CITY OF STOUGHTON
DEPARTMENT OF
PLANNING & DEVELOPMENT
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RODNEY J. SCHEEL
DIRECTOR

Date: December 2, 2019

To: Plan Commissioners

From: Rodney J. Scheel
Director of Planning & Development

Michael P. Stacey
Zoning Administrator/Assistant Planner

Subject: Agenda Item for the December 9, 2019 Plan Commission Meeting

Request by Stoughton Trailers, Inc. for parking, access and outdoor storage improvements at 1111 Veterans Road.

This request is to reconfigure the employee parking and outdoor storage areas including new access points, stormwater management improvements and fencing/screening. An application will be filed with Dane County Highway Department for approval of the new access points. The resolution, site information, and staff review letter are provided. Plan Commission approval is necessary.

CITY OF STOUGHTON, 207 S. FORREST STREET, STOUGHTON, WISCONSIN

RESOLUTION OF THE PLAN COMMISSION

Approving site improvements to reconfigure employee parking, outdoor storage and access to the property at 1111 Veterans Road, Stoughton, WI.

Committee Action: Plan Commission approves the request – 0

Fiscal Impact:

File Number:	R - 15 - 2019	**Date Introduced:**	December 9, 2019

RECITALS

A. Stoughton Trailers Inc. (the "Applicant") is seeking site plan approval to reconfigure employee parking, outdoor storage and access to the property at 1111 Veterans Road in the City of Stoughton, Dane County, Wisconsin (the "Property").

B. The Property is zoned Heavy Industrial and the site plan changes are subject to Plan Commission approval.

C. The City Plan Commission reviewed and discussed the proposed improvements at their regular December 9, 2019 meeting and found that the site improvements meet the intent of the zoning ordinance and Comprehensive Plan.

RESOLUTION

BE IT RESOLVED, the City of Stoughton Plan Commission approves the site plan to reconfigure employee parking, outdoor storage and access to the property at 1111 Veterans Road, Stoughton, WI, with the following conditions:

- Staff review letter dated 11/25/19

_____

Mayor Tim Swadley Date
Planning Commission Chair

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

October 24, 2019

Project: Stoughton Trailers Site Improvements
1111 Veterans Road
Stoughton, WI 53589

STI Holdings, Inc. is requesting Plan Commission approval for site improvements to the current Stoughton Trailers Plant 5 & 6 manufacturing property located at 1111 Veterans Road. The property is currently zoned Heavy Industrial. As part of this project, there is no proposed change to the existing manufacturing land use, no new employees will be added and no building expansion is proposed, therefore, a new Conditional Use Permit is not required. The designation on the City's Comprehensive Plan Future Land Use Map is Heavy Industrial. Family-owned Stoughton Trailers was founded in 1961 and is one of the largest trailer manufacturers in North America.

Overall site improvements include additional employee and visitor parking, a new entrance with guard shack off Veterans Rd and new six-foot (6') security fencing around the west, north and partial portion of the eastern side of the property. Trailer storage will be reconfigured, and additional trailer storage areas are proposed throughout the site. New lighting is proposed for the onsite parking as well as for a portion of the trailer parking areas. Landscaping has been provided around the perimeter of the development to meet City standards. The total property area is 109 acres and the proposed area of site disturbance is 5.85. Details of the proposed improvements are identified below.

Proposed improvements to Project Area A (northern side of the site near E. Academy Street as designated on the civil design plans), include a modification of the existing trailer storage area to a 60-stall employee parking expansion. Two additional light poles are proposed in this expanded employee parking lot. The gravel trailer storage area will remain on the east side of this area. A double turnstile from this parking lot to a new Plant 5 employee entrance is proposed. A 25-foot awning extending from the employee entrance door is proposed.

Proposed improvements to Project Area B (Northwest side of the site near E. Academy Street and Veterans Road as designated on the civil design plans), include removal of the existing drive off E. Academy Street and removal of the employee parking. The existing gravel area will be expanded to the east and the area will be used as inventory (finished trailers) storage. The existing drive off of Veterans Road closest to E. Academy Street is proposed to stay for future employee parking expansion. A new drive entrance with a sliding gate and Knox box to allow for emergency service vehicles to enter the property is proposed.

Proposed improvements to the Project Area C (West side of the site near East Street as designated on the civil design plans) will include a modification of the existing gravel area to the

west of the Plant 6 facility. A new vendor, visitor and truck entrance with guard building is proposed on the property near the intersection of East Street and Veterans Road. A slide gate and gate arms controlled via the guard building are proposed at this access point. An additional 226 auto parking spaces and 6 motorcycle spaces for employees and visitors are proposed to the west of the existing Plant 6 facility. A pedestrian path is also proposed along the east side of the proposed parking lot along the fence line. A double turnstile from the new parking lot to the Plant 6 employee/visitor entrance is proposed along with a patio/landscape area at the entrance location. An employee patio/landscape area is also proposed at the employee entrance. A 25-foot awning extending from the employee entrance doors is proposed. Relocation of the existing fuel tank to the south near the new guard building is also proposed.

Proposed improvements to the Project Area D (Southern side of the site as denoted on the civil design plans) will include modifications to existing trailer storage areas.

Portions of existing gravel parking as well as existing asphalt will be repaved within the project. In areas where the subgrade is being disturbed, stormwater quality treatment is being provided. Overall drainage is being maintained onsite and the area of new development is being treated by modifying the existing outlet on the existing dry pond on the respective north portion of the site. An infiltration basin is also proposed on the south portion of the site to treat stormwater from a portion of the existing roof of Plant 6.

The overall proposed site data, density and ratios are shown below:

	Area (AC)	Area (SF)	Ratio
Project Site	109.6772	4,777,537	
Building Floor Area	16.26	708,074	14.8%
Pavement (Asphalt & Concrete)	54.49	2,373,516	49.7%
Total Impervious	70.74	3,081,590	64.5%
Landscape/Open Space	38.93	1,695,947	35.5%

Exterior guard house materials are represented in the attached color elevations and will consist of prefinished corrugated metal wall panels in two tones. The proposed security fencing is 6' high, black vinyl coated chain link.

Hours of operation are: Monday through Thursday 4:00 a.m. to 3:00 a.m. and Friday 4:00 a.m. to 11:00 p.m. No new additional traffic generation is proposed; however, most of the site traffic will be redirected to the new entrance near East Street and Veterans Road, improving traffic flow. All employee parking to be removed from Veterans Road onto the expanded parking lot on the property. This will eliminate highway parking. Water and sewer will be extended to the proposed guard building. This will not result in an increase in water usage and sanitary sewer loading as security personnel currently use facilities in the main building as needed.

No environmental or operational hazards or nuisances are anticipated. The proposed project will not result in an increase in the intensity or an expansion of the existing manufacturing use. The proposed development shall comply with all requirements of Article VII of the City Zoning Ordinance.

Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map, there are no floodplains on the property. A wetland delineation was completed in July of 2017 and an Artificial Wetland Exemption was granted on October 18, 2019 by the Wisconsin DNR for seven (7) of the eight (8) wetlands that were mapped on the property; the Flood Insurance Rate Map, Artificial Wetland Exemption approval and corresponding wetland delineation map are included with this submittal and serve as the detailed site analysis map that is accompanying the “Natural Resources Site Evaluation Worksheet”. The proposed development will not alter any natural resources contained on the subject property (i.e. wetlands, woodlands, or steep slopes).

PROPOSED DEVELOPMENT FOR:
STOUGHTON TRAILERS
STOUGHTON, WISCONSIN

LEGEND

000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS
000.00 TR / 000.00 BR	PROPOSED SPOT ELEVATIONS (TOP OF RETAINING WALL, TOP OF SURFACE GRADE AT BOTTOM OF WALL)
000.00 TC / 000.00 BC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)
000.00 TW / 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)

EXISTING WATER VALVE IN BOX
PROPOSED WATER VALVE IN BOX
EXISTING WATER VALVE IN MANHOLE
EXISTING WATER SERVICE VALVE
EXISTING TELEPHONE MANHOLE
EXISTING ROUND CATCH BASIN
PROPOSED ROUND CATCH BASIN
EXISTING SQUARE CATCH BASIN
EXISTING CURB INLET
PROPOSED CURB INLET
EXISTING UTILITY POLE
EXISTING UTILITY POLE WITH GUY WIRE
EXISTING STREET LIGHT
EXISTING TELEPHONE PEDESTAL
EXISTING ELECTRIC PEDESTAL
EXISTING ELECTRIC BOX
EXISTING CABLE TV PEDESTAL
PROPOSED DRAINAGE FLOW
1-1/4" REBAR SET WEIGHING 4.30 LB/FT.
3/4" REBAR SET WEIGHING 1.50 LB/FT.
1-1/4" REBAR FOUND
3/4" REBAR FOUND
2" IRON PIPE FOUND
1" IRON PIPE FOUND
EXISTING FLOOD LIGHT
SECTION CORNER
PROPOSED APRON ENDWALL
EXISTING MARSH AREA
EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER

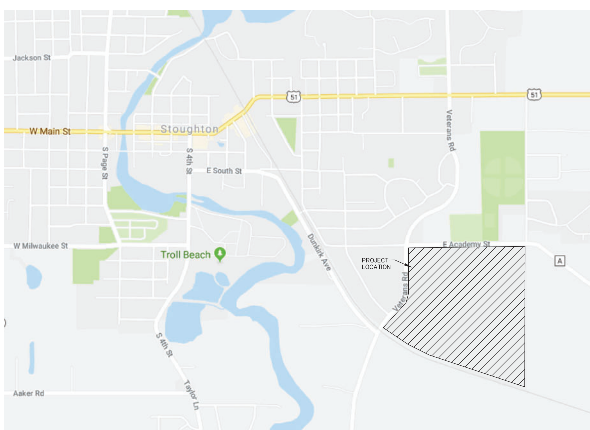
EXISTING CONIFEROUS TREE
EXISTING SHRUB
EXISTING STUMP
SOIL BORING
EXISTING WELL
PROPOSED WELL
EXISTING LIGHT POLE
EXISTING SIGN
CENTER LINE
EXISTING HANDICAP PARKING STALL
PROPOSED HANDICAP PARKING STALL
EXISTING GAS VALVE
EXISTING WOODED AREA
EXISTING HEDGE
EXISTING CHAINLINK FENCE
EXISTING WOOD FENCE
EXISTING BARBED WIRE FENCE
PROPERTY LINE
EXISTING GUARD RAIL
ST — EXISTING STORM SEWER AND MANHOLE
ST — PROPOSED STORM SEWER AND MANHOLE
SA — EXISTING SANITARY SEWER AND MANHOLE
SA — PROPOSED SANITARY SEWER AND MANHOLE
W — EXISTING WATER LINE AND HYDRANT
W — PROPOSED WATER LINE AND HYDRANT
OU — EXISTING OVERHEAD UTILITY LINE
FO — EXISTING UNDERGROUND FIBER OPTIC LINE
E — EXISTING UNDERGROUND ELECTRIC CABLE
T — EXISTING UNDERGROUND TELEPHONE CABLE
G — EXISTING UNDERGROUND GAS LINE
PROPOSED CURB AND GUTTER
EXISTING CURB AND GUTTER
GRADING/SEEDING LIMITS
RIGHT-OF-WAY LINE
PROPERTY LINE
RAILROAD TRACKS
800 — EXISTING GROUND CONTOUR
800 — PROPOSED GROUND CONTOUR

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
3. CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AS-BUILT SURVEY OF STORMWATER POND AND INFILTRATION BASIN FOLLOWING COMPLETION OF THE POND.



PROJECT LOCATION MAP

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR.
C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FOLLOWING AND THE GEOTECHNICAL REPORT.
   1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
   2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
   4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
   6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS. THE GEOTECHNICAL REPORT WAS PERFORMED BY (TBD).
H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10' OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL/STORMWATER MANAGEMENT

A. THE DESIGN ENGINEER SHALL PREPARE A SITE SPECIFIC EROSION CONTROL AND A STORMWATER MANAGEMENT PLAN PURSUANT TO NR 216.46 AND NR 216.47. THE DESIGN ENGINEER SHALL ALSO FILE A CONSTRUCTION NOTICE OF INTENT WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES PURSUANT TO NR 216.43 OR TO AN AUTHORIZED LOCAL PROGRAM PURSUANT TO NR 216.415 TO OBTAIN COVERAGE UNDER THE GENERAL WPDES STORM WATER PERMIT.
B. THE CONTRACTOR SHALL KEEP THE NOTICE OF INTENT PERMIT, APPROVED EROSION CONTROL AND STORMWATER MANAGEMENT PLANS, AND PLAN AMENDMENTS ON THE CONSTRUCTION SITE AT ALL TIMES UNTIL PERMIT COVERAGE IS TERMINATED.
C. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.
D. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE MONITORING, MAINTENANCE, AND REPORTING REQUIREMENTS OF NR 216.48. INSPECTIONS OF IMPLEMENTED EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST AT A MINIMUM BE INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OF 0.5" OR MORE. A PRECIPITATION EVENT MAY BE CONSIDERED TO BE THE TOTAL AMOUNT OF PRECIPITATION RECORDED IN ANY CONTINUOUS 24-HOUR PERIOD. THE CONTRACTOR SHALL REPAIR OR REPLACE EROSION AND SEDIMENT CONTROL AS NECESSARY WITHIN 24 HOURS OF AN INSPECTION OR AFTER A DEPARTMENT NOTIFICATION WHERE REPAIR OR REPLACEMENT IS REQUESTED.
E. THE CONTRACTOR SHALL MAINTAIN, AT THE CONSTRUCTION SITE, WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED. WISCONSIN DNR CONSTRUCTION SITE INSPECTION REPORT FORM 3400-187 SHALL BE USED. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
   1. THE DATE, TIME, AND EXACT LOCATION OF THE CONSTRUCTION SITE INSPECTION.
   2. THE NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
   3. AN ASSESSMENT OF THE CONDITION OF THE EROSION AND SEDIMENT CONTROLS.
   4. A DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL IMPLEMENTATION AND MAINTENANCE PERFORMED.
   5. A DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING CONSTRUCTION ACTIVITY AT THE CONSTRUCTION SITE.
F. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
   1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056.
   2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062
   3. STONE TRACKING PADS SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE, AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT, AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057.
   4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. FRAMED INLET PROTECTION PER DANE COUNTY STANDARDS IS REQUIRED. SEE PLAN FOR DETAIL.
   5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068.
   6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
   7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
   8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
   9. IF SITE DEWATERING IS REQUIRED TO REMOVE SEDIMENT FROM CONSTRUCTION SITE STORMWATER PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE, FOLLOW PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
   10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. FLUSHING SHALL NOT BE ALLOWED.
G. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
H. ONCE THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED AND TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES HAVE BEEN REMOVED, THE CONTRACTOR SHALL FILE A CONSTRUCTION NOTICE OF TERMINATION WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
I. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER COPIES OF THE EROSION CONTROL AND STORM WATER MANAGEMENT PLANS, AMENDMENTS TO PLANS, SUPPORTING PLAN DATA, AND CONSTRUCTION SITE EROSION CONTROL INSPECTION REPORTS. THE OWNER SHALL RETAIN THESE FOR A PERIOD OF 3 YEARS FROM THE DATE OF TERMINATING COVERAGE UNDER WPDES GENERAL PERMIT.
J. ALL POST CONSTRUCTION STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES SHALL BE CONSTRUCTED BEFORE THE SITE HAS UNDERGONE FINAL STABILIZATION.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 GRAVEL AREAS

A. CONTRACTOR TO PROVIDE COMPACTED GRAVEL WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE TYPES AND DEPTHS AS INDICATED BELOW:
   4" OF 3/4" CRUSHED AGGREGATE
   8" OF 3" CRUSHED AGGREGATE
B. CONTRACTOR TO COMPACT THE AGGREGATE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL GRAVEL AREAS SHALL BE GRADED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL GRAVEL AREAS.

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:

STANDARD ASPHALT PAVING	HEAVY ASPHALT PAVING
1-1/2" SURFACE COURSE (5 LT 58-28S)	1-1/2" SURFACE COURSE (5 LT 58-28S)
2" BINDER COURSE (3 LT 58-28S)	2-1/2" BINDER COURSE (3 LT 58-28S)
4" OF 1-1/4" CRUSHED AGGREGATE	6" OF 1-1/4" CRUSHED AGGREGATE
6" OF 3" CRUSHED AGGREGATE	6" OF 3" CRUSHED AGGREGATE

B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10' OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08.
D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
   1. SIDEWALK/PATIO CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
   2. LOADING DOCK CONCRETE - 8" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE BASE.
      a. CONCRETE SHALL BE REINFORCED WITH ONE OF THE FOLLOWING:
         1). 4"X4" W5.5XW5.5 W.W.F
         2). TWO LAYERS OF 4"X4" W 2.9XW2.9 W.W.F.
         3). #3 REBARS AT 7-1/2" O.C.
         4). #4 REBARS AT 13" O.C.
      b. LOADING DOCK CONCRETE JOINTING SHALL BE AS FOLLOWS:
         1). CONTRACTION SAWCUT JOINT -CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT JOINT SHALL BE 2" IN DEPTH.
         2). TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20" LONG SMOOTH DOWEL PLACED AT 12" ON CENTER. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.
   3. HEAVY DUTY CONCRETE (TRUCK TRAFFIC) - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH 6"X6" W2.9XW2.9 W.W.F. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
   4. LIGHT DUTY CONCRETE (PASSENGER CAR TRAFFIC) - 5" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 12.5' ON CENTER.
E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
   1. STRENGTH TO BE MINIMUM OF 4,000 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
   2. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
   3. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
   4. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
   5. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
   6. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH RESPECTIVE CONTRACTORS. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6 X 6-W1.4 X W1.4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 3.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05' OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD., BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
L. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.
N. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. WHITE PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 30 00 LANDSCAPING AND SITE STABILIZATION

A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
B. SEEDED LAWNS:
   1. PERMANENT LAWN AREAS SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 65% KENTUCKY BLUEGRASS BLEND (2.0-2.6 LBS./1,000 S.F.), 20% PERENNIAL RYEGRASS (0.6-0.8 LBS./1,000 S.F.), 15% FINE FESCUE (0.4-0.6 LBS./1,000 S.F.). STRAW AND MULCH SHALL BE LAID AT 100LBS/1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS/1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED. ALL SITE DISTURBED AREAS NOT DESIGNATED FOR OTHER LANDSCAPING AND SITE STABILIZATION METHODS SHALL BE SEEDED AS PERMANENT LAWN. NO BARE TOPSOIL SHALL BE LEFT ONSITE.
   2. ALL PERMANENT AND TEMPORARY STORM WATER CONVEYANCE SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIXTURE: 45% KENTUCKY BLUEGRASS (0.60 LBS./1000 S.F.), 40% CREEPING RED FESCUE (0.50 LBS./1,000 S.F.), AND 15% PERENNIAL RYEGRASS (0.20 LBS./1,000 S.F.). FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
   3. ALL TEMPORARY SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE: 100% RYEGRASS AT 1.9 LBS./1,000 S.F. STRAW AND MULCH SHALL BE LAID AT 100 LBS./1,000 S.F. FERTILIZE AS PER SOIL TEST OR APPLY 5-10-10 OR EQUIVALENT AT 5-6 LBS./1,000 S.F. SEE EROSION MATTING SPECIFICATIONS AS REQUIRED.
C. SEEDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, UNIFORM, CLOSE STAND OF GRASS SHOULD BE ESTABLISHED FREE OF WEEDS AND SURFACE IRREGULARITIES. LAWN COVERAGE SHOULD EXCEED 90% AND BARE SPOTS SHOULD NOT EXCEED 5"X5". CONTRACTOR SHOULD REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.
D. EROSION MATTING:
   1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER OUTSIDE OF STORMWATER CONVEYANCE SWALES AND STORMWATER MANAGEMENT BASINS.
   2. CONTRACTOR TO PROVIDE EROSION MATTING (NORTH AMERICAN GREEN C125) OR EQUIVALENT IN ALL SWALE BOTTOMS AND SIDE SLOPES AS WELL AS STORMWATER MANAGEMENT BASIN BOTTOMS AND SIDE SLOPES AS REQUIRED.
E. INFILTRATION BASIN SEEDING: BOTTOM AND SIDE SLOPES OF INFILTRATION BASINS SHALL BE SEEDED WITH A WET PRAIRIE MIX. SEEDING SPECIFICATIONS BY SEED SUPPLIER.
F. STORMWATER MANAGEMENT POND SAFETY SHELF SEEDING: SAFETY SHELF SHALL BE SEEDED WITH A WET PRAIRIE EMERGENT PLANT TYPE MIX.
G. RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE HR FILTER FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURAL CONSTRUCTION.
H. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
I. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.
J. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
K. MINERAL MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 0.75" MINIMUM TO 1.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR BY OWNER.
L. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
B. ALL PROPOSED SANITARY PIPE SHALL BE SDR-35 PVC.
C. SANITARY AND PROCESS MANHOLES SHALL BE 48" PRECAST AND CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN-CURRENT ADDITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER. SANITARY & PROCESS MANHOLE FRAME AND GRATE TO BE NEENAH R-1550-A OR EQUAL. RIM ELEVATION TO BE SET AT FINISHED GRADE IN DEVELOPED AREAS AND 12" ABOVE FINISHED GRADE IN UNDEVELOPED AREAS EXCEPT AS OTHERWISE DIRECTED BY THE ENGINEER.
D. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 4" VERTICAL PVC PIPE WITH A WATER TIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
E. ALL PROPOSED WATER PIPE SHALL BE C906 PE FOR PIPE DIAMETERS OF 4" OR LESS, C900 PVC FOR PIPE DIAMETERS OF 6" THROUGH 12", AND C-905 PVC FOR PIPE DIAMETERS OF 14" THROUGH 36". 6' MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
F. ALL PROPOSED HDPE STORM PIPE SHALL BE IN ACCORDANCE WITH ASTM F2648. ALL CONCRETE STORM PIPING SHALL BE IN ACCORDANCE WITH ASTM C14 AND ASTM C76. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8' HORIZONTALLY FROM FOUNDATION WALLS.
G. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10' OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
H. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
I. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
J. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
K. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

CIVIL SHEET INDEX

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C2.1	DETAILS
PXP	SITE PLAN - PHOTOMETRIC

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289
WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

CONTACTS

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CONSTRUCTION SEQUENCE	
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. PLACE ALL SILT FENCE.
	3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS.
	4. CONSTRUCT PERMANENT RETENTION/DETENTION PONDS AND PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	5. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS.
	6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

CIVIL COVER AND SPECIFICATION SHEET

EXCEL
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Always a Better Plan
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Phone: (920) 926-9800
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PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
STOUGHTON TRAILERS
1111 VETERANS RD• STOUGHTON, WI 53589

PROFESSIONAL SEAL
WISCONSIN JASON DAYE 38777-006 FOND DU LAC WISCONSIN PROFESSIONAL ENGINEER

PRELIMINARY DATES
SEPT. 25, 2019
OCT. 24, 2019
NOV. 22, 2019

NOT FOR CONSTRUCTION

JOB NUMBER
1932200

SHEET NUMBER
C0.1

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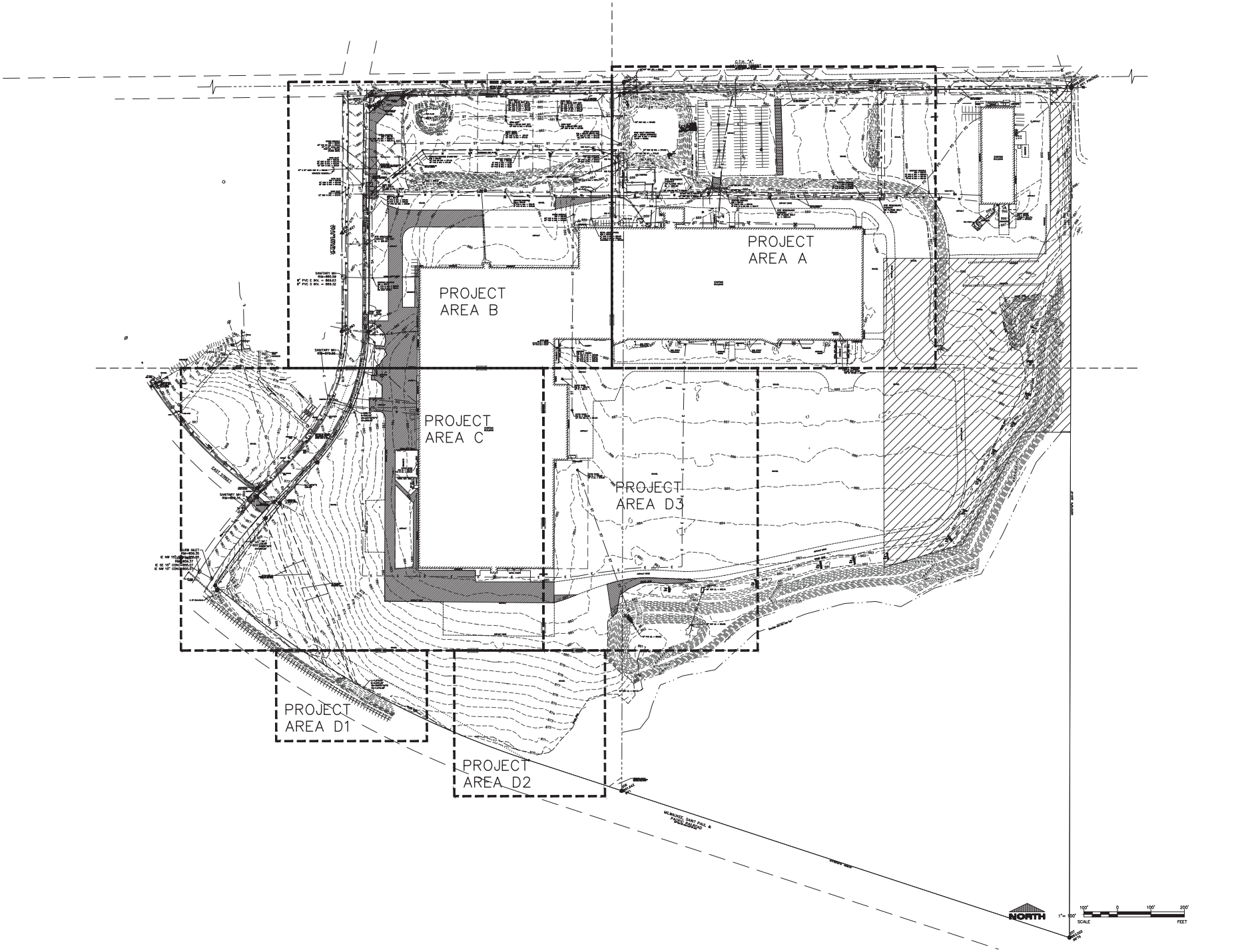

