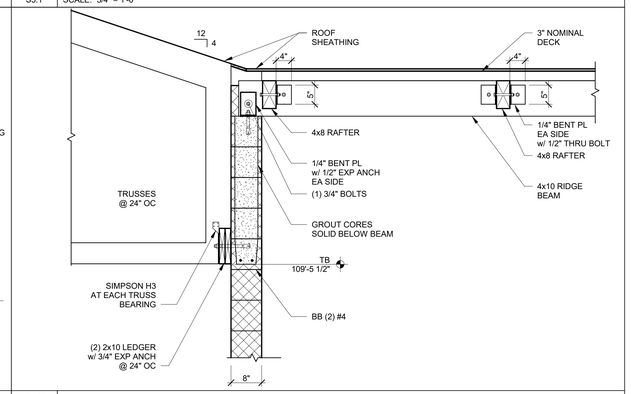


13 TRUSS BEARING SECTION
S5.1 SCALE: 3/4" = 1'-0"



12 TRUSS BEARING SECTION
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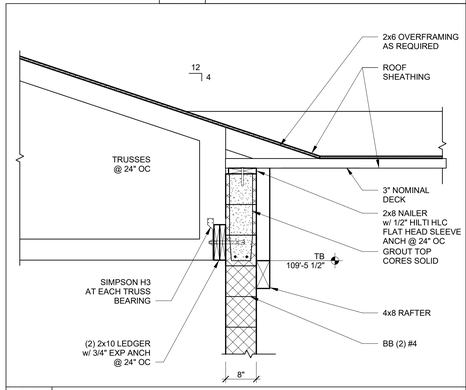

11 TRUSS BEARING SECTION
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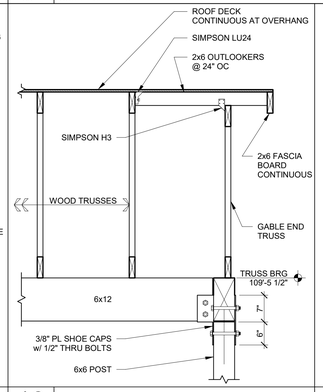
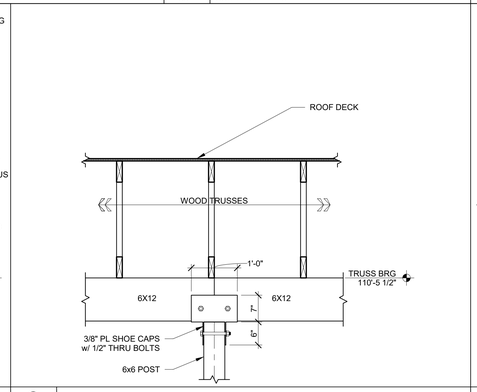
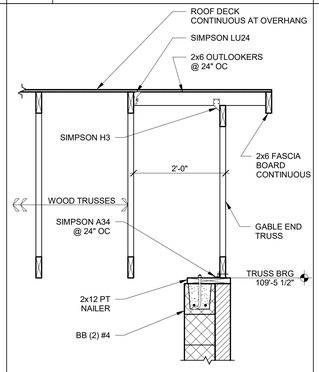


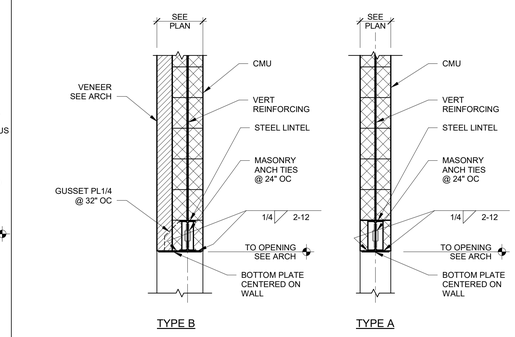
10 ROOF OVERHANG OUTLOOKERS
S5.1 SCALE: 3/4" = 1'-0"



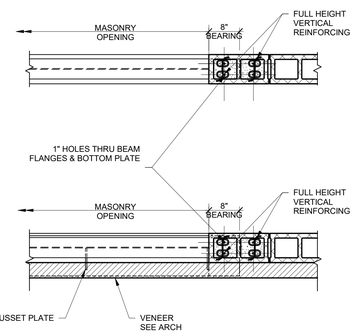
9 ROOF CONNECTION AT POST
S5.1 SCALE: 3/4" = 1'-0"



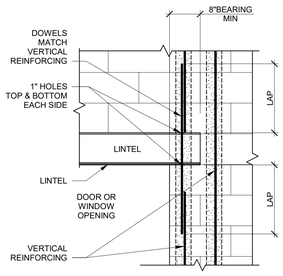
8 ROOF OVERHANG OUTLOOKERS
S5.1 SCALE: 3/4" = 1'-0"



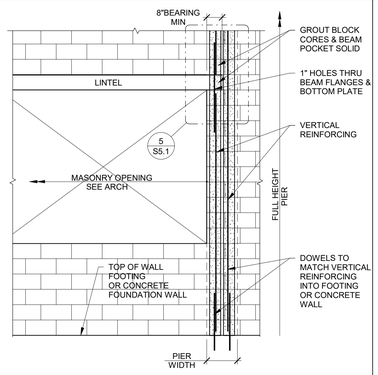
7 TYPICAL LINTEL TYPES
S5.1 SCALE: 3/4" = 1'-0"



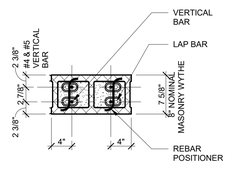
6 LINTEL AT FULL HEIGHT PIER - PLAN
S5.1 SCALE: 3/4" = 1'-0"



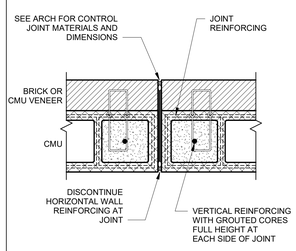
5 TYP LINTEL BRG AT FULL HT PIER
S5.1 SCALE: 3/4" = 1'-0"



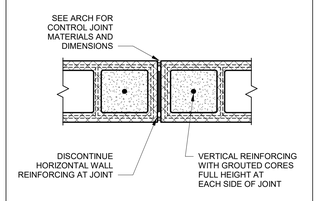
4 FULL HEIGHT PIER REINFORCING AT LINTEL
S5.1 SCALE: 3/8" = 1'-0"



3 PIER PLAN AT LINTEL
S5.1 SCALE: 1" = 1'-0"



2 EXT MASONRY CONTROL JOINT
S5.1 SCALE: 1 1/2" = 1'-0"



1 EXT MASONRY CONTROL JOINT
S5.1 SCALE: 1 1/2" = 1'-0"

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AE PROJECT# 020-137

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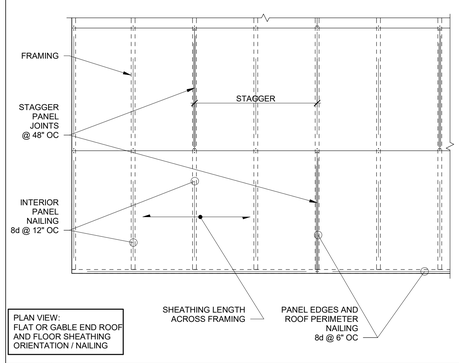
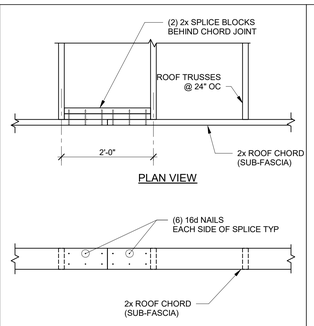
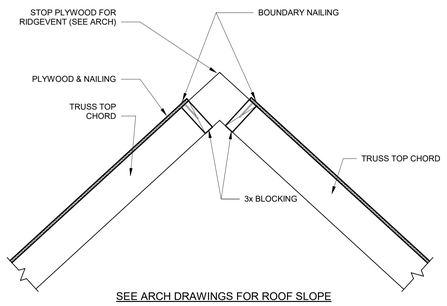


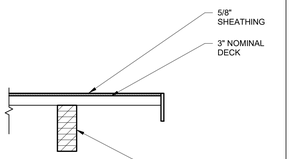
8 UNBLOCKED DIAPHRAGM NAILING
S5.2 SCALE: 1/2" = 1'-0"



7 ROOF CHORD SPLICE - NAILED
S5.2 SCALE: 3/4" = 1'-0"



6 RIDGE SECTION
S5.2 SCALE: 3/4" = 1'-0"



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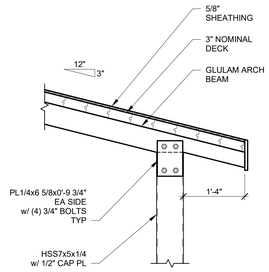

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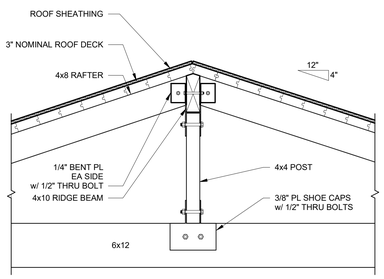

3 RIDGE BEAM SECTION
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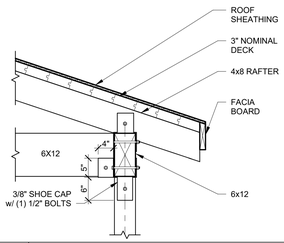

2 RAFTER CONNECTION
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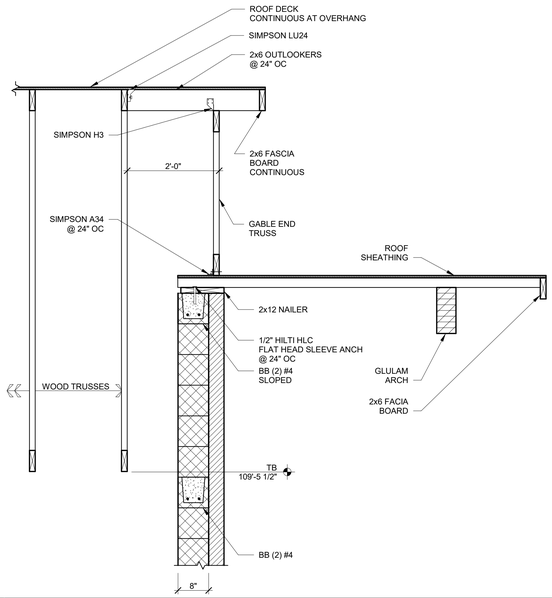

1 TRUSS BEARING SECTION
S5.2 SCALE: 3/4" = 1'-0"

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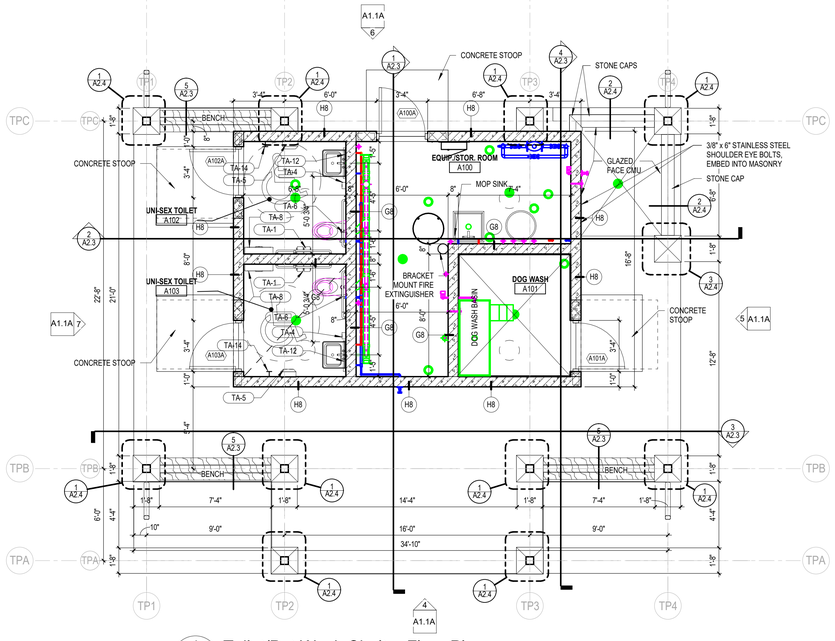
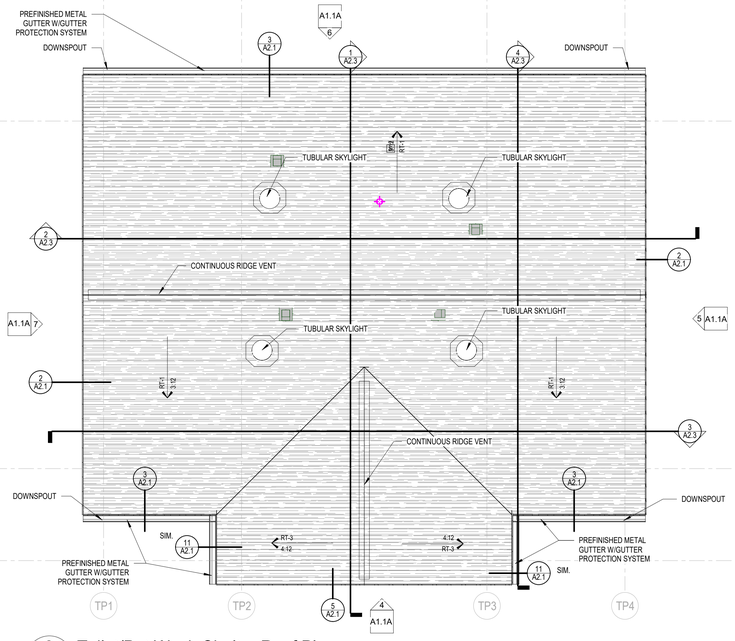
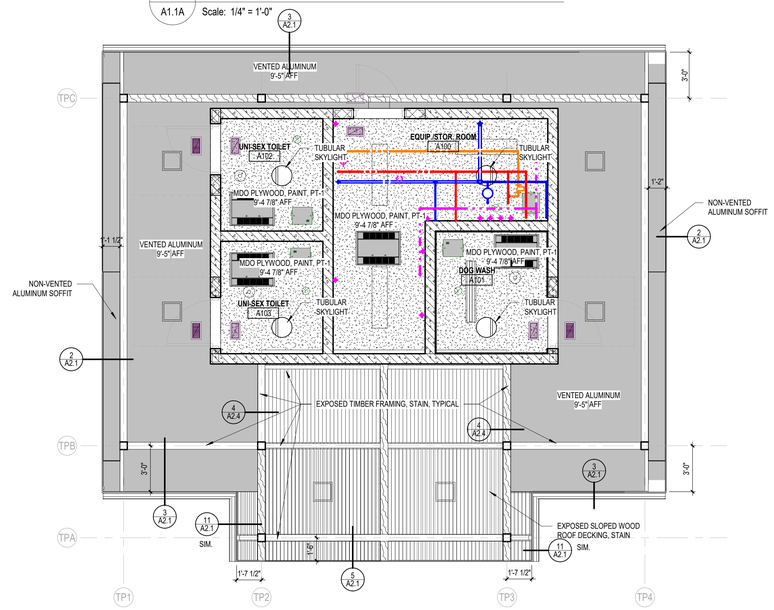


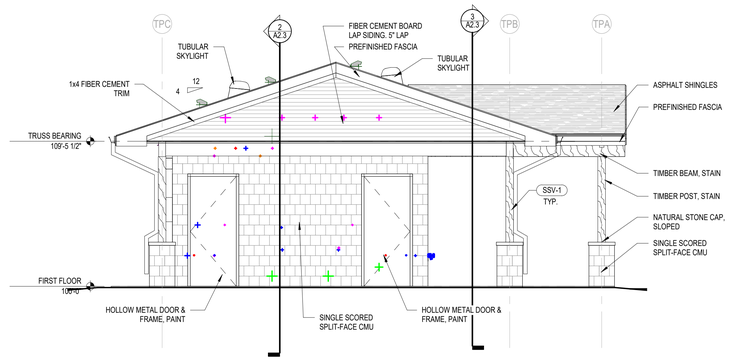
1 A1.1A Toilet/Pet Wash Shelter Floor Plan
Scale: 1/4" = 1'-0"



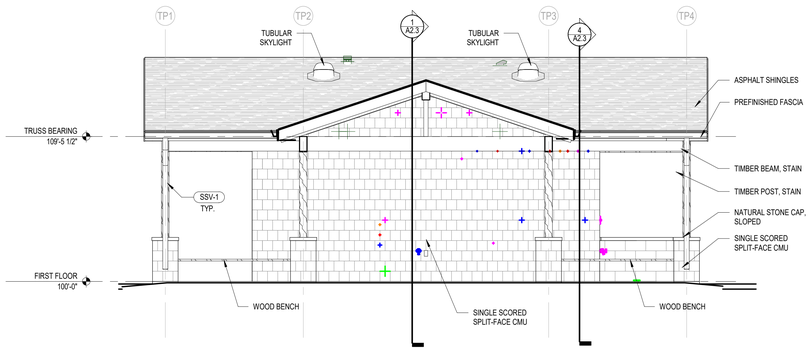
2 A1.1A Toilet/Pet Wash Shelter Roof Plan
Scale: 1/4" = 1'-0"



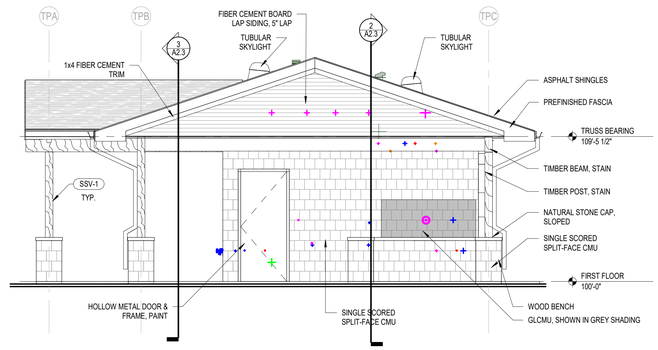
3 A1.1A Reflected Ceiling Plan Toilet/Pet Wash Shelter
Scale: 1/4" = 1'-0"



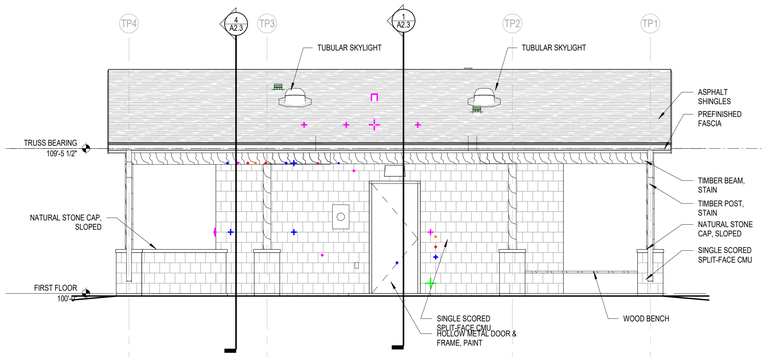
7 A1.1A Toilet/Pet Wash Shelter Side Elevation B
Scale: 1/4" = 1'-0"



4 A1.1A Toilet/Pet Wash Shelter Front Elevation
Scale: 1/4" = 1'-0"



5 A1.1A Toilet/Pet Wash Shelter Side Elevation A
Scale: 1/4" = 1'-0"



6 A1.1A Toilet/Pet Wash Shelter Rear Elevation
Scale: 1/4" = 1'-0"

KEYNOTE LEGEND

SSV-1	WOOD STAIN - SEE INTERIOR FINISH LEGEND
TA-1	TOILET PAPER DISPENSER - FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
TA-4	LIQUID SOAP DISPENSER - FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
TA-5	ELECTRIC HAND DRYER - FURNISHED BY ELEC. CONTRACTOR, INSTALLED BY ELEC. CONTRACTOR
TA-6	42" , 36", 18"V GRAB BAR SET - FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR
TA-8	BABY CHANGING STATION - FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR
TA-12	MIRROR - SEE INTERIOR ELEVATION FOR SIZE - FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR
TA-14	ROBE HOOK - FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR

GENERAL NOTES

1. DO NOT SCALE FROM DRAWINGS.
2. EXISTING CONDITIONS: EXISTING CONDITIONS SHOWN ON DRAWINGS REPRESENT CURRENT BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR REVIEW. WORK DONE WITHOUT RESOLUTION OF DISCREPANCIES MUST BE REDONE AT THE REQUEST OF THE ARCHITECT AT NO ADDITIONAL COST TO THE CONTRACT.
3. REFER TO SHEET G0.2 FOR WALL TYPES.
4. REFER TO SHEET G0.2 FOR TYPICAL MOUNTING HEIGHTS. REFER TO INTERIOR ELEVATION SHEET FOR ROOM SPECIFIC FIXTURE MOUNTING HEIGHTS.
5. REFER TO SHEET A9.0 FOR FLOOR TRANSITION DETAILS.
6. REFER TO SHEET A9.0 FOR TYPICAL FLOOR/BASE CONDITIONS.
7. CMU WALLS ARE DIMENSIONED TO FACE OF WALL.
8. HOUSEKEEPING PADS BY GENERAL CONTRACTOR. SEE PLUMBING DRAWINGS FOR LOCATIONS.
9. PITCH ALL CONCRETE STOOPS AND APRONS 1/4" PER FOOT AWAY FROM BUILDING.
10. SLOPE ALL INTERIOR FLOOR SLABS TO DRAINS, MINIMUM 1/4" PER FOOT.

ROOF PLAN LEGEND & NOTES

ROOF TYPE 1 (RT-1):
- ASPHALT SHINGLES
- SYNTHETIC UNDERLAYMENT
- 5/8" PLYWOOD SHEATHING

ROOF TYPE 2 (RT-2):
- ASPHALT SHINGLES
- SYNTHETIC UNDERLAYMENT
- EXISTING PLYWOOD SHEATHING

ROOF TYPE 3 (RT-3):
- ASPHALT SHINGLES
- SYNTHETIC UNDERLAYMENT
- 5/8" PLYWOOD SHEATHING
- 2X6 T&G WOOD DECKING
- 4:12 SLOPE

ROOF TYPE 4 (RT-4):
- ASPHALT SHINGLES
- SYNTHETIC UNDERLAYMENT
- 5/8" PLYWOOD SHEATHING
- 2X6 T&G WOOD DECKING
- 3:12 SLOPE

1. NOT ALL ROOF PENETRATIONS ARE SHOWN. ROOFING CONTRACTOR TO VERIFY PENETRATIONS WITH ALL BUILDING TRADES.
2. SEE PLUMBING AND HVAC DRAWINGS FOR SIZES, QUANTITIES, LOCATIONS AND TYPES OF ROOF PENETRATIONS.

GENERAL CEILING PLAN NOTES

MDO PLYWOOD CEILING — EXISTING GYP. BOARD CEILING

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-1 UNLESS NOTED OTHERWISE. WHERE A PAINT COLOR IS INDICATED, PAINT THE BOTTOM AND FACE OF THE SOFFIT THE COLOR INDICATED.
2. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL THE EXACT LOCATIONS OF CEILING FIXTURES, HV EQUIPMENT, ETC. CONSULT WITH ARCHITECT REGARDING ANY DISCREPANCIES.
3. SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR CEILING MOUNTED DEVICE SYMBOL LEGEND.

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Sheet Title: **Toilet/Dog Wash Shelter Plans & Elevations**

Sheet Number: **A1.1A**

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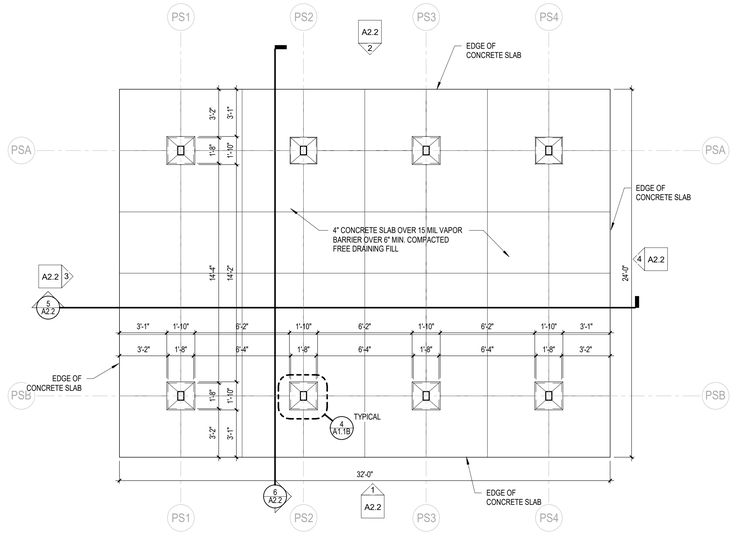
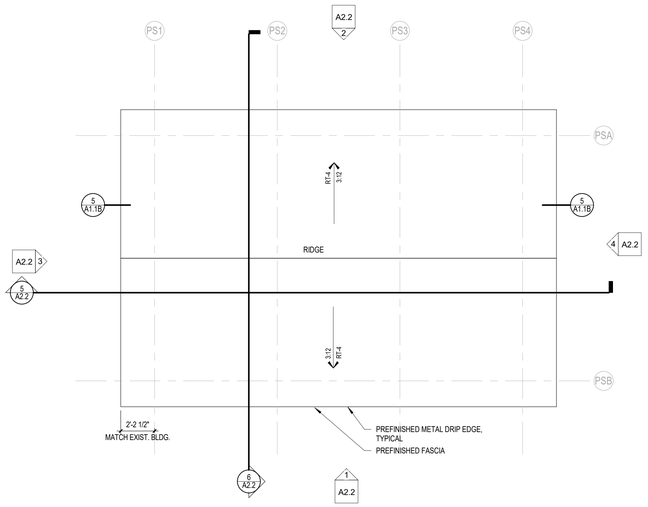


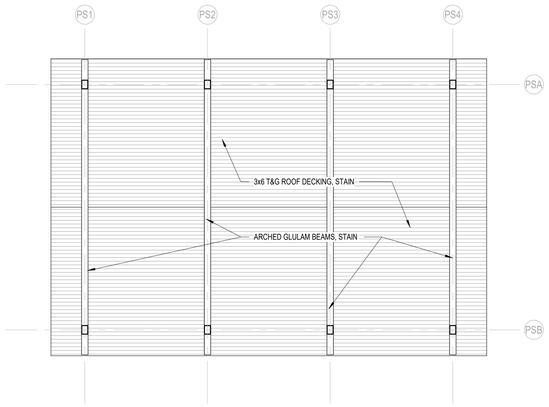
1 A1.1B Open Park Shelter Floor Plan

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



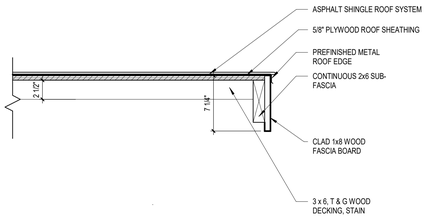
2 A1.1B Open Shelter Roof Plan

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



3 A1.1B Reflected Ceiling Plan Open Shelter

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



5 A1.1B Gable End at Open Air Park Shelter

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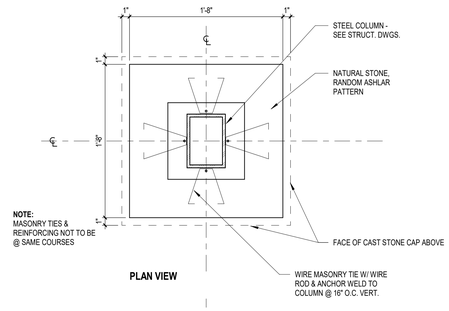

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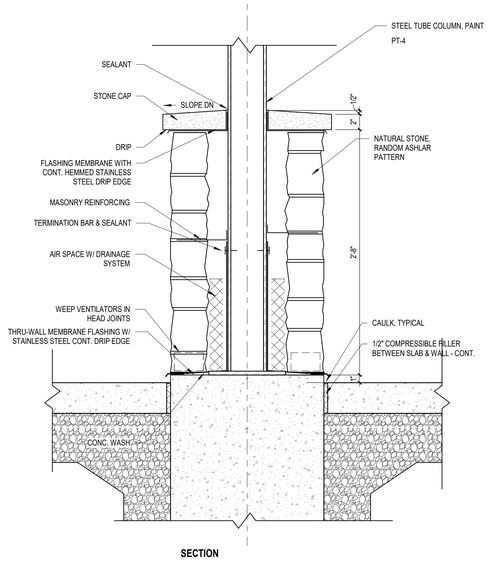

SECTION

4 A1.1B Stone Pier Detail

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

ROOF PLAN LEGEND & NOTES

ROOF TYPE 1 (RT-1):
- ASPHALT SHINGLES
- SYNTHETIC UNDERLAYMENT
- 5/8" PLYWOOD SHEATHING

ROOF TYPE 2 (RT-2):
- ASPHALT SHINGLES
- SYNTHETIC UNDERLAYMENT
- EXISTING PLYWOOD SHEATHING

ROOF TYPE 3 (RT-3):
- ASPHALT SHINGLES
- SYNTHETIC UNDERLAYMENT
- 5/8" PLYWOOD SHEATHING
- 2X6 T&G WOOD DECKING
- 4:12 SLOPE

ROOF TYPE 4 (RT-4):
- ASPHALT SHINGLES
- SYNTHETIC UNDERLAYMENT
- 5/8" PLYWOOD SHEATHING
- 2X6 T&G WOOD DECKING
- 3:12 SLOPE

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Open Shelter Plans and Details

Sheet Number:
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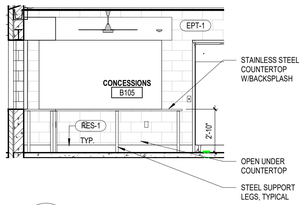

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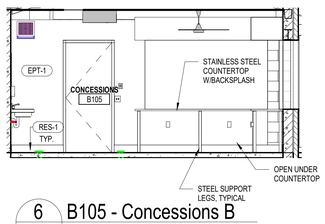

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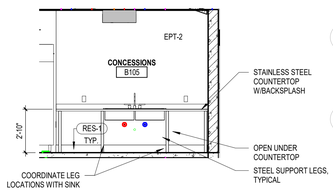

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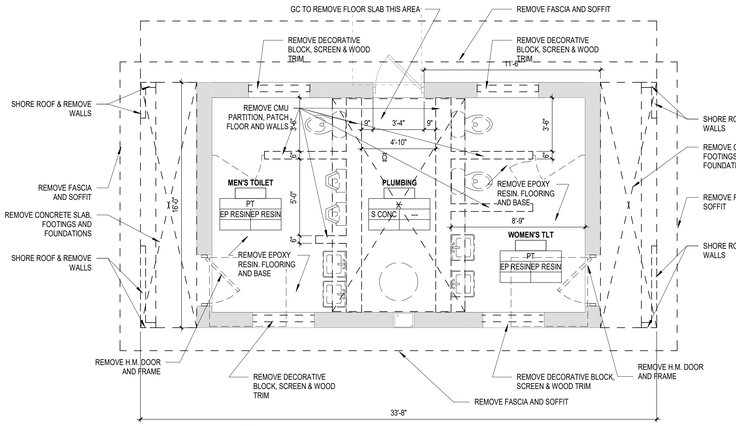

1 A1.1C Pavilion Addition Demolition Plan
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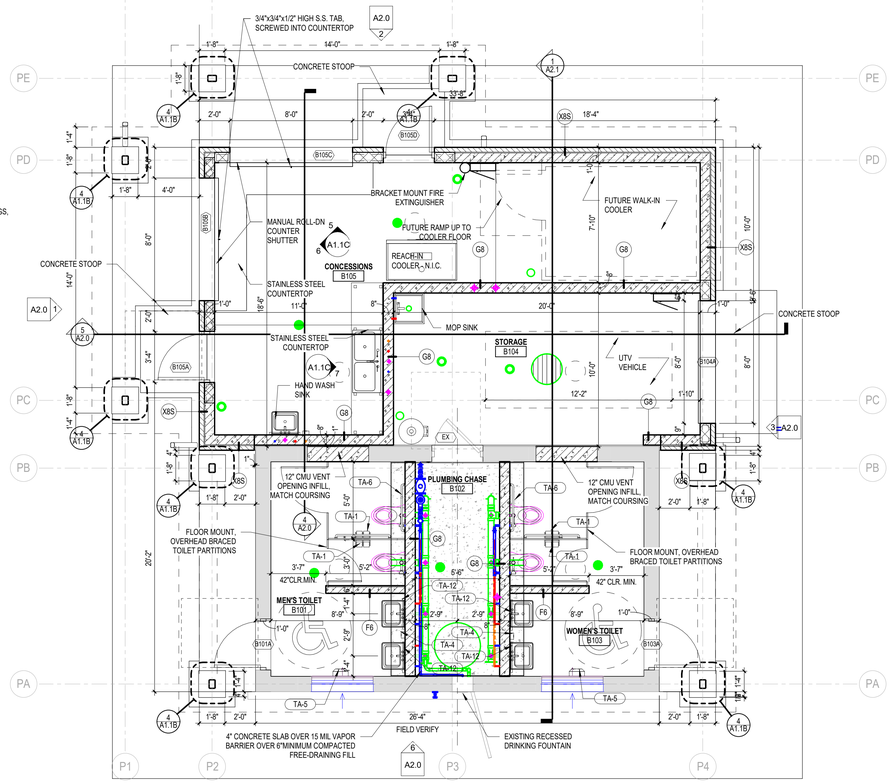
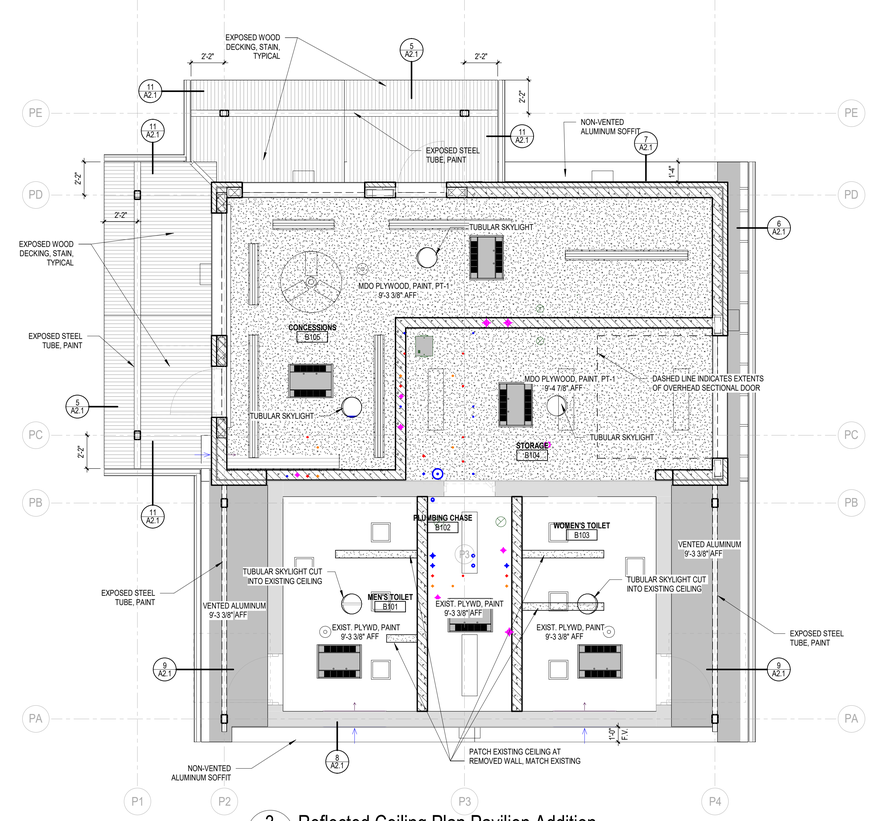
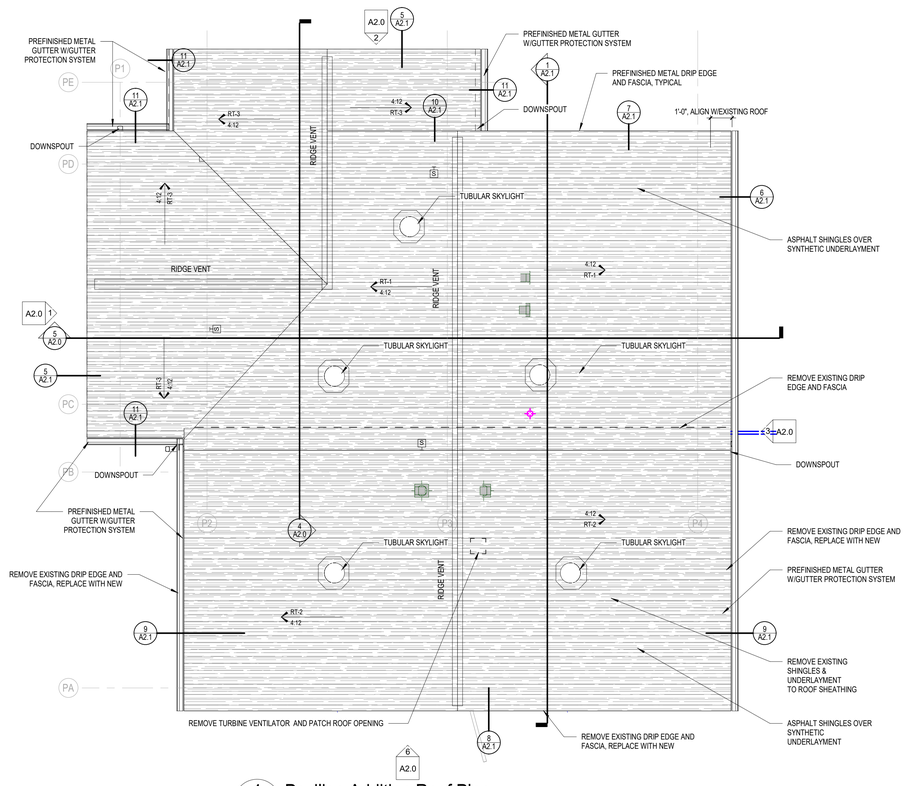


2 A1.1C Pavilion Addition Floor Plan
Scale: 1/4" = 1'-0"



3 A1.1C Reflected Ceiling Plan Pavilion Addition
Scale: 1/4" = 1'-0"



4 A1.1C Pavilion Addition Roof Plan
Scale: 1/4" = 1'-0"

GENERAL DEMOLITION NOTES

EXISTING ROOM TAG LEGEND:

EXISTING ROOM NAME
EX. RM #
EXISTING FLOOR FINISH — EXISTING WALL FINISHES
EXISTING CEILING TYPE — EXISTING WALL BASE TYPE — EXISTING CEILING HEIGHT

1. OWNER IS RESPONSIBLE FOR REMOVAL OF ALL LOOSE FURNISHINGS PRIOR TO GENERAL DEMOLITION. ALL ITEMS INCLUDING DOORS, DOOR HARDWARE, CEILING TILES CONSIDERED SALVAGEABLE SHALL ALSO BE REMOVED BY THE OWNER PRIOR TO GENERAL DEMOLITION.
2. REMOVE ALL APPLIED FINISHES AND PREPARE SUBSTRATE FOR NEW FINISHES. SEE ROOM FINISH SCHEDULE FOR FINISHES.
3. EXISTING CONDITIONS: EXISTING CONDITIONS SHOWN ON DRAWINGS REPRESENT CURRENT BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO PERFORMING WORK. REPORT ANY DISCREPANCIES TO THE ARCHITECT FOR REVIEW. WORK DONE WITHOUT RESOLUTION OF DISCREPANCIES MUST BE REDONE AT THE REQUEST OF THE ARCHITECT AT NO ADDITIONAL COST TO THE CONTRACT.
4. UNLESS NOTED OTHERWISE, PATCH ALL FLOORS, BASE, WALLS AND CEILINGS AT EXPOSED AREAS AFFECTED BY DEMOLITION REGARDLESS OF TRADE DOING THE DEMOLITION WORK. PATCH TO MATCH ADJACENT EXISTING CONSTRUCTION WHERE SPECIFIC INFORMATION IS NOT NOTED OR SCHEDULED. REFER TO ROOM FINISH SCHEDULE.
5. DISPOSE OF ALL BUILDING MATERIAL IN LAWFUL MANNER.
6. SEE FLOOR PLANS, ELEVATIONS, SECTIONS AND DETAILS FOR ADDITIONAL DEMOLITION INFORMATION WHICH MAY NOT BE INDICATED ON DEMOLITION PLANS AND TO COORDINATE EXTENT OF DEMOLITION REQUIRED.
7. SEE PROJECT MANUAL AND PLUMBING, HVAC AND ELECTRICAL DRAWINGS FOR ANY REQUIRED DEMOLITION OF PLUMBING, HVAC AND ELECTRICAL EQUIPMENT/MATERIALS PERFORMED BY THOSE TRADES.

KEYNOTE LEGEND

EPT-1	EPOXY PAINT
RES-1	RESINOUS FLOOR
TA-1	TOILET PAPER DISPENSER - FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
TA-4	LIQUID SOAP DISPENSER - FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
TA-5	ELECTRIC HAND DRYER - FURNISHED BY ELEC. CONTRACTOR, INSTALLED BY ELEC. CONTRACTOR
TA-6	42", 36", 18"V GRAB BAR SET - FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR
TA-12	MIRROR - SEE INTERIOR ELEVATION FOR SIZE - FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR

GENERAL CEILING PLAN NOTES

MDO PLYWOOD CEILING — EXISTING GYP. BOARD CEILING

1. ALL CEILINGS AND SOFFITS TO BE PAINTED PT-1 UNLESS NOTED OTHERWISE WHERE A PAINT COLOR IS INDICATED, PAINT THE BOTTOM AND FACE OF THE SOFFIT THE COLOR INDICATED.
2. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL THE EXACT LOCATIONS OF CEILING FIXTURES, HV EQUIPMENT, ETC. CONSULT WITH ARCHITECT REGARDING ANY DISCREPANCIES.
3. SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR CEILING MOUNTED DEVICE SYMBOL LEGEND.

ROOF PLAN LEGEND & NOTES

ROOF TYPE 1 (RT-1):
- ASPHALT SHINGLES
- SYNTHETIC UNDERLAYMENT
- 5/8" PLYWOOD SHEATHING

ROOF TYPE 2 (RT-2):
- ASPHALT SHINGLES
- SYNTHETIC UNDERLAYMENT
- EXISTING PLYWOOD SHEATHING

ROOF TYPE 3 (RT-3):
- ASPHALT SHINGLES
- SYNTHETIC UNDERLAYMENT
- 5/8" PLYWOOD SHEATHING
- 2X6 T&G WOOD DECKING
- 4:12 SLOPE

ROOF TYPE 4 (RT-4):
- ASPHALT SHINGLES
- SYNTHETIC UNDERLAYMENT
- 5/8" PLYWOOD SHEATHING
- 2X6 T&G WOOD DECKING
- 3:12 SLOPE

1. NOT ALL ROOF PENETRATIONS ARE SHOWN. ROOFING CONTRACTOR TO VERIFY PENETRATIONS WITH ALL BUILDING TRADES.
2. SEE PLUMBING AND HVAC DRAWINGS FOR SIZES, QUANTITIES, LOCATIONS AND TYPES OF ROOF PENETRATIONS.

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Sheet Number:
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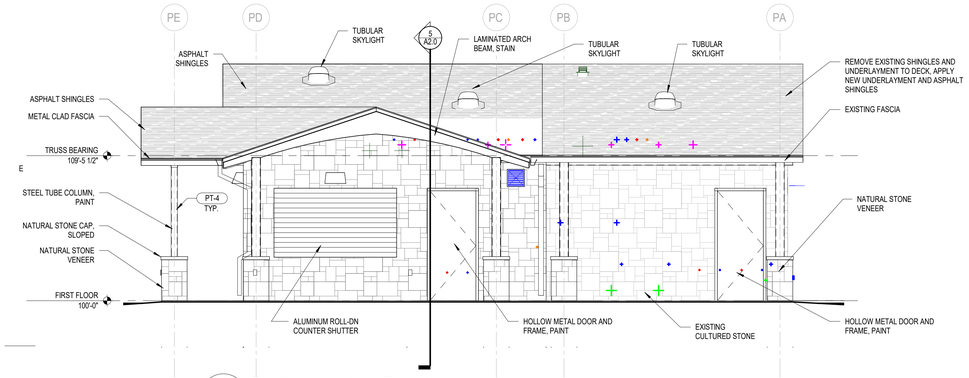
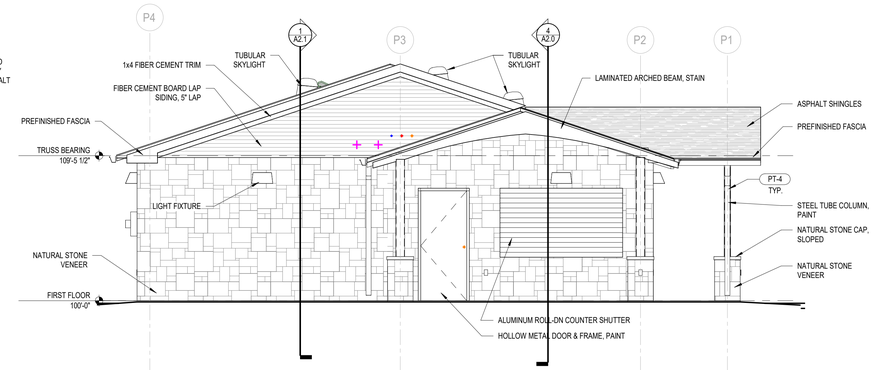
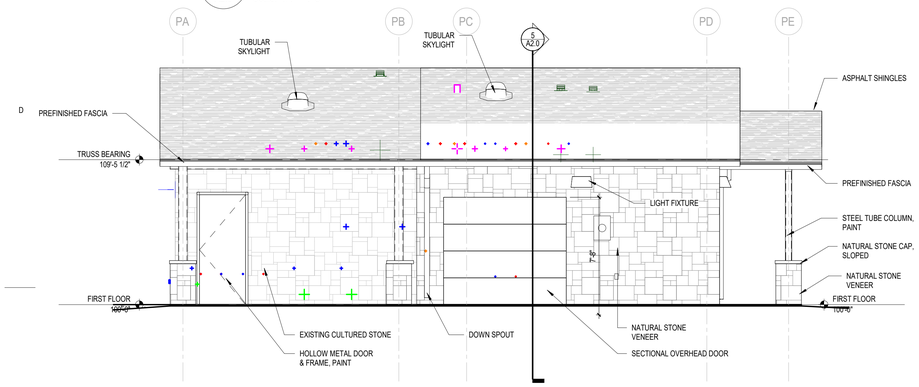


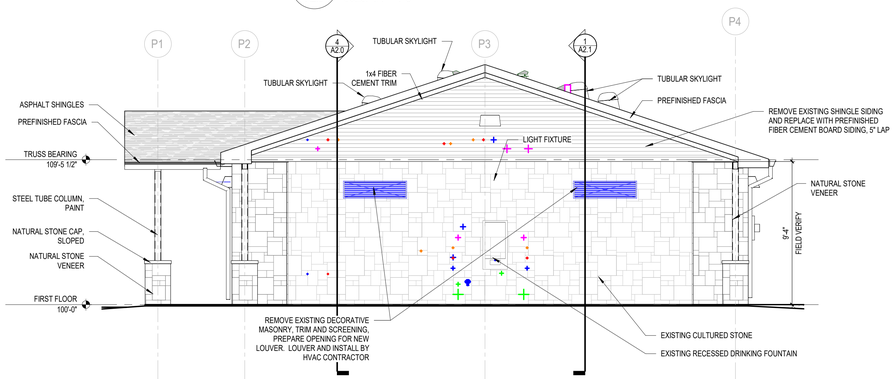
1 A2.0 Pavilion Addition Elevation A
Scale: 1/4" = 1'-0"



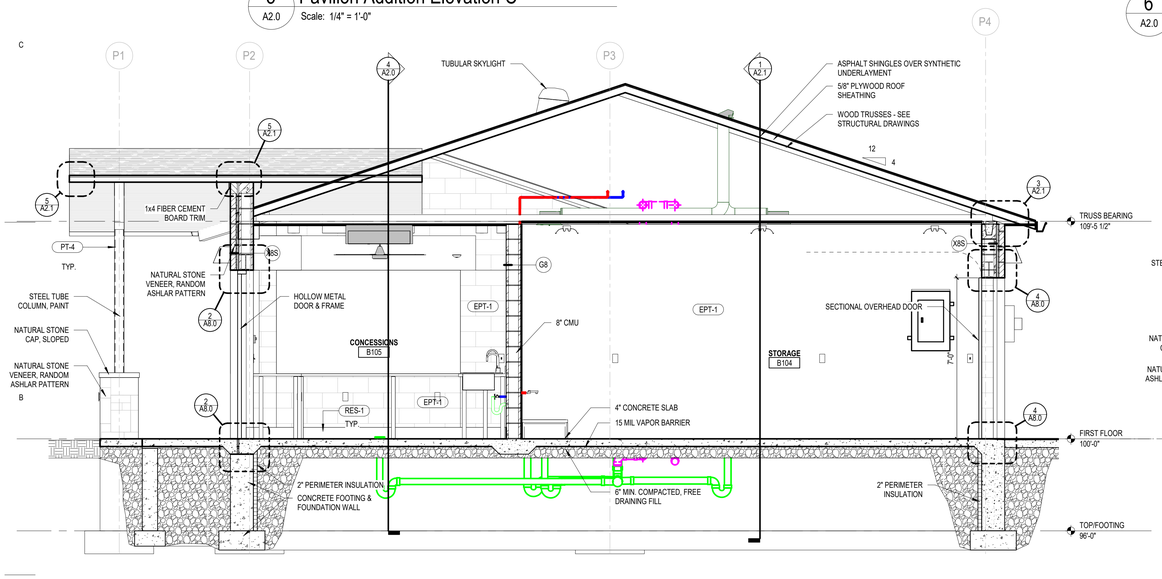
2 A2.0 Pavilion Addition Elevation B
Scale: 1/4" = 1'-0"



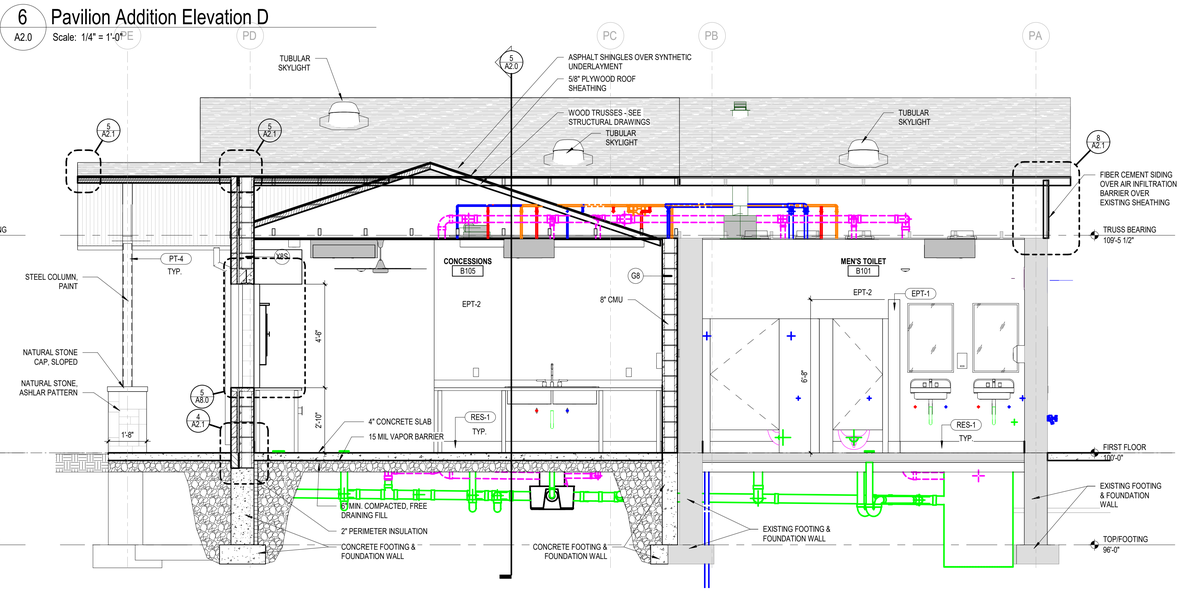
3 A2.0 Pavilion Addition Elevation C
Scale: 1/4" = 1'-0"



6 A2.0 Pavilion Addition Elevation D
Scale: 1/4" = 1'-0"



5 A2.0 Pavilion Addition Wall Section B
Scale: 3/8" = 1'-0"



4 A2.0 Pavilion Addition Wall Section A
Scale: 3/8" = 1'-0"

KEYNOTE LEGEND

EPT-1	EPOXY PAINT
PT-4	PAINT
RES-1	RESINOUS FLOOR

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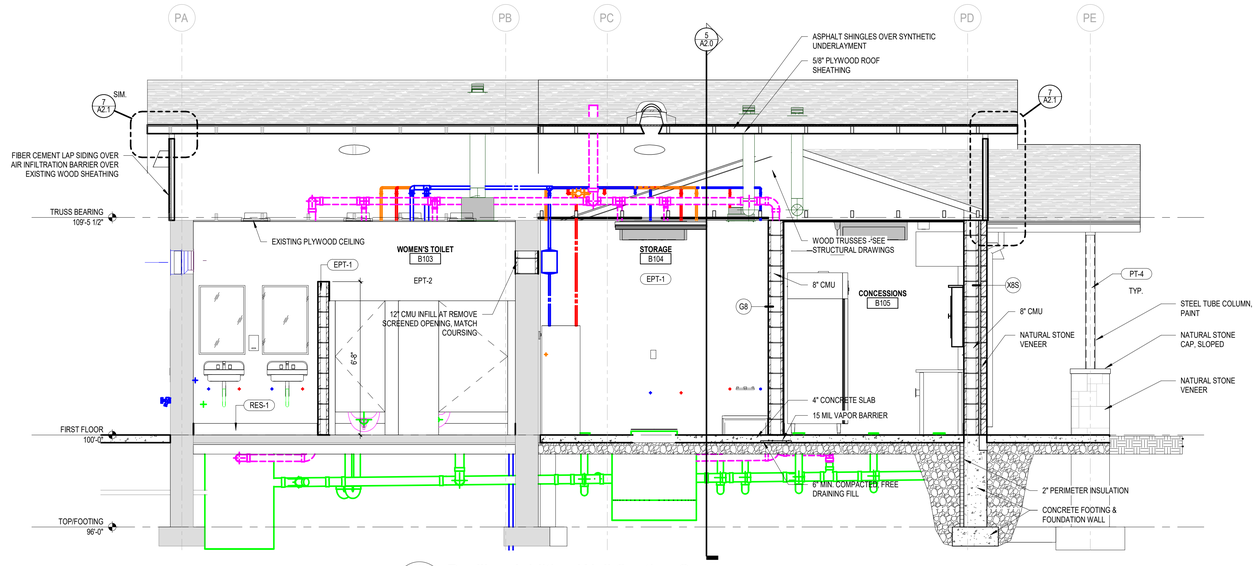
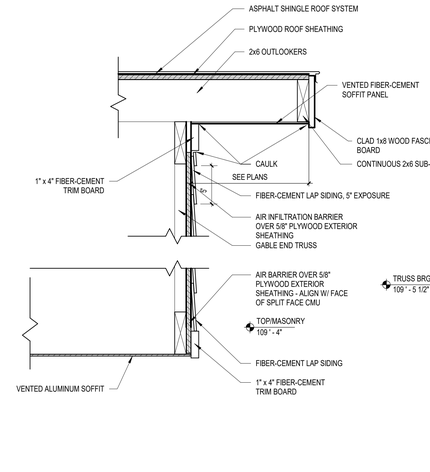
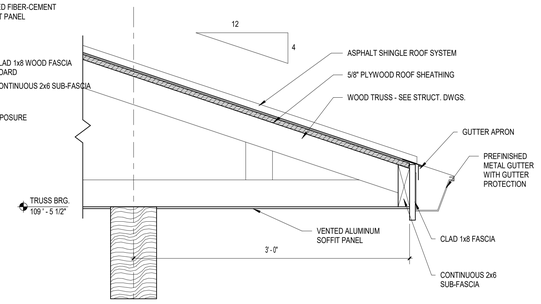


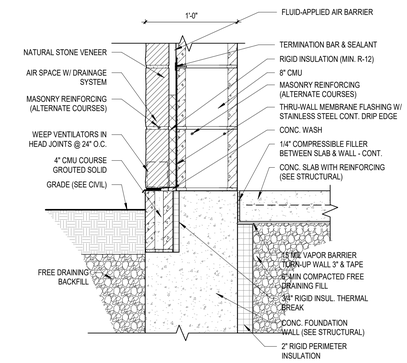
1 A2.1 Pavilion Addition Wall Section C
Scale: 3/8" = 1'-0"



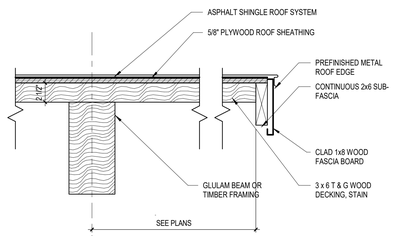
2 A2.1 Gable End Overhang
Scale: 1 1/2" = 1'-0"



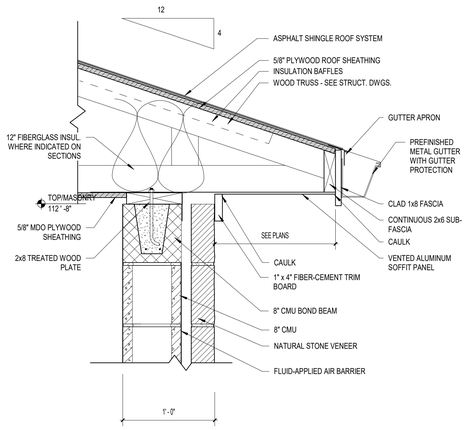
3 A2.1 Soffit Overhang
Scale: 1 1/2" = 1'-0"



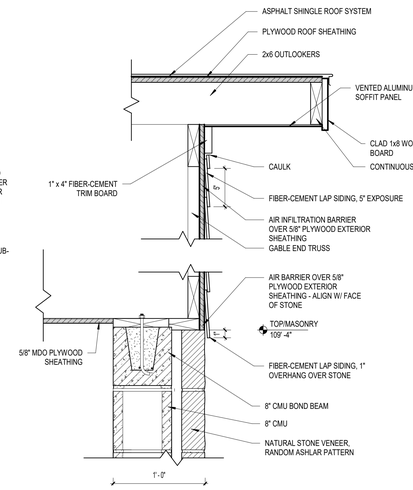
4 A2.1 Floor to Exterior Wall
Scale: 1 1/2" = 1'-0"



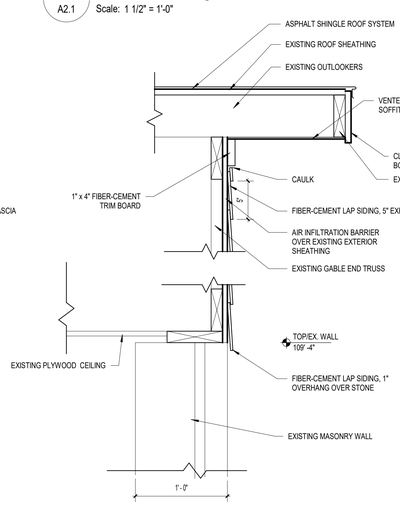
5 A2.1 Gable End at Exposed Deck
Scale: 1 1/2" = 1'-0"



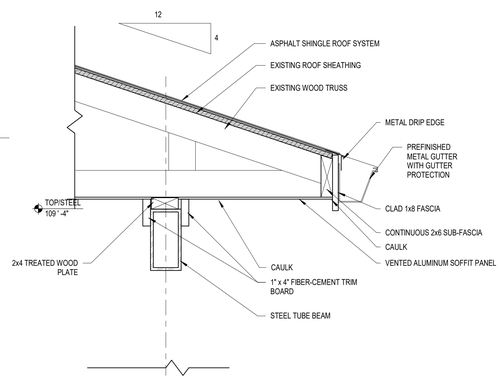
6 A2.1 Soffit Overhang @ CMU/Stone
Scale: 1 1/2" = 1'-0"



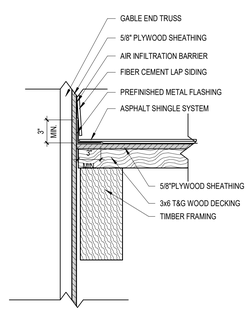
7 A2.1 Gable End Overhang @ CMU/Stone
Scale: 1 1/2" = 1'-0"



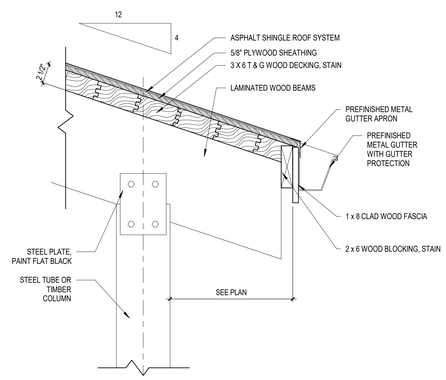
8 A2.1 Gable End Overhang @ Existing Wall
Scale: 1 1/2" = 1'-0"



9 A2.1 Soffit Overhang @ Existing Wall
Scale: 1 1/2" = 1'-0"



10 A2.1 Roof to Wall Details
Scale: 1 1/2" = 1'-0"



11 A2.1 Exposed Roof Decking Overhang Detail
Scale: 1 1/2" = 1'-0"

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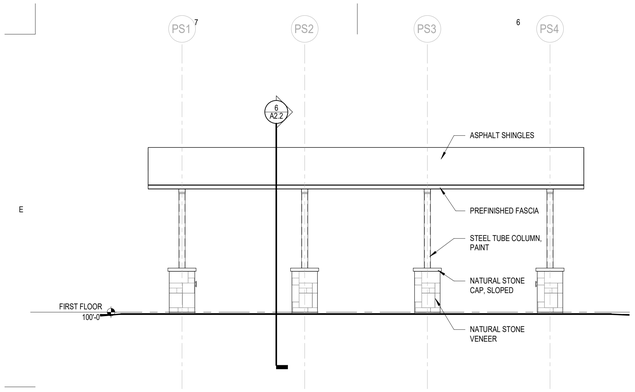
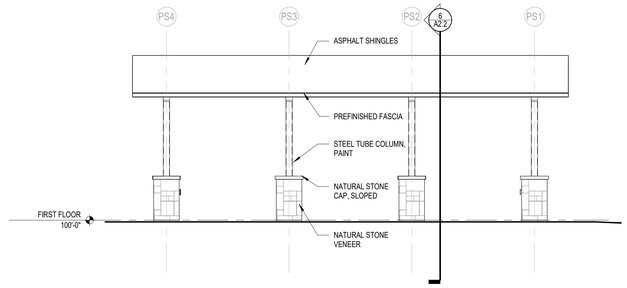
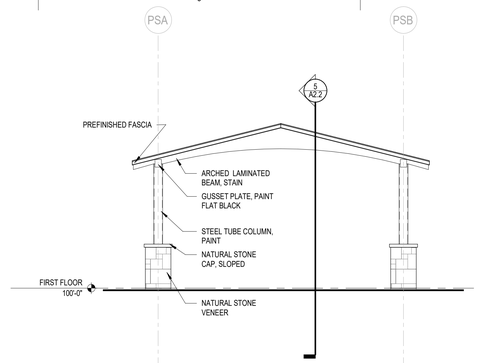


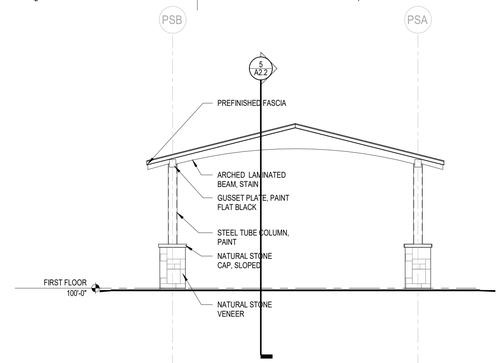
1 A2.2 Open Shelter Elevation A
Scale: 1/4" = 1'-0"



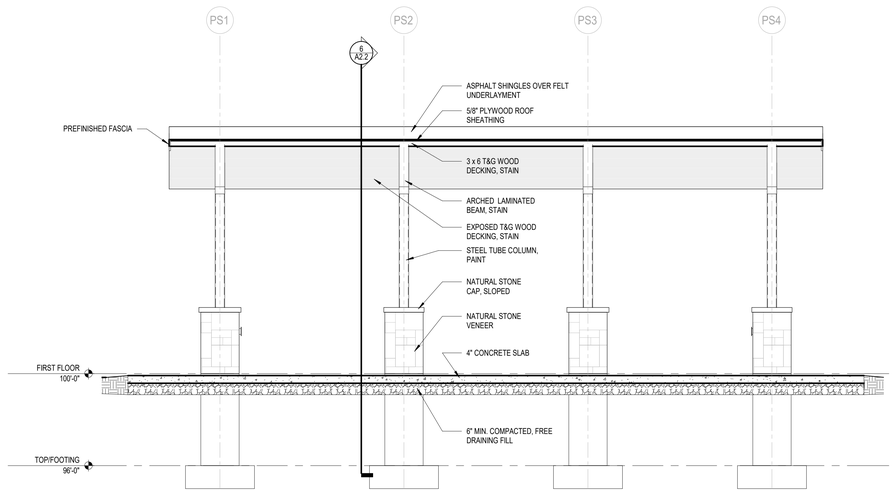
2 A2.2 Open Shelter Elevation B
Scale: 1/4" = 1'-0"



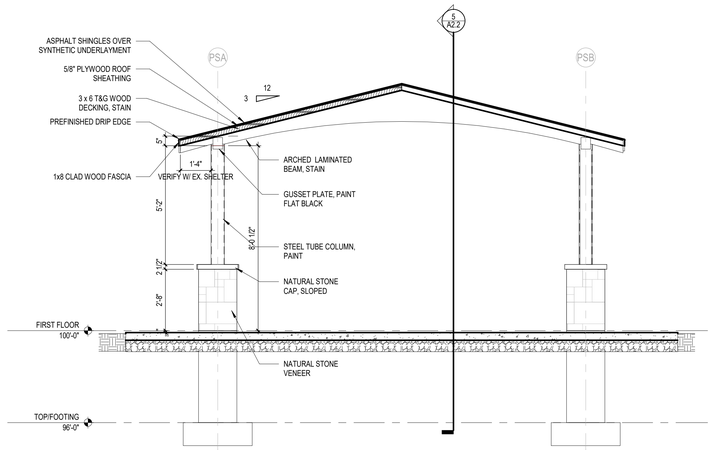
3 A2.2 Open Shelter Elevation C
Scale: 1/4" = 1'-0"



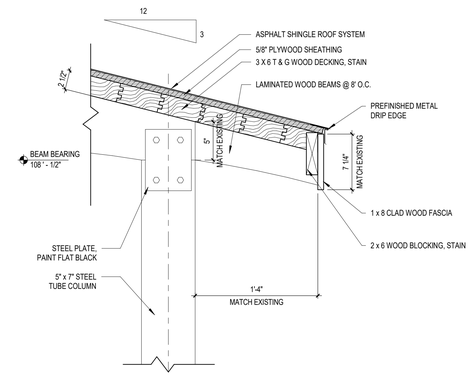
4 A2.2 Open Shelter Elevation D
Scale: 1/4" = 1'-0"



