# CITY PLAN COMMISSION AGENDA

## March 24, 2026 at 4:00 PM

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue, Sheboygan, WI**

**This meeting may be viewed LIVE on:**

**Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and: www.wscssheboygan.com/vod.**

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose. All Commission members may attend the meeting remotely.

**OPENING OF MEETING**

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict(s) of Interest

**MINUTES**

4. Approval of the Plan Commission minutes from March 10, 2026

**PUBLIC HEARINGS**

5. Public hearing regarding application for Conditional Use Permit with exceptions by Nick Mantz to operate an Elite Tumbling Factory located 2821 N 15th Street.
6. Public hearing regarding application for Conditional Use Permit with exceptions by Erik Neave to construct an office and storage buildings located at vacant parcel #59281506680.
7. Public hearing regarding application for Conditional Use Permit with exceptions by Brian Novak to construct a warehouse/distribution center located at vacant parcels 59281470998 and 59281470999.
8. Public Hearing regarding the proposed creation of Tax Incremental District No. 26, the proposed boundaries of the District, and the proposed Project Plan for the District.

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Architectural Review of exterior remodel at 1202 Michigan Avenue.

10. Application for Conditional Use Permit with exceptions by Nick Mantz to operate an Elite Tumbling Factory located 2821 N 15th Street.

11. Application for Conditional Use Permit with exceptions by Erik Neave to construct an office and storage buildings located at vacant parcel #59281506680.

12. Application for Conditional Use Permit with exceptions by Brian Novak to construct a warehouse/distribution center located at vacant parcels 59281470998 and 59281470999.

13. Architectural review of a proposed warehouse and distribution building located at parcels 59281470998 & 59281470999.

14. Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 26.”

## TENTATIVE DATE OF NEXT REGULAR MEETING

15. Tentative next meeting date: April 14, 2026 at 4:00 PM

## ADJOURN

16. Motion to Adjourn

**In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:**

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

**CITY OF SHEBOYGAN**

# CITY PLAN COMMISSION MINUTES

**Tuesday, March 10, 2026**

**MEMBERS PRESENT:** Mayor Ryan Sorenson, Alderperson Michael Close, Braden Schmidt, Jerry Jones, Kevin Jump, Kimberly Meller and Joe Clarke
**STAFF/OFFICIALS PRESENT:** City Attorney Liz Majerus, Director of Planning and Development Taylor Zeinert, City Planner Jeff Witte and Zoning Administrator Ellise Rose

## OPENING OF MEETING

1. Roll Call

   Mayor Ryan Sorenson called the meeting to order.

2. Pledge of Allegiance

   The Pledge of Allegiance is recited.

3. Identify Potential Conflict(s) of Interest

   Joe Clarke and Jerry Jones abstained from agenda item #6.

## MINUTES

4. Approval of the Plan Commission minutes from February 24, 2026.

   MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON FEBRUARY 24, 2026.
   Motion made by Jerry Jones, seconded by Braden Schmidt
   Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Braden Schmidt, Jerry Jones, Kevin Jump, Kimberly Meller and Joe Clarke

   Motion carried.

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use Permit by Sign Me Up of Wisconsin LLC to install a sign located at 1813 Ashland Avenue.

   MOTION TO TABLE.
   Motion made by Jerry Jones, seconded by Kevin Jump
   Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Braden Schmidt, Jerry Jones, Kevin Jump, Kimberly Meller and Joe Clarke

   Motion carried.

6. Architectural review of the proposed façade renovation at the Stefanie H. Weill Center located at 826 N 8th Street.

   MOTION TO APPROVE AS PRESENTED.

Motion made by Braden Schmidt, seconded by Alderperson Michael Close
Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Braden Schmidt, Kevin Jump, Kimberly Meller.

Jerry Jones and Joe Clarke abstained.

Motion carried.

**TENTATIVE DATE OF NEXT REGULAR MEETING**

7. Tentative Next Meeting Date: March 24, 2026 at 4:00 PM

**ADJOURN**

8. Motion to Adjourn

MOTION TO ADJOURN THE MEETING.
Motion made by Jerry Jones, seconded by Braden Schmidt
Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Braden Schmidt, Jerry Jones, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

Meeting adjourned at 4:10 pm

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

**ITEM DESCRIPTION:** Architectural Review of exterior remodel at 1202 Michigan Avenue.

**REPORT PREPARED BY:** Ellise Rose, Zoning Administrator

**REPORT DATE:** March 17, 2026 **MEETING DATE:** March 24, 2026

**FISCAL SUMMARY:**

| | |
|---|---|
| Budget Line Item: | N/A |
| Budget Summary: | N/A |
| Budgeted Expenditure: | N/A |
| Budgeted Revenue: | N/A |

**STATUTORY REFERENCE:**

| | |
|---|---|
| Wisconsin Statutes: | N/A |
| Municipal Code: | N/A |

**BACKGROUND / ANALYSIS:**

Martin Perez is proposing an exterior remodel at 1202 Michigan Avenue. The applicant states the following:

- The proposed project consists of siding replacement.
- The existing exterior is vinyl gray color siding.
- The proposed exterior design is vinyl combination with (Manor) color and (wood) color on the whole building.