CIVIL EXISTING SITE AND DEMOLITION PLAN - OVERALL

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1111 VETERANS RD • STOUGHTON, WI 53589

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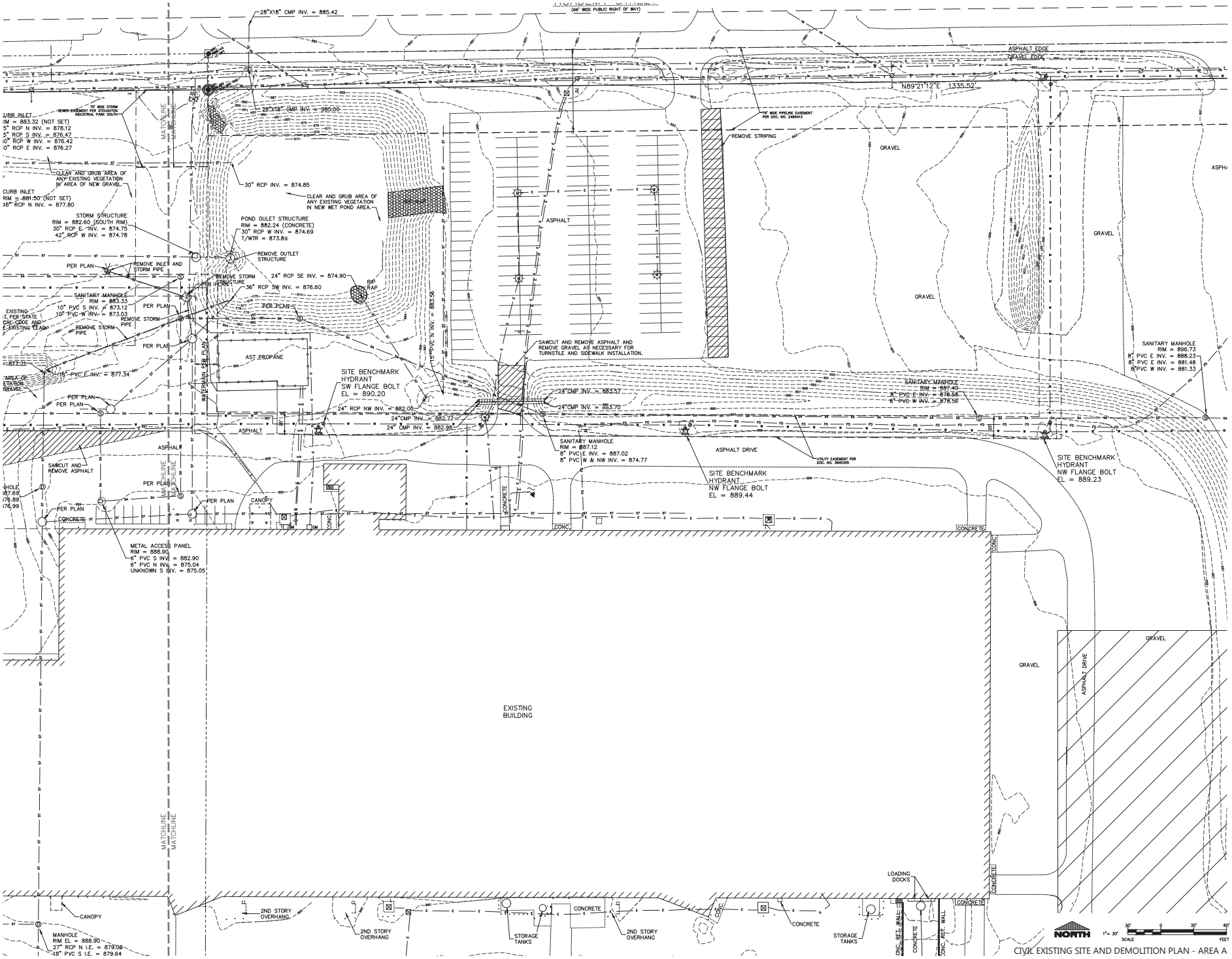

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA A

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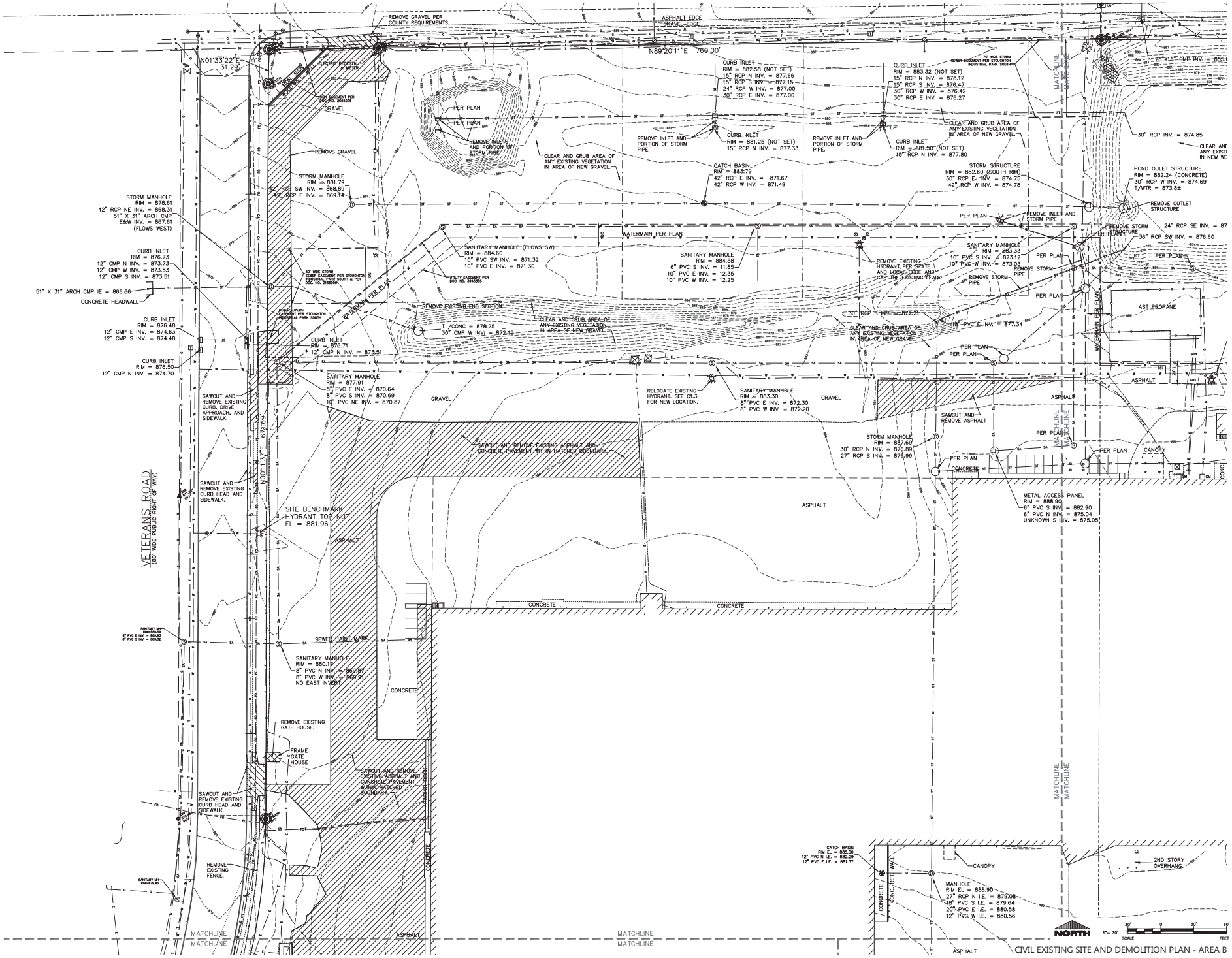

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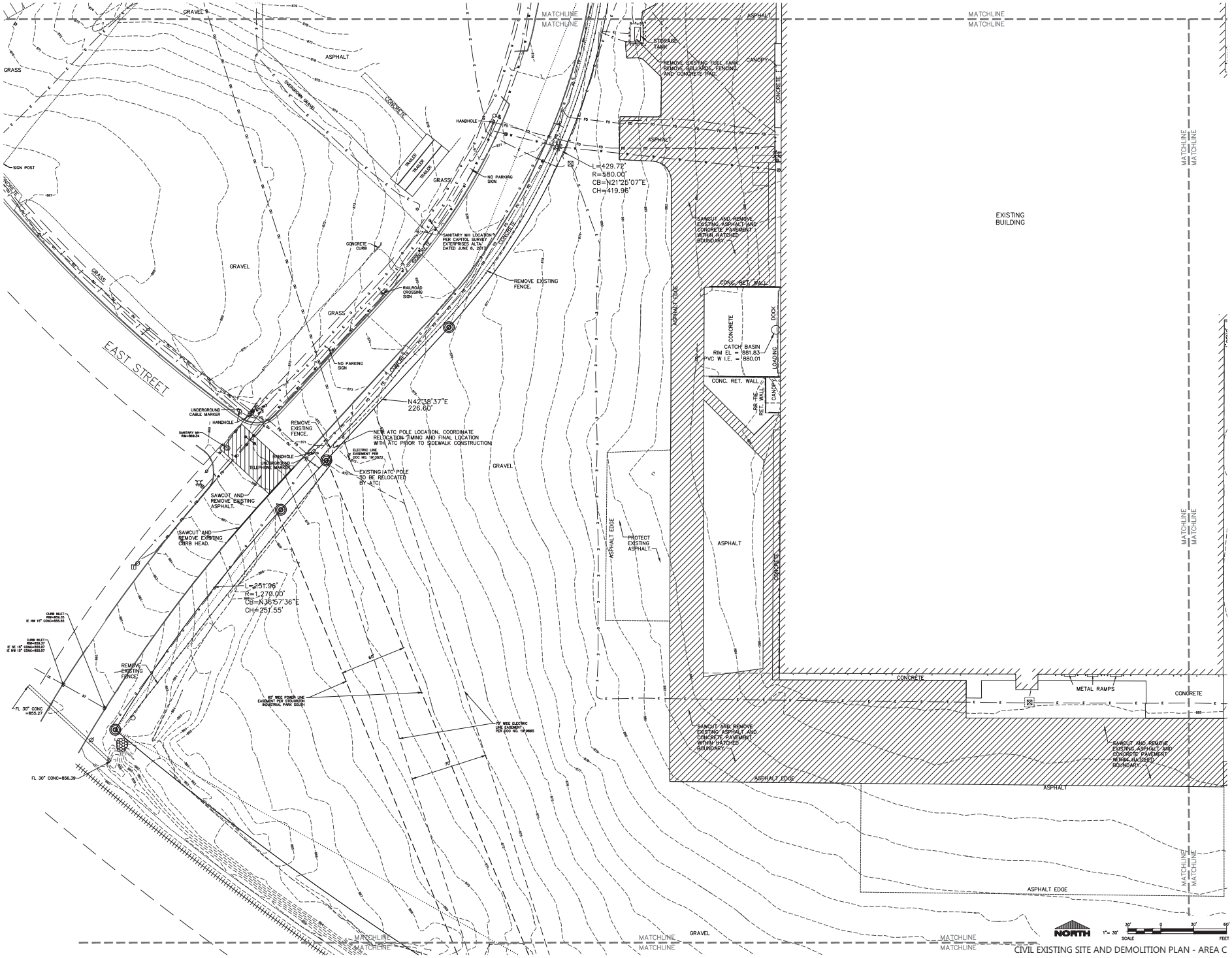

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREA C

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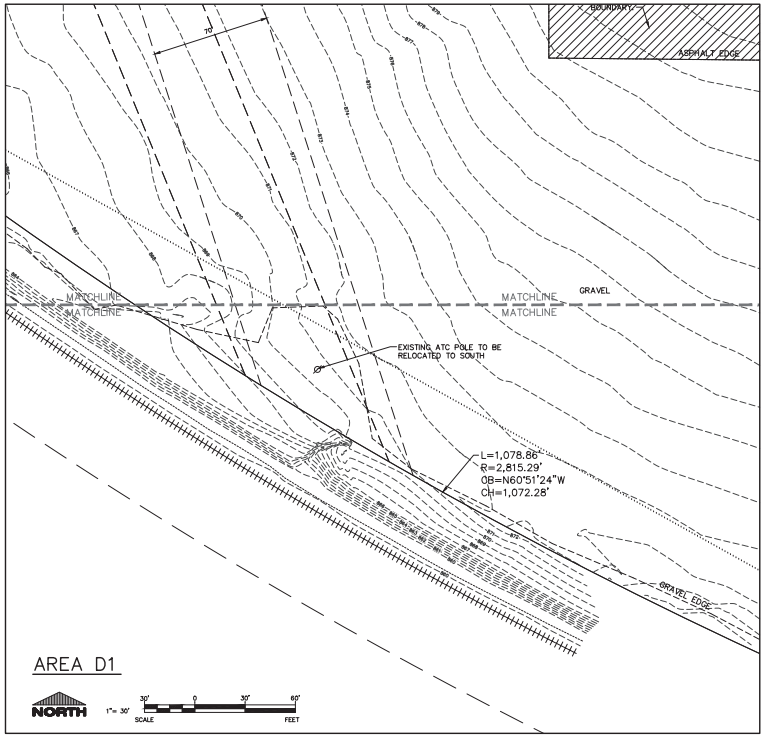

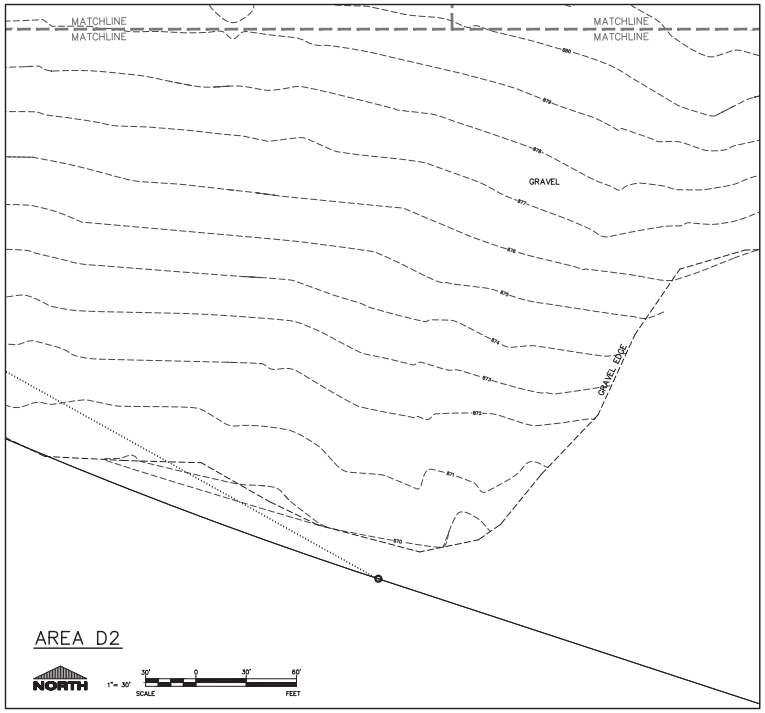

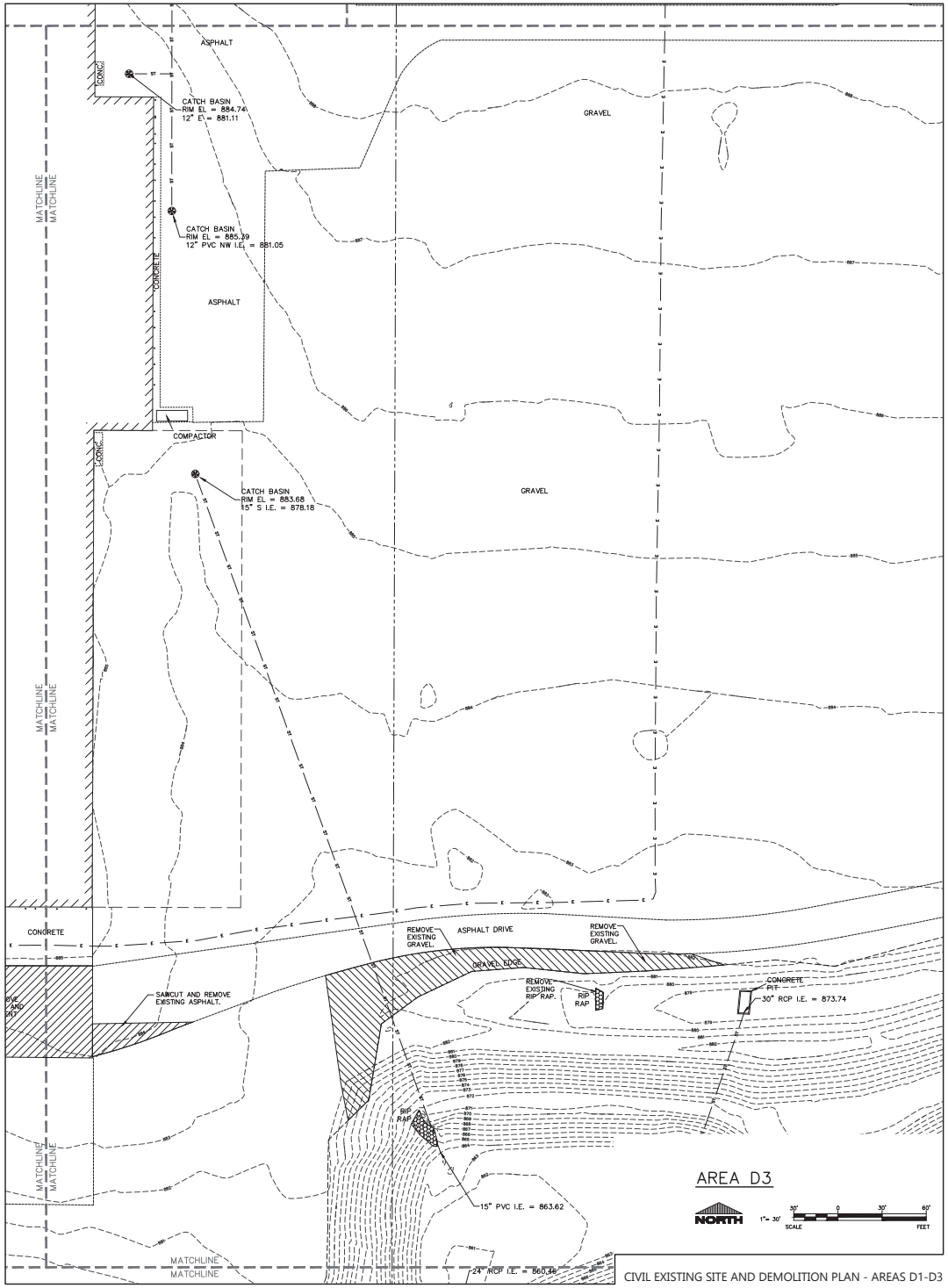

CIVIL EXISTING SITE AND DEMOLITION PLAN - AREAS D1-D3

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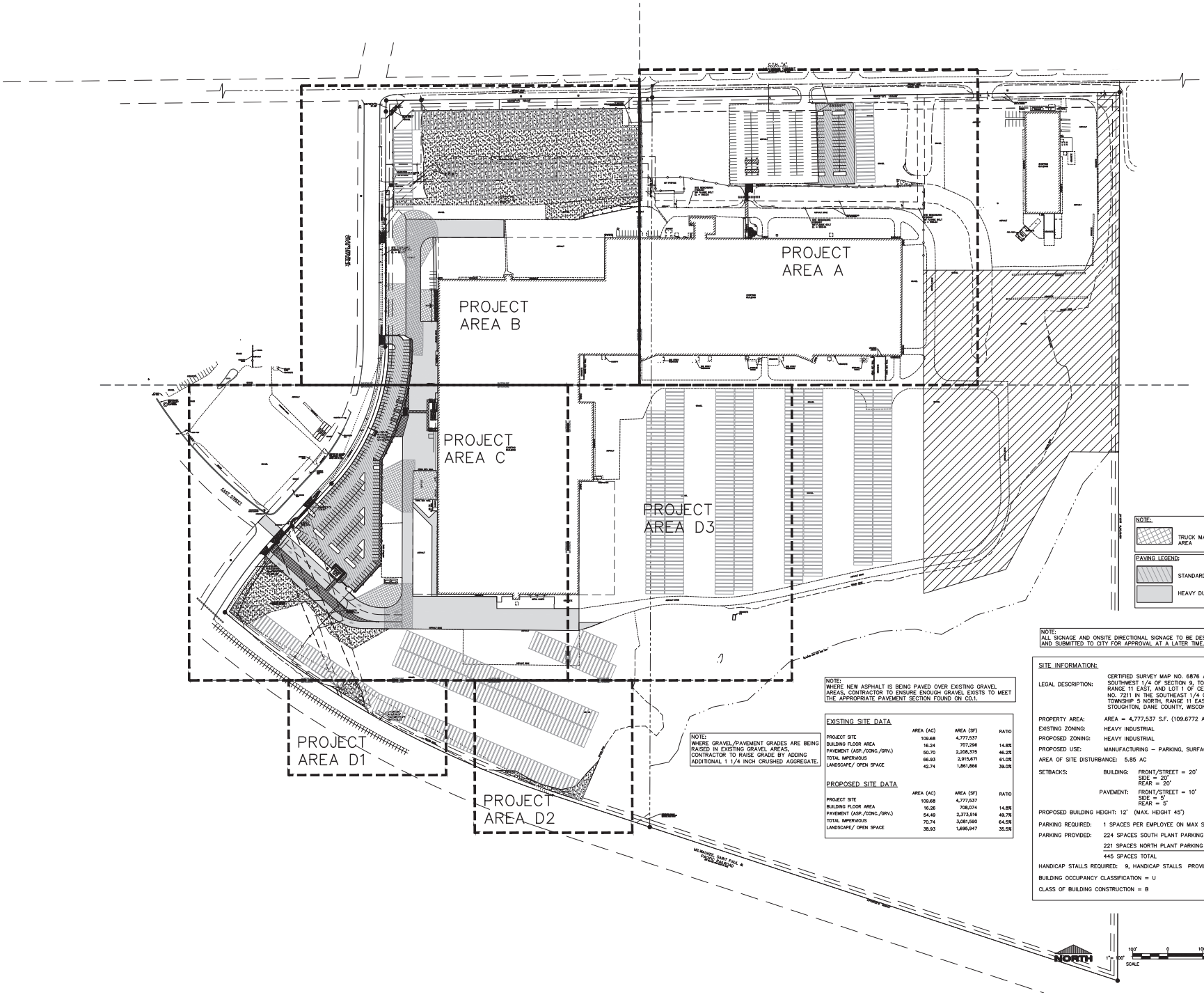

NOTE:
WHERE NEW ASPHALT IS BEING PAVED OVER EXISTING GRAVEL AREAS, CONTRACTOR TO ENSURE ENOUGH GRAVEL EXISTS TO MEET THE APPROPRIATE PAVEMENT SECTION FOUND ON C0.1.

NOTE:
WHERE GRAVEL/PAVEMENT GRADES ARE BEING RAISED IN EXISTING GRAVEL AREAS, CONTRACTOR TO RAISE GRADE BY ADDING ADDITIONAL 1 1/4 INCH CRUSHED AGGREGATE.

EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	109.68	4,777,537	
BUILDING FLOOR AREA	16.24	707,296	14.8%
PAVEMENT (ASP./CONC./GRV.)	50.70	2,208,375	46.2%
TOTAL IMPERVIOUS	66.93	2,915,671	61.0%
LANDSCAPE/ OPEN SPACE	42.74	1,861,866	39.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	109.68	4,777,537	
BUILDING FLOOR AREA	16.26	708,074	14.8%
PAVEMENT (ASP./CONC./GRV.)	54.49	2,373,516	49.7%
TOTAL IMPERVIOUS	70.74	3,081,590	64.5%
LANDSCAPE/ OPEN SPACE	38.93	1,695,947	35.5%

NOTE:
TRUCK MANEUVERING AREA

PAVING LEGEND:
STANDARD ASPHALT
HEAVY DUTY ASPHALT

NOTE:
ALL SIGNAGE AND ONSITE DIRECTIONAL SIGNAGE TO BE DESIGNED AND SUBMITTED TO CITY FOR APPROVAL AT A LATER TIME.

SITE INFORMATION:

LEGAL DESCRIPTION: CERTIFIED SURVEY MAP NO. 6876 AND LANDS IN THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 11 EAST, AND LOT 1 OF CERTIFIED SURVEY MAP NO. 7211 IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 5 NORTH, RANGE 11 EAST, IN THE CITY OF STOUGHTON, DANE COUNTY, WISCONSIN.

PROPERTY AREA: AREA = 4,777,537 S.F. (109.6772 ACRES).

EXISTING ZONING: HEAVY INDUSTRIAL

PROPOSED ZONING: HEAVY INDUSTRIAL

PROPOSED USE: MANUFACTURING – PARKING, SURFACE STORAGE, SECURITY

AREA OF SITE DISTURBANCE: 5.85 AC

SETBACKS:
BUILDING: FRONT/STREET = 20', SIDE = 20', REAR = 20'
PAVEMENT: FRONT/STREET = 10', SIDE = 5', REAR = 5'

PROPOSED BUILDING HEIGHT: 12' (MAX. HEIGHT 45')

PARKING REQUIRED: 1 SPACES PER EMPLOYEE ON MAX SHIFT (276 SPACES REQ.)