5 A2.2 Open Shelter Section A
Scale: 3/8" = 1'-0"



6 A2.2 Open Shelter Section B
Scale: 3/8" = 1'-0"



7 A2.2 Open Air Overhang Detail
Scale: 1 1/2" = 1'-0"

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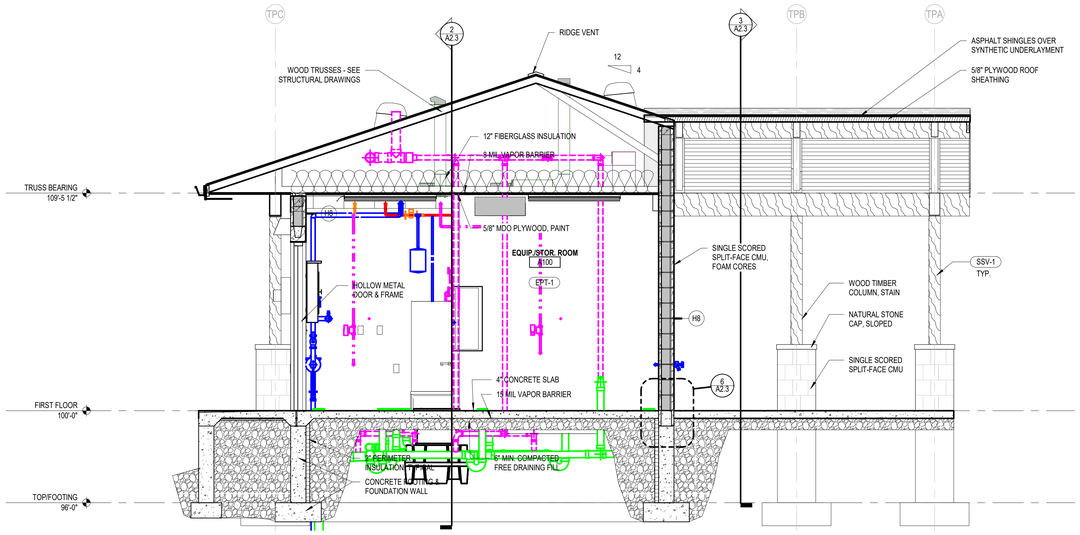

1 A2.3 Toilet/Pet Wash Wall Section A
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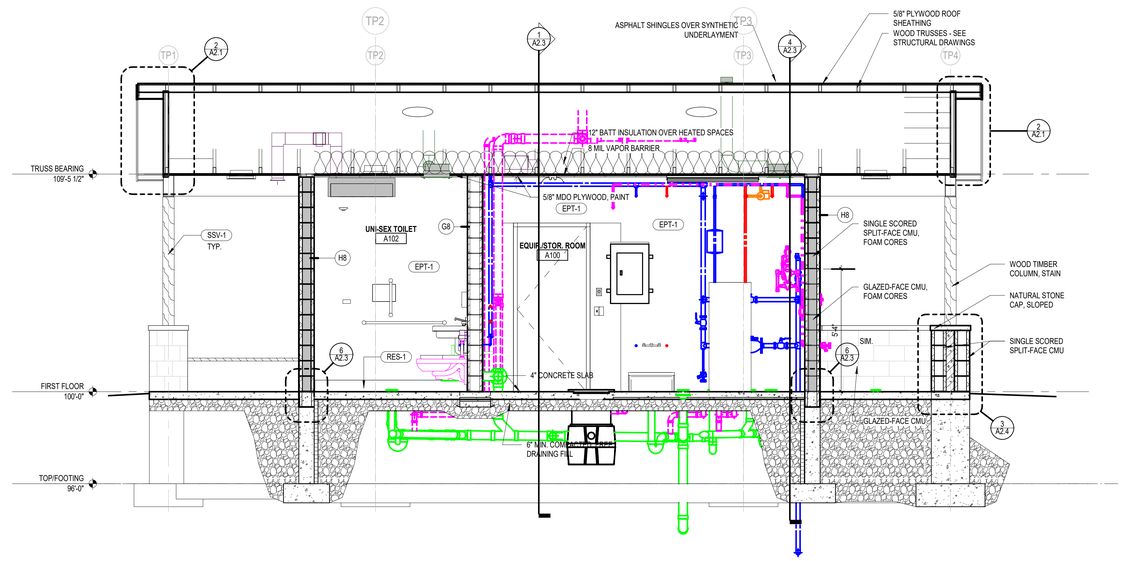
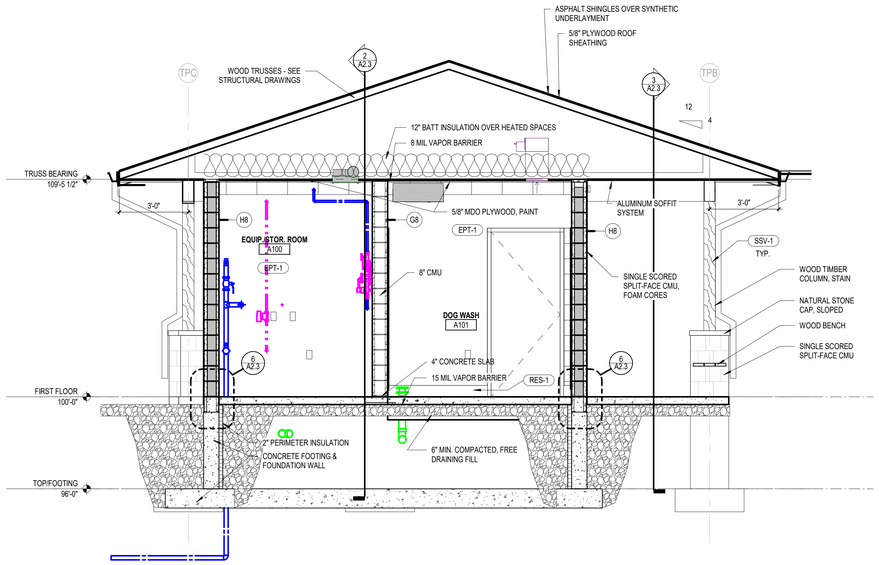


2 A2.3 Toilet/Pet Wash Wall Section B
Scale: 3/8" = 1'-0"



4 A2.3 Toilet/Pet Wash Wall Section D
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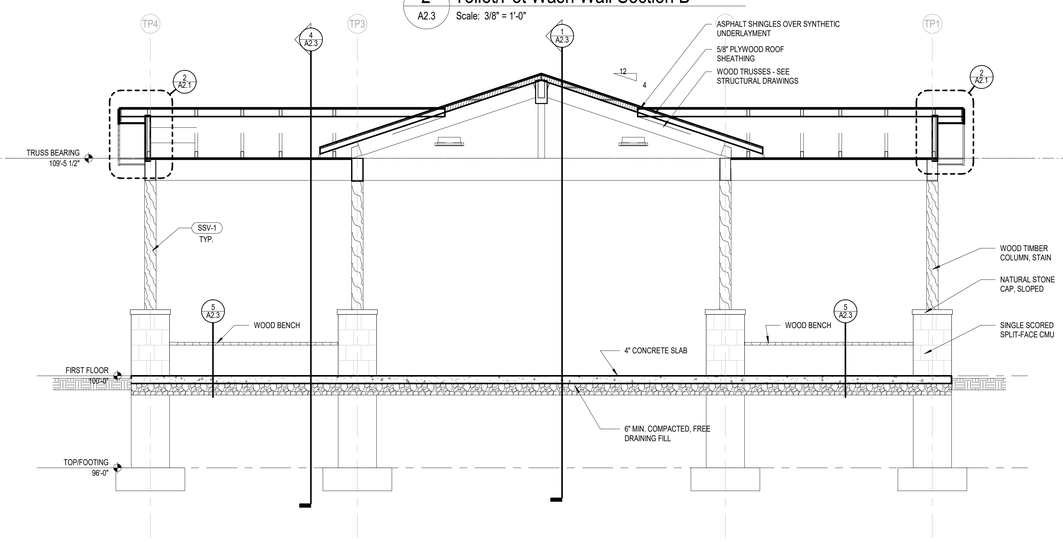
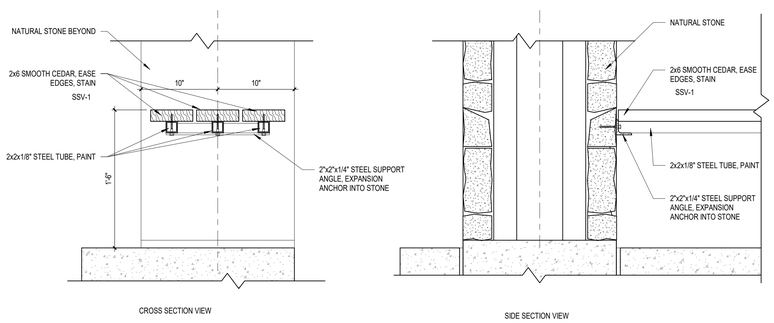
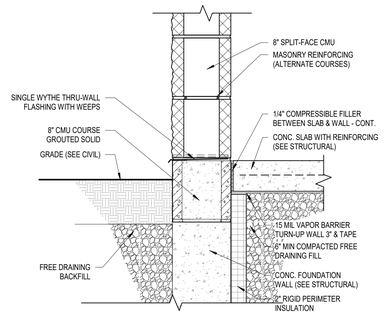


3 A2.3 Toilet/Pet Wash Wall Section C
Scale: 3/8" = 1'-0"



5 A2.3 Bench Detail
Scale: 1 1/2" = 1'-0"



6 A2.3 Floor to Single Wythe Exterior Wall
Scale: 1 1/2" = 1'-0"

KEYNOTE LEGEND

EPT-1	EPOXY PAINT
RES-1	RESINOUS FLOOR
SSV-1	WOOD STAIN - SEE INTERIOR FINISH LEGEND

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McFarland, WI

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Issued to Bid 06/05/2020

Sheet Title:
Toilet/Dog Wash Shelter Sections & Details

Sheet Number:
A2.3

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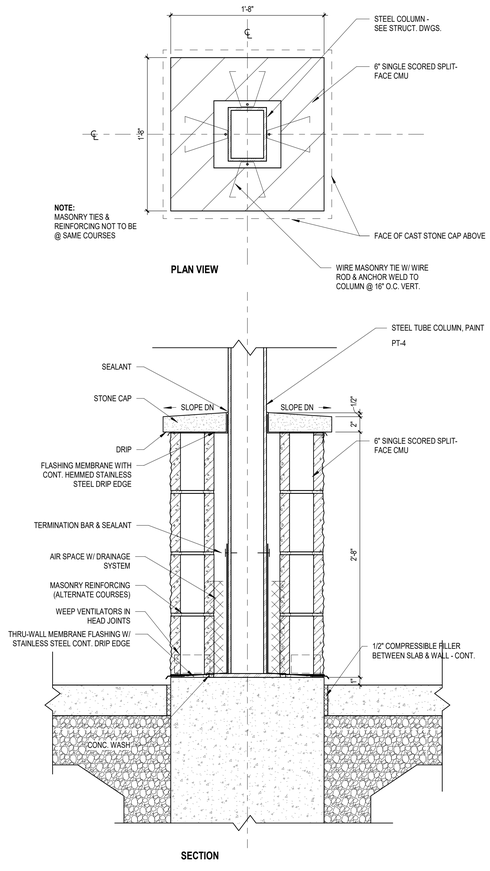
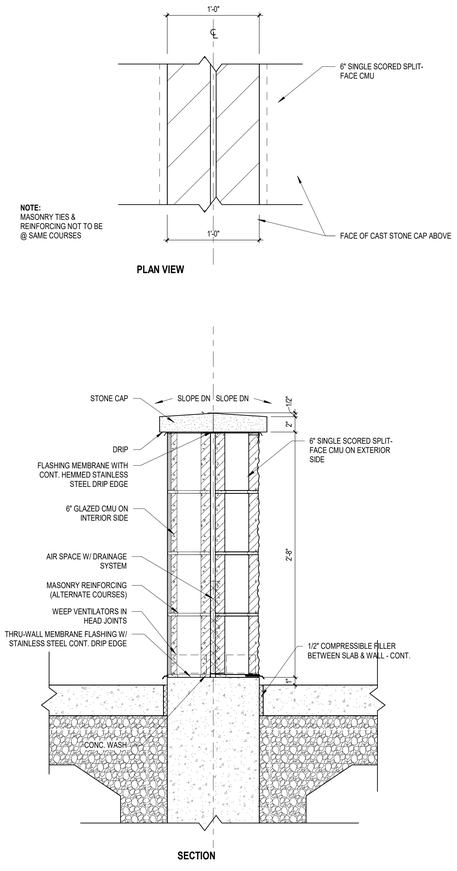
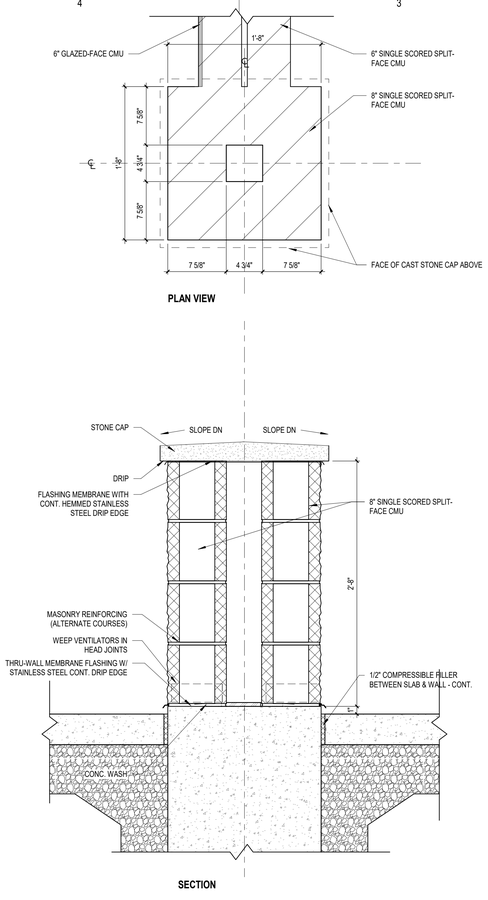


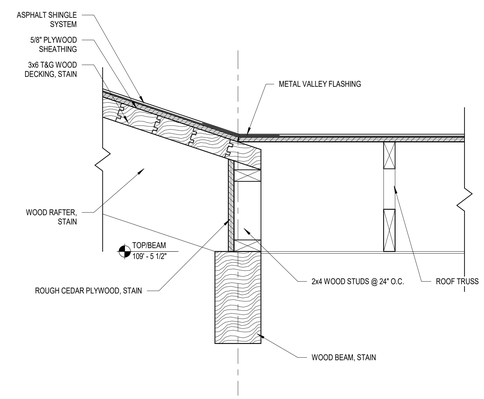
1 A2.4 Rockface CMU/Column Pier Detail
Scale: 1 1/2" = 1'-0"



2 A2.4 CMU Knee Wall Detail
Scale: 1 1/2" = 1'-0"



3 A2.4 Rockface CMU Pier Detail
Scale: 1 1/2" = 1'-0"



4 A2.4 Sloped Roof to Soffit
Scale: 1 1/2" = 1'-0"

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Details

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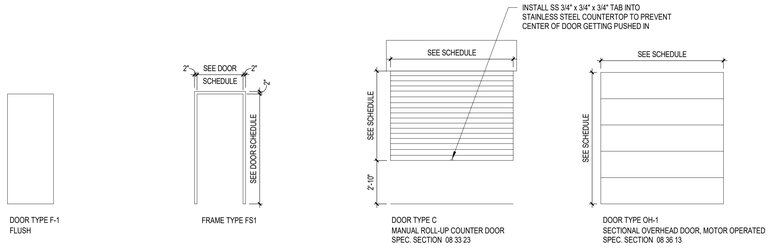
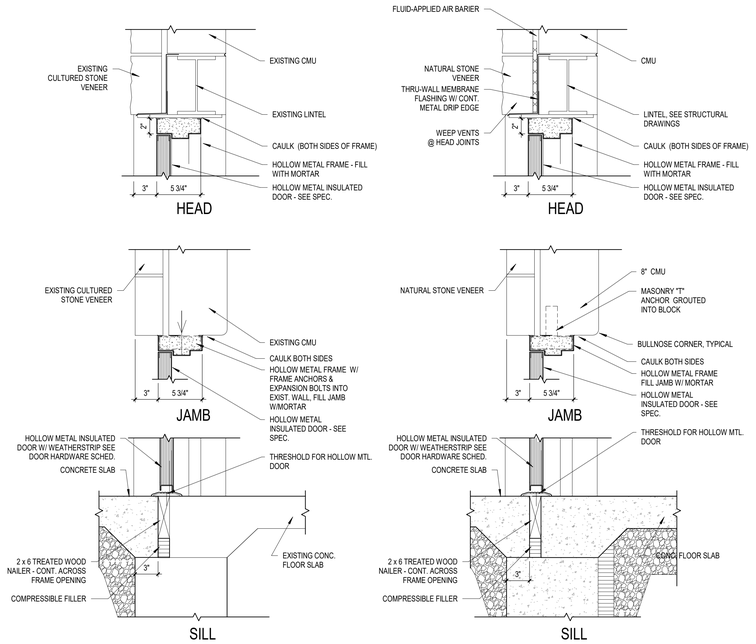


Door and Frame Types

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

DOOR SCHEDULE

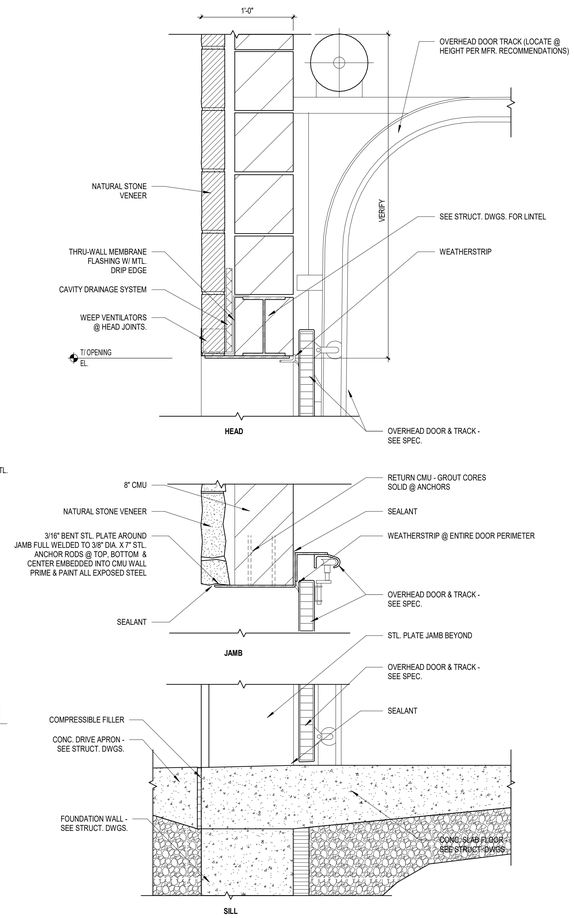
MARK	DOOR WIDTH	DOOR HEIGHT	DOOR TYPE	DOOR MATERIAL	FRAME TYPE	FRAME FINISH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	RATING	HARDWARE GROUP	COMMENTS
A100A	3'-0"	7'-2"	F-1	HM/PT	FS-1	PT	3/A8.0	3/A8.0	3/A8.0	---	1	ELECTRIC STRIKE, CARD READER (BY OTHERS)
A101A	3'-0"	7'-2"	F-1	HM/PT	FS-1	PT	3/A8.0	3/A8.0	3/A8.0	---	2	ELECTRIC STRIKE, CARD READER (BY OTHERS)
A102A	3'-0"	7'-2"	F-1	HM/PT	FS-1	PT	3/A8.0	3/A8.0	3/A8.0	---	2	ELECTRIC STRIKE
A103A	3'-0"	7'-2"	F-1	HM/PT	FS-1	PT	3/A8.0	3/A8.0	3/A8.0	---	2	ELECTRIC STRIKE
B101A	3'-0"	7'-2"	F-1	HM/PT	FS-1	PT	1/A8.0	1/A8.0	1/A8.0	---	2	ELECTRIC STRIKE
B103A	3'-0"	7'-2"	F-1	HM/PT	FS-1	PT	1/A8.0	1/A8.0	1/A8.0	---	2	ELECTRIC STRIKE
B104A	8'-0"	7'-0"	OH-1	STEEL/PREFIN.	---	---	4/A8.0	4/A8.0	4/A8.0	---	---	MOTOR OPERATED
B105A	3'-0"	7'-2"	F-1	HM/PT	FS-1	PT	2/A8.0	2/A8.0	2/A8.0	---	1	ELECTRIC STRIKE, CARD READER (BY OTHERS)
B105B	8'-0"	4'-6"	C	ALUM	---	---	5/A8.0	6/A8.0	5/A8.0	---	---	MANUAL LIFT
B105C	8'-0"	4'-6"	C	ALUM	---	---	5/A8.0	6/A8.0	5/A8.0	---	---	MANUAL LIFT
B105D	3'-0"	7'-2"	F-1	HM/PT	FS-1	PT	2/A8.0	2/A8.0	2/A8.0	---	1	ELECTRIC STRIKE



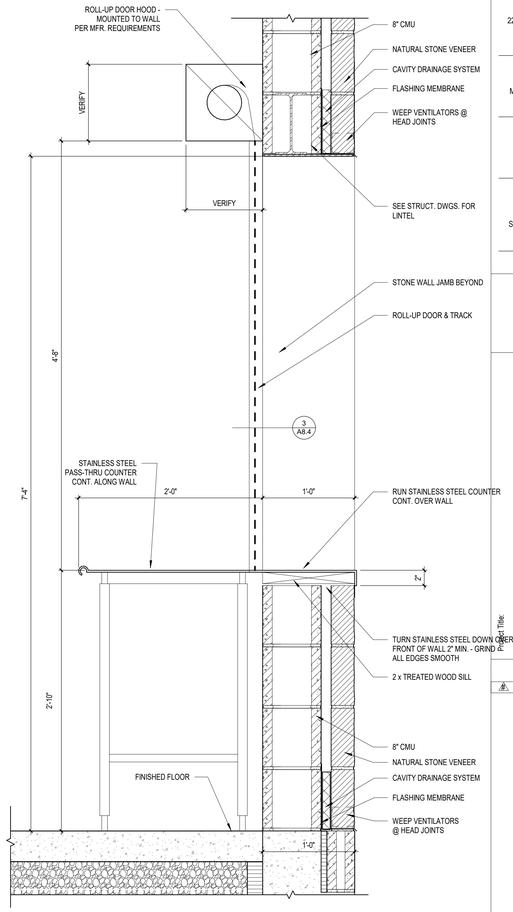
1 A8.0 HM Door Head/Jamb/Sill @ Existing CMU/Stone
Scale: 1 1/2" = 1'-0"

2 A8.0 Head, Jamb & Sill @ Stone/CMU
Scale: 1 1/2" = 1'-0"

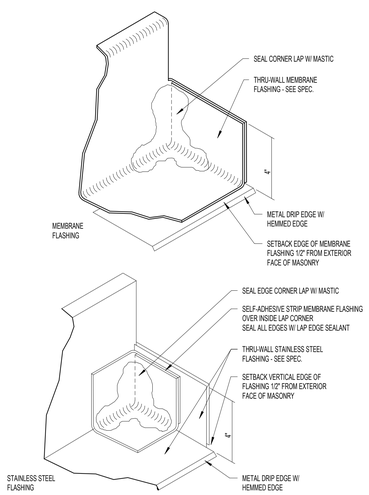
3 A8.0 Head, Jamb & Sill @ Rock-Face CMU
Scale: 1 1/2" = 1'-0"



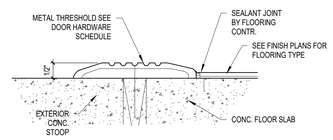
4 A8.0 Overhead Door Head/Jamb/Sill
Scale: 1 1/2" = 1'-0"



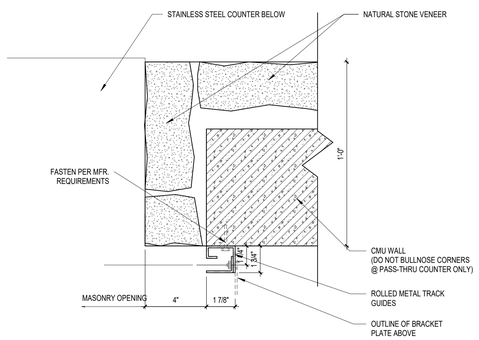
5 A8.0 Roll-up Counter Door
Scale: 1 1/2" = 1'-0"



8 A8.0 Thru-wall Flashing End Dam
Scale: 3" = 1'-0"



7 A8.0 Exterior Threshold Conditions
Scale: 6" = 1'-0"



6 A8.0 Roll-up Door Track Jamb
Scale: 3" = 1'-0"

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Door Schedule, Door & Frame Types, Details

Sheet Number:
A8.0

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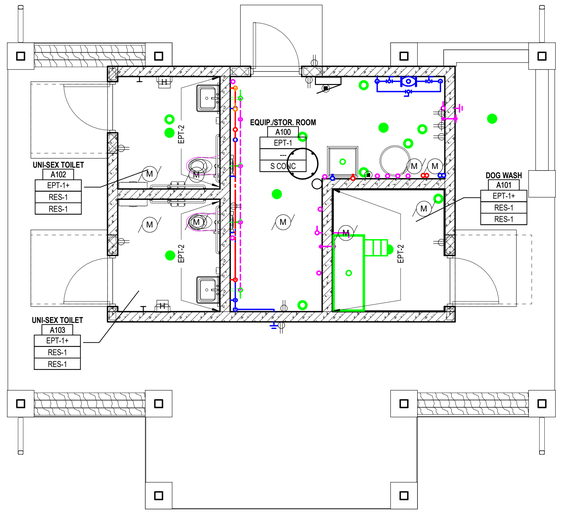
INTERIOR FINISH LEGEND

TAG	MATERIAL (GENERIC TYPE)	MATERIAL MANUFACTURER	MATERIAL SPECIFICATION	MATERIAL SIZE	MATERIAL NOTES
EPT-1	EPOXY PAINT		TO MATCH PT-1; SHERWIN WILLIAMS SW7050 USEFUL GRAY		
EPT-2	EPOXY PAINT		TO MATCH PT-3; SHERWIN WILLIAMS SW 9135 WHIRLPOOL		
PT-1	PAINT (FIELD)	SHERWIN WILLIAMS	SW7050 USEFUL GRAY		
PT-2	PAINT (DOOR FRAMES)	SHERWIN WILLIAMS	SW6223 STILL WATER		
PT-3	PAINT (ACCENT)	SHERWIN WILLIAMS	SW9135 WHIRLPOOL		
PT-4	PAINT (EXT. METAL STRUCTURES)	SHERWIN WILLIAMS	SW2803 ROOKWOOD TERRA COTTA		
RES-1	RESINOUS FLOORING (EPOXY)	STONHARD	STONTEC - SMOKY MOUNTAINS; SMALLFLAKES		USED FOR WALLBASE. 6"H.
SC-1	SEALED CONCRETE				
SSV-1	WOOD STAIN	SHERWIN WILLIAMS	SW 3511 CEDAR BARK		
TP-1	TOILET PARTITION	ACCURATE PARTITIONS	COLOR: CHARCOAL 9237 FINISH: PEBBLE GRAINED		

PROJECT KEYNOTE LEGEND

EPT-1	EPOXY PAINT
FRP-1	FIBER REINFORCED PANEL
PT-4	PAINT
RES-1	RESINOUS FLOOR
SSV-1	WOOD STAIN - SEE INTERIOR FINISH LEGEND
TA-1	TOILET PAPER DISPENSER - FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
TA-4	LIQUID SOAP DISPENSER - FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
TA-5	ELECTRIC HAND DRYER - FURNISHED BY ELEC. CONTRACTOR, INSTALLED BY ELEC. CONTRACTOR
TA-6	42" , 36", 18"V GRAB BAR SET - FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR
TA-8	BABY CHANGING STATION - FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR
TA-12	MIRROR - SEE INTERIOR ELEVATION FOR SIZE - FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR
TA-14	ROBE HOOK - FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACTOR



1 A9.0 Toilet/Dog Wash Shelter Finish Plan
Scale: 1/4" = 1'-0"

GENERAL FINISH NOTES

FINISH PLAN LEGEND

	ROOM NAME
ROOM NUMBER →	101
WALL FINISH →	WF
WALL BASE FINISH →	WB
FLOOR FINISH →	FF

FINISH PLAN GENERAL NOTES:

A. INTERIOR FINISHES AS DEFINED BY THE 2015 INTERNATIONAL BUILDING CODE – ARE TO BE IN ACCORDANCE WITH THE CODE REQUIREMENTS SET FORTH IN CHAPTER 8 OF THE 2015 IBC AS WELL AS ALL OTHER STATE/LOCAL CODE REQUIREMENTS.

B. FOLLOW MANUFACTURER'S WRITTEN INSTALLATION GUIDELINES FOR ALL FINISHES/MATERIALS.

C. REFERENCE FINISH PLANS, ELEVATIONS AND REFLECTED CEILING PLAN FOR LOCATIONS OF ALL MATERIALS.

D. FLOORING TRANSITIONS TO OCCUR AT CENTERLINE OF DOOR UNLESS NOTED OTHERWISE.

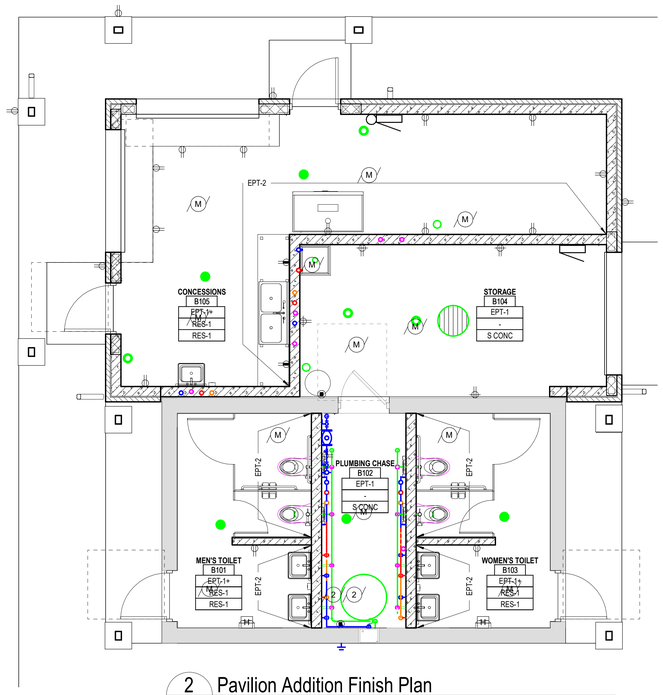
E. PROVIDE TRANSITION STRIPS AT CHANGES IN FLOORING.

F. SEE DETAILS AND INTERIOR FINISH LEGEND FOR FLOORING TRANSITION TYPES.

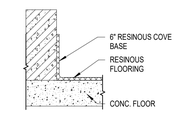
G. MECHANICAL GRILLES AND DIFFUSERS SHALL BE PAINTED TO MATCH ADJACENT WALL SURFACE UNLESS NOTED OTHERWISE.

H. FIELD PAINT IN ANY SPACE IS NOTED IN ROOM TAG. ACCENT PAINT AND ANY ADDITIONAL FINISHES ARE NOTED ON THE FINISH PLAN.

I. 'MULTIPLE' FLOOR FINISH INDICATES MULTIPLE FLOORING MATERIALS. SEE FINISH PLANS FOR FLOORING TYPES.

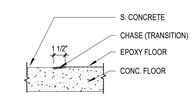


2 A9.0 Pavilion Addition Finish Plan
Scale: 1/4" = 1'-0"



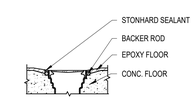
WALL W/ CONTINUOUS RESINOUS COVE BASE

3 A9.0 Typical Floor to Base Condition
Scale: 1 1/2" = 1'-0"



TRS-4
OTHER FLOORING TO EPOXY

4 A9.0 Typical Floor Transistion
Scale: 1 1/2" = 1'-0"



5 A9.0 Drain Isolation Detail
Scale: 1 1/2" = 1'-0"

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Finish Plans, Interior Finish Legend, General Finish Notes and Details

Sheet Number:
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LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	ABBR.	IDENTIFICATION	SYM.	ABBR.	IDENTIFICATION
PIPING ACCESSORIES					
	CO	CLEAN OUT			UNION
	WCO	WALL CLEAN OUT			THERMOMETER
	FCO	FLOOR CLEAN OUT (FLUSH)			PRESSURE GAUGE
	BFP	BACKFLOW PREVENTER		HB	HOSE BIBB
	PRV	PRESSURE REDUCING VALVE		RD / OF	ROOF DRAIN / OVERFLOW DRAIN
		SHUTOFF VALVE		DSN	DOWN SPOUT NOZZLE
		BALANCE VALVE		FD	FLOOR DRAIN
		CHECK VALVE		HD	HUB DRAIN
	WHA	WATER HAMMER ARRESTOR		SD	SITE DRAIN
		TEST CONNECTION		(X)	FIXTURE UNIT
		PIPING CAP			
PIPING					
	CW	COLD HARD WATER PIPING		P	PROCESS DRAIN PIPING
	CWS	COLD SOFT WATER PIPING		LS	LOW STRENGTH PROCESS DRAIN PIPING
	HW	HOT WATER PIPING		HS	HIGH STRENGTH PROCESS DRAIN PIPING
	HWR	HOT WATER RETURN PIPING		ST	STORM / CONDUCTOR PIPING
	140 HWS	140° HOT WATER PIPING		OF	STORM / CONDUCTOR PIPING - OVERFLOW
	140 HWR	140° HOT WATER RETURN PIPING		V	VENT PIPING
	HP CW	HIGH PRESSURE COLD WATER SUPPLY		AW	ACID WASTE PIPING
	HP HW	HIGH PRESSURE HOT WATER SUPPLY		AV	ACID VENT PIPING
	HP HWR	HIGH PRESSURE HOT WATER RETURN		CLW	CLEARWATER WASTE PIPING
	NP	NON-POTABLE WATER PIPING		CLV	CLEARWATER VENT PIPING
	NP HW	NON-POTABLE HOT WATER		G	GAS PIPING - NATURAL
	NP HWR	NON-POTABLE HOT WATER RETURN		AIR	AIR PIPING - COMPRESSED
	TW	TEMPERED WATER PIPING		HS	HYDRAULIC SUPPLY PIPING
	SAN	SANITARY DRAIN PIPING		HR	HYDRAULIC RETURN PIPING
	GW	GREASE WASTE PIPING		NIT	NITROGEN PIPING
	ST	STORM DRAIN PIPING		CO2	CARBON DIOXIDE PIPING
MISCELLANEOUS					
	EL	ELEVATION		C.T.E.	CONNECT TO EXISTING
		SECTION NUMBER / SHEET NUMBER			CALLOUT OR DETAIL NUMBER / SHEET NUMBER
ABBREVIATIONS					
	AFF	ABOVE FINISHED FLOOR		NIC	NOT IN CONTRACT
	AFG	ABOVE FINISHED GRADE		NTS	NOT TO SCALE
	BFF	BELOW FINISHED FLOOR		OC	ON CENTER
	EC	ELECTRICAL CONTRACTOR		RI	ROUGH IN
	FPC	FIRE PROTECTION CONTRACTOR		BJ	BETWEEN JOISTS
	GC	GENERAL CONTRACTOR / CONSTRUCTION MANAGER		TJ	THRU JOISTS
				TTS	TIGHT TO STRUCTURE
	PC	PLUMBING CONTRACTOR		TYP	TYPICAL
	MC	MECHANICAL CONTRACTOR		VTR	VENT THRU ROOF
	IE	INVERT ELEVATION		WP	WEATHER PROOF
FIRE RATED WALLS					
		FIRE - 1 HOUR			FIRE - 3 HOUR
		FIRE - 2 HOUR			FIRE - 4 HOUR

DOMESTIC WATER CALCULATIONS - MCDANIEL PARK

WATER PRESSURE INFORMATION

1	STATIC PRESSURE AT WATER MAIN	87 PSIG
2	RESIDUAL PRESSURE AT WATER MAIN	20 PSIG
3	RESIDUAL FLOW AT WATER MAIN	1300 GPM
4	FIXTURE UNITS	35.25 W.S.F.U.
5	PREDOMINATE FLUSH TYPE: TANK OR VALVE	VALVE
6	EXISTING FLOW	0 GPM
7	ADDITIONAL FLOW	0 GPM
8	TOTAL DESIGN FLOW	43.0 GPM
9	RESIDUAL PRESSURE AT DESIGN FLOW DEMAND	86.9 PSIG
10	SAFETY FACTOR	5.00 PSIG
11	PRESSURE AVAILABLE AT WATER MAIN AT DESIGN FLOW	81.88 PSIG

WATER SERVICE SIZING

12	ELEVATION OF FLOW TEST HYDRANT	98.00 FEET
13	ELEVATION OF WATER METER	102.00 FEET
14	ELEVATION DIFFERENCE OF FLOW TEST HYDRANT AND WATER METER	4.00 FEET
15	WATER SERVICE MATERIAL TYPE	COPPER
16	TOTAL DEVELOPED LENGTH FROM WATER MAIN TO WATER METER	10 FEET
17	WATER SERVICE SIZE	2.00 INCHES

AVAILABLE WATER PRESSURE

18	UNIFORM PRESSURE LOSS BETWEEN WATER MAIN AND WATER METER	1.71 PSIG/100'
19	TOTAL PRESSURE LOSS BETWEEN WATER MAIN AND WATER METER	0.17 PSIG
20	ELEVATION PRESSURE LOSS BETWEEN WATER MAIN AND WATER METEI	1.7 PSIG
21	WATER METER SIZE	1.50 INCHES
22	PRESSURE LOSS DUE TO WATER METER	3.80 PSIG
23	PRESSURE LOSS DUE TO WATER TREATMENT EQUIPMENT	0.00 PSIG
24	AVAILABLE PRESSURE AFTER WATER METER / TREATMENT EQUIPMENT	76.17 PSIG
25	PRESSURE LOSS DUE TO PRESSURE REDUCING VALVE	7.00 PSIG
26	PRESSURE REDUCING VALVE OUTLET SETTING	65.00 PSIG
27	PRESSURE DROP THUR PRESSURE REDUCING VALVE	7.00 PSIG
28	PRESSURE BOOSTER PUMP OUTLET SETTING	0.00 PSIG
29	PRESSURE INCREASE DUE TO PRESSURE BOOSTER	0.00 PSIG
30	AVAILABLE WATER PRESSURE FOR DISTRIBUTION - START POINT	69.17 PSIG

PRESSURE REDUCING VALVE IS REQUIRED

WATER DISTRIBUTION SIZING - COLD WATER

			PIPE SIZE INCHES	COPPER Flush tank	COPPER Flush valve
A	AVAILABLE WATER PRESSURE FOR DISTRIBUTION - START POINT	69.17 PSIG			
B	CONTROLLING FIXTURE TAG	WC-1			
C	CONTROLLING FIXTURE ROOM NAME	WOMENS			
D	CONTROLLING FIXTURE ROOM NUMBER	B103	1/2	5.0	NP
E	CONTROLLING FIXTURE REQUIRED PRESSURE	25.00 PSIG	3/4	16.5	4.0
F	ELEVATION DIFFERENCE OF CONTROLLING FIXTURE AND WATER METER	2.00 FEET	1	31.0	6.5
G	PRESSURE LOSS DUE TO WATER TREATMENT EQUIPMENT	0.00 PSIG	1 1/4	58.0	15.0
H	PRESSURE LOSS DUE TO THERMOSTATIC MIXING VALVE	0.00 PSIG	1 1/2	107.0	37.0
I	PRESSURE AVAILABLE FOR PIPING PRESSURE DROP	43.30 PSIG	2	260.0	136.0
J	DEVELOPED LENGTH START POINT TO CONTROLLING FIXTURE	20 FEET	2 1/2	469.0	356.0
K	EQUIVALENT LENGTH START POINT TO CONTROLLING FIXTURE	30 FEET	3	752.0	698.0
L	PRESSURE AVAILABLE FOR UNIFORM LOSS	144.35 PSIG/100'	4	1792.0	1792.0

WATER DISTRIBUTION SIZING - HOT WATER

			PIPE SIZE INCHES	COPPER Flush tank
M	AVAILABLE WATER PRESSURE FOR DISTRIBUTION - START POINT	69.17 PSIG		
N	CONTROLLING FIXTURE TAG	S-2		
O	CONTROLLING FIXTURE ROOM NAME	CONCESSIONS		
P	CONTROLLING FIXTURE ROOM NUMBER	B105	1/2	3.1
Q	CONTROLLING FIXTURE REQUIRED PRESSURE	8.00 PSIG	3/4	10.3
R	ELEVATION DIFFERENCE OF CONTROLLING FIXTURE AND WATER METER	0.00 FEET	1	19.4
S	PRESSURE LOSS DUE TO TREATMENT EQUIPMENT	0.00 PSIG	1 1/4	36.3
T	PRESSURE LOSS DUE TO THERMOSTATIC MIXING VALVE	0.00 PSIG	1 1/2	66.9
U	PRESSURE AVAILABLE FOR PIPING PRESSURE DROP	61.17 PSIG	2	162.5
V	DEVELOPED LENGTH START POINT TO CONTROLLING FIXTURE	45 FEET	2 1/2	293.1
W	EQUIVALENT LENGTH START POINT TO CONTROLLING FIXTURE	68 FEET	3	470.0
X	PRESSURE AVAILABLE FOR UNIFORM LOSS	90.63 PSIG/100'	4	1120.0

WATER PIPE MATERIAL

Y	PIPE MAINS AND BRANCHES	COPPER
Z	PIPE SUPPLY TO EACH FIXTURE	COPPER

DOMESTIC WATER CALCULATIONS - MCFARLAND DOG PARK

WATER PRESSURE INFORMATION

1	STATIC PRESSURE AT WATER MAIN	80 PSIG
2	RESIDUAL PRESSURE AT WATER MAIN	20 PSIG
3	RESIDUAL FLOW AT WATER MAIN	6000 GPM
4	FIXTURE UNITS	24 W.S.F.U.
5	PREDOMINATE FLUSH TYPE: TANK OR VALVE	VALVE
6	EXISTING FLOW	0 GPM
7	ADDITIONAL FLOW	0 GPM
8	TOTAL DESIGN FLOW	37.0 GPM
9	RESIDUAL PRESSURE AT DESIGN FLOW DEMAND	80.0 PSIG
10	SAFETY FACTOR	5.00 PSIG
11	PRESSURE AVAILABLE AT WATER MAIN AT DESIGN FLOW	75.00 PSIG

WATER SERVICE SIZING

12	ELEVATION OF FLOW TEST HYDRANT	863.00 FEET
13	ELEVATION OF WATER METER	863.00 FEET
14	ELEVATION DIFFERENCE OF FLOW TEST HYDRANT AND WATER METER	0.00 FEET
15	WATER SERVICE MATERIAL TYPE	COPPER
16	TOTAL DEVELOPED LENGTH FROM WATER MAIN TO WATER METER	200 FEET
17	WATER SERVICE SIZE	2.00 INCHES

AVAILABLE WATER PRESSURE

18	UNIFORM PRESSURE LOSS BETWEEN WATER MAIN AND WATER METER	1.29 PSIG/100'
19	TOTAL PRESSURE LOSS BETWEEN WATER MAIN AND WATER METER	2.58 PSIG
20	ELEVATION PRESSURE LOSS BETWEEN WATER MAIN AND WATER METER	0.0 PSIG
21	WATER METER SIZE	1.50 INCHES
22	PRESSURE LOSS DUE TO WATER METER	2.90 PSIG
23	PRESSURE LOSS DUE TO WATER TREATMENT EQUIPMENT	0.00 PSIG
24	AVAILABLE PRESSURE AFTER WATER METER / TREATMENT EQUIPMENT	69.51 PSIG
25	PRESSURE LOSS DUE TO PRESSURE REDUCING VALVE	0.00 PSIG
26	PRESSURE REDUCING VALVE OUTLET SETTING	0.00 PSIG
27	PRESSURE DROP THUR PRESSURE REDUCING VALVE	0.00 PSIG
28	PRESSURE BOOSTER PUMP OUTLET SETTING	0.00 PSIG
29	PRESSURE INCREASE DUE TO PRESSURE BOOSTER	0.00 PSIG
30	AVAILABLE WATER PRESSURE FOR DISTRIBUTION - START POINT	69.51 PSIG

WATER DISTRIBUTION SIZING - COLD WATER

			PIPE SIZE INCHES	COPPER Flush tank	COPPER Flush valve
A	AVAILABLE WATER PRESSURE FOR DISTRIBUTION - START POINT	69.51 PSIG			
B	CONTROLLING FIXTURE TAG	WC-1			
C	CONTROLLING FIXTURE ROOM NAME	TOILET			
D	CONTROLLING FIXTURE ROOM NUMBER	103	1/2	5.0	NP
E	CONTROLLING FIXTURE REQUIRED PRESSURE	25.00 PSIG	3/4	16.5	4.0
F	ELEVATION DIFFERENCE OF CONTROLLING FIXTURE AND WATER METER	2.00 FEET	1	31.0	6.5
G	PRESSURE LOSS DUE TO WATER TREATMENT EQUIPMENT	0.00 PSIG	1 1/4	58.0	15.0
H	PRESSURE LOSS DUE TO THERMOSTATIC MIXING VALVE	0.00 PSIG	1 1/2	107.0	37.0
I	PRESSURE AVAILABLE FOR PIPING PRESSURE DROP	43.64 PSIG	2	260.0	136.0
J	DEVELOPED LENGTH START POINT TO CONTROLLING FIXTURE	30 FEET	2 1/2	469.0	356.0
K	EQUIVALENT LENGTH START POINT TO CONTROLLING FIXTURE	45 FEET	3	752.0	698.0
L	PRESSURE AVAILABLE FOR UNIFORM LOSS	96.99 PSIG/100'	4	1792.0	1792.0

WATER DISTRIBUTION SIZING - HOT WATER

			PIPE SIZE INCHES	COPPER Flush tank
M	AVAILABLE WATER PRESSURE FOR DISTRIBUTION - START POINT	69.51 PSIG		
N	CONTROLLING FIXTURE TAG	DW-1		
O	CONTROLLING FIXTURE ROOM NAME	DOG WASH		
P	CONTROLLING FIXTURE ROOM NUMBER	A101	1/2	3.1
Q	CONTROLLING FIXTURE REQUIRED PRESSURE	8.00 PSIG	3/4	10.3
R	ELEVATION DIFFERENCE OF CONTROLLING FIXTURE AND WATER METER	3.00 FEET	1	19.4
S	PRESSURE LOSS DUE TO TREATMENT EQUIPMENT	0.00 PSIG	1 1/4	36.3
T	PRESSURE LOSS DUE TO THERMOSTATIC MIXING VALVE	1.00 PSIG	1 1/2	66.9
U	PRESSURE AVAILABLE FOR PIPING PRESSURE DROP	59.21 PSIG	2	162.5
V	DEVELOPED LENGTH START POINT TO CONTROLLING FIXTURE	40 FEET	2 1/2	293.1
W	EQUIVALENT LENGTH START POINT TO CONTROLLING FIXTURE	60 FEET	3	470.0
X	PRESSURE AVAILABLE FOR UNIFORM LOSS	98.68 PSIG/100'	4	1120.0

WATER PIPE MATERIAL

Y	PIPE MAINS AND BRANCHES	COPPER
Z	PIPE SUPPLY TO EACH FIXTURE	COPPER

GREASE INTERCEPTOR CALCULATIONS - INTERIOR

SINK(S)	COMPARTMENT NUMBER OF BOWLS	LENGTH (INCHES)	WIDTH (INCH)	DEPTH (INCHES)	VOLUME (CU. IN.)	VOLUME (GALLONS)	VOLUME x 0.75	FLOW RATE (GPM)
TWO COMPARTMENT	2	22	16	6.5	4,576	20	15	15

TOTAL REQUIRED FLOW RATE (GPM)	15

SANITARY EJECTOR - 1 CALCULATIONS

SIZE INFORMATION

NUMBER OF PUMPS	2 PUMP(S)
PUMP FLOW DISCHARGE	40.0 GPM
BASIN DIAMETER	36 INCHES

INLET INFORMATION

DRAIN FLOW	57.5 D.F.U.
WATER CLOSETS - THREE OR MORE	YES
WATER FLOW	35.25 W.S.F.U.
PREDOMINATE FLUSH TYPE: TANK OR VALVE	VALVE
ADDITIONAL FLOW	0 GPM
TOTAL FLOW	43 GPM

MINIMUM ZONE LEVEL HEIGHTS

MINIMUM PUMP RUN TIME	20 SECONDS
MINIMUM DRAW DOWN HOLDING CAPACITY	13.3 GPM
MINIMUM SUMP HOLDING CAPACITY PER INCH	4.40 INCHES

MINIMUM ZONE LEVEL HEIGHTS

INLET PIPE INVERT ELEVATION BELOW FINISH FLOOR	24.00 INCHES
RESERVE	3.41 INCHES
DRAW DOWN	3.03 INCHES
PERMLINARY PUMP COVER	4.00 INCHES
PERMLINARY BASIN HEIGHT	39 INCHES
STANDARD MANUFACTURED SIZE HEIGHT DIFFERENCE	9.00 INCHES
FINAL PUMP COVER	13.00 INCHES
FINAL BASIN HEIGHT	48 INCHES

DETAIL REFERENCE CODE

A =	48	INCHES
B =	36.00	INCHES
C =	13.00	INCHES
D =	3.03	INCHES
E =	3.03	INCHES
F =	1.52	INCHES
G =	3.41	INCHES
H =	24.00	INCHES

GENERAL INSTALLATION NOTES

1. SEE PLUMBING SPECIFICATIONS FOR MORE INFORMATION.
2. PLUMBING INSTALLATION SHALL BE INSTALLED PER WISCONSIN UNIFORM PLUMBING CODE AND PER LOCAL PLUMBING CODE FOR ITEMS NOT NOTED.
3. FIELD VERIFY UNDERGROUND PIPING LOCATION, DEPTH AND SIZE AT POINT OF CONNECTION AND THAT NEW PIPE ROUTE IS CLEAR OF UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO INSTALLATION OF ANY UNDERGROUND PIPING. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
4. ALL PIPING IS TO BE CONCEALED. IF BUILDING CONSTRUCTION DOES NOT PERMIT CONCEALING PIPING, LOCATIONS AND ROUTING ARE TO BE APPROVED BY ARCHITECT/OWNER PRIOR TO INSTALLATION.
5. ROUTE ALL PIPING IN COORDINATION WITH OTHER TRADES.
6. FLOOR AND WALL CLEANOUT LOCATIONS NOT PERMITTED TO BE MOVED WITHOUT APPROVAL OF ARCHITECT/ENGINEER.
7. SEE ARCHITECTURAL SHEETS FOR ADA RELATED INSTALLATION DETAILS.
8. SEE STRUCTURAL FOOTING, TRUSS AND JOIST ELEVATIONS AND DETAILS.
9. SEE MECHANICAL PLANS FOR AREAS THAT ARE USED AS A RETURN AIR PLENUM. PROVIDE PLENUM RATED PIPE OR PIPE WRAP AS PER PROJECT'S PLUMBING SPECIFICATIONS.
10. SEE MECHANICAL PLANS AND HVAC CONTRACTOR FOR FINAL LOCATION OF HVAC EQUIPMENT IN MECHANICAL / BOILER ROOMS TO COORDINATE FINAL LOCATIONS OF FLOOR / HUB / SITE DRAINS PRIOR TO INSTALLATION.
11. SEE PLUMBING ISOMETRICS SHEETS FOR PIPE SIZE AND LOAD INFORMATION NOT SHOWN ON FLOOR PLANS.
12. SLOPE ALL SANITARY AND STORM PIPING 3" AND LARGER AT 1/8"/FT UNLESS NOTED OTHERWISE.
13. SLOPE ALL SANITARY AND STORM PIPING 2" AND SMALLER AT 1/4"/FT UNLESS NOTED OTHERWISE.
14. SLOPE ALL SANITARY GREASE WASTE PIPING AT 1/4"/FT UNLESS NOTED OTHERWISE.
15. INSTALL CLEANOUTS AT STACKS WHICH PENETRATE THE LOWEST FLOOR LEVEL 30" A.F.F. UNLESS NOTED OTHERWISE.
16. INSTALL BALL VALVES TO ISOLATE HOT AND COLD WATER BRANCH PIPING FROM HOT AND COLD WATER MAINS FOR EACH PLUMBING FIXTURES OR ROOMS WITH MULTIPLE PLUMBING FIXTURES.
17. INSTALL EXTERIOR HOSE BIBBS AT 18" A.F.F. UNLESS NOTED OTHERWISE.
18. INSTALL INTERIOR HOSE BIBBS AT 36" A.F.F. UNLESS NOTED OTHERWISE.
19. INSTALL DOWN SPOUT NOZZLES AT 18" A.F.F. UNLESS NOTED OTHERWISE.

GENERAL DEMOLITION NOTES

1. SEE PLUMBING SPECIFICATIONS FOR MORE INFORMATION.
2. ALL PIPING AND FIXTURES SHOWN HEAVY DASHED ARE TO BE DEMOLISHED.
3. ALL PIPING AND FIXTURES SHOWN LIGHTER ARE EXISTING TO REMAIN.
4. COORDINATE DEMOLITION OF EXISTING PIPING TO BE REMOVED WITH GENERAL CONTRACTOR.
5. SOME EXISTING PLANS OF UNDERGROUND PIPING EXIST. PIPING SHOWN WITHOUT EXISTINGS PLANS ARE THE ENGINEER'S ESTIMATION OF ROUTING. FIELD VERIFY LOCATIONS OF EXISTING PIPE MAINS. REUSE ANY PIPING OF SUFFICIENT SIZE IN GOOD CONDITION. REROUTE AS REQUIRED PER FIELD CONDITIONS.
6. FIELD VERIFY LOCATIONS OF EXISTING PIPE MAINS. REUSE ANY PIPING OF SUFFICIENT SIZE IN GOOD CONDITION. REROUTE AS REQUIRED PER FIELD CONDITIONS.
7. WHERE EXISTING PIPING IS SHOWN TO BE REMOVED, CAP BRANCH PIPE IF NOT BEING USED FOR NEW CONSTRUCTION.

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SHEET INDEX - PLUMBING

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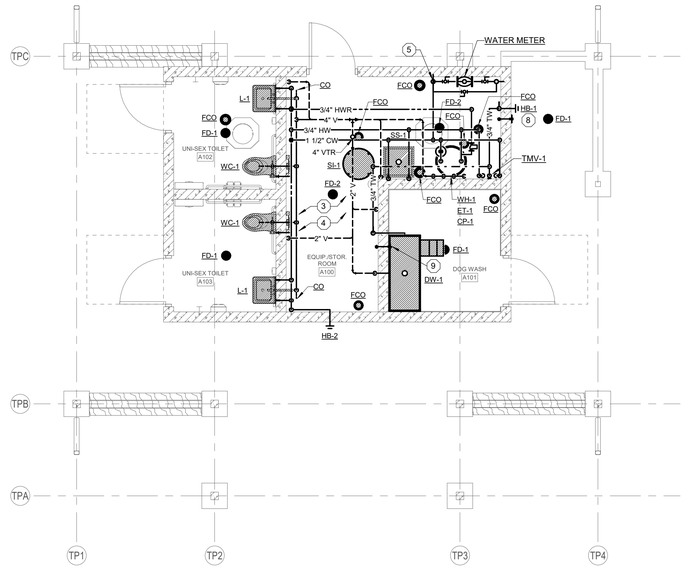
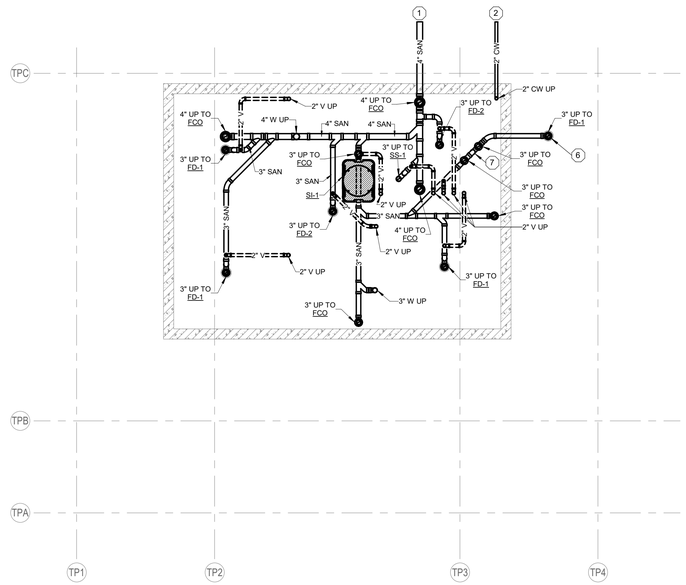


1 P1.1A TOILET / PET WASH SHELTER FLOOR PLAN

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



2 P1.1A TOILET / PET WASH SHELTER FOUNDATION PLAN

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

INSTALLATION NOTES

(#) NOT ALL KEYNOTES APPEAR ON THIS SHEET

1. TERMINATE SANITARY DRAIN PIPING 5 FEET OUTSIDE OF BUILDING FOR EXTENSION TO SANITARY SEWER BY SITE UTILITY CONTRACTOR. FIELD VERIFY INVERT ELEVATIONS OF UNDERGROUND DRAIN PIPING WITH SEWER PIPING PRIOR TO ANY INSTALLATION. PROVIDE A MINIMUM OF 5.5 FEET OF GROUND COVER OVER SANITARY DRAIN PIPING. SEE CIVIL SHEETS FOR MORE INFORMATION.
2. TERMINATE WATER SERVICE PIPING 5 FEET OUTSIDE OF BUILDING FOR EXTENSION TO WATER SERVICE LATERAL BY SITE UTILITY CONTRACTOR. FIELD VERIFY INVERT ELEVATIONS TO ANY INSTALLATION. PROVIDE A MINIMUM OF 6.5 FEET OF GROUND COVER OVER WATER SERVICE PIPING. SEE CIVIL SHEETS FOR MORE INFORMATION.
3. ROUTE WATER PIPING EXPOSED TIGHT TO INTERIOR SIDE OF THE WALL. PROVIDE U-STRUT CHANNEL AS REQUIRED.
4. ROUTE WATER PIPING EXPOSED TIGHT TO INTERIOR SIDE OF THE CEILING. PROVIDE U-STRUT CHANNEL AS REQUIRED.
5. PROVIDE DRAIN DOWN VALVE AT THE LOWEST POINT OF THE WATER PIPING. ALL WATER PIPING SHALL BE INSTALLED WITH 1/8" SLOPE TO ALLOW FOR WINTERIZATION DRAINING TO THE LOWEST POINT OF THE SYSTEM.
6. OUTDOOR FLOOR DRAIN SHALL HAVE TRAP LOCATED INSIDE BUILDING FOR FREEZE PROTECTION.
7. LOCATION OF INDOOR TRAP WITH FLOOR CLEANOUTS. SEE ISOMETRIC DRAWING FOR MORE DETAIL.
8. OUTDOOR PET WASH STATION TO HAVE 42" HEIGHT WALL MOUNTED PUSH BUTTON TO CONTROL INDOOR SOLENOID VALVE LOCATED IN TEMPERED WATER LINE BEHIND WALL IN SPACE A100. CONNECT HOSE AND WASHING WAND TO HOSE BIBB AND COIL HOSE/WAND ON WALL MOUNTED HOOK. ADJUST VALVE CONTROLLER TO TIME LIMIT DESIRED BY OWNER. SET HOSE BIBB TO OPEN POSITION SUCH THAT WATER FLOW IS CONTROLLED BY PUSH BUTTON FOR SOLENOID VALVE.
9. INDOOR DOG WASH STATION WITH PRE-MANUFACTURED STAINLESS STEEL TUB PER SCHEDULE. MOUNT PUSH BUTTON ON TUB NEAR UPPER RIGHT CORNER TO CONTROL SOLENOID VALVE LOCATED IN TEMPERED WATER LINE BEHIND WALL IN SPACE A100. CONNECT HOSE AND SPRAYER HEAD TO PROVIDED SPOUT MOUNTED ON RIGHT SIDE OF TUB, AND CONNECT SINGLE TEMPERED WATER CONNECTION TO PLUMBING CONNECTION. CAP OFF OPEN PLUMBING CONNECTION ON FIXTURE AND FIX SUPPLY VALVES IN OPEN POSITION SUCH THAT WATER FLOW IS CONTROLLED BY PUSH BUTTON FOR SOLENOID VALVE.

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TOILET / DOG WASH SHELTER PLANS

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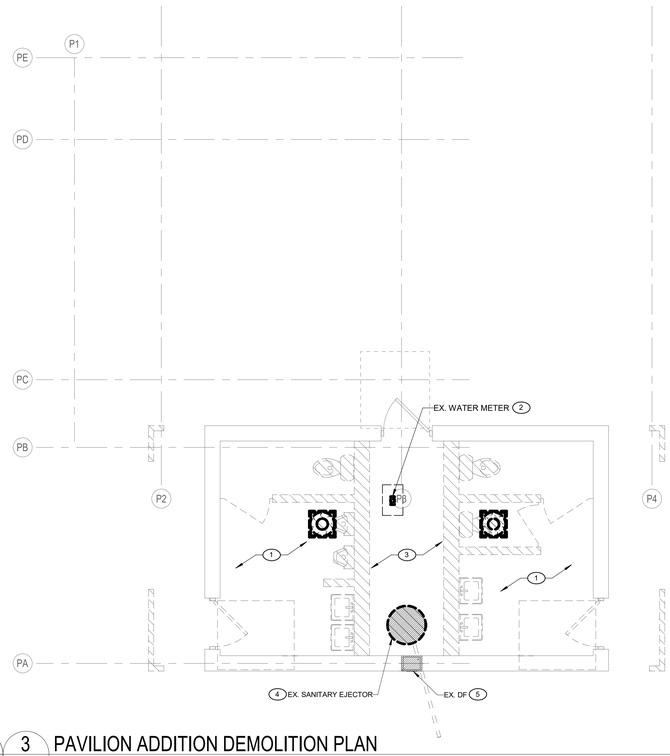
DEMOLITION NOTES

NOT ALL KEYNOTES APPEAR ON THIS SHEET

1. REMOVE AND DISPOSE OF EXISTING PLUMBING FIXTURES/EQUIPMENT. REMOVE ALL EXISTING PIPING TO MINIMUM 36" BELOW FINISHED FLOOR AND PLUG/CAP REMAINING PIPE. COORDINATE WITH ARCHITECT AND GENERAL CONTRACTOR TO PATCH SURFACES TO ALLOW PROPER FINISH TO NEW BATHROOM SURFACES.
2. EXISTING WATER METER AND 1-1/2" CW SERVICE INSIDE A PIT TO BE REMOVED BACK TO WATER MAIN TO ALLOW FOR INSTALLATION OF NEW 2" SERVICE. COORDINATE WITH GENERAL CONTRACTOR AND SITE CIVIL FOR NEW CONNECTION OF 2" SERVICE.
3. REMOVE AND DISPOSE OF ALL EXISTING PLUMBING FIXTURES/EQUIPMENT/PIPING LOCATED IN THIS SPACE TO A MINIMUM OF 36" BELOW FINISHED FLOOR AND PLUG/CAP REMAINING PIPE.
4. REMOVE AND DISPOSE OF EXISTING SANITARY EJECTOR PUMP AND PIT. EXISTING 2" PUMP DISCHARGE PIPE TO REMAIN AND BE REUSED. TEMPORARILY CAP AND ALLOW FOR RECONNECTION OF REMAINING PIPE. BACK FILL WITH GRAVEL AS REQUIRED TO INSTALL NEW SEWAGE EJECTOR PIT PER NEW PLANS. COORDINATE WITH GENERAL CONTRACTOR FOR SAW CUTTING OF FLOOR TO ALLOW FOR COMPLETE REMOVAL OF ALL REMOVED EQUIPMENT AND PIPING.
5. EXISTING DRINKING FOUNTAIN TO REMAIN.

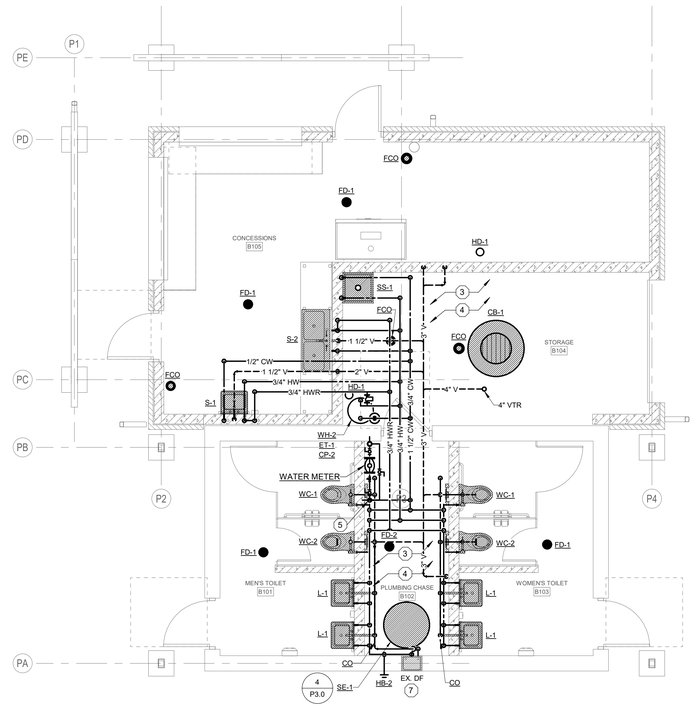


3 P1.1C PAVILION ADDITION DEMOLITION PLAN
Scale: 1/4" = 1'-0"

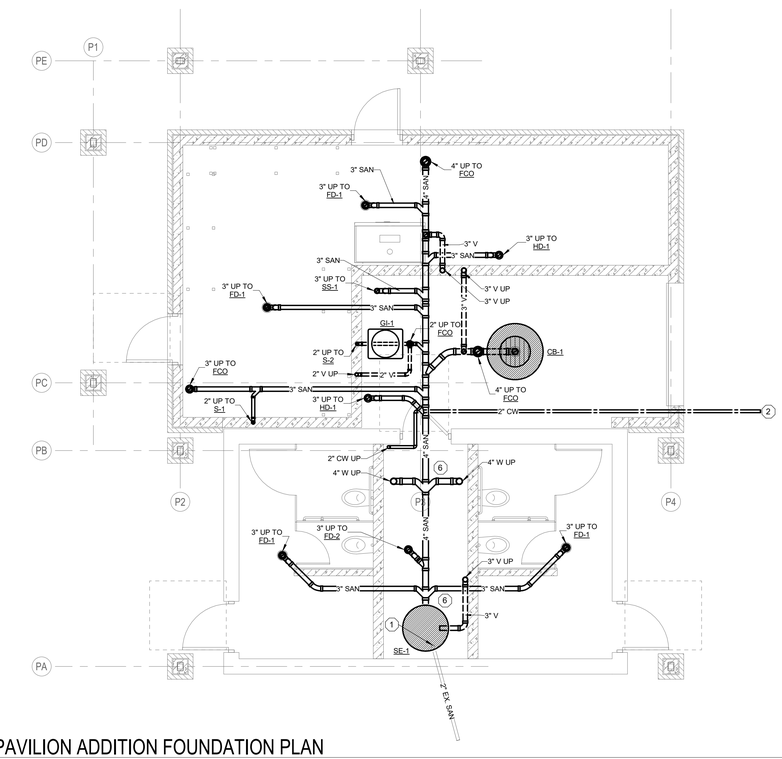
INSTALLATION NOTES

NOT ALL KEYNOTES APPEAR ON THIS SHEET

1. EXISTING 2" PRESSURIZED SANITARY SEWER. FIELD VERIFY INVERT ELEVATIONS OF UNDERGROUND DRAIN PIPING WITH SEWER PIPING PRIOR TO ANY INSTALLATION. PROVIDE CAMERA INSPECTION AND CLEANING OF EXISTING DRAIN. NOTIFY ENGINEER OF ANY IRREGULARITIES THAT WILL PREVENT THE NORMAL OPERATIONS OF THE SYSTEM. SEE CIVIL SHEETS FOR MORE INFORMATION.
2. TERMINATE NEW 2" WATER SERVICE PIPING TO 5 FEET OUTSIDE OF BUILDING FOR EXTENSION TO WATER SERVICE LATERAL BY SITE UTILITY CONTRACTOR. FIELD VERTIFY INVERT ELEVATIONS TO ANY INSTALLATION. PROVIDE A MINIMUM OF 6.5 FEET OF GROUND COVER OVER WATER SERVICE PIPING. COORDINATE CONNECTION TO NEW SERVICE WITH SITE UTILITY CONTRACTOR TO ALLOW FOR WINTERIZATION OF BUILDING. SEE CIVIL SHEETS FOR MORE INFORMATION.
3. ROUTE WATER PIPING EXPOSED TIGHT TO INTERIOR SIDE OF THE WALL. PROVIDE U-STRUT CHANNEL AS REQUIRED.
4. ROUTE WATER PIPING EXPOSED TIGHT TO INTERIOR SIDE OF THE CEILING. PROVIDE U-STRUT CHANNEL AS REQUIRED.
5. PROVIDE DRAIN DOWN VALVE AT THE LOWEST POINT OF THE WATER PIPING. ALL WATER PIPING SHALL BE INSTALLED WITH 1/8" SLOPE TO ALLOW FOR WINTERIZATION DRAINING TO THE LOWEST POINT OF THE SYSTEM.
6. PROVIDE COMBINATION DRAIN AND VENT INSTALLATION PER SPS 382.31(17)(b). PROVIDE FLOOR CLEANOUTS AS REQUIRED FOR PROPER INSTALLATION.
7. PROVIDE NEW DOMESTIC COLD WATER PIPING AND SANITARY DRAIN, WASTE AND VENT PIPING TO EXISTING PLUMBING FIXTURE. MOUNT NEW PIPING TIGHT TO WALL OF ROOM B102.