**STAFF COMMENTS:**

It appears that windows and door are also being replaced. Is this part of the current proposal?

**ACTION REQUESTED:**

Motion to approve with possible amendments as determined by the Board.

**ATTACHMENTS:**

Architectural Review Application and required attachments.

# CITY OF SHEBOYGAN

# ARCHITECTURAL REVIEW APPLICATION

Fee: _____

Review Date: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

## SECTION 1: Applicant/ Permittee Information

| Name (Ind., Org. or Entity) | Authorized Representative | Title | |
|---|---|---|---|
| Martin Perez | | | |
| Mailing Address | City | State | ZIP Code |
| 2903 Lakeshore Dr. | Sheboygan | WI | 53081 |
| Email Address | | Phone Number (incl. area code) | |
| Martinconcrete20@gmail.com | | 9202876588 | |

## SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

| Name (Ind., Org. or Entity) | Contact Person | Title | |
|---|---|---|---|
| | | | |
| Mailing Address | City | State | ZIP Code |
| | | | |
| Email Address | | Phone Number (incl. area code) | |
| | | | |

## SECTION 3: Architect Information

| Name | | | |
|---|---|---|---|
| | | | |
| Mailing Address | City | State | Zip |
| | | | |
| Email Address | | Phone Number (incl. area code) | |
| | | | |

## SECTION 4: Contractor Information

| Name | | | |
|---|---|---|---|
| | | | |
| Mailing Address | City | State | Zip |
| | | | |
| Email Address | | Phone Number (incl. area code) | |
| | | | |

## SECTION 5: Certification and Permission

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

| Name of Owner/Authorized Representative (please print) | Title | Phone Number |
|---|---|---|
| Martin Perez | | 9202876588 |
| Signature of Applicant | | Date Signed |
| Martin P. | | 2/5/2026 |

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

## SECTION 6: Description of the Subject Site/Proposed Project

| Project Address/Description | Parcel No. |
|---|---|
| 1202 Michigan Ave | |

| | |
|---|---|
| Name of Proposed/Existing Business: | |
| Address of Property Affected: | |
| Zoning Classification: | |

New Building: ☐ Addition: ☐ Remodeling: ☒

## SECTION 7: Description of Proposed Project

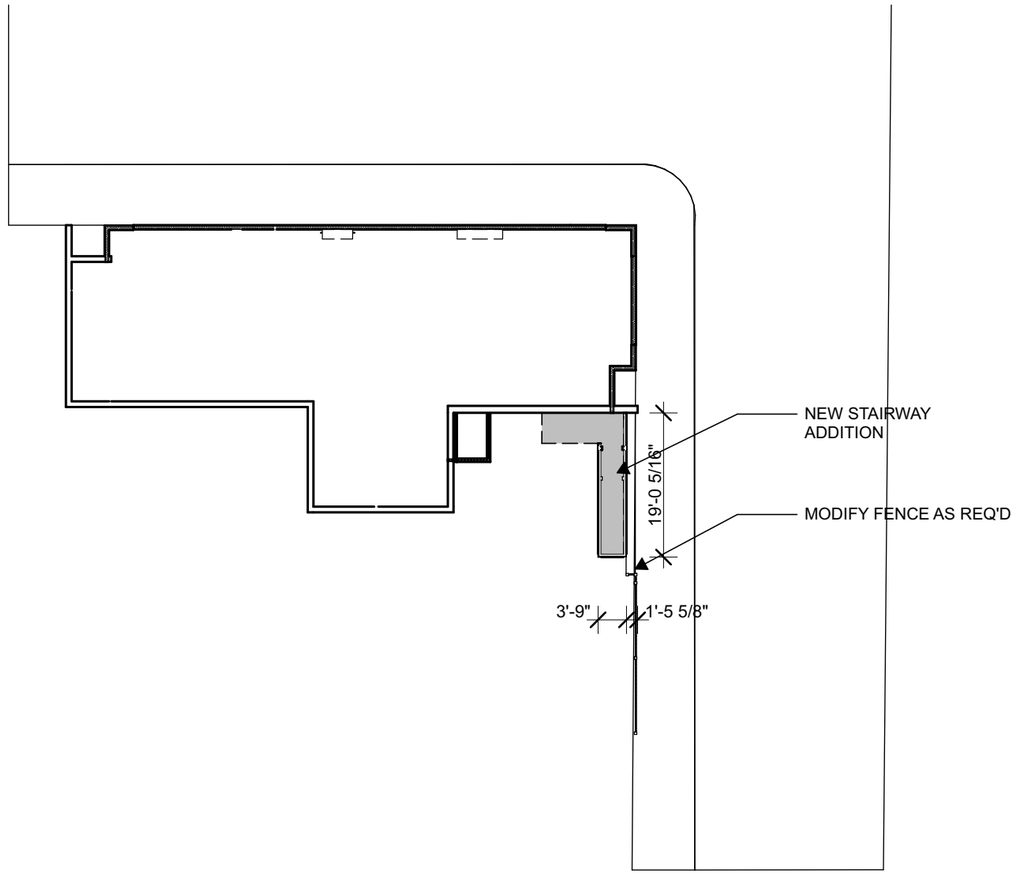
Siding Replacement

## SECTION 8: Description of EXISTING Exterior Design and Materials

Existing Vinyl Gray color siding

## SECTION 9: Description of the PROPOSED Exterior Design and Materials

Vinyl combination with (Manor) color and (wood) color on the whole building.