PARKING PROVIDED: 224 SPACES SOUTH PLANT PARKING
221 SPACES NORTH PLANT PARKING
445 SPACES TOTAL

HANDICAP STALLS REQUIRED: 9, HANDICAP STALLS PROVIDED: 14

BUILDING OCCUPANCY CLASSIFICATION = U

CLASS OF BUILDING CONSTRUCTION = B

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C.T.H. "A"
ACADEMY STREET
(66' WIDE PUBLIC RIGHT OF WAY)

ASPHALT EDGE
GRAVEL EDGE
N89°21'12"E 1335.52'
PROPOSED 6' BLACK VINYL COATED CHAINLINK FENCE WITH PRIVACY SLATS
10' PAVEMENT SETBACK
20' BUILDING SETBACK
70' WIDE STORMS SEWER EASEMENT PER STOUGHTON INDUSTRIAL PARK SOUTH
MATCHLINE
EXISTING POND
PROPOSED GRAVEL
ASPHALT
215 TOTAL CAR PARKING SPACES
HC SIGN (8 TYP)
4 INTEROFFICE PARKING SIGNS
4 VISITOR PARKING SIGNS
75' WIDE PIPELINE EASEMENT FOR DOC. NO. 2465412
STANDARD ASPHALT
LANDSCAPE ISLAND
EMPLOYEE PARKING EXPANSION (54 CARS)
TRAILER (TYP)
22 TOTAL 53' TRAILER STALLS OVER EXISTING GRAVEL
GRAVEL
PROPOSED GRAVEL (MANEUVERING AREA)
AST PROPANE
WATERMAIN PER PLAN
SITE BENCHMARK HYDRANT SW FLANGE BOLT EL = 890.20
PROPOSED CONCRETE PAD. OWNER TO RELOCATE EXISTING BIKE RACKS. (MIN 14 TOTAL BETWEEN SOUTH AND NORTH LOTS)
PROPOSED DOUBLE TURNSTILE WITH CANOPY AND ADA/EMERGENCY EGRESS. CONCRETE PAD DESIGN AND EQUIPMENT PER SUPPLIER REQUIREMENTS.
CONCRETE SIDEWALK.
PROPOSED 6' BLACK VINYL COATED CHAINLINK FENCE
PROPOSED 6' BLACK VINYL COATED CHAINLINK FENCE
NEW STRIPING
ASPHALT DRIVE
UTILITY EASEMENT PER DOC. NO. 3945305
SITE BENCHMARK HYDRANT NW FLANGE BOLT EL = 889.44
SITE BENCHMARK HYDRANT NW FLANGE BOLT EL = 889.23
PROPOSED GUARD RAIL PER WISDOT STANDARDS
CANOPY
CONCRETE
PATIO FURNITURE BY OWNER
PROPOSED 25' AWNING W/ LOGO
PLANT 5 EMPLOYEE ENTRANCE
PROPOSED EMPLOYEE CONCRETE PATIO
PLANT 5 NEW VISITOR ENTRANCE
EXISTING BUILDING
CONNECT TO ZINK FENCING
PROPOSED ZINK SITE (APPROX. 10 ACRES)
LOADING DOCKS
2ND STORY OVERHANG
STORAGE
RET. WALL

PAVING LEGEND:
STANDARD ASPHALT
HEAVY DUTY ASPHALT

NORTH
1"= 30'
SCALE
30' 0 30' 60'
FEET

CIVIL SITE PLAN - AREA A

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1111 VETERANS RD • STOUGHTON, WI 53589

PROFESSIONAL SEAL

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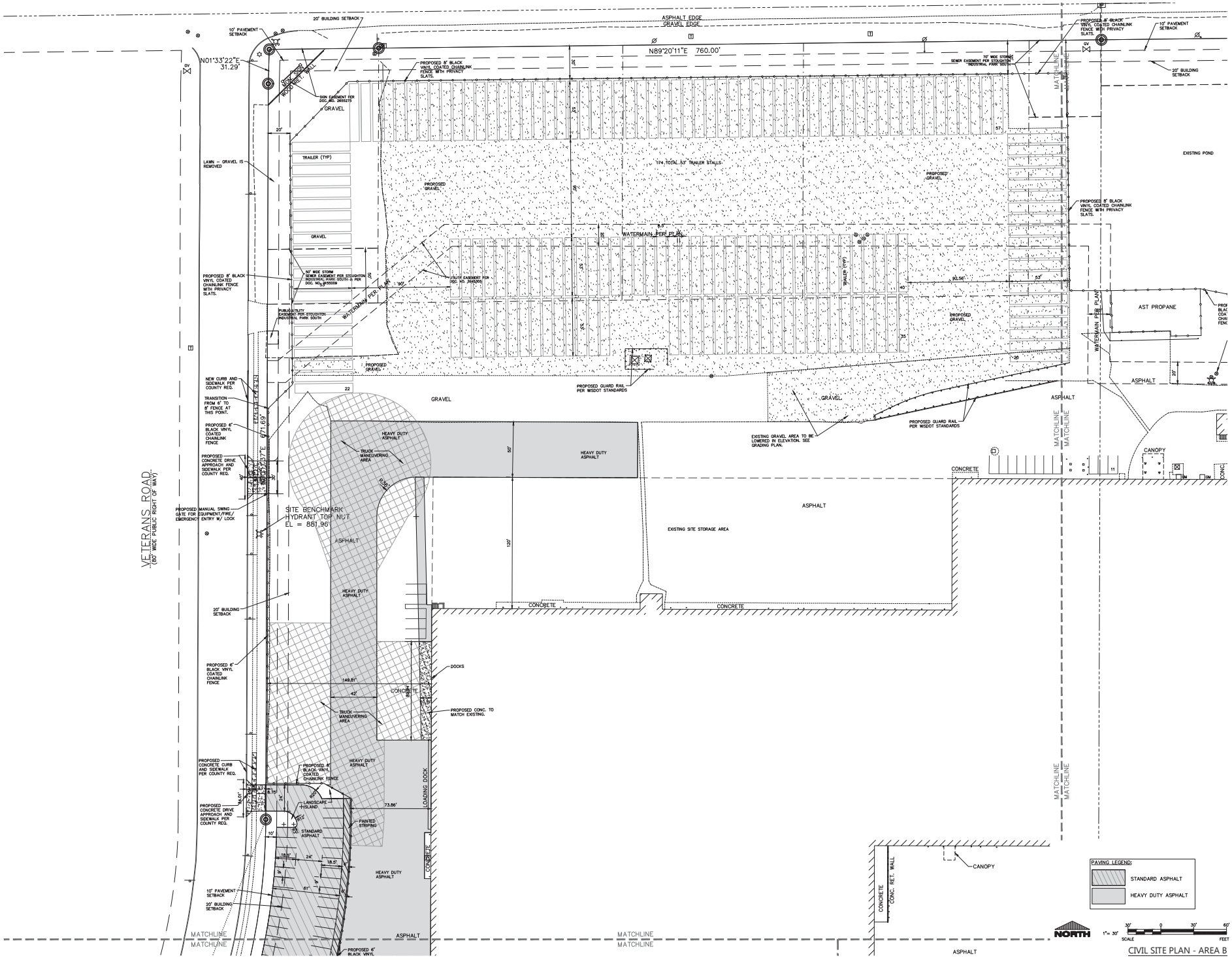

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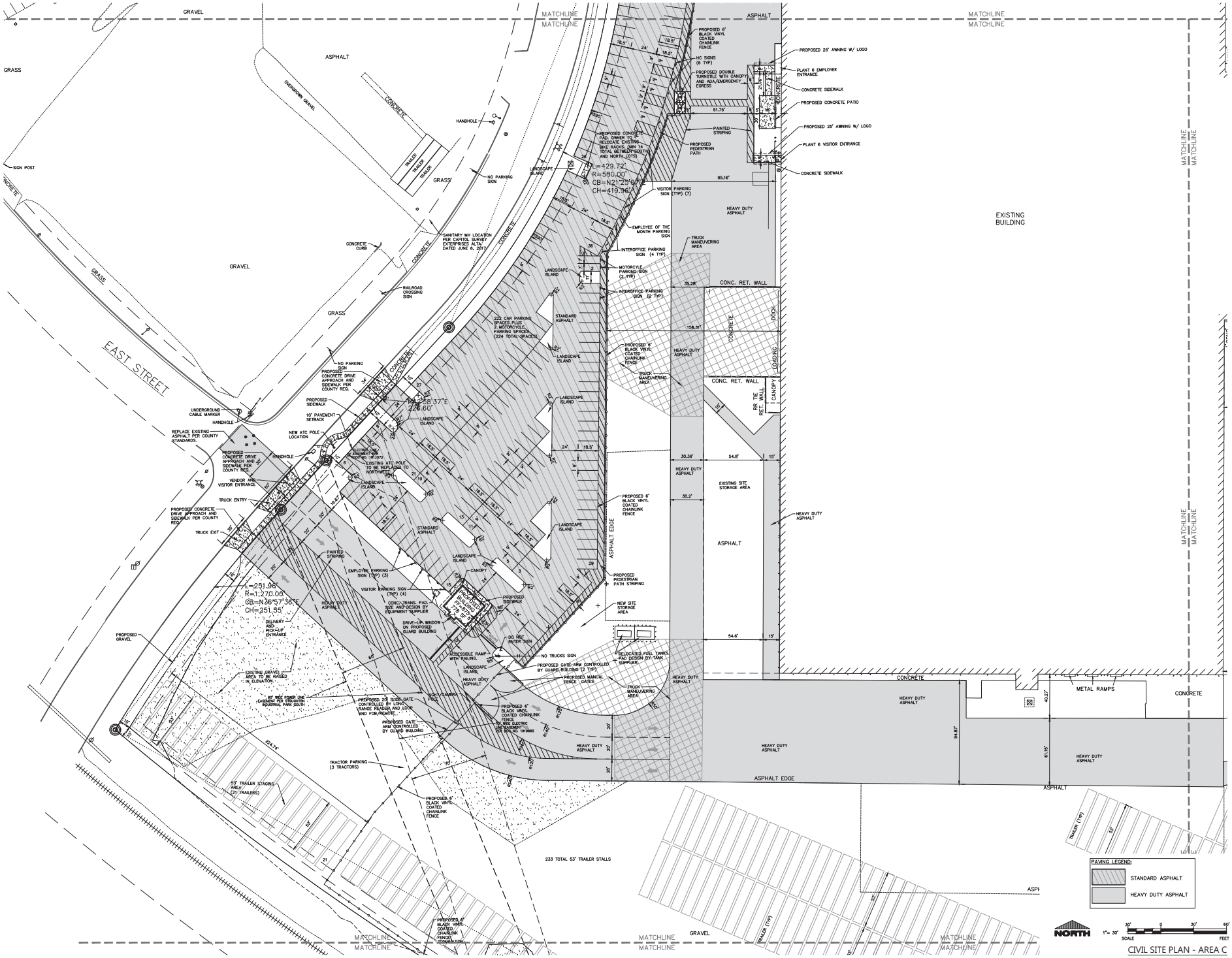
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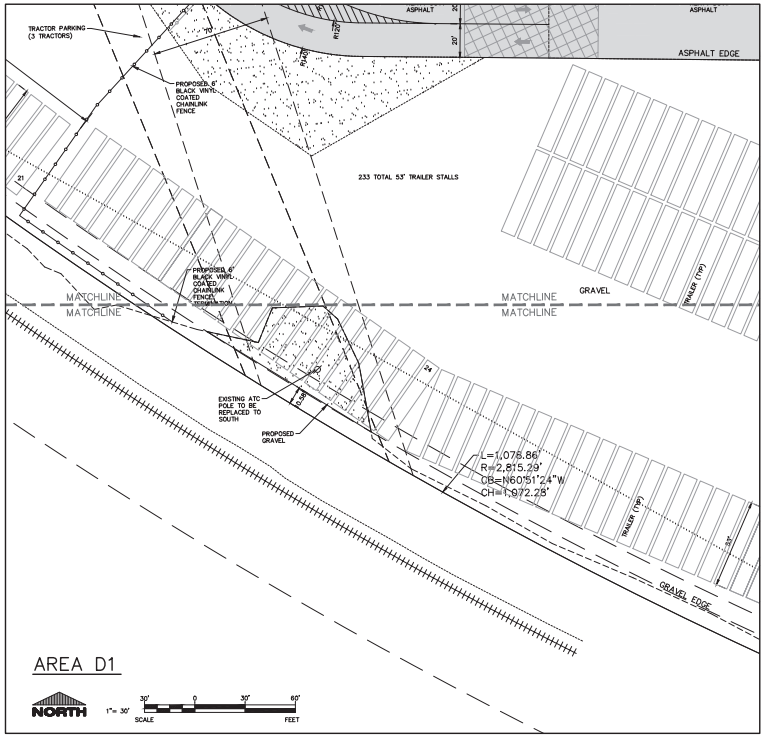
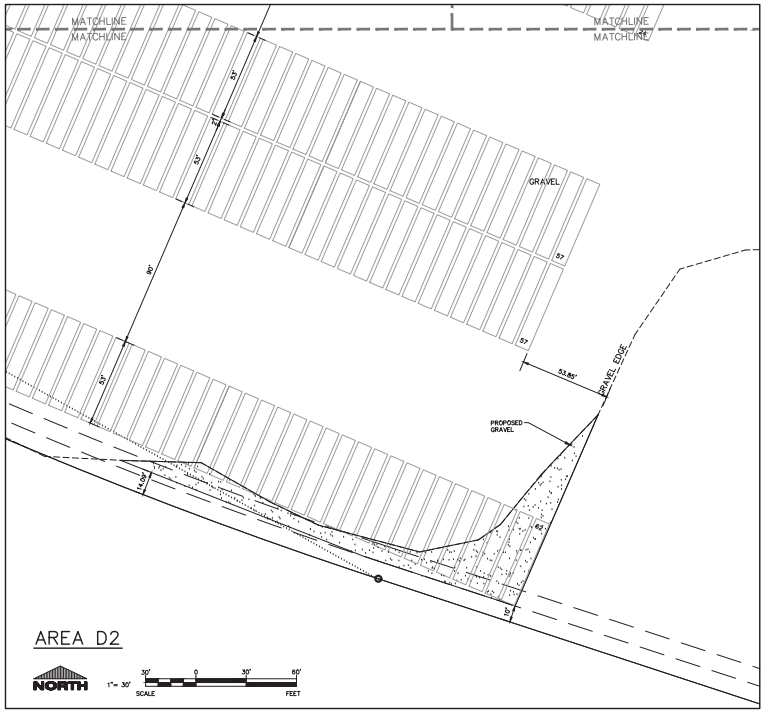
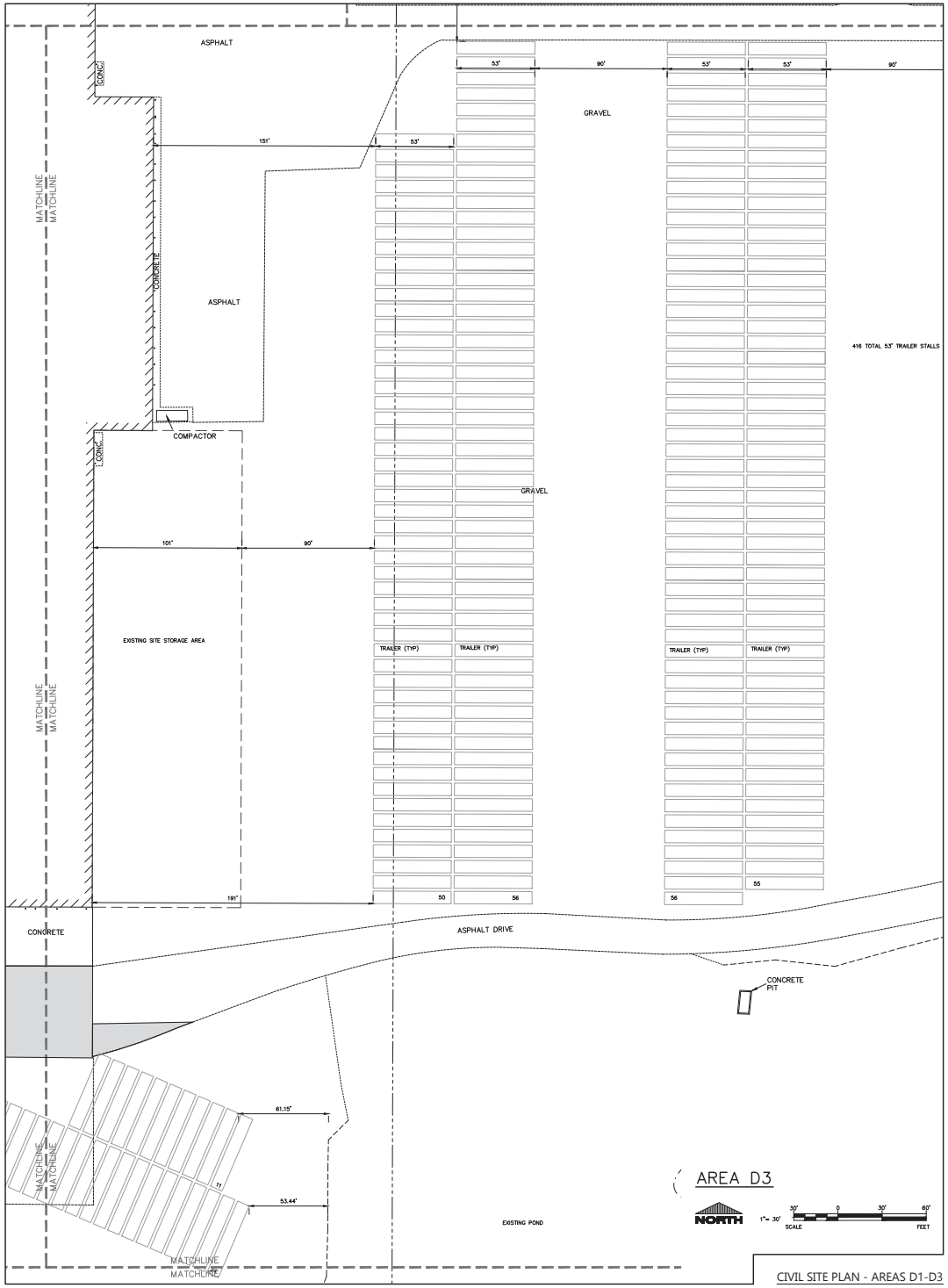
C1.1C
EXISTING BUILDING
ASPHALT
HEAVY DUTY ASPHALT
STANDARD ASPHALT
CONCRETE
GRAVEL
GRASS
EAST STREET
MATCHLINE
PAVING LEGEND:
STANDARD ASPHALT
HEAVY DUTY ASPHALT
NORTH
1" = 30'
SCALE
FEET
CIVIL SITE PLAN - AREA C







CIVIL SITE PLAN - AREAS D1-D3

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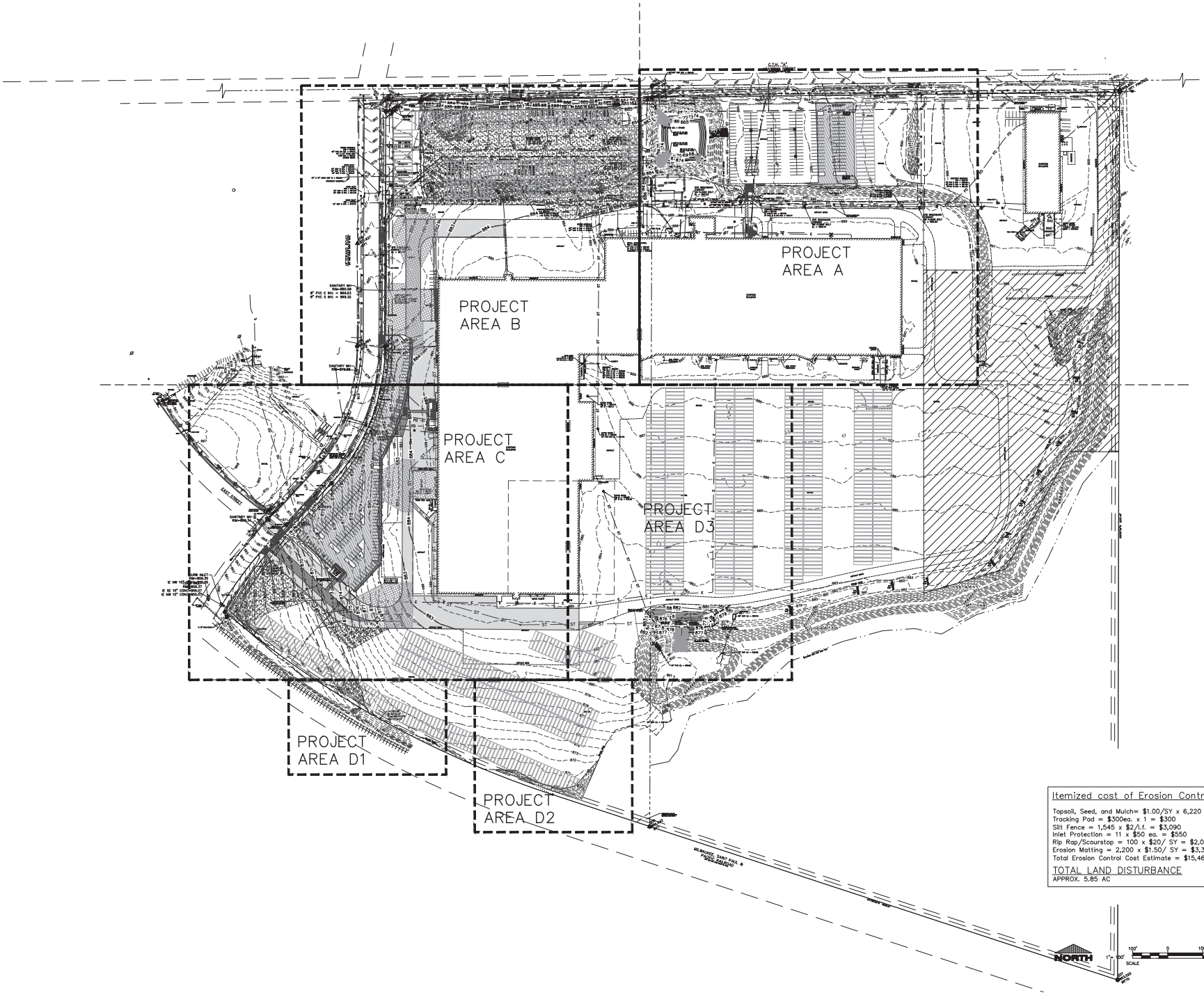

Itemized cost of Erosion Control:

Topsoil, Seed, and Mulch= $1.00/SY x 6,220 SY = $6,220
Tracking Pad = $300ea. x 1 = $300
Silt Fence = 1,545 x $2/l.f. = $3,090
Inlet Protection = 11 x $50 ea. = $550
Rip Rap/Scourstop = 100 x $20/ SY = $2,000
Erosion Matting = 2,200 x $1.50/ SY = $3,300
Total Erosion Control Cost Estimate = $15,460

TOTAL LAND DISTURBANCE
APPROX. 5.85 AC

CIVIL GRADING AND EROSION CONTROL PLAN - OVERALL

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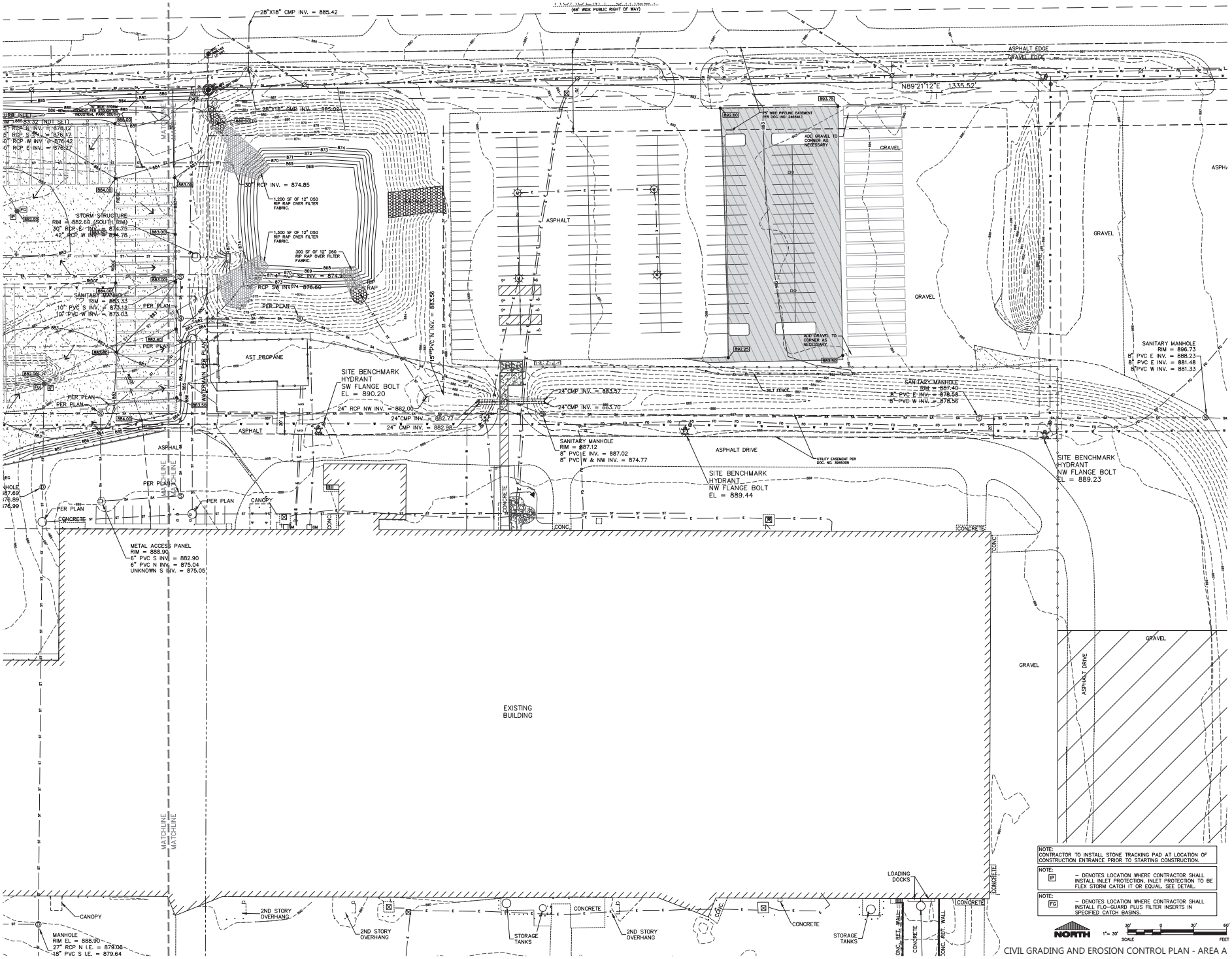

NOTE:
CONTRACTOR TO INSTALL STONE TRACKING PAD AT LOCATION OF CONSTRUCTION ENTRANCE PRIOR TO STARTING CONSTRUCTION.

NOTE:
IP — DENOTES LOCATION WHERE CONTRACTOR SHALL INSTALL INLET PROTECTION. INLET PROTECTION TO BE FLEX STORM CATCH IT OR EQUAL. SEE DETAIL.

NOTE:
FG — DENOTES LOCATION WHERE CONTRACTOR SHALL INSTALL FLO-GUARD PLUS FILTER INSERTS IN SPECIFIED CATCH BASINS.