1 P1.1C PAVILION ADDITION FLOOR PLAN
Scale: 1/4" = 1'-0"



2 P1.1C PAVILION ADDITION FOUNDATION PLAN
Scale: 1/4" = 1'-0"

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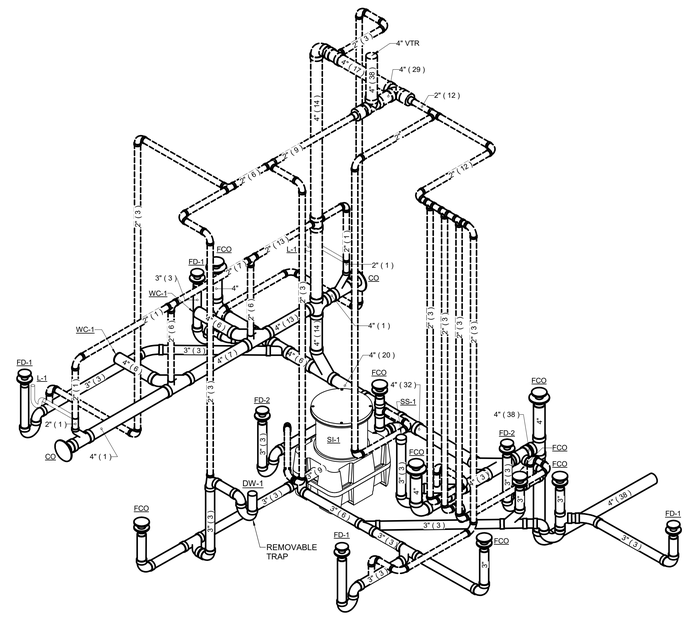
SANITARY ISOMETRIC NOTES

SEE FOUNDATION / FLOOR PLANS AND PLUMBING FIXTURE UNIT TABLE ON SHEET P0.0 FOR DRAIN/ WASTE BRANCH PIPE SIZE TO FIXTURE.

ALL VENT PIPING SERVING INDIVIDUAL WATER CLOSETS WITH CARRIERS SHALL BE 2" UNLESS OTHERWISED NOTED.

ALL VENT PIPING SERVING INDIVIDUAL FIXTURES, OTHERTHAN WATER CLOSETS WITH CARRIERS, SHALL BE 1 1/2" UNLESS OTHERWISED NOTED.



TOILET / PET WASH SHELTER SANITARY DWV ISOMETRICS

NTS

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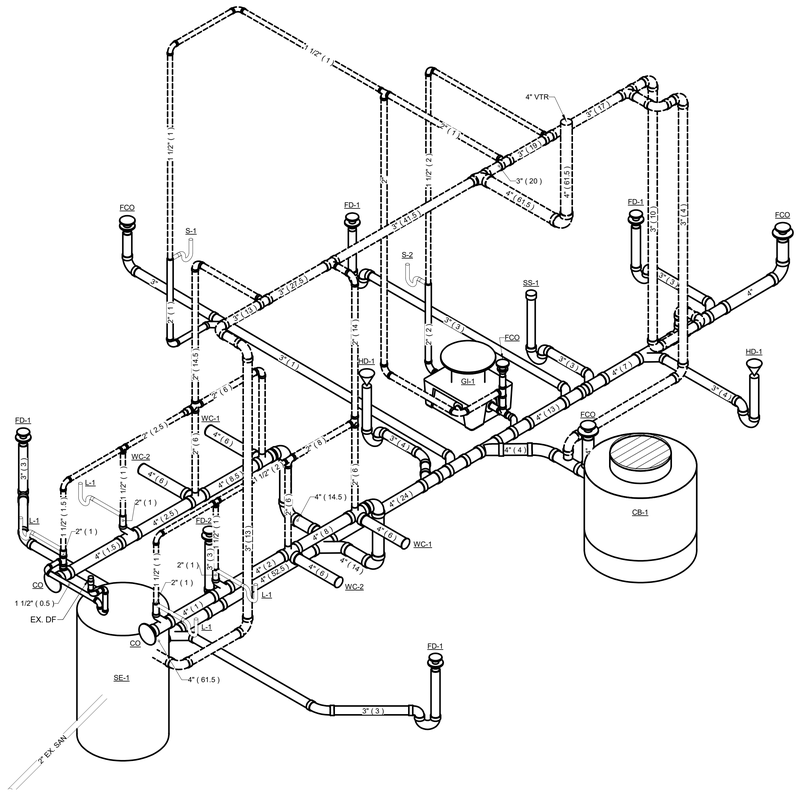
SANITARY ISOMETRIC NOTES

SEE FOUNDATION / FLOOR PLANS AND PLUMBING FIXTURE UNIT TABLE ON SHEET P0.0 FOR DRAIN/ WASTE BRANCH PIPE SIZE TO FIXTURE.

ALL VENT PIPING SERVING INDIVIDUAL WATER CLOSETS WITH CARRIERS SHALL BE 2" UNLESS OTHERWISED NOTED.

ALL VENT PIPING SERVING INDIVIDUAL FIXTURES, OTHERTHAN WATER CLOSETS WITH CARRIERS, SHALL BE 1 1/2" UNLESS OTHERWISED NOTED.



PAVILION ADDITION SANITARY DWV ISOMETRICS

NTS

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McFarland, WI

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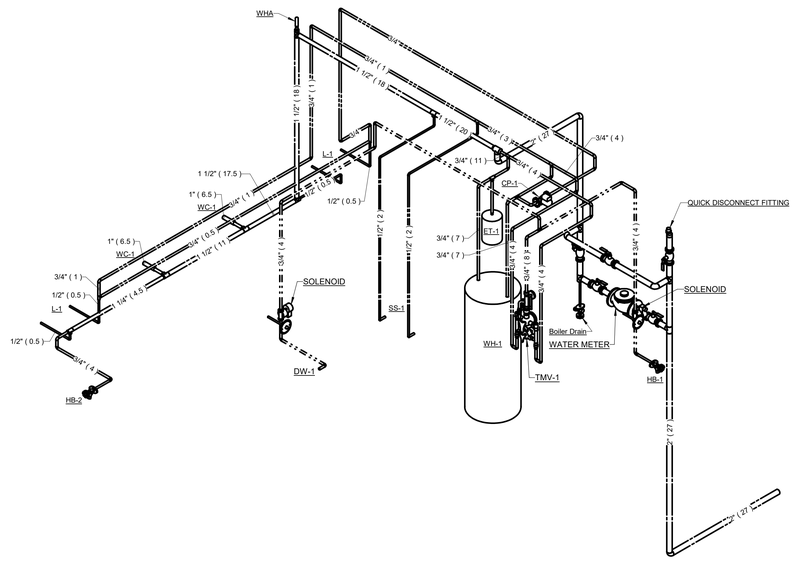
WATER ISOMETRIC NOTES

SEE FOUNDATION / FLOOR PLANS AND PLUMBING FIXTURE UNIT TABLE ON SHEET P0.0 FOR WATER BRANCH PIPE SIZE TO FIXTURE.

PROVIDE WATER HAMMER ARRESTORS ON ALL INDIVIDUAL FLUSH VALVES OR BANK OF FLUSH VALVES.



TOILET / PET WASH SHELTER DOMESTIC WATER ISOMETRICS

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TOILET / DOG WASH SHELTER ISOMETRIC - DOMESTIC WATER

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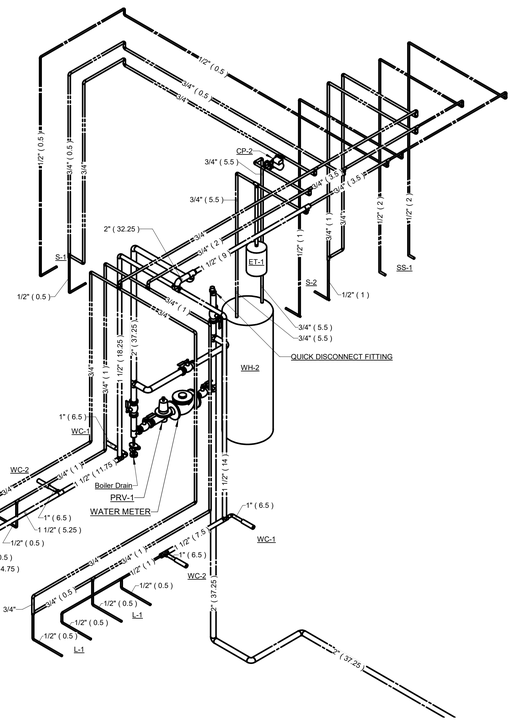
WATER ISOMETRIC NOTES

SEE FOUNDATION / FLOOR PLANS AND PLUMBING FIXTURE UNIT TABLE ON SHEET P0.0 FOR WATER BRANCH PIPE SIZE TO FIXTURE.

PROVIDE WATER HAMMER ARRESTORS ON ALL INDIVIDUAL FLUSH VALVES OR BANK OF FLUSH VALVES.



PAVILION ADDITION DOMESTIC WATER ISOMETRICS

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PAVILION ADDITION ISOMETRIC - DOMESTIC WATER

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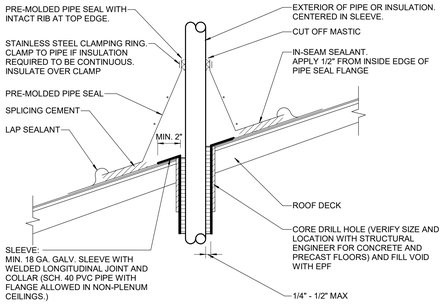
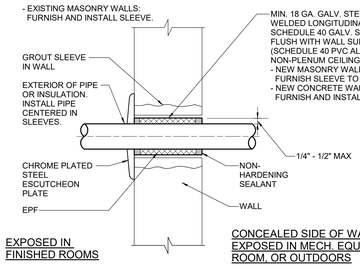


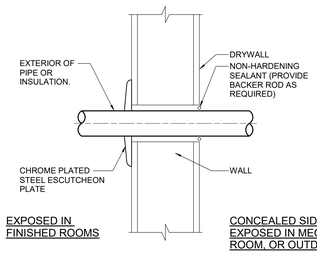
APPLICATIONS
- ROOF PIPE BOOT PENETRATION DETAIL



EXPOSED IN FINISHED ROOMS

CONCEALED SIDE OF WALL, EXPOSED IN MECH. EQUIP. ROOM, OR OUTDOORS

APPLICATIONS
- PIPE PENETRATION THRU MASONRY OR CONCRETE WALL

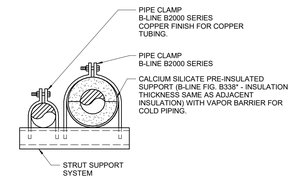


EXPOSED IN FINISHED ROOMS

CONCEALED SIDE OF WALL, EXPOSED IN MECH. EQUIP. ROOM, OR OUTDOORS

APPLICATIONS
- PIPE PENETRATION THRU STUD WALL

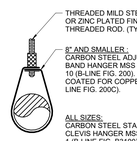
2 P3.0 PIPE PENETRATION DETAILS
SCALE: NTS



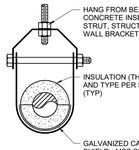
MAX. SPACING BETWEEN PIPE SUPPORTS AND MIN. HANGER ROD SIZES

PIPE SIZE	STEEL WATER	STEEL GAS	STEEL MIN. ROD	COPPER WATER	COPPER GAS	COPPER MIN. ROD	PVC	CPVC	PEX	CAST IRON	MIN. ROD
1/4"-1/2"	7'	9'	3/8"	5'	6'	3/8"	4'	3'	32"	5'	3/8"
3/4"	7'	9'	3/8"	5'	7'	3/8"	4'	3'	32"	5'	3/8"
1"	7'	9'	3/8"	6'	8'	3/8"	4'	3'	32"	5'	3/8"
1 1/4"	7'	9'	3/8"	7'	9'	3/8"	4'	4'	32"	5'	3/8"
1 1/2"	9'	12'	3/8"	8'	10'	3/8"	4'	4'	32"	5'	3/8"
2"	10'	12'	3/8"	8'	11'	3/8"	4'	4'	32"	5'	3/8"
2 1/2"	11'	12'	3/8"	9'	12'	3/8"	4'	4'	32"	5'	3/8"
3"	12'	12'	3/8"	10'	12'	3/8"	4'	4'	32"	5'	3/8"
4"	12'	12'	3/8"	12'	12'	3/8"	4'	4'	32"	5'	3/8"
6"	12'	12'	3/8"	12'	12'	3/8"	4'	4'	-	5'	3/8"
8"	12'	12'	1/2"	-	-	-	4'	4'	-	5'	3/8"
10"	12'	12'	1/2"	-	-	-	4'	4'	-	-	3/8"
12"	12'	12'	5/8"	-	-	-	4'	4'	-	-	3/8"
14"	12'	12'	5/8"	-	-	-	4'	4'	-	-	3/8"
16"	12'	12'	3/4"	-	-	-	4'	4'	-	-	3/8"
MAX VERT. (1)	15'	15'	-	10'	10'	-	10'	10'	10'		-

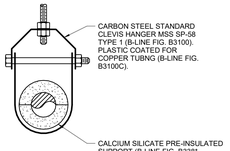
(1) SUPPORT AT MINIMUM EVERY FLOOR LEVEL OR SPACING LISTEDED.
(2) SPACING MAY BE INCREASED TO 10' FOR 10' PIPE LENGTHS.
MSS = MANUFACTURER'S STANDARDIZATION SOCIETY
- INSTALL ADDITIONAL HANGERS WITHIN 12" OF ELBOWS AND TEES AND AT CONCENTRATED LOADS, INCLUDING VALVES, FLANGES AND STRAINERS 2 1/2" AND LARGER.



APPLICATIONS
- UNINSULATED PIPING

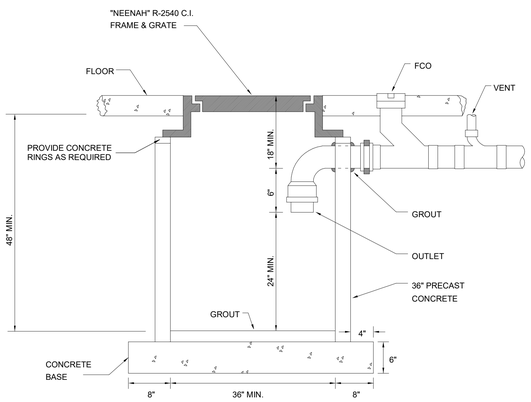


APPLICATIONS
- HOT AND COLD WATER PIPING



APPLICATIONS
- HOT AND COLD WATER PIPING

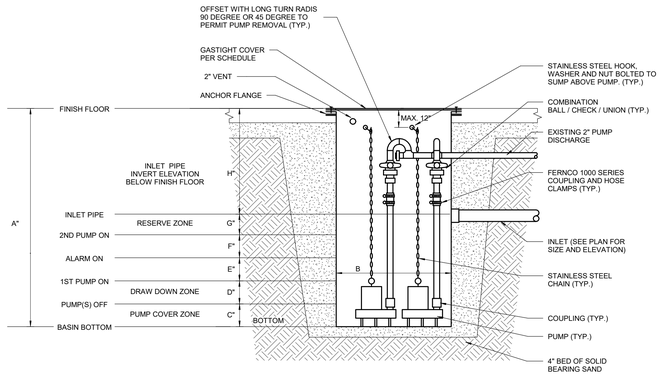
1 P3.0 PIPE HANGER, SUPPORT AND INSULATION DETAILS
SCALE: NTS



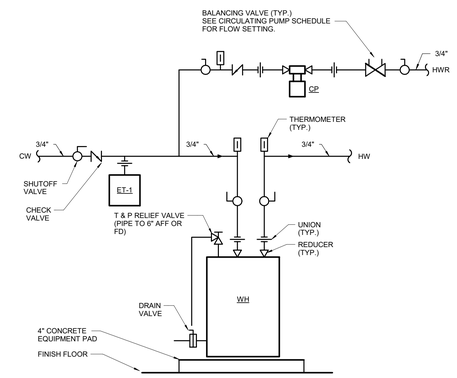
5 P3.0 GARAGE CATCH BASIN
SCALE: NTS

NOTE:

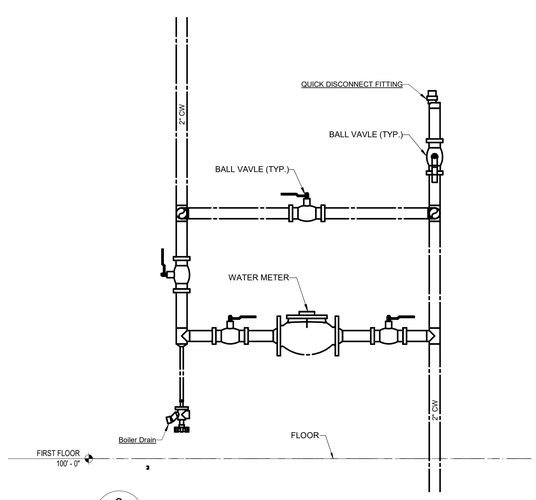
SEE SANITARY EJECTOR CALCULATIONS DETAIL
REFECNCE CODE FOR LETTER HEIGTH INFORMATION.



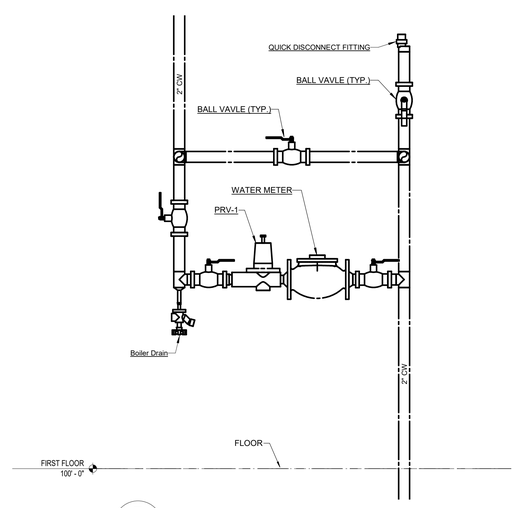
4 P3.0 SANITARY EJECTOR PUMP DETAIL - INTERIOR
SCALE: NTS



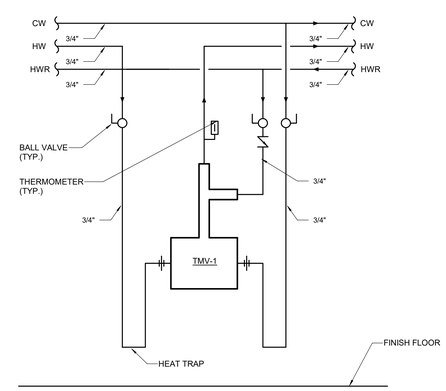
3 P3.0 WATER HEATER PIPING DETAIL
SCALE: NTS



8 P3.0 WATER METER DETAIL - TOILET / PET WASH SHELTER
SCALE: NTS



7 P3.0 WATER METER DETAIL - PAVILION ADDITION
SCALE: NTS



6 P3.0 THERMOSTATIC MIXING VALVE PIPING DETAIL
SCALE: NTS

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McFarland, WI

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Project Number: 3491

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Sheet Title: DETAILS

Sheet Number: P3.0

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CIRCULATING PUMP SCHEDULE (CP)

TAG	MANUFACTURER	MODEL	LOCATION	APPLICATION	FLUID TEMP F	GPM	HEAD (FT)	RPM	MOTOR H.P.	VOLTS / PHASE	FULL AMPS.	TYPE	NOTES
1	B&G	NBF-25	A100	DOMESTIC HOT WATER	125	3	10	2950	125 WATT	115/1	1.10	IN-LINE	(1)(2)
2	B&G	NBF-25	B104	DOMESTIC HOT WATER	125	3	10	2950	125 WATT	115/1	1.10	IN-LINE	(1)(2)

- ACCEPTABLE MANUFACTURERS: B & G, GRUNDFOS, ARMSTRONG, TACO.
- SEE MOTOR SPECIFICATIONS FOR MOTOR REQUIREMENTS.
- LEAD FREE BRONZE BODY.

(1) PROVIDE INLINE AQUASTAT TO SHUT OFF PUMP AT A 10 DELTA T TEMPERTURE DROP OF SUPPLY OUTLET TEMPERTURE.
(2) PROVIDE BALANCING VALVE UP STREAM OF PUMP TO CONTROL PUMP FLOW.

CLEANOUT SCHEDULE

TAG	MANUFACTURER	MODEL	TYPE	APPLICATION	OUTLET SIZES	BODY MATERIAL	ACCESS COVER SIZE	ACCESS COVER MATERIAL	NOTES
CO	-	-	-	ABV. CLGS & EXPOSED PIPE	2" - 6"	PVC	-	-	(1)
FCO	ZURN	Z1400B	FLOOR	PEDESTRIAN TRAFFIC AREAS	2" - 6"	CAST IRON	7" DIA	NICKLE BRONZE	(1)

- ACCEPTABLE MANUFACTURERS: J.R. SMITH, WATTS, ZURN.
- RECESSED TAPER THREAD PLUG WITH SLOTTED RECESS.

(1) PROVIDE THREADED FEMALE ADAPTER WITH INTERNAL PLUG. ADAPTER MATERIAL SHALL MATCH PIPE MATERIAL TO WHICH CO IS BEING CONNECTED.

DOG WASH TUB SCHEDULE (DW)

TAG	ADA	TUB MANUFACTURER	TUB MODEL	TUB SIZE L x W x D	TUB DRAIN TYPE	ENTRY SYSTEM	CONSTRUCTION	TRIM	TRAY	FINISH	NOTES
1	-	ELITE PET WASH STA.	PW7301	60" x 24.5" x 58"	GRID	SS NON-SLIP STAIR	(1)	(2)	SS	GRAY	(3)

(1) FULLY WELDED 18 GAGE STAINLESS STEEL TUB, TRI-LOCK RESTRAINT SYSTEM
(2) PROVIDE INCLUDED PLUMBING KIT INCLUDING SPRAY HEAD W/ HOLD DOWN LEVER, HEAVY DUTY COILED HOSE, DRAIN/HAIR TRAP, SS SPRAY HEAD HOLDER, RAISED HDPE FLOOR GRATE.
(3) PROVIDE BRADLEY TOUCHTIME ELECTRONIC CONTROL (SHOWER APPLICATION), PIEZO SWITCH (TTPB), SOLENOID VALVE (SLOW CLOSING ANTI-HAMMER), AND POWER ADAPTER.

DRAIN SCHEDULE

TAG	MANUFACTURER	MODEL	TYPE	APPLICATION	OUTLET SIZES	BODY MATERIAL	STRAINER TOP SIZE	STRAINER TOP MATERIAL	RIM HGT. A.F.F.	NOTES
FD-1	ZURN	Z415-B	FLOOR	PEDESTRIAN TRAFFIC AREAS	2" - 4"	CAST IRON	7" DIA	NICKLE BRONZE	-1/2"	(1)(2)
FD-2	ZURN	Z507	FLOOR	MECH. RM. JANITOR CLT.	2" - 4"	CAST IRON	7" DIA	CAST IRON	-1/2"	(1)(2)
HD-1	ZURN	Z328	RECEPTOR	INDIRECT WASTE	2" - 4"	CAST IRON	4" DIA	NICKLE BRONZE	3 3/4"	-
CB-1	NEENAH	R-2540	FLOOR	VEHICLE TRAFFIC AREAS	4" - 12"	CAST IRON	24"	CAST IRON	1"	(3)

- ACCEPTABLE MANUFACTURERS: J.R. SMITH, WATTS, ZURN.

(1) PROVIDE FLASHING CLAMP FOR FLOORS WITH BUILDING STRUCTURE BELOW. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
(2) PROVIDE TRAPSEAL - RECTORSEAL SURE SEAL
(3) SEE DETAIL FOR MORE INFORMATION TO DETERMINE SIZE, MATERIAL AND OTHER BASIN REQUIREMENTS.

ELECTRIC WATER HEATER SCHEDULE (WH)

TAG	MANUFACTURER	MODEL	LOCATION	TYPE	SIZE DIA	VOLTS / PHASE	ELEMENT NO. / WATTS	REC. (1) GPH	TANK SIZE GAL.	MAX. PSIG	T&P PSIG	LINING TYPE	TANK TEMP DEG. F	NOTES
1	BRADFORD WHITE	LE140L3-3	A100	TANK	22"	240/1	2/2500	11	40	300	150	GLASS	120	(1)
2	BRADFORD WHITE	LE140L3-3	B104	TANK	22"	240/1	2/2500	11	40	300	150	GLASS	120	(1)

- ACCEPTABLE MANUFACTURERS: A.O. SMITH, BRADFORD WHITE, HTP, LOCHINVAR.

(1) ELEMENTS WIRED FOR NON-SIMULTANEOUS OPERATION.

EXPANSION TANK SCHEDULE (ET)

TAG	MANUFACTURER	MODEL	MOUNTING	TANK TYPE	CONN. SIZE	TANK CAPACITY GALLONS	ACCEPT. CAPACITY GALLONS	PRECHARGE PSIG	WORKING PSIG	DIA. INCHES	HEIGHT INCHES	WEIGHT POUNDS	NOTES
1	AMTROL	ST-5C	PIPE	DIAPHRAGM	3/4"	2.1	1.0	(1)	150	10	10	14	(1)

- ACCEPTABLE MANUFACTURERS: FLEXCON, AMTROL, WESSELS.

(1) SET TO STATIC PRESSURE AT STREET OR SYSTEM IF HIGHER. SEE WATER CALCULATION FOR MORE INFORMATION.

GREASE INTERCEPTOR SCHEDULE (GI)

TAG	MANUFACTURER	MODEL	LOCATION	SIZE	FLOW RATE (GPM)	GREASE CAPACITY (LBS.)	SOLIDS CAPACITY (GALLONS)	LIQUID CAPACITY (GALLONS)	INLET & OUTLET SIZE	NOTES
1	SCHIER	GB-3	B104	37" x 28" x 21"	15	272.7	19	40	4"	-

- ACCEPTABLE MANUFACTURERS: J.R. SMITH, SCHIER, WATTS, ZURN.
- FULLY RECESSED INTERCEPTORS TOPS FLUSH WITH FLOOR, PROVIDE EXTENSIONS AS REQUIRED AND ANCHOR FLANGE.
- HIGH DENSITY POLYETHYLENE BODY.

HOSE BIBB SCHEDULE (HB)

TAG	MANUFACTURER	MODEL	LOCATION	FREEZE PROOF	BACKFLOW PREVENTER	WALL FLANGE	CONTROL	WATER SUPPLY	NOTES
1	WOODFORD	67	EXTERIOR	YES	INTEGRAL ASSE 1052	YES	LOOSE KEY	TEMPERED	(1)(2)
2	WOODFORD	67	EXTERIOR	YES	INTEGRAL ASSE 1052	YES	LOOSE KEY	COLD WATER	(1)(2)

- ACCEPTABLE MANUFACTURERS: CHICAGO, WATTS, WOODFORD, ZURN.

(1) PROVIDE BRADLEY TOUCHTIME ELECTRONIC CONTROL (SHOWER APPLICATION), PIEZO SWITCH (TTPB), SOLENOID VALVE (SLOW CLOSING ANTI-HAMMER), AND POWER ADAPTER.
(2) PROVIDE PET WAND PRO PPR-252, 8FT HOSE, HOSE ADAPTER, WALL HOOK, MAKE HOSE CONNECTIONS VANDAL RESISTANT.

LAVATORY SCHEDULE (L)

TAG	ADA (1)	BASIN MANUFACTURER	BASIN MODEL	MOUNTING	BASIN SIZE L x W x D	DRAIN TYPE	NO. OF HOLES	CENTER OF HOLES	CARRIER	FAUCET MANUFACTURER	FAUCET MODEL	SPOUT REACH	SPOUT HEIGHT	GPM FLOW RATE	OPERATION TYPE	FINISH	TEMP. DEG. F	SUPPLY STOP TYPE	NOTES
1	YES	KOHLER	K-2005	WALL	21-1/4" x 18-1/8" x 7-1/4"	GRID	3	4"	YES	SLOAN	EAF150BATISMCPMLMRIFCT	5-9/16"	6-7/8"	0.5	SENSOR	CHROME	105	KEY	(1)(2)

- ACCEPTABLE MANUFACTURERS:
  - -BASIN: AMERICAN STANDARD, KOHLER, SLOAN.
  - -FAUCETS: CHICAGO, SLOAN, T&S BRASS.
  - -STOPS AND SUPPLIES: BRASSCRAFT, DEARBORN, KEENEY, MCGUIRE.
  - -DRAINS AND TRAPS: BRASSCRAFT, DEARBORN, KEENEY, MCGUIRE.
  - -CARRIERS AND SUPPORTS: ANCON, JOSAM, SMITH, WADE, ZURN.
- VITREOUS CHINA LAVS, 1-1/4" 17 GAUGE "P" TRAP WITH CLEANOUT PLUG, BUSHING ON END OF OUTLET TUBE, WALL FLANGE.
- ALL WETTED PARTS SHALL BE LEAD FREE COMPLIANT.
- WALL MOUNT LAVTORY WITH BACKSPLASH.
- FAUCETS WITH VANDAL RESISTANT AERATOR.

(1) PROVIDE OFFSET GRID DRAIN WITH TRUEBRO TRAP & SUPPLY GUARD FOR ADA ACCESSIBLE LAVATORY. SEE ARCHITECTURAL PLANS FOR LOCATIONS.
(2) BATTERY POWERED. ABOVE DECK INTERGRATED SIDE MIXING VALVE.

PRESSURE REDUCING VALVE SCHEDULE (PRV)

TAG	MANUFACTURER	MODEL	LOCATION	GPM	SIZE	VALVE PSIG LOSS	OUTLET PSIG SETTING	OPERATING TEMP.	MAX. PSIG	MAX. TEMP.	TYPE	APPLICATION	ASSE	NOTES
1	ZURN	500XL	B102	43.0	1-1/2"	7	(2)	70	140	300	DIRECT	WATER DISTRIBUTION	1003	(1)(3)(4)

- ACCEPTABLE MANUFACTURERS: APOLLO, WATTS, ZURN/WILKINS.

(1) LEAD FREE BODY.
(2) SEE PROJECT'S WATER CALCULATIONS.
(3) PROVIDE WYE STRAINER.
(4) PROVIDE PRESAGE GAUGE.

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Project Title:
McFarland Park Facility Projects
Village of McFarland
McFarland, WI

REVISIONS:

#	DATE	DESCRIPTION

Project Number:
3491

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Sheet Title:
SCHEDULES

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SANITARY EJECTOR SCHEDULE (SE)

TAG	LOCATION	BASIN MANUFACTURER	BASIN MATERIAL TYPE	BASIN SIZE	COVER MANUFACTURER	COVER MODEL	COVER TYPE	PUMP MANUFACTURER	PUMP MODEL	PUMP MATERIAL TYPE	PUMP TYPE	PUMP QTY.	PUMP GPM EACH	PUMP TOTAL HEAD	PUMP HP EACH	NOTES
1	B102	TOPP	FIBERGLASS	(1)	TOPP	STEEL	STEEL (2)	LIBERTY	LSGX200 (230V/1PH)	CAST IRON	GRINDER	2	39	50	2	(3)(4)(5)

- ACCEPTABLE MANUFACTURERS:
  - -BASIN: TOPP INDUSTRIES, AK INDUSTRIES, WEIL.
  - -COVER: TOPP INDUSTRIES, AK INDUSTRIES, WEIL.
  - -PUMP: LIBERTY, ZOELLER, WEIL, LITTLE GIANT.
- PROVIDE "LIBERTY" BCV SERIES COMBINATION BALL/CHECK VALVE FOR PUMP DISCHARGE.

(1) SEE DETAIL FOR BASIN SIZE AND CONTROL LEVEL DIMENSIONS.

(2) PROVIDE DUPLEX COVER WITH INSPECTION PLATE, COVER PLATE, DISCHARGE/VENT FLANGES AND CORD GROMMETS.

(3) PROVIDE DUPLEX CONTROLLER, CONTROL FLOAT SWITCHES, ALARM LIGHT

(4) PROVIDE PUMP SLIDE RAILS.

(5) SEE DETAIL FOR BASIN SIZE AND CONTROL LEVEL DIMENSIONS AND SPECIFCATION FOR MORE INFORMATION.

SERVICE SINK SCHEDULE (SS)

TAG	MOUNTING	BASIN MANUFACTURER	BASIN MODEL	BASIN MATERIAL TYPE	BASIN SIZE L/H x W x D	BASIN SHAPE	BASIN RIM GUARD	FAUCET MANUFACTURER	FAUCET MODEL	FAUCET BACKFLOW PREVENTER	FAUCET GPM	NOTES
1	FLOOR	MUSTEE	63M	DURASTONE	24" x 24" x 10"	SQUARE	(1)	CHICAGO	305-RCP	(2)	5	(3)

- ACCEPTABLE MANUFACTURERS:
  - -BASIN: FIAT, MUSTEE, STERN WILLIAMS.
  - -FAUCET: CHICAGO, T&S BRASS, ZURN.

(1) BUMPER GUARDS ON EXPOSED RIMS.

(2) VACUUM BREAKERS SHALL COMPLY WITH ASSE 1011.

(3) PROVIDE STAINLESS STEEL 3 MOP HOLDER HANGER, HEAVY DUTY 5/8" DIAMETER REINFORCED RUBBER HOSE, AND STAINLESS STEEL HOSE BRACKET.

SINK SCHEDULE (S)

TAG	ADA (1)	BASIN MANUFACTURER	BASIN MODEL	BASIN NO. OF COMP.	BASIN MOUNTING	BASIN SIZE L x W x D	BASIN DRAIN TYPE	FAUCET MANUFACTURER	FAUCET MODEL	FAUCET QTY.	FAUCET SPOUT REACH	FAUCET SPOUT HEIGHT	FAUCET GPM	FAUCET HANDLE	FAUCET FINISH	FAUCET SUPPLY STOP TYPE	NOTES
1	YES	JUST	A-544-912	1	WALL-MOUNT	16" x 15" x 6"	BASKET	CHICAGO	631-ABCP	1	3-1/2"	5-7/8"	2.2	WRIST BL.	CHROME	KEY	(1)
2	YES	JUST	DL-ADA-2249-A-GR	2	TOP-MOUNT	49" x 22" x 6-1/2"	BASKET	CHICAGO	1100-GN8AE35-317AB	1	8"	8"	1.5	WRIST BL.	CHROME	KEY	(1)

- ACCEPTABLE MANUFACTURERS:
  - -BASIN: ADVANCE TABCO, JUST, ELKAY.
  - -FAUCETS: CHICAGO, T&S BRASS, ZURN.
  - -STOPS AND SUPPLIES: BRASSCRAFT, DEARBORN, KEENEY, MCGUIRE.
  - -DRAINS AND TRAPS: BRASSCRAFT, DEARBORN, KEENEY, MCGUIRE.
- MATERIAL: 18 GAUGE 304 STAINLESS STEEL SINK, ANGLE SUPPLIES WITH STOPS WITH BRASS STEMS.
- PROVIDE EACH COMPARTMENT WITH STAINLESS STEEL BASKET TYPE STRAINER, STAINLESS STEEL TAILPIECE , AND 1-1/2" 17 GAUGE "P" TRAP W/ CLEANOUT.
- VERIFY SINK CUTOUT SIZE WILL FIT IN COUNTERTOP WITH CABINET SHOP DRAWINGS PRIOR TO ORDERING.

(1) PROVIDE OFFSET GRID DRAIN WITH TRUEBRO TRAP & SUPPLY GUARD FOR ADA ACCESSIBLE SINK. SEE ARCHITECTURAL PLANS FOR LOCATIONS.

SOLID INTERCEPTOR SCHEDULE (SI)

TAG	MANUFACTURER	MODEL	LOCATION	TYPE	SIZE	GPM	SOLIDS CAPACITY (GALS)	LIQUID CAPACITY (GALS)	INLET & OUTLET SIZE	NOTES
1	STRIEM	AA-M	A100		33" x 25" x 25"	50	6	7-Feb	3"	(1)

- ACCEPTABLE MANUFACTURERS: STRIEM, SPEARS, ZURN.
- HIGH DENSITY POLYETHYLENE BODY.

(1) HIGH DENSITY POLYETHYLENE BODY WITH 304 STAINLESS STEEL SCREEN REMOVABLE SEDIMENT BUCKET.

THERMOSTATIC MIXING VALVE SCHEDULE (TMV)

TAG	MANUFACTURER	MODEL	APPLICATION	INLETS	OUTLET	MAX. FLOW GPM	MAX LOSS PSIG	MIN. FLOW GPM	MIN. LOSS PSIG	TEMP. RANGE DEG. F	TEMP. SETTING DEG. F	NOTE
1	LEONARD	TM-2020B-LF-DT	MASTER	2"	2"	226	50	1	5	120-150	110	(1)

- ACCEPTABLE MANUFACTURERS: ZURN, SYMMONS, WATTS, LEONARD.
- LEAD FREE BODY, REMOVABLE CARTRIDGE WITH STRAINER, STAINLESS STEEL SPRING, EPDM O-RINGS AND SOLID WAX THERMOSTAT ASSEMBLY.
- P.C. SHALL FIELD ADJUST TMV TO TEMPERATURE SETTING INDICATED IN SCHEDULE.

(1) HOT WATER DISTRIBUTION SYSTEM THERMOSTATIC MIXING VALVE SHALL COMPLY WITH ASSE 1017, 1069 AND 1070.

WATER CLOSET SCHEDULE (WC)

TAG	ADA (1)	BOWL MANUFACTURER	BOWL MODEL	BOWL MOUNTING	BOWL RIM HT. A.F.F.	BOWL CARRIER	TANK TYPE	TANK GAL. PER FLUSH	TANK SUPPLY STOP TYPE	FLUSH VALVE MANUFACTURER	FLUSH VALVE MODEL	FLUSH VALVE GAL. PER FLUSH	FLUSH VALVE OPERATION TYPE	MIN. PRESS. PSIG	SEAT MANUFACTURER	SEAT MODEL	NOTES
1	YES	KOHLER	K-4325	WALL	17"	YES	-	-	-	SLOAN	G2-8111	1.6	SENSOR	25	BEMIS	1655SSCT	(2)
2	-	KOHLER	K-4325	WALL	15"	YES	-	-	-	SLOAN	G2-8111	1.6	SENSOR	25	BEMIS	1655SSCT	(2)

- ACCEPTABLE MANUFACTURERS:
  - -BOWL: AMERICAN STANDARD, KOHLER, SLOAN.
  - -FLUSH VALVE: DELANY, KOHLER, SLOAN, ZURN.
  - -SEAT: BEMIS, CHURCH.
  - -CARRIER AND SUPPORT: J.R. SMITH, WADE, ZURN.
- VITEROUS CHINA, WATER SAVING, MINIMUM 2 - 1/8" GLAZED TRAPWAY, SIPHON JET ELONGATED BOWL WITH WHITE SOLID PLASTIC OPEN FRONT SEAT WITH SELF-SUSTAINING CHECK HINGE.
- CONTROLS FOR ADA ACCESSIBLE FIXTURES SHALL BE ON THE OPEN SIDE.

(1) SEE ARCHITECTURAL PLANS FOR LOCATIONS.

(2) BATTERY POWERED.

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MOTOR STARTERS

DESCRIPTION	MCA	MOCP	MOTOR HP	VOLTAGE	PHASE	KW	STARTER FURNISHED BY	STARTER INSTALLED BY	STARTER LOCATION	STARTER TYPE	REMARKS
CE-1				120	1	0.06	HVAC	EC	NEAR UNIT	SP. SW.	
CE-2				120	1	0.06	HVAC	EC	NEAR UNIT	SP. SW.	
CE-3				120	1	0.1	HVAC	EC	NEAR UNIT	SP. SW.	
CE-4				120	1	0.1	HVAC	EC	NEAR UNIT	SP. SW.	
CE-5				120	1	0.07	HVAC	EC	NEAR UNIT	SP. SW.	
CE-6				120	1	0.07	HVAC	EC	NEAR UNIT	SP. SW.	
CE-7				120	1	0.07	HVAC	EC	NEAR UNIT	SP. SW.	
CE-8				120	1	0.07	HVAC	EC	NEAR UNIT	SP. SW.	
DS-1				120	1	0.09	HVAC	EC	NEAR UNIT	SP. SW.	
ECH-1				240	1	5	HVAC	HVAC	PRE-WIRED	-	
ECH-2				240	1	5	HVAC	HVAC	PRE-WIRED	-	
ECH-3				240	1	3	HVAC	HVAC	PRE-WIRED	-	
ECH-4				240	1	3	HVAC	HVAC	PRE-WIRED	-	
ECH-5				240	1	7	HVAC	HVAC	PRE-WIRED	-	
ECH-6				240	1	7	HVAC	HVAC	PRE-WIRED	-	
ECH-7				240	1	7	HVAC	HVAC	PRE-WIRED	-	
ECH-8				240	1	7	HVAC	HVAC	PRE-WIRED	-	
ECH-9				240	1	7	HVAC	HVAC	PRE-WIRED	-	
ECH-10				240	1	7	HVAC	HVAC	PRE-WIRED	-	

CEILING EXHAUST FANS

UNIT NO.	SERVICE	CFM OF STD. AIR	TYPE	MAX. SONES	EXT. S.P. IN IN. WATER	MOTOR WATTS	MOTOR RPM	SOLID STATE SPEED CONTROLLER	MANUF. MODEL
CE-1	CONCESSIONS B105	100	CLG.	4	0.5	60 W	1100	YES	COOK GC-186
CE-2	STORAGE B104	100	CLG.	4	0.5	60 W	1100	YES	COOK GC-186
CE-3	MEN'S TOILET B101	250	CLG.	4	0.5	95 W	1600	YES	COOK GC-520
CE-4	WOMEN'S TOILET B103	250	CLG.	4	0.5	95 W	1600	YES	COOK GC-520
CE-5	UNI-SEX TOILET A103	150	CLG.	4	0.33	70 W	1100	YES	COOK GC-186
CE-6	UNI-SEX TOILET A102	150	CLG.	4	0.33	70 W	1100	YES	COOK GC-186
CE-7	STORAGE A100	150	CLG.	4	0.33	70 W	1100	YES	COOK GC-186
CE-8	PET WASH A101	150	CLG.	4	0.33	70 W	1100	YES	COOK GC-186

ELECTRIC CABINET HEATERS

UNIT NO.	SERVICE	TYPE	CAP. KW HI	CAP. KW LOW	CFM HI	CFM LOW	AMPS	RECESS	MANUF. MODEL
ECH-1	CONCESSIONS B105	C	5 W	3 W	250	200	22 A	0' - 0"	QMARK CU935
ECH-2	CONCESSIONS B105	C	5 W	3 W	250	200	22 A	0' - 0"	QMARK CU935
ECH-3	STORAGE B104	C	3 W	2 W	250	200	13 A	0' - 0"	QMARK CU935
ECH-4	PLUMBING CHASE B102	C	3 W	2 W	250	200	13 A	0' - 0"	QMARK CU935
ECH-5	MEN'S TOILET B101	C	7 W	5 W	250	200	30 A	0' - 0"	QMARK CU935
ECH-6	WOMEN'S TOILET B103	C	7 W	5 W	250	200	30 A	0' - 0"	QMARK CU935
ECH-7	UNI-SEX TOILET A103	C	7 W	5 W	250	200	30 A	0' - 0"	QMARK CU935
ECH-8	UNI-SEX TOILET A102	C	7 W	5 W	250	200	30 A	0' - 0"	QMARK CU935
ECH-9	STORAGE A100	C	7 W	5 W	250	200	30 A	0' - 0"	QMARK CU935
ECH-10	PET WASH A101	C	7 W	5 W	250	200	30 A	0' - 0"	QMARK CU935

GRILLES AND DIFFUSERS

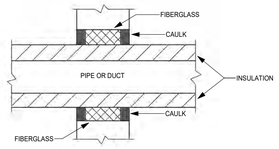
UNIT NO.	SERVICE	NECK SIZE	ROUND CONN. SIZE	VOLUME DAMPER LOCATION	TRANSFER DUCT SIZE	AIR PATTERN	MANUF. MODEL
TG-1	SIDEWALL TRANSFER GRILLE	12x6	-	-	-	45°	PRICE 530
TG-2	SIDEWALL TRANSFER GRILLE	12x10	-	-	-	45°	PRICE 530
TG-3	SIDEWALL TRANSFER GRILLE	48x10	-	-	-	45°	PRICE 530

DESTRATIFICATION FANS

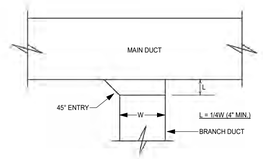
UNIT NO.	SERVICE	CFM OF STD. AIR	FAN DIA	MOTOR WATTS	SOLID STATE SPEED CONTROLLER	BLADE HEIGHT A.F.F.	MANUF. MODEL
DS-1	CONCESSIONS B105	21,000	4' - 0"	86 W	YES	8' - 0"	LEADING EDGE 4820-1

WEATHERPROOF LOUVERS

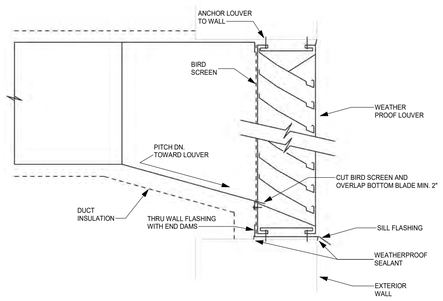
UNIT NO.	SERVICE	NOM. WIDTH (IN.)	NOM. HEIGHT (IN.)	CFM	MAX FREE AREA VELOCITY (FPM)	MANUF. MODEL
L-1	CE-1	12	12	100	1,000	RUSKIN ELF6375DX
L-2	CE-3	48	12	250	1,000	RUSKIN ELF6375DX
L-3	CE-4	48	12	250	1,000	RUSKIN ELF6375DX



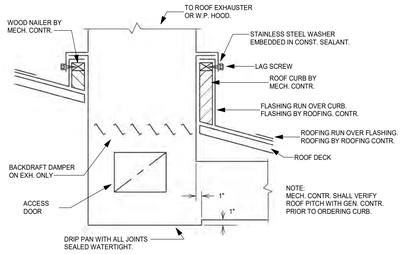
PACK AND CAULK (NON-RATED WALLS)



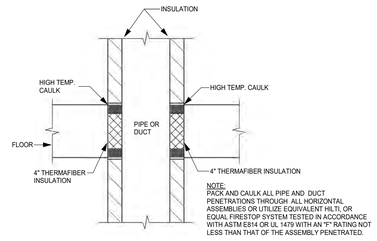
TYPICAL BRANCH CONN.



WEATHERPROOF LOUVER



CONDENSATE DRIP PAN



PACK AND CAULK IN HORIZONTAL ASSEMBLY

GENERAL NOTES:

A. THE MECHANICAL CONTRACTOR IS REQUIRED TO VISIT THE PREMISES AND TAKE NOTE OF ALL EXISTING CONDITIONS WHICH MAY AFFECT HIS WORK AND HE SHALL BE RESPONSIBLE FOR KNOWLEDGE OF SAME IN THE PREPARATION OF HIS BID. LACK OF INFORMATION ON EXISTING CONDITIONS SHALL NOT BE ALLOWED AS A VALID CAUSE FOR ADDITIONAL COMPENSATION.

B. ROUTE ALL NEW PIPING AND DUCTWORK AS REQUIRED TO AVOID CONFLICTS WITH EXISTING PIPING, CONDUIT, STRUCTURE, LIGHTING, ETC. PROVIDE ALL OFFSETS, ELBOWS, ETC. AS REQUIRED TO CONNECT BETWEEN POINTS INDICATED.

C. MECHANICAL CONTRACTOR SHALL VERIFY EXISTING CURRENT CHARACTERISTICS AT JOB SITE PRIOR TO ORDERING EQUIPMENT.

D. MECHANICAL CONTRACTOR SHALL COORDINATE EXACT OUTLET AND GRILLE LOCATIONS WITH THE FINAL LIGHTING LAYOUT.

E. ELECTRICAL, STRUCTURAL, PLUMBING, ETC. REQUIREMENTS FOR THE EQUIPMENT MANUFACTURER LISTED ON THE SCHEDULE IS REFLECTED ON THE DOCUMENTS OF OTHER TRADES. ANY MODIFICATIONS NECESSARY TO ACCOMMODATE A MANUFACTURER OTHER THAN THAT LISTED IS THE RESPONSIBILITY OF THE MECHANICAL CONTRACTOR.

F. THE MECHANICAL CONTRACTOR SHALL COORDINATE CONSTRUCTION PHASING WITH THE GENERAL CONTRACTOR AND OWNER. PROVIDE ALL TEMPORARY PIPING, DUCTWORK, VENTILATION, CONTROLS, ETC. AS REQUIRED TO ACCOMMODATE CONSTRUCTION PHASES.

G. THE WORK SHOWN ON THESE CONSTRUCTION DRAWINGS IS TO BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS INCLUDED IN DIVISIONS 23 AND 25 OF THE COMPLETE CONTRACT DOCUMENTS.

SYMBOLS

	FLEXIBLE DUCT
	MANUAL VOLUME DAMPER
AD	AUTOMATIC DAMPER WITH ACCESSIBLE DUCT ACCESS DOOR
	ACOUSTICAL INSULATION LINING ON INSIDE OF DUCT. LISTED DIMENSION IS CLEAR INSIDE DIMENSION.
W/R3	TURNING VANES
	BRANCH TAKE-OFF
	LOW PRESSURE FLEX. DUCT FITTING WITH MANUAL VOLUME DAMPER
S	REMOTE MOUNTED SWITCH

WISCONSIN RANDY L. ALL E-30277 CEDARBURG, WI PROFESSIONAL ENGINEER

SHEET INDEX	
	FEI JOB No. 20-018
H1.1	SCHEDULES AND DETAILS
H2.1	HVAC FLOOR PLANS

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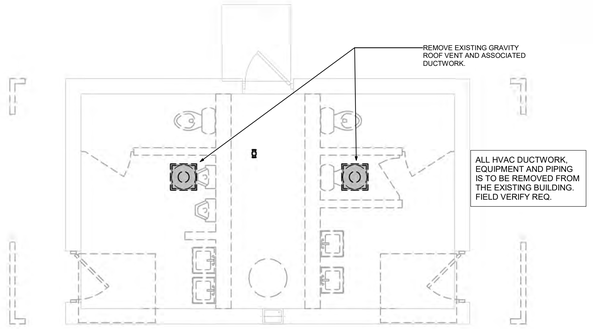
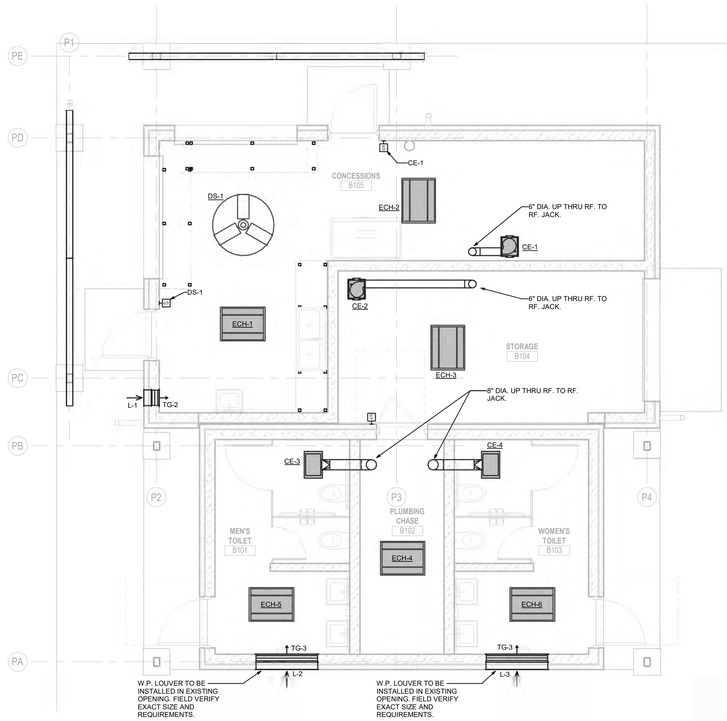


DEMOLITION SYMBOL	DESCRIPTION
————————	EXISTING PIPING, EQUIPMENT OR DUCTWORK TO REMAIN.
- - - - - - - - - - - -	EXISTING PIPING, EQUIPMENT OR DUCTWORK TO BE REMOVED.

1 PAVILLION DEMOLITION PLAN

H2.1 Scale: 1/4" = 1'-0"

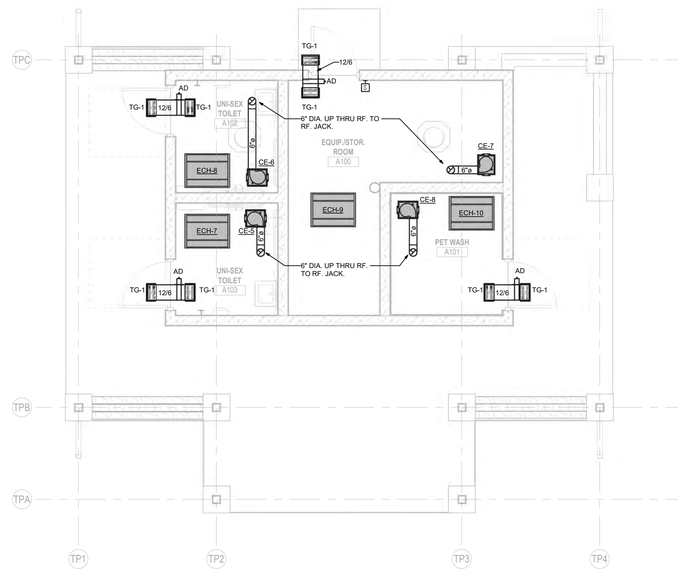
0' 2' 4' 8' 12'



2 PAVILLION DUCTWORK PLAN

H2.1 Scale: 1/4" = 1'-0"

0' 2' 4' 8' 12'



3 TOILET/DOG WASH SHELTER DUCTWORK PLAN

H2.1 Scale: 1/4" = 1'-0"

0' 2' 4' 8' 12'

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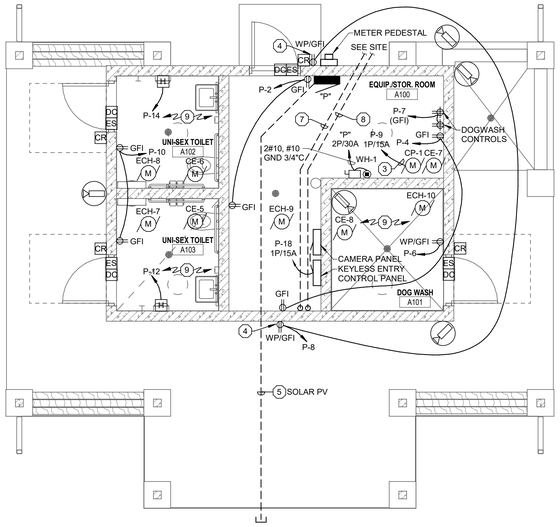
GENERAL NOTES:

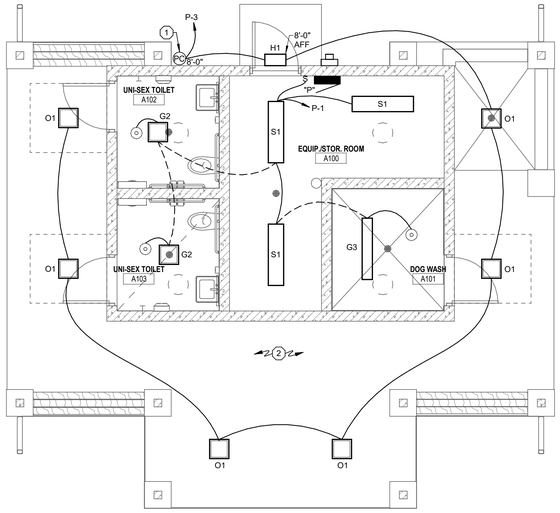
1. INSTALL PULL CORD IN ALL EMPTY CONDUITS.
2. PROVIDE CONCRETE BASE ROUGH-IN FOR LP1 POLES PER DETAIL 4/E1.1A
3. UNLESS SHOWN OTHERWISE, ALL CONDUITS BURIED 2'-6" BELOW FINISHED GRADE.
4. E.C. IS RESPONSIBLE FOR ALL WORK REQUIRED TO BRING SITE EXCAVATION AND TOPPING BACK TO ORIGINAL CONDITION IF TRENCHING IS DONE ON COMPACTED SURFACES.
5. E.C. TO INDICATE EXACT ROUTING OF ALL UNDERGROUND CONDUITS ON RECORD DRAWING.
6. VISIT THE PREMISES AND TAKE NOTE OF ALL EXISTING CONDITIONS WHICH MAY AFFECT WORK AND BE RESPONSIBLE FOR KNOWLEDGE OF SAME IN PREPARATION OF BID. LACK OF INFORMATION ON EXISTING CONDITIONS WILL NOT BE ALLOWED AS A VALID CAUSE FOR ADDITIONAL COMPENSATION.
7. (— — —) INDICATES APPROXIMATE UNDERGROUND ROUTING OF CONDUITS AND FEEDERS.
8. ALL LIGHTING FIXTURES IN MECHANICAL ROOMS SHALL BE LAID OUT ON SITE AND DETERMINED BY THE MECHANICAL EQUIPMENT IN ROOM.
9. IN ROOMS WITH OCCUPANCY SENSOR, GENERAL ILLUMINATION IN ROOM SHALL BE CONTROLLED BY SENSOR. CONTRACTOR TO DETERMINE BEST LOCATION FOR SENSOR IN FIELD WITH MANUFACTURER. SEE DETAIL 5/E1.1B
10. PROVIDE EXTERIOR RECEPTACLES PER DETAIL 6/E1.1B
11. ALL CONDUITS STUBBED OUT OF BUILDING SHALL BE DONE PER DETAIL 4/E1.1B
12. ALL RECEPTACLES MOUNTED WITHIN 6 FEET OF SINKS SHALL BE GFI TYPE.
13. ALL KEYLESS ENTRY EQUIPMENT AND WIRING FURNISHED AND INSTALLED BY OTHERS. E.C. TO PROVIDE ALL REQUIRED RACEWAYS, BOXES, AND 120V WIRING. COORDINATE WORK WITH SYSTEM VENDOR AND OWNER. SEE DETAIL 4/E1.1C
14. ALL VIDEO SURVEILLANCE EQUIPMENT FURNISHED AND INSTALLED BY OTHERS. E.C. TO PROVIDE ALL REQUIRED RACEWAYS AND 120V WIRING. COORDINATE WORK WITH SYSTEM VENDOR AND OWNER. SEE DETAIL 5/E1.1C

PLAN NOTES: (X)

1. CONTROL EXTERIOR LIGHTING BUILDING THROUGH PHOTOCELL. MOUNT PHOTOCELL TO FLUSH WEATHERPROOF BOX IN SOFFIT WITH STAINLESS STEEL WEATHERPROOF PLATE. AIM PHOTOCELL NORTH.
2. CONCEAL ALL CONDUIT ABOVE CANOPY CEILING.
3. WIRE CIRCULATION PUMP THROUGH IN-LINE AQUASTAT.
4. RECEPTACLE BOX TO BE FLUSH MOUNTED IN MASONRY. COORDINATE INSTALLATION WITH MASON TO ALLOW FLIP COVER TO OPERATE PROPERLY.
5. STUB 1-1/2" PVC CONDUIT FROM PANEL TO BELOW GRADE BEYOND BUILDING FOR FUTURE SOLAR PV.
6. REMOVE EXISTING WOOD POLE, STREET LIGHT FIXTURE, AND WIRING.
7. PROVIDE EMPTY 3/4" CONDUIT STUB FROM INSIDE POLE BADE TO BELOW GRADE AND UP INTO EQUIPMENT STORAGE ROOM FOR INTERNET ANTENNA. COORDINATE INSTALLATION WITH OWNER.
8. PROVIDE EMPTY 2" CONDUIT FROM EQUIPMENT STORAGE ROOM TO BELOW GRADE FOR TELECOMMUNICATIONS SERVICE ENTRANCE BY OTHERS.
9. ALL CONDUIT AND BOXES THIS ROOM TO BE CONCEALED INSIDE WALLS AND ABOVE FINISHED CEILING.



3 E1.1A TOILET/PET WASH SHELTER - POWER
Scale: 1/4" = 1'-0"



2 E1.1A TOILET/PET WASH SHELTER - LIGHTING
Scale: 1/4" = 1'-0"

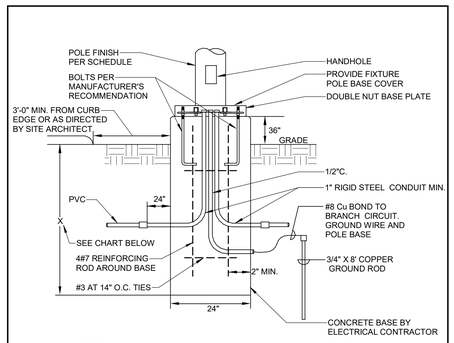
PANEL SCHEDULE: "P"

TYPE:	SQUARE D NQ	VOLTAGE:	120/240V 1P,3W
MOUNT:	SURFACE	BUS AMPACITY:	200A
ISOLATED GROUND BUS:	NO	MAIN CIRCUIT BKR:	200A
GROUND BUS:	YES	SUB-FEED LUGS:	NO
		AMPS AIC:	22 KAIC

WITH THE FOLLOWING BREAKERS:

QUANTITY	POLE	AMPS	LOAD SERVED
4	2	40	ECH-7, ECH-8, ECH-9, ECH-10
2	2	20	SITE LIGHTING, WH-1
1	1	20 GFI	DOG WASH
14	1	20	GENERAL USE & SPARES
2	1	15	CP-1, CAMERA & KEYLESS ENTRY PANEL
13	1	-	SPACE

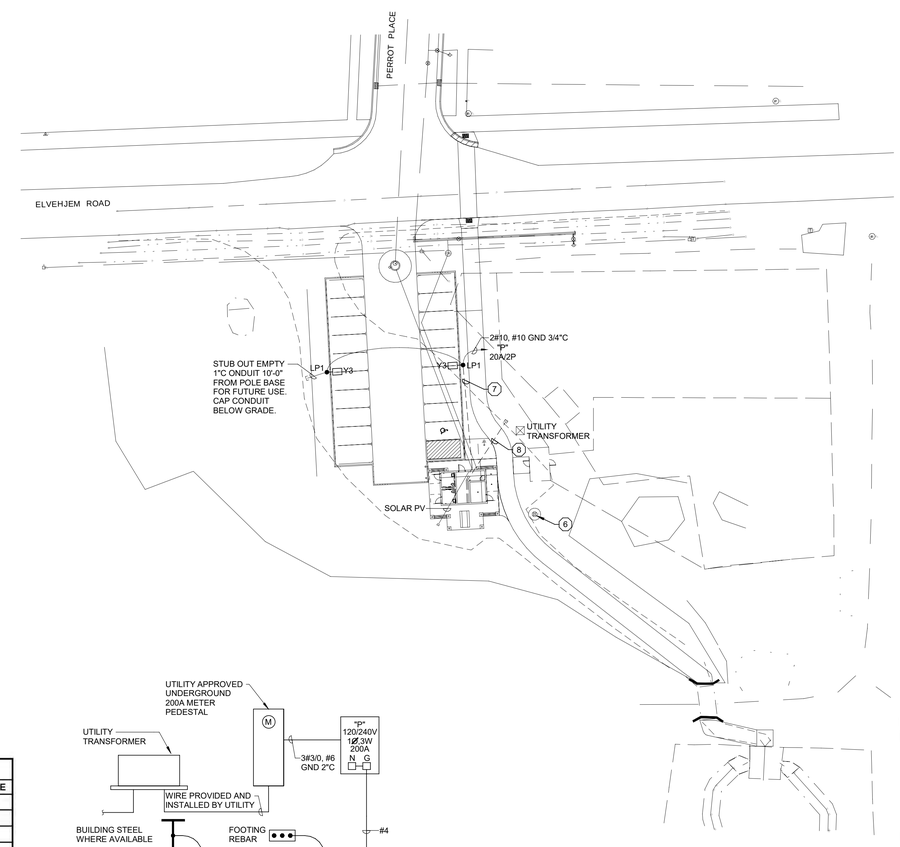
NOTE: 42 CKT PANEL.