## 1 Architectural Site Plan

SCALE: 1" = 20'

OPTION # 1

ASPIRE
ARCHITECTURE
& DESIGN

ALTERATIONS FOR: for:
xx

xx xx WI xx

issue 9.5.25
rev. -
18-000
G.102

ASPIRE ARCHITECTURE & DESIGN, LLC
920-457-4884
scott@aspirearchitects.com www.aspirearchitects.com

GENERAL NOTES

G.1 PATCH DRYWALL @ EXISTING WINDOWS THAT HAVE BEEN REPLACED

G.2 PROVIDE 2" RIGID INSULATION UNDER CONCRETE PAD IN FRONT OF NEW DOORWAY

G.3 FLOOR DRAIN

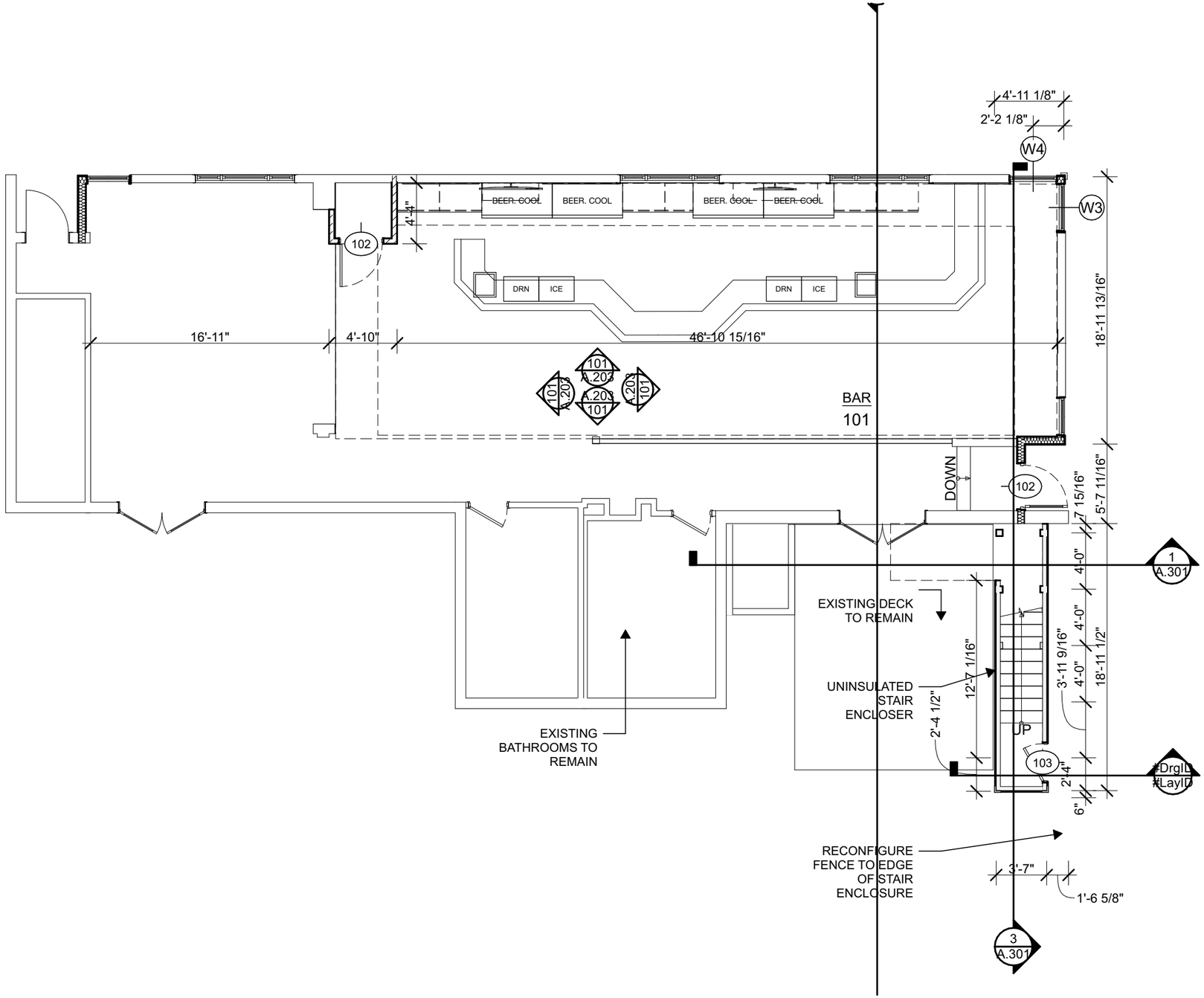