CIVIL GRADING AND EROSION CONTROL PLAN - AREA A

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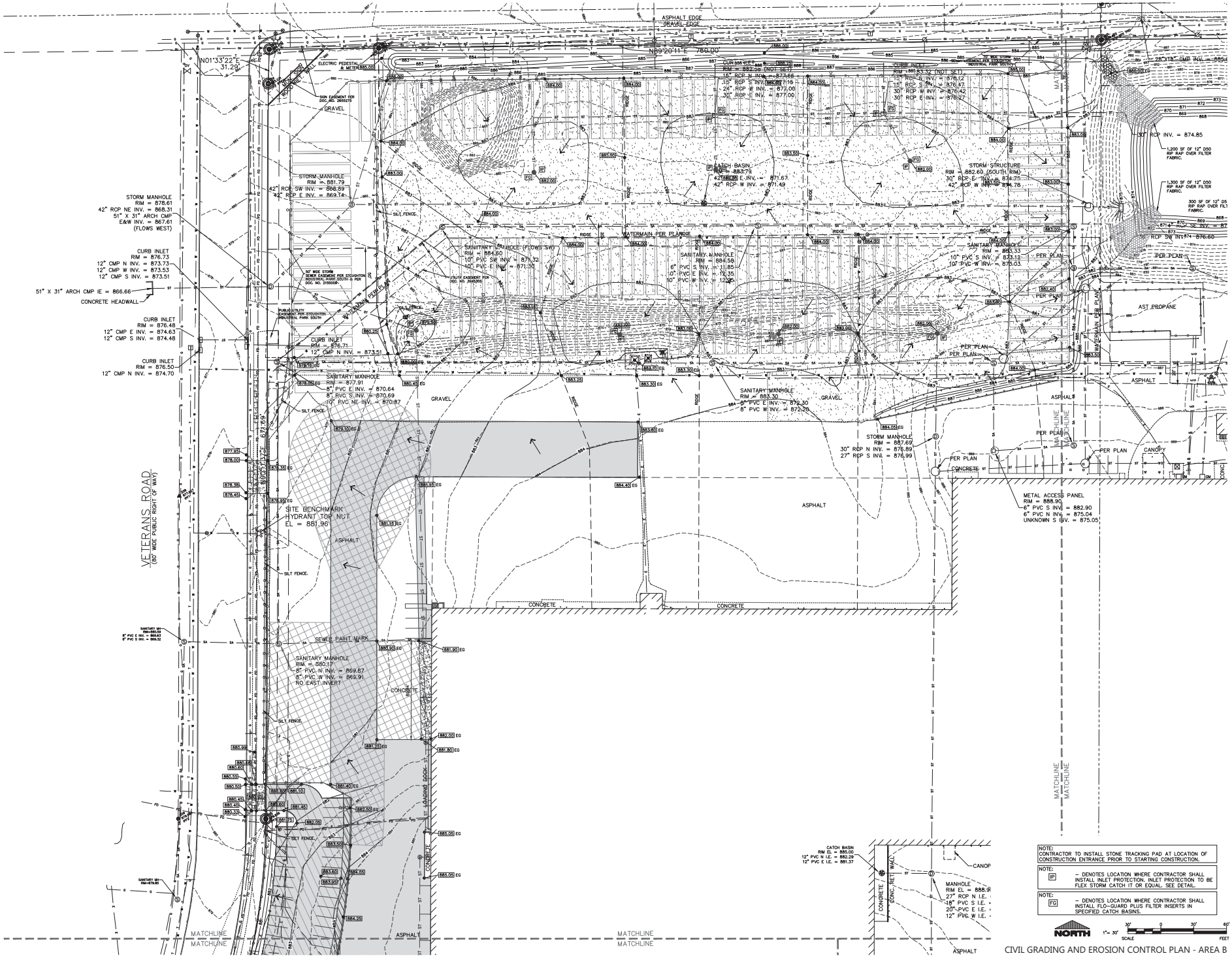

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NORTH

1" = 30' SCALE 30' 0 30' 60' FEET

CIVIL GRADING AND EROSION CONTROL PLAN - AREA B

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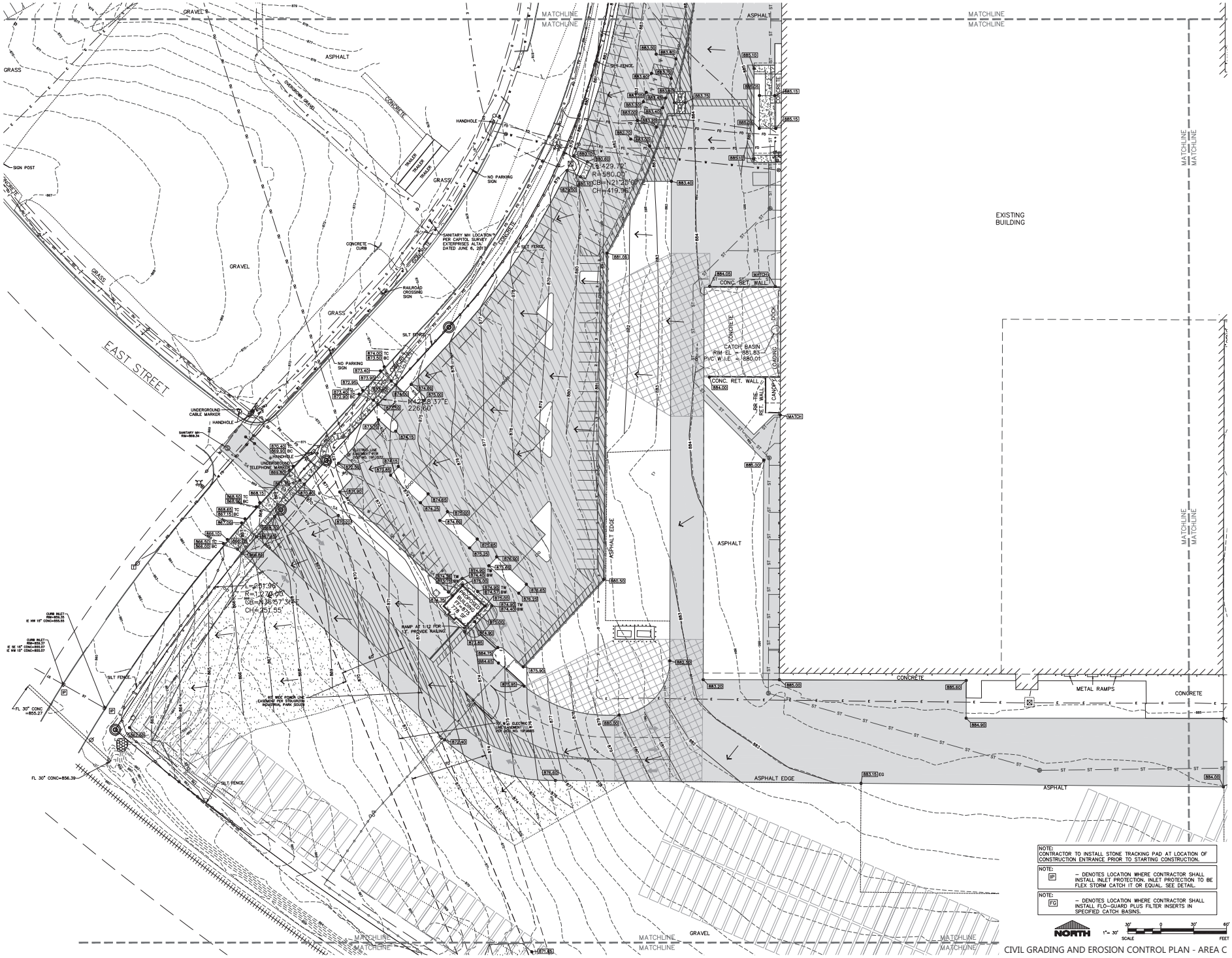

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CIVIL GRADING AND EROSION CONTROL PLAN - AREA C

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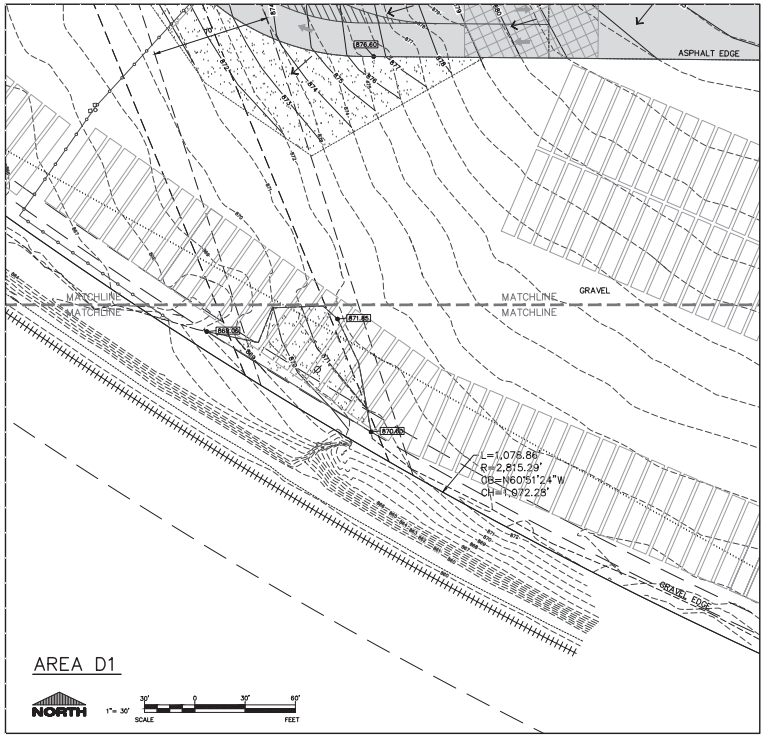

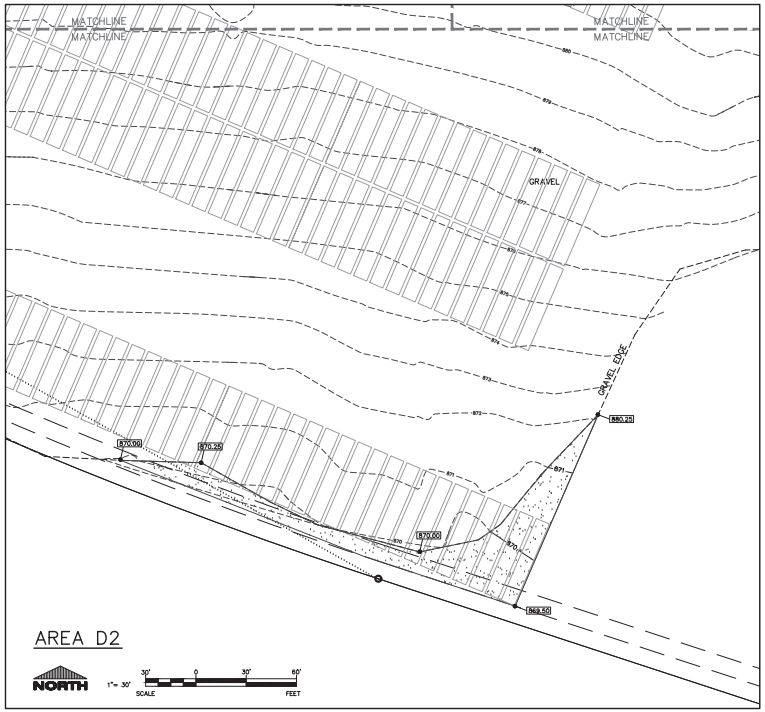

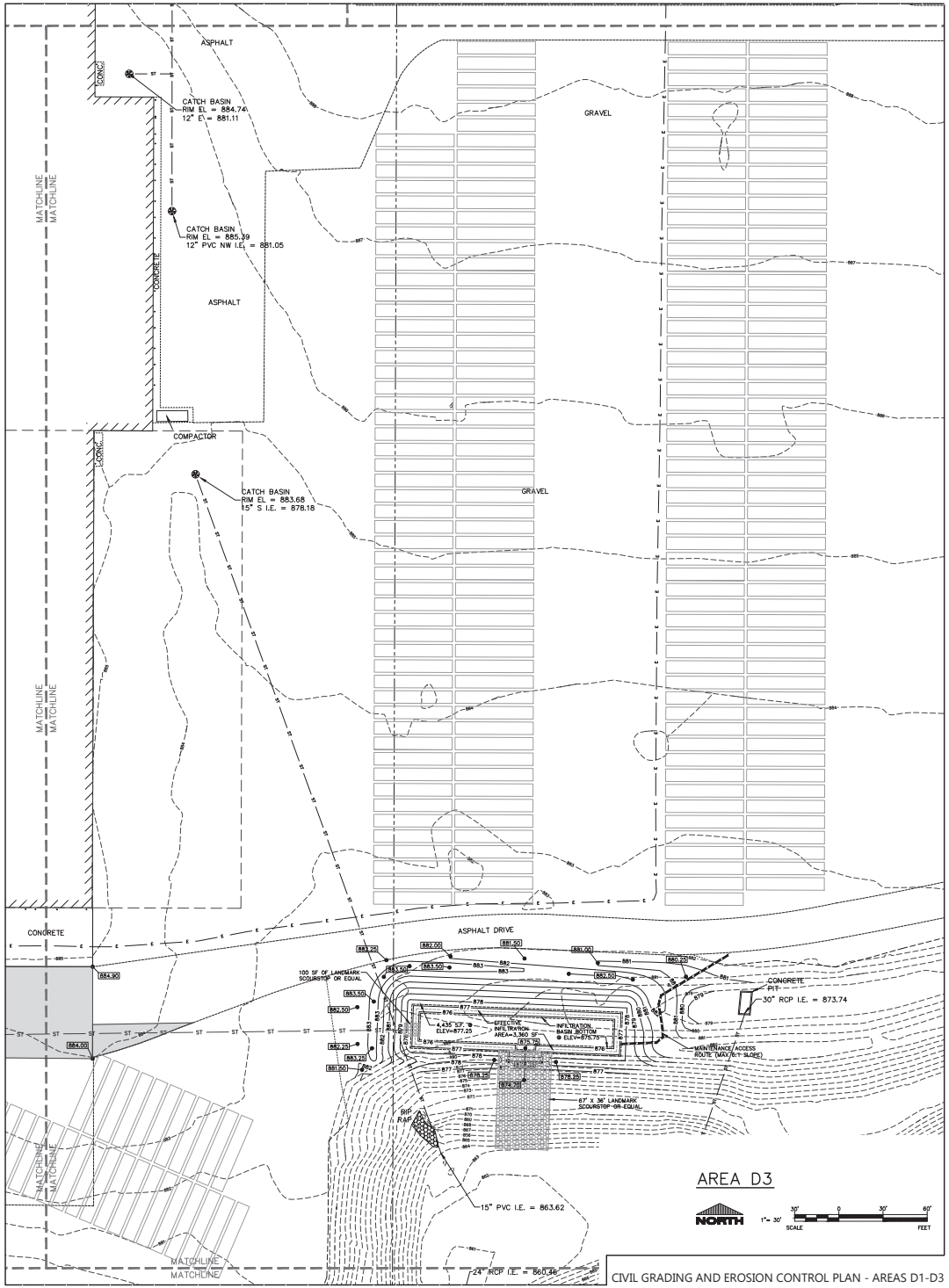

CIVIL GRADING AND EROSION CONTROL PLAN - AREAS D1-D3

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PROPOSED DEVELOPMENT FOR:
STOUGHTON TRAILERS
1111 VETERANS RD • STOUGHTON, WI 53589

PROFESSIONAL SEAL

PRELIMINARY DATES
SEPT. 25, 2019
OCT. 24, 2019
NOV. 22, 2019

NOT FOR CONSTRUCTION

JOB NUMBER
1932200

SHEET NUMBER
C1.2D

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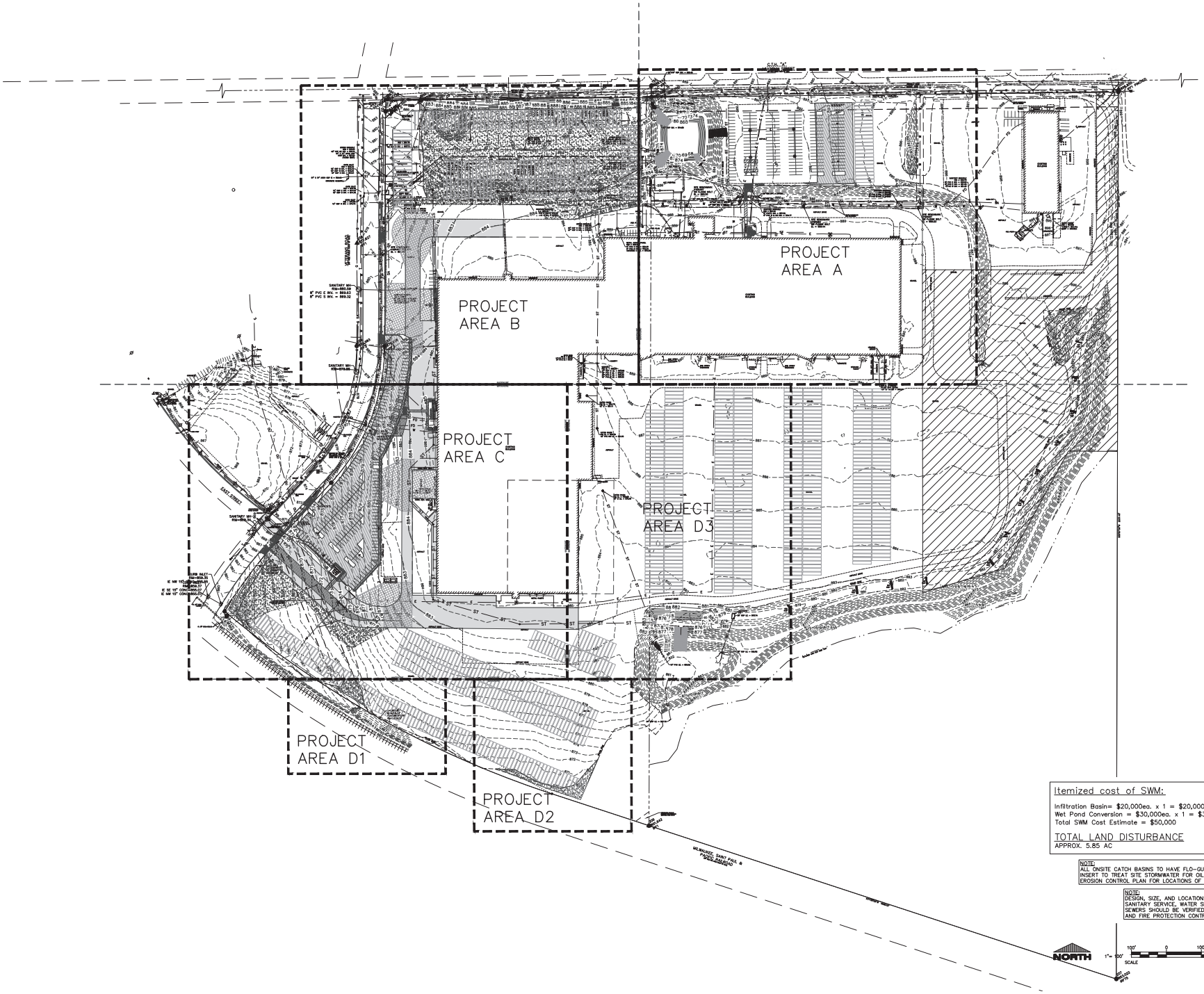

Itemized cost of SWM:

Infiltration Basin= $20,000ea. x 1 = $20,000
Wet Pond Conversion = $30,000ea. x 1 = $30,000
Total SWM Cost Estimate = $50,000

TOTAL LAND DISTURBANCE
APPROX. 5.85 AC

NOTE:
ALL ONSITE CATCH BASINS TO HAVE FLO-GUARD PLUS FILTER INSERT TO TREAT SITE STORMWATER FOR OIL AND GREASE. SEE EROSION CONTROL PLAN FOR LOCATIONS OF PROPOSED FILTERS.

NOTE:
DESIGN, SIZE, AND LOCATIONS OF ALL EXTERIOR SANITARY SERVICE, WATER SERVICE, AND STORM SEWERS SHOULD BE VERIFIED BY THE PLUMBING AND FIRE PROTECTION CONTRACTOR.

CIVIL UTILITY PLAN - OVERALL

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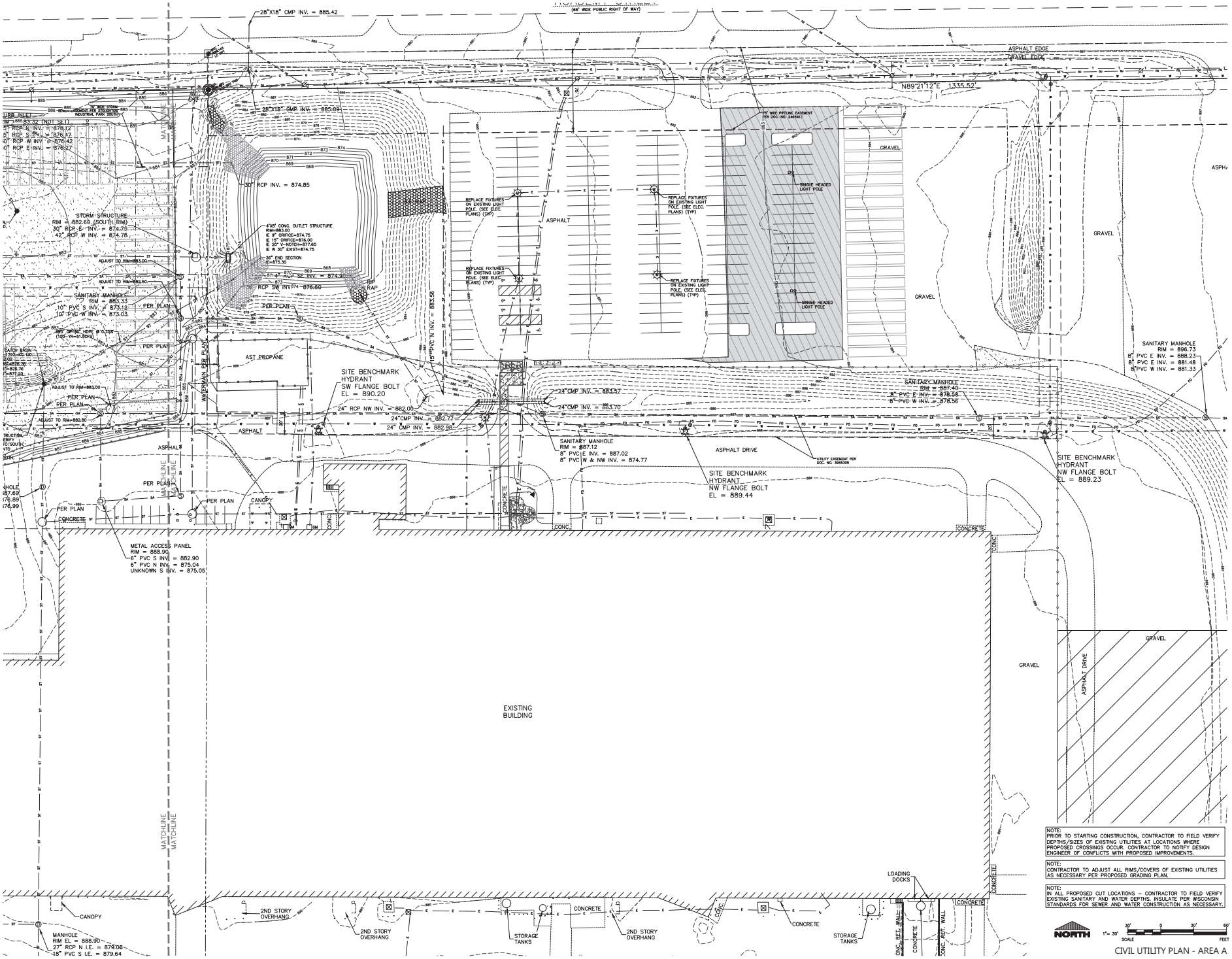

NOTE:
PRIOR TO STARTING CONSTRUCTION, CONTRACTOR TO FIELD VERIFY DEPTHS/SIZES OF EXISTING UTILITIES AT LOCATIONS WHERE PROPOSED CROSSINGS OCCUR. CONTRACTOR TO NOTIFY DESIGN ENGINEER OF CONFLICTS WITH PROPOSED IMPROVEMENTS.

NOTE:
CONTRACTOR TO ADJUST ALL RIMS/COVERS OF EXISTING UTILITIES AS NECESSARY PER PROPOSED GRADING PLAN.

NOTE:
IN ALL PROPOSED CUT LOCATIONS – CONTRACTOR TO FIELD VERIFY EXISTING SANITARY AND WATER DEPTHS. INSULATE PER WISCONSIN STANDARDS FOR SEWER AND WATER CONSTRUCTION AS NECESSARY.