NOTES:
1. IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL, A 2'-0" DIA. HOLE WHICH SHALL BE USED AS THE FORM FOR THE CONCRETE BASE SHALL BE DRILLED.
2. IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OF OBJECTIONABLE MATERIAL, BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 2'-0" IN ALL DIRECTIONS.

POLE HEIGHT IN FEET	BASE DEPTH IN INCHES BELOW GRADE
10'-0"	X = 60" (INCHES)
15'-0"	X = 60" (INCHES)
20'-0"	X = 60" (INCHES)
25'-0"	X = 72" (INCHES)
30'-0"	X = 72" (INCHES)
35'-0"	X = 72" (INCHES)
40'-0"	X = 96" (INCHES)
45'-0"	X = 96" (INCHES)
50'-0"	X = 108" (INCHES)

4 E1.1A 36" EXTERIOR LIGHTING CONCRETE BASE DETAIL
SCALE: NTS



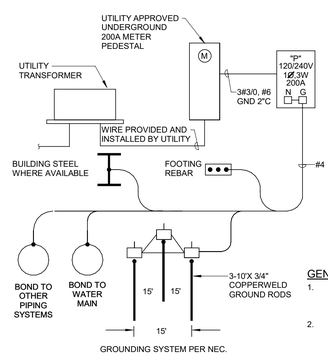
1 E1.1A PET WASH SITE PLAN - ELECTRICAL
Scale: 1" = 30'-0"

MCFARLAND PARKS FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMP TYPE	VOLT	WATTS	MANUFACTURER	CATALOG NUMBER	NOTE
G1	1'X1' LED RECESSED FLANGED TROFFER - 3000 LUMENS - VANDAL RESISTANT - WET LOCATION - WHITE STAINLESS STEEL HOUSING	4000K LED	120	30	KURTZON	VL-F-3-1X1-MED-840-UNV-6/2-WHT-AH	
G2	1'X1' LED RECESSED FLANGED TROFFER - 4400 LUMENS - VANDAL RESISTANT - WET LOCATION - WHITE STAINLESS STEEL HOUSING	4000K LED	120	45	KURTZON	VL-F-3-1X1-HI-840-UNV-6/2-WHT-AH	
G3	1'X4' LED RECESSED FLANGED TROFFER - 6400 LUMENS - VANDAL RESISTANT - WET LOCATION - WHITE STAINLESS STEEL HOUSING	4000K LED	120	68	KURTZON	VL-R-3-1X4-840-UNV-2/6-WHT-AH	
H1	SIZE 2 LED WEDGE WALL PACK - WIDE THROW - 3000 LUMENS	4000K LED	120	23	LITHONIA	WDGE2LED-P3-40K-80CRI-VW-MVOLT-SRM	1
M1	4' LOW PROFILE LED WRAPAROUND - 4000 LUMENS	4000K LED	120	35	LITHONIA	BLWP4-40L-SDSM-GZ10-LP840-PAF	
M2	8' LOW PROFILE LED WRAPAROUND - 8000 LUMENS	4000K LED	120	63	LITHONIA	BLWP8-80L-SDSM-GZ10-LP840-PAF	
O1	10" SQUARE SURFACE LED CANOPY - 3500 LUMENS	4000K LED	120	27	LITHONIA	CNYLED-P0-40K-MVOLT	1
S1	4' LED LENSED STRIP - 3000 LUMENS	4000K LED	120	20.3	LITHONIA	CLX-L48-3000LM-SEF-FDL-MVOLT-GZ10-40K-80CRI-WH	
Y3	LED AREA FIXTURE - TYPE 3 WIDE - 11,000 LUMENS - BI-LEVEL MOTION SENSOR - INTEGRAL PHOTOCELL - EXTERNAL GLARE SHIELD	4000K LED	240	71	LITHONIA	RSX2LED-P1-40K-R3-MVOLT-SPA-PIRHN-EGS	1
LP1	15'-0" STRAIGHT SQUARE STEEL 4" POLE - SINGLE	-	-	-	LITHONIA	SSS-15-4C-DM19AS-IC	1

GENERAL NOTES:
1. SEE SPECIFICATIONS FOR FIXTURE REQUIREMENTS.
2. ALTERNATE FIXTURES ARE NOT ALLOWED.
3. ALL INTERIOR LED FIXTURES TO HAVE A MINIMUM CRI OF 80+. ALL EXTERIOR LED FIXTURES TO HAVE A MINIMUM CRI OF 70+.
4. MOUNT FIXTURES AT HEIGHT INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.

PLAN NOTES:
1. ARCHITECT TO SELECT STANDARD COLOR AND FINISH.



ONE LINE TOILET/PET WASH SHELTER
NTS

GENERAL NOTES:
1. ELECTRIC SERVICE INSTALLATION TO COMPLY WITH ALLIANT ENERGY REQUIREMETS AND STANDARDS.
2. ALL WIRE TO BE COPPER.

Sheet List	
Sheet Number	Sheet Name
E1.1A	TOILET/DOG WASH SHELTER PLANS
E1.1B	OPEN SHELTER PLANS
E1.1C	PAVILION ADDITION PLANS

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MUERMANN ENGINEERING A DIVISION OF MSA

Project Title:
McFarland Park Facility Projects
Village of McFarland
McFarland, WI

REVISIONS:

#	DATE	DESCRIPTION

Project Number:
3491

Issued For:
Construction Documents
Issued to Bid 06/05/2020

Sheet Title:
TOILET/DOG WASH SHELTER PLANS

Sheet Number:
E1.1A

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ELECTRICAL SYMBOLS AND ABBREVIATIONS

THIS IS A COMPREHENSIVE SYMBOL AND ABBREVIATION LIST.
NOT ALL SYMBOLS ARE APPLICABLE TO THESE DRAWINGS.

- S — SINGLE POLE SWITCH, 3=3 WAY, 4=4 WAY, P=PILOT, R-RELAY, K=KEYED, I=ILLUMINATED, D=DIMMER M=MOTION SENSOR SWITCH SENSOR SWITCH
- DUPLEX RECEPTACLE C=CEILING MOUNTED
- DUPLEX RECEPTACLE MOUNTED AT 42" TO CENTER
- POWER RECEPTACLE 240V 30=30AMP 60=60AMP R = 50A RANGE OUTLET D = 30A DRYER OUTLET
- DUPLEX RECEPTACLE MOUNTED ABOVE COUNTER
- DOUBLE DUPLEX RECEPTACLE (RECEPTACLES MOUNTED SIDE BY SIDE)
- BLANK OUTLET FOR FUTURE DEVICES 4" BOX, SINGLE GANG RING, BLANKPLATE, 1"C. STUBBED INTO ACCESSIBLE CEILING
- BLANK OUTLET MTD @ 42" FOR FUTURE DEVICES 4" BOX, SINGLE GANG RING, BLANKPLATE, 1"C. STUBBED INTO ACCESSIBLE CEILING
- EQUIPMENT CONNECTION
- J — J-BOX
- HEAVY DUTY DISCONNECT F=FUSIBLE PROOF FURNISHED BY E.C.
- NON-COMBINATION STARTER
- COMBINATION STARTER
- MS — MANUAL STARTER
- NEW SURFACE MOUNTED PANEL. SEE PLANS.
- NEW FLUSH MOUNTED PANEL. SEE PLANS.
- EXISTING SURFACE MOUNTED PANEL. SEE PLANS.
- EXISTING FLUSH MOUNTED PANEL. SEE PLANS.
- XXX — TYPE; XXXX — EQUIPMENT LOCATION; DESIGNATION
- XXX/XXXX — REFERS TO DETAIL; SHEET NO. WHERE DETAIL IS LOCATED
- X — REFERS TO NOTE NUMBER
- DC — DOOR CONTACT SWITCH
- ES — ELECTRIC STRIKE.
- CR — CARD READER.

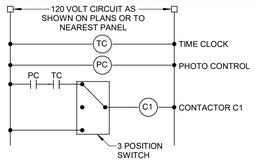
- CEILING MOUNTED FLUSH OR SURFACE
- WALL MOUNTED, FLUSH OR SURFACE
- FLUORESCENT FIXTURE
- EMERGENCY LIGHT
- RECESSED EMERGENCY LIGHT
- EXIT LIGHT - ONE FACE
- EXIT LIGHT - TWO FACE
- DUAL TECHNOLOGY OCCUPANCY SENSOR LIGHTING
- U — ULTRASONIC OCCUPANCY SENSOR LIGHTING
- PC — PHOTOCELL
- X — MOTOR OUTLET TERMINAL, ON ROOF MOUNTED UNITS PROVIDE WEATHER PROOF DISCONNECTS. X = HORSE POWER OR MOTOR NUMBER IF SCHEDULE IS PROVIDED.
- CIRCUIT HOMERUN TO 20A/1P BREAKER UNLESS SHOWN OTHERWISE ON DRAWINGS.
- INDICATES CONNECTED TO SAME CIRCUIT BUT CONTROLLED SEPARATELY
- COND. STUB THROUGH WALL BUSHED EACH END
- H — ELECTRIC HAND DRYER. SEE SPECIFICATIONS
- SECURITY CAMERA

ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
AFG	ABOVE FINISH GRADE
C	CONDUIT
CKT	CIRCUIT
CT	CURRENT TRANSFORMER
EBB	ELECTRICAL BASE BOARD
EC	ELECTRICAL CONTRACTOR
ECB	ENCLOSED CIRCUIT BREAKER
ELEV	ELEVATION
EM	EMERGENCY
EQ	EQUIPMENT
EUH	ELECTRIC UNIT HEATER
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WALL HEATER
FBO	FURNISHED BY OTHERS
GUH	GAS UNIT HEATER
GC	GENERAL CONTRACTOR
GFI	GROUND FAULT INTERRUPTER
GND	GROUND
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
IG	ISOLATED GROUND
INC	INCANDESCENT
JB	JUNCTION BOX
MTD	MOUNTED
NL	NIGHT LIGHT
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OHD	OVERHEAD DOOR
OC	ON CENTER
PC	PHOTOCELL
REF	REFRIGERATOR
RTU	ROOF TOP UNIT
SPD	SURGE PROTECTED DEVICE
SS	STAINLESS STEEL
UH	UNIT HEATER
VFD	VARIABLE FREQUENCY DRIVE
WE	WALL EXHAUST
WH	WATER HEATER
WP	WEATHER PROOF

OCCUPANCY SENSOR SCHEDULE

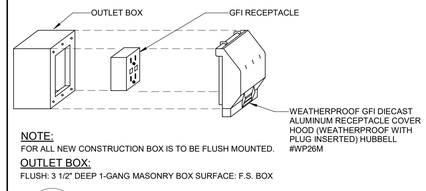
SYMBOL	DESCRIPTION	SENSORSWITCH
	DUAL TECHNOLOGY OCCUPANCY SENSOR	CM-PDT-9-R-LT



COMPONENTS:

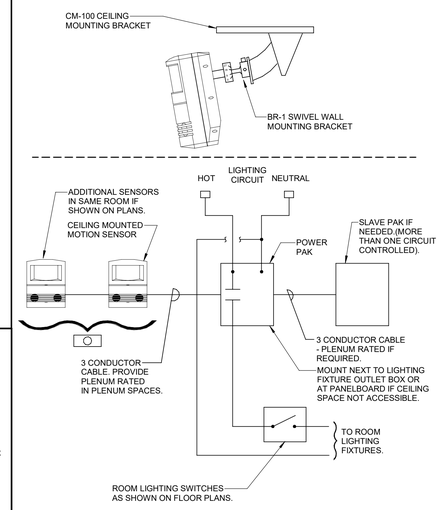
TIMECLOCK:	INTERMATIC ET8215C SEVEN DAY ASTRONOMIC TIMECLOCK
PHOTOCONTROL:	INTERMATIC-K4221 MOUNT WHERE SHOWN ON FLOOR PLANS, OR IF NOT SHOWN, ON NORTH SIDE OF BUILDING.
CONTACTORS:	"SQUARE D" 8903-L040-V02 MINIMUM CONFIGURATION, PROVIDE ADDITIONAL CONTACTOR POLES IF REQUIRED.
3-POSITION: SWITCHES	CENTER OFF TYPE, HEAVY DUTY TOGGLE SWITCH. PROVIDE ENGRAVED LABEL FOR EACH SWITCH "AUTO-OFF-ON". ALSO LABEL FUNCTION.

7 / E1.1B — EXTERIOR LIGHTING CONTROLS
SCALE: NTS

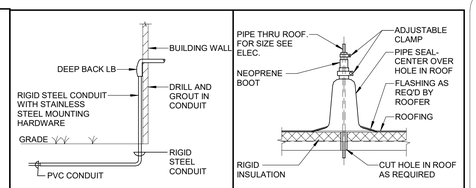


NOTE:
FOR ALL NEW CONSTRUCTION BOX IS TO BE FLUSH MOUNTED.
OUTLET BOX:
FLUSH: 3 1/2" DEEP 1-GANG MASONRY BOX SURFACE: F.S. BOX

6 / E1.1B — GFI/WP RECEPTACLE MOUNTING DETAIL
SCALE: NTS

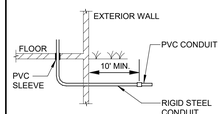


5 / E1.1B — MOTION SENSOR LIGHTING CONTROL
SCALE: NTS

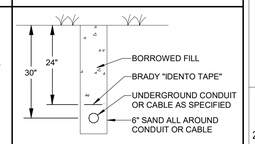


EXTERIOR CONDUIT INTO EXISTING SPACE

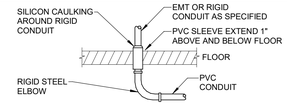
ROOF PENETRATION



EXTERIOR CONDUIT INTO NEW SPACE



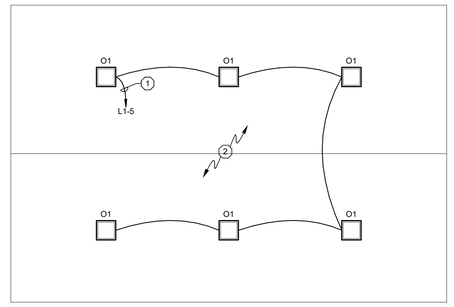
UNDERGROUND CONDUIT/CABLE INSTALLATION



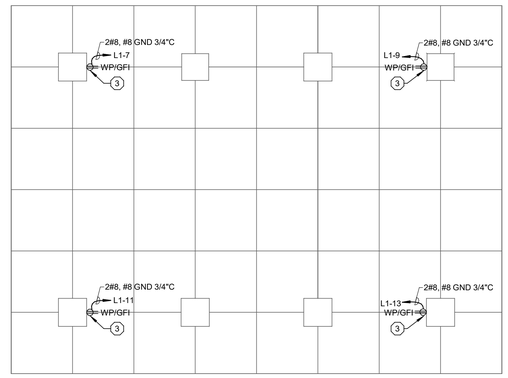
NOTES:
1. E.C. MAY USE PVC COATED RIGID STEEL CONDUIT IN LIEU OF RIGID CONDUIT AND PVC SLEEVE.
2. PVC SLEEVE TO BE AS SNUG AS POSSIBLE ON RIGID CONDUIT.

CONDUIT UNDER FLOOR PENETRATION

4 / E1.1B — CONDUIT DETAILS
SCALE: NTS



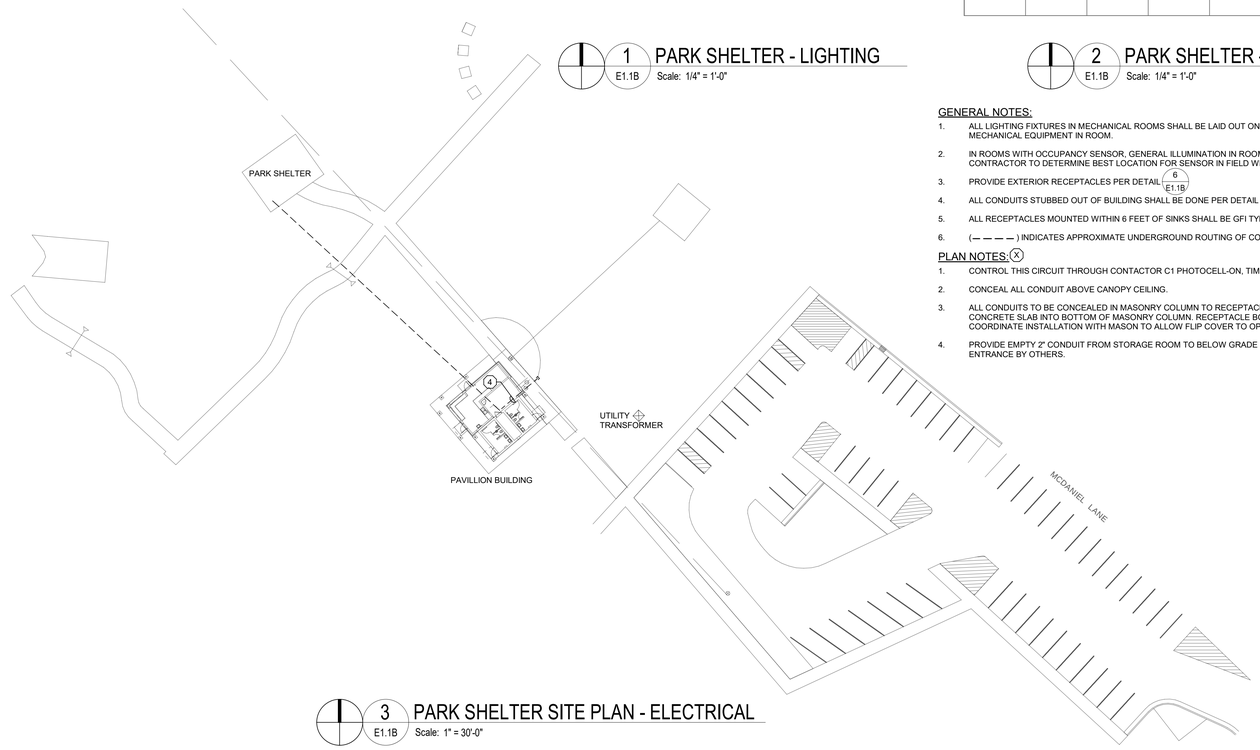
1 / E1.1B — PARK SHELTER - LIGHTING
Scale: 1/4" = 1'-0"



2 / E1.1B — PARK SHELTER - POWER
Scale: 1/4" = 1'-0"

GENERAL NOTES:
1. ALL LIGHTING FIXTURES IN MECHANICAL ROOMS SHALL BE LAID OUT ON SITE AND DETERMINED BY THE MECHANICAL EQUIPMENT IN ROOM.
2. IN ROOMS WITH OCCUPANCY SENSOR, GENERAL ILLUMINATION IN ROOM SHALL BE CONTROLLED BY SENSOR. CONTRACTOR TO DETERMINE BEST LOCATION FOR SENSOR IN FIELD WITH MANUFACTURER. SEE DETAIL 5/E1.1B
3. PROVIDE EXTERIOR RECEPTACLES PER DETAIL 6/E1.1B
4. ALL CONDUITS STUBBED OUT OF BUILDING SHALL BE DONE PER DETAIL 4/E1.1B
5. ALL RECEPTACLES MOUNTED WITHIN 6 FEET OF SINKS SHALL BE GFI TYPE.
6. (— — — —) INDICATES APPROXIMATE UNDERGROUND ROUTING OF CONDUITS AND FEEDERS.

PLAN NOTES: (X)
1. CONTROL THIS CIRCUIT THROUGH CONTACTOR C1 PHOTOCELL-ON, TIMECLOCK-OFF, SEE DETAIL 7/E1.1B
2. CONCEAL ALL CONDUIT ABOVE CANOPY CEILING.
3. ALL CONDUITS TO BE CONCEALED IN MASONRY COLUMN TO RECEPTACLES. CONDUIT TO BE ROUTED BELOW CONCRETE SLAB INTO BOTTOM OF MASONRY COLUMN. RECEPTACLE BOX TO BE FLUSH MOUNTED IN MASONRY. COORDINATE INSTALLATION WITH MASON TO ALLOW FLIP COVER TO OPERATE PROPERLY.
4. PROVIDE EMPTY 2" CONDUIT FROM STORAGE ROOM TO BELOW GRADE FOR TELECOMMUNICATIONS SERVICE ENTRANCE BY OTHERS.



3 / E1.1B — PARK SHELTER SITE PLAN - ELECTRICAL
Scale: 1" = 30'-0"

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MUERMANN ENGINEERING A DIVISION OF MSA

Project Title:
McFarland Park Facility Projects
Village of McFarland
McFarland, WI

REVISIONS:

#	DATE	DESCRIPTION

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Issued to Bid 06/05/2020

Sheet Title:
OPEN SHELTER PLANS

Sheet Number:
E1.1B

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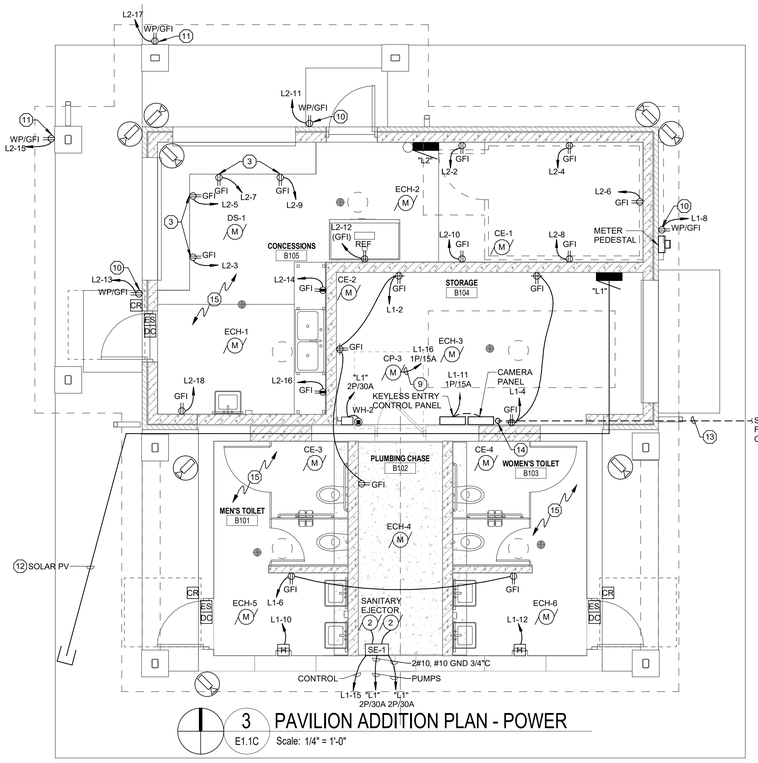
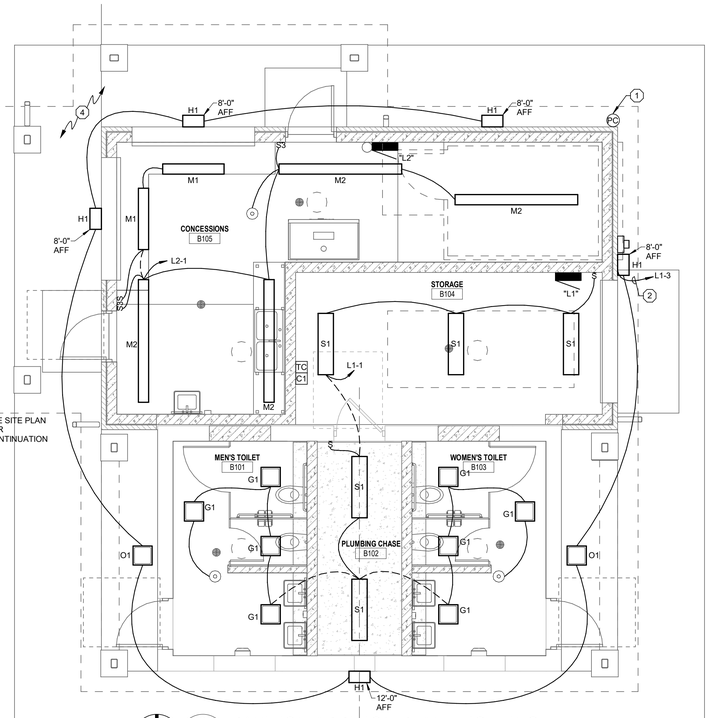


3 E1.1C PAVILION ADDITION PLAN - POWER
Scale: 1/4" = 1'-0"



2 E1.1C PAVILION ADDITION PLAN - LIGHTING
Scale: 1/4" = 1'-0"

GENERAL NOTES:

1. ALL LIGHTING FIXTURES IN MECHANICAL ROOMS SHALL BE LAID OUT ON SITE AND DETERMINED BY THE MECHANICAL EQUIPMENT IN ROOM.
2. IN ROOMS WITH OCCUPANCY SENSOR, GENERAL ILLUMINATION IN ROOM SHALL BE CONTROLLED BY SENSOR. CONTRACTOR TO DETERMINE BEST LOCATION FOR SENSOR IN FIELD WITH MANUFACTURER. SEE DETAIL 5/E1.1B
3. PROVIDE EXTERIOR RECEPTACLES PER DETAIL 6/E1.1B
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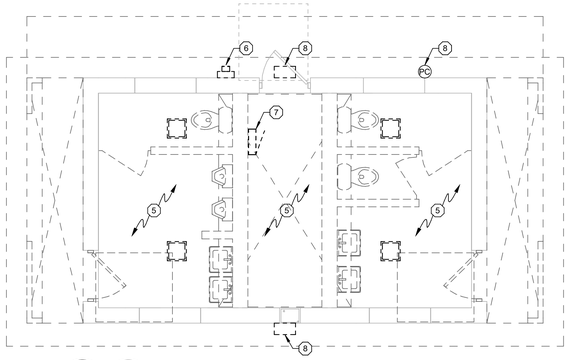
6. ALL KEYLESS ENTRY EQUIPMENT AND WIRING FURNISHED AND INSTALLED BY OTHERS. E.C. TO PROVIDE ALL REQUIRED RACEWAYS, BOXES, AND 120V WIRING. COORDINATE WORK WITH SYSTEM VENDOR AND OWNER. SEE DETAIL 4/E1.1C
7. ALL VIDEO SURVEILLANCE EQUIPMENT FURNISHED AND INSTALLED BY OTHERS. E.C. TO PROVIDE ALL REQUIRED RACEWAYS, CAT6 DATA CABLE, AND 120V WIRING. COORDINATE WORK WITH SYSTEM VENDOR AND OWNER. SEE DETAIL 5/E1.1C



1 E1.1C PAVILION ADDITION PLAN - DEMOLITION
Scale: 1/4" = 1'-0"

PLAN NOTES: (X)

1. MOUNT PHOTOCELL TO FLUSH WEATHERPROOF BOX IN SOFFIT WITH STAINLESS STEEL WEATHERPROOF PLATE. AIM PHOTOCELL NORTH.
2. CONTROL THIS CIRCUIT THROUGH CONTACTOR C1 PHOTOCELL-ON, TIMECLOCK-OFF, SEE DETAIL 7/E1.1B
3. MOUNT RECEPTACLES BELOW FRONT EDGE OF COUNTER TOP. PROVIDE SINGLE GANG WEATHERPROOF BOX.
4. CONCEAL ALL CONDUIT ABOVE CANOPY CEILING.
5. REMOVE AND SITE CLEAR ALL LIGHTING AND ELECTRICAL IN THIS AREA. REMOVE ALL DEVICES, FIXTURES, CONTROLS, WIRING, AND CONDUIT. REMOVE ALL ELECTRICAL ON WALLS SHOWN TO REMAIN.
6. DISCONNECT AND REMOVE EXISTING METER PEDESTAL AND ALL WIRE AND CONDUIT.
7. REMOVE EXISTING PANEL AND ALL WIRE AND CONDUIT. EXTEND EXISTING BRANCH CIRCUITS TO REMAIN TO NEW PANEL "L1".
8. REMOVE EXISTING WALL PACK AND WIRE, CONDUIT, AND PHOTOCELL CONTROLS.
9. WIRE CIRCULATION PUMP THROUGH IN-LINE AQUASTAT.
10. RECEPTACLE TO BE FLUSH MOUNTED IN MASONRY. COORDINATE INSTALLATION WITH MASON TO ALLOW FLIP COVER TO OPERATE PROPERLY.
11. ALL CONDUITS TO BE CONCEALED IN MASONRY COLUMN TO RECEPTACLES. CONDUIT TO BE ROUTED BELOW CONCRETE SLAB INTO BOTTOM OF MASONRY COLUMN. RECEPTACLE BOX TO BE FLUSH MOUNTED IN MASONRY. COORDINATE INSTALLATION WITH MASON TO ALLOW FLIP COVER TO OPERATE PROPERLY.
12. STUB 1-1/2" PVC CONDUIT FROM PANEL TO BELOW GRAD BEYOND BUILDING FOR FUTURE SOLAR PV.
13. PROVIDE EMPTY 2" CONDUIT FROM STORAGE ROOM TO BELOW GRADE FOR TELECOMMUNICATIONS SERVICE ENTRANCE BY OTHERS.
14. PROVIDE 3/4" CONDUIT STUB THROUGH ROOF WITH WEATHERHEAD FOR INTERNET ANTENNA. COORDINATE INSTALLATION WITH OWNER.
15. ALL CONDUIT AND BOXES THIS ROOM TO BE CONCEALED INSIDE WALLS AND ABOVE FINISHED CEILING.

PANEL SCHEDULE: "L1"

VOLTAGE: 120/240V 1P,3W
TYPE: SQUARE D NQ
BUS AMPACITY: 400A
MOUNT: SURFACE
MAIN CIRCUIT BKR: 400A
ISOLATED GROUND BUS: NO
SUB-FEED LUGS: NO
GROUND BUS: YES
AMPS AIC: 22 KAIC

WITH THE FOLLOWING BREAKERS:

QUANTITY	POLE	AMPS	LOAD SERVED
1	2	200	PANEL "L2"
2	2	40	ECH-5, ECH-6
2	2	30	SANITARY EJECTOR PUMPS
3	2	20	ECH-3, ECH-4, WH-2
22	1	20	GENERAL USE & SPARES
2	1	15	CP-2, CAMERA & KEYLESS ENTRY PANEL
14	1	-	SPACE

NOTE: 54 CKT PANEL.

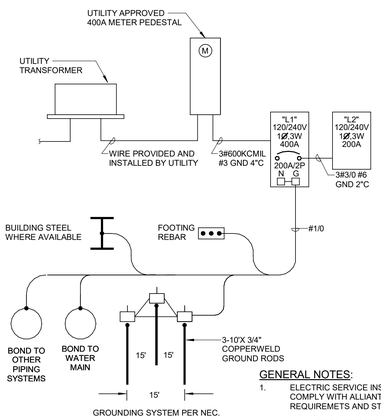
PANEL SCHEDULE: "L2"

VOLTAGE: 120/240V 1P,3W
TYPE: SQUARE D NQ
BUS AMPACITY: 200A
MOUNT: SURFACE
MAIN CIRCUIT BKR: NONE
ISOLATED GROUND BUS: NO
SUB-FEED LUGS: NO
GROUND BUS: YES
AMPS AIC: 22 KAIC

WITH THE FOLLOWING BREAKERS:

QUANTITY	POLE	AMPS	LOAD SERVED
2	2	30	ECH-1, ECH-2
1	1	20 GFI	REFRIGERATOR
22	1	20	GENERAL USE & SPARES
15	1	-	SPACE

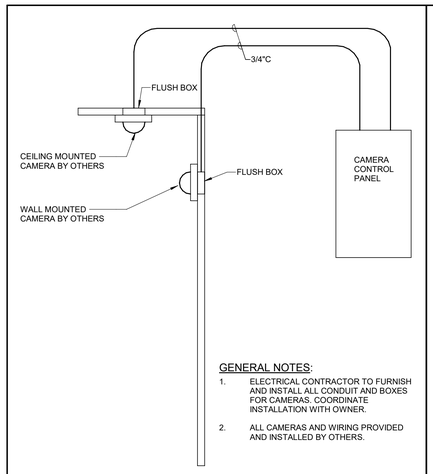
NOTE: 42 CKT PANEL.



ONE LINE PAVILLION
NTS

GENERAL NOTES:

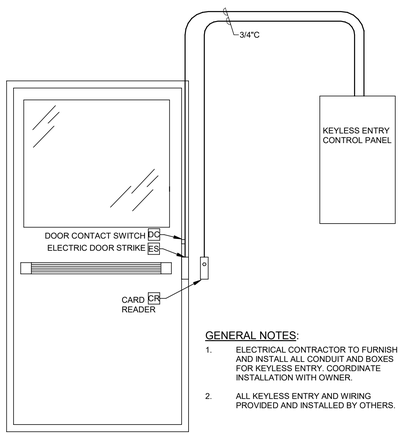
1. ELECTRIC SERVICE INSTALLATION TO COMPLY WITH ALLIANT ENERGY REQUIREMETS AND STANDARDS.
2. ALL WIRE TO BE COPPER.



GENERAL NOTES:

1. ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ALL CONDUIT AND BOXES FOR CAMERAS. COORDINATE INSTALLATION WITH OWNER.
2. ALL CAMERAS AND WIRING PROVIDED AND INSTALLED BY OTHERS.

5 E1.1C CAMERA DETAIL
SCALE: NTS



GENERAL NOTES:

1. ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL ALL CONDUIT AND BOXES FOR KEYLESS ENTRY. COORDINATE INSTALLATION WITH OWNER.
2. ALL KEYLESS ENTRY AND WIRING PROVIDED AND INSTALLED BY OTHERS.

4 E1.1C DOOR STRIKE AND KEYLESS ENTRY ROUGH-IN
SCALE: NTS

MOTOR STARTER SCHEDULE

HVAC EQUIPMENT DESCRIPTION	ELECTRICAL DATA						STARTER				CIRCUIT								NOTE
	MCA	MOCP	HP	VOLTAGE	PHASE	KW	FURNISHED BY	INSTALLED BY	LOCATION	TYPE	PANEL	CKT NO.	CIRCUIT BREAKER		WIRING				
													AMPS	POLE	NO.	SIZE	GND	CONDUIT	
CE-1				120	1	0.06	HVAC	EC	NEAR UNIT	SP. SW.	L2	20	20	1	2	#12	#12	1/2"	
CE-2				120	1	0.06	HVAC	EC	NEAR UNIT	SP. SW.	L1	14	20	1	2	#12	#12	1/2"	
CE-3				120	1	0.1	HVAC	EC	NEAR UNIT	SP. SW.	L1	14	20	1	2	#12	#12	1/2"	
CE-4				120	1	0.1	HVAC	EC	NEAR UNIT	SP. SW.	L1	14	20	1	2	#12	#12	1/2"	
CE-5				120	1	0.07	HVAC	EC	NEAR UNIT	SP. SW.	P	5	20	1	2	#12	#12	1/2"	
CE-6				120	1	0.07	HVAC	EC	NEAR UNIT	SP. SW.	P	5	20	1	2	#12	#12	1/2"	
CE-7				120	1	0.07	HVAC	EC	NEAR UNIT	SP. SW.	P	5	20	1	2	#12	#12	1/2"	
CE-8				120	1	0.07	HVAC	EC	NEAR UNIT	SP. SW.	P	5	20	1	2	#12	#12	1/2"	
DS-1				120	1	0.09	HVAC	EC	NEAR UNIT	SP. SW.	L2	20	20	1	2	#12	#12	1/2"	
ECH-1				240	1	5	HVAC	HVAC	PRE-WIRED	-	L2	-	30	2	2	#10	#10	1/2"	
ECH-2				240	1	5	HVAC	HVAC	PRE-WIRED	-	L2	-	30	2	2	#10	#10	1/2"	
ECH-3				240	1	3	HVAC	HVAC	PRE-WIRED	-	L1	-	20	2	2	#12	#12	1/2"	
ECH-4				240	1	3	HVAC	HVAC	PRE-WIRED	-	L1	-	20	2	2	#12	#12	1/2"	
ECH-5				240	1	7	HVAC	HVAC	PRE-WIRED	-	L1	-	40	2	2	#8	#10	3/4"	
ECH-6				240	1	7	HVAC	HVAC	PRE-WIRED	-	L1	-	40	2	2	#8	#10	3/4"	
ECH-7				240	1	7	HVAC	HVAC	PRE-WIRED	-	P	-	40	2	2	#8	#10	3/4"	
ECH-8				240	1	7	HVAC	HVAC	PRE-WIRED	-	P	-	40	2	2	#8	#10	3/4"	
ECH-9				240	1	7	HVAC	HVAC	PRE-WIRED	-	P	-	40	2	2	#8	#10	3/4"	
ECH-10				240	1	7	HVAC	HVAC	PRE-WIRED	-	P	-	40	2	2	#8	#10	3/4"	

GENERAL NOTES:
1. DISCONNECTS FOR HVAC EQUIPMENT FURNISHED BY MECHANICAL CONTRACTOR. ELECTRICAL CONTRACTOR TO INSTALL PER MECHANICAL CONTRACTORS REQUIREMENTS.
2. ALL WIRE TO HVAC EQUIPMENT TO BE COPPER ONLY.

bray architects

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Milwaukee, Wisconsin 53204
T: 414.226.0200

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T: 920.459.4200

www.brayarch.com

MUERMANN ENGINEERING A DIVISION OF MSA

Project Title:
McFarland Park Facility Projects
Village of McFarland
McFarland, WI

REVISIONS:

#	DATE	DESCRIPTION

Project Number: 3491

Issued For: Construction Documents
Issued to Bid 06/05/2020

Sheet Title: PAVILION ADDITION PLANS

Sheet Number: E1.1C

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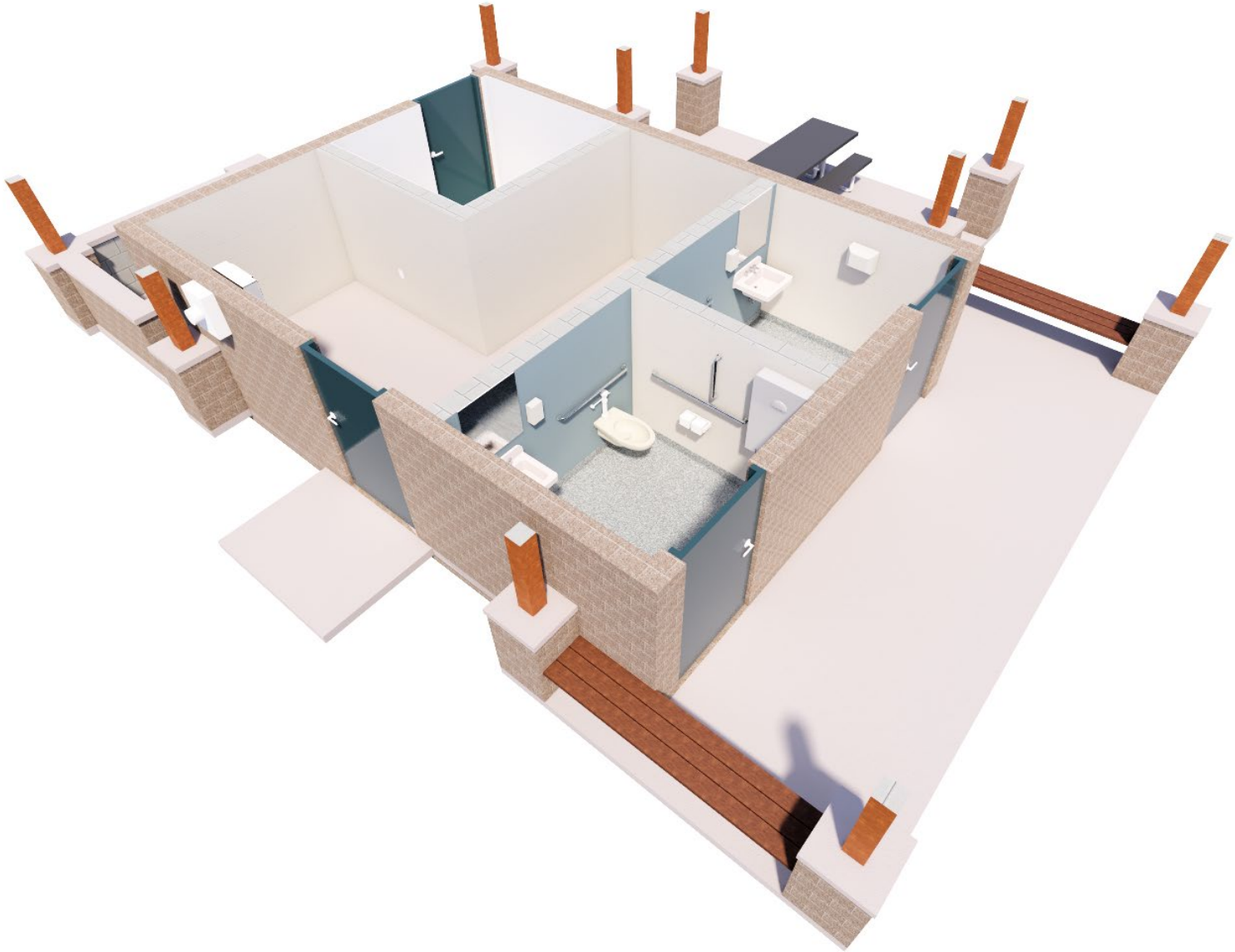
6/4/2020 4:04:18 PM
BIM 360://3491 - Village of McFarland/20-MCFARLAND-ELEC.rvt

MacFarland - Renderings

toilet/dog
wash shelter



pavilion addition

pavilion addition

McFarland Fire & Rescue Department
5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110
(608) 838-3278 • Fax: (608) 838-3619
Emergency: 911

Christopher Dennis
Fire & Rescue Chief

July 1, 2020

Andrew Bremer, AICP
Community & Economic Development Director
5915 Milwaukee St.
McFarland, WI 53558

RE: McDaniel & Dog Park, Site Improvements

Dear Andrew,

I have reviewed the submitted plans for the proposed McDaniel & Dog Park, Site Improvements.

The McFarland Fire & Rescue Department does not see any concerns as to the proposed project. The building will be required to have a Knox Box key vault system installed if there is not one in place.

If you have any questions regarding the above, please contact me via phone at 608-838-3278 or via email at mitchell.sutter@mcfarland.wi.us

Sincerely,

Mitchell Sutter

Mitchell Sutter
Fire Inspector/Public Education Specialist

Cc: Chris Dennis, Fire & EMS Chief (McFarland Fire & Rescue Department)

PLAN COMMISSION SUMMARY SHEET

MEETING DATE: **Monday, July 20, 2020**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director, Matt Schuenke, Village Administrator**

AGENDA ITEM: **Discussion and possible action on a Site/Design Review application by the Village of McFarland to improve parking and shelter facilities at the Dog Park in Urso Community Park, 6300 Elvehjem Road, McFarland, WI.**

PREVIOUS ACTION:
4.16.2020 Parks Committee project review and authorizing for bidding.
6.18.2020 Parks Committee recommendation to the Village Board for award of contract should the bids fall within the budget parameters.
7.09.2020 Parks Committee recommendation to the Village Board regarding the award of contract.
7.13.2020 Village Board action to award contract.

ISSUE SUMMARY:
The packet includes a site/design review application from the Village Administrator for proposed improvements to the McFarland Dog Park. The proposed improvements include replacing the existing gravel parking lot with a 19 stall paved parking lot, adding a 952 square foot shelter with restrooms and dog washing station, installation of an adjacent asphalt path to Elvehjem Road, and providing a stripped crosswalk to Perrot Place sidewalk. The packet includes the construction documents and renderings of these improvements as developed by the Village's consultant Bray architects in coordination with the Village Engineer. Note this documents are included in the packet as part of the previous agenda item regarding McDaniel Park. The dog park is located at 6300 Elvehjem Road, parcel 061011185301. The property is zoned A-1 Agricultural Transition District. Public parks are a permitted use in the A-1 District.

The park was recently added to the Village's Urban Service Area Amendment. The majority of the park has been designated Environmental Corridor, except for the areas that are not designated wetlands. As part of the USAA application the Village Engineer petitioned for a reduced wetland buffer width. Neither the existing McFarland Dog Park facility nor the planned improvements project for this park meet the 75’ wetland buffer requirements. The proposed site design does increase the buffer from the current 15’ to a proposed 25'. Post construction stormwater management measures will be implemented at the McFarland Dog Park to mitigate for the location of impervious surfaces within the 75' wetland buffer zone. The reconstructed parking lot will be 45’ from the wetland boundary. All runoff from the reconstructed parking lot will be directed to on-site stormwater management control measures prior to entering the wetland. The new restroom facility will be 25’ from the wetland boundary. Because rooftop runoff has a very small sediment load, stormwater will discharge directly to a grass buffer strip. The 8-foot-wide multi-use path will be located a minimum distance of 5’ from

the wetland boundary, similar to the existing path. The site requires a General Permit from the DNR due to wetland disturbances up to 10,000 square feet. The area of encroachment into the environmental corridor for the park facilities is small compared to the total 22.2 acres of wetland and most of the wetland will have a buffer much larger than 75 feet.

A letter of review from the Fire Inspector is included in the packet. The Police Chief also reviewed the proposed plans and did not have any concerns.

FINANCIAL/BUDGET IMPACT:
From July 13, 2020 Village Board meeting, Administrator's report:

As a whole, the bid for all three projects is substantially under budget including contingency. The total cost of all of this work is projected at $988,925 and the total availability for funds for all projects included is $1,077,482 which leaves us in a surplus condition after completion of nearly $90,000. Individually, this is a different story. The facility at the Dog Park came in well under its estimated allocation of funds while the two facilities at McDaniel Park came in well over the their estimated allocation of funds. However, the amount under for the Dog Park project was in excess of the amount over at McDaniel Park allowing the bid as a whole to fall in line with budget parameters. The project as a whole is funded mainly by borrowed funds that have already been received for 2020. If we are not to apply these then we would need to quickly re-purpose them for a similar use in 2021.

VILLAGE PLAN REFERENCE:
There are numerous inclusions of these projects within our plans to serve as background and justification for their consideration:

- **Comprehensive Plan, 2017** - The Future Land Use Map identifies the property for Public Lands, Recreation, and Environmental Corridor. Figure 4.1 (page 37), Development Policies #1, indicates to utilize the Outdoor Recreation & Open Space Plan and Utilities and Community Facilities chapter to guide the siting and development of future parks and recreation areas.
- **Outdoor Recreation and Open Space Plan 2019** - The overall plan for our Park System recommended continued implementation of the Master Plan for McDaniel Park (page 32). Specifically to "plan and construct second shelter/storage building" and "continue to explore innovative possibilities to enhance the area". The two projects for this park are also included within the planned budget listed on page 41. This plan also recommended further expansion of the Dog Park, ADA improvements, and drinking fountain (page 36). Funding was also allocated within this plan for improvements within this park in line with the facility that is proposed (page 41).
- **McDaniel Park Master Plan 2017** - Both projects as presented were suggested through this accepted Master Plan. The second pavilion is detailed on page 4 of this plan. The building addition is document on page 6 of this plan. We did not intend to have to renovate the bathrooms as much as this bid does include, this is contributing to the higher than expected cost. We want to be able to have all our parks be as ADA compliant as possible and moving forward with this design will accomplish this.
- **Urso/Schuetz Park Master Plan 2017** - Facility improvements to this park were always envisioned to help provide additional amenities. This project is proposed to improve the parking lot after a parking

lot on the west side of the park was improved a few years ago. The partnering with the facility helps to provide better use of the park for dog park users and will improve accessibility and use of the park in the long run in the spirit of this plan.

- **McFarland Village Board Goals/Objectives 2019-2020** - One of the key objectives for the Village Board is to "develop opportunities to create amenities for special needs kids, adults, and other health/wellness initiatives not otherwise provided through the Community" (page 2). All three projects fulfill this objective in different ways. Another portion of this has an action plan to "review public/private partnerships in Parks as an Economic Benefit". It has been our intent to do that with the addition within McDaniel Park after the space has been created.
- **McFarland Strategic Plan 2020** - Goal F within this plan strives to "support the development of active and passive recreational amenities that appeal to all age groups and abilities" (Page 10). One of the key strategies for this is to "develop new and diverse park amenities for indoor and outdoor use that are not currently offered in our Community" (Page 10). The second open air shelter in McDaniel is a replication of what we currently have there, but the other two proposed projects fall in line within this strategy in order to achieve this goal.

The Outdoor Recreation and Open Space Plan, McDaniel Park Master Plan, and Urso/Schuetz Park Master Plan can be found through this link:

https://www.mcfarland.wi.us/parks_recreation_and_natural_resources_committee

The McFarland Village Board Goals/Objectives and Strategic Plan can be found through this link:

https://www.mcfarland.wi.us/villageboard

ORDINANCE REFERENCE:
Sec. 62-69, Permitted Uses
Sec. 62-70, Bulk Standards
Sec. 62-310, Site/Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:
Recommend approval of the site/design review application as submitted.

ATTACHMENTS:
1. Plan Commission Application - Dog Park Shelter 06162020
2. McDaniel & Dog Park, Site Improvements 20200701

Village of McFarland
Community Development Department

Plan Commission Application – 2020

~Application must be completed in full~

Applicant - Owner	Village of McFarland	Applicant's Agent	Matt Schuenke, Administrator
		Name	Dog Park
Address	5915 Milwaukee Street, McFarland, WI 53558	Address	6300 Elvehjem Road, McFarland, WI 53558
Email	matt.schuenke@mcfarland.wi.us	Email	Same
Phone #	(608) 838-3153	Phone #	Same
Fax #	(608) 838-3619	Fax #	Same

Parcel No(s). _____ Type of Proposal – Please check boxes below that apply

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
❑ Preliminary Plat	$500+AF	❑ Conditional Use	$370+F	❑ Annexation	At cost
❑ Preliminary Plat (reapplication)	$500+BF	❑ Rezoning (map)	$405+	❑ Dev. Agreement Including Addendums	$400 F
❑ Certified Survey Map	$300+FG	❑ Zoning Amendment (text)	$405 +F	❑ Final Plat	$500 +CF
❑ Condominium	$300+EF	❑ Variance-Board of Zoning Appeals	$380+F	❑ Final Plat (reapplication)	$400 +DF
❑ Comprehensive Plan Amendment	$500+F			☑ Site/Design Review	$400 + F

+ = Plus publication and notification charges

A = Plus $50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus $50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus $40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus $25.00 per lot for two or more lots.

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
❑ R-E, R-3 & PD (up to 50 acres)	$5,000
❑ R-E, R-3 & PD (greater than 50 acres)	$10,000
❑ Commercial Site/Design Review (5,000 sq. ft. or more)	$2,000
❑ All Plats including condominiums	$5,000

Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal. (Attach additional paper if needed)

The project as proposed will construct a shelter and parking lot to serve the McFarland Dog Park. It is located at 6300 Elvehjem Road and zoned A-1 Exclusive Agriculture. Parcel information including legal is attached. Presently this area is served by a gravel parking lot and portable restroom. This project will construct a facility that will house bathrooms, indoor/outdoor dog washing, small shelter, and storage. The parking lot will largely convert generally the same area into paved surface and align better with the neighboring intersection.

What action is the applicant requesting of the Plan Commission?

Requesting approval from the Plan Commission for the project through the site/design review process.

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

❑ **YES** ☑ **NO** **(If "yes" state the nature and the date(s) of the previous application.)**

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Schedule: The Village of McFarland Plan Commission conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; all potential agenda item materials -are required to be submitted per the schedule listed below. **Six (6) Copies** of all materials, **one (1) copy must be 8 ½ x 11, five (5) copies to be 11 x 17 and one (1) electronic copy** (*only one copy of application, completed in full, is necessary)* shall be submitted to the Community Development Department (608-838-3154), with fees paid **by *NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2020 Schedule

*Submittal Deadline Noon on:	For Scheduled 2020 Meeting date of:
December 12 (2019)	January Tuesday Jan. 21
January 7	February 17
February 11	March 16
March 10	April 20
April 7	May 18
May 12	June 15
June 9	July 20
July 7	August 17
August 11	September 21
September 8	October 19
October 6	November 16
November 3	December 21 (Pending)
December 8	(Pending) Tuesday, Jan. 19, 2021

*** Submittal deadline: No exceptions are given for above deadlines**

- **I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, will be held over until the next scheduled meeting.**
- **I understand any fees not paid for (i.e. legal notices, mailings, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.**

X _____ June 16, 2020

Signature of Applicant/Agent Date

Parcel Number - 154/0610-111-8530-1

Current

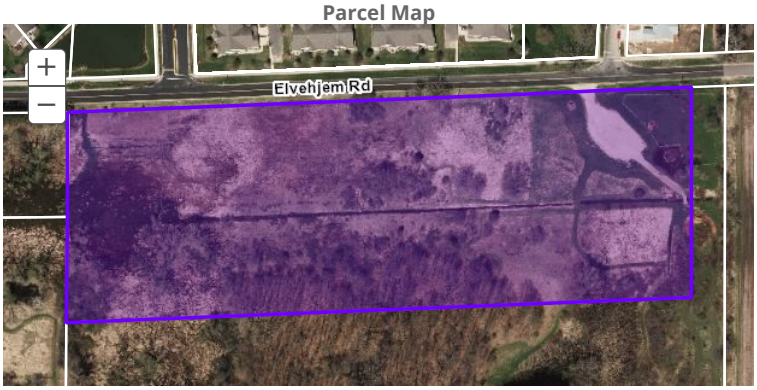
Parcel Details

Municipality Name	VILLAGE OF MCFARLAND	
State Municipality Code	154	
Township & Range	**Section**	**Quarter/Quarter & Quarter**
T06NR10E	11	NW of the NE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 11-6-10 PRT NW1/4NE1/4 DESCR AS BEG AT N1/4 COR OF SD SEC 11 TH N87DEG16'50"E 1255.43 FT ALG N LN OF SD SEC 11 TH S00DEG17'05"E 423.39 FT TH S87DEG16'50"W 1257.19 FT TO W LN OF NE1/4 OF SD SEC 11 TH N00DEG02'49"W 423.47 FT ALG SD W LN TO POB CONT 12.20 ACRES **This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.**	
Current Owner	MCFARLAND, VILLAGE OF	
Primary Address	**No parcel address available.**	
Billing Address	PO BOX 110 MCFARLAND WI 53558-0110	

Zoning Information

Contact your local city, village or town office for municipal zoning information.

Parcel Map



Districts

Type	State Code	Description
REGULAR SCHOOL	3381	MCFARLAND SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	49MF	MCFARLAND FIRE

Parcel Number - 154/0610-111-8502-1

Current

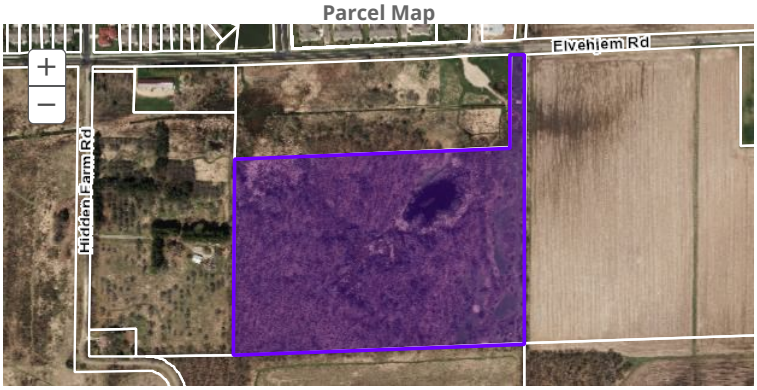
Parcel Details

Municipality Name	VILLAGE OF MCFARLAND	
State Municipality Code	154	
Township & Range	**Section**	**Quarter/Quarter & Quarter**
T06NR10E	11	NW of the NE
Plat Name	METES AND BOUNDS	
Block/Building		
Lot/Unit		
Parcel Description	SEC 11-6-10 PRT NW1/4NE1/4 DESCR AS COM AT N1/4 COR OF SD SEC 11 TH N87DEG16'50"E 1255.43 FT ALG N LN OF SD SEC 11 TO POB TH CONT N87DEG16'50"E 66.06 FT ALG SD N LN TO E LN OF W1/2 NE1/4 OF SD SEC 11 TH S00DEG17'05"E 1320.44 FT ALG SD E LN TO S LN OF N1/2 NE1/4 OF SD SEC 11 TH S87DEG25'45"W 1326.82 FT ALG SD S LN TO W LN OF NE1/4 OF SD SEC 11 TH N00DEG02'49"W 893.76 FT ALG SD W LN TH N87DEG16'50'E 1257.19 FT TH N00DEG17'05"W 423.39 FT TO N LN OF SD SEC 11 & POB THIS DESCR CONT 27.85 ACRES **This property description is for tax purposes. It may be abbreviated. For the complete legal description please refer to the deed.**	
Current Owner	MCFARLAND, VILLAGE OF	
Primary Address	**No parcel address available.**	
Billing Address	5919 MILWAUKEE ST MCFARLAND WI 53558	

Zoning Information

Contact your local city, village or town office for municipal zoning information.

Parcel Map



Districts

Type	State Code	Description
REGULAR SCHOOL	3381	MCFARLAND SCHOOL DIST
TECHNICAL COLLEGE	0400	MADISON TECH COLLEGE
OTHER DISTRICT	49MF	MCFARLAND FIRE

McFarland Fire & Rescue Department
5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110
(608) 838-3278 • Fax: (608) 838-3619
Emergency: 911

Christopher Dennis
Fire & Rescue Chief

July 1, 2020

Andrew Bremer, AICP
Community & Economic Development Director
5915 Milwaukee St.
McFarland, WI 53558

RE: McDaniel & Dog Park, Site Improvements

Dear Andrew,

I have reviewed the submitted plans for the proposed McDaniel & Dog Park, Site Improvements.

The McFarland Fire & Rescue Department does not see any concerns as to the proposed project. The building will be required to have a Knox Box key vault system installed if there is not one in place.

If you have any questions regarding the above, please contact me via phone at 608-838-3278 or via email at mitchell.sutter@mcfarland.wi.us

Sincerely,

Mitchell Sutter

Mitchell Sutter
Fire Inspector/Public Education Specialist

Cc: Chris Dennis, Fire & EMS Chief (McFarland Fire & Rescue Department)

PLAN COMMISSION SUMMARY SHEET

MEETING DATE: **Monday, July 20, 2020**

SECTION: **Business**

DEPARTMENT: **Community Development**

CONTACT: **Andrew Bremer, Comm & Eco Dev Director**

AGENDA ITEM: **Discussion and possible action on a Planned Unit Development - Detailed Plan for Phase III Waubesa Village, by owner Ryan Quam, Waubesa Village LLC, for the property located at 4604 Siggelkow Road, in order to develop a 27 unit multi-family apartment building.**

PREVIOUS ACTION:
June 22, 2015. Village Board approval of the rezone of the property to Planned Development District - General Plan Approved Phases I-III and Detailed Plan Approved Phase I.
July 17, 2017. Plan Commission approval of Planned Development District - Detailed Plan Approved Phase II.

ISSUE SUMMARY:
Ryan Quam, Waubesa Village LLC, is requesting approval of the third and final phase of his Waubesa Village development located at 4604-4608 Sigglkow Road. Note, the AccessDane lists the property address as 4604 Siggelkow Road, Phase III would have a final address of 4608 Siggelkow Road. The first phase (4604 Siggelkow) was a mixed use building that was approved in 2015. The second phase (4606 Siggelkow) was a 27-unit apartment building that was approved in 2017. The proposed third phase (4608 Siggelkow) would be a mirror image of the second phase building, 27 units, three stories, with underground parking and similar building materials/colors. Within the packet is the applicant's Plan Commission application, and associated site plans dated June 8th, 2020, along with their erosion control plan and construction cost estimates. Note, the applicant is also requesting to temporarily use 4902 Terminal Drive (Village owned vacant lot) for project material storage during construction.

Access to Terminal Drive
The packet also includes a revised set of site plans dated July 7, 2020. After initial submittal of the application, Village staff discussed with the applicant the need for a second driveway access to Terminal Drive. This design feature was discussed in 2015 and again in 2017 during previous Plan Commission reviews. According to the July 17, 2017 meeting minutes, the Plan Commission deferred a final determination on the need for the second access point to Terminal Drive until the Phase III plans were brought forward for approval. The Fire Department reviewed the site plans dated June 8th, 2020 and advised the applicant that without a second driveway to Terminal Drive, the existing driveway to Siggelkow Road needs to be a minimum of 26 feet wide to meet 2015 IFC Appendix D. Current average condition is 24 feet wide. In addition, without the second access point turning around fire trucks is more difficult. Based on a review of the prior meeting minutes, and discussion with the Police Chief, it appears that during previous plan reviews there was Village Staff concern with the location of the second access point to Terminal Drive. The proposed location sits atop the hill

(vertical curve) on Terminal Drive and is slightly offset from the intersection of Ivywood Trail. Because of the steepness of the vertical curve, there maybe safety hazards with a tenant vehicle turning left or right onto Terminal Drive as southbound cars ascending the hill may be temporarily out of view. As an alternative to making the secondary access a driveway for tenant use, Village Staff recommended using this access as an emergency vehicle access only, with a manual gate and Knox padlock for emergency vehicle use only. The Plan Commission will need to discuss and provide a decision regarding access to Terminal Drive and associated improvements.

Sec. 62-73 Terminal and Triangle Design Overlay District
The property lies within the TTDO Zoning Overlay District, and more specifically the Mixed-Use Lakeview Village Subdistrict. The packet includes a review of the applicable design guidelines for the property. Based on a review of the plans and design guidelines, staff recommends Plan Commission consideration of the following modifications:

1. Installation of one or more exterior bike racks within the property. There are existing bike racks in front of the daycare on Siggelkow Road. Each unit has a small amount of underground storage that can be used for bike parking. Perhaps the addition of a some additional bike racks for tenants and visitors on the interior of the property. Could be located off the existing sidewalk between the mailboxes and playground.
2. Relocation of the existing directional monument sign. There is an existing small monument sign for the addresses of the two existing buildings. Recommend replacing and relocating closer to the driveway for better visibility. See marked up image for a proposed location on the inside of the diagonal sidewalk to the left of an existing tree.

FINANCIAL/BUDGET IMPACT:
Unlike Phase I and II, the developer is not requesting financial assistance through TID #3 for completion of Phase III. The developer has requested the Village amend its existing development agreement to subordinate his increased commercial loan for the property. The CDA reviewed this request at their July 1st meeting and recommended to the Village Board amending the agreement as request. The Village Board will take action on this recommendation after the Plan Commission takes action on the Detailed Plan Approval.

The packet includes the developers construction cost estimates. Total project costs are $4,420,000. The developer will be responsible for all project costs. The January 1, 2020 property assessment is $8,119,000. Property taxes paid in 2020 were $132,440, based on a 2019 assessment value of $6,606,700. The estimated assessment value of the property upon completion is $11,213,000, assuming the Phase III value addition of 70% of the construction costs. Total property taxes paid on this property value would be $224,914. The majority of this tax payment is revenue to TID #3 used to reimburse the TID for expense related to development incentives and other public improvement projects. Upon closure of TID #3 (2027), the increase

tax revenue will be shared among all taxing entities. The Village will benefit immediately from impact fee revenues for the proposed development. Those fees include $19,238.04 in Park Improvement Impact Fees ($712.52 per unit), $73,437.30 in Park Land Impact Fees ($2,719.90 per unit) and $11,637 in Library Impact Fees ($431 per unit).

VILLAGE PLAN REFERENCE:

- 2019-2020 Village Board Goals. Evaluation of ways to become more business friendly and flexible for economic growth is included as in objective of the 2019-2020 Village Board Goals.
- 2017 Comprehensive Plan - property is identified for Mixed Use/Flex Commercial uses. Figure 4.1 (page 36) allows multiple family uses and PD zoning.
- 2010 Redevelopment District No. 1 Plan - property is identified for Mixed Use, Commercial/Residential. Phase II and Phase III property identified as blighted.
  2005 Terminal and Triangle District Plan - property is part of the Mixed Use Lakeview Village Subdistrict, providing opportunities for mixed-use, higher density development.
- 2004 TIF District #3 - property included in TID #3.

Copies of these plans are available on the Department website. www.mcfarland.wi.us/developmentplans

ORDINANCE REFERENCE:

Sec. 62.67, PD Planned Development District
Sec. 62-73, Terminal and Triangle Design Overlay Zoning District
Sec. 62-310, Site/Design Review

BOARD, COMMISSION OR COMMITTEE RECOMMENDATION:

Recommend approval of the Detailed Plan for Phase III of Waubesa Village, dated July 7th, 2020, conditioned on the following:

1. Addressing those conditions within the McFarland Fire & Rescue Department letter dated July 10, 2020.
2. Addressing those conditions within the Village Engineers letter dated July 17, 2020
3. Submittal of a final site plan to the Community Development Director addressing those conditions #1 and 2, along with any other conditions of approval by the Plan Commission.

ATTACHMENTS:

1. 4604 Siggelkow Raod - Waubesa Village - Plan Commission Application_06.08.2020
2. 4604 Siggelkow Road - Waubesa Village Phase 3 Cost Estimate_06.03.2020
3. 4604 Siggelkow Submittal-Phase 3 (6-8-2020)
4. 4604 Siggelkow Road - Waubesa Village Phase 3 - Site Plan Revisions_07.07.2020
5. Terminal and Triangle District Plan_Mixed Use Lakeview Design Guidelines_WV Phase III
6. InkedIMG_4282_LI
7. Waubesa Village Phase 3_Village Engineer Ltr_07.17.2020
8. 20200710 Waubesa Village Phase 3 Development Fire & Rescue Dept Postion

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

June 8, 2020

Village of McFarland
Attn: Andrew Bremer
5915 Milwaukee Street
McFarland, WI 53558-0110

Re: 4608 Siggelkow Road, Phase 3 – Zoning and Site Applications

Dear Mr. Andrew Bremer,

As we have discussed, I am requesting Village approvals for the Phase 3 Detailed Plan. Attached are the following:

1) Completed Plan Commission Application (1 original)
2) $400 check for the Site/Design Review
3) $405 check for the Zoning Amendment
4) $5,000 check for the Escrow Deposit
5) Planned Development District – Statement of Owners Intent, and Detailed Plan for Phase 3 Development (12 copies)
6) Exhibit #1: Existing Site (12 large copies plus 1 small copy)
7) Exhibit #2: Site Plan - Phase 3 Apartment Building (12 large copies plus 1 small copy)
8) Exhibit #3: Grading and Erosion Control Plans - Phase 3 Apartment Building (12 large copies plus 1 small copy)
9) Exhibit #4: Rendering Plan – Phase 3 Apartment Building (12 large copies plus 1 small copy)
10) Exhibits #5.1-5.2: Elevation Drawings for Phase 3 Apartment Building (12 large copies plus 1 small copy)
11) Exhibit #6: Utility Plan for Phase 3 Apartment Building (12 large copies plus 1 small copy)
12) Exhibits #7-8: Landscape and Lighting Plan for Phase 3 Apartments (12 large copies plus 1 small copy)
13) Exhibits #9.1-9.4: Floor Plans for Phase 3 Apartment Building (12 large copies plus 1 small copy)

Please let me know if you have any questions or comments,

Sincerely,

Ryan D. Quam, P.E.