G.4 HOSE BIBB

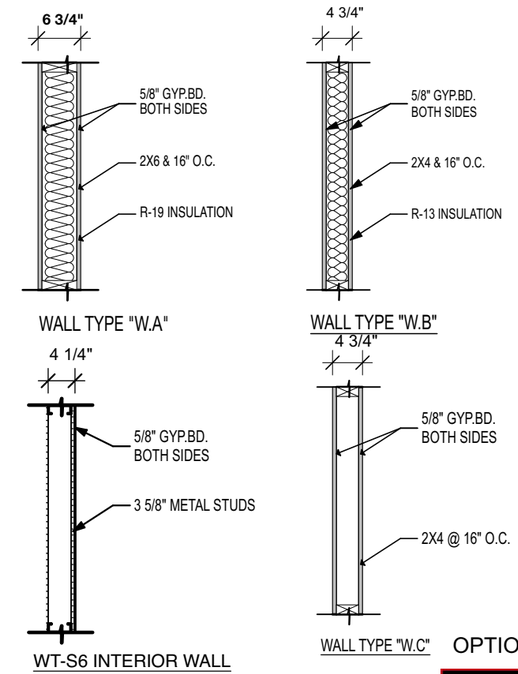
G.5 METAL STUD FURRING BEHIND /BELOW EXHAUST HOOD

G.6 FIRE EXTINGUISHER LOCATION

G.7 NEW BAR 40-42" TALL

G.8 STORAGE AREA FOR CONDUIT




OPTION # 1

## 6 First Floor Plan

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

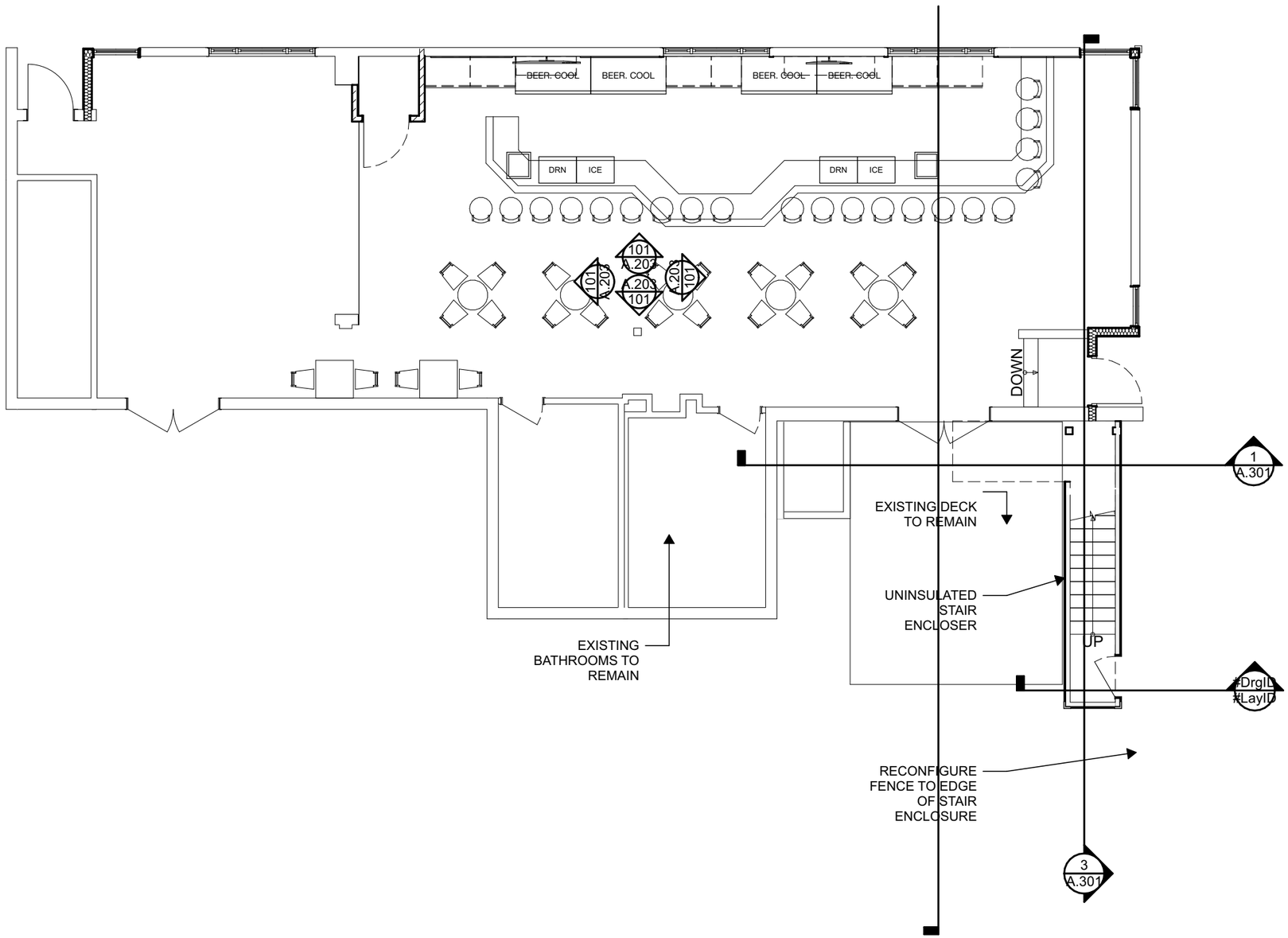
ALTERATIONS FOR: for:
xx

xx xx WI xx

issue 9.5.25
rev. -
18-000

ASPIRE ARCHITECTURE & DESIGN, LLC
920-457-4884
scott@aspirearchitects.com www.aspirearchitects.com