NORTH

1" = 30'
30' 0 30' 60'
SCALE FEET

CIVIL UTILITY PLAN - AREA A

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SHEET NUMBER
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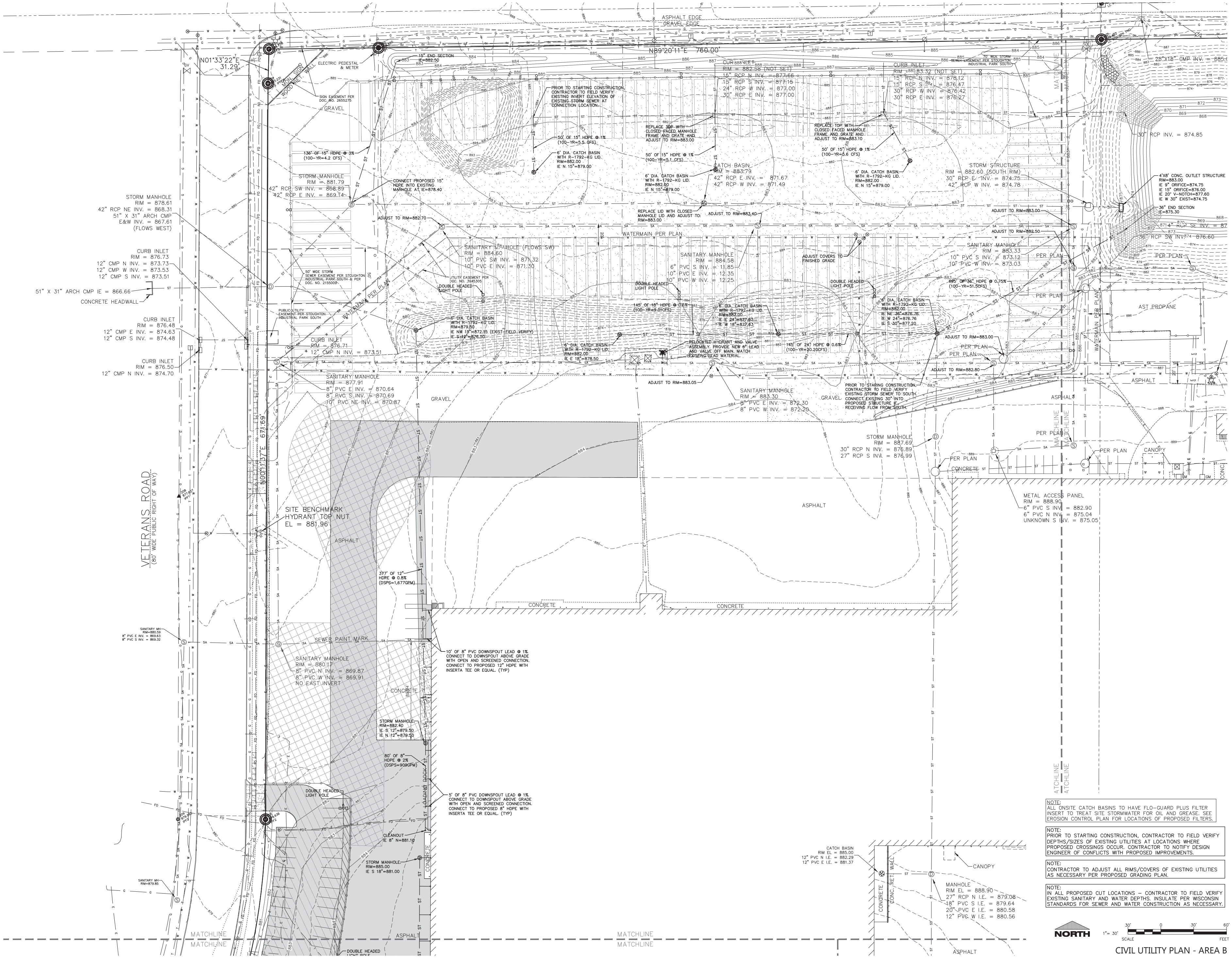

NOTE:
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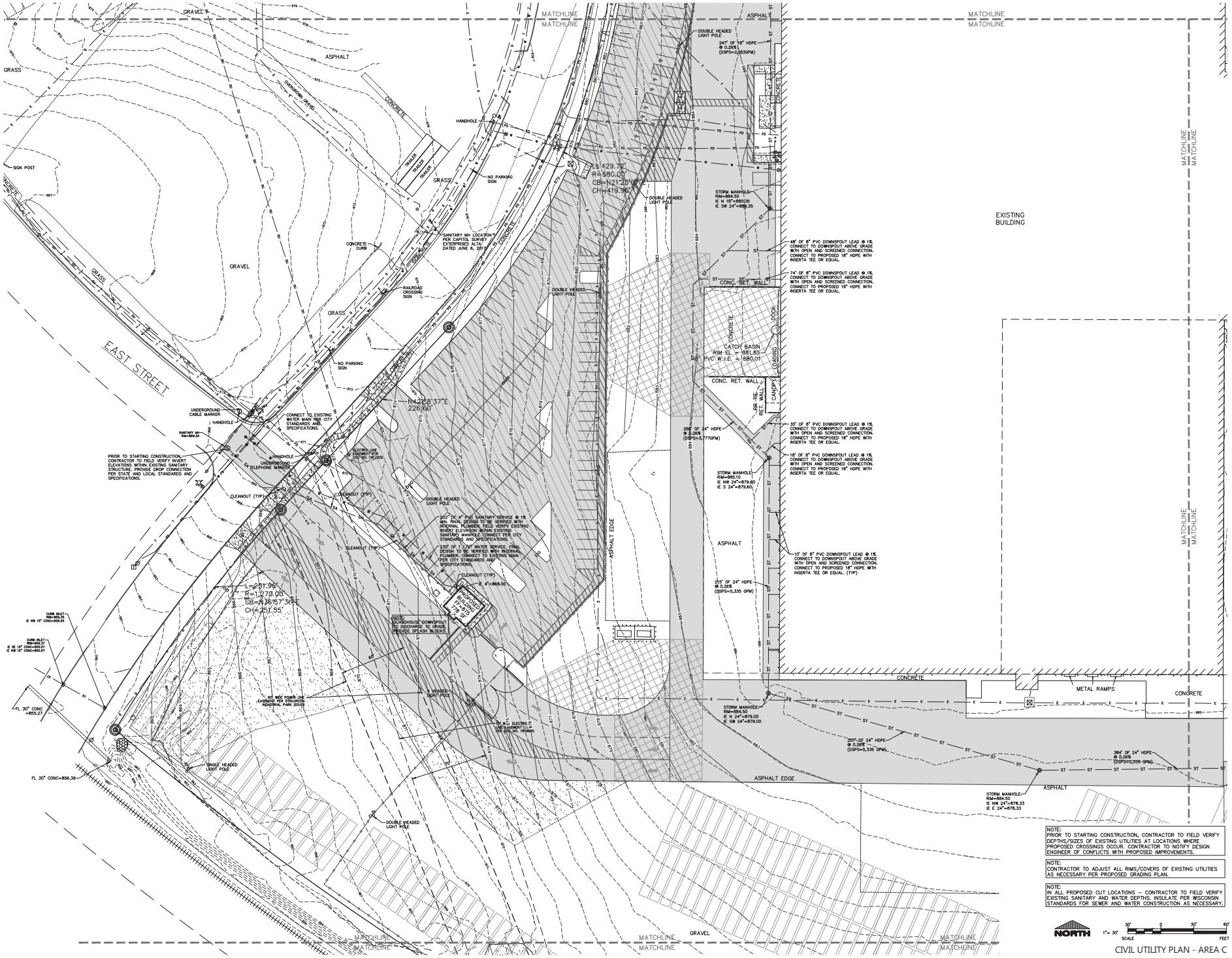

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NORTH

1" = 30' 30' 0 30' 60'
SCALE FEET

CIVIL UTILITY PLAN - AREA C

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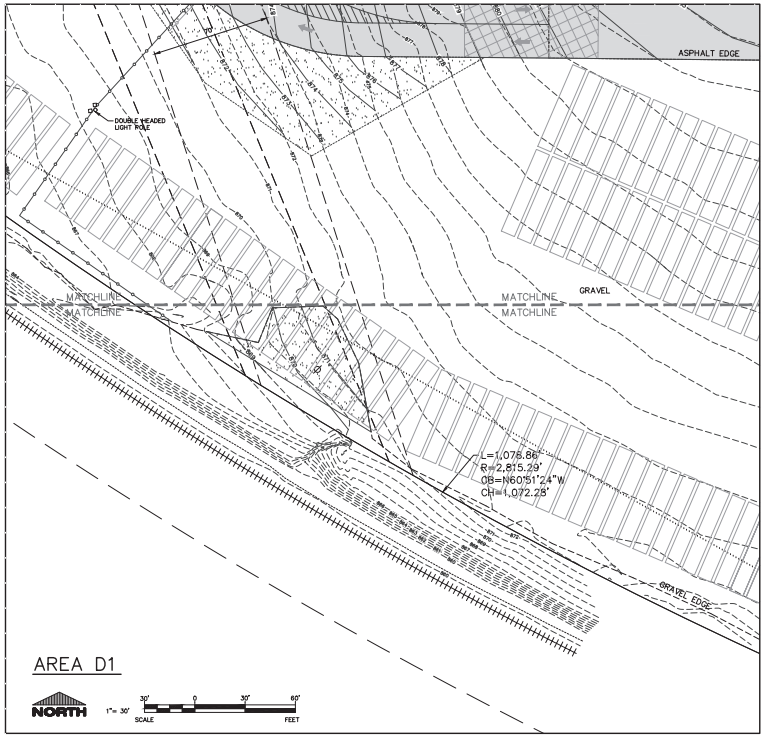

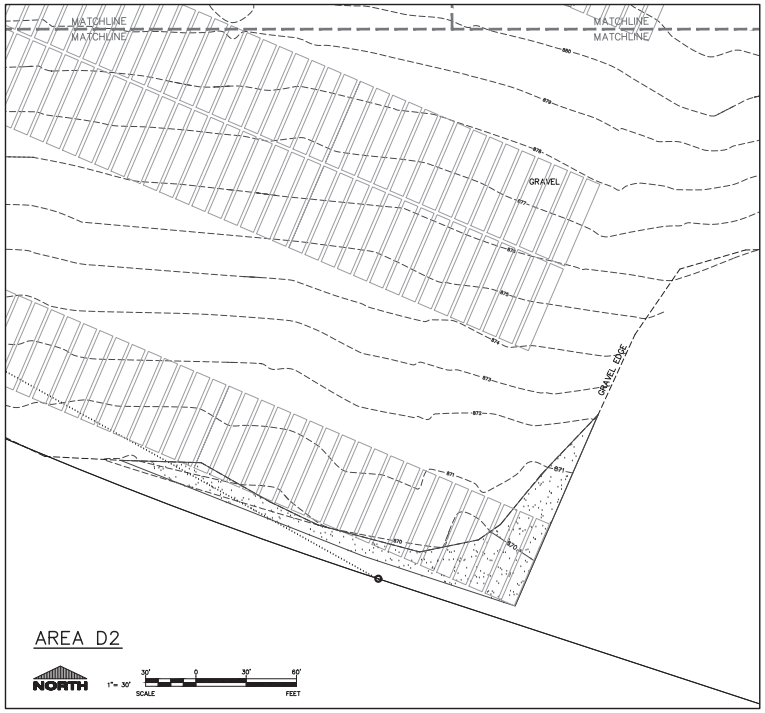

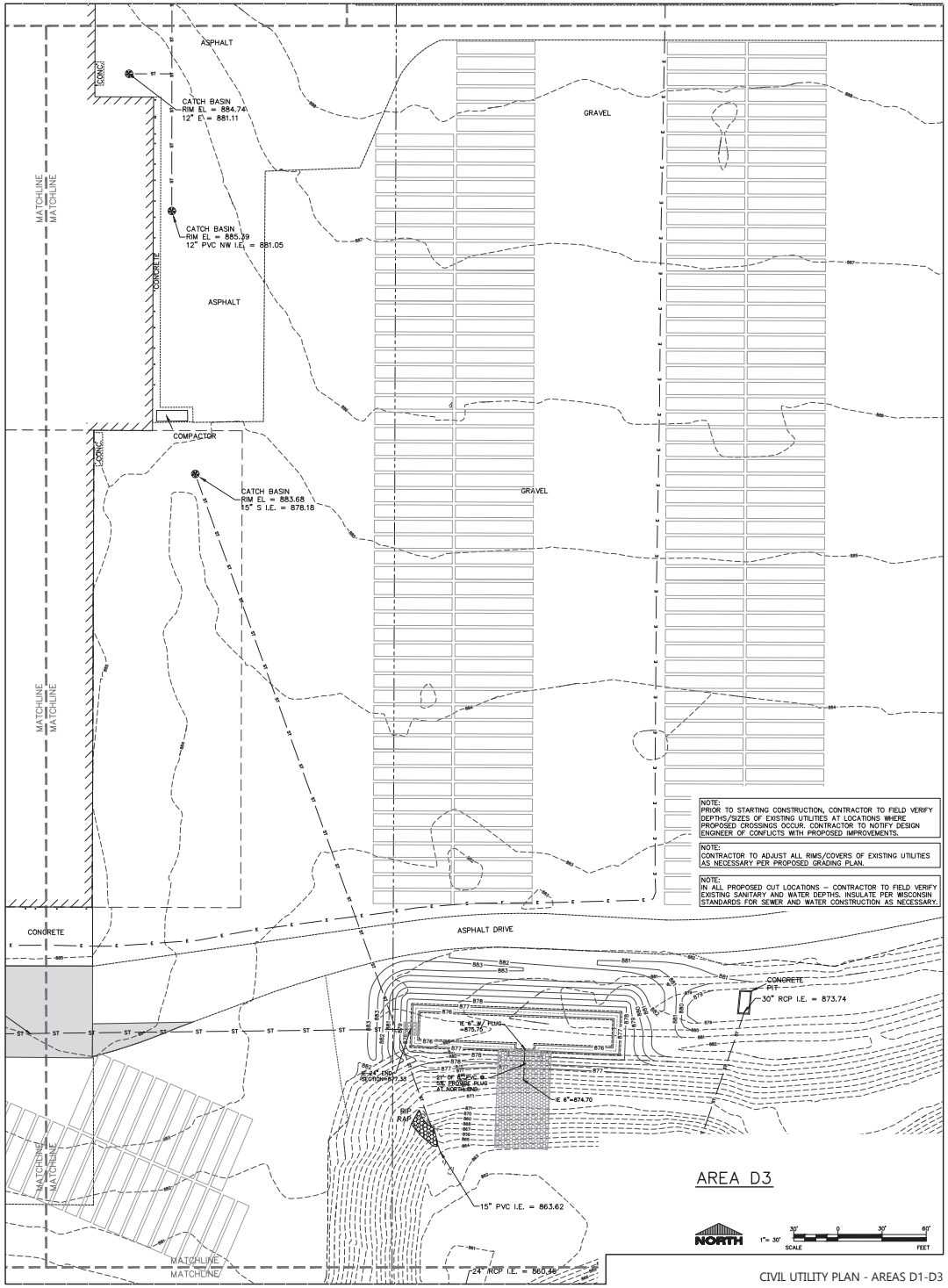

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CIVIL UTILITY PLAN - AREAS D1-D3

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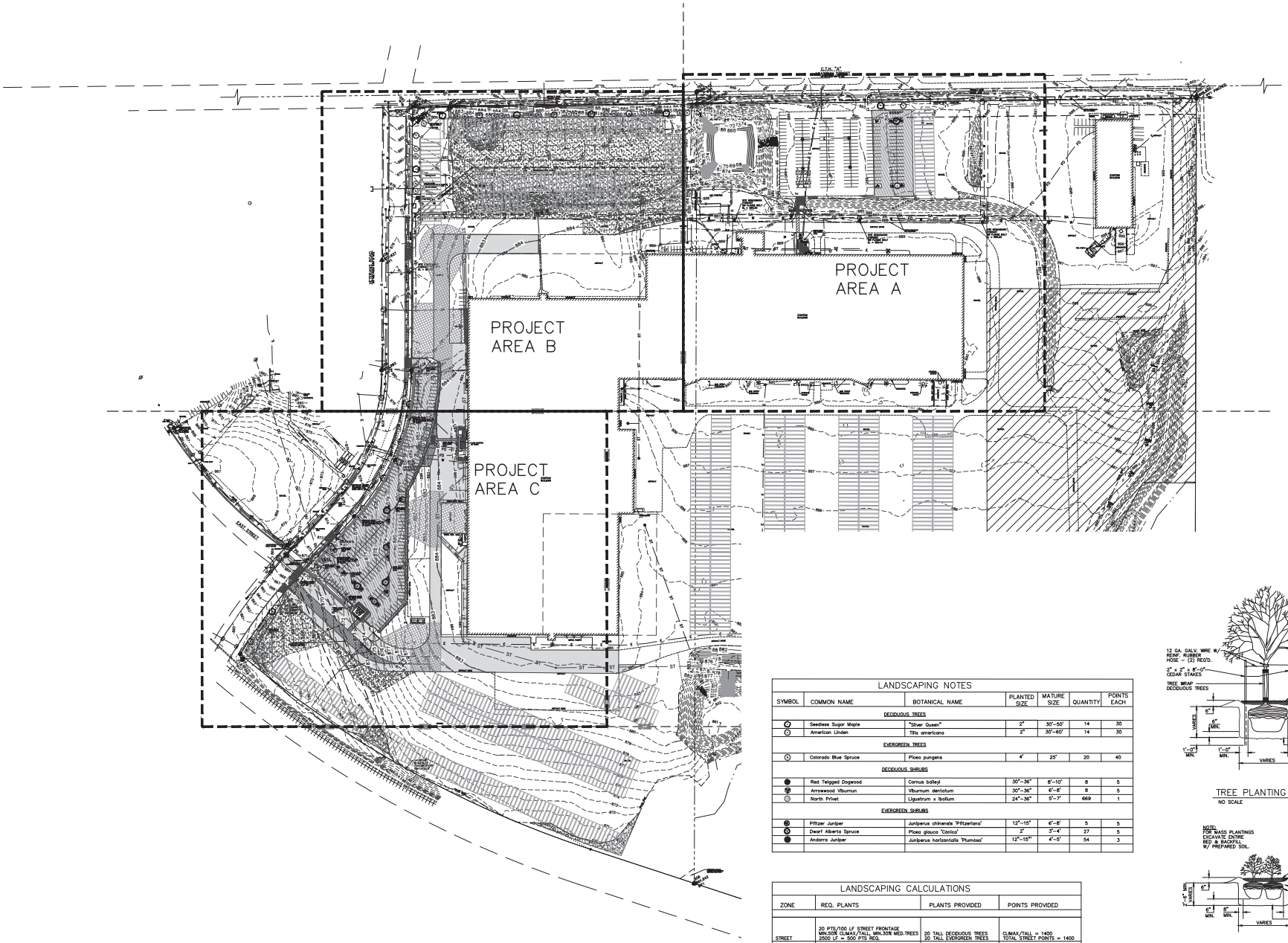
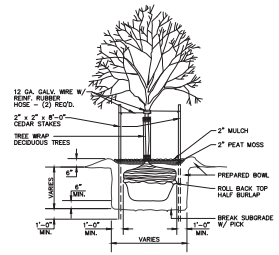


LANDSCAPING NOTES

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	MATURE SIZE	QUANTITY	POINTS EACH
	DECIDUOUS TREES					
	Seedless Sugar Maple	"Silver Queen"	2"	30'-50'	14	30
	American Linden	Tilia americana	2"	30'-60'	14	30
	EVERGREEN TREES					
	Colorado Blue Spruce	Picea pungens	4'	25'	20	40
	DECIDUOUS SHRUBS					
	Red Twigged Dogwood	Cornus baileyi	30"-36"	8'-10'	8	5
	Arrowwood Viburnun	Viburnum dentatum	30"-36"	6'-8'	8	5
	North Privet	Ligustrum x ibolium	24"-36"	5'-7'	669	1
	EVERGREEN SHRUBS					
	Pfitzer Juniper	Juniperus chinensis 'Pfitzerlana'	12"-15"	6'-8'	5	5
	Dwarf Alberta Spruce	Picea glauca 'Conica'	2'	3'-4'	27	5
	Andorra Juniper	Juniperus horizontalis 'Plumosa'	12"-15"	4'-5'	54	3

LANDSCAPING CALCULATIONS

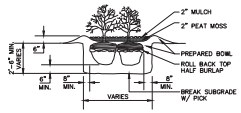
ZONE	REQ. PLANTS	PLANTS PROVIDED	POINTS PROVIDED
STREET	20 PTS/100 LF STREET FRONTAGE MIN.50% CLIMAX/TALL, MIN.30% MED.TREES 2500 LF = 500 PTS REQ.	20 TALL DECIDUOUS TREES 20 TALL EVERGREEN TREES	CLIMAX/TALL = 1400 TOTAL STREET POINTS = 1400
PARKING NORTH	40 PTS/20 PARKING STALLS MIN.30% CLIMAX/TALL, MIN.40% SHRUBS 54 STALLS = 108 PTS REQ.	2 TALL TREES 18 LOW EVERGREEN SHRUBS	CLIMAX/TALL TREES= 60 SHRUBS = 54 TOTAL PARKING POINTS = 114
PARKING SOUTH	40 PTS/20 PARKING STALLS MIN.30% CLIMAX/TALL, MIN.40% SHRUBS 224 STALLS = 448 PTS REQ.	6 TALL TREES 21 LOW EVERGREEN SHRUBS 18 MED. EVERGREEN SHRUBS 521 LOW DECIDUOUS SHRUBS	CLIMAX/TALL TREES= 180 SHRUBS = 159 (+521 HEDGE) TOTAL PARKING POINTS = 860
BUILDING FOUNDATION	20 PTS/100 LF BLDG FOUNDATION 115 LF BLDG = 23 PTS REQ.	3 MED. EVERGREEN SHRUBS 6 LOW EVERGREEN SHRUBS	TOTAL BUILDING POINTS = 33
DEVELOPED LOT	5 PTS/1000 SF BLDG FOOTPRINT 778 SF BLDG = 4 PTS REQ.	2 MED. EVERGREEN SHRUBS	TOTAL LOT POINTS = 6
TOTAL POINTS REQ.=1083			TOTAL POINTS = 2,413



TREE PLANTING DETAIL

NO SCALE

NOTE:
FOR MASS PLANTINGS EXCAVATE ENTIRE BED & BACKFILL W/ PREPARED SOIL.



SHRUB PLANTING DETAIL

NO SCALE

NORTH

1" = 100'

100' 0 100' 200'

SCALE FEET

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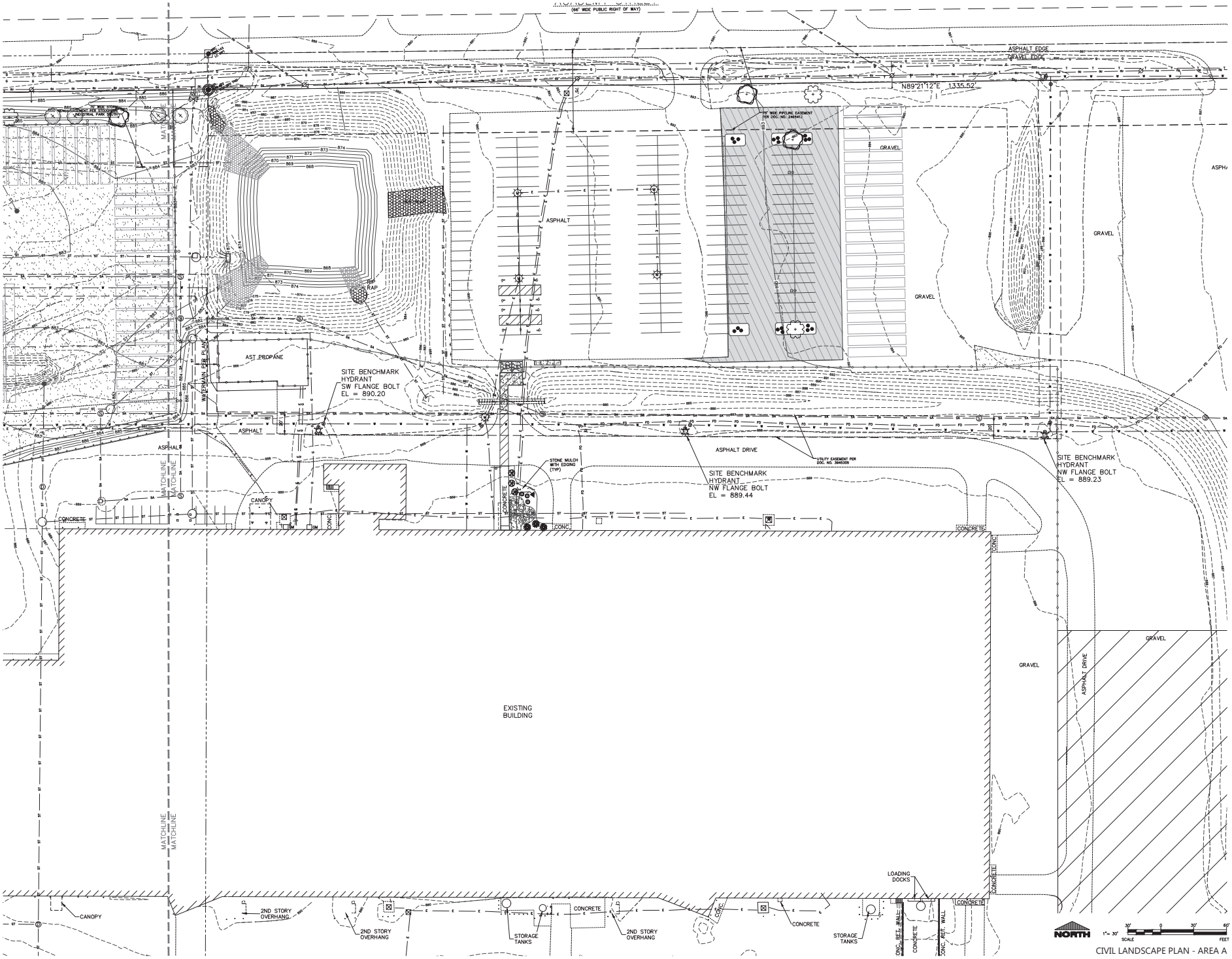

CIVIL LANDSCAPE PLAN - AREA A

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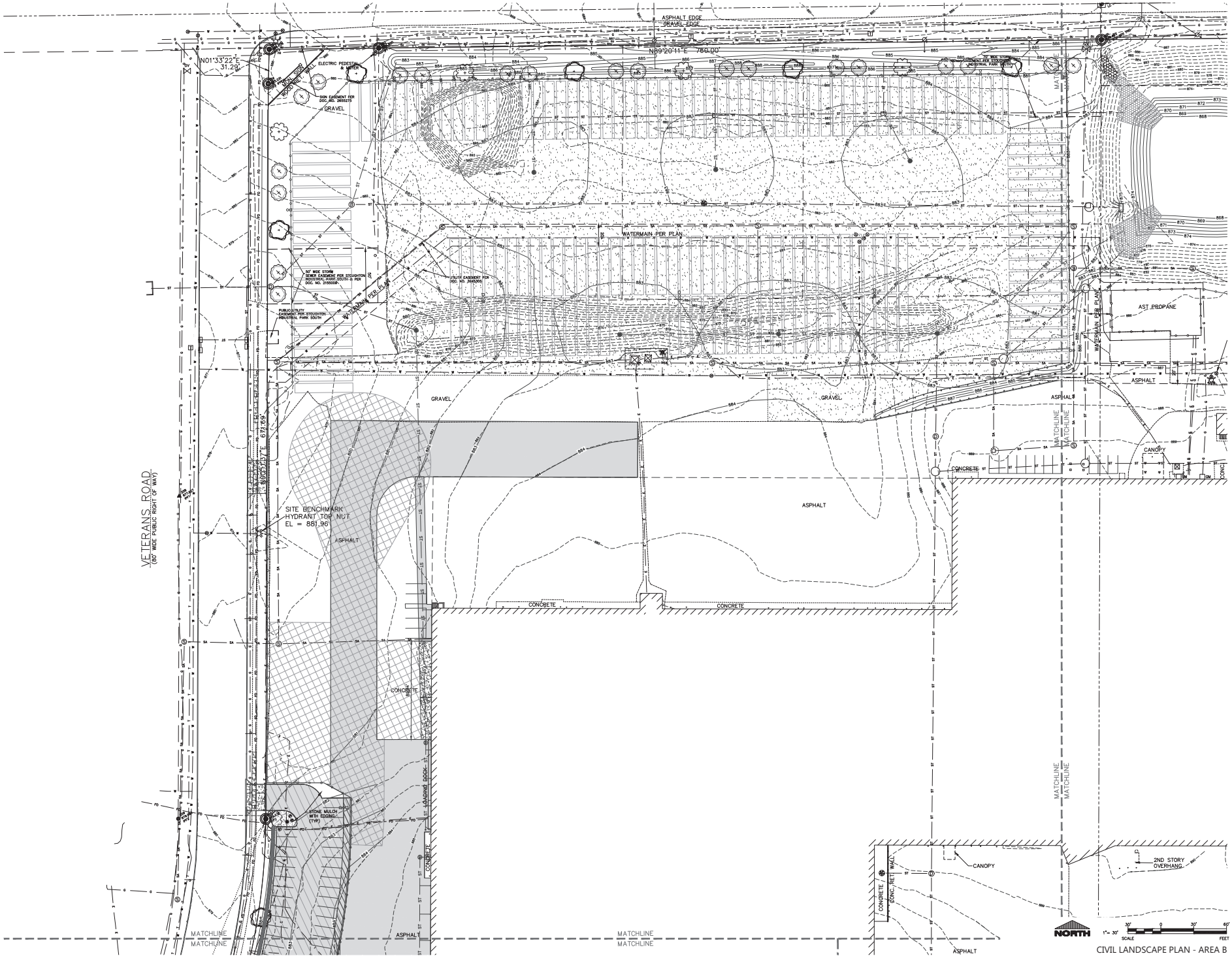