FN: RQ-02-15

4604 Siggelkow Road, Suite A ♦ McFarland, Wisconsin 53558 ♦ www.quamengineering.com
Phone (608) 838-7750 ♦ Fax (608) 838-7752 ♦ E-mail rquam@quamengineering.com

Village of McFarland
Community Development Department

Plan Commission Application – 2020

~Application must be completed in full~

Applicant - Owner	Waubesa Village, LLC	Applicant's Agent	Ryan Quam
		Name	
Address	4604 Siggelkow Road, Suite A	Address	4604 Siggelkow Road, Suite A
Email	rquam@quamengineering.com	Email	rquam@quamengineering.com
Phone #	608-838-7750	Phone #	608-838-7750
Fax #	608-838-7752	Fax #	

Parcel No(s). 071034240551 **Type of Proposal – Please check boxes below that apply**

Requires Public Hearing (Class One)	FEES	Requires Public Hearing (Class Two)	FEES	Public Hearing Not required	FEES
☐ Preliminary Plat	$500+AF	☐ Conditional Use	$370+F	☐ Annexation	At cost
☐ Preliminary Plat (reapplication)	$500+BF	☐ Rezoning (map)	$405+	☐ Dev. Agreement Including Addendums	$400 F
☐ Certified Survey Map	$300+FG	☒ Zoning Amendment (text)	$405 +F	☐ Final Plat	$500 +CF
☐ Condominium	$300+EF	☐ Variance-Board of Zoning Appeals	$380+F	☐ Final Plat (reapplication)	$400 +DF
☐ Comprehensive Plan Amendment	$500+F			☒ Site/Design Review	$400 + F

+ = Plus publication and notification charges

A = Plus $50.00 per lot

B = Any preliminary plat which has previously been reviewed/revised within the last 36 months

C = Plus $50.00 for each lot within the final plat

D = Any final plat which has been previously reviewed or/ revised within the last 36 months

E = Plus $40.00 for each unit shown

F = Plus actual legal, engineering and financial consulting costs incurred by the Village

G = Plus $25.00 per lot for two or more lots.

Escrow Deposits (covers costs for outside consultants; e.g., engineers, attorneys, etc.)	
☒ R-E, R-3 & PD (up to 50 acres)	$5,000
☐ R-E, R-3 & PD (greater than 50 acres)	$10,000
☐ Commercial Site/Design Review (5,000 sq. ft. or more)	$2,000
☐ All Plats including condominiums	$5,000

Nature of the development proposal: Must provide address of proposed development, legal description, current zoning and description of proposal. (Attach additional paper if needed)

4608 Siggelkow Road, CSM No. 14104 V.95 P.55, Document No. 5192757. Currently zoned PD, Planned Development. Proposal to develop Phase 3 apartment building.

What action is the applicant requesting of the Plan Commission?

Approval of Zoning Amendment creating PDD to allow phase 3 development, Detailed Plan for Phase 3, and access over Village owned lot at 4902 Terminal Drive.

Has this specific proposal been previously discussed or acted upon by the Plan Commission?

☒ **YES** ☐ **NO** **(If "yes" state the nature and the date(s) of the previous application.)**

General Development Plan discussed during August 2015 Plan Commission Meeting

PLEASE READ AND SIGN AT THE BOTTOM ON THE REVERSE SIDE

Schedule: The Village of McFarland Plan Commission conducts meetings on the third Monday of each month at 7:00 p.m. at the McFarland Municipal Center in the Community Room. To ensure adequate time for staff review, and publication of legal notices; all potential agenda item materials -are required to be submitted per the schedule listed below. **Six (6) Copies** of all materials, **one (1) copy must be 8 ½ x 11, five (5) copies to be 11 x 17 and one (1) electronic copy** *(only one copy of application, completed in full, is necessary)* shall be submitted to the Community Development Department (608-838-3154), with fees paid **by *NOON of the deadline day**, according to the following schedule:

Village of McFarland Plan Commission 2020 Schedule

*Submittal Deadline Noon on:	For Scheduled 2020 Meeting date of:
December 12 (2019)	January Tuesday Jan. 21
January 7	February 17
February 11	March 16
March 10	April 20
April 7	May 18
May 12	June 15
June 9	July 20
July 7	August 17
August 11	September 21
September 8	October 19
October 6	November 16
November 3	December 21 (Pending)
December 8	(Pending) Tuesday, Jan. 19, 2021

*** Submittal deadline: No exceptions are given for above deadlines**

- **I understand failure to provide required materials/information/fees by the submittal deadline can result in this application being withdrawn for consideration by the Plan Commission. Materials submitted for review after the submittal deadline date, or incomplete submittals, will be held over until the next scheduled meeting.**
- **I understand any fees not paid for (i.e. legal notices, mailings, etc.) will require any permits to be withheld until all payments are made in full. In addition, all application fees are non-refundable.**

X _____ 6/8/2020

Signature of Applicant/Agent Date

Planned Development Infill District

Statement of Owners Intent,
and Detailed Plan for
Waubesa Village Phase 3 Development

Project:
Waubesa Village Development

Owner:
Waubesa Village, LLC
Attn: Ryan Quam

Statement of Owners Intent

It is the intent of the Owner to develop the lands controlled by the Owner as a Mixed Use development in general conformance with the TIF plan and previously approved General Plan. The purpose of this submittal is to seek the following Village approvals:

1) Detailed Plan for phase 3 development;
2) Zoning amendment creating the Planned Development District to allow phase 3 development;
3) Access over Village owned lot at 4902 Terminal Drive for project materials storage;

Legal Description

The lands controlled by the Owner addresses and legal descriptions are as follows:

1) Lot 1, C.S.M. 14104;

Existing Site

The Existing Site Plan is included as Exhibit #1 and site features are as follows:

1) 4.73 total acres;
2) Phase 1 and 2 developments have been completed per the plans.
3) Detention pond has been installed and is sized for all three phases of development.
4) Existing single family and multifamily apartments are adjacent to the east;
5) Existing mini-warehouse facility is adjacent to the north;
6) Existing U.S. Oil Terminal is adjacent to the west;
7) Siggelkow Road and Brandt Park are adjacent to the south;
8) Private sanitary sewer and water main has been extended to serve phase 3 of development;

Description of Detailed Plan for Phase 3 Development

A three story 27-unit apartment building as the third phase of development and the details are as follows:

1) The Site Plan is included as Exhibit #2 with features as follows:
   - 11,300 square foot footprint;
   - 175 feet long;
   - 72 feet deep;
   - 23 above ground parking stalls;
2) The Grading Plan is included as Exhibit #3 with features as follows:
   - Underground garage entrance on the north side of the building;
   - First floor doors on the west side of the building;
   - Garage floor doors on the north side of the building;
   - Retaining walls to accommodate the natural grade changes;
3) The Rendering is included as Exhibit #4
   - Intended to meet the TIF goal to "vary building facades by using different but complementary colors, material arrangements, well setbacks (staggered facades), roof lines, and/or windows";
4) The Exterior Elevations drawing are included as Exhibit #5.1 and 5.2
   - Intended to meet the TIF goal to "emphasize high quality natural building wall materials such as brick, block, and glass - particularly on the first floor";
   - Materials include single hung vinyl windows, aluminum railing systems, thin stone veneer, fiber-cement lap siding, and fiber-cement siding panels with reveal joints;

- Roof materials include three dimensional asphalt shingles and standing seam metal accent roofs;

5) The Utility Plan is included as Exhibit #6
   - The existing 6" sanitary lateral will be extended to serve building "C";
   - The existing 6" water service will be extended to serve building "C";
   - Inlets and catch basins will collect runoff from all impervious areas and storm sewer will carry runoff to the rain garden and detention pond;
6) The Landscape Plan is included as Exhibit #7
7) The Lighting Plan is included as Exhibit #8
8) The Apartments Garage Floor Plan is included as Exhibit #9.1
   - Tenant storage and mechanical rooms in the garage;
   - 31 parking stalls;
9) The Apartments First Floor Plan is included as Exhibit #9.2
   - 8,912 approximate apartments area;
   - Six two bedrooms;
   - Three one bedrooms;
   - Each unit will have individual washers and dryers and private balconies;
10) The Apartments Second Floor Plan is included as Exhibit #9.3
    - 8,912 approximate apartments area;
    - Six two bedrooms;
    - Three one bedrooms;
    - Each unit will have individual washers and dryers and private balconies;
11) The Apartments Third Floor Plan is included as Exhibit #9.4
    - 9,712 approximate apartments area;
    - Four two bedroom with lofts;
    - Two two bedrooms;
    - Three one bedrooms;
    - Each unit will have individual washers and dryers and private balconies;

Planned Development District Standards and Responses

Section 62-67(4) lists the standards shall apply in the review of all general or detailed plans proposed for the Planned Development District. The standards and this submittals responses are as follows:

a) "*The uses proposed in the planned development shall be in general conformance with the Village Comprehensive Plan*". The proposed Detailed Plan for Phase 3 Development is in general conformance with the "Mixed-use Lakeview Village Subdistrict" guidelines of the "Terminal and Triangle District Plan".

b) "*The establishment, maintenance or operation of the uses proposed in the planned development shall not substantially impair or diminish the use value and enjoyment of other properties within the neighborhood*". The proposed Detailed Plan for Phase 3 Development will not substantially impair or diminish the use value and enjoyment of the adjacent properties.

c) "*Traffic circulation into and within the development shall be designed to minimize traffic congestion and traffic hazards, provide for the accessibility of all uses and buildings and also provide for the safe and convenient movement of both vehicles and pedestrians*". The proposed parking stalls will connect to the existing 24' wide driveway will provide safe and convenient movement of vehicles. The proposed adjacent sidewalk will connect to existing sidewalks and will provide safe movement for pedestrians.

d) "*The planned development shall incorporate environmental design considerations, including the preservation of topography, trees and ground cover, streams and*

natural bodies of waters, and other significant natural features and control of erosion and runoff in accord with the Village Erosion Control and Stormwater Management Ordinances". There are no existing environmental features to preserve. The proposed development will include storm sewer, rain garden, and detention pond to meet Village Erosion Control and Stormwater Management Ordinances. The Landscape Plan will meet Village landscaping ordinances.

e) "*The planned development shall provide for convenient and harmonious groups of buildings, structures and uses; and buildings shall be spaced and sited to ensure adequate safety, light, ventilation and privacy*". The three proposed buildings will be designed with similar materials and architectural style and will be located over one-hundred feet apart to maximize privacy.

f) "*In a planned development for residential use, adequate open space and recreational areas shall be provided in appropriate locations, and all public and common open spaces shall be designed and located to provide safe and convenient access to residents*". There are no recreational areas proposed as a part of this planned development but Brandt Park, the future bike trail, and McDaniel Park will provide nearby recreational opportunities. The lawn and landscaped areas will provide a common open space that is safe and accessible to residents.

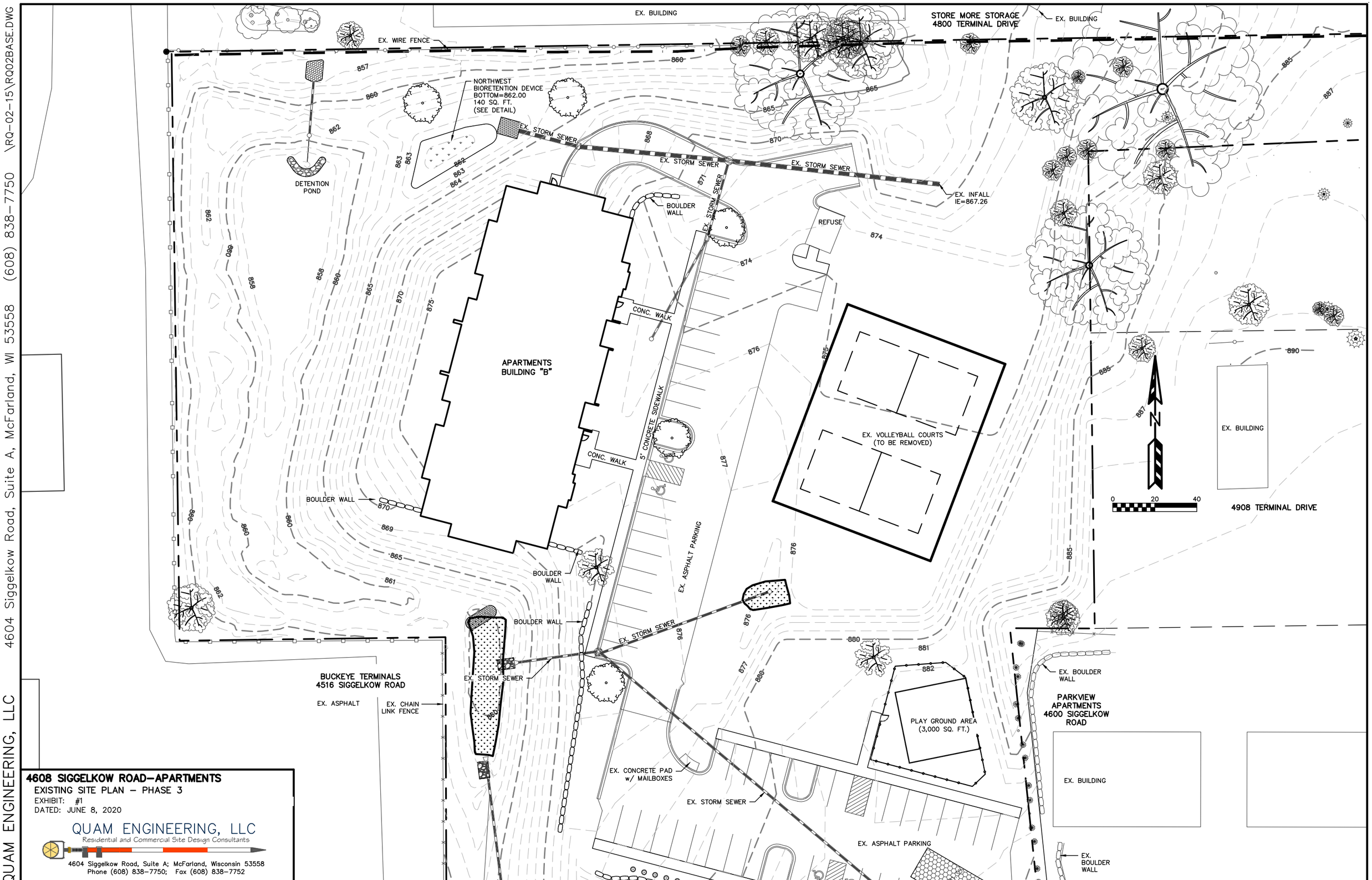
g) "*Planned Development Districts housing impacts on community resources in the same manner as other new development, which are characterized by division of land into lots. In particular, the additional population density places demands upon Village parks and recreation areas. Accordingly, each dwelling unit newly established shall be required to dedicate land or provide fees in lieu of land, in accordance with the procedures set forth in Section 62-64*". The existing 47 dwelling units and proposed 27 dwelling units will provide $304,510 of fees-in-lieu of parkland dedication, $32,851 in Park Improvement fees, and $31,894 in Library Impact fees.

h) "*The planned development will not adversely affect the ability of public agencies to provide school or other municipal services*". The planned development will not adversely affect the ability of public agencies to provide school or other municipal services

i) "*The width of street rights-of-way, width of paving, width and location of street or other paving, outdoor lighting, location of sewer and water lines, provision for stormwater drainage or other similar environmental engineering considerations shall be based on a determination and the appropriate standards necessary to implement the specific function in the specific situation; provided, however, that in no case shall standards be less than those necessary to ensure the public safety and welfare as determined by the Village*". The constructions will meet Village and State requirements.

j) "*The proponents of a Planned Development District application shall provide evidence satisfactory to the Village Board of its economic feasibility of available adequate financing and that it would not adversely affect the economic prosperity of the Village or the values of surrounding properties*". The applicant feels that this proposal will be a benefit to the Village and not adversely affect surrounding properties;

k) "*The proponents of a Planned Development District shall submit a reasonable schedule for the implementation of the development of the development to the satisfaction of the Village Board, including suitable provisions for assurance that each phase could be brought to completion in a manner that would not result in an adverse effect upon the community as a result of termination at that point*". The proposed phase 3 building anticipated completion date is May 31, 2021.

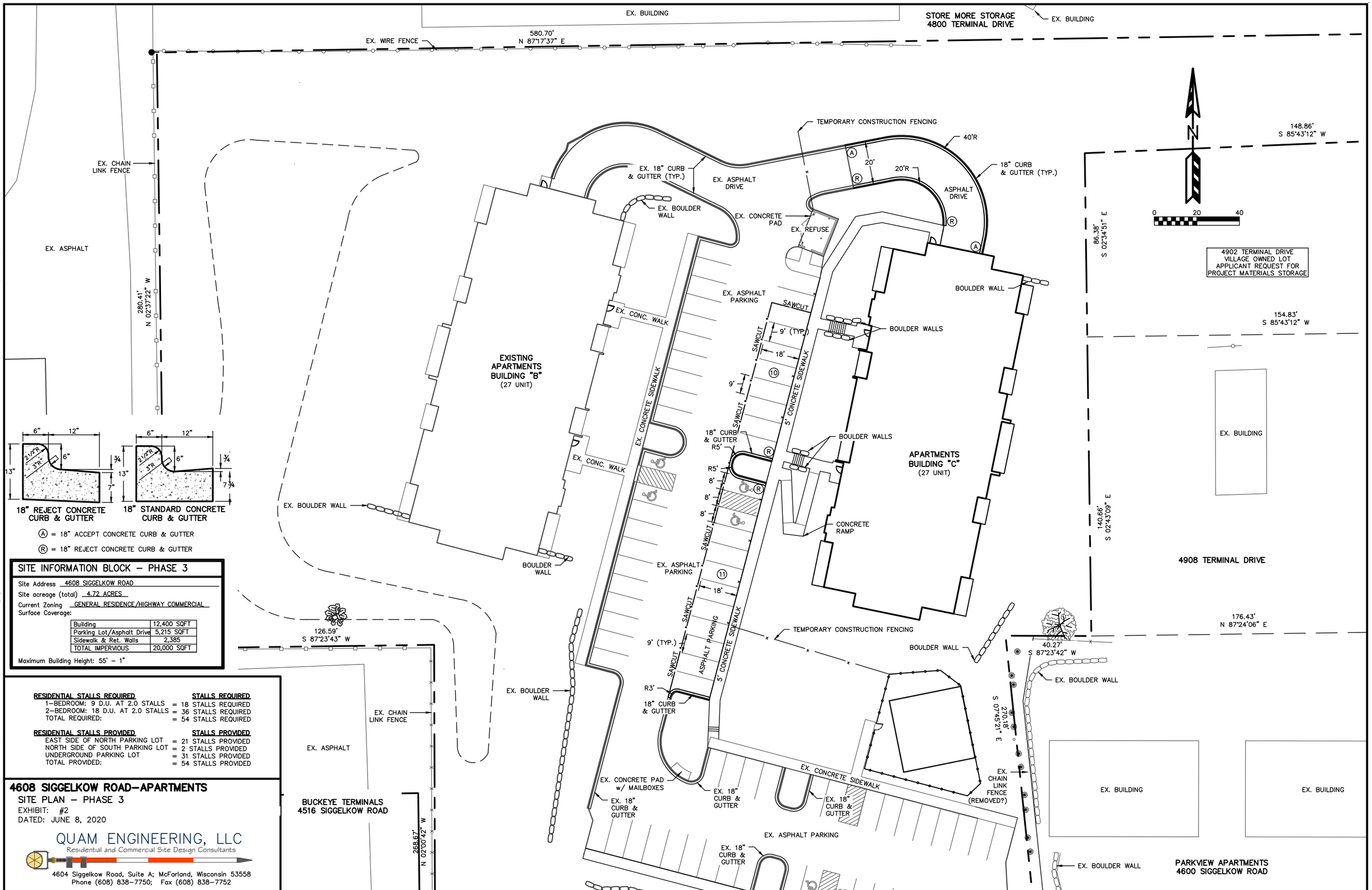


4608 SIGGELKOW ROAD–APARTMENTS
EXISTING SITE PLAN – PHASE 3
EXHIBIT: #1
DATED: JUNE 8, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838–7750 \RQ-02-15\RQ02BASE.DWG

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG



18" REJECT CONCRETE CURB & GUTTER

18" STANDARD CONCRETE CURB & GUTTER

Ⓐ = 18" ACCEPT CONCRETE CURB & GUTTER

Ⓡ = 18" REJECT CONCRETE CURB & GUTTER

SITE INFORMATION BLOCK – PHASE 3

Site Address 4608 SIGGELKOW ROAD

Site acreage (total) 4.72 ACRES

Current Zoning GENERAL RESIDENCE/HIGHWAY COMMERCIAL

Surface Coverage:

Building	12,400 SQFT
Parking Lot/Asphalt Drive	5,215 SQFT
Sidewalk & Ret. Walls	2,385
TOTAL IMPERVIOUS	20,000 SQFT

Maximum Building Height: 55' – 1"

RESIDENTIAL STALLS REQUIRED	STALLS REQUIRED
1–BEDROOM: 9 D.U. AT 2.0 STALLS	= 18 STALLS REQUIRED
2–BEDROOM: 18 D.U. AT 2.0 STALLS	= 36 STALLS REQUIRED
TOTAL REQUIRED:	= 54 STALLS REQUIRED

RESIDENTIAL STALLS PROVIDED	STALLS PROVIDED
EAST SIDE OF NORTH PARKING LOT	= 21 STALLS PROVIDED
NORTH SIDE OF SOUTH PARKING LOT	= 2 STALLS PROVIDED
UNDERGROUND PARKING LOT	= 31 STALLS PROVIDED
TOTAL PROVIDED:	= 54 STALLS PROVIDED

4608 SIGGELKOW ROAD–APARTMENTS

SITE PLAN – PHASE 3

EXHIBIT: #2

DATED: JUNE 8, 2020

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558

Phone (608) 838–7750; Fax (608) 838–7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG

EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION MATTING AND ASSOCIATED RESTORATION TO BE COMPLETED WITHIN 14 DAYS OF FINISH GRADING.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

OCTOBER 1, 2020 – MAY 31, 2021	CONSTRUCT BUILDING "C" AND PARKING LOT "C" AND RESTORE DISTURBED AREAS.
MAY 31, 2021	APPLY TEMPORARY MULCH TO UNRESTORED AREAS.
JUNE 1–30, 2021	INSTALL BIORETENTION DEVICE AND INFILTRATION AREA.

RESTORATION NOTES:

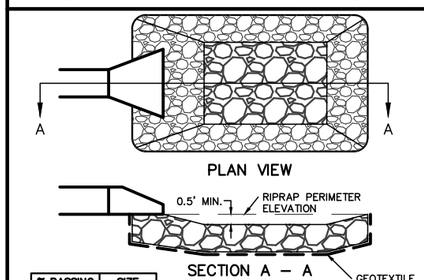
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16% PHOSPHORIC ACID, NOT LESS THAN 8% POTASH, NOT LESS THAN 8%.

OWNER:
WAUBESA VILLAGE, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD
MCFARLAND, WI 53558

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

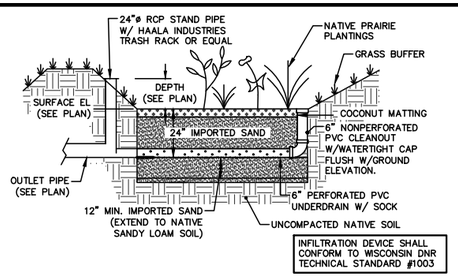


% PASSING BY WEIGHT	SIZE (INCHES)
100	20
50–85	15
20–50	10
5–20	5
0–5	2

RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE PIECES SHALL BE WELL GRADED, RANGING IN DIAMETER AS DESCRIBED IN THE ADJACENT CHART.

SIZES CALCULATED IN BEST D.5.2

RIPRAP DETAIL



NATIVE PRAIRIE PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

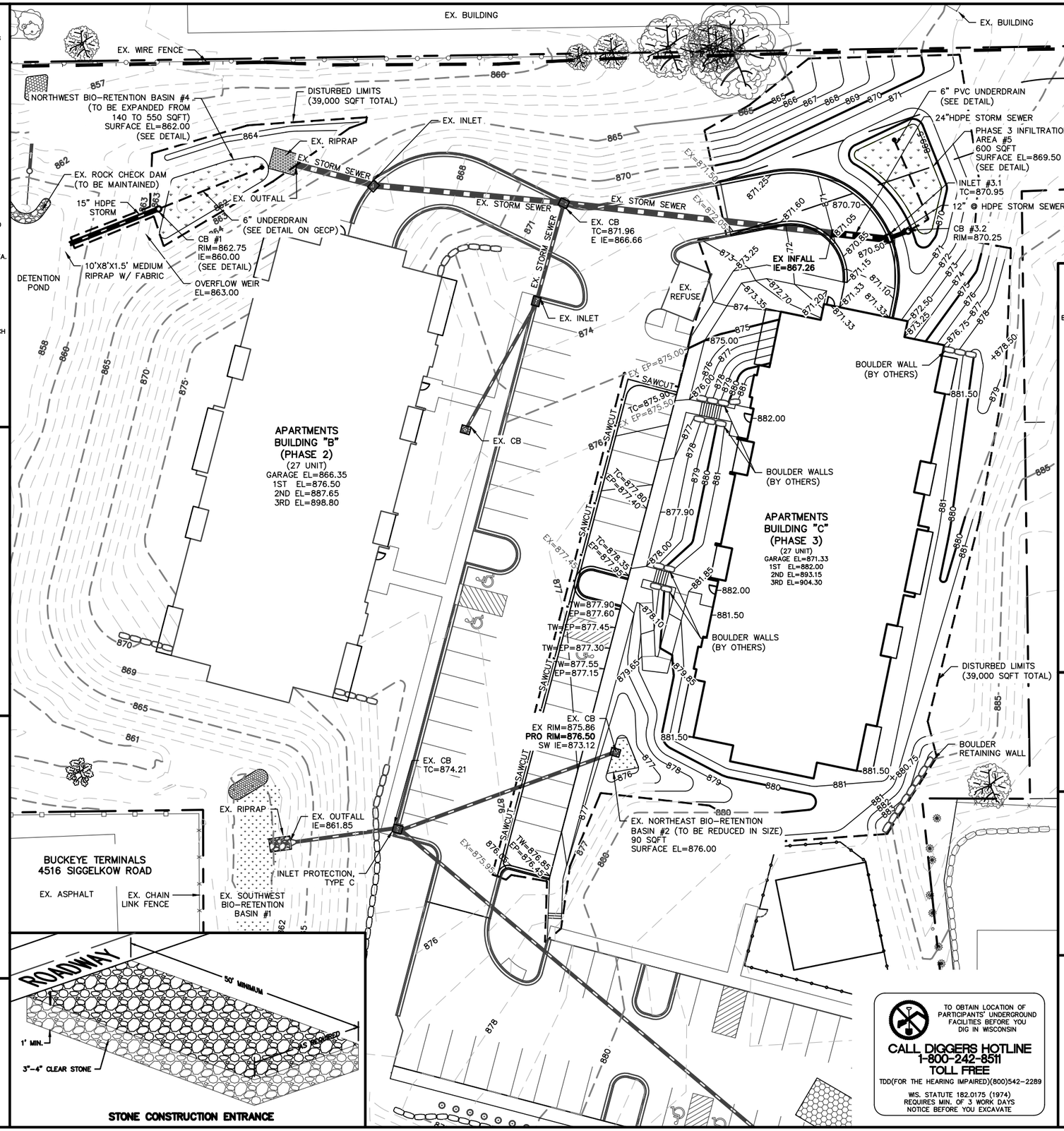
TO PREVENT COMPACTION OF IMPORTED SOILS AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE INFILTRATION AREA.

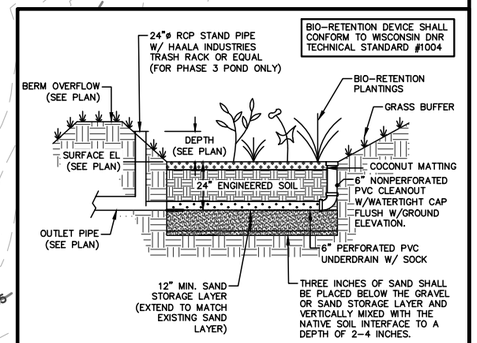
PHASE 3 INFILTRATION AREA DETAIL

4608 SIGGELKOW ROAD–APARTMENTS

GRADING AND EROSION CONTROL PLAN
EXHIBIT: #3
DATED: JUNE 8, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752





SEE PLAN VIEW FOR ELEVATIONS AND OTHER INFORMATION.

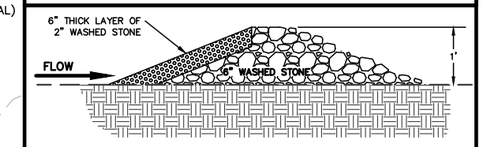
ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5–6.5
COMPOST SHALL MEET WDNR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 – 0.04 INCHES IN DIA.

BIO–RETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

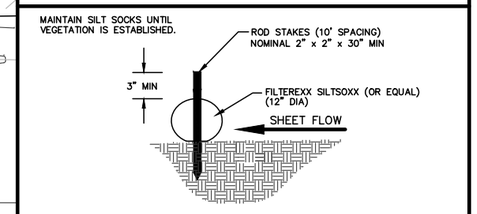
TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO–RETENTION AREA.

CONTRACTOR SHALL PROVIDE COPY OF DELIVERY TICKET OR INVOICE FOR ENGINGEERED SOIL & SAND STORAGE LAYER FOR AS–BUILT CERTIFICATION PURPOSES.

NORTHWEST BIO–RETENTION BASIN DETAIL



ROCK CHECK DAM DETAIL



SILT SOCK DETAIL

STONE CONSTRUCTION ENTRANCE

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289

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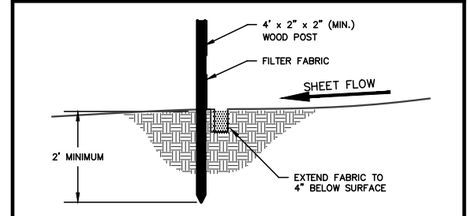
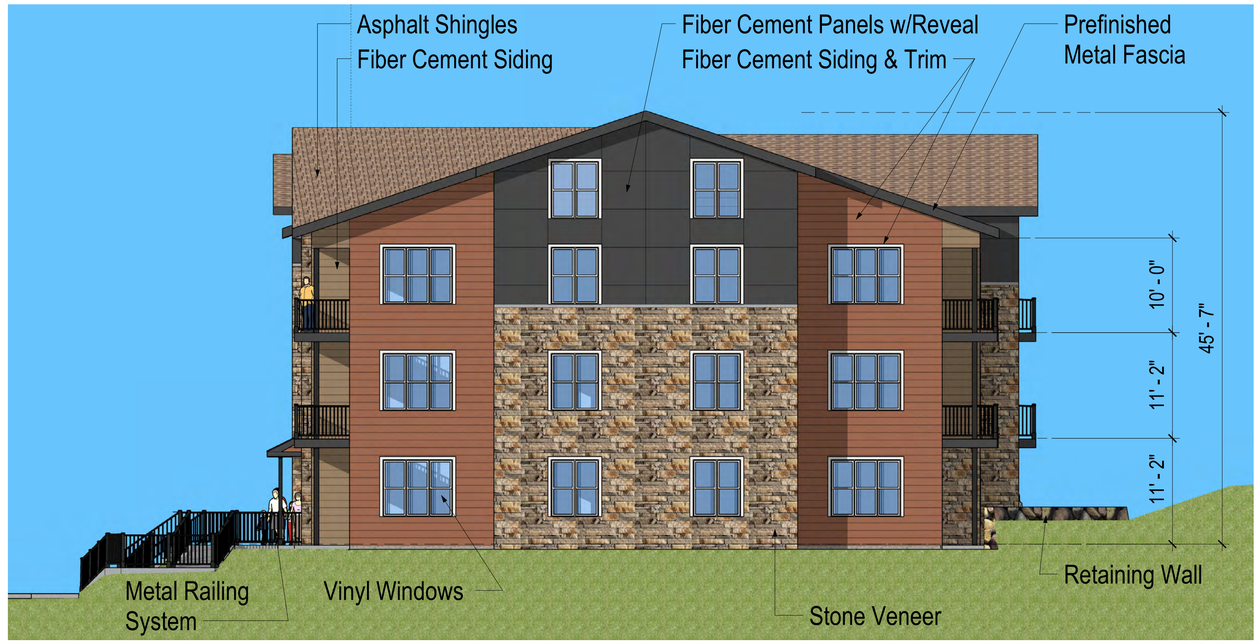
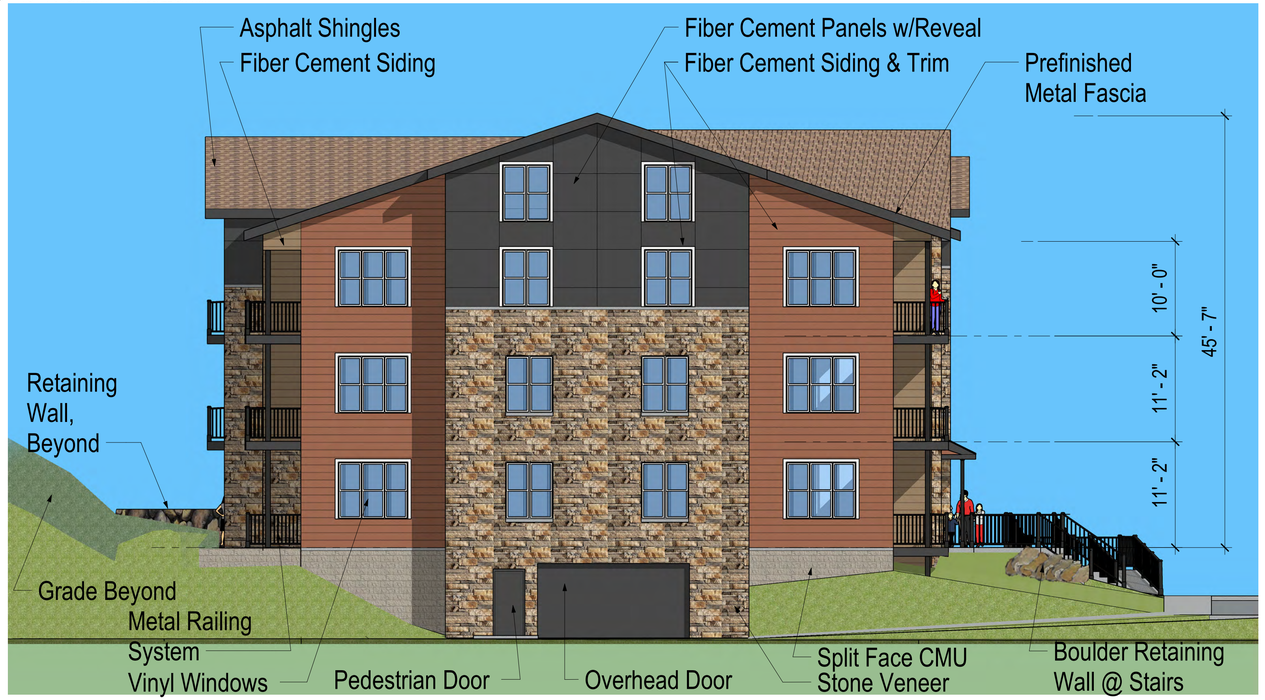


SILT FENCE CONSTRUCTION (SHEET FLOW)



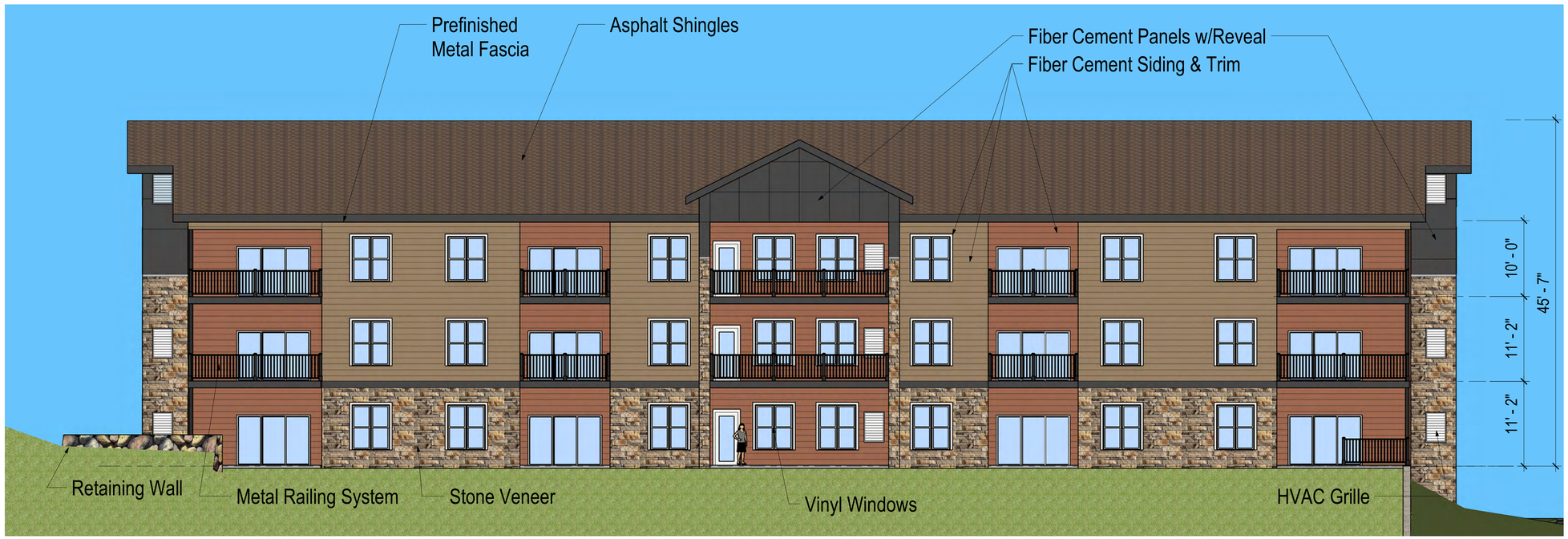
2 **Phase 3 - South Elevation**
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

0' 2' 4' 8'



1 **Phase 3 - North Elevation**
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

0' 2' 4' 8'



1 **Phase 3 - East Elevation**
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

0' 2' 4' 8'

2 **Phase 3 - West (Front) Elevation**
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

0' 2' 4' 8'

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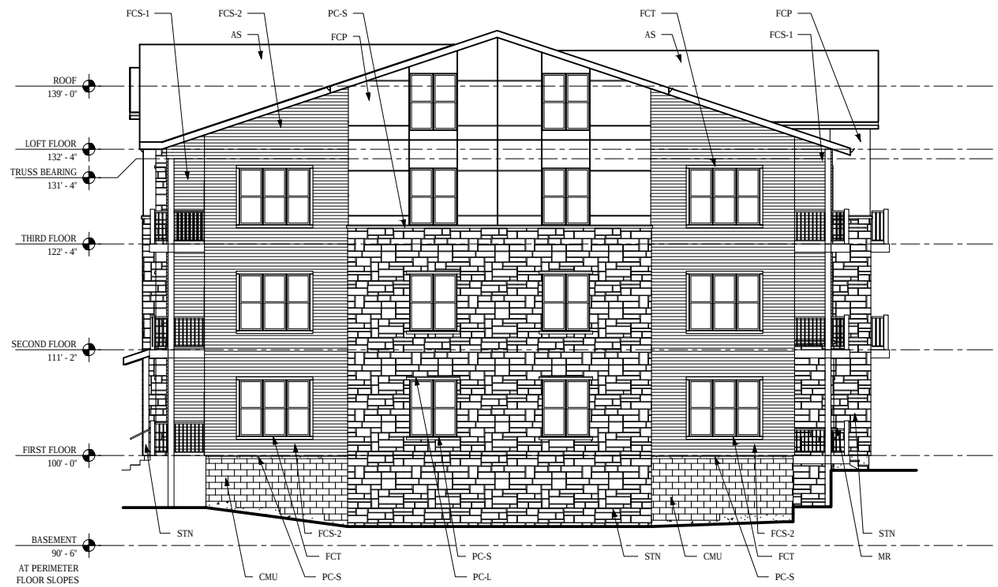
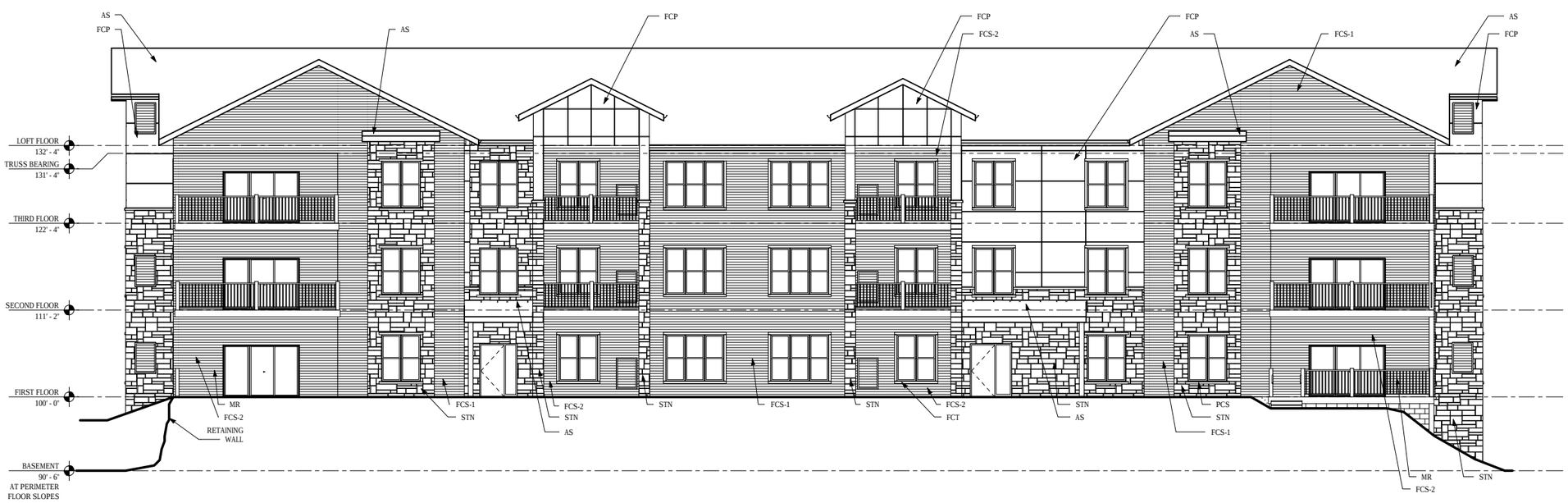


2 SOUTH ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



1 WEST ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND

FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA
FCP	FIBER CEMENT PANELS	JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING
FCT	FIBER CEMENT TRIM	COLOR TO MATCH SOFFIT AND FASCIA 1X4 @ WINDOWS, TYP. 1X10 @ BAND BOARD 1X12 @ FRIEZE BOARD
STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE WATER TABLE SILL - COLOR "BROWN" DUTCH QUALITY STONE PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
CMU	SPLIT-FACE CMU	COUNTY MATERIALS 01-034A CLIFF GRAY
PCS	PRE CAST SILL	
PCL	PRE CAST LINTEL	
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)	
MR	METAL RAILING SYSTEM	

GENERAL NOTES

A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.

B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.

C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.

WAUBESA VILLAGE – PHASE III
EXTERIOR ELEVATIONS
EXHIBIT: #5.1
DATED: JUNE 8, 2020

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Phone (608) 838-7750; Fax (608) 838-7752

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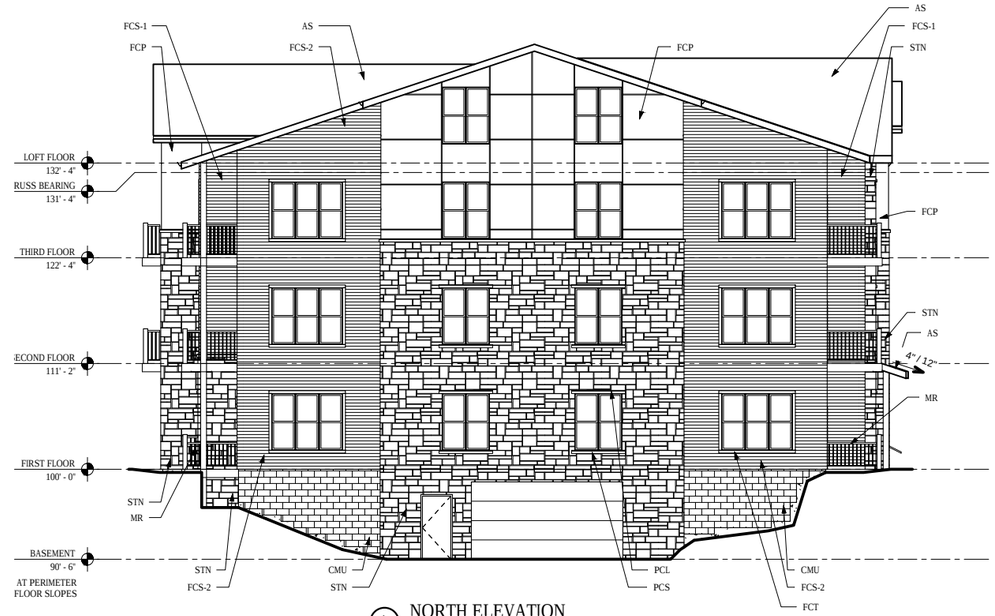
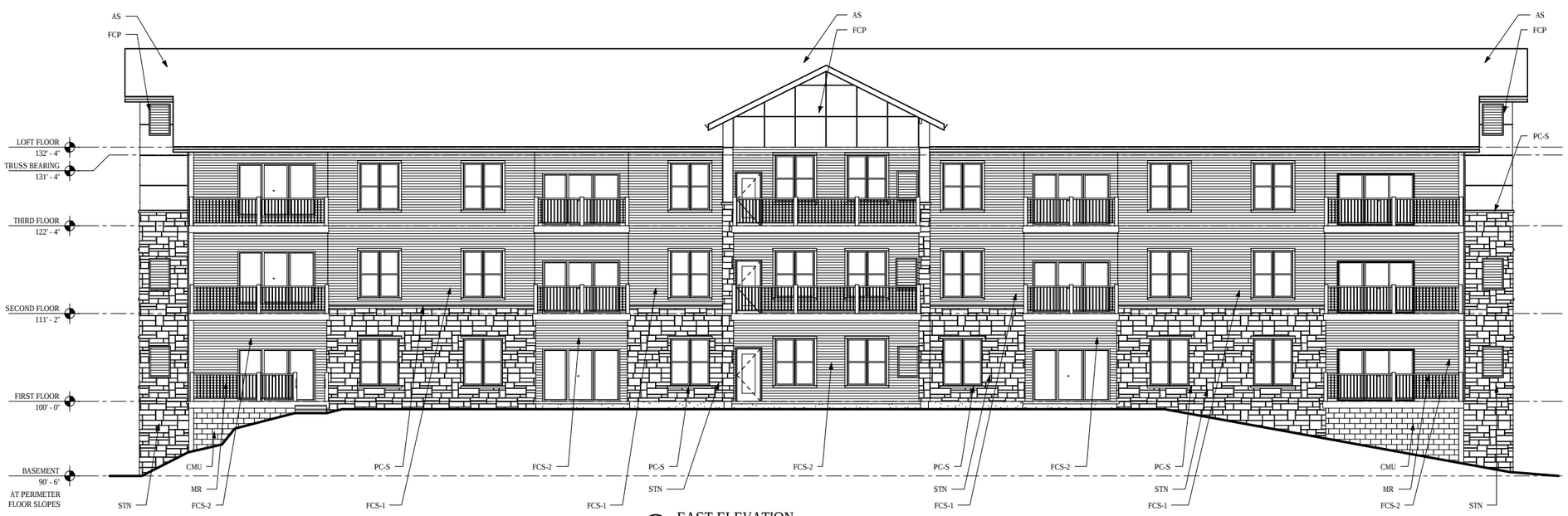


1 NORTH ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17



2 EAST ELEVATION
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

EXTERIOR ELEVATIONS GENERAL NOTES AND LEGEND

LEGEND

FCS-1	FIBER CEMENT SIDING	SW 6102 - PORTABELLO
FCS-2	FIBER CEMENT SIDING	SW 2803 - TERRA COTTA
FCP	FIBER CEMENT PANELS	JH - IRON GRAY
TRIM	VERTICAL REVEAL TRIM	TAMLYN - PAINTED TO MATCH SIDING
FCT	FIBER CEMENT TRIM	COLOR TO MATCH SOFFIT AND FASCIA 1X4 @ WINDOWS, TYP. 1X10 @ BAND BOARD 1X12 @ FRIEZE BOARD
STN	STONE VENEER	CYPRESS DRY STACK DUTCH QUALITY STONE WATER TABLE SILL - COLOR "BROWN" DUTCH QUALITY STONE PROVIDE SILL @ WINDOW BASE, HEAD AND TOP OF STONE
CMU	SPLIT-FACE CMU	COUNTY MATERIALS 01-034A CLIFF GRAY
PCS	PRE CAST SILL	
PCL	PRE CAST LINTEL	
PMF	PREFINISHED METAL FASCIA - MUSKET (ROLLEX)	
MR	METAL RAILING SYSTEM	

GENERAL NOTES

A. NOT ALL MASONRY PENETRATIONS SHOWN, COORDINATE WITH MEP CONTRACTORS.

B. REFER TO WINDOW TYPE SHEET A6.2 FOR ALL WINDOW INFORMATION.

C. CONTROL JOINTS CONTINUOUS FROM TOP OF FOUNDATION TO TOP OF WALL.

WAUBESA VILLAGE – PHASE III
EXTERIOR ELEVATIONS
EXHIBIT: #5.2
DATED: JUNE 8, 2020

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Residential and Commercial Site Design Consultants
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4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

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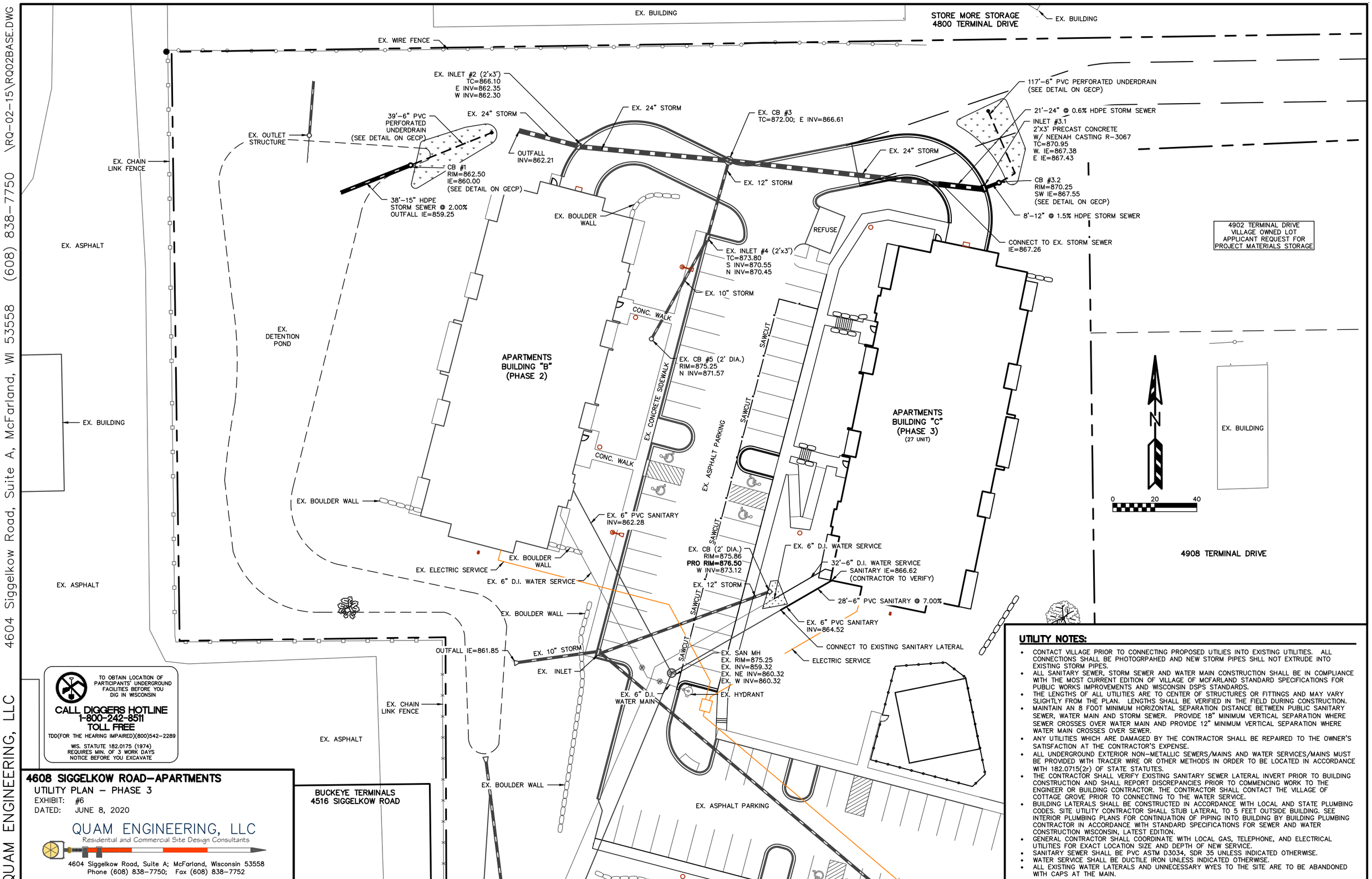

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
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WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

4608 SIGGELKOW ROAD-APARTMENTS
UTILITY PLAN - PHASE 3
EXHIBIT: #6
DATED: JUNE 8, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

UTILITY NOTES:

- CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE PHOTOGRPAHED AND NEW STORM PIPES SHLL NOT EXTRUDE INTO EXISTING STORM PIPES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT EDITION OF VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS AND WISCONSIN DSPS STANDARDS.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
- THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF COTTAGE GROVE PRIOR TO CONNECTING TO THE WATER SERVICE.
- BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
- SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.
- WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE.
- ALL EXISTING WATER LATERALS AND UNNECESSARY WYES TO THE SITE ARE TO BE ABANDONED WITH CAPS AT THE MAIN.

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG

BUILDING LANDSCAPE PLANTLIST (PHASE 3)

KEY	QUAN	SIZE	COMMON NAME	ROOT	POINTS
	3		**Large Deciduous Trees (40 Points)**		**120**
ABM	3	2"	Autumn Blaze Maple	BB	120
	2		**Medium deciduous shrubs (3 Points)**		**6**
DBB	2	24"	Dwarf Burning Bush	Pot	6
	26		**Low deciduous shrubs (1 Points)**		**26**
AC	8	18"	Alpine Currant	Pot	8
MCS	18	18"	Magic Carpet Spirea	Pot	18
	13		**Medium evergreen Shrub (5 Points)**		**65**
EA	10	4'	Emerald Arborvitae	BB	50
SJ	3	24"	Sargent Juniper	Pot	15
			Total Landscape Points Provided - Phase 3:		**217**

Landscape Worksheet (Phase 3)

4608 Siggelkow Road - Apartments

Village of McFarland

Landscape Point Calculations
Minimum Points Required for CG Zoning District

	Site Measurement	Points Calculation	Points Required
Building Foundation (FT)	566 FT	40 Per 100 FT	226
G.F.A. (SF)	33,924 SF	10 Per 1,000 SF	339
Street Frontage FT)	0 FT	40 Per 100 FT	0
Paved Area (SQ)	14,050 SF	80 Per 10,000 SF	112
677 Total Points Required (Phase 3)			

(Ord. No. 2011-06, 1, 5-23-2011)

Points Required - Phase 1	838
Points Required - Phase 2	677
Points Required - Phase 3	677
Total Points Required	2192

Points Provided - Phase 1	1767
Points Provided - Phase 2	351
Points Provided - Phase 3	217
Total Points Provided	2335

4608 SIGGELKOW ROAD – APARTMENTS
LANDSCAPE PLAN – PHASE 3
EXHIBIT: #7
DATED: JUNE 8, 2020

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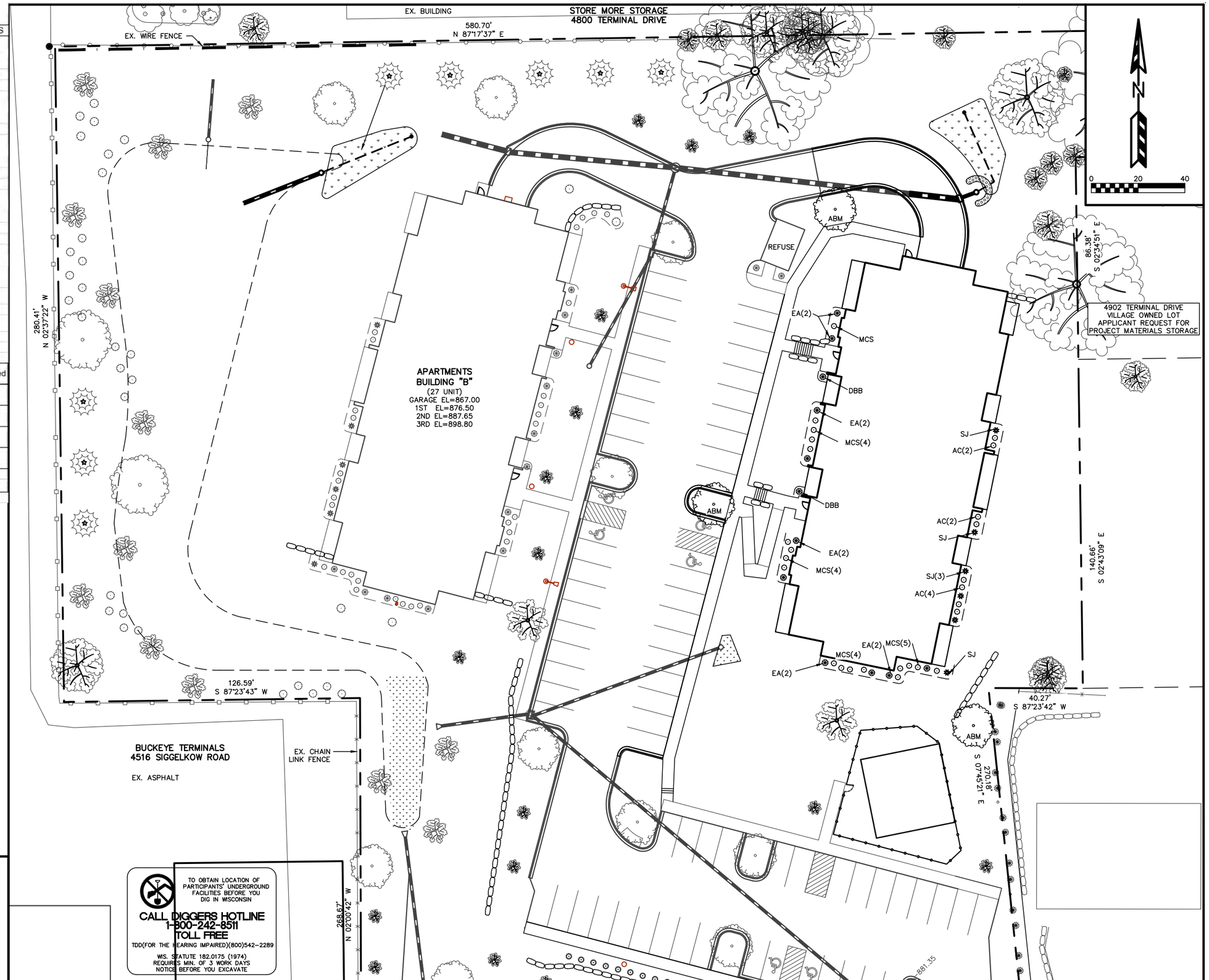
Residential and Commercial Site Design Consultants
4604 Siggelkow Road; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



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4608 SIGGELKOW ROAD – APARTMENTS

LIGHTING PLAN – PHASE 3

EXHIBIT: #8

DATED: JUNE 8, 2020

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

4604 Siggelkow Road; McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752

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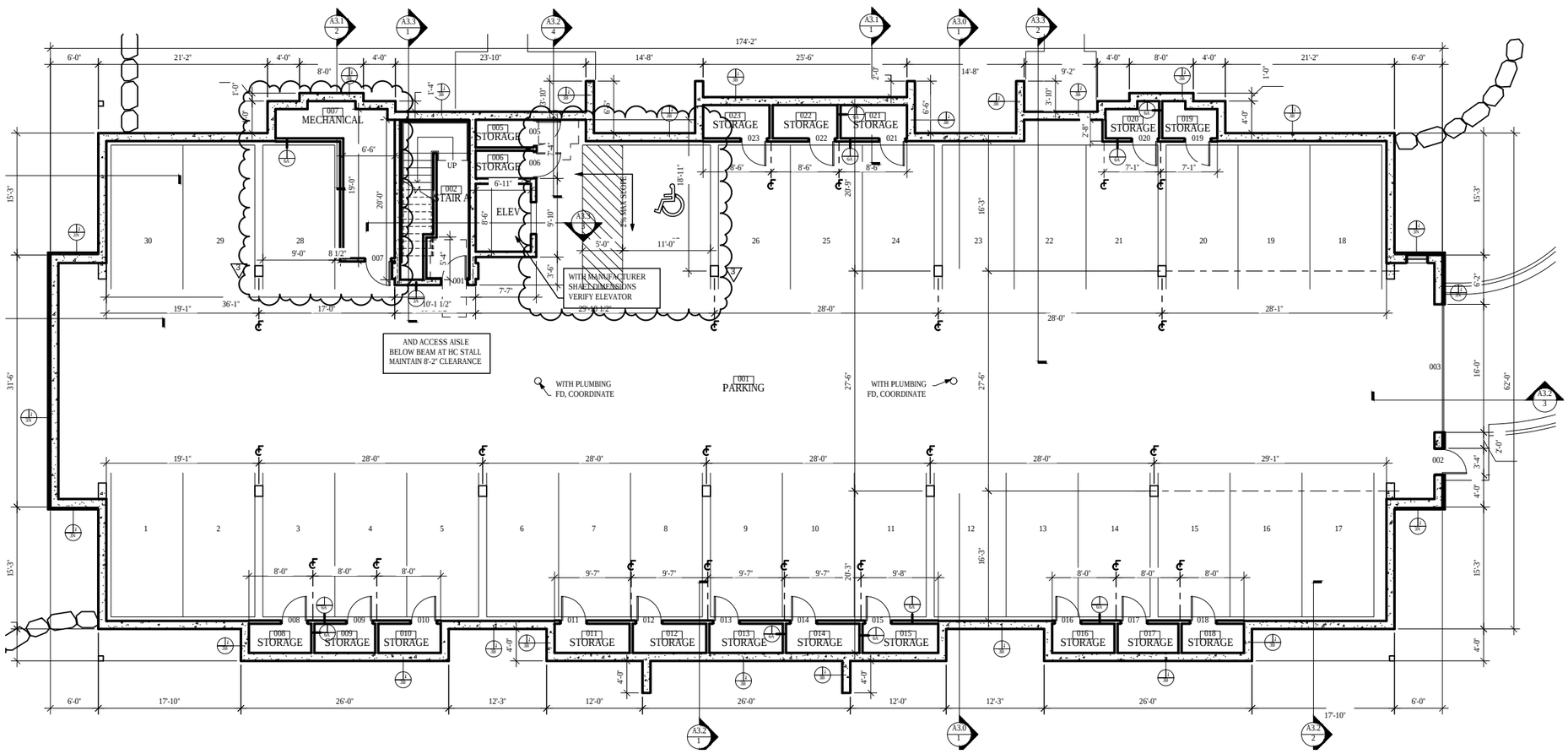

1 BASEMENT PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

NORTH

0' 2' 4' 8'

FLOOR PLAN GENERAL NOTES

A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.

B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.

C. PROVIDE VERTICAL CONTROL JOINTS (CJ'S) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.

D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.

E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ ELECTRICAL.

F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).

G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.

H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).

I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.

J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.

K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.

L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

WAUBESA VILLAGE – PHASE III
BASEMENT FLOOR PLAN
EXHIBIT: #9.1
DATED: JUNE 8, 2020

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Residential and Commercial Site Design Consultants
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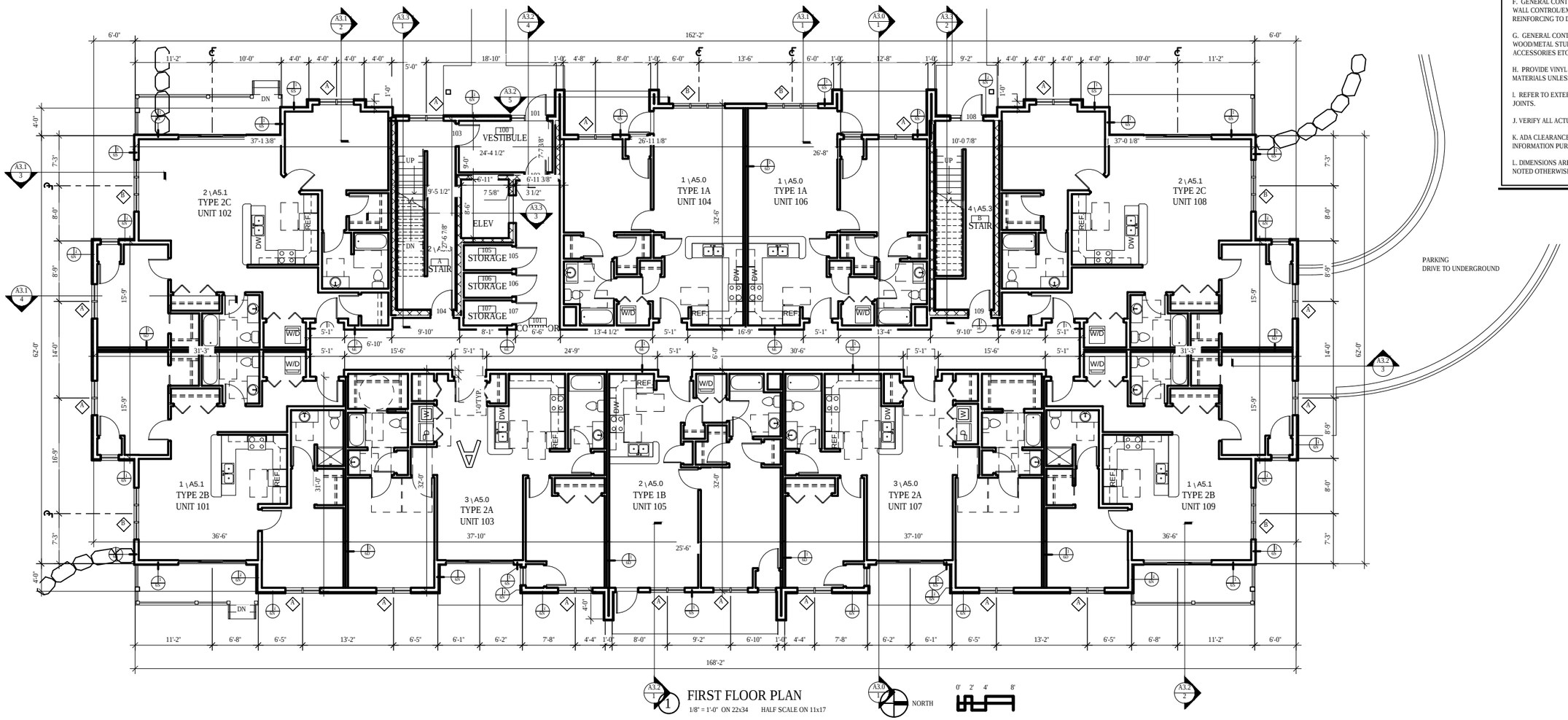


FIRST FLOOR PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

FLOOR PLAN GENERAL NOTES

A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.