A.101




1 1st Flr. Furniture Plan

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

OPTION # 1

ALTERATIONS FOR: for:
xx

xx xx WI xx

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18-000
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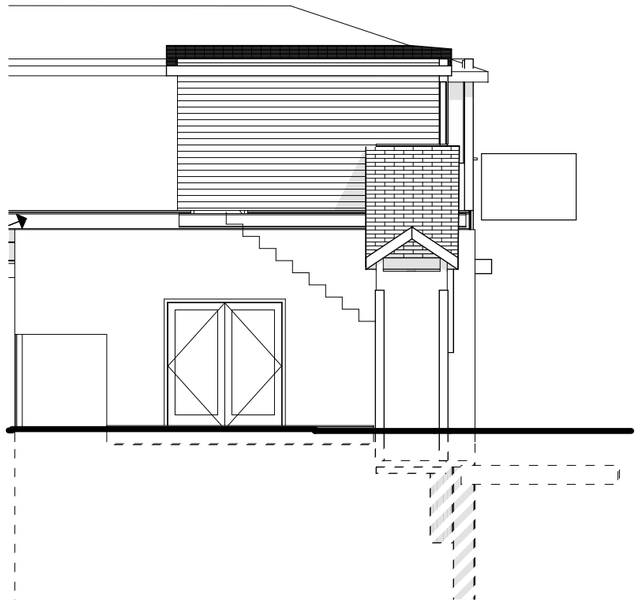
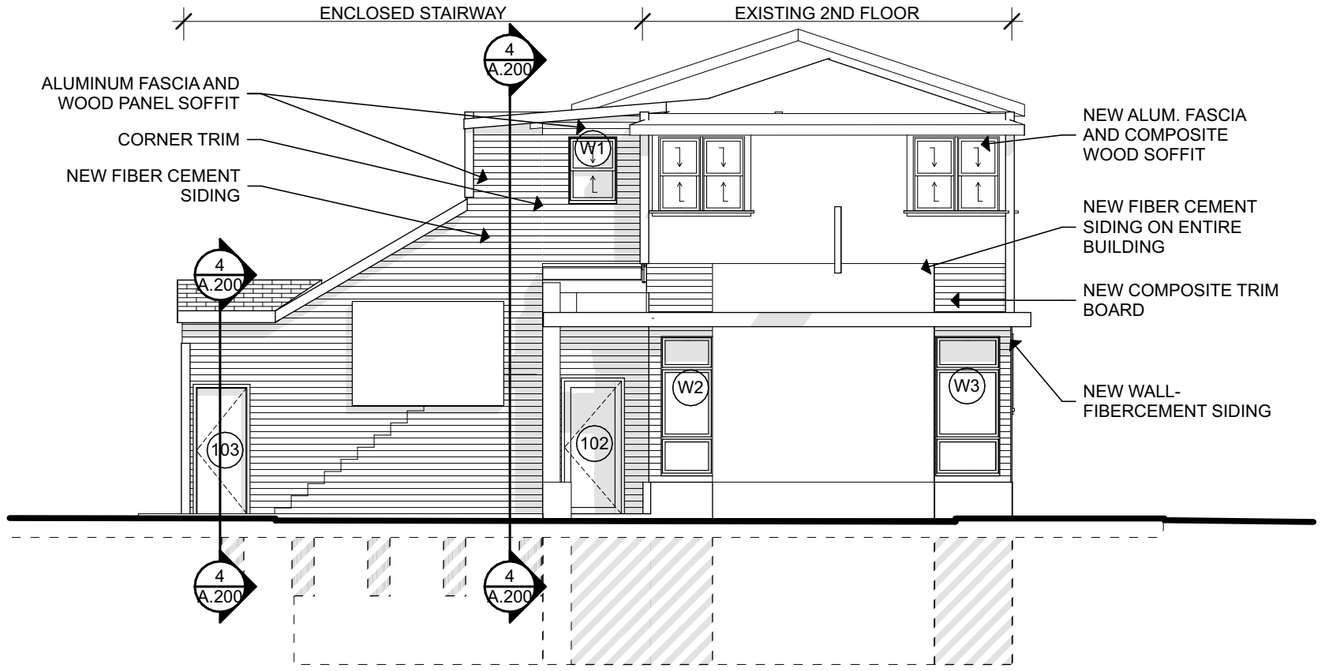
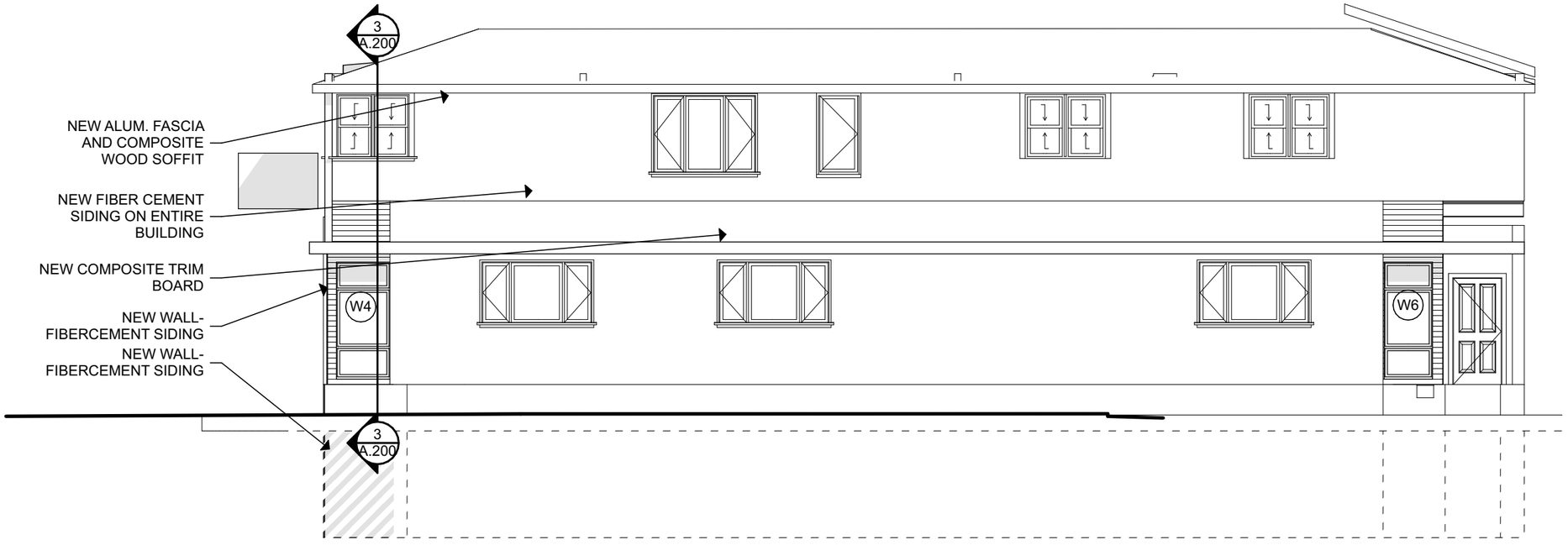
920-457-4884
scott@aspirearchitects.com www.aspirearchitects.com