CIVIL LANDSCAPE PLAN - AREA B

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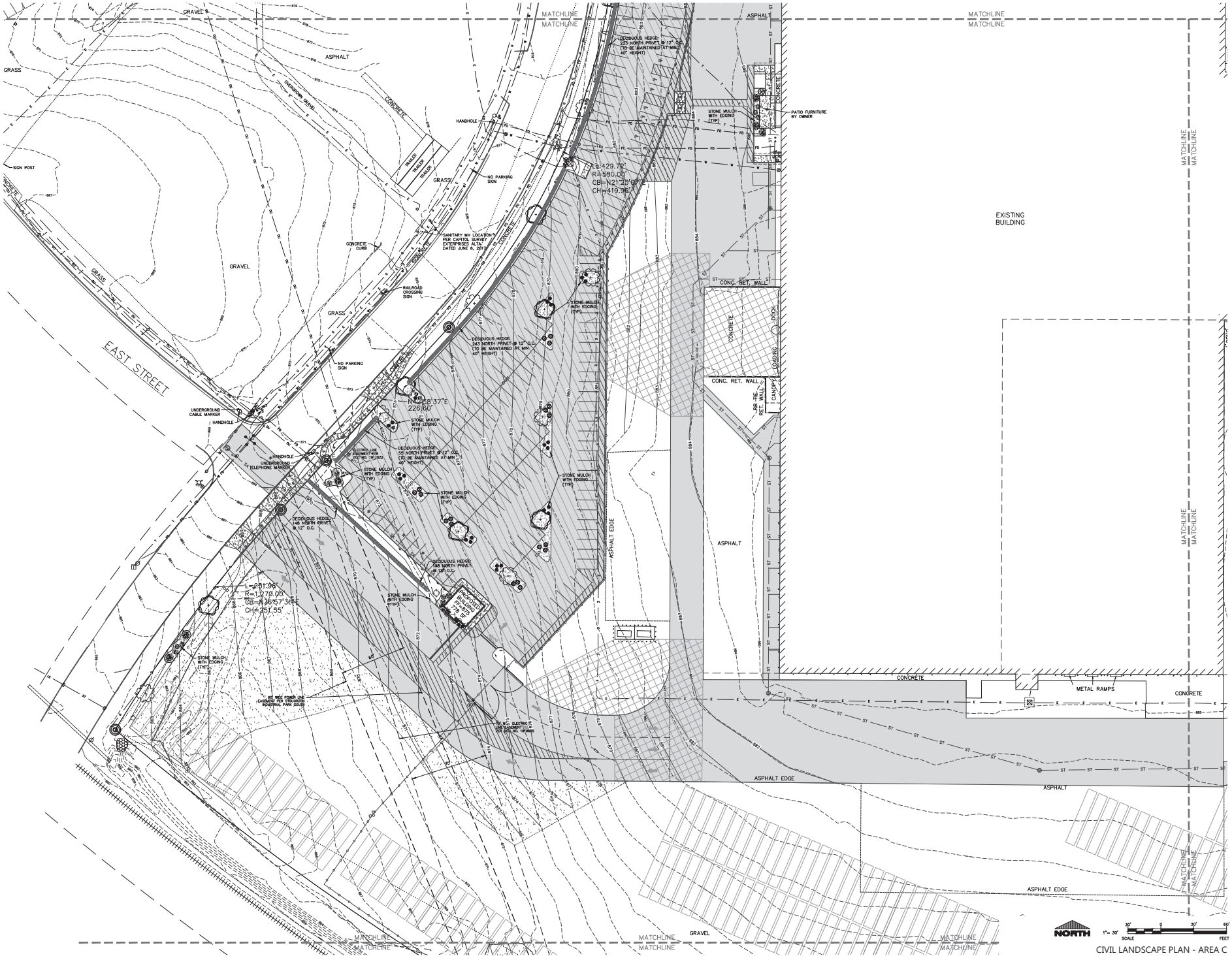

CIVIL LANDSCAPE PLAN - AREA C

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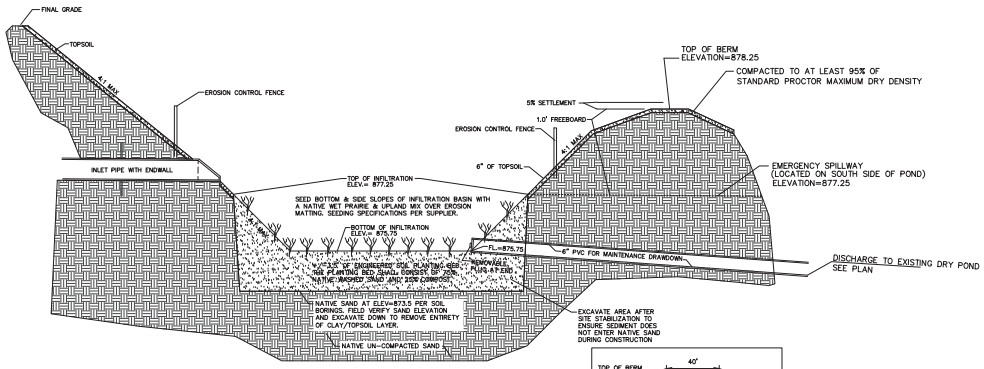
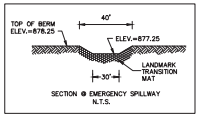


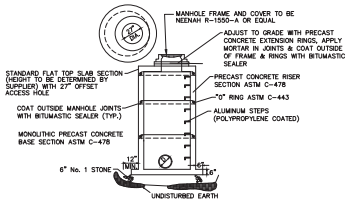
INFILTRATION BASIN

NO SCALE



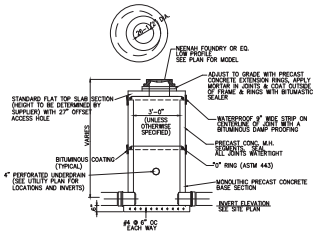
EMERGENCY SPILLWAY DETAIL

NO SCALE



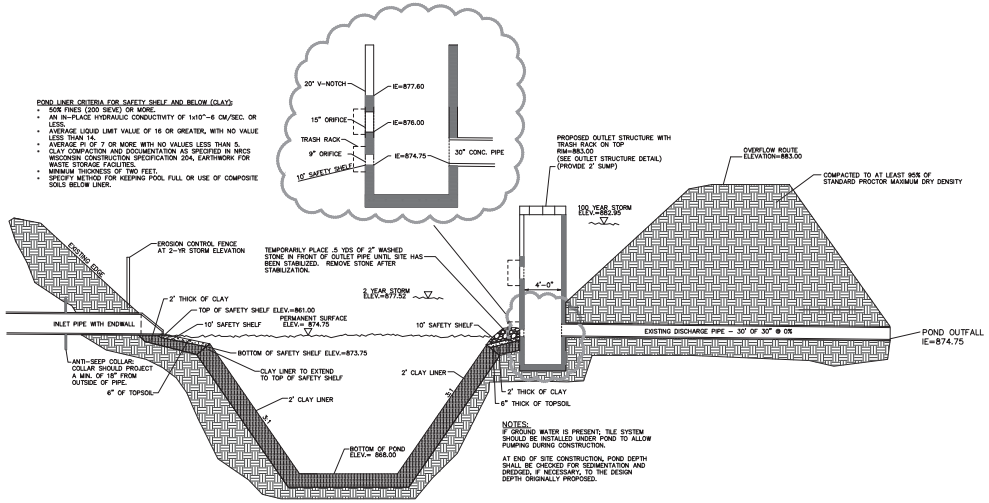
STORM MANHOLE DETAIL

NO SCALE



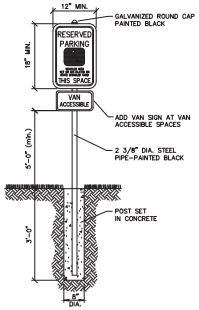
CATCH BASIN DETAIL

NO SCALE



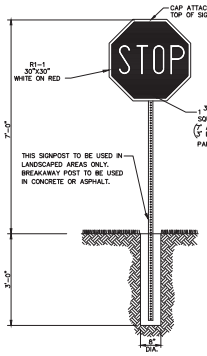
RETENTION POND DETAIL

NO SCALE



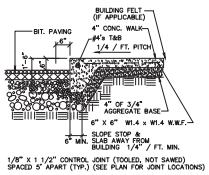
HANDICAP SIGNAGE DETAIL

NO SCALE



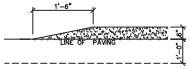
STOP SIGN DETAIL

NO SCALE



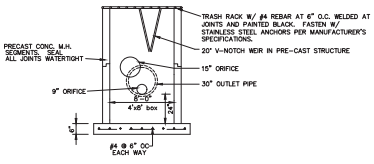
RAISED WALK DETAIL

NO SCALE



TAPERED CURB DETAIL

NO SCALE



OUTLET STRUCTURE

NO SCALE

CIVIL DETAILS

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C2.0

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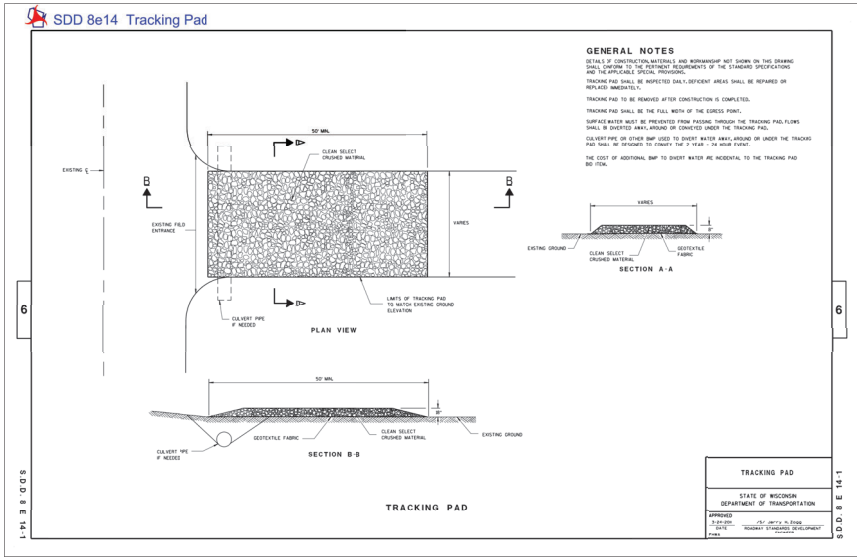

TRACKING PAD DETAIL

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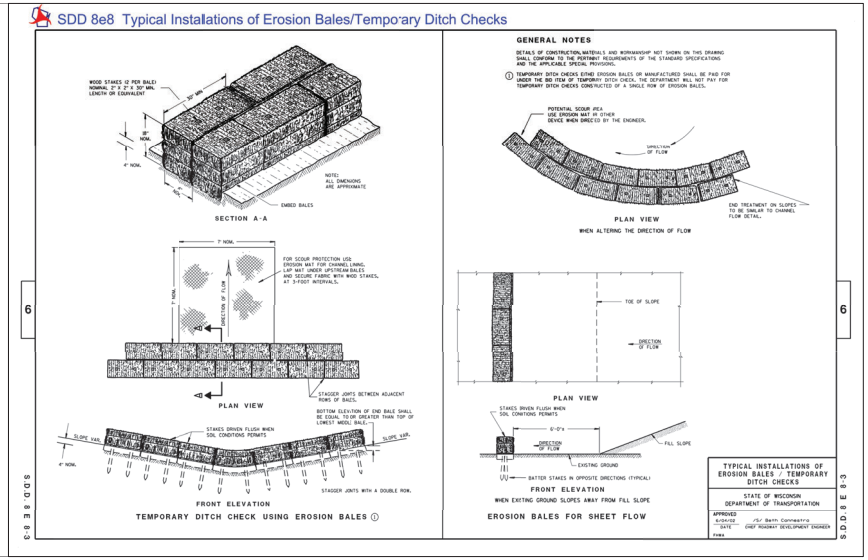
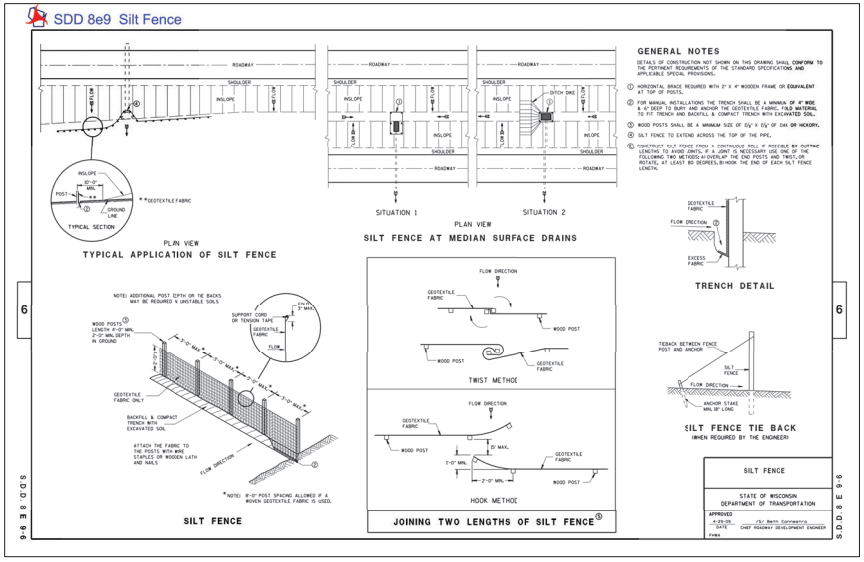


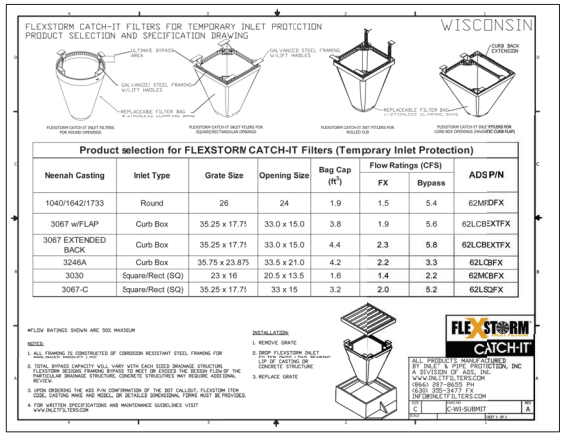
DITCH CHECK DETAIL

NO SCALE



SILT FENCE DETAIL

NO SCALE



FLEX STORM CATCH IT DETAIL

NO SCALE

CIVIL DETAILS

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PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
STOUGHTON TRAILERS
1111 VETERANS RD • STOUGHTON, WI 53589

PROFESSIONAL SEAL

PRELIMINARY DATES
NOV. 22, 2019

NOT FOR CONSTRUCTION

JOB NUMBER
1932200

SHEET NUMBER
C2.1

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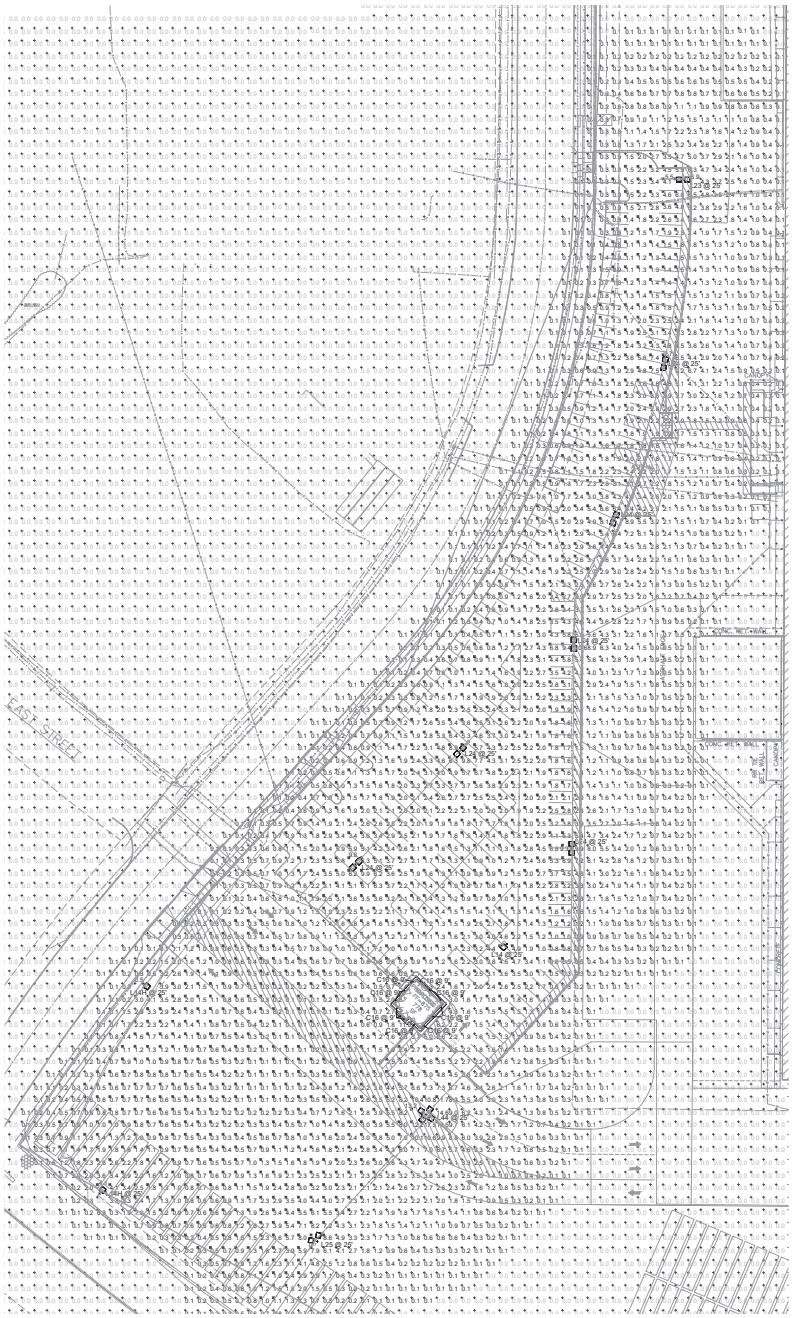
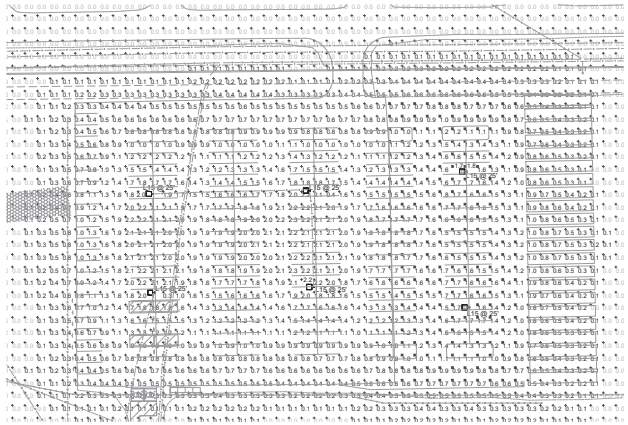


NORTH

SITE PLAN - PHOTOMETRIC - SOUTHWEST PARKING

SCALE: 1" = 40'

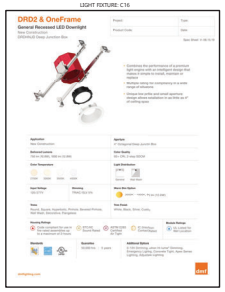


NORTH

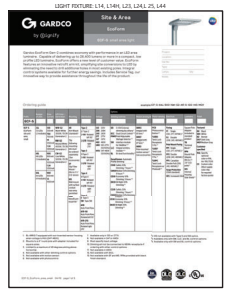
SITE PLAN - PHOTOMETRIC (NEW NORTH PARKING)

SCALE: 1" = 40'

LIGHT FIXTURE: C16



LIGHT FIXTURE: L14, L14H, L23, L24,L 25, L44

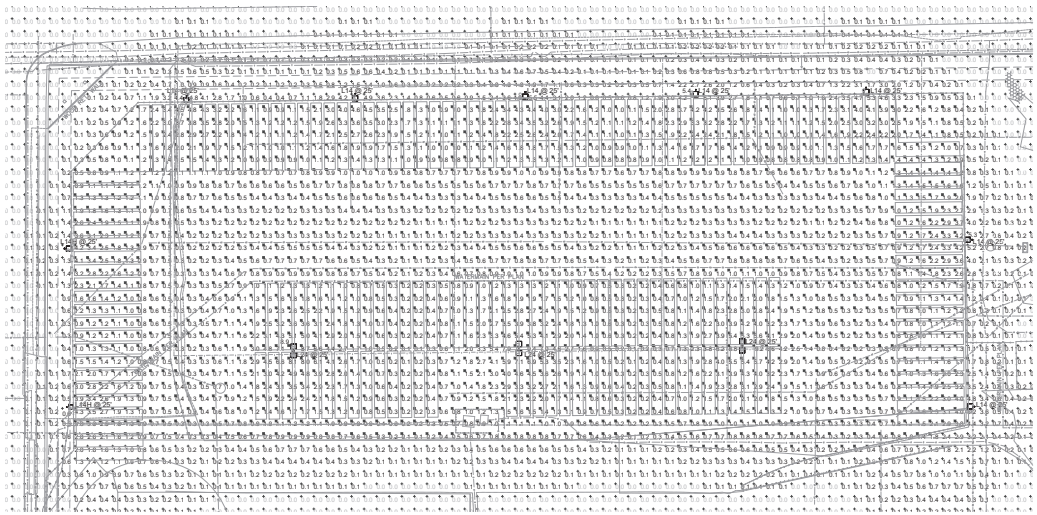


Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	L24	9	ECF-S-64L-660-NW-G2-4	EcoForm Area LED ECF - Small, 64 LED's, 4000K CCT, TYPE 4 OPTIC, No Shield	(4) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 900mA	1	22227	0.9	355.6
	L14H	4	ECF-S-64L-660-NW-G2-4-HS	EcoForm Area LED ECF - Small, 64 LED's, 4000K CCT, TYPE 4-HS OPTIC, House-side Vertical Shielding	(4) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 900mA	1	17428	0.9	177.8
	L23	1	ECF-S-64L-660-NW-G2-3	EcoForm Area LED ECF - Small, 64 LED's, 4000K CCT, TYPE 3 OPTIC, No Shield	(4) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 900mA	1	21247	0.9	355.6
	L14	8	ECF-S-64L-660-NW-G2-4	EcoForm Area LED ECF - Small, 64 LED's, 4000K CCT, TYPE 4 OPTIC, No Shield	(4) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 900mA	1	22227	0.9	177.8
	L44	1	ECF-S-64L-660-NW-G2-4	EcoForm Area LED ECF - Small, 64 LED's, 4000K CCT, TYPE 4 OPTIC, No Shield	(4) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 900mA	1	22227	0.9	711.2
	L25	1	ECF-S-64L-660-NW-G2-4	EcoForm Area LED ECF - Small, 64 LED's, 4000K CCT, TYPE 4 OPTIC, No Shield	(4) LEDGINE SLD LIGHT ARRAY(S) DRIVEN AT 900mA	1	22227	0.9	355.6
	WP1	0	GWC-AF-01-LED-E1-T3	GALLEON WALL LUMINAIRE (1) 70 CRI, 4000K, 1000mA LIGHTSQUARE WITH 16 LEDS EACH AND TYPE III OPTICS		16	407	0.9	39
	C16	13	DRDHLED-DRDGRM1060-DRDSTFLDSWH	DRD2 WITH JD TRIMS	LED	1	1012	0.9	14.7

Statistics

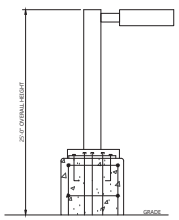
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CalcZone #1	+	2.2 fc	18.4 fc	0.0 fc	N/A	N/A
DRIVEWAY / TRAILER PARKING SOUTH	X	6.6 fc	18.4 fc	0.1 fc	184.0:1	66.0:1
NEW PARKING NORTH	X	3.3 fc	7.6 fc	0.5 fc	3.8:1	2.6:1
PARKING NORTH	X	3.2 fc	10.5 fc	0.1 fc	105.0:1	12.0:1
PARKING WEST	X	2.3 fc	10.0 fc	0.4 fc	25.0:1	5.8:1



NORTH

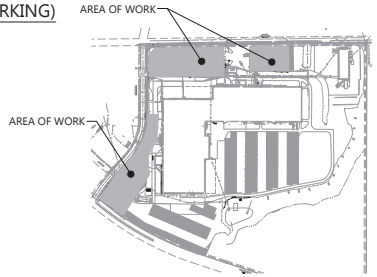
SITE PLAN - PHOTOMETRIC (NORTH PARKING)

SCALE: 1" = 40'



LIGHT POLE DETAIL

NO SCALE



KEYPLAN

SITE PLAN - PHOTOMETRIC

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PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:

STOUGHTON TRAILERS

1111 VETERANS RD • STOUGHTON, WI 53589

PROFESSIONAL SEAL

PRELIMINARY DATES

SEPT. 25, 2019
OCT. 24, 2019
NOV. 22, 2019

NOT FOR CONSTRUCTION

JOB NUMBER

1932200

SHEET NUMBER

PXP

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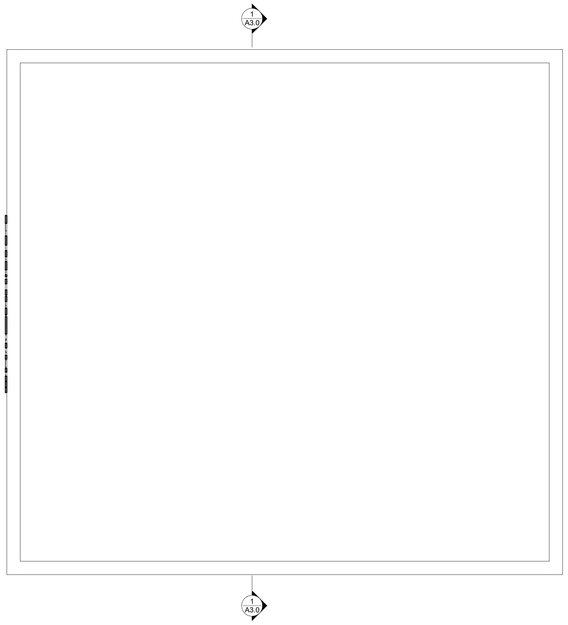
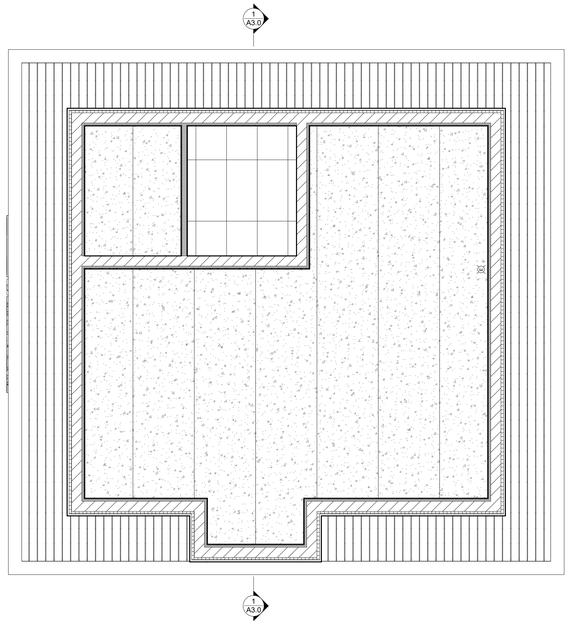


NORTH

ROOF PLAN

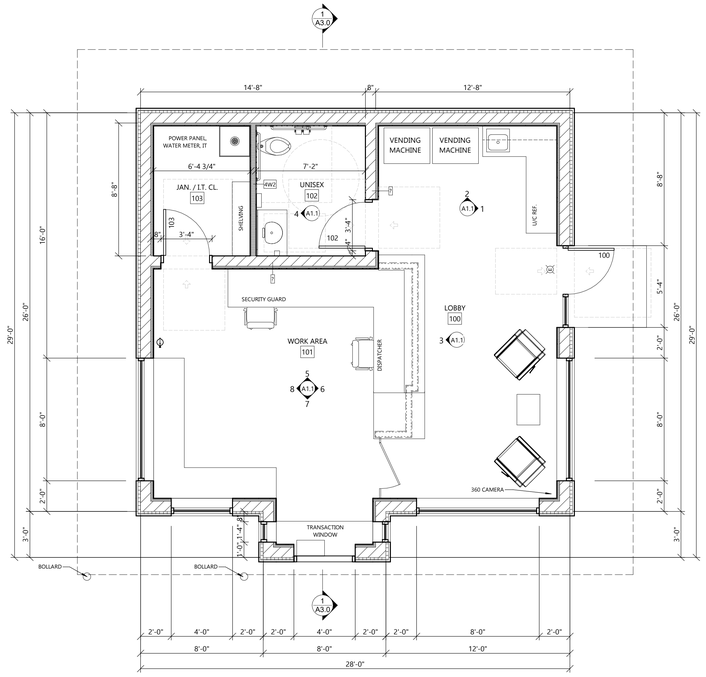
SCALE: 1/4" = 1'-0"



NORTH

REFLECTED CEILING PLAN

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



NORTH

FIRST FLOOR

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

SYMBOLS LEGEND (PLAN)

- SEE SHEET A.X.X FOR WALL TYPES
- EXIT SIGNAGE
- FIRE EXTINGUISHER -SEE A5 SHEETS
- STUD WALL
- CONCRETE WALL
- C.M.U. WALL

SYMBOLS LEGEND (RCP)

- LIGHT FIXTURE - SEE ELECTRICAL PLANS
- LIGHT FIXTURE - SEE ELECTRICAL PLANS
- CEILING SUPPLY GRILLE - SEE HVAC PLANS
- CEILING RETURN, TRANSFER OR EXHAUST GRILLE - SEE HVAC PLANS
- CEILING SLOT DIFFUSER -SEE HVAC PLANS
- X'-X" DESIGNATES CEILING/BULKHEAD HEIGHT A.F.F.
- E EXIT LIGHT
- OCC OCCUPANCY SENSOR
- C CEILING MOUNTED SPEAKER
- FIRE ALARM SPEAKER UNIT
- H HEAT DETECTOR
- S SMOKE DETECTOR

GENERAL NOTES

- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE OF-STUD.
- ALL INTERIOR WALLS TO BE 2x4 OR 2x6 @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 1/2" OR 5/8" GYPSUM BOARD BOTH SIDES - EXTEND TO BOTTOM CHORD OF TRUSSES / UNDERSIDE OF DECK.
- ALL INTERIOR WALLS TO BE 3 5/8" OR 6" METAL STUDS @ 16" O.C. (SEE FLOOR PLAN FOR SIZE) W/ 5/8" GYPSUM BOARD BOTH SIDES - EXTEND TO BOTTOM CHORD OF TRUSSES.
- PROVIDE 3 1/2" SOUND BATT INSULATION AROUND PERIMETER OF TOILET ROOM AND OFFICE WALLS.
- MISCELLANEOUS HARDWARE INCLUDED: HANDICAP HARDWARE.
- PROVIDE WOOD BLOCKING FOR ANY FURNISHINGS BY OWNER. (VERIFY LOCATIONS)
- ALL EXTERIOR WINDOWS TO HAVE ALUMINUM FLASHING RETURNS AT HEAD, JAMBS, AND SILL OF ALL WINDOWS.
- ALL EXTERIOR WINDOWS TO HAVE GYPSUM BOARD RETURNS AT HEAD AND JAMBS AND PLASTIC LAMINATE COVERED WOOD SILL.
- SEE A4 SHEETS FOR TYPICAL CONTROL JOINT DETAILS.
- ALL CABINETS AND COUNTERTOPS TO HAVE PLASTIC LAMINATE FRONTS AND TOPS.

TOILET ROOM ACCESSORY SPECIFICATIONS:

GENERAL NOTES:
- SEE KEYED TOILET ROOM ACCESSORY LEGEND FOR MODEL NUMBERS, FINISH, AND COLORS
- GENERAL CONTRACTOR SHALL PROVIDE BLOCKING AS REQ'D AT ALL ACCESSORY LOCATIONS
- GENERAL CONTRACTOR SHALL VERIFY ROUGH OPENING REQ'S FOR ALL RECESSED EQUIPMENT/ACCESSORIES
- 6 1/2" MAXIMUM SINK DEPTH
- INSULATE PIPES BELOW COUNTERTOPS (WATER AND WASTE LINES) W/ PVC MOLDED PROTECTION (BY PLUMBING CONTRACTOR)
- MANUAL FLUSH VALVE FOR URINAL MUST NOT EXCEED 44" IN HEIGHT
- ALL DIMENSIONS SHOWN ARE FROM STUD TO STUD

MANUFACTURER: BOBRICK WASHROOM EQUIPMENT, INC.

PRODUCTS: GRAB BARS, TISSUE DISPENSERS, TOWEL DISPENSERS, MIRRORS, SOAP DISPENSERS, ETC.

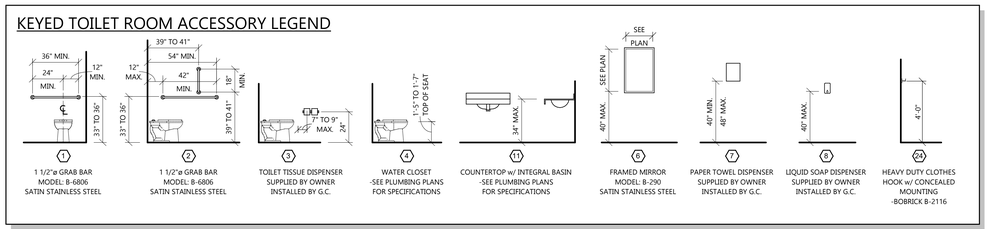
MANUFACTURER: ALL AMERICAN METAL CORP.

PRODUCT: TOILET PARTITIONS AND URINAL SCREENS

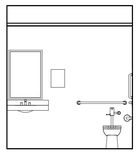
- PANEL AND DOORS:
  STEEL SHEETS w/ COLOR COATED FINISH LAMINATED TO DOUBLE FACED HONEYCOMB CORE, THICKNESS = 1"
- PILASTERS: STEEL SHEETS w/ COLOR COATED FINISH LAMINATED TO DOUBLE FACED HONEYCOMB CORE THICKNESS = 1 1/4"
- ALL HARDWARE AND FITTINGS TO BE HEAVY ZAMAC CASTING OR STAINLESS STEEL AS PER MANUFACTURERS STANDARD CONSTRUCTION
- PROVIDE BAKED ENAMEL FINISH OVER GALVANIZED AND BONDERIZED STEEL
- PROVIDE STAINLESS STEEL FINISH
- PROVIDE SELF-CLOSING HINGES
- PROVIDE INTERNAL REINFORCEMENT OF PANELS FOR HARDWARE, ACCESSORIES, AND GRAB BARS

WARRANTY: 1 YEAR

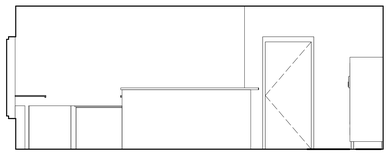
KEYED TOILET ROOM ACCESSORY LEGEND



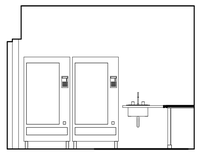
1. 1 1/2"ø GRAB BAR MODEL: B-6806 SATIN STAINLESS STEEL
2. 1 1/2"ø GRAB BAR MODEL: B-6806 SATIN STAINLESS STEEL
3. TOILET TISSUE DISPENSER SUPPLIED BY OWNER INSTALLED BY G.C.
4. WATER CLOSET -SEE PLUMBING PLANS FOR SPECIFICATIONS
11. COUNTERTOP w/ INTEGRAL BASIN -SEE PLUMBING PLANS FOR SPECIFICATIONS
6. FRAMED MIRROR MODEL: B-290 SATIN STAINLESS STEEL
7. PAPER TOWEL DISPENSER SUPPLIED BY OWNER INSTALLED BY G.C.
8. LIQUID SOAP DISPENSER SUPPLIED BY OWNER INSTALLED BY G.C.
24. HEAVY DUTY CLOTHES HOOK w/ CONCEALED MOUNTING -BOBRICK B-2116



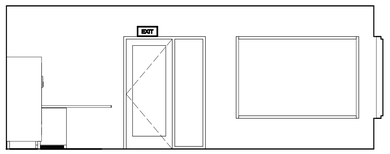
4 A1.1 UNISEX 102 (W)
SCALE: 1/4" = 1'-0"



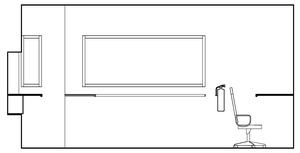
3 A1.1 LOBBY 100 (W)
SCALE: 1/4" = 1'-0"



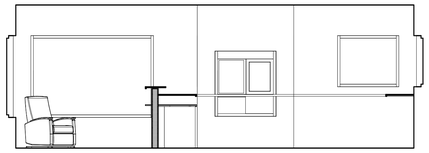
2 A1.1 LOBBY 100 (N)
SCALE: 1/4" = 1'-0"



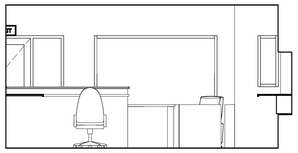
1 A1.1 LOBBY 100 (E)
SCALE: 1/4" = 1'-0"



8 A1.1 WORK AREA 101 (W)
SCALE: 1/4" = 1'-0"



7 A1.1 WORK AREA 101 (S)
SCALE: 1/4" = 1'-0"



6 A1.1 WORK AREA 101 (E)
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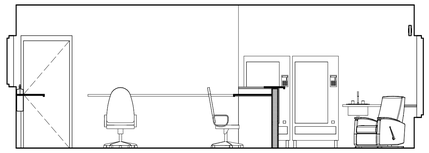

5 A1.1 WORK AREA 101 (N)
SCALE: 1/4" = 1'-0"

ARCHITECTURAL PLANS & INTERIOR ELEVATIONS

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PROJECT INFORMATION

PROPOSED GUARD BUILDING FOR:
STOUGHTON TRAILERS
1111 VETERANS RD • STOUGHTON, WI 53589

PROFESSIONAL SEAL

PRELIMINARY DATES
- JULY 25, 2019
- AUG. 05, 2019
- AUG. 12, 2019
- AUG. 28, 2019
- OCT. 25, 2019

NOT FOR CONSTRUCTION

JOB NUMBER
1932200

SHEET NUMBER
A1.1

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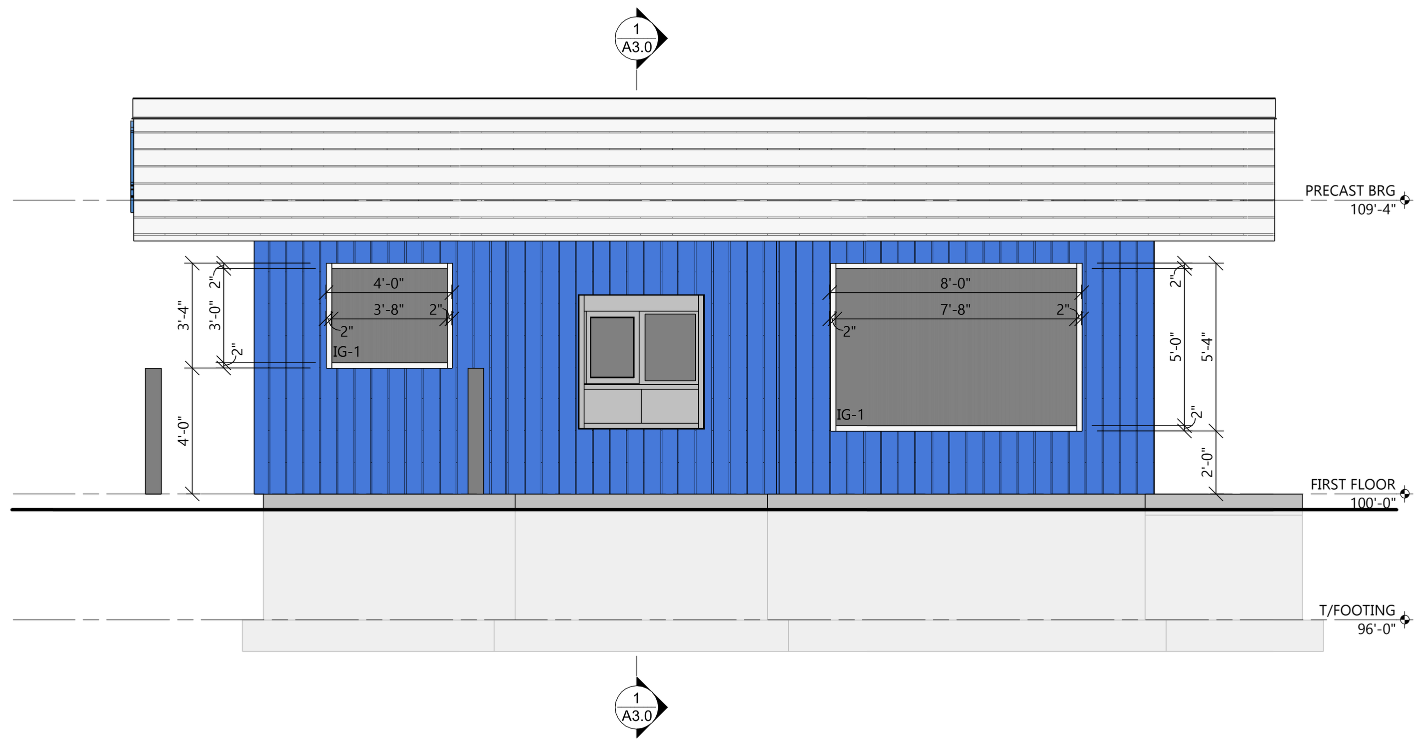
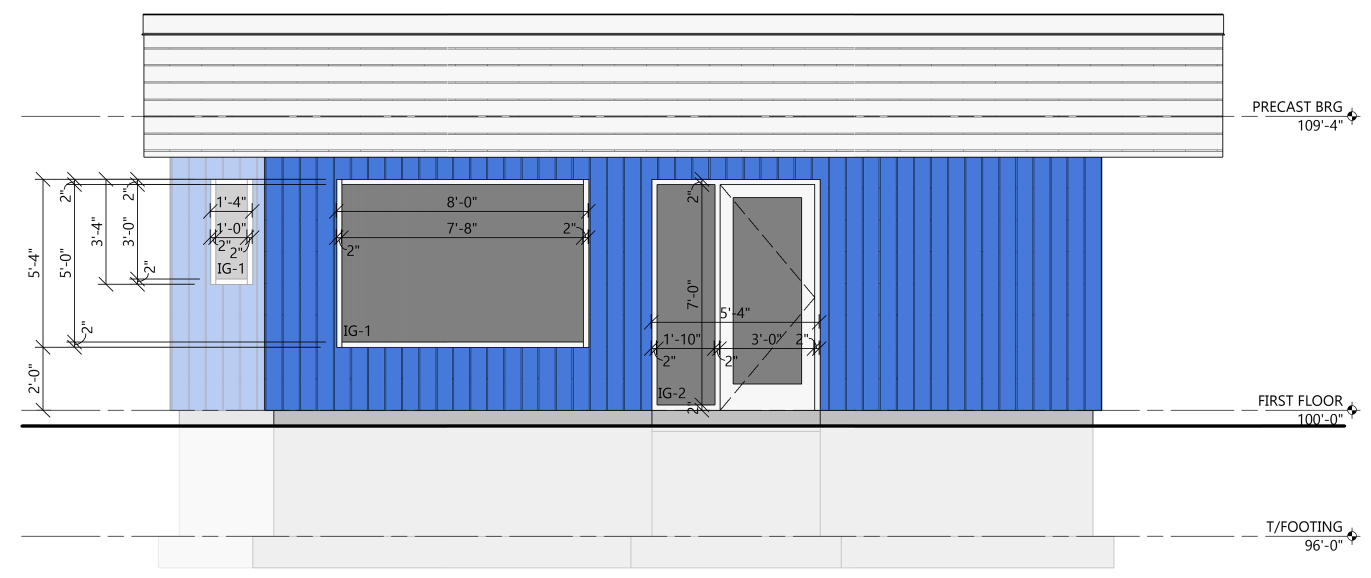
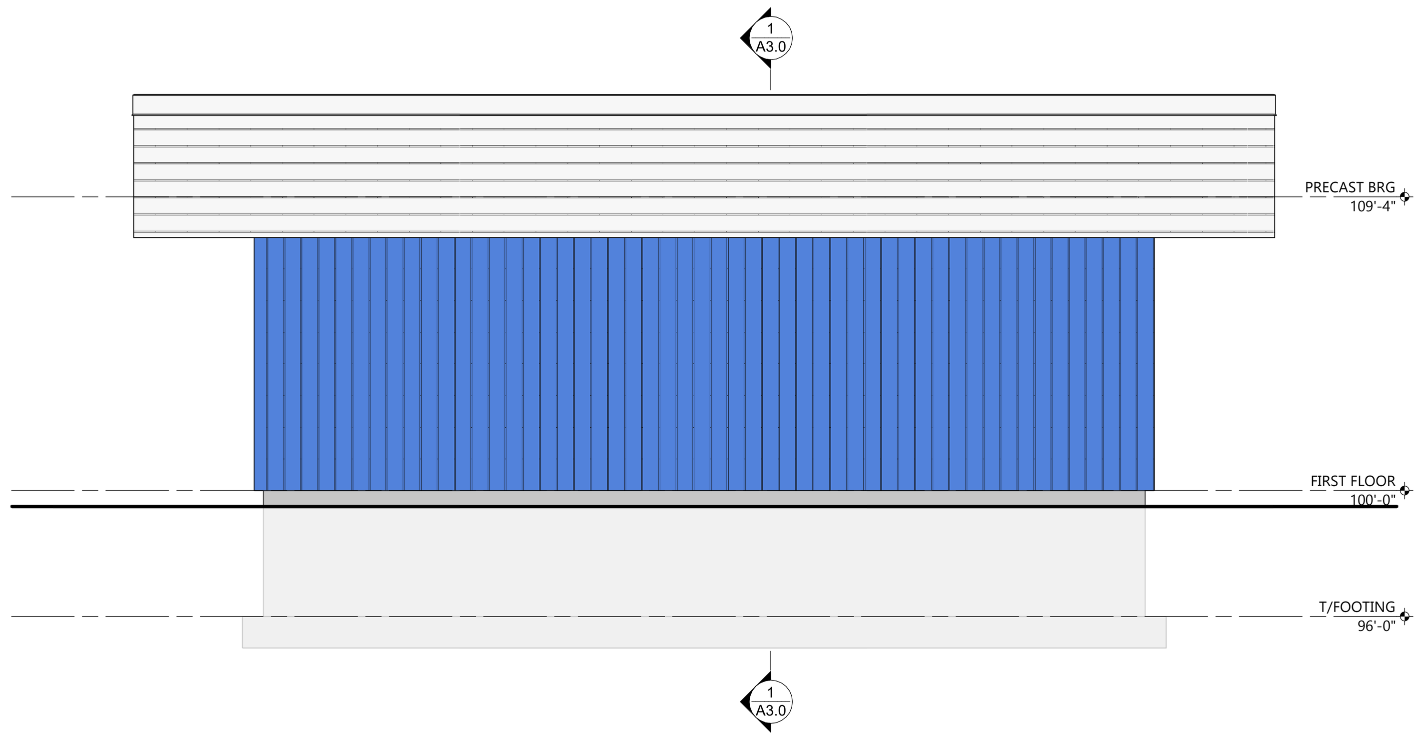
10/25/2019 10:46:27 AM



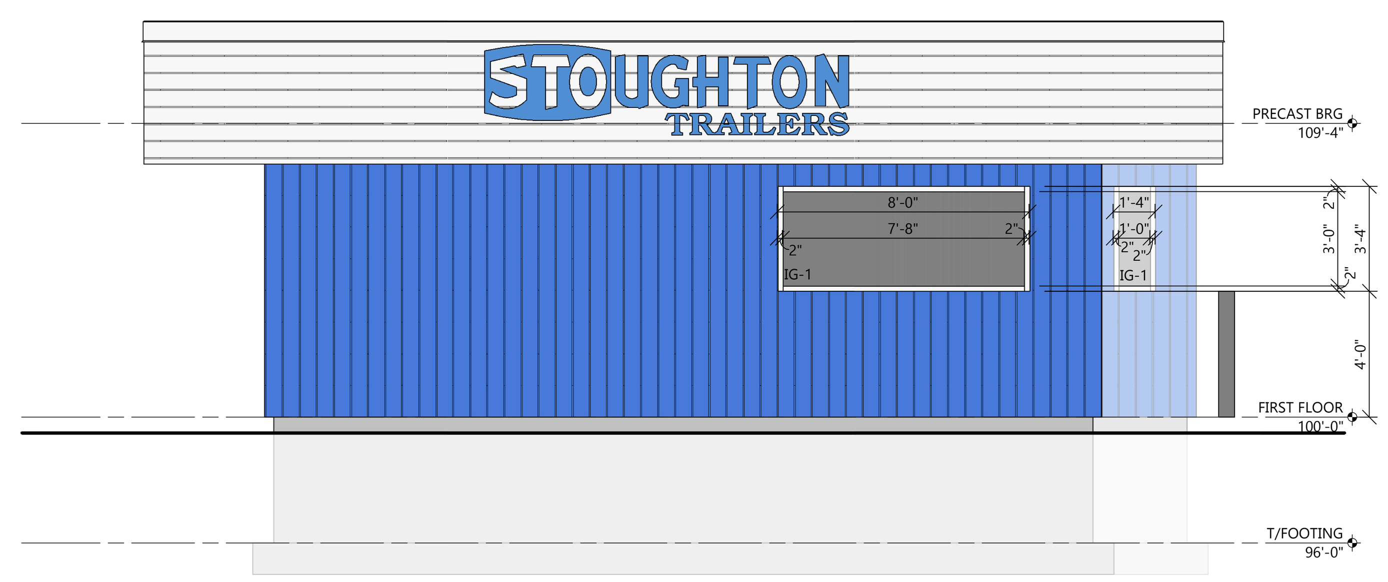
7 A2.0 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



1 A2.0 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"

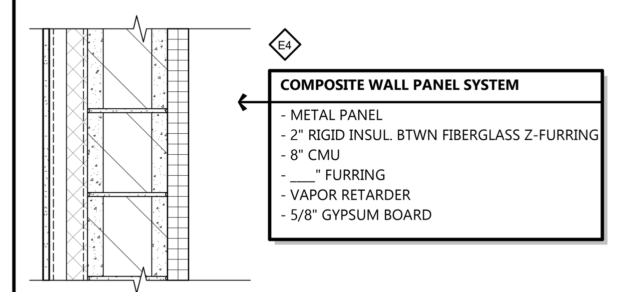


14 A2.0 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0"



13 A2.0 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"

EXTERIOR WALL TYPE LEGEND



EXTERIOR ALUM. STOREFRONT SPECIFICATIONS:

MANUFACTURER:
- KAWNEER

PRODUCT:
- TRIFAB VG 451T THERMALLY BROKEN FRAMING SYSTEM

CONSTRUCTION:
- 2" x 4 1/2" DEEP FRAMING MEMBERS. ASTM B 221; 6063-T5 ALLOY AND TEMPER
- CENTER GLAZING SYSTEM
- SUPPLIER TO VERIFY ALL WIND LOAD AND DEFLECTION CRITERIA AND PROVIDE ALL ACCESSORIES AND REINFORCEMENT AS REQ'D BY APPLICABLE CODES AND FOR A COMPLETE INSTALLATION
- SUPPLIER TO PROVIDE AND INSTALL ANY REQ'D BRAKE METAL PANELS AS REQ'D TO COVER ANY STRUCTURE, FRAMING, OR ADJACENT / INTERVENING CONSTRUCTION
- PROVIDE CONT. EXTRUDED SILL FLASHING AT EACH EXT. FRAMING UNIT
- PROVIDE CONT. EXTRUDED, THERMALLY BROKEN HEAD RECEPTOR AT EACH FRAMING UNIT
- PROVIDE CONT. EXTRUDED, THERMAL FLAT FILLER TO JAMB MEMBERS
- WHERE ALUMINUM WILL CONTACT DISSIMILAR METALS, PROTECT AGAINST GALVANIC REACTIONS BY PAINTING CONTACT SURFACES WITH PRIMER OR BY APPLYING SEALANT OR TAPE PER MANUF. SPEC'S
- FINISH TO BE KAWNEER PERMANODIC AA-M12C22A31, AAMA 611, ARCHITECTURAL CLASS II CLEAR ANODIC COATING COLOR TO BE #17 CLEAR

HOLLOW METAL FRAME SPECIFICATIONS:

MANUFACTURER:
- CURRIES (APPROVED EQUIVALENT: STEELCRAFT)

CONSTRUCTION:
- FRAMES
  - 'M' PROFILE w/ CONT. WELD FACE SEAMS AT FULL WIDTH OF JAMB
  - MIN. 16 ga. @ INTERIOR FRAMES
- GENERAL REQUIREMENTS
  - ALL FRAMES TO HAVE BAKED ON PRIMER FINISH
  - ALL FRAMES TO BE REINFORCED AND PREPARED FOR HARDWARE
  - ALL REINFORCEMENT TO BE MIN. 12 ga.
  - PROVIDE WELDED-IN BASE ANCHORS
  - PROVIDE (3) SILENCERS PER JAMB @ ALL METAL DOOR FRAMES
  - PROVIDE BITUMINOUS COATING ON INT. FACE OF FRAMES IN MASONRY WALLS

SOLID CORE WOOD DOOR SPECIFICATIONS:

MANUFACTURER:
- MARSHFIELD DOOR SYSTEMS, INC.