B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.

C. PROVIDE VERTICAL CONTROL JOINTS (CJ'S) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.

D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.

E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ ELECTRICAL.

F. GENERAL CONTRACTOR TO INSTALL FOAM FILLER AT ALL MASONRY WALL CONTROL/EXPANSION JOINTS AND SEAL BOTH SIDES (WALL REINFORCING TO DISCONTINUE AT JOINTS).

G. GENERAL CONTRACTOR TO PROVIDE WOOD BLOCKING BETWEEN WOOD/METAL STUDS AS REQUIRED FOR CASEWORK/HANDRAIL/TOILET ACCESSORIES ETC. MOUNTING.

H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).

I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.

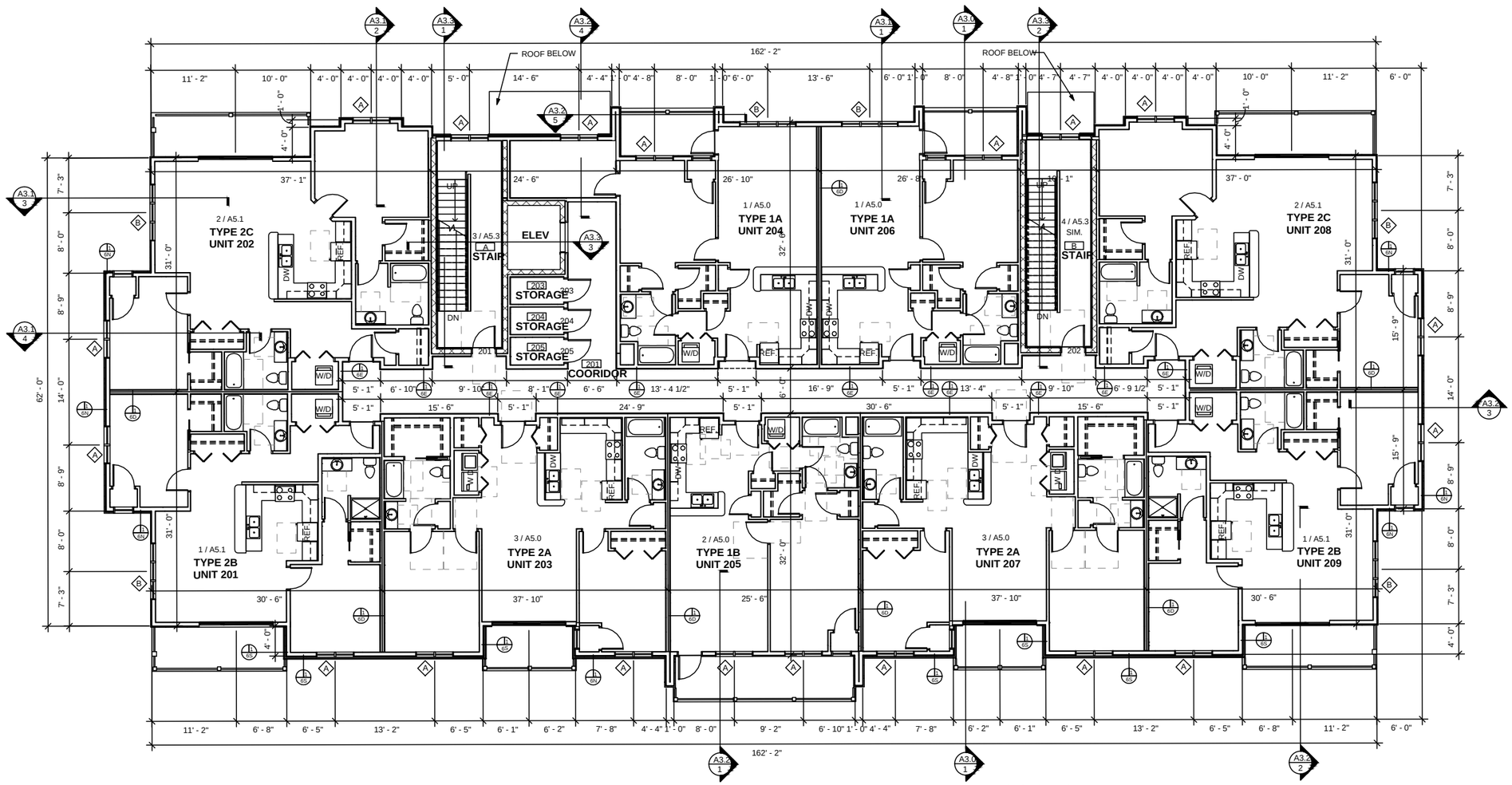
J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.

K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.

L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

WAUBESA VILLAGE – PHASE III
FIRST FLOOR PLAN
EXHIBIT: #9.2
DATED: JUNE 8, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
4604 Siggelkow Road, Suite A – McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752



1 SECOND FLOOR PLAN

1/8" = 1'-0" ON 22x34HALF SCALE ON 11x17

NORTH

0' 2' 4' 8'

FLOOR PLAN GENERAL NOTES

A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.

B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.

C. PROVIDE VERTICAL CONTROL JOINTS (CJ'S) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.

D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.

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H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).

I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.

J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.

K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.

L. DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD UNLESS NOTED OTHERWISE.

WAUBESA VILLAGE - PHASE III
SECOND FLOOR PLAN
EXHIBIT: #9.3
DATED: JUNE 8, 2020

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QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A - McFarland, WI 53558 (608) 838-7750 C:\Users\CGibbons\Documents\17043 - Waubesa Village Phase II_cgibbons@dimensionivmadison.com.rvt
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FLOOR PLAN GENERAL NOTES

A. SEE SHEET A5.0 - 5.3 FOR LARGE SCALE PLANS.

B. SEE SHEET A6.2 FOR INTERIOR ELEVATIONS.

C. PROVIDE VERTICAL CONTROL JOINTS (CJ'S) WHERE STRUCTURAL SYSTEMS CHANGE, LOCATIONS THAT ARE PRONE TO CRACKING AND AS REQUIRED BY MANUFACTURES INSTALLATION RECOMMENDATIONS.

D. VERIFY SIZE AND LOCATIONS OF ALL MECHANICAL OPENINGS. GENERAL CONTRACTOR TO PAINT AND SEAL LOUVER PERIMETER, TYPICAL.

E. GENERAL CONTRACTOR TO PROVIDE CONCRETE EQUIPMENT PADS/CURBS AS REQUIRED FOR MECHANICAL/ELECTRICAL EQUIPMENT. VERIFY SIZE/PROFILE/LOCATION WITH PLUMBING/MECHANICAL/ ELECTRICAL.

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H. PROVIDE VINYL CARPET EDGE AT ALL CARPET TO DISSIMILAR FLOOR MATERIALS UNLESS NOTED OTHERWISE (U.N.O.).

I. REFER TO EXTERIOR ELEVATIONS FOR EXTERIOR WALL CONTROL JOINTS.

J. VERIFY ALL ACTUAL CHASE DIMENSIONS WITH HVAC CONTRACTOR.

K. ADA CLEARANCE CIRCLES AND BOXES SHOWN ON PLAN ARE FOR INFORMATION PURPOSES ONLY.

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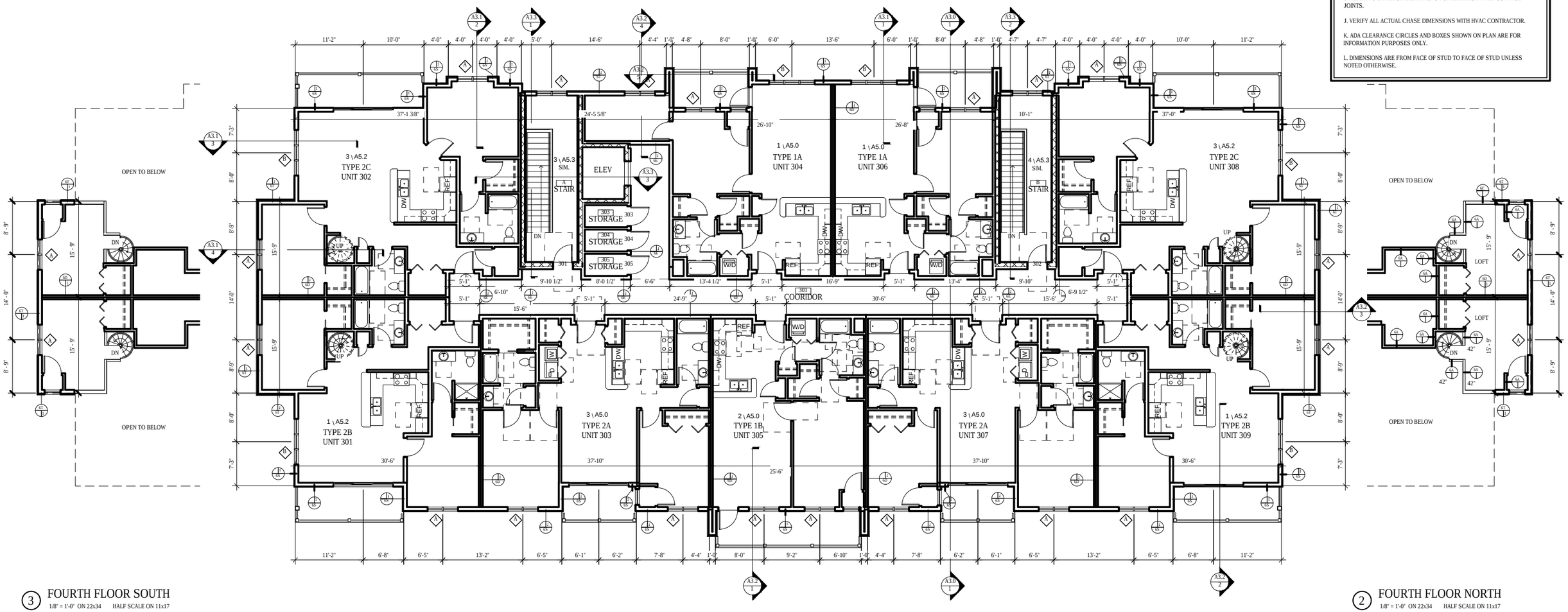

3 FOURTH FLOOR SOUTH
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

2 FOURTH FLOOR NORTH
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

1 THIRD FLOOR PLAN
1/8" = 1'-0" ON 22x34 HALF SCALE ON 11x17

NORTH

0' 2' 4' 8'

WAUBESA VILLAGE – PHASE III
THIRD FLOOR PLAN
EXHIBIT: #9.4
DATED: JUNE 8, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
www.quamengineering.com
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Phone (608) 838-7750; Fax (608) 838-7780

PHASE 3 APARTMENT BUILDING

Costs Estimate

Description	Quantity	Unit	Unit Price	Total
Land				
Land	1	LS	$324,000.00	$324,000.00
Permitting Item				
Building Permit	1	LS	$4,000.00	$4,000.00
Erosion Control and Stormwater Permit	1	LS	$2,000.00	$2,000.00
Plumbing, HVAC, Site Design Fees	1	LS	$3,950.00	$3,950.00
Fire Alarm and Suppression System Fee	1	LS	$1,500.00	$1,500.00
Engineering Review Fees	1	LS	$5,000.00	$5,000.00
Attorney Review Fees	1	LS	$10,000.00	$10,000.00
Finiancial Agreement Fee	1	LS	$500.00	$500.00
Public Water	1	4 in	$8,750.00	$8,750.00
Impact Fee				
Park Fee-in-lieu	27	DU	$4,115.00	$111,105.00
Park Improvement	27	DU	$444.00	$11,988.00
Public Library	27	DU	$431.00	$11,637.00
Transaction Fees				
Bank Fee	1	LS	$18,000.00	$18,000.00
Appraisal Fee	1	LS	$3,000.00	$3,000.00
Title Fee	1	LS	$3,000.00	$3,000.00
Miscellaneous Closing Fees	1	LS	$3,000.00	$3,000.00
Construction Interest Carrying Costs Through 6/2021	1	LS	$60,000.00	$60,000.00
Professional Items				
Dimension IV Architect	1	LS	$30,000.00	$30,000.00
Structural Design	1	LS	$10,000.00	$10,000.00
Ryan Quam Building Plans Drafting	1	LS	$5,000.00	$5,000.00
Quam Engineering, LLC Site Design / Approvals	1	LS	$40,000.00	$40,000.00
Quam Engineering, LLC Construction Staking	1	LS	$10,000.00	$10,000.00
Quam Engineering, LLC Site General Administration	1	LS	$10,000.00	$10,000.00
Ryan Quam Planning and Consulation Fee	1	LS	$10,000.00	$10,000.00
Site Items				
Relocate Volleyball Court	1	LS	$25,000.00	$25,000.00
Rice Grading	1	LS	$55,000.00	$55,000.00
Boulder Retaining Walls	250	VSF	$20.00	$5,000.00
Yeske Concrete Curb and Sidewalk	1	LS	$30,000.00	$30,000.00
3" Asphalt Binder and Surface Course	1	LS	$25,000.00	$25,000.00
Restoration (Seed & Matting)	7000	SY	$2.50	$17,500.00
Lighting and Security	1	LS	$20,000.00	$20,000.00
Landscaping Trees & Shrubs	1	LS	$15,000.00	$15,000.00
Building Items (Interior, Exterior, and Lighting)				
Riegert Builders Contract	1	LS	$3,460,000.00	$3,460,000.00
Subtotal Costs:				$4,348,930.00
Contingency (Approx. 2% Building and Site):				$71,070.00
Total:				$4,420,000.00

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

June 8, 2020

Town and Country Engineering, Inc.
Attn: Brian Berquist
2912 Marketplace Drive, Suite 103
Madison, WI 53719

Re: 4608 Siggelkow Road – Mixed Use Development – Phase 3
Village of McFarland

Enclosed are the following documents for the above referenced project:

1.) Erosion Control Application & $500 Fee;
2.) Proposed Drainage Plan for all phases;
3.) Grading and Erosion Control Plan - Phase 3;
4.) Utility Plan - Phase 3;
5.) As-built Pond Plan;
6.) Universal Soil Loss Equation (USLE) worksheets;
7.) Rational Method Worksheet;
8.) Sediment Control Calculations for all phases;
9.) Pre-Development HydroCAD Calculations for all phases;
10.) Post-Development HydroCAD Calculations for all phases;
11.) Infiltration Drainage Map;
12.) Infiltration Calculations updated with proposed development;
13.) Soils Analysis;
14.) Updated Stormwater Management Maintenance Agreement;

The documents are being submitted to address erosion control and storm water management requirements for the proposed development and will meet the following performance standards as defined in the Village of McFarland Ordinance and NR151 as follows:

Erosion Control
The proposed construction shall include erosion control measures to prevent gully and bank erosion and limit total off-site erosion to less than 5.0 tons per acre per year.

All runoff during construction shall be directed to flow through erosion control measures as shown on the Grading and Erosion Control Plan. The USLE calculation worksheets are included as Exhibit #6 and indicate soil loss will be less than 5.0 tons per acre per year.

Sediment Control
The proposed development shall include design practices to retain soil particles greater than five microns (80% reduction) on the entire site resulting from the one-year 24-hour storm event.

The detention pond will remove more than 80% of total suspended solids (TSS) as shown in the Sediment Control Calculations, Exhibit #8. The calculations were included in the 2015 stormwater submittal and have been included in this submittal for reference. The 2015 submittal included 0.90 acres of future impervious development for Phases 2 and 3. The proposed impervious area is 0.65 acres.

4604 Siggelkow Road, Suite A ♦ McFarland, Wisconsin 53558 ♦ www.quamengineering.com
Phone (608) 838-7750 ♦ Fax (608) 838-7752 ♦ E-mail rquam@quamengineering.com

Oil and Grease Control
The first ½" runoff shall be treated using oil and grease removal technology.

Oil and grease control will be treated by the existing and expanded bio-retention basins.

Runoff Rate Control
All stormwater facilities shall be designed, installed and maintained to effectively maintain pre-development peak runoff rates for the 2, 10, 25, and 100 year, 24-hour storm event. Additionally, the 1 year, 24-hour storm event pre-development peak runoff rate shall be maintained per NR151.

The detention pond will provide runoff rate control for the development. The Pre and Post-Development HyroCAD calculations are included as Exhibits #9 and #10. The calculations were included in the 2015 stormwater submittal and have been included in this submittal for reference.The 2015 submittal included 0.90 acres of future impervious development for Phases 2 and 3. The proposed impervious area is 0.65 acres. A summary table of those results is shown below.

Storm Event (Year)	Total Existing Flow Rate (cfs)	Total Proposed Flow Rate without Controls (cfs)	Total Proposed Flow Rate With Controls (cfs)
1	0.46	9.53	0.55
2	0.77	12.23	0.77
10	2.74	21.45	1.89
25	4.15	25.84	2.95
100	7.44	34.70	6.94

Outlets
Discharges from the site must have a stable outlet capable of carrying the designed flow at a non-erosive velocity.

The detention pond, outlet structure, and riprap pad will provide a stable discharge from the site.

Infiltration
All downspouts, driveways, and other impervious areas shall be directed to pervious areas, where feasible. Additionally, for residential and non-residential developments design practices to infiltrate sufficient runoff volume so that post-development infiltration volume shall be at least 90% of the pre-development infiltration volume, based on average annual rainfall per Dane County Ordinance.

Downspouts, driveway, and other impervious areas will be directed to the bio-retention devices and infiltration area. The bio-retention devices and infiltration area will provide 90% infiltration for the development. The Infiltration Calculations are included as Exhibit #12.

If the documents are satisfactory, please approve the project for an erosion control and storm water management permit. If you have any questions or comments, please feel free to contact me.

Sincerely,

Ryan D. Quam, P.E.
Managing Member

CC: Brad Czebotar, Village of McFarland

FN: RQ-02-15

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Phone (608) 838-7750 ♦ Fax (608) 838-7752 ♦ E-mail rquam@quamengineering.com

Village of McFarland Permit No. _____

Erosion Control Plan – Simplified Checklist Parcel No. 0710-342-4055-1

The short form, pages 1 & 4, may be utilized for the following:

All sites administered by the Village of McFarland under the Wisconsin Uniform Building Code (UDC).

All sites administered under the Village of McFarland Erosion Control Ordinance whenever the following conditions exist:

1. The site is not more than 20,000 square feet in area.
2. The site is not adjacent to and does not drain directly into any sensitive areas nearby; such as streams, lakes, or wetlands.
3. The slope throughout the site is less than 10 percent (10 feet vertical and 10 feet horizontal).

If the construction involves a land disturbance of more than 20,000 square feet or has a slope of more than 10 percent, then an engineering plan must be filed and pages 1 *through* 4 must be completed.

Instructions

1. Complete this plan by filling in requested information on the inside of this form and completing the site diagram page. (Refer to page 2 for assistance in completing the site diagram.)
2. Submit this plan at the time of permit application.
3. In completing this form, give consideration to minimizing the disturbed area, prompt seeding, and proper planning of water runoff patterns throughout all stages of development.

Project Location (Address)	4608 Siggelkow Road
Builder (include telephone no.)	To be determined
Owner (include telephone no.)	Waubesa Village, LLC; Attn: Ryan Quam; 608-838-7750
Plan/Worksheet Completed by (Signature)	Mark Fendry
Date	

Erosion Control Fees

	2011	Notes
To 20,000 sq. ft.	$350	
20,000 sq. ft. to 2 acres	$500	~39,000 SQFT
2 – 5 acres	$750	
5+ acres	$1000 deposit and actual cost	

Date Paid		Receipt No.	

Erosion Control Plan – Simplified Checklist

Complete the site diagram with the following information:

Site Characteristics

- North arrow and site boundary. Indicate and name adjacent streets or roadways.
- Location of existing drainage ways within and nearby the site and direction of flow.
- Location of existing and planned storm sewer inlets and culvert crossings nearby the site indicating size and direction of flow.
- Location of existing and proposed buildings, paved areas and elevations relative to final site grades.
- Location and approximate dimensions of the disturbed area on the site.
- Approximate gradient and direction of:
  1. existing and planned slopes; and
  2. planned drainageways on site.
- Location and approximate watershed area of overland runoff (sheet flow) and drainageways runoff (concentrated) flow coming onto the site and adjacent areas.
- Representative soil type of the disturbed area on the site (i.e., sandy, silt loam, clay loam, clay). _____

Site Diagram

See Grading & Erosion Control Plan

Erosion Control Plan Legend

═══════	Property line	– – – – – – – – – – – – – – – –	Limits of grading
———————►	Existing drainage	- >	Finished drainage
·····► TD	Temporary diversion	♦——♦——♦——♦——♦——♦	Silt fence
---------- ---------- ----------	Sod/Seed	Please indicate north by including an arrow.	

Note: Straw hay bales are not an acceptable erosion control measure.

Erosion Control Practices

Location of temporary soil storage piles

Note: √ Soil storage piles will be contained by a downslope sediment fence or be covered with a tarp. It is recommended that they be located more than 25 feet from any downslope road or drainageway.

√ It is recommended that they be temporarily seeded.

Location of temporary gravel access drives (s).

Note: √ Gravel drive will have 2 to 3 inch aggregate stone laid at least 7 feet wide and 6 inches thick.

√ Drives will extend from the roadway 50 feet or to the building (whichever is less).

Location of sediment controls (filter fabric fence, straw bale fence, or other planned practices) that will minimize amount of eroded soil leaving the site.

Note: √ Sediment controls may not be necessary if permanent seeding and mulching is completed within 30 days of the start of grading except around soil storage piles, around inlets and within drainageways.

Location of sediment barriers around storm sewer inlets.

Location of diversions.

Note: √ It is recommended that areas of concentrated flow be properly diverted around disturbed areas. Overlay runoff (sheet flow) from adjacent areas greater than 10,000 square feet is also recommended to be diverted around disturbed areas in a manner that will not adversely impact adjacent landowners.

√ Diversions will be stabilized with seeding and mulching **within 24 hours** of completion of diversion.

Location of practices that will control erosion in areas of concentrated flow.

Note: √ Drainageways will be stabilized with seeding, mulching, and other appropriate measures within 24 hours of completion of construction of drainageways unless erosion is controlled through use of such practices as properly supported filter fabric barriers or straw bale barriers.

<u>Management of Erosion Control</u>

Temporary stabilization of disturbed areas.

Note: √ It is recommended that rough graded disturbed areas (planned to be left inactive for more than 60 days during the summer or for more than 6 months of the rest of the year) have temporary soil stockpiled (planned to be left inactive for more than 7 days) and stabilized by temporary seeding (April 15 and October 15) or by other cover, such as tarping or mulching.

√ Temporary seeding of oats or sudan grass are normally sown between May 15 and July 15, and rye grass or winter wheat are normally sown between July 15 and September 15.

Permanent stabilization of site by re-vegetation or other means.

Note: √ Permanent seeding will be completed by September 15 or sodding placed by November 15.

√ Straw or grassy hay mulching is recommended on all disturbed areas that are planned to be seeded.

Permanent Seeding Type	Rate of Application
See Grading & Erosion Control Plan	See Grading & Erosion Control Plan

Maintenance of erosion control practices.

Note: √ All erosion control practices will be inspected daily and maintained in working condition.
√ Accumulated sediment will be removed from behind sediment fences and barriers before it reaches a depth that is equal to half the barrier height.
√ All sediment that moves off-site due to construction activities will be cleaned up by the end of the workday.
√ All sediment that moves off-site due to storm events will be cleaned up as soon as possible but at least by the end of the next day.
√ Temporary gravel access drives will be maintained throughout construction in working condition.
√ All erosion control practices will be maintained until the disturbed areas they protect are permanently stabilized and established. Upon permanent stabilization establishment, the temporary erosion control practices will be removed.

Schedule of erosion control practice installation and site grading.

Note: √ Necessary erosion control practices will be installed prior to beginning grading.

Activity	Completion Date	Inspection Date
Install Erosion Control Practices	See Grading & Erosion Control Plan	
Start Grading		
Apply Temporary Stabilization		
Apply Permanent Stabilization		

Permanent Seeding Responsibility of:

Name: To be determined

Telephone No.: _____

Installation and Maintenance of Erosion Control Practices Responsibility of:

Name: To be determined

Telephone No.: _____

- For more assistance on plan preparation, refer to Chapter 15-5-1 of Village of McFarland Municipal Code, the Wisconsin DNR, Wisconsin Construction Site Best Management Handbook, and the UW-Extension publication, "Erosion Control for Home Builders."

- The Wisconsin Construction Site Best Management Handbook is available through State of Wisconsin Document Sales at (608) 266-3358.

- Erosion Control for Home Builders (GWQ001) can be ordered through Cooperative Extension Publications (608) 262-3346.

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EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN
24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION MATTING AND ASSOCIATED RESTORATION TO BE COMPLETED WITHIN 14 DAYS OF FINISH GRADING.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

OCTOBER 1, 2020 – MAY 31, 2021	CONSTRUCT BUILDING "C" AND PARKING LOT "C" AND RESTORE DISTURBED AREAS.
MAY 31, 2021	APPLY TEMPORARY MULCH TO UNRESTORED AREAS.
JUNE 1–30, 2021	INSTALL BIORETENTION DEVICE AND INFILTRATION AREA.

RESTORATION NOTES:

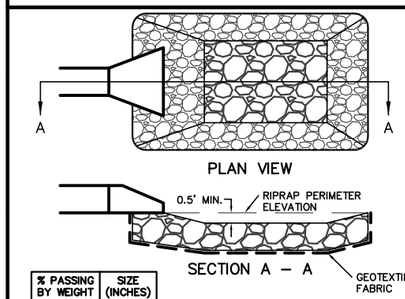
ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
WAUBESA VILLAGE, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD
MCFARLAND, WI 53558

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

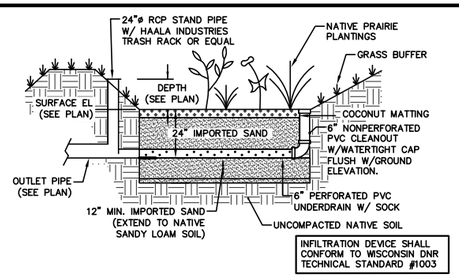


% PASSING BY WEIGHT	SIZE (INCHES)
100	20
50–85	15
20–50	10
5–20	5
0–5	2

SIZES CALCULATED IN BEST D.5.2

RIPRAP SHALL BE PLACED AS DEFINED IN SECTION 606 OF WISCONSIN D.O.T. SPECIFICATIONS. STONE PIECES SHALL BE WELL GRADED, RANGING IN DIAMETER AS DESCRIBED IN THE ADJACENT CHART.

RIPRAP DETAIL



NATIVE PRAIRIE PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

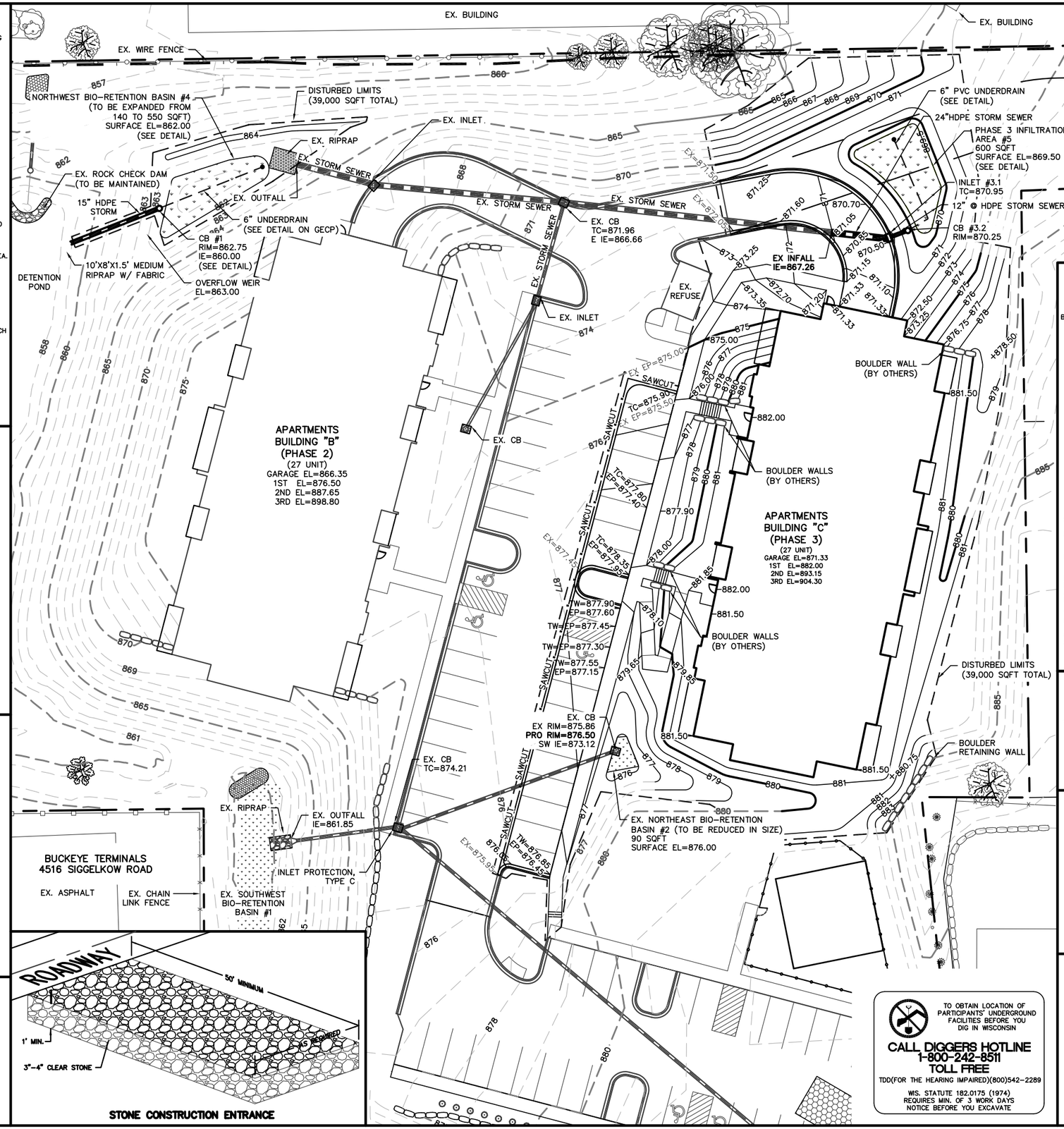
TO PREVENT COMPACTION OF IMPORTED SOILS AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE INFILTRATION AREA.

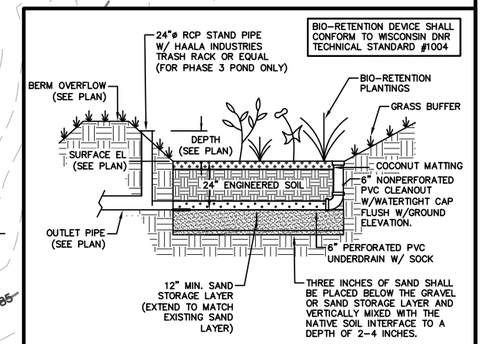
PHASE 3 INFILTRATION AREA DETAIL

4608 SIGGELKOW ROAD–APARTMENTS

GRADING AND EROSION CONTROL PLAN
EXHIBIT: #3
DATED: JUNE 8, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752





SEE PLAN VIEW FOR ELEVATIONS AND OTHER INFORMATION.

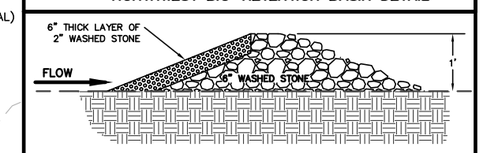
ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5–6.5
COMPOST SHALL MEET WDNR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 – 0.04 INCHES IN DIA.

BIO-RETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

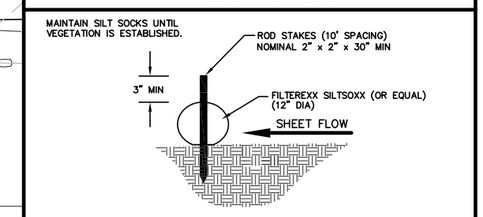
TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.

CONTRACTOR SHALL PROVIDE COPY OF DELIVERY TICKET OR INVOICE FOR ENGINGEERED SOIL & SAND STORAGE LAYER FOR AS-BUILT CERTIFICATION PURPOSES.

NORTHWEST BIO-RETENTION BASIN DETAIL

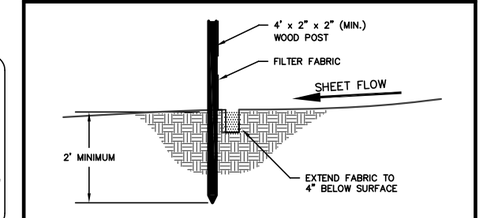


ROCK CHECK DAM DETAIL



SILT SOCK DETAIL

STONE CONSTRUCTION ENTRANCE



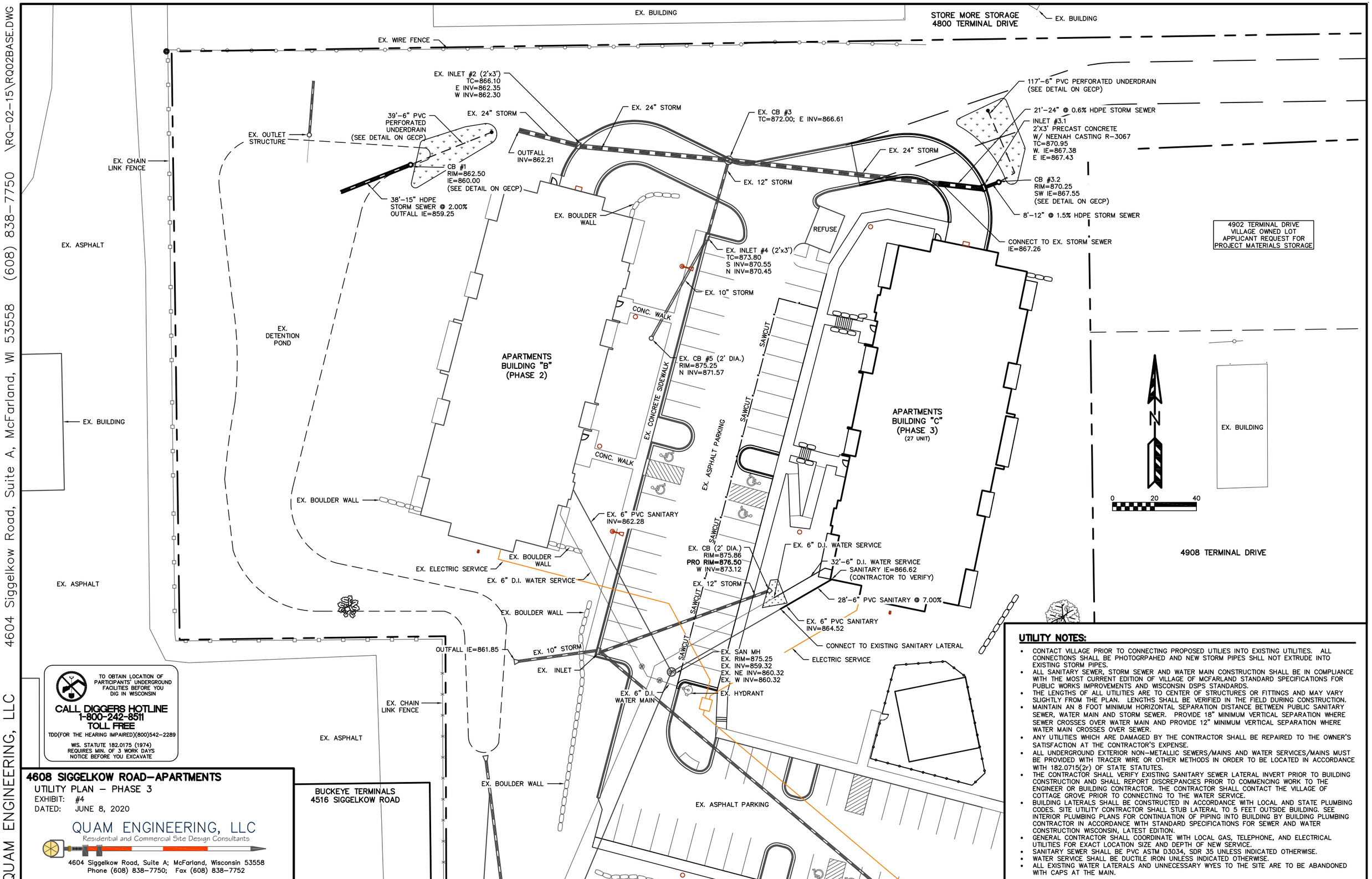
SILT FENCE CONSTRUCTION (SHEET FLOW)

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TDD(FOR THE HEARING IMPAIRED)(800)542-2289

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

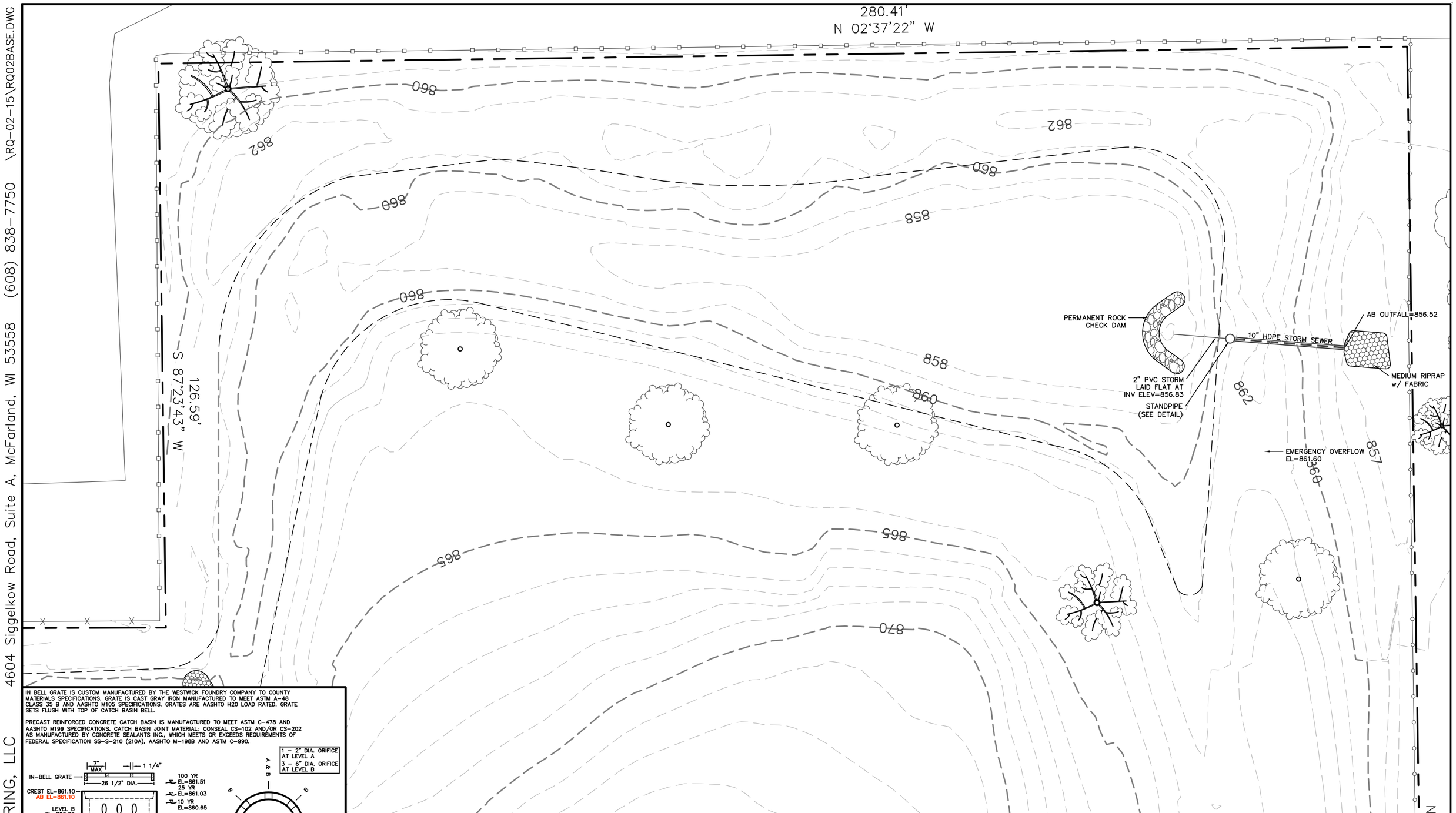
QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG



UTILITY NOTES:

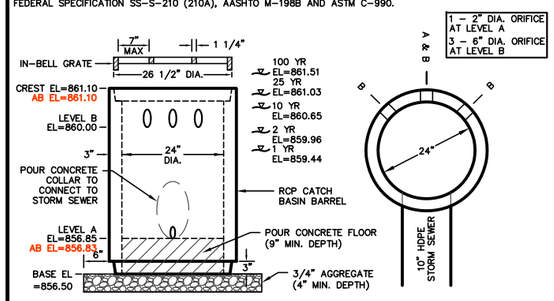
- CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE PHOTOGRPAHED AND NEW STORM PIPES SHLL NOT EXTRUDE INTO EXISTING STORM PIPES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT EDITION OF VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS AND WISCONSIN DSPS STANDARDS.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
- THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF COTTAGE GROVE PRIOR TO CONNECTING TO THE WATER SERVICE.
- BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
- SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.
- WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE.
- ALL EXISTING WATER LATERALS AND UNNECESSARY WYES TO THE SITE ARE TO BE ABANDONED WITH CAPS AT THE MAIN.

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG



IN BELL GRATE IS CUSTOM MANUFACTURED BY THE WESTWICK FOUNDRY COMPANY TO COUNTY MATERIALS SPECIFICATIONS. GRATE IS CAST GRAY IRON MANUFACTURED TO MEET ASTM A-48 CLASS 35 B AND AASHTO M105 SPECIFICATIONS. GRATES ARE AASHTO H20 LOAD RATED. GRATE SETS FLUSH WITH TOP OF CATCH BASIN BELL.

PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990.



1 - 2" DIA. ORIFICE AT LEVEL A
3 - 6" DIA. ORIFICE AT LEVEL B

DETENTION POND OUTFALL STRUCTURE DETAIL

4604 SIGGELKOW ROAD-MIXED USE DEVELOPMENT
"AS-BUILT" POND PLAN
PAGE: 1 OF 1
DATED: SEPTEMBER 19, 2016

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

Soil Loss & Sediment Discharge Calculation Tool

for use on Construction Sites in the State of Wisconsin

WDNR Version 2.0 (06-29-2017)

YEAR 1

Developer: Waubesa Village, LLC

Project: 4608 Siggelkow Road - Mixed Use Development

Date: 06/08/20

County: Dane

Version 1.0

Activity (1)	Begin Date (2)	End Date (3)	Period % R (4)	Annual R Factor (5)	Sub Soil Texture (6)	Soil Erodibility K Factor (7)	Slope (%) (8)	Slope Length (ft) (9)	LS Factor (10)	Land Cover C Factor (11)	Soil loss A (tons/acre) (12)	SDF (13)	Sediment Control Practice (14)	Sediment Discharge (t/ac) (15)
Bare Ground	11/15/20	12/01/20	1.0%	150	Silt Loam	0.43	1.7%	180	0.21	1.00	0.1	1.114	Silt Fence	0.1
Bare Ground	12/01/20	05/31/21	20.9%	150	Silt Loam	0.43	4.6%	65	0.39	1.00	5.3	0.910	Silt Fence	2.9
Mulch or Erosion Mat	05/31/21	09/15/21	67.3%	150	Silt Loam	0.43	4.6%	65	0.39	0.20	3.4	0.910	Silt Fence	1.9
Seed with Mulch or Er	09/15/21	11/14/21	10.8%	150	Silt Loam	0.43	4.6%	65	0.39	0.10	0.3	0.910	Silt Fence	0.1
End	11/14/21	-----	-----	-----	-------	-----			-----	------	-----	0.000		0.0
		-----	-----	-----	-------	-----			-----	------	-----	0.000		0.0
										TOTAL	**9.1**		**TOTAL**	**5.0**
													% Reduction Required	**NONE**

Notes:

See Help Page for further descriptions of variables and items in drop-down boxes.
The last land disturbing activity on each sheet must be 'End'. This is either 12 months from the start of construction or final stabilization.
For periods of construction that exceed 12 months, please demonstrate that 5 tons/acre/year is not exceeded in any given 12 month period.

NOTE: THIS TOOL ONLY ADDRESSED SOIL EROSION DUE TO SHEET FLOW. MEASURES TO CONTROL CHANNEL EROSION MAY ALSO BE REQUIRED TO MEET SEDIMENT DISCHARGE REQUIREMENTS.

Recommended Permanent Seeding Dates:

4/1-5/15	and	8/7-8/29	Turf, introduced grasses and legumes
Thaw-6/30			Native Grasses, forbs, and legumes

Designed By:	MAF
Date	6/8/2020

Rational Method Worksheet - Storm Sewer Sizing

PROJECT: 4608 Siggelkow Road
DATE: 6/8/2020

Computed by: MAF
Checked by: AFF

LOCATION		BASIN		RAINFALL - RUNOFF					SEWER			
Upstream Structure	**Downstream Structure**	**Runoff Coefficient** (C)	**Area** (acres)	**Design Storm** (Yr)	**Rain Intensity** (in/hr)	**Direct Runoff** (cfs)	**Other Runoff** (cfs)	**Design Runoff** (cfs)	**Sewer Size** (in)	**Slope of Sewer** (%)	**Manning's Number**	**Capacity Flowing Full** (cfs)
		C	A		I	Q=C*I*A					n	
CB #5	Inlet #4	0.89	0.108	100	10.70	1.03	0.00	1.03	10	2.00%	0.012	3.36
Inlet #4	CB #3	0.89	0.112	100	10.70	1.07	1.03	2.10	10	7.00%	0.012	6.28
CB #3.2	Inlet #3.1	0.89	0.335	100	10.70	3.19	0.00	3.19	12	1.50%	0.012	4.73
Inlet #3.1	CB #3	0.89	0.041	100	10.70	0.39	3.19	3.58	24	0.60%	0.012	18.98
CB #3	Inlet #2	0.89	0.055	100	10.70	0.52	5.68	6.20	24	0.55%	0.012	18.18
Inlet #2	Outfall	0.89	0.114	100	10.70	1.09	6.20	7.29	24	0.30%	0.012	13.42

C_{100}=0.89; Commercial Development, HSG B from FDM Procedure 13-10-5, Figure 2

I = rainfall intensity in Village of McFarland for a time of concentration of 5 minutes from Wisconsin NOAA Atlas 14.

Capacity Flowing Full was determined using Manning's Equation

SEDIMENT CONTROL CALCULATIONS

DETENTION POND

The peak volume, peak discharge, and peak elevation are based on a 1-year storm.

Settling Time = (Peak Volume) / (Peak Discharge)
= 11,284 ft^3 / 0.16 cfs
= 70,525seconds

Settling Distance = Peak Elevation – Outfall Invert
= 859.76 feet – 857.25 feet
= 2.51 feet

Settling Velocity = (Settling Distance) / (Settling Time)
= 2.51 feet / 70,525 seconds
= 0.000035 feet / second

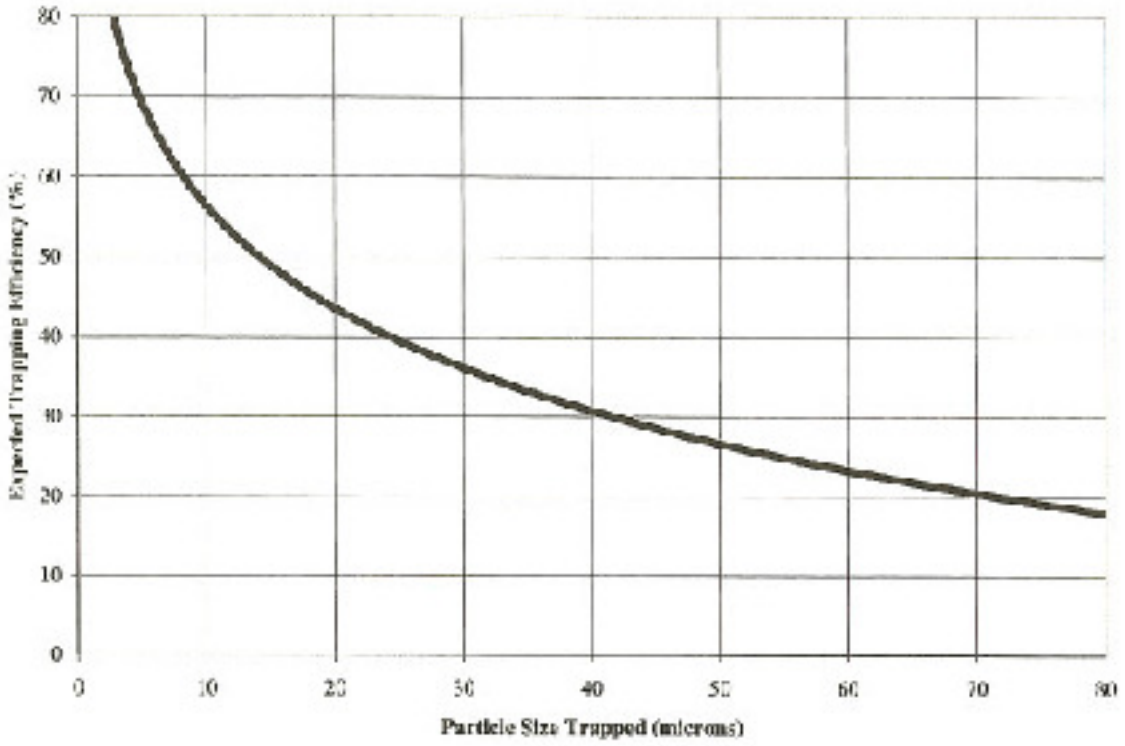
The sediment control calculations have been based upon anticipated construction conditions.

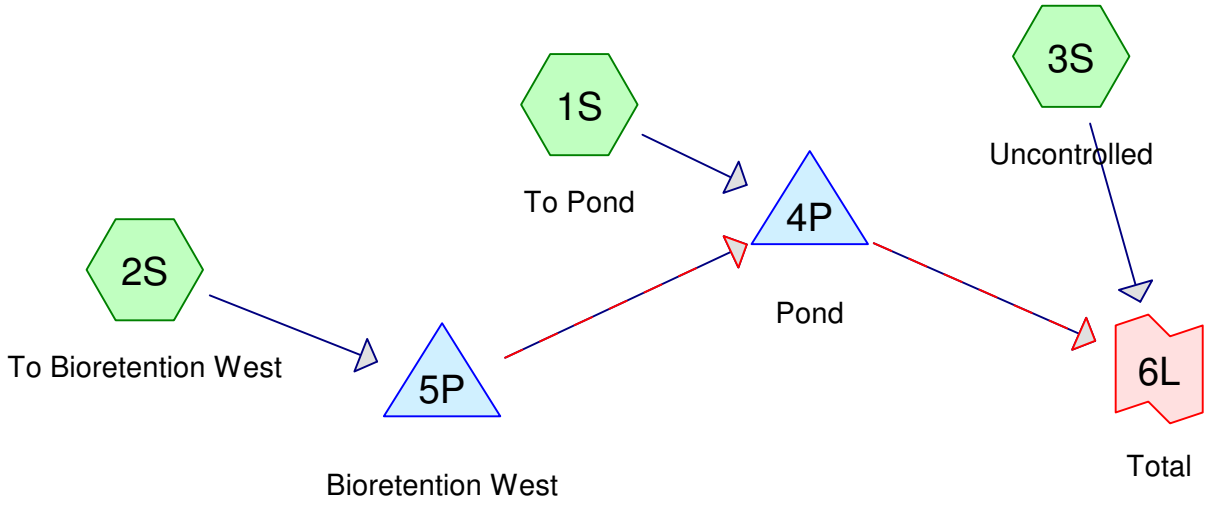
The attached chart indicates that according to Stokes Law with a specific gravity of 2.65 and 20° C, a 5µm diameter particle will settle to the pond bottom at this velocity. The attached graph shows that a pond that traps a 5µm particle is expected to be over 80% efficient.

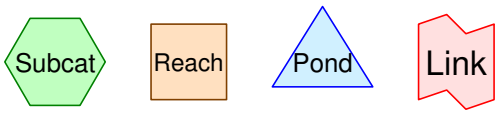
Settling Velocities for Spherical Particles - Stokes Law

	Diameter (micron)	Velocity (ft/s)	Example Settling Time (hours for 2 foot depth)
CLAY	1	0.000003	185
	1.5	0.000007	76
	2	0.000012	46
SILT	3	0.000026	21
	4	0.000045	12
	5	0.000073	8
	6	0.000106	5
	7	0.000138	4
	8	0.00019	3
	9	0.00023	2.4
	10	0.00029	2
	12	0.00042	1.3
	15	0.00066	0.8
	20	0.0012	0.5
	25	0.0018	0.3
	30	0.0027	0.2
	40	0.0047	0.1
SAND	50	0.0074	0.07
	60	0.011	0.05
	80	0.019	0.03
	100	0.029	0.02

Note: Assumes specific gravity of 2.65 for soil particles and 20 degrees C water temperature.


Expected Trapping Efficiency (%)
80
70
60
50
40
30
20
10
0
0
10
20
30
40
50
60
70
80
Particle Size Trapped (microns)





Routing Diagram for Post-Development
Prepared by {enter your company name here}, Printed 6/5/2015
HydroCAD® 10.00-14 s/n 06587 © 2015 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.060	98	Existing Impervious (1S)
1.290	98	Future Impervious (1S, 2S)
0.080	74	Future Lawn, HSG C (2S)
0.830	98	Impervious (2S, 3S)
0.450	61	Lawn, HSG B (1S, 3S)
2.390	74	Lawn, HSG C (1S, 2S, 3S)
5.100	**83**	**TOTAL AREA**

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	4P	857.25	857.00	25.0	0.0100	0.013	10.0	0.0	0.0

Time span=2.00-120.00 hrs, dt=0.05 hrs, 2361 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: To Pond Runoff Area=2.650 ac 36.23% Impervious Runoff Depth=0.94"
Tc=6.0 min CN=81 Runoff=4.34 cfs 0.208 af

Subcatchment 2S: To Bioretention West Runoff Area=1.950 ac 61.03% Impervious Runoff Depth=1.45"
Tc=6.0 min CN=89 Runoff=4.84 cfs 0.236 af

Subcatchment 3S: Uncontrolled Runoff Area=0.500 ac 6.00% Impervious Runoff Depth=0.53"
Tc=6.0 min CN=72 Runoff=0.43 cfs 0.022 af

Pond 4P: Pond Peak Elev=859.76' Storage=11,284 cf Inflow=8.73 cfs 0.379 af
Primary=0.16 cfs 0.379 af Secondary=0.00 cfs 0.000 af Outflow=0.16 cfs 0.379 af

Pond 5P: Bioretention West Peak Elev=862.18' Storage=1,566 cf Inflow=4.84 cfs 0.236 af
Discarded=0.05 cfs 0.065 af Primary=4.46 cfs 0.171 af Outflow=4.51 cfs 0.236 af

Link 6L: Total Inflow=0.55 cfs 0.401 af
Primary=0.55 cfs 0.401 af

Total Runoff Area = 5.100 ac Runoff Volume = 0.467 af Average Runoff Depth = 1.10"
57.25% Pervious = 2.920 ac 42.75% Impervious = 2.180 ac

Summary for Subcatchment 1S: To Pond

Runoff = 4.34 cfs @ 11.98 hrs, Volume= 0.208 af, Depth= 0.94"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 Yr Rainfall=2.50"

	Area (ac)	CN	Description
*	0.900	98	Future Impervious
*	1.380	74	Lawn, HSG C
*	0.310	61	Lawn, HSG B
*	0.060	98	Existing Impervious
	2.650	81	Weighted Average
	1.690		63.77% Pervious Area
	0.960		36.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Summary for Subcatchment 2S: To Bioretention West

Runoff = 4.84 cfs @ 11.97 hrs, Volume= 0.236 af, Depth= 1.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 Yr Rainfall=2.50"

	Area (ac)	CN	Description
*	0.800	98	Impervious
*	0.680	74	Lawn, HSG C
*	0.390	98	Future Impervious
*	0.080	74	Future Lawn, HSG C
	1.950	89	Weighted Average
	0.760		38.97% Pervious Area
	1.190		61.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct**

Summary for Subcatchment 3S: Uncontrolled

Runoff = 0.43 cfs @ 11.99 hrs, Volume= 0.022 af, Depth= 0.53"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 Yr Rainfall=2.50"

	Area (ac)	CN	Description
*	0.030	98	Impervious
*	0.330	74	Lawn, HSG C
*	0.140	61	Lawn, HSG B
	0.500	72	Weighted Average
	0.470		94.00% Pervious Area
	0.030		6.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Summary for Pond 4P: Pond

Inflow Area = 4.600 ac, 46.74% Impervious, Inflow Depth = 0.99" for 1 Yr event
Inflow = 8.73 cfs @ 11.99 hrs, Volume= 0.379 af
Outflow = 0.16 cfs @ 16.12 hrs, Volume= 0.379 af, Atten= 98%, Lag= 247.9 min
Primary = 0.16 cfs @ 16.12 hrs, Volume= 0.379 af
Secondary = 0.00 cfs @ 2.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 859.76' @ 16.12 hrs Surf.Area= 7,469 sf Storage= 11,284 cf

Plug-Flow detention time= 812.8 min calculated for 0.379 af (100% of inflow)
Center-of-Mass det. time= 813.9 min (1,636.6 - 822.8)

Volume	Invert	Avail.Storage	Storage Description
#1	857.25'	48,950 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
857.25	1,000	0	0
858.00	3,400	1,650	1,650
859.00	5,800	4,600	6,250
860.00	8,000	6,900	13,150
861.00	10,500	9,250	22,400
862.00	13,300	11,900	34,300
863.00	16,000	14,650	48,950

Device	Routing	Invert	Outlet Devices
#1	Primary	857.25'	**10.0" Round Culvert** L= 25.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 857.25' / 857.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	857.25'	**2.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	860.40'	**6.0" Vert. Orifice/Grate X 3.00** C= 0.600
#4	Device 1	861.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Secondary	862.00'	**380.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50

Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68
2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=0.16 cfs @ 16.12 hrs HW=859.76' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.16 cfs of 3.80 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.16 cfs @ 7.50 fps)
  ├─**3=Orifice/Grate** (Controls 0.00 cfs)
  └─**4=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 2.00 hrs HW=857.25' TW=0.00' (Dynamic Tailwater)
└─**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond 5P: Bioretention West

Inflow Area = 1.950 ac, 61.03% Impervious, Inflow Depth = 1.45" for 1 Yr event
Inflow = 4.84 cfs @ 11.97 hrs, Volume= 0.236 af
Outflow = 4.51 cfs @ 12.00 hrs, Volume= 0.236 af, Atten= 7%, Lag= 1.8 min
Discarded = 0.05 cfs @ 12.00 hrs, Volume= 0.065 af
Primary = 4.46 cfs @ 12.00 hrs, Volume= 0.171 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 862.18' @ 12.00 hrs Surf.Area= 1,341 sf Storage= 1,566 cf

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 80.2 min (898.5 - 818.2)

Volume	Invert	Avail.Storage	Storage Description
#1	860.50'	6,718 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
860.50	600	0	0
861.00	790	348	348
862.00	1,200	995	1,343
863.00	2,000	1,600	2,943
864.00	2,700	2,350	5,293
864.50	3,000	1,425	6,718

Device	Routing	Invert	Outlet Devices
#1	Discarded	860.50'	**1.630 in/hr Exfiltration over Surface area**
#2	Primary	861.50'	**3.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.05 cfs @ 12.00 hrs HW=862.18' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=4.46 cfs @ 12.00 hrs HW=862.18' TW=858.75' (Dynamic Tailwater)
└─**2=Broad-Crested Rectangular Weir** (Weir Controls 4.46 cfs @ 2.20 fps)

Summary for Link 6L: Total

Inflow Area = 5.100 ac, 42.75% Impervious, Inflow Depth = 0.94" for 1 Yr event
Inflow = 0.55 cfs @ 11.99 hrs, Volume= 0.401 af
Primary = 0.55 cfs @ 11.99 hrs, Volume= 0.401 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs

Time span=2.00-120.00 hrs, dt=0.05 hrs, 2361 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: To Pond Runoff Area=2.650 ac 36.23% Impervious Runoff Depth=1.24"
Tc=6.0 min CN=81 Runoff=5.71 cfs 0.273 af

Subcatchment 2S: To Bioretention West Runoff Area=1.950 ac 61.03% Impervious Runoff Depth=1.81"
Tc=6.0 min CN=89 Runoff=5.97 cfs 0.294 af

Subcatchment 3S: Uncontrolled Runoff Area=0.500 ac 6.00% Impervious Runoff Depth=0.75"
Tc=6.0 min CN=72 Runoff=0.63 cfs 0.031 af

Pond 4P: Pond Peak Elev=860.27' Storage=15,432 cf Inflow=11.14 cfs 0.500 af
Primary=0.18 cfs 0.500 af Secondary=0.00 cfs 0.000 af Outflow=0.18 cfs 0.500 af

Pond 5P: Bioretention West Peak Elev=862.28' Storage=1,710 cf Inflow=5.97 cfs 0.294 af
Discarded=0.05 cfs 0.067 af Primary=5.52 cfs 0.227 af Outflow=5.57 cfs 0.294 af

Link 6L: Total Inflow=0.77 cfs 0.531 af
Primary=0.77 cfs 0.531 af

Total Runoff Area = 5.100 ac Runoff Volume = 0.598 af Average Runoff Depth = 1.41"
57.25% Pervious = 2.920 ac 42.75% Impervious = 2.180 ac

Summary for Subcatchment 1S: To Pond

Runoff = 5.71 cfs @ 11.98 hrs, Volume= 0.273 af, Depth= 1.24"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 Yr Rainfall=2.90"

	Area (ac)	CN	Description
*	0.900	98	Future Impervious
*	1.380	74	Lawn, HSG C
*	0.310	61	Lawn, HSG B
*	0.060	98	Existing Impervious
	2.650	81	Weighted Average
	1.690		63.77% Pervious Area
	0.960		36.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Summary for Subcatchment 2S: To Bioretention West

Runoff = 5.97 cfs @ 11.97 hrs, Volume= 0.294 af, Depth= 1.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 Yr Rainfall=2.90"

	Area (ac)	CN	Description
*	0.800	98	Impervious
*	0.680	74	Lawn, HSG C
*	0.390	98	Future Impervious
*	0.080	74	Future Lawn, HSG C
	1.950	89	Weighted Average
	0.760		38.97% Pervious Area
	1.190		61.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct**

Summary for Subcatchment 3S: Uncontrolled

Runoff = 0.63 cfs @ 11.98 hrs, Volume= 0.031 af, Depth= 0.75"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 Yr Rainfall=2.90"

	Area (ac)	CN	Description
*	0.030	98	Impervious
*	0.330	74	Lawn, HSG C
*	0.140	61	Lawn, HSG B
	0.500	72	Weighted Average
	0.470		94.00% Pervious Area
	0.030		6.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Summary for Pond 4P: Pond

Inflow Area = 4.600 ac, 46.74% Impervious, Inflow Depth = 1.30" for 2 Yr event
Inflow = 11.14 cfs @ 11.99 hrs, Volume= 0.500 af
Outflow = 0.18 cfs @ 17.17 hrs, Volume= 0.500 af, Atten= 98%, Lag= 310.8 min
Primary = 0.18 cfs @ 17.17 hrs, Volume= 0.500 af
Secondary = 0.00 cfs @ 2.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 860.27' @ 17.17 hrs Surf.Area= 8,684 sf Storage= 15,432 cf

Plug-Flow detention time= 994.1 min calculated for 0.500 af (100% of inflow)
Center-of-Mass det. time= 993.8 min (1,813.8 - 820.1)

Volume	Invert	Avail.Storage	Storage Description
#1	857.25'	48,950 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
857.25	1,000	0	0
858.00	3,400	1,650	1,650
859.00	5,800	4,600	6,250
860.00	8,000	6,900	13,150
861.00	10,500	9,250	22,400
862.00	13,300	11,900	34,300
863.00	16,000	14,650	48,950

Device	Routing	Invert	Outlet Devices
#1	Primary	857.25'	**10.0" Round Culvert** L= 25.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 857.25' / 857.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	857.25'	**2.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	860.40'	**6.0" Vert. Orifice/Grate X 3.00** C= 0.600
#4	Device 1	861.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Secondary	862.00'	**380.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50

Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68
2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=0.18 cfs @ 17.17 hrs HW=860.27' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.18 cfs of 4.24 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.18 cfs @ 8.26 fps)
  ├─**3=Orifice/Grate** (Controls 0.00 cfs)
  └─**4=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 2.00 hrs HW=857.25' TW=0.00' (Dynamic Tailwater)
└─**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond 5P: Bioretention West

Inflow Area = 1.950 ac, 61.03% Impervious, Inflow Depth = 1.81" for 2 Yr event
Inflow = 5.97 cfs @ 11.97 hrs, Volume= 0.294 af
Outflow = 5.57 cfs @ 12.00 hrs, Volume= 0.294 af, Atten= 7%, Lag= 1.9 min
Discarded = 0.05 cfs @ 12.00 hrs, Volume= 0.067 af
Primary = 5.52 cfs @ 12.00 hrs, Volume= 0.227 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 862.28' @ 12.00 hrs Surf.Area= 1,424 sf Storage= 1,710 cf

Plug-Flow detention time= 66.8 min calculated for 0.294 af (100% of inflow)
Center-of-Mass det. time= 67.0 min (879.0 - 812.0)

Volume	Invert	Avail.Storage	Storage Description
#1	860.50'	6,718 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
860.50	600	0	0
861.00	790	348	348
862.00	1,200	995	1,343
863.00	2,000	1,600	2,943
864.00	2,700	2,350	5,293
864.50	3,000	1,425	6,718

Device	Routing	Invert	Outlet Devices
#1	Discarded	860.50'	**1.630 in/hr Exfiltration over Surface area**
#2	Primary	861.50'	**3.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.05 cfs @ 12.00 hrs HW=862.28' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.05 cfs)

Primary OutFlow Max=5.51 cfs @ 12.00 hrs HW=862.28' TW=859.11' (Dynamic Tailwater)
└─**2=Broad-Crested Rectangular Weir** (Weir Controls 5.51 cfs @ 2.36 fps)

Summary for Link 6L: Total

Inflow Area = 5.100 ac, 42.75% Impervious, Inflow Depth = 1.25" for 2 Yr event
Inflow = 0.77 cfs @ 11.99 hrs, Volume= 0.531 af
Primary = 0.77 cfs @ 11.99 hrs, Volume= 0.531 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs

Time span=2.00-120.00 hrs, dt=0.05 hrs, 2361 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: To Pond Runoff Area=2.650 ac 36.23% Impervious Runoff Depth=2.29"
Tc=6.0 min CN=81 Runoff=10.40 cfs 0.506 af