1 South Elevation
SCALE: 1/8" = 1'-0"




2 East Elevation
SCALE: 1/8" = 1'-0"




3 North Elevation
SCALE: 1/8" = 1'-0"

OPTION # 1

ASPIRE ARCHITECTURE & DESIGN

ALTERATIONS FOR: for:
xx

xx xx WI xx

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rev. -
18-000
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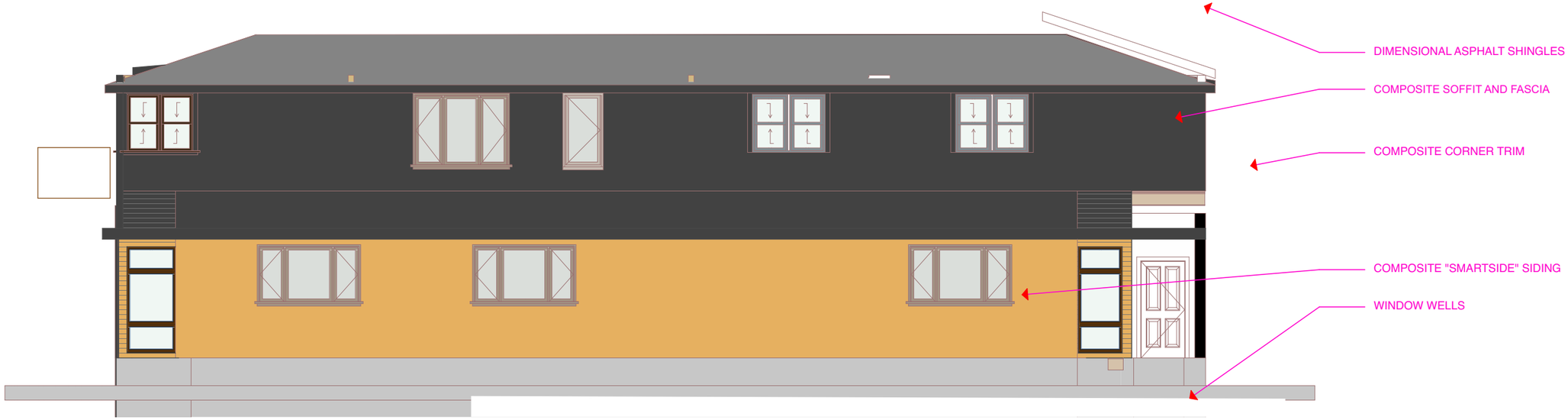
ASPIRE ARCHITECTURE & DESIGN, LLC
920-457-4884
scott@aspirearchitects.com www.aspirearchitects.com