CONSTRUCTION:
- 5 PLY CONSTRUCTION w/ STILES AND RAILS BONDED TO CORE
- PARTICLE BOARD CORE OR STRUCTURAL COMPOSITE LUMBER CORE PER MANUFACTURER RECOMMENDATIONS w/ HARDWOOD EDGES TO MATCH FACE SPECIES AS REQ'D FOR CUTOUTS
- MINERAL CORE w/ HARDWOOD EDGES TO MATCH FACE SPECIES AS REQ'D FOR FIRE RATED DOORS
- RED OAK, PLAIN SLICED WDMA CUSTOM GRADE w/ GRADE A FACES STANDARD DUTY DOOR UNLESS NOTED OTHERWISE
- VENEER LEAVES TO BE BOOK MATCH, RUNNING MATCH PAIR AND SET MATCH @ DOORS IN SAME OPENING OR FRAME
- FACTORY FINISHED w/ STAIN AND TR-6 PREMIUM FINISH, CUSTOM STAIN COLOR AS SELECTED BY ARCHITECT/OWNER
- PROVIDE BLOCKING AS REQ'D TO ELIMINATE THROUGH BOLTING OF ALL HARDWARE
- PROVIDE MANUF. STANDARD FLUSH WOOD BEAD AT LITES & GRILLES (WDMA OPTION: M1)
- ALL RATED DOORS ARE TO BE CATEGORY A, POSITIVE PRESSURE, UL10C

WARRANTY:
- LIFETIME

VIEW FROM SOUTHEAST

VIEW FROM SOUTHWEST

DOOR SCHEDULE

DOOR NO.	DOOR SIZE WIDTH	HEIGHT	THICKNESS	DOOR TYPE	FRAME TYPE	UNDERCUT OR GRILLE (W x H)	DOOR HARDWARE HINGE	LOCKSET	STOPS	CLOSER	EXIT DEVICE	PUSH-PULL / KICK	MISC.	W.S., SWEEP, THRESHOLD	REMARKS
100	3'-0"	7'-2"	1 3/4"	AD6	AF4										
102	3'-0"	7'-0"	1 3/4"	MD1	HM1										
103	3'-0"	7'-0"	1 3/4"	MD1	HM1										

GLAZING SCHEDULE

GLAZING SHALL MEET THE FOLLOWING STANDARDS AND GUIDELINES AS APPLICABLE FOR EACH TYPE:
- ASTM E 1300, ASTM C 1036, ASTM C 1048, ASTM E 774
- GANA GLAZING MANUAL
- SIGMA TM-3000 VERTICAL GLAZING GUIDELINES

IG-1: LOW-E INSULATED GLAZING

- PRODUCT:
  PPG INDUSTRIES, INC.
  'SOLARBAN' 60(3), 'Gray'

U-VALUE WINTER (NIGHT)	SUMMER (DAY)	SHADING COEFFICIENT	SOLAR HEAT GAIN COEFFICIENT
0.29	0.27	0.32	0.28

1" UNIT w/ 1/2" AIRSPACE AND (2) 1/4" LITES
LOW-EMISSIVITY COATING ON THIRD SURFACE

- INDOOR LITE: TYPE I, CLASS I, QUALITY Q3
  FLOAT GLASS, KIND HS (HEAT STRENGTHENED), CONDITION A
- OUTDOOR LITE: TYPE I, CLASS II, QUALITY Q3
  FLOAT GLASS, KIND HS (HEAT STRENGTHENED), CONDITION A

IG-2: LOW-E INSULATED TEMPERED GLAZING

- PRODUCT:
  PPG INDUSTRIES, INC.
  'SOLARBAN' 60(3), 'Gray'

U-VALUE WINTER (NIGHT)	SUMMER (DAY)	SHADING COEFFICIENT	SOLAR HEAT GAIN COEFFICIENT
0.29	0.27	0.32	0.28

1" UNIT w/ 1/2" AIRSPACE AND (2) 1/4" LITES
LOW-EMISSIVITY COATING ON THIRD SURFACE

- INDOOR LITE: TYPE I, CLASS I, QUALITY Q3
  FLOAT GLASS, KIND FT (FULLY TEMPERED), CONDITION A
- OUTDOOR LITE: TYPE I, CLASS II, QUALITY Q3
  FLOAT GLASS, KIND FT (FULLY TEMPERED), CONDITION A
- LOW-EMISSIVITY COATING ON THIRD SURFACE

IG-3: INSULATED SPANDREL GLAZING

- PRODUCT:
  PPG INDUSTRIES, INC.
  'SOLARBAN' 60(2), 'Clear'

U-VALUE WINTER (NIGHT)	SUMMER (DAY)	SHADING COEFFICIENT	SOLAR HEAT GAIN COEFFICIENT
0.29	0.27	0.44	0.38

1" UNIT w/ 1/2" AIRSPACE AND (2) 1/4" LITES
LOW-EMISSIVITY COATING ON SECOND SURFACE

- INDOOR LITE: TYPE I, CLASS I, QUALITY Q3
  FLOAT GLASS, KIND FT (FULLY TEMPERED), CONDITION B
- OUTDOOR LITE: TYPE I, CLASS II, QUALITY Q3
  FLOAT GLASS, KIND FT (FULLY TEMPERED), CONDITION A
- CERAMIC FRIT ON FOURTH SURFACE
  COLOR TO BE SELECTED BY ARCHITECT

DOOR HARDWARE KEY

FOR USE WITH ALUMINUM DOORS (→ H5)
FOR USE WITH HOLLOW METAL OR WOOD DOORS (→ H6)

HINGES

	DESCRIPTION / FINISH	Ives	Hager	McKinney	Stanley
H1	STANDARD (626)	5BB1	BB1279	TA2714	FBB179

CONTINUOUS HINGES

	DESCRIPTION / FINISH	Roton (Hager)	McKinney	Select	Pemko
H5	AL. GEAR TYPE (MATCH)	780-212HD	MCK-12HD	SL-11HD	CFMHD
H6	AL. GEAR TYPE (630)	780-224HD	MCK-25HD	SL-24HD	CFMHD

LOCKSETS

	DESCRIPTION / FINISH	Schlage ND Series (RHO)	Sargent 10-Line (LL)	Best 93K (15D)
L1	ENTRANCE (626)	ND53PD	10G05	93K AB
L2	CLASSROOM (626)	ND70PD	10G37	93K R
L3	PRIVACY (626)	ND40S	10U65	93K L
L4	STOREROOM (626)	ND80PD	10G04	93K D
L5	RIM CYLINDER (626)	20-022	34 SERIES	1E-72
L9	PASSAGE (626)	ND10S	10U15	93K N

STOPS

	DESCRIPTION / FINISH	Ives	Hager	Rockwood
S1	FLOOR MTD. (626)	FS436	241F	441
S2	WALL MTD. (626)	WS407CCV	236W	409

CLOSERS

	DESCRIPTION / FINISH	LCN	Sargent	Norton
C1	PULL SIDE REG. (689)	4040 XP REG	351 O	7501
C2	PULL SIDE HOLD-OPEN (689)	4040XP H	351 H	7501H
C3	PUSH SIDE REG. (689)	4040XP EDA	351 P10	PR7501
C4	PUSH SIDE w/ STOP (689)	4040XP CUSH	351 PS	CLP7501
C5	PUSH SIDE HOLD-OPEN (689)	4040XP HCUSH	351 PSH	CLP7501H
C6	PUSH SIDE EXT. DOORS (689)	4040XP SCUSH	351 CPS	UNI7501
C7	DROP PLATE (689)	4040XP-18PA	351-D	7788

EXIT DEVICES

	DESCRIPTION / FINISH	VonDuprin Med./Wide Stile	VonDuprin Narrow Stile	Sargent Med./Wide Stile	Sargent Narrow Stile
E1	RIM - EXIT ONLY (626)	98/99EO	33EO	8810	8400 Series
E2	RIM - LEVER (626)	98/99Lx996L	33Lx360L	8813 ETL	
E3	SURF. RODS - LEVER (626)	98/9927Lx996L	3327Lx360L	8713 ETL	
E4	CON. RODS - LEVER (626)	98/9947Lx996L	3347Lx360L	8613 ETL	
E5	RIM - EXIT ONLY (630)	98EO		8810	
E6	RIM - LEVER (630)	98Lx996L		8813 ETL	
E7	SURF. RODS - LEVER (630)	9827Lx996L		8713 ETL	

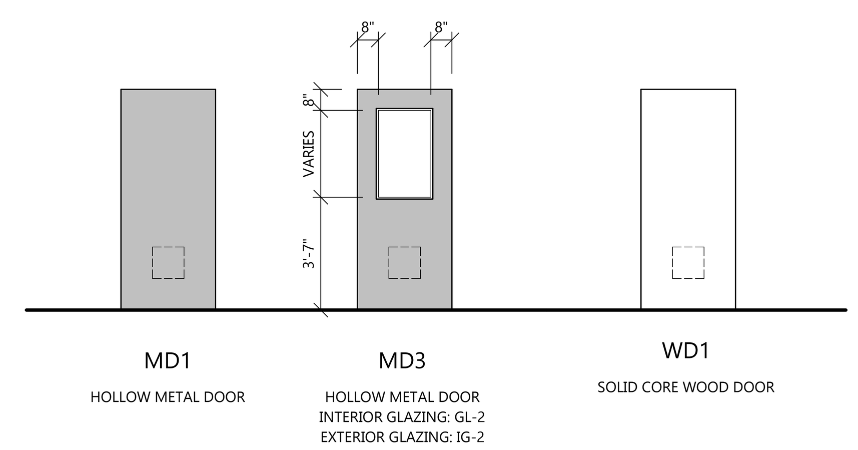
When a cylinder lockset is scheduled with an exit device, trim w/ cylinder should be provided. If no cylinder lockset is scheduled, trim shall be blank escutcheon (unless specified otherwise).

WEATHERSTRIP, SWEEPS, & THRESHOLDS

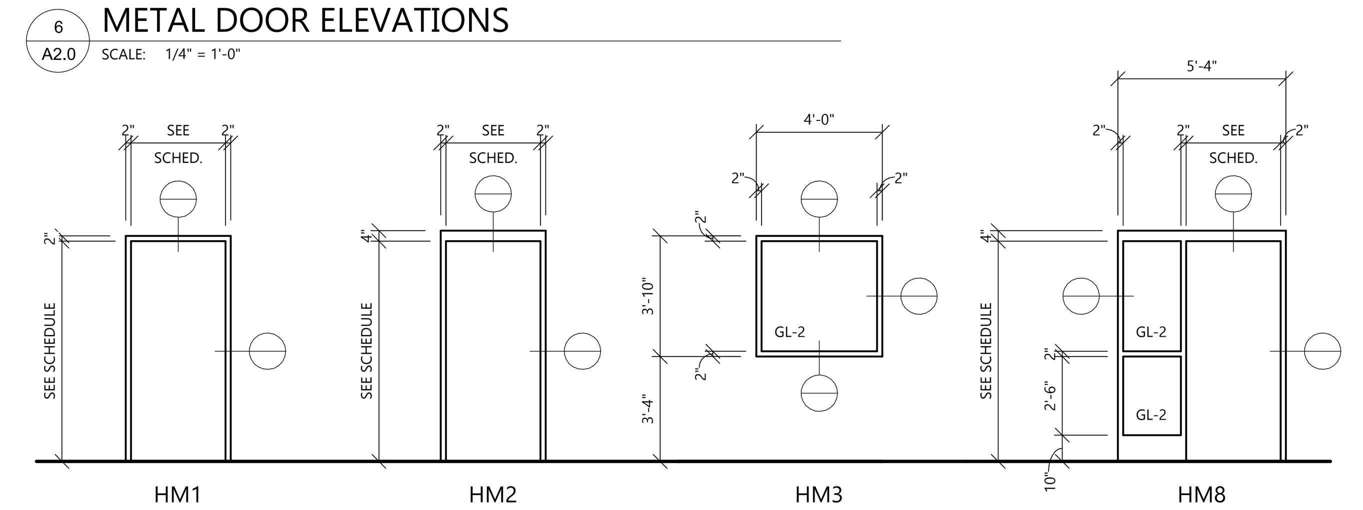
	DESCRIPTION	National Guard	Reese	Pemko
T1	THRESHOLD	8424	S282A	252x2 FG
SW1	SWEEP	200NA	772	315N
WS1	WEATHERSTRIP	160VA	DS106C	294AV

MISC. HARDWARE

		VonDuprin	HES	Securitron
ES1	AT RIM EXIT DEVICE (630)	6300	9500/9600 Series	N/A
ES2	AT STD. LOCKSET (630)	6211	1006 Series	UNL
		VonDuprin	Sargent	
RM1	REMOVABLE MULLION (626)	KR4954	L980	
		Pemko	Zero International	
AS1	'T' ASTRAGAL	355CS	-	
AS2	SECURITY ASTRAGAL	-	#43SP	
AS3	SECURITY ASTRAGAL (630)	-	#43STST	



6 A2.0 **METAL DOOR ELEVATIONS**
SCALE: 1/4" = 1'-0"



10 A2.0 **A611_Hollow Metal Frame Types**
SCALE: 1/4" = 1'-0"

EXCEL
ARCHITECTS ● ENGINEERS ● SURVEYORS
Always a **Better Plan**

100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

PROJECT INFORMATION

PROPOSED GUARD BUILDING FOR:
STOUGHTON TRAILERS
1111 VETERANS RD • STOUGHTON, WI 53589

PROFESSIONAL SEAL

PRELIMINARY DATES
OCT. 25, 2019

NOT FOR CONSTRUCTION

JOB NUMBER
1932200

SHEET NUMBER
A2.0

ARCHITECTURAL EXTERIOR ELEVATIONS & SCHEDULES

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CITY OF STOUGHTON
DEPARTMENT OF PLANNING & DEVELOPMENT
381 East Main Street, Stoughton, WI. 53589
www.cityofstoughton.com/planning

RODNEY J. SCHEEL
DIRECTOR
(608) 873-6619
fax: (608) 873-5519

November 25, 2019

Excel Engineering
Jason Daye
100 Camelot Drive
Fond du Lac, WI. 54935

Dear Mr. Daye:

I have completed a review of the site plan for Stoughton Trailers, 1111 Veterans Road, Stoughton - Materials submitted 11/22/19. Site plan review/approval will be necessary by the Plan Commission at their December 9, 2019 meeting. You or a representative are expected to attend the meeting to explain the proposed site plan and answer questions. A notice will be sent to you the week prior to the meeting.

1. The property at 1111 Veterans Road is zoned HI – Heavy Industrial. Heavy Industrial uses such as the Stoughton Trailers manufacturing facility are permitted as a conditional use within an HI district. A conditional use process is only necessary if the use is expanded such as adding a building addition and increasing the number of employees.

2. The description and regulations pertaining to a heavy industrial use is as follows:

   Heavy industrial land use.
   Description: Heavy industrial land uses are industrial facilities which do not comply with one or more of the following criteria: 1) are conducted entirely within an enclosed building; 2) are not potentially associated with nuisances such as odor, noise, heat, vibration, and radiation which are detectable at the property line; and 3) do not pose a significant safety hazard (such as danger of explosion). More specifically, heavy industrial land uses are industrial land uses which may be wholly or partially located outside of an enclosed building; may have the potential to create certain nuisances which are detectable at the property line; and may involve materials which pose a significant safety hazard. However, in no instance shall a heavy industrial land use exceed the performance standards listed in article VII. Examples of heavy industrial land uses include meat product producers; alcoholic beverage producers; paper, pulp or paperboard producers; chemical and allied product producers (except drug producers) including poison or fertilizer producers; petroleum and coal product producers; asphalt, concrete or cement producers; tanneries; stone, clay or glass product producers; primary metal producers; heavy machinery

producers; electrical distribution equipment producers; electrical industrial apparatus producers; transportation vehicle producers; commercial sanitary sewage treatment plants; railroad switching yards; and recycling facilities not involving the on-site storage of salvage materials.

Regulations: Facility shall provide a bufferyard with a minimum opacity of 1.00 along all borders of the property other than permanent open space abutting properties which are not zoned Heavy Industrial (see section 78-610). **N/A**

All outdoor activity areas shall be located a minimum of 100 feet from residentially zoned property. No materials shall be stacked or otherwise stored so as to be visible over bufferyard screening elements. **N/A**

Parking Requirements: One space per each employee on the largest work shift. **276 parking spaces are required. 447 spaces are provided. Additional parking spaces are necessary to accommodate shift changes. This site has historically required more spaces than the required amount.**

3. The description and regulations pertaining to outdoor storage uses are as follows:

Outdoor storage or wholesaling.

Description: Outdoor storage and wholesaling land uses are primarily oriented to the receiving, holding, and shipping of packaged materials for a single business or a single group of businesses. Such a land use, in which any activity beyond loading and parking is located outdoors, is considered an outdoor storage and wholesaling land use. Examples of this land use include contractors' storage yards, equipment yards, lumber yards, coal yards, landscaping materials yard, construction materials yards, and shipping materials yards. Such land uses do not include the storage of inoperative vehicles or equipment, or other materials typically associated with a junkyard or salvage yard.

4. *Regulations:* All outdoor storage areas shall be completely enclosed by any permitted combination of buildings, structures, walls and fencing. Such walls and fencing shall be a minimum of eight feet in height and shall be designed to completely screen all stored materials from view from non-industrialized areas at an elevation of five feet above the grade of all adjacent properties and rights-of-way. Said walls or fencing shall be screened from residentially zoned property by a bufferyard with a minimum opacity of .80. **The site plan meets these requirements. Any new fencing will require a zoning permit and will need to meet the fencing standards in section 78-718.**

The storage of items shall not be permitted in permanently protected green space areas (see section 78-608). **N/A**

The storage of items shall not be permitted in required frontage landscaping or bufferyard areas. **N/A**

In no event shall the storage of items reduce or inhibit the use or number of parking stalls provided on the property below the requirement established by the provisions of section

78-704. If the number of provided parking stalls on the property is already less than the requirement, such storage area shall not further reduce the number of parking stalls already present. **The plan meets this requirement.**

Storage areas shall be separated from any vehicular parking or circulation area by a minimum of ten feet. This separation shall be clearly delimited by a physical separation such as a greenway, curb, fence, or line of planters, or by a clearly marked paved area. **Expected**

Materials being stored shall not interfere in any manner with either on-site or off-site traffic visibility, including potential traffic/traffic and traffic/pedestrian conflicts. **Expected**

Inoperative vehicles or equipment, or other items typically stored in a junkyard or salvage yard, shall not be stored under the provisions of this land use. **Expected**

Facility shall provide a bufferyard with a minimum opacity of .60 along all property borders abutting residentially zoned property (see section 78-610). **N/A**

All outdoor storage areas shall be located no closer to a residentially zoned property than the required minimum setback for buildings on the subject property. **N/A**

Parking requirements: One space for every 10,000 square feet of gross storage area, plus one space per each employee on the largest work shift.
There is ample parking to meet this requirement.

5. The landscaping requirements are as follows according to zoning ordinance article VI as follows:

Paved Areas:

- Certain lots developed after the effective date of this chapter must contain a minimum amount of landscaping within, or within ten feet of, the paved area. The intent is to require a continuous visual screen of parking areas from public rights-of-way at a minimum height of 40 inches.
- A minimum of 360 square feet of landscaped area, which shall be located within ten feet of the paved area, is required for the placement of every 100 paved area landscaping points. Said area does not have to be provided in one contiguous area. Sample configurations are depicted in section 78-603. Plants used to fulfill this requirement shall visually screen parking, loading and circulation areas from view from public streets. Paved area landscaping shall be installed and permanently maintained in conformity with the requirements of section 78-612.
- For every 20 off-street parking stalls or 10,000 square feet of pavement (whichever yields the greater landscaping requirement) located in a development, the landscaping installed shall at a minimum meet the number of landscaping points specified in Table 78-604. The actual number of points required for such landscaping shall be computed on a prorated basis, and installed and maintained per the requirements of section 78-612.
- A minimum of 30 percent of all points shall be devoted to climax or tall trees, or a combination of such trees, and a minimum of 40 percent of all points shall be devoted to shrubs.

- Parking lot design shall employ interior landscaped islands with a minimum of 400 square feet at all parking aisle ends, and in addition shall provide a minimum of one landscaped island of a minimum of 400 square feet in each parking aisle for every 20 cars in that aisle. Aisle-end islands shall count toward meeting this requirement. Landscaped medians shall be used to break large parking areas into distinct pods, with a maximum of 100 spaces in any one pod. **The site plan meets these requirements. <u>We recommend switching out the American Linden with a different tree due to a known Japanese beetle infestation for Linden trees.</u>**

<u>Building Foundations:</u>

- Foundation landscaping shall be placed so that at maturity, the plant's drip line is located within ten feet of the building foundation. Such landscaping shall not be located in those areas required for landscaping as street frontages, paved areas, protected green space areas, reforestation areas, or bufferyards. Foundation landscaping shall be installed and permanently maintained in conformity with the requirements of section 78-612.
- For each 100 feet of building foundation perimeter, the landscaping installed shall at a minimum meet the number of landscaping points specified in Table 78-604. The actual number of points required for such landscaping shall be computed on a prorated basis, and installed and permanently maintained per the requirements of section 78-612.
- Climax trees and tall trees shall not be used to meet the foundation landscaping requirement. The intent of this section is to require a visual break in the mass of buildings and to require a visual screen of a minimum of six feet in height for all exterior perimeter appurtenances (such as HVAC/utility boxes, standpipes, stormwater discharge pipes and other pipes).
  The site plan meets these requirements.

6. Section 78-707 state in part, "Exterior lighting standards, requires a maximum average on-site lighting of 2.4 footcandles. The maximum lighting as measured at the property line shall be no more than 0.5 footcandles. The maximum fixture height shall be 25 feet from grade. The lighting elements shall not be visible from a residentially zoned property." **The photometric plan appears to meet these requirements.**

7. Section 78-702(3)(a) states, "Each lot shall have not more than two access points on any street frontage adjacent to any lot. <u>Said access shall require approval by the director of planning and development.</u>" **The Director of Planning and Development agrees that more access points are necessary due to the lot size and layout.**

8. Section 78-702(6) states in part, "<u>Access points shall be located as far from an intersection as the lot size permits.</u>" **An access point is in-line with East Street for safer access.**

9. Section 78-702(7) states in part, "The minimum distance between access drives shall be 25 feet (edge to edge) as measured at the property line. A distance in excess of 25 feet may be required if, in the opinion of the zoning administrator and director of planning and development, present or project traffic factors that warrant a greater distance. **The plan meets these requirements.**

10. Section 78-702(10) states in part, "All access drives shall have a minimum width of 18 feet and all curb openings shall have a maximum width of 30 feet at the property line and may be flared an additional 5 feet between the property line and road right-of-way. May be exceeded with explicit plan commission approval." **There are 2 proposed access points onto Veterans Road in which one is 50 feet in width at the curb and the other 40 feet in width at the curb. These wider access points will need to be approved by the Plan Commission. Once the access points on Veteran's Road (CTH N) are approved by the City, Dane County will need to review the access geometrics which may include additional turn lanes, wider radii and passing lanes. Any existing access points that will not be used shall be removed. Curbing, sidewalk and appropriate terrace grading to City standards will be necessary when those access points are eliminated. We have been informed a right-of-way application is being filed with Dane County.**

11. Section 78-704 states in part, "All off-street parking areas shall be maintained in a dust free condition at all times." "All off street parking and traffic circulation areas shall be paved with a hard all weather surface, to the satisfaction of the director of planning and development. Stalls shall be marked in a manner which clearly indicates required parking spaces." "Handicap spaces shall be provided at a size, number, location, and with signage as specified by State and Federal regulations." "Required off-street parking shall not be used for snow storage." "Bike parking is required at 5% of the automobile parking space requirement." **The plan meets this requirement.**

12. Stormwater management and erosion control is necessary for projects over 4,000 square feet. **The applications and fees have been provided. Dane County Land and Water Resources is contracted to do all reviews and inspections.**

If you have any questions, please contact me at 608-646-0421.

Sincerely,
City of Stoughton

Michael P. Stacey

Michael P. Stacey
Zoning Administrator

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