Subcatchment 2S: To Bioretention West Runoff Area=1.950 ac 61.03% Impervious Runoff Depth=3.01"
Tc=6.0 min CN=89 Runoff=9.69 cfs 0.489 af

Subcatchment 3S: Uncontrolled Runoff Area=0.500 ac 6.00% Impervious Runoff Depth=1.60"
Tc=6.0 min CN=72 Runoff=1.39 cfs 0.067 af

Pond 4P: Pond Peak Elev=860.95' Storage=21,856 cf Inflow=19.29 cfs 0.921 af
Primary=1.75 cfs 0.921 af Secondary=0.00 cfs 0.000 af Outflow=1.75 cfs 0.921 af

Pond 5P: Bioretention West Peak Elev=862.59' Storage=2,184 cf Inflow=9.69 cfs 0.489 af
Discarded=0.06 cfs 0.074 af Primary=8.99 cfs 0.416 af Outflow=9.06 cfs 0.489 af

Link 6L: Total Inflow=1.89 cfs 0.988 af
Primary=1.89 cfs 0.988 af

Total Runoff Area = 5.100 ac Runoff Volume = 1.062 af Average Runoff Depth = 2.50"
57.25% Pervious = 2.920 ac 42.75% Impervious = 2.180 ac

Summary for Subcatchment 1S: To Pond

Runoff = 10.40 cfs @ 11.97 hrs, Volume= 0.506 af, Depth= 2.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 Yr Rainfall=4.20"

	Area (ac)	CN	Description
*	0.900	98	Future Impervious
*	1.380	74	Lawn, HSG C
*	0.310	61	Lawn, HSG B
*	0.060	98	Existing Impervious
	2.650	81	Weighted Average
	1.690		63.77% Pervious Area
	0.960		36.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Summary for Subcatchment 2S: To Bioretention West

Runoff = 9.69 cfs @ 11.97 hrs, Volume= 0.489 af, Depth= 3.01"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 Yr Rainfall=4.20"

	Area (ac)	CN	Description
*	0.800	98	Impervious
*	0.680	74	Lawn, HSG C
*	0.390	98	Future Impervious
*	0.080	74	Future Lawn, HSG C
	1.950	89	Weighted Average
	0.760		38.97% Pervious Area
	1.190		61.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct**

Summary for Subcatchment 3S: Uncontrolled

Runoff = 1.39 cfs @ 11.98 hrs, Volume= 0.067 af, Depth= 1.60"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 Yr Rainfall=4.20"

	Area (ac)	CN	Description
*	0.030	98	Impervious
*	0.330	74	Lawn, HSG C
*	0.140	61	Lawn, HSG B
	0.500	72	Weighted Average
	0.470		94.00% Pervious Area
	0.030		6.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Summary for Pond 4P: Pond

Inflow Area = 4.600 ac, 46.74% Impervious, Inflow Depth = 2.40" for 10 Yr event
Inflow = 19.29 cfs @ 11.98 hrs, Volume= 0.921 af
Outflow = 1.75 cfs @ 12.51 hrs, Volume= 0.921 af, Atten= 91%, Lag= 31.9 min
Primary = 1.75 cfs @ 12.51 hrs, Volume= 0.921 af
Secondary = 0.00 cfs @ 2.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 860.95' @ 12.51 hrs Surf.Area= 10,370 sf Storage= 21,856 cf

Plug-Flow detention time= 709.4 min calculated for 0.921 af (100% of inflow)
Center-of-Mass det. time= 709.0 min (1,519.9 - 810.9)

Volume	Invert	Avail.Storage	Storage Description
#1	857.25'	48,950 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
857.25	1,000	0	0
858.00	3,400	1,650	1,650
859.00	5,800	4,600	6,250
860.00	8,000	6,900	13,150
861.00	10,500	9,250	22,400
862.00	13,300	11,900	34,300
863.00	16,000	14,650	48,950

Device	Routing	Invert	Outlet Devices
#1	Primary	857.25'	**10.0" Round Culvert** L= 25.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 857.25' / 857.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	857.25'	**2.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	860.40'	**6.0" Vert. Orifice/Grate X 3.00** C= 0.600
#4	Device 1	861.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Secondary	862.00'	**380.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50

Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68
2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=1.75 cfs @ 12.51 hrs HW=860.95' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 1.75 cfs of 4.76 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.20 cfs @ 9.15 fps)
  ├─**3=Orifice/Grate** (Orifice Controls 1.55 cfs @ 2.63 fps)
  └─**4=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 2.00 hrs HW=857.25' TW=0.00' (Dynamic Tailwater)
└─**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond 5P: Bioretention West

Inflow Area = 1.950 ac, 61.03% Impervious, Inflow Depth = 3.01" for 10 Yr event
Inflow = 9.69 cfs @ 11.97 hrs, Volume= 0.489 af
Outflow = 9.06 cfs @ 12.00 hrs, Volume= 0.489 af, Atten= 7%, Lag= 1.9 min
Discarded = 0.06 cfs @ 12.00 hrs, Volume= 0.074 af
Primary = 8.99 cfs @ 12.00 hrs, Volume= 0.416 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 862.59' @ 12.00 hrs Surf.Area= 1,669 sf Storage= 2,184 cf

Plug-Flow detention time= 45.3 min calculated for 0.489 af (100% of inflow)
Center-of-Mass det. time= 45.5 min (843.0 - 797.5)

Volume	Invert	Avail.Storage	Storage Description
#1	860.50'	6,718 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
860.50	600	0	0
861.00	790	348	348
862.00	1,200	995	1,343
863.00	2,000	1,600	2,943
864.00	2,700	2,350	5,293
864.50	3,000	1,425	6,718

Device	Routing	Invert	Outlet Devices
#1	Discarded	860.50'	**1.630 in/hr Exfiltration over Surface area**
#2	Primary	861.50'	**3.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.06 cfs @ 12.00 hrs HW=862.58' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=8.93 cfs @ 12.00 hrs HW=862.58' TW=860.18' (Dynamic Tailwater)
└─**2=Broad-Crested Rectangular Weir** (Weir Controls 8.93 cfs @ 2.75 fps)

Summary for Link 6L: Total

Inflow Area = 5.100 ac, 42.75% Impervious, Inflow Depth = 2.32" for 10 Yr event
Inflow = 1.89 cfs @ 12.43 hrs, Volume= 0.988 af
Primary = 1.89 cfs @ 12.43 hrs, Volume= 0.988 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs

Time span=2.00-120.00 hrs, dt=0.05 hrs, 2361 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: To Pond Runoff Area=2.650 ac 36.23% Impervious Runoff Depth=2.81"
Tc=6.0 min CN=81 Runoff=12.68 cfs 0.620 af

Subcatchment 2S: To Bioretention West Runoff Area=1.950 ac 61.03% Impervious Runoff Depth=3.58"
Tc=6.0 min CN=89 Runoff=11.40 cfs 0.582 af

Subcatchment 3S: Uncontrolled Runoff Area=0.500 ac 6.00% Impervious Runoff Depth=2.05"
Tc=6.0 min CN=72 Runoff=1.78 cfs 0.085 af

Pond 4P: Pond Peak Elev=861.33' Storage=25,968 cf Inflow=23.13 cfs 1.126 af
Primary=2.54 cfs 1.126 af Secondary=0.00 cfs 0.000 af Outflow=2.54 cfs 1.126 af

Pond 5P: Bioretention West Peak Elev=862.71' Storage=2,404 cf Inflow=11.40 cfs 0.582 af
Discarded=0.07 cfs 0.076 af Primary=10.60 cfs 0.506 af Outflow=10.66 cfs 0.582 af

Link 6L: Total Inflow=2.95 cfs 1.211 af
Primary=2.95 cfs 1.211 af

Total Runoff Area = 5.100 ac Runoff Volume = 1.287 af Average Runoff Depth = 3.03"
57.25% Pervious = 2.920 ac 42.75% Impervious = 2.180 ac

Summary for Subcatchment 1S: To Pond

Runoff = 12.68 cfs @ 11.97 hrs, Volume= 0.620 af, Depth= 2.81"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 Yr Rainfall=4.80"

	Area (ac)	CN	Description
*	0.900	98	Future Impervious
*	1.380	74	Lawn, HSG C
*	0.310	61	Lawn, HSG B
*	0.060	98	Existing Impervious
	2.650	81	Weighted Average
	1.690		63.77% Pervious Area
	0.960		36.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Summary for Subcatchment 2S: To Bioretention West

Runoff = 11.40 cfs @ 11.97 hrs, Volume= 0.582 af, Depth= 3.58"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 Yr Rainfall=4.80"

	Area (ac)	CN	Description
*	0.800	98	Impervious
*	0.680	74	Lawn, HSG C
*	0.390	98	Future Impervious
*	0.080	74	Future Lawn, HSG C
	1.950	89	Weighted Average
	0.760		38.97% Pervious Area
	1.190		61.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct**

Summary for Subcatchment 3S: Uncontrolled

Runoff = 1.78 cfs @ 11.98 hrs, Volume= 0.085 af, Depth= 2.05"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 Yr Rainfall=4.80"

	Area (ac)	CN	Description
*	0.030	98	Impervious
*	0.330	74	Lawn, HSG C
*	0.140	61	Lawn, HSG B
	0.500	72	Weighted Average
	0.470		94.00% Pervious Area
	0.030		6.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Summary for Pond 4P: Pond

Inflow Area = 4.600 ac, 46.74% Impervious, Inflow Depth = 2.94" for 25 Yr event
Inflow = 23.13 cfs @ 11.98 hrs, Volume= 1.126 af
Outflow = 2.54 cfs @ 12.40 hrs, Volume= 1.126 af, Atten= 89%, Lag= 25.2 min
Primary = 2.54 cfs @ 12.40 hrs, Volume= 1.126 af
Secondary = 0.00 cfs @ 2.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 861.33' @ 12.40 hrs Surf.Area= 11,412 sf Storage= 25,968 cf

Plug-Flow detention time= 601.8 min calculated for 1.126 af (100% of inflow)
Center-of-Mass det. time= 602.8 min (1,409.8 - 807.0)

Volume	Invert	Avail.Storage	Storage Description
#1	857.25'	48,950 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
857.25	1,000	0	0
858.00	3,400	1,650	1,650
859.00	5,800	4,600	6,250
860.00	8,000	6,900	13,150
861.00	10,500	9,250	22,400
862.00	13,300	11,900	34,300
863.00	16,000	14,650	48,950

Device	Routing	Invert	Outlet Devices
#1	Primary	857.25'	**10.0" Round Culvert** L= 25.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 857.25' / 857.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	857.25'	**2.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	860.40'	**6.0" Vert. Orifice/Grate X 3.00** C= 0.600
#4	Device 1	861.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Secondary	862.00'	**380.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50

Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68
2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=2.54 cfs @ 12.40 hrs HW=861.33' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Passes 2.54 cfs of 5.02 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.21 cfs @ 9.62 fps)
  ├─**3=Orifice/Grate** (Orifice Controls 2.33 cfs @ 3.96 fps)
  └─**4=Orifice/Grate** (Controls 0.00 cfs)

Secondary OutFlow Max=0.00 cfs @ 2.00 hrs HW=857.25' TW=0.00' (Dynamic Tailwater)
└─**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond 5P: Bioretention West

Inflow Area =	1.950 ac, 61.03% Impervious, Inflow Depth = 3.58" for 25 Yr event				
Inflow =	11.40 cfs @	11.97 hrs,	Volume=	0.582 af	
Outflow =	10.66 cfs @	12.00 hrs,	Volume=	0.582 af,	Atten= 7%, Lag= 1.9 min
Discarded =	0.07 cfs @	12.00 hrs,	Volume=	0.076 af	
Primary =	10.60 cfs @	12.00 hrs,	Volume=	0.506 af	

Routing by Dyn-Stor-Ind method, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 862.71' @ 12.00 hrs Surf.Area= 1,771 sf Storage= 2,404 cf

Plug-Flow detention time= 39.9 min calculated for 0.582 af (100% of inflow)
Center-of-Mass det. time= 40.1 min (832.8 - 792.7)

Volume	Invert	Avail.Storage	Storage Description
#1	860.50'	6,718 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
860.50	600	0	0
861.00	790	348	348
862.00	1,200	995	1,343
863.00	2,000	1,600	2,943
864.00	2,700	2,350	5,293
864.50	3,000	1,425	6,718

Device	Routing	Invert	Outlet Devices
#1	Discarded	860.50'	**1.630 in/hr Exfiltration over Surface area**
#2	Primary	861.50'	**3.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

Discarded OutFlow Max=0.07 cfs @ 12.00 hrs HW=862.71' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.07 cfs)

Primary OutFlow Max=10.51 cfs @ 12.00 hrs HW=862.71' TW=860.61' (Dynamic Tailwater)
└─**2=Broad-Crested Rectangular Weir** (Weir Controls 10.51 cfs @ 2.90 fps)

Summary for Link 6L: Total

Inflow Area = 5.100 ac, 42.75% Impervious, Inflow Depth = 2.85" for 25 Yr event
Inflow = 2.95 cfs @ 12.07 hrs, Volume= 1.211 af
Primary = 2.95 cfs @ 12.07 hrs, Volume= 1.211 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs

Time span=2.00-120.00 hrs, dt=0.05 hrs, 2361 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: To Pond Runoff Area=2.650 ac 36.23% Impervious Runoff Depth=3.88"
Tc=6.0 min CN=81 Runoff=17.32 cfs 0.858 af

Subcatchment 2S: To Bioretention West Runoff Area=1.950 ac 61.03% Impervious Runoff Depth=4.74"
Tc=6.0 min CN=89 Runoff=14.82 cfs 0.770 af

Subcatchment 3S: Uncontrolled Runoff Area=0.500 ac 6.00% Impervious Runoff Depth=2.99"
Tc=6.0 min CN=72 Runoff=2.58 cfs 0.125 af

Pond 4P: Pond Peak Elev=861.97' Storage=33,892 cf Inflow=30.91 cfs 1.547 af
Primary=5.45 cfs 1.547 af Secondary=0.00 cfs 0.000 af Outflow=5.45 cfs 1.547 af

Pond 5P: Bioretention West Peak Elev=862.95' Storage=2,837 cf Inflow=14.82 cfs 0.770 af
Discarded=0.07 cfs 0.080 af Primary=13.82 cfs 0.689 af Outflow=13.90 cfs 0.770 af

Link 6L: Total Inflow=6.94 cfs 1.672 af
Primary=6.94 cfs 1.672 af

Total Runoff Area = 5.100 ac Runoff Volume = 1.752 af Average Runoff Depth = 4.12"
57.25% Pervious = 2.920 ac 42.75% Impervious = 2.180 ac

Summary for Subcatchment 1S: To Pond

Runoff = 17.32 cfs @ 11.97 hrs, Volume= 0.858 af, Depth= 3.88"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 Yr Rainfall=6.00"

	Area (ac)	CN	Description
*	0.900	98	Future Impervious
*	1.380	74	Lawn, HSG C
*	0.310	61	Lawn, HSG B
*	0.060	98	Existing Impervious
	2.650	81	Weighted Average
	1.690		63.77% Pervious Area
	0.960		36.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Summary for Subcatchment 2S: To Bioretention West

Runoff = 14.82 cfs @ 11.96 hrs, Volume= 0.770 af, Depth= 4.74"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 Yr Rainfall=6.00"

	Area (ac)	CN	Description
*	0.800	98	Impervious
*	0.680	74	Lawn, HSG C
*	0.390	98	Future Impervious
*	0.080	74	Future Lawn, HSG C
	1.950	89	Weighted Average
	0.760		38.97% Pervious Area
	1.190		61.03% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct**

Summary for Subcatchment 3S: Uncontrolled

Runoff = 2.58 cfs @ 11.97 hrs, Volume= 0.125 af, Depth= 2.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 Yr Rainfall=6.00"

	Area (ac)	CN	Description
*	0.030	98	Impervious
*	0.330	74	Lawn, HSG C
*	0.140	61	Lawn, HSG B
	0.500	72	Weighted Average
	0.470		94.00% Pervious Area
	0.030		6.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Summary for Pond 4P: Pond

Inflow Area = 4.600 ac, 46.74% Impervious, Inflow Depth = 4.04" for 100 Yr event
Inflow = 30.91 cfs @ 11.98 hrs, Volume= 1.547 af
Outflow = 5.45 cfs @ 12.20 hrs, Volume= 1.547 af, Atten= 82%, Lag= 13.1 min
Primary = 5.45 cfs @ 12.20 hrs, Volume= 1.547 af
Secondary = 0.00 cfs @ 2.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 861.97' @ 12.20 hrs Surf.Area= 13,214 sf Storage= 33,892 cf

Plug-Flow detention time= 465.6 min calculated for 1.547 af (100% of inflow)
Center-of-Mass det. time= 465.1 min (1,265.3 - 800.1)

Volume	Invert	Avail.Storage	Storage Description
#1	857.25'	48,950 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
857.25	1,000	0	0
858.00	3,400	1,650	1,650
859.00	5,800	4,600	6,250
860.00	8,000	6,900	13,150
861.00	10,500	9,250	22,400
862.00	13,300	11,900	34,300
863.00	16,000	14,650	48,950

Device	Routing	Invert	Outlet Devices
#1	Primary	857.25'	**10.0" Round Culvert** L= 25.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 857.25' / 857.00' S= 0.0100 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.55 sf
#2	Device 1	857.25'	**2.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	860.40'	**6.0" Vert. Orifice/Grate X 3.00** C= 0.600
#4	Device 1	861.50'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Secondary	862.00'	**380.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50

Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68
2.72 2.81 2.92 2.97 3.07 3.32

Primary OutFlow Max=5.45 cfs @ 12.20 hrs HW=861.97' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 5.45 cfs @ 9.99 fps)
  ├─**2=Orifice/Grate** (Passes < 0.23 cfs potential flow)
  ├─**3=Orifice/Grate** (Passes < 3.26 cfs potential flow)
  └─**4=Orifice/Grate** (Passes < 6.60 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 2.00 hrs HW=857.25' TW=0.00' (Dynamic Tailwater)
└─**5=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Summary for Pond 5P: Bioretention West

Inflow Area = 1.950 ac, 61.03% Impervious, Inflow Depth = 4.74" for 100 Yr event
Inflow = 14.82 cfs @ 11.96 hrs, Volume= 0.770 af
Outflow = 13.90 cfs @ 12.00 hrs, Volume= 0.770 af, Atten= 6%, Lag= 1.9 min
Discarded = 0.07 cfs @ 12.00 hrs, Volume= 0.080 af
Primary = 13.82 cfs @ 12.00 hrs, Volume= 0.689 af

Routing by Dyn-Stor-Ind method, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs
Peak Elev= 862.95' @ 12.00 hrs Surf.Area= 1,957 sf Storage= 2,837 cf

Plug-Flow detention time= 33.0 min calculated for 0.769 af (100% of inflow)
Center-of-Mass det. time= 33.2 min (818.1 - 784.9)

Volume	Invert	Avail.Storage	Storage Description
#1	860.50'	6,718 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
860.50	600	0	0
861.00	790	348	348
862.00	1,200	995	1,343
863.00	2,000	1,600	2,943
864.00	2,700	2,350	5,293
864.50	3,000	1,425	6,718

Device	Routing	Invert	Outlet Devices
#1	Discarded	860.50'	**1.630 in/hr Exfiltration over Surface area**
#2	Primary	861.50'	**3.0' long x 3.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 Coef. (English) 2.44 2.58 2.68 2.67 2.65 2.64 2.64 2.68 2.68 2.72 2.81 2.92 2.97 3.07 3.32

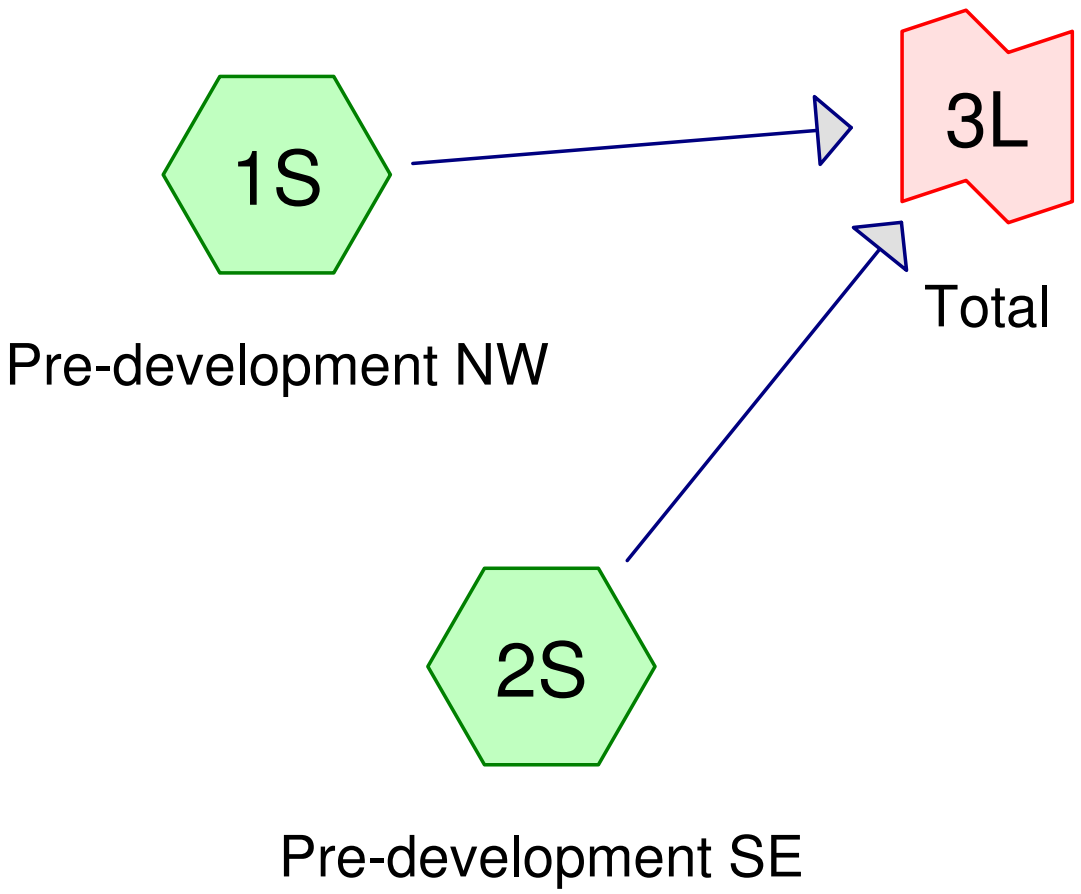
Discarded OutFlow Max=0.07 cfs @ 12.00 hrs HW=862.94' (Free Discharge)
└─**1=Exfiltration** (Exfiltration Controls 0.07 cfs)

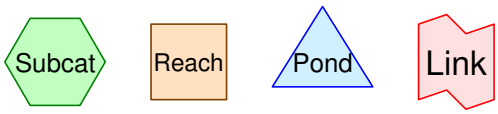
Primary OutFlow Max=13.67 cfs @ 12.00 hrs HW=862.94' TW=861.36' (Dynamic Tailwater)
└─**2=Broad-Crested Rectangular Weir** (Weir Controls 13.67 cfs @ 3.17 fps)

Summary for Link 6L: Total

Inflow Area = 5.100 ac, 42.75% Impervious, Inflow Depth = 3.93" for 100 Yr event
Inflow = 6.94 cfs @ 12.06 hrs, Volume= 1.672 af
Primary = 6.94 cfs @ 12.06 hrs, Volume= 1.672 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-120.00 hrs, dt= 0.05 hrs





Drainage Diagram for Predevelopment
Prepared by {enter your company name here}, Printed 6/3/2015
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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
2.960	55	Woods, HSG B (1S)
1.830	61	Lawn, HSG B (1S, 2S)
0.310	98	Impervious (1S, 2S)
5.100		**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
4.790	HSG B	1S, 2S
0.000	HSG C	
0.000	HSG D	
0.310	Other	1S, 2S
5.100		**TOTAL AREA**

Summary for Subcatchment 1S: Pre-development NW

Runoff = 0.12 cfs @ 12.47 hrs, Volume= 0.048 af, Depth= 0.13"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 Yr Rainfall=2.50"

	Area (ac)	CN	Description
*	2.960	55	Woods, HSG B
*	0.130	98	Impervious
*	1.210	61	Lawn, HSG B
	4.300	58	Weighted Average
	4.170		96.98% Pervious Area
	0.130		3.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.4	250	0.1600	0.20		**Sheet Flow, Sheet** Woods: Light underbrush n= 0.400 P2= 2.90"
4.9	220	0.0220	0.74		**Shallow Concentrated Flow, Shallow** Woodland Kv= 5.0 fps
25.3	470	Total			

Summary for Subcatchment 2S: Pre-development SE

Runoff = 0.46 cfs @ 12.02 hrs, Volume= 0.028 af, Depth= 0.42"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 1 Yr Rainfall=2.50"

	Area (ac)	CN	Description
*	0.180	98	Impervious
*	0.620	61	Lawn, HSG B
	0.800	69	Weighted Average
	0.620		77.50% Pervious Area
	0.180		22.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0	180	0.1200	0.37		**Sheet Flow, Sheet** Grass: Short n= 0.150 P2= 2.90"

Summary for Link 3L: Total

Inflow Area = 5.100 ac, 6.08% Impervious, Inflow Depth = 0.18" for 1 Yr event
Inflow = 0.46 cfs @ 12.02 hrs, Volume= 0.076 af
Primary = 0.46 cfs @ 12.02 hrs, Volume= 0.076 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs

Summary for Subcatchment 1S: Pre-development NW

Runoff = 0.41 cfs @ 12.31 hrs, Volume= 0.087 af, Depth= 0.24"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 Yr Rainfall=2.90"

	Area (ac)	CN	Description
*	2.960	55	Woods, HSG B
*	0.130	98	Impervious
*	1.210	61	Lawn, HSG B
	4.300	58	Weighted Average
	4.170		96.98% Pervious Area
	0.130		3.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.4	250	0.1600	0.20		**Sheet Flow, Sheet** Woods: Light underbrush n= 0.400 P2= 2.90"
4.9	220	0.0220	0.74		**Shallow Concentrated Flow, Shallow** Woodland Kv= 5.0 fps
25.3	470	Total			

Summary for Subcatchment 2S: Pre-development SE

Runoff = 0.73 cfs @ 12.01 hrs, Volume= 0.041 af, Depth= 0.62"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 2 Yr Rainfall=2.90"

	Area (ac)	CN	Description
*	0.180	98	Impervious
*	0.620	61	Lawn, HSG B
	0.800	69	Weighted Average
	0.620		77.50% Pervious Area
	0.180		22.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0	180	0.1200	0.37		**Sheet Flow, Sheet** Grass: Short n= 0.150 P2= 2.90"

Summary for Link 3L: Total

Inflow Area = 5.100 ac, 6.08% Impervious, Inflow Depth = 0.30" for 2 Yr event
Inflow = 0.77 cfs @ 12.02 hrs, Volume= 0.128 af
Primary = 0.77 cfs @ 12.02 hrs, Volume= 0.128 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs

Summary for Subcatchment 1S: Pre-development NW

Runoff = 2.37 cfs @ 12.24 hrs, Volume= 0.272 af, Depth= 0.76"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 Yr Rainfall=4.20"

	Area (ac)	CN	Description
*	2.960	55	Woods, HSG B
*	0.130	98	Impervious
*	1.210	61	Lawn, HSG B
	4.300	58	Weighted Average
	4.170		96.98% Pervious Area
	0.130		3.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.4	250	0.1600	0.20		**Sheet Flow, Sheet** Woods: Light underbrush n= 0.400 P2= 2.90"
4.9	220	0.0220	0.74		**Shallow Concentrated Flow, Shallow** Woodland Kv= 5.0 fps
25.3	470	Total			

Summary for Subcatchment 2S: Pre-development SE

Runoff = 1.80 cfs @ 12.00 hrs, Volume= 0.093 af, Depth= 1.40"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 10 Yr Rainfall=4.20"

	Area (ac)	CN	Description
*	0.180	98	Impervious
*	0.620	61	Lawn, HSG B
	0.800	69	Weighted Average
	0.620		77.50% Pervious Area
	0.180		22.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0	180	0.1200	0.37		**Sheet Flow, Sheet** Grass: Short n= 0.150 P2= 2.90"

Summary for Link 3L: Total

Inflow Area = 5.100 ac, 6.08% Impervious, Inflow Depth = 0.86" for 10 Yr event
Inflow = 2.74 cfs @ 12.21 hrs, Volume= 0.365 af
Primary = 2.74 cfs @ 12.21 hrs, Volume= 0.365 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs

Summary for Subcatchment 1S: Pre-development NW

Runoff = 3.66 cfs @ 12.22 hrs, Volume= 0.380 af, Depth= 1.06"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 Yr Rainfall=4.80"

	Area (ac)	CN	Description
*	2.960	55	Woods, HSG B
*	0.130	98	Impervious
*	1.210	61	Lawn, HSG B
	4.300	58	Weighted Average
	4.170		96.98% Pervious Area
	0.130		3.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.4	250	0.1600	0.20		**Sheet Flow, Sheet** Woods: Light underbrush n= 0.400 P2= 2.90"
4.9	220	0.0220	0.74		**Shallow Concentrated Flow, Shallow** Woodland Kv= 5.0 fps
25.3	470	Total			

Summary for Subcatchment 2S: Pre-development SE

Runoff = 2.36 cfs @ 12.00 hrs, Volume= 0.121 af, Depth= 1.81"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 25 Yr Rainfall=4.80"

	Area (ac)	CN	Description
*	0.180	98	Impervious
*	0.620	61	Lawn, HSG B
	0.800	69	Weighted Average
	0.620		77.50% Pervious Area
	0.180		22.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0	180	0.1200	0.37		**Sheet Flow, Sheet** Grass: Short n= 0.150 P2= 2.90"

Summary for Link 3L: Total

Inflow Area = 5.100 ac, 6.08% Impervious, Inflow Depth = 1.18" for 25 Yr event
Inflow = 4.15 cfs @ 12.20 hrs, Volume= 0.501 af
Primary = 4.15 cfs @ 12.20 hrs, Volume= 0.501 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs

Summary for Subcatchment 1S: Pre-development NW

Runoff = 6.66 cfs @ 12.21 hrs, Volume= 0.630 af, Depth= 1.76"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 Yr Rainfall=6.00"

	Area (ac)	CN	Description
*	2.960	55	Woods, HSG B
*	0.130	98	Impervious
*	1.210	61	Lawn, HSG B
	4.300	58	Weighted Average
	4.170		96.98% Pervious Area
	0.130		3.02% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.4	250	0.1600	0.20		**Sheet Flow, Sheet** Woods: Light underbrush n= 0.400 P2= 2.90"
4.9	220	0.0220	0.74		**Shallow Concentrated Flow, Shallow** Woodland Kv= 5.0 fps
25.3	470	Total			

Summary for Subcatchment 2S: Pre-development SE

Runoff = 3.56 cfs @ 12.00 hrs, Volume= 0.181 af, Depth= 2.71"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs
Type II 24-hr 100 Yr Rainfall=6.00"

	Area (ac)	CN	Description
*	0.180	98	Impervious
*	0.620	61	Lawn, HSG B
	0.800	69	Weighted Average
	0.620		77.50% Pervious Area
	0.180		22.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.0	180	0.1200	0.37		**Sheet Flow, Sheet** Grass: Short n= 0.150 P2= 2.90"

Summary for Link 3L: Total

Inflow Area = 5.100 ac, 6.08% Impervious, Inflow Depth = 1.91" for 100 Yr event
Inflow = 7.44 cfs @ 12.18 hrs, Volume= 0.810 af
Primary = 7.44 cfs @ 12.18 hrs, Volume= 0.810 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 2.00-48.00 hrs, dt= 0.05 hrs

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG

4608 SIGGELKOW ROAD–APARTMENTS

INFILTRATION DRAINAGE MAP

EXHIBIT: #11

DATED: JUNE 8, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

The following calculations using the WinSLAMM output indicates that the proposed development will infiltrate greater than 90% of the pre-development infiltration volume for the site.

Pre-development Infiltration results:

Development	Area (Acres)	SLAMM Soil Type	Average Annual Rainfall Volume (cuft)	Pre-Development Runoff Volume (cuft)	Pre-Development Infiltration Volume (cuft)
Residential	4.38	Silty	458,062[1]	7,217	450,845

1: Total Rainfall x Drainage Area = Avg. Annual Rainfall Volume
28.81 in (1 ft/12 in) x 4.38 acres (43,560 sq ft/ 1 acre) = 458,062 cuft

Minimum required post-development infiltration volume: 450,845 cuft x 0.9 = **405,760 cuft**

Post-Development Infiltration results:

Description	Area (Acres)	SLAMM Soil Type	Average Annual Rainfall Volume (cuft)	Post-Development Runoff Volume (cuft)	Post-Development Infiltration Volume (cuft)
Residential	4.38	Silty	458,062[1]	50,311	**407,751**

Infiltration Summary
407,751 cuft (Post-Development) > 405,760 cuft (90% Pre-Development)

WinSLAMM Model Summary:

Pre-Development:

Pre-Development Areas a...

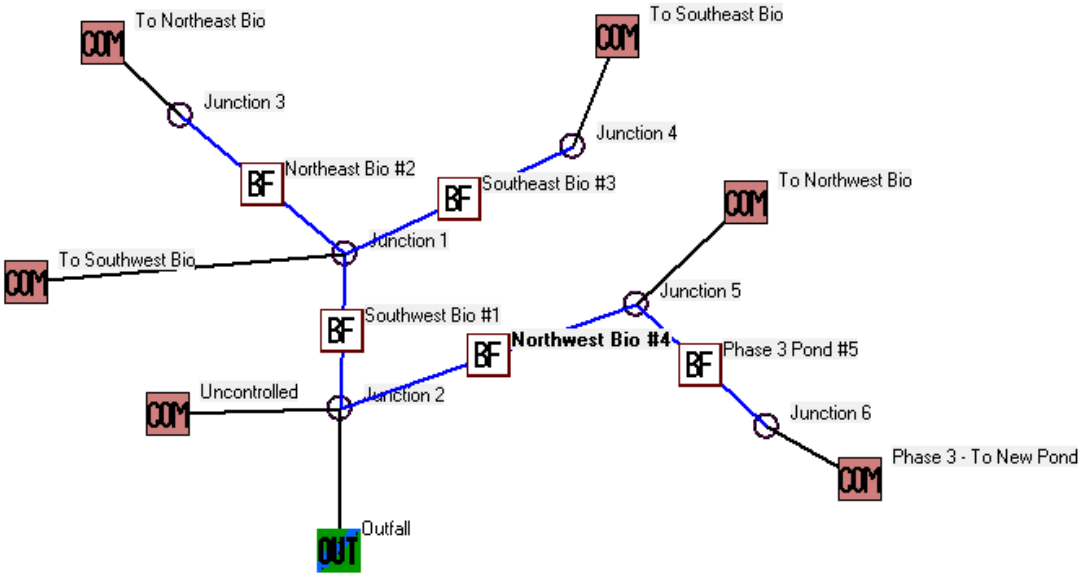
	Description	Area (ac)	CN
1	Impervious	0.290	98
2	Lawn, HSG B	3.510	61
3	Lawn, HSG B (Ph	0.580	61
4		0.000	61
5		0.000	61
6		0.000	0
	Total Area (ac)	4.380	
	Composite CN		63

Total Model Area (ac): 4.380

Clear Cancel Continue

Rain Number	Start Date	Rain Total (in)	Outfall Total (cf)	Rv	Total Losses (in.)	Calculated CN*	Event Peak Flow (cfs)	Pre-Dev Runoff Vol.
Minimum:		0.01	0.1153	0.001	0.01	71.8	0.000	0.0
Maximum:		2.59	15197	0.369	1.63	99.5	2.847	4370.0
Average:		0.32	559.0	0.029	0.29	80.9	1.210	99.2
Total:		28.81	50311		25.69			7217.00

Post-Development



Land Use:
To Northeast Bio

Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.030			
1	Phase 3 Roof	0.030	Entered	--	--
	Parking	0.000			
	Driveways/Sidewalks	0.015			
31	Phase 3 Sidewalk	0.015	Entered	--	--
	Streets	0.000			
	Landscaped Areas	0.285			
45	Large Landscaped Areas 1	0.285	Entered	--	--
	Other Areas	0.005			
70	Water Body Areas	0.005	Entered	--	--

Land Use:
To Southeast Bio

Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.040			
1	Roofs 1	0.040	Entered	--	--
	Parking	0.000			
	Driveways/Sidewalks	0.000			
	Streets	0.000			
	Landscaped Areas	0.016			
45	Large Landscaped Areas 1	0.016	Entered	--	--
	Other Areas	0.004			
70	Water Body Areas	0.004	Entered	--	--

Land Use:
To Southwest Bio

Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.355			
1	Roofs 1	0.305	Entered	--	--
2	Phase 3 Roof	0.050	Entered	--	--
	Parking	0.441			
13	Paved Parking 1	0.441	Entered	--	--
	Driveways/Sidewalks	0.287			
25	Phase 3 Driveway	0.060	Entered	--	--
31	Sidewalks 1	0.207	Entered	--	--
32	Phase 3 Sidewalk	0.020	Entered	--	--
	Streets	0.000			
	Landscaped Areas	0.837			
45	Large Landscaped Areas 1	0.837	Entered	--	--
	Other Areas	0.020			
70	Water Body Areas	0.020	Entered	--	--

Land Use:
To Northwest Bio

Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.240			
1	Roofs 1	0.190	Entered	--	--
2	Phase 3 Roof	0.050	Entered	--	--
	Parking	0.220			
13	Paved Parking 1	0.220	Entered	--	--
	Driveways/Sidewalks	0.015			
31	Sidewalks 1	0.015	Entered	--	--
	Streets	0.000			
	Landscaped Areas	0.085			
45	Large Landscaped Areas 1	0.085	Entered	--	--
	Other Areas	0.015			
70	Water Body Areas	0.015	Entered	--	--

Land Use:
Phase 3 Infiltration

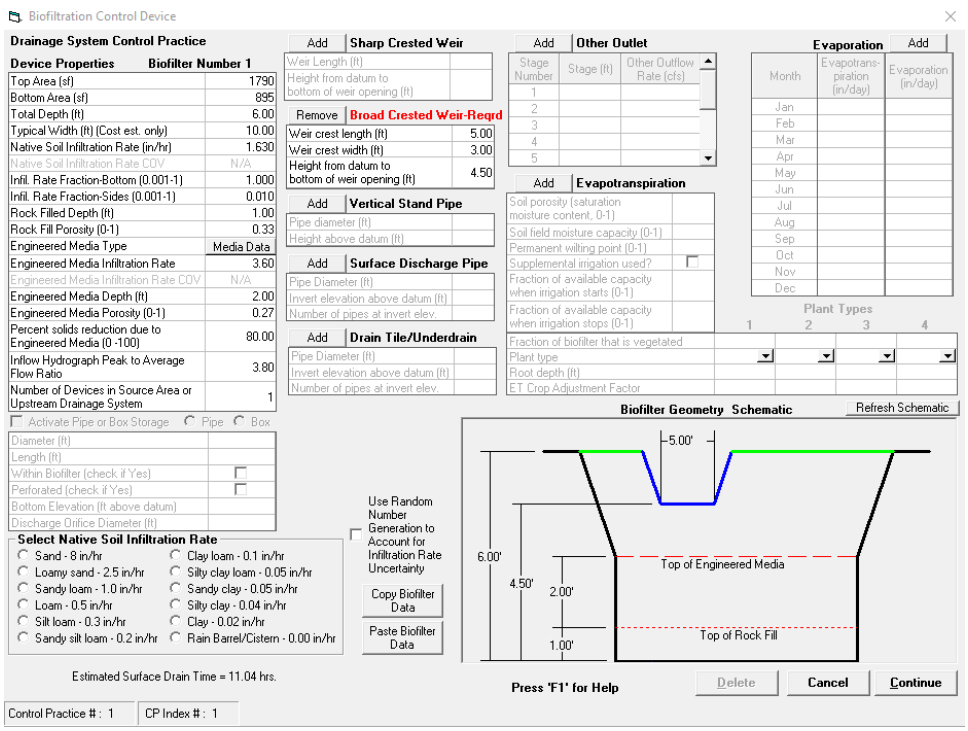
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.130			
1	Roofs 1	0.130	Entered	--	--
	Parking	0.000			
	Driveways/Sidewalks	0.000			
	Streets	0.000			
	Landscaped Areas	0.190			
45	Large Landscaped Areas 1	0.190	Entered	--	--
	Other Areas	0.015			
70	Water Body Areas	0.015	Entered	--	--

Land Use:
Uncontrolled

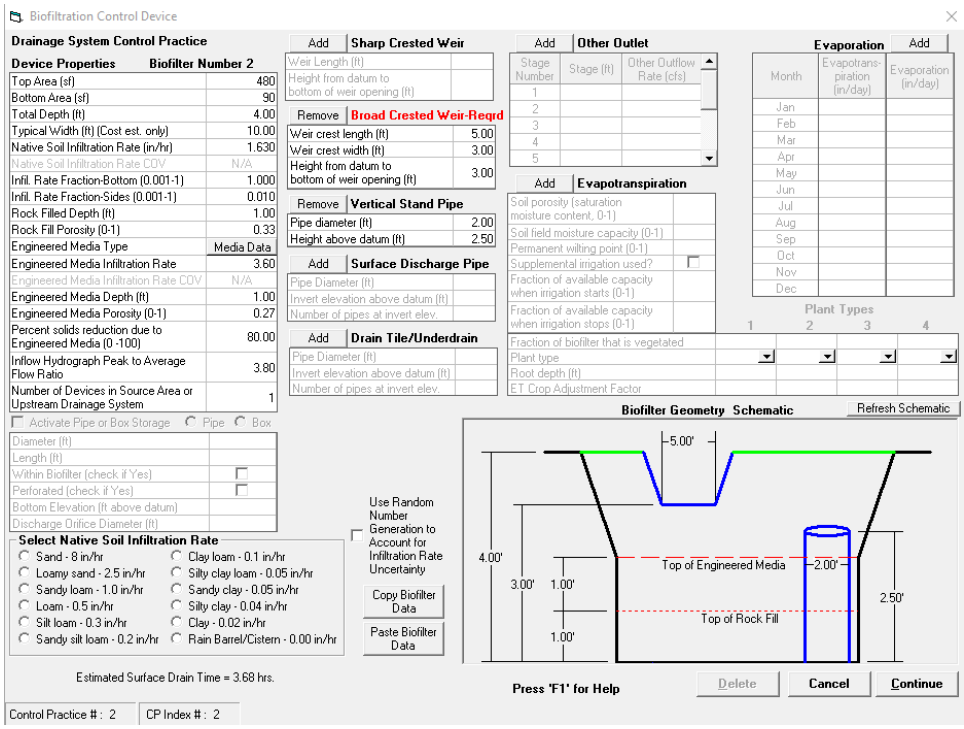
Source Area #	Source Area	Area (acres)	Source Area Parameters	First Control Practice	Second Control Practice
	Roofs	0.050			
1	Roofs 1	0.050	Entered	--	--
	Parking	0.000			
	Driveways/Sidewalks	0.000			
	Streets	0.000			
	Landscaped Areas	1.085			
45	Large Landscaped Areas 1	1.045	Entered	--	--
46	Landscape Phase 3	0.040	Entered	--	--
	Other Areas	0.000			

Land Use #	Land Use Type	Land Use Label	Land Use Area (acres)
1	Commercial	To Southwest Bio	1.940
2	Commercial	Uncontrolled	1.135
3	Commercial	To Northeast Bio	0.335
4	Commercial	To Southeast Bio	0.060
5	Commercial	To Northwest Bio	0.575
6	**Commercial**	**Phase 3 Infiltration**	**0.335**

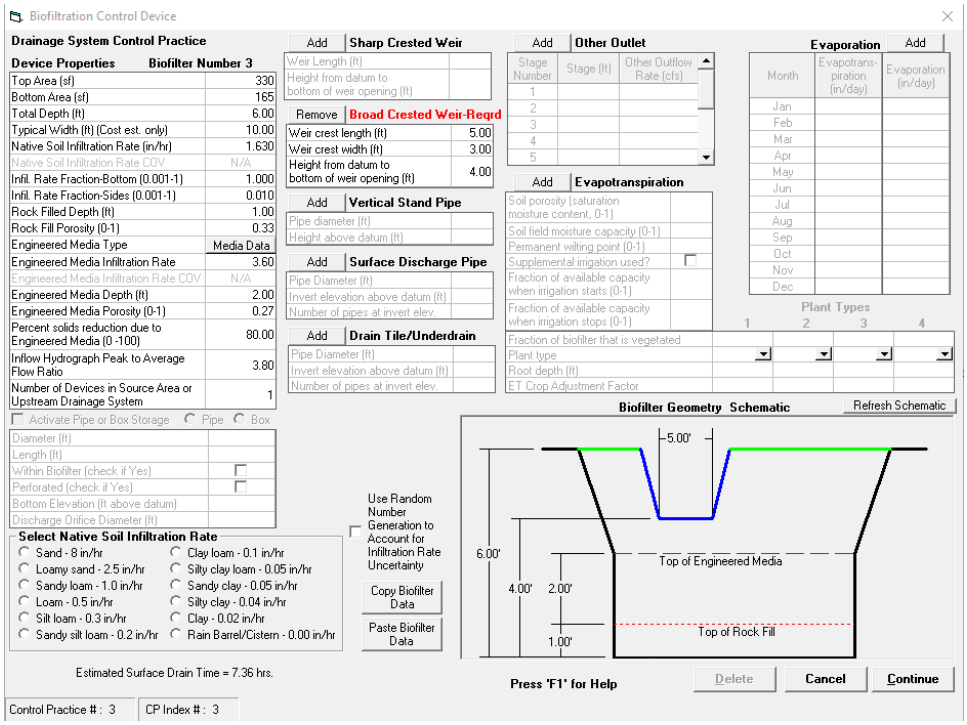
Existing Southwest Bio#1



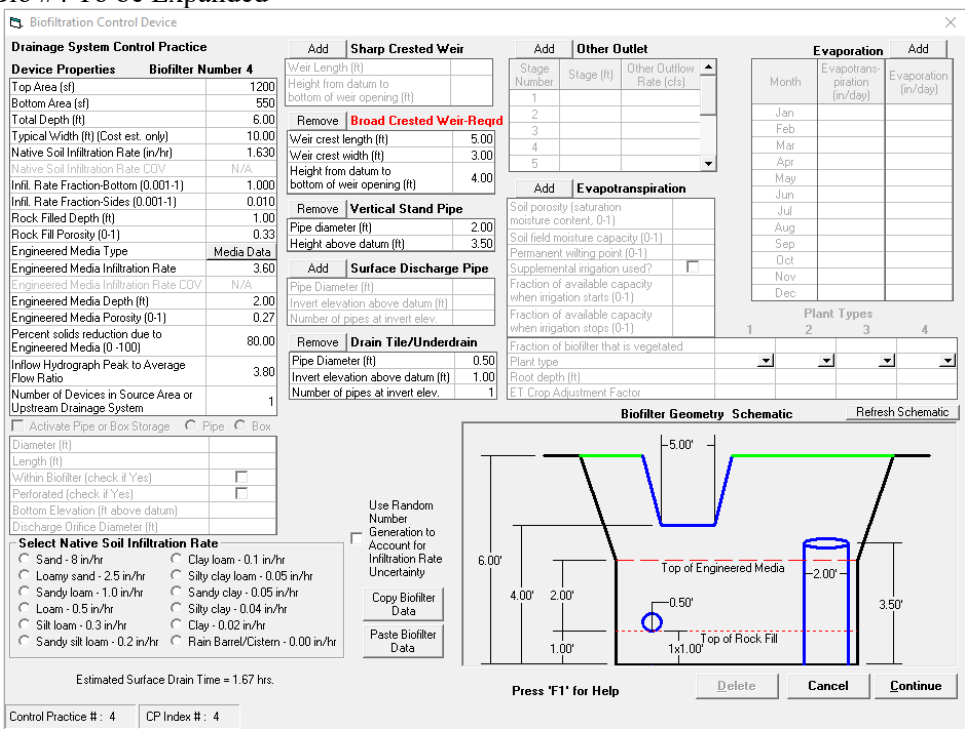
Existing Northeast Bio #2



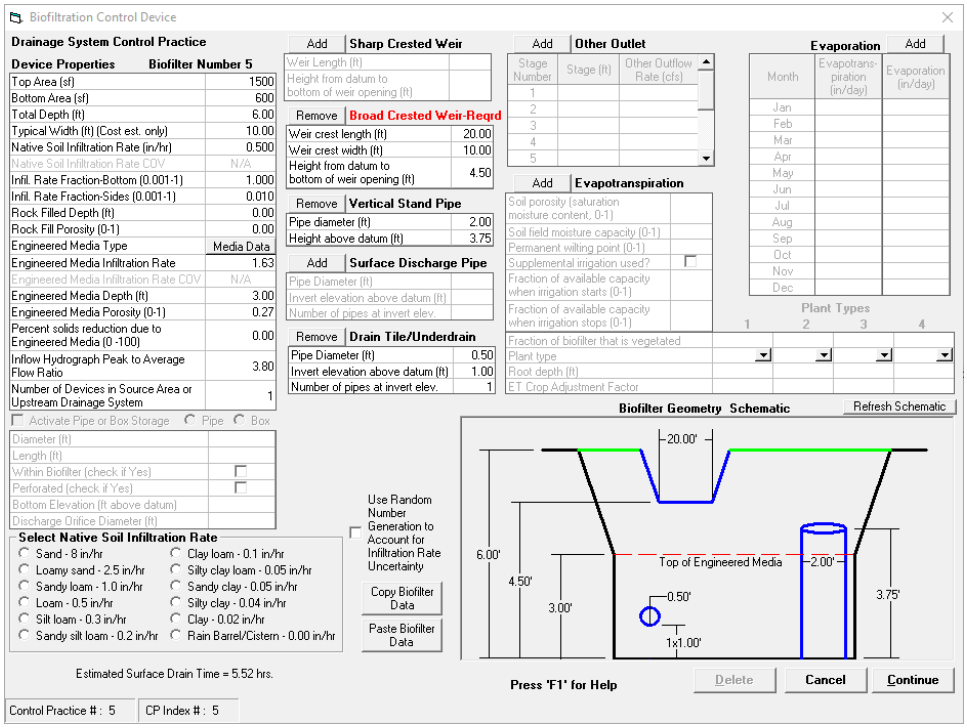
Existing Southeast Bio #3



Northwest Bio #4 To be Expanded



Proposed Phase 3 Infiltration Area #5



WinSLAMM Output Summary:

File Name:

Q:\Projects\RQ-02-15\Submittal - Phase 3\Modeling\infiltration-all phases-Updated.mdb

Outfall Output Summary

	Runoff Volume (cu. ft.)	Percent Runoff Reduction	Runoff Coefficient (Rv)	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of All Land Uses without Controls	177445		0.39	84.54	936.5	
Outfall Total with Controls	50311	71.65 %	0.11	92.98	292.0	68.82 %
Current File Output: Annualized Total After Outfall Controls	73454	Years in Model Run:	0.68		426.3	

Print Output Summary to Text File

Print Output Summary to .csv File

Total Area Modeled (ac): 4.380

Total Control Practice Costs

Capital Cost	N/A
Land Cost	N/A
Annual Maintenance Cost	N/A
Present Value of All Costs	N/A
Annualized Value of All Costs	N/A

Perform Outfall Flow Duration Curve Calculations

Receiving Water Impacts Due To Stormwater Runoff

(CWP Impervious Cover Model)

	Calculated Rv	Approximate Urban Stream Classification
Without Controls	0.39	Poor
With Controls	0.11	Good

WinSLAMM Input Data:

Data file name: Q:\Projects\RQ-02-15\Submittal - Phase 3\Modeling\infiltration-all phases-Updated.mdb
WinSLAMM Version 10.4.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
If Other Device Pollutant Load Reduction Values = 1, Off-site Pollutant Loads are Removed from Pollutant Load % Reduction calculations
Seed for random number generator: -42
Study period starting date: 03/12/81 Study period ending date: 12/02/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 06-08-2020 Time: 08:17:34
Site information:
Infiltration Calculations-Phase 1

Pre-Development Area Description	Pre-Development Area (ac)	Pre-Development CN
Impervious	.290	98
Lawn, HSG B	3.510	61
Lawn, HSG B (Ph	.580	61
Total Area (ac)/Composite CN	4.380	63

LU# 1 - Commercial: To Southwest Bio Total area (ac): 1.940
1 - Roofs 1: 0.305 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
2 - Phase 3 Roof: 0.050 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.441 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
25 - Phase 3 Driveway: 0.060 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.207 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
32 - Phase 3 Sidewalk: 0.020 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.837 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.020 ac. Source Area PSD File:

LU# 2 - Commercial: Uncontrolled Total area (ac): 1.135
1 - Roofs 1: 0.050 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

45 - Large Landscaped Areas 1: 1.045 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
46 - Landscape Phase 3: 0.040 ac. Normal Clayey Low Density Source Area PSD File: C:\WinSLAMM Files\NURP.cpz

LU# 3 - Commercial: To Northeast Bio Total area (ac): 0.335
1 - Phase 3 Roof: 0.030 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Phase 3 Sidewalk: 0.015 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.285 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.005 ac. Source Area PSD File:

LU# 4 - Commercial: To Southeast Bio Total area (ac): 0.060
1 - Roofs 1: 0.040 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.016 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.004 ac. Source Area PSD File:

LU# 5 - Commercial: To Northwest Bio Total area (ac): 0.575
1 - Roofs 1: 0.190 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
2 - Phase 3 Roof: 0.050 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
13 - Paved Parking 1: 0.220 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.015 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.085 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.015 ac. Source Area PSD File:

LU# 6 - Commercial: Phase 3 Infiltration Total area (ac): 0.335
1 - Roofs 1: 0.130 ac. Pitched Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.190 ac. Normal Clayey Medium/High Density No Alleys Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.015 ac. Source Area PSD File:

Control Practice 1: Biofilter CP# 1 (DS) - Southwest Bio #1

1. Top area (square feet) = 1790
2. Bottom aea (square feet) = 895
3. Depth (ft): 6

4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 1.63
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 1
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil
User-Defined Soil Type 1.000

Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 5
2. Weir crest width (ft): 3
3. Height of datum to bottom of weir opening: 4.5

Control Practice 2: Biofilter CP# 2 (DS) - Northeast Bio #2
1. Top area (square feet) = 480
2. Bottom aea (square feet) = 90
3. Depth (ft): 4
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 1.63
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 1
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 1
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil
User-Defined Soil Type 1.000

Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 5
2. Weir crest width (ft): 3
3. Height of datum to bottom of weir opening: 3

Outlet type: Vertical Stand Pipe

1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 2.5

Control Practice 3: Biofilter CP# 3 (DS) - Southeast Bio #3

1. Top area (square feet) = 330
2. Bottom aea (square feet) = 165
3. Depth (ft): 6
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 1.63
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 1
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil

User-Defined Soil Type 1.000

Biofilter Outlet/Discharge Characteristics:

Outlet type: Broad Crested Weir

1. Weir crest length (ft): 5
2. Weir crest width (ft): 3
3. Height of datum to bottom of weir opening: 4

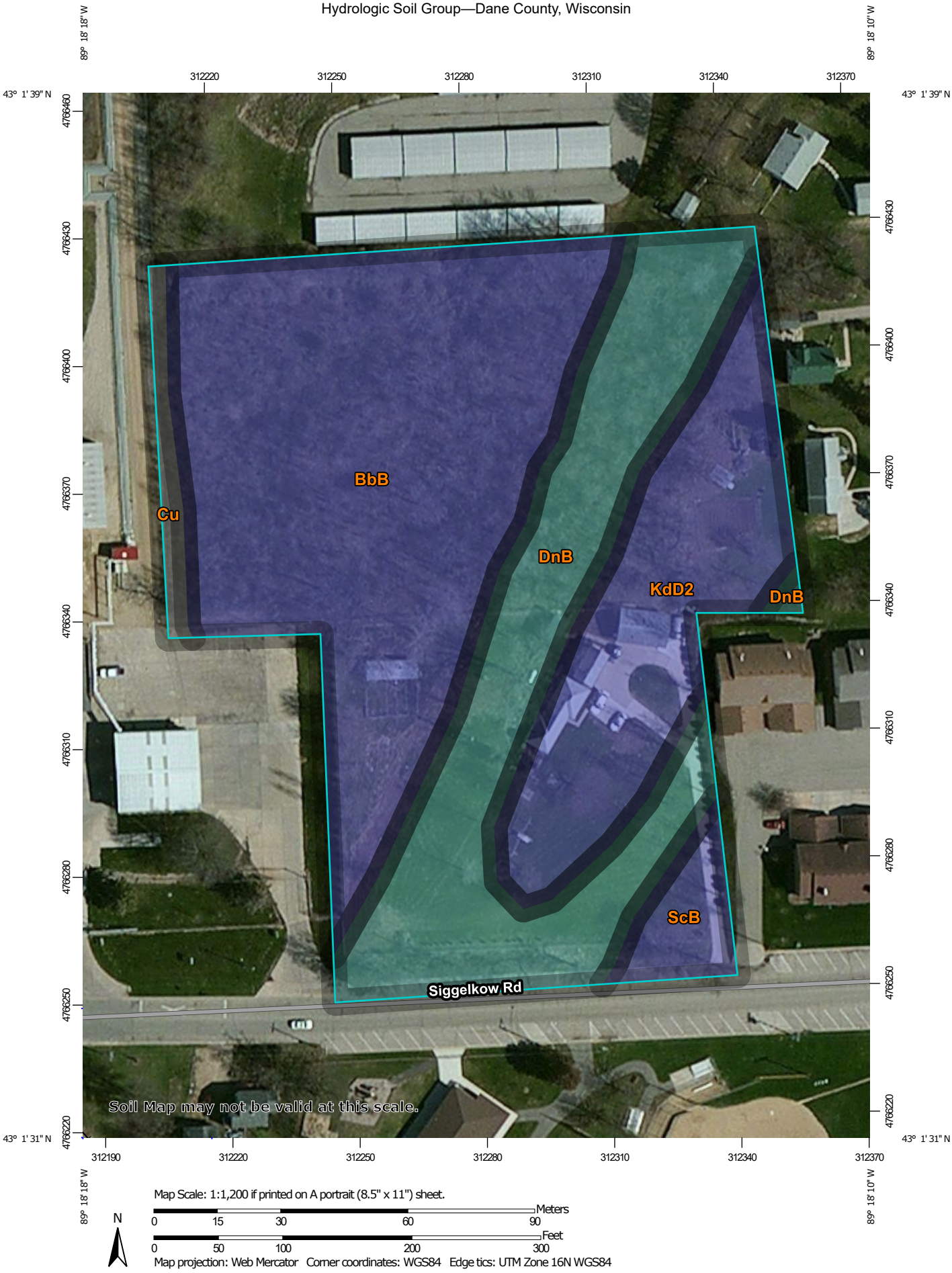
Control Practice 4: Biofilter CP# 4 (DS) - Northwest Bio #4

1. Top area (square feet) = 1200
2. Bottom aea (square feet) = 550
3. Depth (ft): 6
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 1.63
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 1
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil
User-Defined Soil Type 1.000
Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 5
2. Weir crest width (ft): 3
3. Height of datum to bottom of weir opening: 4
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 3.5
Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 1
3. Number of underdrain outlets: 1

Control Practice 5: Biofilter CP# 5 (DS) - Phase 3 Pond #5
1. Top area (square feet) = 1500
2. Bottom aea (square feet) = 600
3. Depth (ft): 6
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0.5
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.01
8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0
10. Porosity of rock filled volume = 0
11. Engineered soil infiltration rate: 1.63
12. Engineered soil depth (ft) = 3
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 0
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0

Soil Data Soil Type Fraction in Eng. Soil
User-Defined Soil Type 1.000
Biofilter Outlet/Discharge Characteristics:
Outlet type: Broad Crested Weir
1. Weir crest length (ft): 20
2. Weir crest width (ft): 10
3. Height of datum to bottom of weir opening: 4.5
Outlet type: Vertical Stand Pipe
1. Stand pipe diameter (ft): 2
2. Stand pipe height above datum (ft): 3.75
Outlet type: Drain Tile/Underdrain
1. Underdrain outlet diameter (ft): 0.5
2. Invert elevation above datum (ft): 1
3. Number of underdrain outlets: 1


89° 18' 18" W
89° 18' 10" W
43° 1' 39" N
43° 1' 31" N
312190
312220
312250
312280
312310
312340
312370
4766460
4766430
4766400
4766370
4766340
4766310
4766280
4766250
4766220
BbB
Cu
DnB
KdD2
DnB
ScB
Siggelkow Rd
Soil Map may not be valid at this scale.
Map Scale: 1:1,200 if printed on A portrait (8.5" x 11") sheet.
Meters
0 15 30 60 90
Feet
0 50 100 200 300
N
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Dane County, Wisconsin
Survey Area Data: Version 18, Sep 10, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BbB	Batavia silt loam, gravelly substratum, 2 to 6 percent slopes	B	2.4	45.7%
Cu	Cut and fill land		0.1	1.8%
DnB	Dodge silt loam, 2 to 6 percent slopes	C	1.5	28.8%
KdD2	Kidder loam, 12 to 20 percent slopes, eroded	B	1.1	20.4%
ScB	St. Charles silt loam, 2 to 6 percent slopes	B	0.2	3.4%
Totals for Area of Interest			**5.2**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

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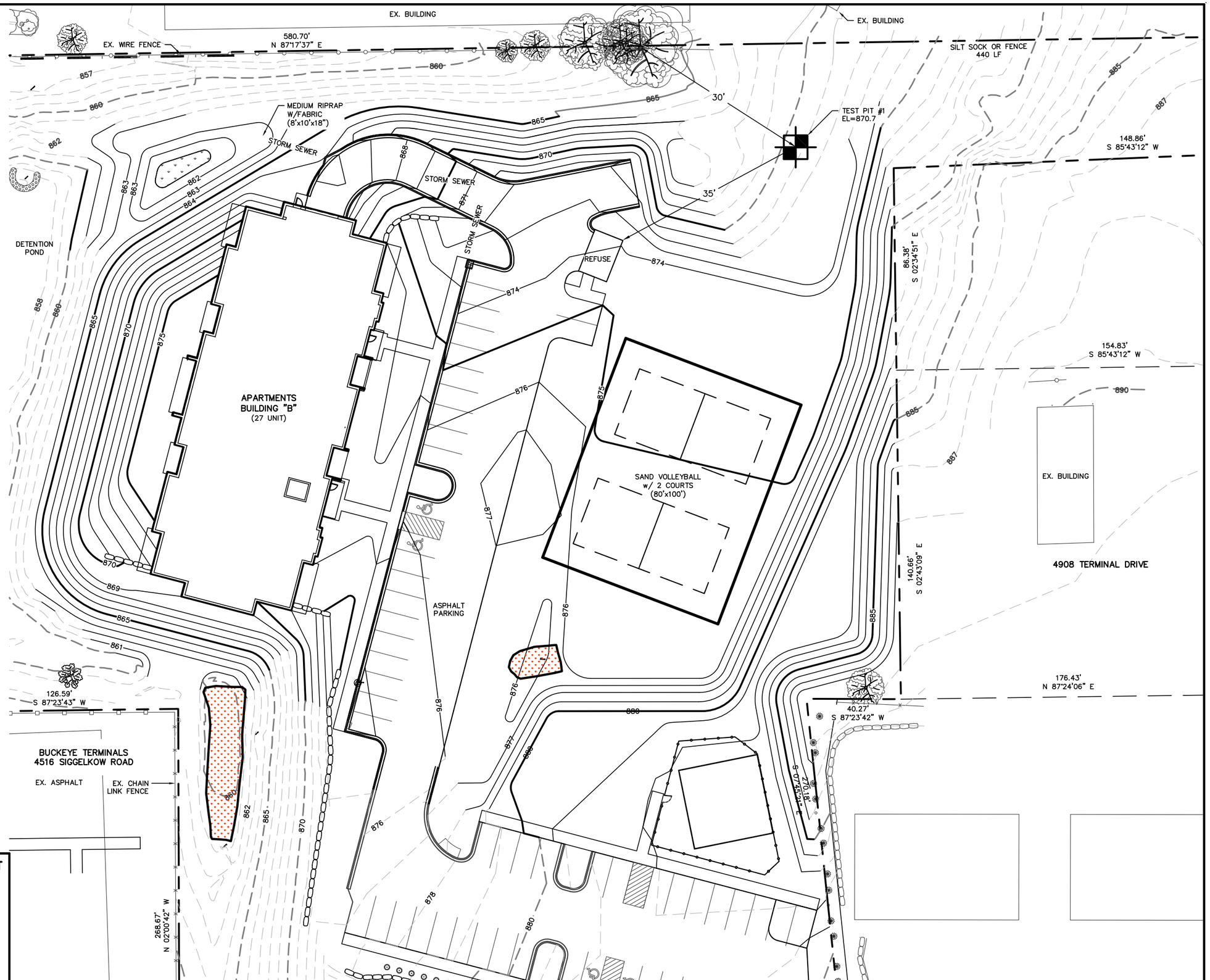

4604 SIGGELKOW ROAD–MIXED USE DEVELOPMENT

TEST PIT MAP – PHASE 3

DATED: MAY 21, 2020

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

1002-CPS-23
Division of Industry Services
P. O. Box 2658
Madison, Wisconsin 53701
Scott Walker, Governor
Laura Gutierrez, Secretary

Attachment 2:

SOIL AND SITE EVALUATION – STORM

In accordance with SPS 382.365, 385, Wis. Adm. Code, and WDNR Standard 1002

Page 1 of 1

Attach a complete site plan on paper not less than 8 ½ x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent of slope, scale or dimensions, north arrow, and BM referenced to nearest road

Please print all information

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)]

County: Dane

Parcel I.D.: 0710-342-4055-1

Reviewed by:

Date:

Property Owner: Waubesa Village LLC

Property Location: Govt. Lot SW¼ NW¼ S 34 T 7 N R 10 (E or) W

Property Owner' Mail Address: 4604 Sigglkow Rd.

Lot # | Block # | Subd. Name or CSM #

City | State | Zip Code | Phone Number: McFarland, WI 53558

☐ City ☒ Village ☐ Town | Nearest Road: McFarland | Sigglkow Rd

Drainage area _____ ☐ sq .ft ☐ acres

Test site suitable for (check all that apply): ☐ Site not suitable;

☐ Bioretention; ☐ Subsurface Dispersal System;

☐ Reuse; ☐ Irrigation; ☐ Other _____

Hydraulic Application Test Method

☒ Morphological Evaluation
☐ Double Ring Infiltrometer
☐ Other: (specify) _____

Soil Moisture
Date of soil borings: 6-1-20

USDA-NRCS WETS Value:
☐ Dry =1;
☒ Normal = 2;
☐ Wet = 3.