1 North Elevation

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

2 East Elevation

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

OPTION # 1

ASPIRE ARCHITECTURE & DESIGN

ALTERATIONS FOR: for:
xx

xx xx WI xx

issue 9.5.25
rev. -
18-000
A.202

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920-457-4884
scott@aspirearchitects.com www.aspirearchitects.com

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Nick Mantz to operate an Elite Tumbling Factory located 2821 N 15th Street. UC Zone.

**REPORT PREPARED BY:** Ellise Rose, Zoning Administrator

**REPORT DATE:** March 16, 2026 **MEETING DATE:** March 24, 2026

**FISCAL SUMMARY:**

| | |
|---|---|
| Budget Line Item: | N/A |
| Budget Summary: | N/A |
| Budgeted Expenditure: | N/A |
| Budgeted Revenue: | N/A |

**STATUTORY REFERENCE:**

| | |
|---|---|
| Wisconsin Statutes: | N/A |
| Municipal Code: | N/A |

**BACKGROUND / ANALYSIS:**

Elite Tumbling Factory Sheboygan, LLC is proposing to operate an Elite Tumbling Factory located 2821 N 15th Street. The applicant states the following:

- Elite Tumbling Factory is seeking approval and occupation for site located at 2821 N 15th St. Sheboygan, WI 53083 to create its 7th location for preschool & rec tumbling classes.
- Elite Tumbling Factory is an established chain of gym facilities that offer an alternative approach to youth Tumbling and acrobatics. Elite Tumbling Factory offers a flexible approach of one low cost with unlimited classes providing hands on Instruction from advanced tumbling instructors to maximize efficiency and safety.
- Elite Tumbling Classes are Offred 7 days a week for ages 2-18 years in the following Classes & Prices…
  - Unlimited Preschool Classes ages 2-6 years old $55.00/Month
  - Unlimited Tumbling Classes ages 6-18 years old $75.00/month
  - Unlimited Open tumbling Classes ages 6-18 years old $55.00/month
  - Premium Package (Grouped with other packages) $85.00/month
- Hours of operations…
  - Monday - Friday 4:30-8:30pm
  - Saturday & Sundays 9am – 1pm
  - Saturday & Sunday -Birthday party events 2:30-6:30pm
- Elite Tumbling Factory Employees/Instructors
  - 3 Managers GM-Asst Mang-Asst Manger #2 (Full Time)
  - 6 Tumbling Instructors (2 Full time & 3 Part time)
  - 4 Preschool Instructors (Part Time)
- Proposed Layout and Design
  - Lobby seating area

- 2” Carpet Bound foam 30’ x 42’
- 30’ Tumble Trak 7’ x 14’ Landing Mat
- 54’x42’ Springboard Floor

**STAFF COMMENTS:**

The applicant has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

**ACTION REQUESTED:**

Staff recommends approval of the conditional use permit and exceptions subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
8. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
10. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and Attachments

| | | |
|---|---|---|
| City of Sheboygan spirit on the lake | **CITY OF SHEBOYGAN**<br><br>**APPLICATION FOR CONDITIONAL USE** | **Fee:** $250.00<br>**Review Date:** _____<br>**Zoning:** _____ |

**Read all instructions before completing. If additional space is needed, attach additional pages.**

**SECTION 1: Applicant/ Permittee Information**

| Applicant Name (Ind., Org. or Entity) | Authorized Representative | Title | |
|---|---|---|---|
| Elite Tumbling Factory | Nick Mantz | owner & funder | |
| **Mailing Address** | **City** | **State** | **ZIP Code** |
| 3265 Gateway Rd #400 | Brookfield WI | WI | 53051 |
| **Email Address** | **Phone Number (incl. area code)** | | |
| NMMantz@gmail.com | 414-870-0912 | | |

**SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)**

| Applicant Name (Ind., Org. or Entity) | Contact Person | Title | |
|---|---|---|---|
| Northgate #1 LLC Northgate #2 LLC Northgate #3 LLC | Carlee Beier | Property Manager | |
| **Mailing Address** | **City** | **State** | **ZIP Code** |
| 8575 W Forest Home Ave #160 | Greenfield | WI | 53228 |
| **Email Address** | **Phone Number (incl. area code)** | | |
| carlee@eccommercial.net | 414-235-4262 | | |