TP-1 #OBS. ☒ Pit ☐ Boring Ground surface elevation. 870.7 ft. Elevation of limiting factor 861.7 ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr
1	0-8	10YR 3/2	—	sil	2mgr	mfr	cs	5	–	.13
2	8-34	7.5YR 4/6	—	scl	1msbk	mfr	gw	10	–	.11
3	34-60	10YR 5/4	—	sl	1fpl	mfr	—	15	–	.5

Comments:

☐ #OBS. ☐ Pit ☐ Boring Ground surface elevation. _____ ft. Elevation of limiting factor _____ ft.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	% Rock Frags.	% Fines	Hydraulic App Rate Inches/Hr

Comments:

Name (Please Print): Jeffrey T. Levake

Signature: [signature]

Credential Number: CST #223322

Address: P.O. Box 568 Lake Mills, WI 53551

Date Evaluation Conducted

Telephone Number: 920-988-7567

SBD-10793 (R01/17)

WDNR
September 2017

STORM WATER MANAGEMENT SYSTEM MAINTENANCE AGREEMENT

THIS AGREEMENT ("Agreement"), entered into this _____ day of _____, 2020, by and between Waubesa Village , LLC (the "Owner"), and Village of McFarland, a Wisconsin Municipal Corporation (the "Village"), collectively, the "Parties".

RECITALS

A. The Owner is developing certain real property located in the Village of McFarland legally described in paragraph *2* herein (the "Property").

B. The Parties desire to set forth their obligations for the maintenance of certain storm water management improvements on the Property.

NOW THEREFORE, in consideration of the mutual covenants herein set forth and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows.

Recording area (Dane Co. Register of Deeds)

Send To:

0710-342-4055-1

Parcel Identification Number

1. Sole Agreement. This agreement is the sole applicable agreement pertaining to storm water management for the described Property.

2. Site Legal Description. The Property subject to this agreement is legally described as follows: Lot 1 of Certified Survey Map No. 14104, Village of McFarland, Dane County, Wisconsin, commonly known as Mixed Use Development at 4604 Siggelkow Road, the "Site."

3. Responsible Party.

a. CONSTRUCTION PHASE MAINTENANCE. The Owner is responsible for satisfying the provisions of this agreement throughout the Property for the duration of the construction and warranty period.

b. POST-CONSTRUCTION PERPETUAL MAINTENANCE. The Owner is responsible for maintaining the storm water management system in perpetuity upon completion of all construction phases and expiration of the warranty period.

4. Permanent Components Of The Storm Water Management System.

a. The storm water management system for the property consists of the following management practices or components:

+ One (1) Detention Pond
+ One (1) Detention Pond Outlet Control Structure
+ Four (4) Bio-retention Basins
+ One (1) infiltration area
+ Three (3) Medium Riprap Pads

b. The drainage areas served by the storm water management practices includes all of Lot 1 of Certified Survey Map No. 14104.

5. Inspection And Maintenance Schedule.

a. All components of the storm water management system shall be inspected by the Responsible Party:

- at least semi-annually in early Spring and early Autumn; and
- within 72 hours following any major storm or flood event of sufficient intensity or duration to pose significant risk of damage to the system.

b. The following components shall be inspected by the Responsible Party more frequently as follows:

Detention Pond

- Owner shall visually inspect the detention basin, outfalls, and outlet structure annually.
- The detention basin shall be mowed a minimum of twice per year. Mowing shall maintain a minimum grass height of 6 to 8 inches. All undesirable vegetation and volunteer tree growth shall be removed, including close proximity to any outfall and the outlet structure.
- No structures of any kind are permitted within the detention basin area, without prior written approval of the Village Engineer.
- Owner shall maintain records of inspections and mowings all in accordance with Village Ordinances.

Bio-retention Basin

- Owner shall install the bio-retention basin in accordance with plans approved by the Village. Owner shall maintain records of installation, inspections, cleaning and any other maintenance all in accordance with the applicable Ordinances.
- Visual Inspection of the bio-retention basin shall be performed monthly to identify and repair eroded areas and remove liter and debris, if applicable.
- The Owner shall maintain plants by watering, weeding, hand pulling and/or herbicide applications, restoring plant saucers around planting holes, tightening and repairing any guy supports, replacing flagging of guy wires, pruning and resetting plants to proper grades or vertical positions, as required to establish healthy, viable plantings. Herbicide treatments shall be performed by licensed applicators who are experienced with native and non-native plant identification. Herbicides will be used in full conformance with label requirements and application techniques will limit overspray and damage to off-target species.
- The Owner is responsible for mowing native plantings at a frequency to prevent significant flowering and seed set of annual weed species and cover crops. Mowing should be timed to maximize the annual weeds and cover crop cut down in one mowing. Mowing should not be so frequent as to train non-native weeds or cover crops to spread laterally and become shading ground covers. Vegetation should be mowed at a height of approximately 6 inches allowing ample sunlight to still reach the ground after the mowing. Care should be taken during the mowing operation to prevent the creation of any ruts, sources of erosion, or other damage to the basin landscape. Expect two to three mowing applications in the initial growing season after seeding.
- The Owner is responsible for a spot selective invasive weed control treatment on the entire basin area once in the initial growing season, two times in the first full growing season after seeding, two times in the second full growing season after seeding, and three times in the third full growing season after seeding. This can include combinations of hand weed control and selective herbicide treatment. Herbicide treatment can be conducted with tools such as hand held or backpack sprayers. Examples of common invasive species to be controlled from spread are Narrow-leaved cattail and reed canary grass in wetland areas; Canada thistle, Flowering spurge, Common teasel, Sweet clover, Red clover, Wild parsnip are examples of more upland type species to be controlled. Applications to perennial weeds need to occur prior to seed formation of such species. If such species do go to seed, contractor is responsible for cutting the seed heads, bagging them, and removing them from the project site. Herbicide applications that are necessary must be performed by qualified personnel trained in the identification of native species and also licensed appropriately for herbicide applications in the state or region in which they are applying.
- Burning is an excellent management tool for native plantings once established with the methods documented above. Typically after the third full growing season after seeding, a prescribed burn can be conducted at the project site. The Owner shall perform all necessary actions including preparing the burn plans, acquiring necessary permits, and preparing the fire breaks. Adjacent property owners must be notified and appropriate signage shall be placed along roadways.
- Watering shall be provided every day for the first 10 days after installation, if rainfall is not sufficient. If plantings are planted in spring, water for 3 to 6 weeks after seed placement. If plantings are planted in the fall, water for 3 to 6 weeks in the spring if dry conditions exist until established. Apply water in a manner

to preclude puddling, washing and erosion. The equivalent of one-half inch of rainfall per week shall be considered the minimum until germination.

- All areas of the bio-retention basin where the mulch has been displaced shall be re-mulched as needed. Additional mulch shall be applied annually.
- Snow shall not be dumped directly onto the bio-retention basin.
- Repair shall be required when system shows standing water beyond 24 hours of rain event. Cleaning shall consist of removal of sediment, two (2) foot undercut, undercut replacement with material consisting of 70% sand / 30% compost and restoration in-kind. Restoration of plant material shall be by plugging, not seeding alone.
- Any alterations to approved bio-retention basins shall be approved by the Village. Owner shall maintain records of inspections, cleaning and replacement of the bio-retention basin all in accordance with Village Ordinances.

Infiltration Area:

- Infiltration area should be inspected periodically during the first year of use and after all major storm events in perpetuity for possible erosion and/or clogging.
- The area shall be deep tilled or chisel-plowed bi-annually or more often depending on clogging.
- Trash and other debris should be removed regularly to prevent clogging of the infiltration area.
- Infiltration area should be inspected at least twice a year to ensure they are operating properly and to check for any potential problems, such as: subsidence, erosion, and sediment accumulation.
- Accumulated sediment should be removed from the area as necessary.

Riprap

- Riprap should be inspected after all storm events for displaced stones and erosion. All necessary repairs should be made immediately.
- Accumulated sediment and debris shall be removed periodically.

c. The Responsible Party shall make the appropriate repairs whenever the performance of a storm water management practice or component is compromised due to sediment or debris.

6. Regulations.
a. Mowing in buffer areas, pond banks and drainage ways shall be minimized to the greatest extent possible in order to maximize filtration of runoff. If occasional mowing is necessary, the mowing height shall be no shorter than six inches.

b. Applications of fertilizers, herbicides, pesticide or other chemical applications are prohibited in buffer areas, on pond banks and along drainage ways, unless specifically authorized by the Village Engineer on an individual event basis, and provided that the application is performed by professional personnel certified for that purpose.
c. Snow shall not be dumped directly onto conditioned planting beds designed for infiltration or for bioretention, or on sites designated as buffer areas.

7. Maintenance Of Inspection Records.
a. The Owner shall maintain records of the results of all site inspections and any enforcement actions, correction actions or other documented contacts and any follow-up actions taken by or at the direction of Owner or Responsible Party for seven years after such action.

b. The Village Engineer shall maintain public records of the results of all Village inspections of the site, shall inform the Owner of the inspection results, and shall indicate any specific corrective actions required to bring the storm water management practice or component into accordance with this Agreement.

8. Default by Responsible Party. In the event that the Village determines that Responsible Party has failed to comply with any of the responsibilities as set forth in this Agreement, the Village shall give written notice to Owner identifying any said default and requiring compliance within five working days of receipt of the notice or such longer period of time as specified by the Village in the notice. In the event Owner fails to complete any actions required to remedy the default within said five day period, unless extended by the Village in writing, Owner consents that Village may enter the property on which private storm water management systems and practices are located, correct the default and charge the cost of such corrective action to Owner. If Owner fails to pay for said

costs of corrective action then Village shall be entitled to place the cost of the corrective action on the tax roll for the Owner's property as a special charge pursuant to Wis. Stats. § 66.0627.

9. Severability. All provisions of this Agreement are severable, and if any one or more provision is deemed unenforceable for any reason, the remaining provisions shall remain in full force and effect.

10. Binding Agreement. All provisions of this Agreement, including the benefits and burdens hereunder, run with the property and are binding upon and inure to the benefit of the parties hereto and their successors and assigns.

11. Amendment; Termination. This Agreement may be amended or terminated by a document signed by the Owner and the Village.

12. Requirement to Record. This Agreement and any subsequent amendments thereto shall be recorded at the Dane County Register of Deeds.

13. Governing Law. This Agreement at all times shall be enforced in accordance with the laws of the State of Wisconsin.

14. Assignment. A Responsible Party's obligations may not be assigned to another party without the prior written consent of Village except that such consent is not required when a Responsible Party as property owner transfers fee simple title to a buyer who will assume the maintenance responsibilities of the owner / responsible party.

15. Notices. All notices to be given under the terms of this Agreement shall be in writing and signed by the person serving the notice and shall be sent registered or certified mail, return receipt requested, postage prepaid, or hand delivered to the addresses of the parties listed below:

FOR THE VILLAGE:

Village of McFarland
5915 Milwaukee Street
McFarland, WI 53558
608-838-3151

FOR THE OWNER:

Waubesa Village, LLC
Attn: Ryan Quam
4604 Siggelkow Road
McFarland, WI 53558

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

FOR THE OWNER:

By:_____

Name:_____

Title:_____

Date:_____

STATE OF WISCONSIN)
) ss.
COUNTY OF_____)

Personally came before me this _____ day of _____, 20__, the above-named _____, to me known to be the person who executed the foregoing and acknowledged the same.

_____
Notary Public, State of Wisconsin
My Commission: _____

VILLAGE OF MCFARLAND

By: _____

Name:_____

Title: Village President

Date: _____

By: _____

Name:_____

Title: Village Clerk

Date: _____

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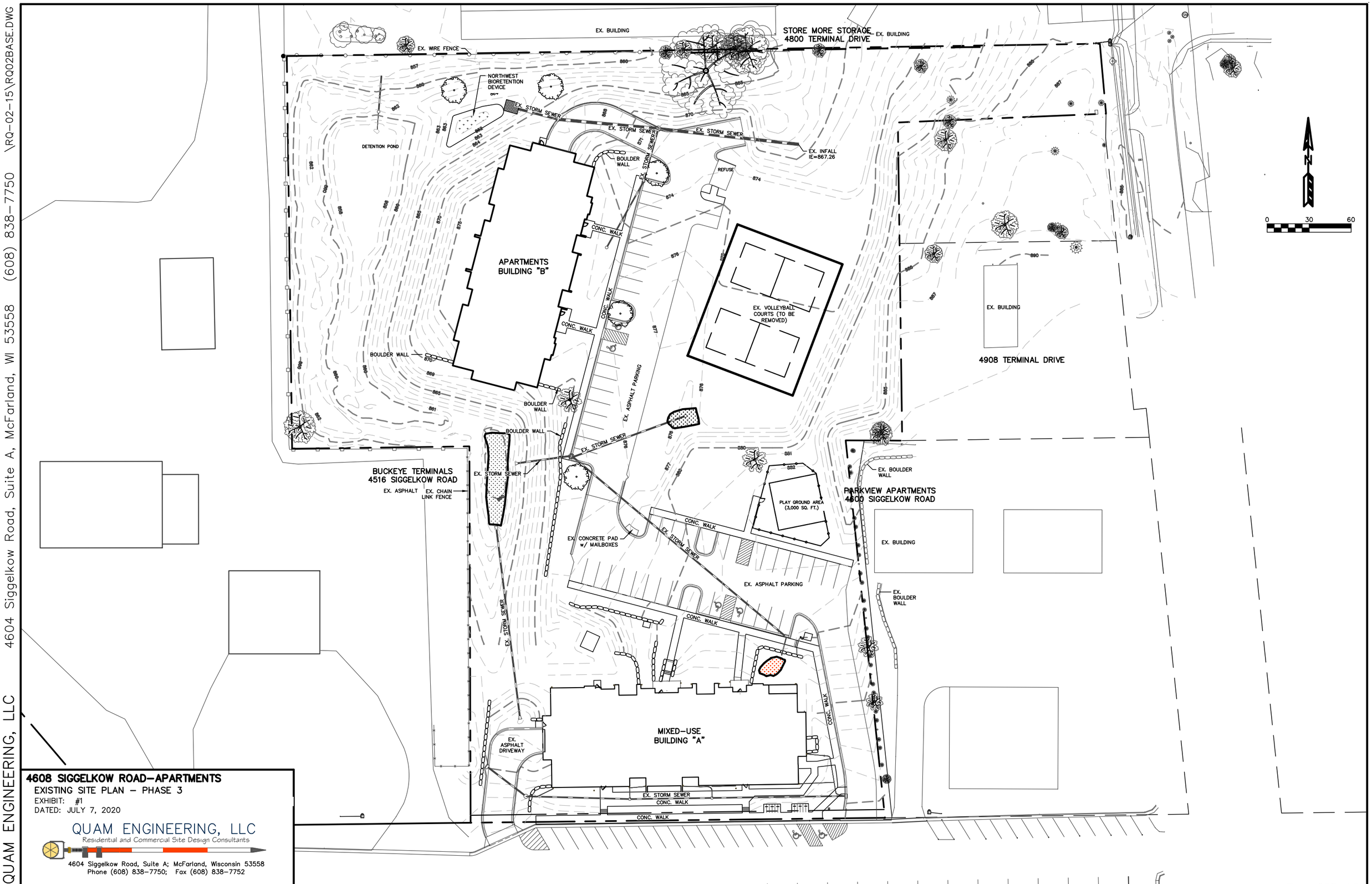
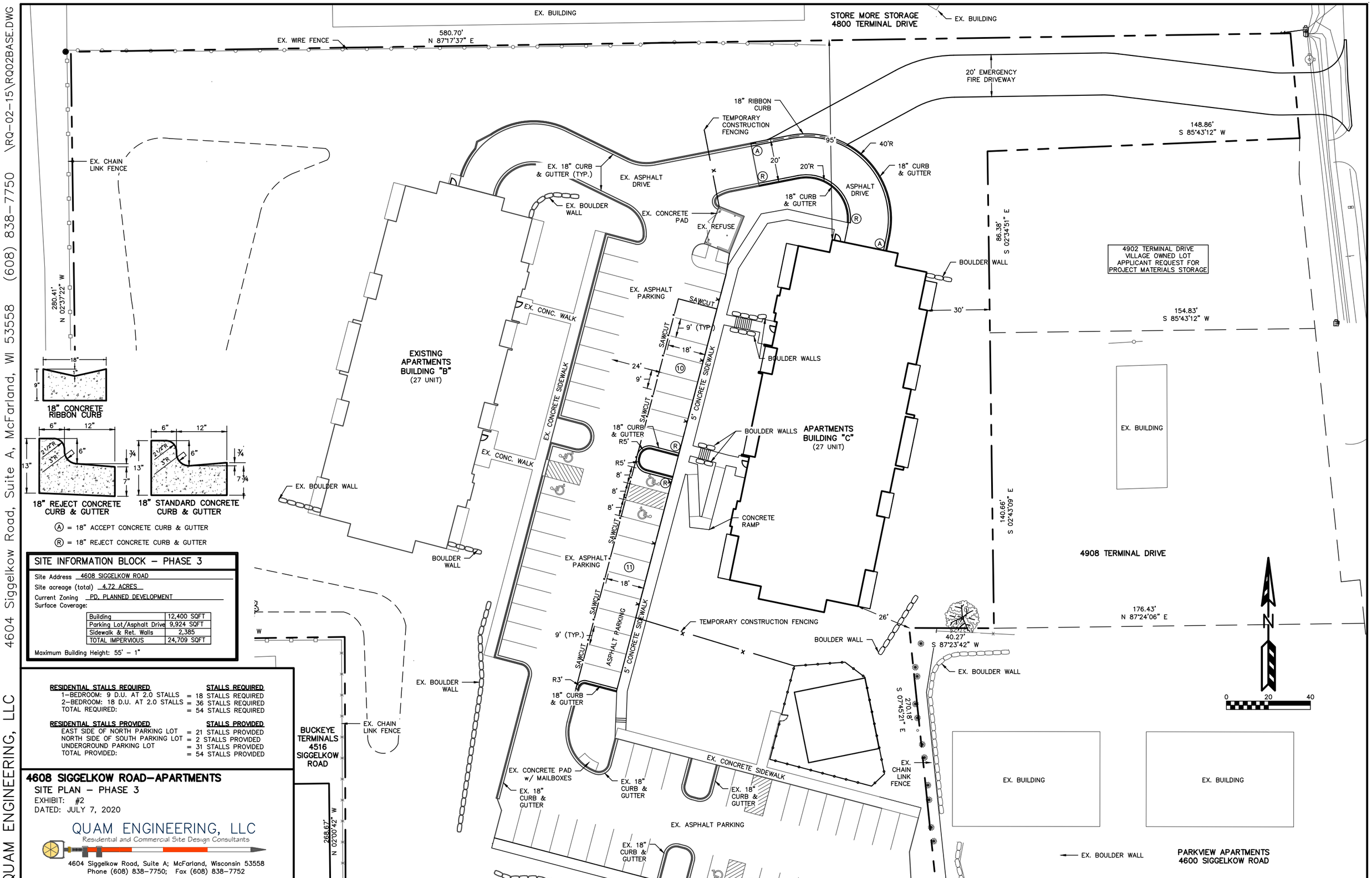


4608 SIGGELKOW ROAD–APARTMENTS
EXISTING SITE PLAN – PHASE 3
EXHIBIT: #1
DATED: JULY 7, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG



SITE INFORMATION BLOCK – PHASE 3

Site Address 4608 SIGGELKOW ROAD

Site acreage (total) 4.72 ACRES

Current Zoning PD, PLANNED DEVELOPMENT

Surface Coverage:

Building	12,400 SQFT
Parking Lot/Asphalt Drive	9,924 SQFT
Sidewalk & Ret. Walls	2,385
TOTAL IMPERVIOUS	24,709 SQFT

Maximum Building Height: 55' – 1"

RESIDENTIAL STALLS REQUIRED	STALLS REQUIRED
1–BEDROOM: 9 D.U. AT 2.0 STALLS	= 18 STALLS REQUIRED
2–BEDROOM: 18 D.U. AT 2.0 STALLS	= 36 STALLS REQUIRED
TOTAL REQUIRED:	= 54 STALLS REQUIRED

RESIDENTIAL STALLS PROVIDED	STALLS PROVIDED
EAST SIDE OF NORTH PARKING LOT	= 21 STALLS PROVIDED
NORTH SIDE OF SOUTH PARKING LOT	= 2 STALLS PROVIDED
UNDERGROUND PARKING LOT	= 31 STALLS PROVIDED
TOTAL PROVIDED:	= 54 STALLS PROVIDED

4608 SIGGELKOW ROAD–APARTMENTS

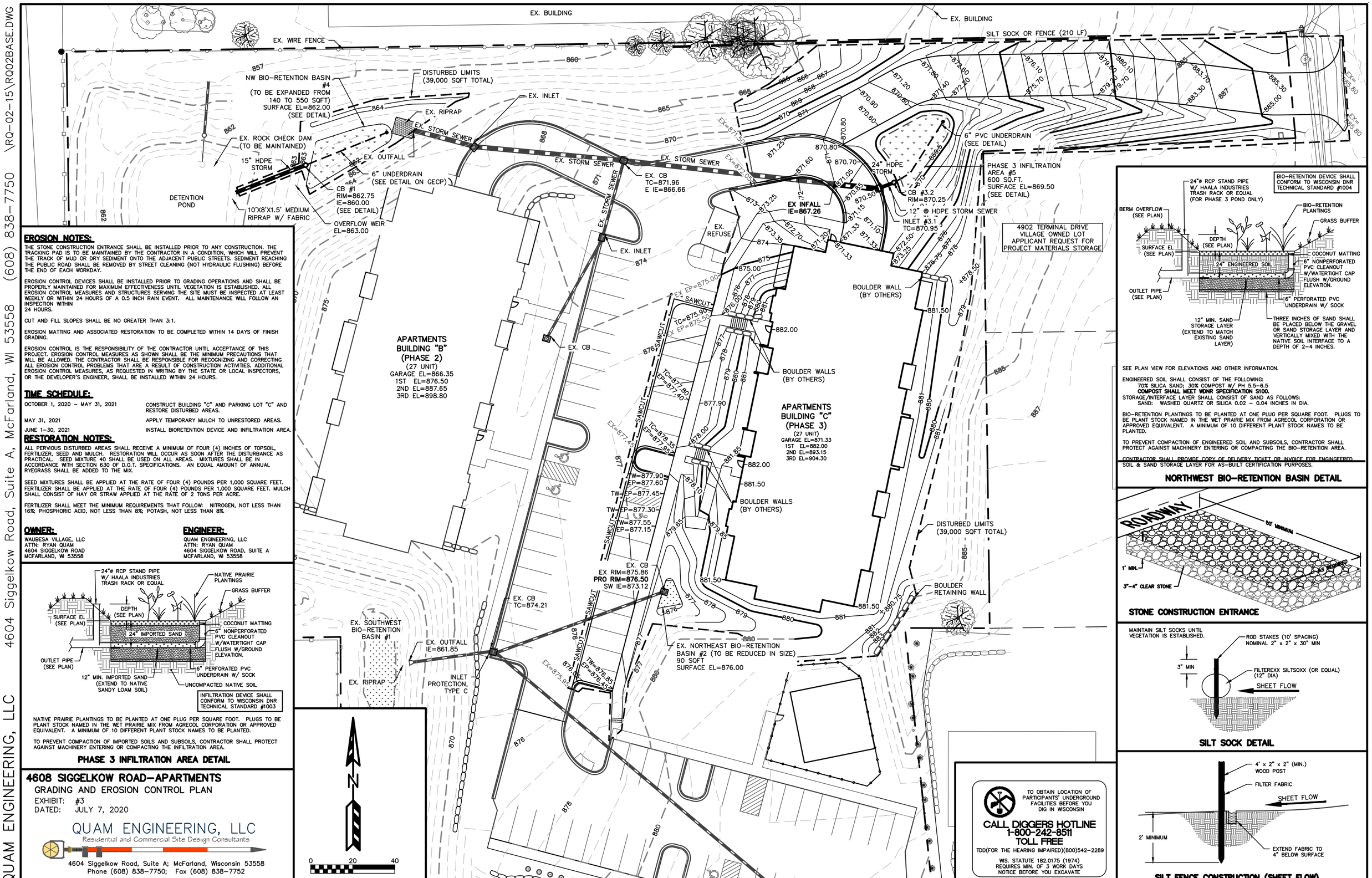
SITE PLAN – PHASE 3

EXHIBIT: #2

DATED: JULY 7, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG



EROSION NOTES:

THE STONE CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION MATTING AND ASSOCIATED RESTORATION TO BE COMPLETED WITHIN 14 DAYS OF FINISH GRADING.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

TIME SCHEDULE:

OCTOBER 1, 2020 – MAY 31, 2021	CONSTRUCT BUILDING "C" AND PARKING LOT "C" AND RESTORE DISTURBED AREAS.
MAY 31, 2021	APPLY TEMPORARY MULCH TO UNRESTORED AREAS.
JUNE 1–30, 2021	INSTALL BIORETENTION DEVICE AND INFILTRATION AREA.

RESTORATION NOTES:

ALL PERVIOUS DISTURBED AREAS SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. SEED MIXTURE 40 SHALL BE USED ON ALL AREAS. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX.

SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. MULCH SHALL CONSIST OF HAY OR STRAW APPLIED AT THE RATE OF 2 TONS PER ACRE.

FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 8%; POTASH, NOT LESS THAN 8%.

OWNER:
WAUBESA VILLAGE, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD
MCFARLAND, WI 53558

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: RYAN QUAM
4604 SIGGELKOW ROAD, SUITE A
MCFARLAND, WI 53558

INFILTRATION DEVICE SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1003

NATIVE PRAIRIE PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

TO PREVENT COMPACTION OF IMPORTED SOILS AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE INFILTRATION AREA.

PHASE 3 INFILTRATION AREA DETAIL

4608 SIGGELKOW ROAD–APARTMENTS

GRADING AND EROSION CONTROL PLAN
EXHIBIT: #3
DATED: JULY 7, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838–7750; Fax (608) 838–7752

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

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE

TDD(FOR THE HEARING IMPAIRED)(800)542–2289

WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

BIO-RETENTION DEVICE SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1004

SEE PLAN VIEW FOR ELEVATIONS AND OTHER INFORMATION.

ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5–6.5
COMPOST SHALL MEET WDNR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 – 0.04 INCHES IN DIA.

BIO-RETENTION PLANTINGS TO BE PLANTED AT ONE PLUG PER SQUARE FOOT. PLUGS TO BE PLANT STOCK NAMED IN THE WET PRAIRIE MIX FROM AGRECOL CORPORATION OR APPROVED EQUIVALENT. A MINIMUM OF 10 DIFFERENT PLANT STOCK NAMES TO BE PLANTED.

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION AREA.

CONTRACTOR SHALL PROVIDE COPY OF DELIVERY TICKET OR INVOICE FOR ENGINGEERED SOIL & SAND STORAGE LAYER FOR AS-BUILT CERTIFICATION PURPOSES.

NORTHWEST BIO-RETENTION BASIN DETAIL

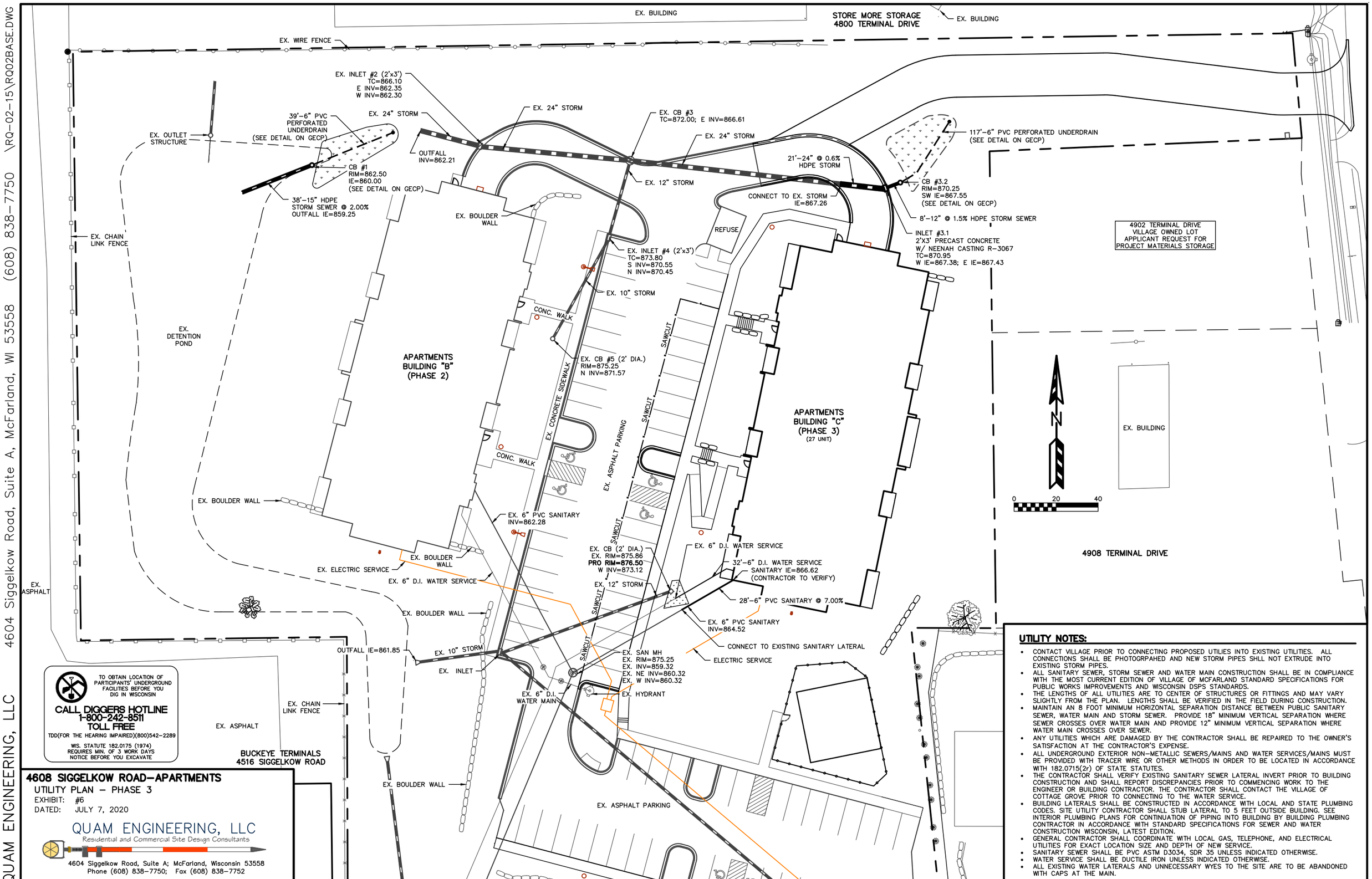
STONE CONSTRUCTION ENTRANCE

MAINTAIN SILT SOCKS UNTIL VEGETATION IS ESTABLISHED.

SILT SOCK DETAIL

SILT FENCE CONSTRUCTION (SHEET FLOW)

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG



4608 SIGGELKOW ROAD-APARTMENTS

UTILITY PLAN – PHASE 3

EXHIBIT: #6

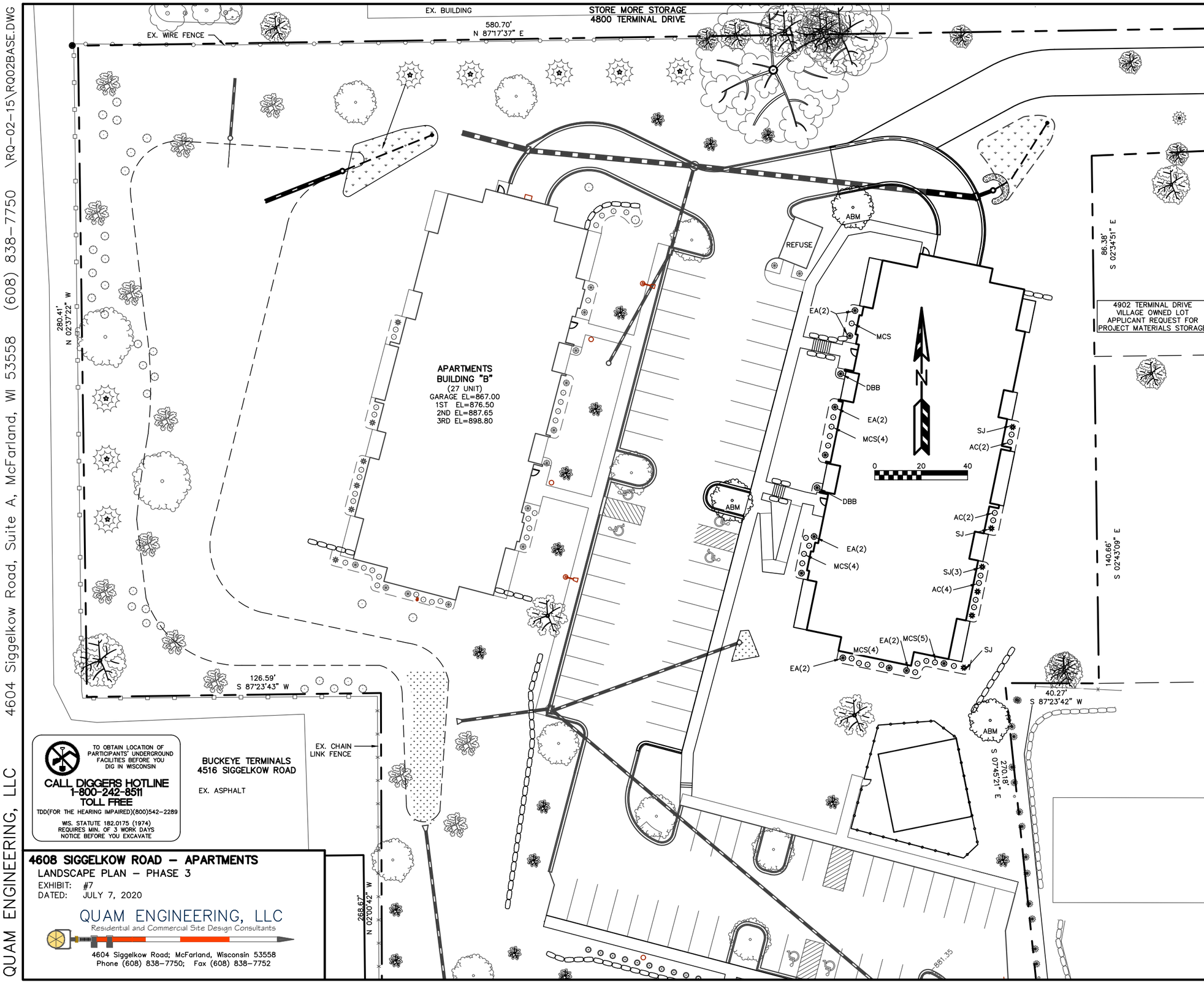
DATED: JULY 7, 2020

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
4604 Siggelkow Road, Suite A; McFarland, Wisconsin 53558
Phone (608) 838-7750; Fax (608) 838-7752

UTILITY NOTES:

- CONTACT VILLAGE PRIOR TO CONNECTING PROPOSED UTILIES INTO EXISTING UTILITIES. ALL CONNECTIONS SHALL BE PHOTOGRPAHED AND NEW STORM PIPES SHLL NOT EXTRUDE INTO EXISTING STORM PIPES.
- ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE MOST CURRENT EDITION OF VILLAGE OF MCFARLAND STANDARD SPECIFICATIONS FOR PUBLIC WORKS IMPROVEMENTS AND WISCONSIN DSPS STANDARDS.
- THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
- ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS AND WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.
- THE CONTRACTOR SHALL VERIFY EXISTING SANITARY SEWER LATERAL INVERT PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF COTTAGE GROVE PRIOR TO CONNECTING TO THE WATER SERVICE.
- BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.
- GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS, TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
- SANITARY SEWER SHALL BE PVC ASTM D3034, SDR 35 UNLESS INDICATED OTHERWISE.
- WATER SERVICE SHALL BE DUCTILE IRON UNLESS INDICATED OTHERWISE.
- ALL EXISTING WATER LATERALS AND UNNECESSARY WYES TO THE SITE ARE TO BE ABANDONED WITH CAPS AT THE MAIN.

QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG



4608 SIGGELKOW ROAD – APARTMENTS

LANDSCAPE PLAN – PHASE 3

EXHIBIT: #7

DATED: JULY 7, 2020

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants

4604 Siggelkow Road; McFarland, Wisconsin 53558

Phone (608) 838-7750; Fax (608) 838-7752

BUILDING LANDSCAPE PLANTLIST (PHASE 3)

KEY	QUAN	SIZE	COMMON NAME	ROOT	POINTS
	3		**Large Deciduous Trees (40 Points)**		**120**
ABM	3	2"	Autumn Blaze Maple	BB	120
	2		**Medium deciduous shrubs (3 Points)**		**6**
DBB	2	24"	Dwarf Burning Bush	Pot	6
	26		**Low deciduous shrubs (1 Points)**		**26**
AC	8	18"	Alpine Currant	Pot	8
MCS	18	18"	Magic Carpet Spirea	Pot	18
	13		**Medium evergreen Shrub (5 Points)**		**65**
EA	10	4'	Emerald Arborvitae	BB	50
SJ	3	24"	Sargent Juniper	Pot	15
			Total Landscape Points Provided - Phase 3:		**217**

Landscape Worksheet (Phase 3)

4608 Siggelkow Road - Apartments

Village of McFarland

Landscape Point Calculations

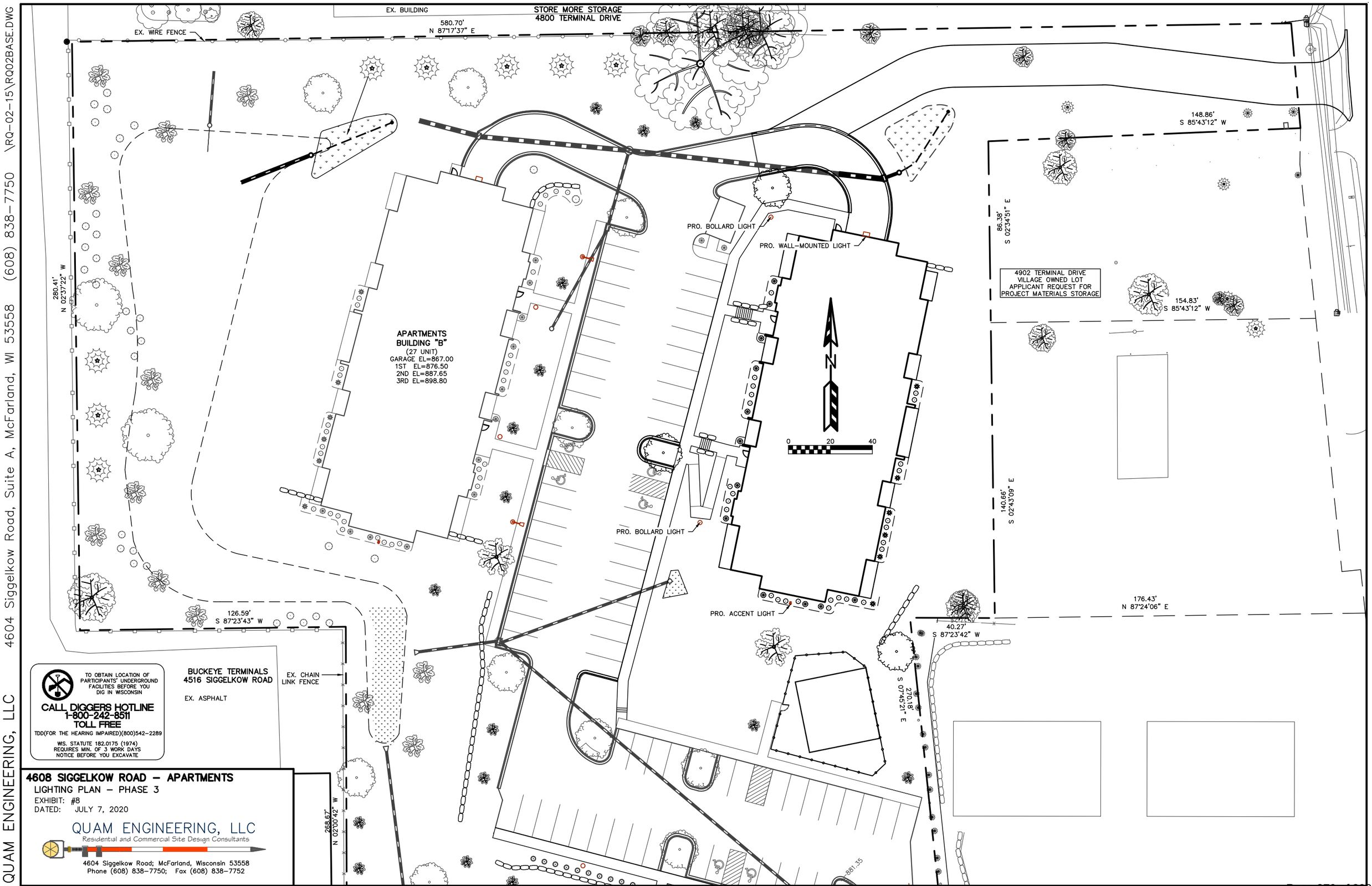
Minimum Points Required for CG Zoning District

	Site Measurement	Points Calculation	Points Required
Building Foundation (FT)	566 FT	40 Per 100 FT	226
G.F.A. (SF)	33,924 SF	10 Per 1,000 SF	339
Street Frontage FT)	0 FT	40 Per 100 FT	0
Paved Area (SQ)	14,050 SF	80 Per 10,000 SF	112
677 Total Points Required (Phase 3)			

(Ord. No. 2011-06, 1, 5-23-2011)

Points Required - Phase 1	838
Points Required - Phase 2	677
Points Required - Phase 3	677
Total Points Required	2192

Points Provided - Phase 1	1767
Points Provided - Phase 2	351
Points Provided - Phase 3	217
Total Points Provided	2335



QUAM ENGINEERING, LLC 4604 Siggelkow Road, Suite A, McFarland, WI 53558 (608) 838-7750 \RQ-02-15\RQ02BASE.DWG

Luminaire Schedule / "Did you know that utility rebates can cover 25% or more of product's cost? Email rebates@cree.com to get help on your project!"							
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Total Watts	Description
	2	2ME	SINGLE	4806	1.010	106	BXSP-B-HT-2ME-A-40K-xx-BZ-R w/XA-TMDA8BZ
	2	3ME	SINGLE	11424	0.930	172	OSQ-A-NM-3ME-B-40K-xx-BZ-R w/OSQ-DABZ
	2	4ME	SINGLE	11424	0.930	172	OSQ-A-NM-4ME-B-40K-xx-BZ-R w/OSQ-DABZ
	6	3M	SINGLE	1389	0.970	132	PWY-EDG-3M-P3-02-E-xx-BZ-350-40K
	4	25D	SINGLE	2554	0.970	100	FLD-EDG-25D-SA-02-E-xx-BZ-40K w/PGM-1
	2	XSPW	SINGLE	2529	1.010	50	XSPW-A-0-3-F-G-U-Z-P

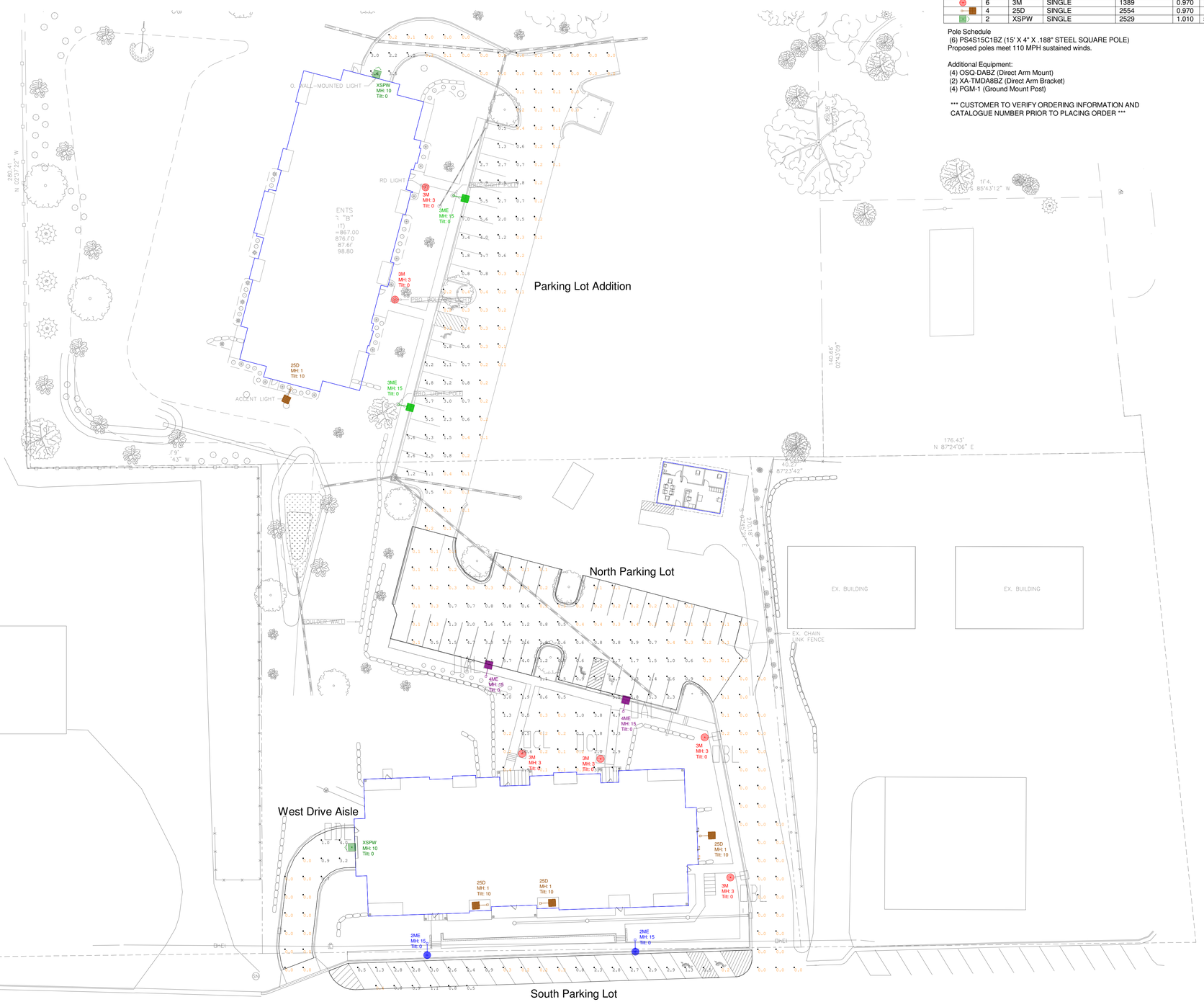
Pole Schedule
(6) PS4S15C1BZ (15' X 4" X .188" STEEL SQUARE POLE)
Proposed poles meet 110 MPH sustained winds.

Additional Equipment:
(4) OSQ-DABZ (Direct Arm Mount)
(2) XA-TMDA8BZ (Direct Arm Bracket)
(4) PGM-1 (Ground Mount Post)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

Footcandles calculated using predicted lumen values after 50K hours of operation					
Label	Avg	Max	Min	Avg/Min	Max/Min
Building_Wall	1.75	11.3	0.0	N.A.	N.A.
CalcPts	0.99	16.6	0.0	N.A.	N.A.
Parking Lot Addition	1.03	7.0	0.0	N.A.	N.A.
North Parking Lot	1.07	6.1	0.0	N.A.	N.A.
South Parking Lot	1.41	3.0	0.2	7.05	15.00
West Drive Aisle	0.61	4.0	0.0	N.A.	N.A.

"DLC V4 is in effect as of April 1, 2017,
which impacts the rebate eligibility of many LED products.
If you require DLC-qualified fixtures,
please reference https://www.designlights.org/search/
for updated qualified product listings.
Email rebates@cree.com<mailto:rebates@cree.com> for assistance."



0 60 120

CREE

1200 92nd Street - Sturtevant, WI 53177
www.cree.com - (800) 236-6800

Project Name: 142584 - 4604 Siggelkow Rd. | SR-14030
Date:6/26/2017 | Scale: 1"=30' | Footcandles calculated at grade
Filename: 160418RQ1CISR3.AGI | Layout by: Chris Schlitz

Illumination results shown on this lighting design are based on project parameters provided to Cree, Inc. used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.

Mixed-Use Lakeview Village Subdistrict

Guidelines	Yes	No	
Site Design	✓		
1. Does the project coordinate vehicular and pedestrian circulation with development on adjacent lots?	✓		
2. Does the project include sidewalks?	✓		
3. Does the project connect building entries to sidewalks and crosswalks?	✓		
4. Does the project provide bicycle parking?	✓		Interior only, rec. exterior rack
5. Does the project locate service areas, mechanical equipment, and refuse containers to the rear of buildings and screen them?	✓		
6. Does the project screen ground-, roof-, and wall-mounted mechanicals?	✓		
7. Does the project minimize curb cuts and access points to public streets and coordinate with the recommended street pattern?	✓		Refer to staff report re: Terminal Drive Access
8. Does the project construct parking areas and landscaped islands with curbs and gutters at edges?	✓		
9. If near the transit oriented" sites close to the future transit stop and Sigglelkow Road, does the project include urban, landscaped plazas in lieu of front lawns for?	NA		
10. Does the project include front yards, plazas and parking areas with plantings and sculpture that reflect the "lakeview village" orientation and character of this district?	✓		Site adjacent to Brandt Park
11. Does the project preserve woods, lake views, and topography when sites develop?	✓		
12. Does the project seek out and protect Capitol views?	NA		
13. Does the project have a FAR between 0.35 and 3.0?	✓		
14. Is a minimum of 50% of the front building wall 5' to 20' from Siggelkow Road right-of-way?	✓		
Building Design & Materials			
1. Does the project include buildings which are between two and five stories in height?	✓		
2. Does the project incorporate architectural styles that are compatible with the surrounding lakefront community?	✓		
3. Do the lower levels of commercial and office buildings have at least 50% transparent surfaces?	NA		
4. Does the project create a design character easily utilized for a wide variety of business identities?	NA		
5. Does the project include buildings which continue the architectural theme, design elements, and detailing on all sides (particularly on all facades adjoining public streets)?	✓		
6. Does the project include buildings which are compatible in height and scale to surrounding buildings, or provide appropriate transitions?	✓		
7. Does the project vary building facades by using different but complementary colors, material arrangements, wall setbacks, roof lines, and/or windows?	✓		
8. Does the project provide overhangs for pedestrian shelter?	✓		
9. Does the project use high-quality natural building wall materials, such as stone, brick and glass?	✓		

Guidelines	Yes	No
Building Orientation		
1. Does the project consider the placement and orientation of surrounding buildings and streets for cohesion between sites and an attractive street scene?	✓	
2. Does the project orient building facades parallel to the primary abutting street, with entrances and storefronts oriented toward that street?	NA	
3. If the proposed building is oriented toward Siggelkow Road, is a minimum of 75% of the front building wall 5' to 20' from the street's right-of-way?	NA	
4. If the proposed building is not on Siggelkow Road, it is set back from the street to maximize lake and possible Capitol views and to minimize tree disturbance?	✓	
5. Does the project make public entrances clearly identifiable and accessible?	See Signage comment below	
6. Does the project site buildings to allow for safe pedestrian and vehicular circulation?	✓ Refer to staff report re: Terminal Drive Access	
Lighting		
1. Does the project include pedestrian scale lighting in front of buildings?	✓	
2. Does the project include parking lot lighting to not exceed 25 feet in height?	✓ No new parking lot lights	
3. Are all exterior light fixtures at least three feet from all lot lines?	✓	
4. Does the project utilize incandescent or high-pressure sodium (HPS) light fixtures?	✓	
5. Do average illumination levels in parking lots exceed 5 footcandles?		✓
6. Do illumination levels at lot lines exceed 0.5 footcandles?		✓
Parking		
1. Does the project rely on-street parking (except on Terminal Drive, Highway 51, and Triangle Street before reconstruction)?		✓
2. Does the project site parking to the rear or non-street side of the main building?	✓	
3. Does the project buffer front and side parking from the public street?	✓	
4. Does the project share parking lots among uses with demands at different times?	✓	
4. Does the project divide larger parking lots into pods, each less than 100 spaces?	✓	
5. Does the project provide landscaped islands, each a minimum or 200 square feet, and at a minimum rate of one island for every 20 parking spaces?	✓	
6. Does the project encourage safe pedestrian walkways to the building?	✓	
7. Does the project include paved parking areas?	✓	
Signage		
1. Does the project locate new signs along Siggelkow Road on the first floor areas only?	No new signage proposed. Recommend consideration for replacing existing small monument sign at driveway entrance on Siggelkow Road to include 4608 and to be closer to the road/driveway for increased visibility.	
2. Does the project include signs which are shaped to reflect the use of the building, scaled with relation to the size or the building and the pedestrian orientation of the district, and designed to reflect the desired "lakeview village" theme of the area?		
3. Does the project integrate signage location and shape with building design?		
4. For sites not along Siggelkow Road, does the project include either wall-mounted or monument-style ground mounted signs only?		
5. Are monument signs constructed of durable base materials that are similar to main building materials?		
6. Do monument signs include landscaping near the base?		
7. Does the project screen external spot or flood lighting of signs?		

LITTLE SPARTANS

TOWN & COUNTRY
ENGINEERING, INC.

July 17, 2020

Mr. Andrew Bremer, AICP
Community & Economic Development Director
Village of McFarland
5915 Milwaukee Street
P.O. Box 110
McFarland, WI 53558

Subject: Waubesa Village Apartment Development – Phase 3 review

Dear Andrew:

We have received the project plans for the third (and final) phase of Waubesa Village Apartments, located on Siggelkow Road, dated June 8, 2020. The plan proposes to construct a third building, largely utilizing stormwater management and sewer and water utilities constructed during earlier. The stormwater management plan for the site has already been approved, and plans for this phase are consistent with those features.

The plans have been reviewed from a public works perspective. Our comments are shown below.

1. The Phase 3 infiltration area is shown to be located directly at the same location of a temporary haul road to facilitate construction. The use of the area as a haul road will create compaction that could hamper infiltration performance. Either the haul road or infiltration area should be relocated, or construction methods such as deep tilling be included in the plan.

2. On a similar note, Phase 2 drawings showed a roadway access to Terminal Drive. That is no longer included, which could create issues for emergency vehicle access. I understand the Fire Department will be covering this in their review.

3. Silt fence is proposed as erosion control on the USLE calculation sheets, but I was not able to see where on the site the fencing will be placed. This should be added to Exhibit #3.

Please feel free to contact us with any questions or comments regarding this review. I will plan on attending the July 20 virtual Plan Commission meeting and can also answer any questions that come up then.

Very truly yours,
TOWN & COUNTRY ENGINEERING, INC.

Brian R. Berquist, P.E.
President

cc: Mr. Jim Hessling, Director of Public Works, Village of McFarland *(5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)*

Mr. Matthew Schuenke, Administrator, Village of McFarland *(5915 Milwaukee Street, P.O. Box 110, McFarland, WI 53558)*

Mr. Ryan Quam, Quam Engineering, LLC *(4604 Siggelkow Road, Suite A, McFarland, WI 53558)*

BRB:brb
J:\TCDead\McFarland\MC-90-15 Waubesa Village\Admin\Review Letter 3.docx

McFarland Fire & Rescue Department
5915 Milwaukee Street • PO Box 110 • McFarland, WI 53558-0110
(608) 838-3278 • Fax: (608) 838-3619
Emergency: 911

July 10, 2020

Andrew Bremer, AICP
Community & Economic Development Director
5915 Milwaukee St.
McFarland, WI 53558

RE: Site Plan Review for proposed Waubesa Village Phase 3 development

Dear Andrew,

I have reviewed the site plan proposal for the Waubesa Village Phase 3 developed of the Waubesa Village complex dated July 7, 2020.

After review, all proposed Fire & Rescue Department access is within compliance of Ordinance Section 26-83(d). Be advised that if a gate is to be installed within the proposed fire lane, location of the gate will require approval by the McFarland Fire & Rescue Department. The McFarland Fire & Rescue Department finds no other concerns with the proposed Phase 3 Development as proposed.

The following will also be required for conditional approval:

1. All new commercial or multi-residential properties will require a Knox Box to be installed.
2. McFarland Fire & Rescue is a Delegated Agency of the Department of Safety and Professional Services (DSPS). Therefore, all fire protection systems plans (fire alarm and sprinkler) shall be submitted for approval to the McFarland Fire & Rescue along with a completed application and corresponding fees.
3. A Fire Prevention Inspection will take place upon building construction completion and building occupancy permit issued
4. McFarland Fire & Rescue would request electronic floor plans of the building if available.

If you have any questions regarding the above, please contact me via phone at 608-838-3278 or via email at mitchell.sutter@mcfarland.wi.us

Sincerely,

Mitchell Sutter

Mitchell Sutter
Fire Inspector/Public Education Specialist

Cc: Chris Dennis, Fire & EMS Chief (McFarland Fire & Rescue Department)

VILLAGE OF McFarland
Community Development

Memorandum

TO: Plan Commission Members

FROM: Community Development Department

DATE: July 14, 2020

RE: June Property Maintenance Report

ADDRESS-OWNER OR TENANT OCCUPIED (MAY AND PRIOR LETTERS/CONTACT)	VIOLATION & DATE LETTER DELIVERED/SENT:	STATUS /DATE	DATE RESOLVED OR NEXT STEP
5911 Spartan Drive – (rental) NAK Development LLC	Furniture in yard of property - 3.16.20 – letter sent	5.7.20 – couch by dumpster - letter sent	6.9.20 – follow up
5905 Smith Ridge Road (Hemp) rental	Junk/brush/trailer on lawn (9/9/19)	Second notice to correct sent 10/13/19	Not corrected 11/1/19, 2/6/2020 – ticket issued – Court date 2/25/2020 – changed to 5-12-20 – Default judgement
5905 Smith Ridge Road (Hemp)- rental	Expired plates on vehicles stored on site (9/30/19)	Second letter to owner sent 10/30/19	Unlicensed vehicle trailer on street yard 3 tickets issued court 6-9-20
5603 Wimbledon Ct. (Dimeo)	Inoperable/ unlicensed vehicles, trash/debris on site 1.9.2020	Letter sent 1-9-2020 – Not corrected – second letter sent 5-8-2020	Checking weekly, owner working on 5.7.20 – still has auto with expired plates. Not corrected – ticket issued 6/18/20
5506 Valley Drive (Owner – Vogel)	Excessive # vehicles, vehicles on lawn, non-running/licensed	Letter sent 1-16-2020	Multiple vehicles etc. 3 tickets issued court 6-9-

	vehicles		20
5315 Paulson Rd /Rub A Dub LLC	Noxious weeds correction explained by speaking to owner	Owner cleaned up property & hired weed service	n/a
5906 Main Street - Schneider	Request for Fire Inspection Letter Sent - 3.19.20	Fire & Building Inspection occurred on May 29, 2020. No interior violations found	Staff working with property owner on exterior property maintenance violations.
5506-08 Creamery Ct – Reilly (rental)	Non-running vehicles, unlicensed vehicles, vehicles parked on lawn; debris on site –	letter sent 5-5-20	Second letter sent 7/14/20
6119 Johnson St (Deyoe)	Min. maintenance accumulated debris on property, non-running vehicles, vehicles being used as storage	Letter sent 1.23.2020	Non running non-licensed, debris storage in vehicles, 3 tickets issued court 6-9-20 & Pretrial hearing 7/28/20
6050 Shooting Star Ct./ Kelly	Grass/weeds over 8”-	JG called realtor property for sale	
5705 Leanne La./ Mita	Grass/weeds over 8”-	Sent to public Works to mow -repeat ticketed offense	
4810 Farwell St/ Dakota RE Investments LLC	sidewalk in need of repair /physical hazard	Second letter sent 6/29/20	7/13/20 – owner did temporary patch, will replace by end of July.
5915 Exchange Street (Byrne)	Staff contact with property owner regarding crumbling concrete stoop on Long Street and broken shutter on front façade. Owner to fix concrete and secure shutter within the next 6-8 weeks.		Owner fixed stoop and removed shutters
5705 Black Walnut Drive	Waste and debris in yard –	letter sent 5-5-20	No further action

- White	minimum maintenance		
5306 Paulson Road	Debris on site, noise, smell, running business out of a residential property –	watch list	Watch list
5306 Olson Ct / Woodworth	Grass/weeds over 8”-	posted and letter sent	Mowed by owner
5410 Dennis Dr. (Taylor)	Grass/weeds over 8”-	posted - resolved	

LETTERS /CONTACT IN JUNE: **ADDRESS/ OWNER/RENTAL**	**VIOLATION AND DATE OF CONTACT/POSTING/ LETTER SENT:**
4807 Burma Road - Mykytn	Grass/weeds over 8”
5111 Glen Road – Dunar	Chickens without a permit
5004 Hickory Lane (rental) Conlisk	Parties living in RV parked on property. Vehicle parted on lawn
5313 Lake Edge Road – Neitzel	Grass/weeds over 8”
5403 Leanne Lane – Dziewior	Chickens without a permit
4704 Siggelkow Rd – (rental) Mangat	Auto parked on lawn
4110 Terminal Drive – Kwik Trip	Grass/weeds over 8”-in culvert
5109/5111 Broadhead St. (Keiner)	Work without a permit

VILLAGE OF McFarland
Community & Economic Development
www.mcfarland.wi.us/communityandeconomicdevelopment | 5915 Milwaukee St, McFarland, WI 53558 | 608.838.3154

Memorandum

To: Plan Commission

From: Andrew Bremer, AICP
Community & Economic Development Director

Date: July 16, 2020

Re: June Community & Economic Development Department Highlights

YTD New Construction Building Permits

Community Development Department, Number of Permits Issued								
	2019	5-Year	4-Year	3-Year	2020	2019	2018	2017
Building Permits (new construction)	Actual	Average	Average	Average	Actual YTD	Actual YTD	Actual YTD	Actual YTD
SF	67	52	60	66	27	36	35	22
MF	8	3	4	4	2	7	4	6
Com	1	3	3	3	1	0	1	4
Total	**76**	**58**	**67**	**74**	**30**	**43**	**40**	**32**

63 total building permits issued in June, including four new single-family dwellings and one duplex. For comparison, there were nine new SF permits issued in the month of June in 2019, seven in 2018, and four in 2017. The effects of COVID-19 on consumer spending on new home construction will likely continue to lag 2019; however, building activity picking back up is a positive sign. The Village is currently on pace for 54 new SF home permits for 2020. The year started with 61 vacant SF lots in the active east-side subdivisions.

YTD Department Revenues

Community Development Department, Annual Revenues									
		2019	5-Year	4-Year	3-Year	2020	2020	YTD % of	2019
Account		Actual	Average	Average	Average	Budget	Actual YTD	Budget	Actual YTD
44300-101	Building Permit	$ 107,314	$ 82,718	$ 94,578	$ 108,402	$ 100,000	$ 51,412	51%	$ 47,399
44300-102	HVAC Permit	$ 31,034	$ 31,097	$ 36,095	$ 40,128	$ 45,000	$ 17,005	38%	$ 17,393
44300-103	Plumbing Permit	$ 37,370	$ 33,420	$ 38,326	$ 42,774	$ 45,000	$ 16,211	36%	$ 18,868
44300-104	Electrical Permit	$ 47,101	$ 41,239	$ 47,273	$ 52,637	$ 50,000	$ 22,943	46%	$ 24,159
44300-105	Sprinkler Fee	$ 2,722	$ 2,594	$ 3,223	$ 4,297	$ 4,000	$ 3,730	93%	$ 50
44300-106	Fire Alarm Inspection Fee	$ 4,515	$ 2,489	$ 3,111	$ 4,148	$ 2,000	$ 1,815	91%	$ 2,245
44300-108	CD Occupancy Inspection Fee	$ 8,450	$ 7,870	$ 9,250	$ 9,483	$ 10,000	$ 4,610	46%	$ 4,295
44900-000	Misc. CD Permit Fees	$ 109,484	$ 123,997	$ 143,617	$ 165,481	$ 100,000	$ 61,032	61%	$ 58,214
46800-000	Community Development Fees	$ 9,777	$ 9,753	$ 9,840	$ 9,188	$ 10,000	$ 11,922	119%	$ 4,689
47210-000	City - Building Inspection	$ -	$ 22,435	$ 19,456	$ 13,546	$ -	$ -	0%	$ -
	Total Revenue	**$ 357,767**	**$ 357,613**	**$ 357,574**	**$ 450,085**	**$ 366,000**	**$ 190,680**	**52.1%**	**$ 177,312**
	Percent Change	**-30.3%**	**x**	**x**	**x**				

* As of 06/30, 50% through calendar year

Total C&ED deposits for the month of June were $68,483.91. Prior year June totals were $169,325.14 in 2019, $99,283.54 in 2018, and $90,435.62 in 2017. Through the first quarter of 2020, total C&ED revenues are 2.1% higher than the YTD percent of budget; however, YTD revenues are likely to return or dip below the YTD % of budget pace if COVID-19 has a lasting impact on consumer spending on new home construction and new commercial development.

Summary of Department Activities:

- Village Board action on June Plan Commission & CDA recommendations:
  - Approved McFarland Soccer Club site plan for fundraising brick pavers
  - 4706 Farwell Street. Approved rezoning of Angelo's Restaurant from C-H to C-G.
  - 5915 Exchange Street. Approved site plan and outdoor consumption area for McFarland Tavern.

- Status update of larger development projects previously approved:
  - 4703 Terminal Drive (Ezra Properties 27-unit MF). Temporary occupancy permit granted. Completion of elevator continues.
  - 4719 Farwell Street (The Atwater, mixed use). Construction on-going. Applied for reimbursement of $250,000 WEDC Grant as part of Village's development incentive. Payment pending. Phase II construction of the adjacent commercial development has been slowed due to COVID. Developer still working with perspective tenants.

- Status update on items postponed from the June 15th Plan Commission Meeting:
  - Lot 57 & 58 Prairie Place, CF Investments. Developer is working on responses to conditional use standards and met with representatives of the neighborhood on July 6th to review a revised concept addressing comments received at the June 15th public hearing. Developer is considering such revisions as: the potential to reduce the number of units by two to 30, reconfiguring the townhouse units along Holscher into smaller building clusters (3 four-unit), adding common outdoor space, moving the bioretention area and dumpster area, providing stairs to the existing adjacent recreational trail, consideration for all or partial condominium development. Reappearance before Plan Commission pending revised complete plan submittal.
  - Lot 56, Northpointe Development. Developer is working on revised concept plan to address comments received at the June 15th public hearing. Planning to meet with representatives of the neighborhood on July 22nd to review revised concept. Traffic study of Holscher and Broadhead on-going.

- Meetings & Conferences:
  - June 2nd, Sustainability Committee Meeting
  - June 8th, Village Board Meeting
  - June 11th, CARPC Public Hearing on Urban Service Area Amendment
  - June 15th, Landmarks Commission Meeting
  - June 15th, Plan Commission Meeting
  - June 16th, Chamber Board Meeting
  - June 17th, Meeting with perspective hotel developer
  - June 18th, Joint Review Board Meeting
  - June 22nd, Village Board Meeting
  - June 23rd, Chamber/Karbon 4 Drive Through Tap Room
  - June 30th, Chamber Member Zoom Roundtable

Look ahead to potential August 5th CDA Agenda Applications:

- No submitted applications at this time.

Look ahead to potential August 17th PC Agenda Applications:

- 5923 Exchange Street, McFarland Café CUP for two one-bedroom apartments on third floor.
- 4900 Larson Beach Road, MSP, public hearing and potential action on a Planned Development District – Detailed Plan Approval for a 51-unit multi-family development.