**SECTION 3: Project or Site Location**

| Project Address/Description | Parcel No. |
|---|---|
| 2821 N 15th St | 529281719341 |

**SECTION 4: Proposed Conditional Use**

| | |
|---|---|
| **Name of Proposed/Existing Business:** | Elite Tumbling |
| **Existing Zoning:** | Urban Commercial |
| **Present Use of Parcel:** | Retail Shopping Center |
| **Proposed Use of Parcel:** | Tumbling facaility - 1 unit only |
| **Present Use of Adjacent Properties:** | |

**SECTION 5: Certification and Permission**

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

| Name of Owner/Authorized Representative (please print) | Title | Phone Number |
|---|---|---|
| Carlee Beier | Property Manager | 414-235-4262 |
| **Signature of Applicant** Carlee Beier | | **Date Signed** 2/27/2026 |

**Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.**

## ***Elite Tumbling Factory Sheboygan LLC***

www.elitetumblingfactory.com

Elite Tumbling Factory is seeking zoning approval and occupation for site located at **2821 N 15th st Sheboygan WI 53083** to Create its 7th Location for Preschool & rec tumbling classes.

Elite Tumbling Factory is an established chain of gym facilities that offer an alternative approach to youth Tumbling and acrobatics. Elite Tumbling Factory offers a flexible approach of one low cost with unlimited classes providing hands on Instruction from advanced tumbling instructors to maximize efficiency and safety.

**Elite Tumbling Classes are Offred 7 days a week for ages 2-18 years in the following Classes & Prices...**

- Unlimited Preschool Classes ages 2-6 years old $55.00/Month
- Unlimited Tumbling Classes ages 6-18 years old $75.00/month
- Unlimited Open tumbling Classes ages 6-18 years old $55.00/month
- Premium Package (Grouped with other packages) $85.00/month

**Hours of operations…**

- Monday - Friday 4:30-8:30pm
- Saturday & Sundays 9am – 1pm
- Saturday & Sunday -Birthday party events 2:30-6:30pm

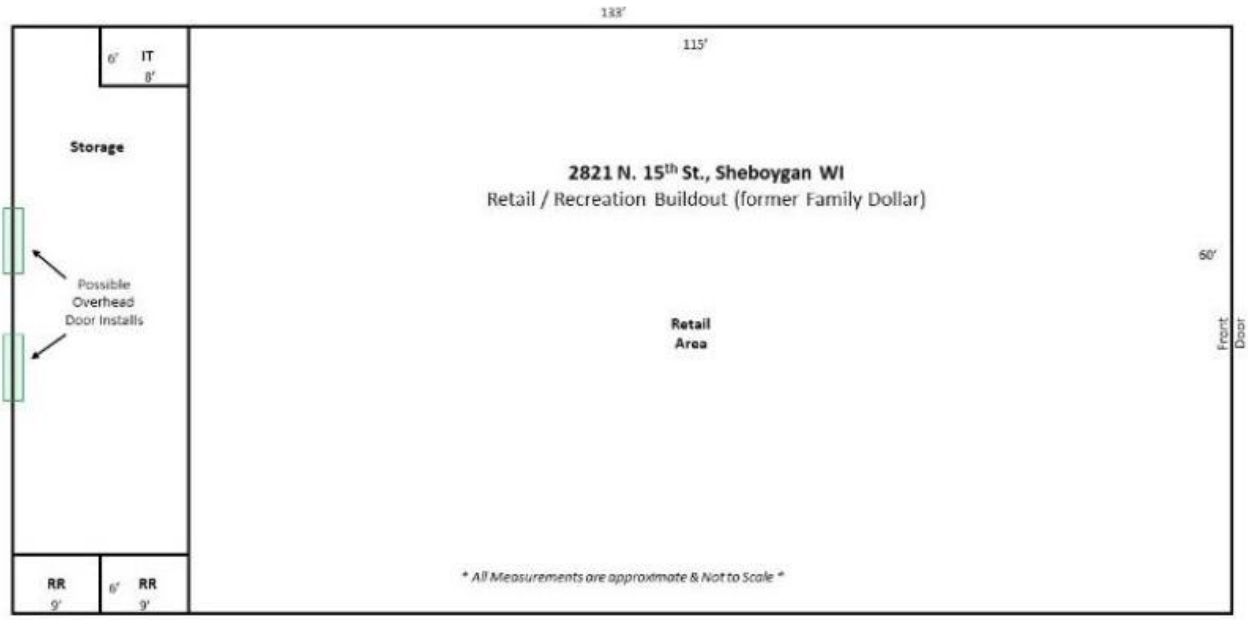
**Elite Tumbling Factory Employees/Instructors**

- 3 Managers GM-Asst Mang-Asst Manger #2 (Full Time)
- 6 Tumbling Instructors (2 Full time & 3 Part time)
- 4 Preschool Instructors (Part Time)

***Site & Facility Detail.*** ***2821 N 15th St, Sheboygan, WI 53081.*** (*info provide by Shorwest Reality*)

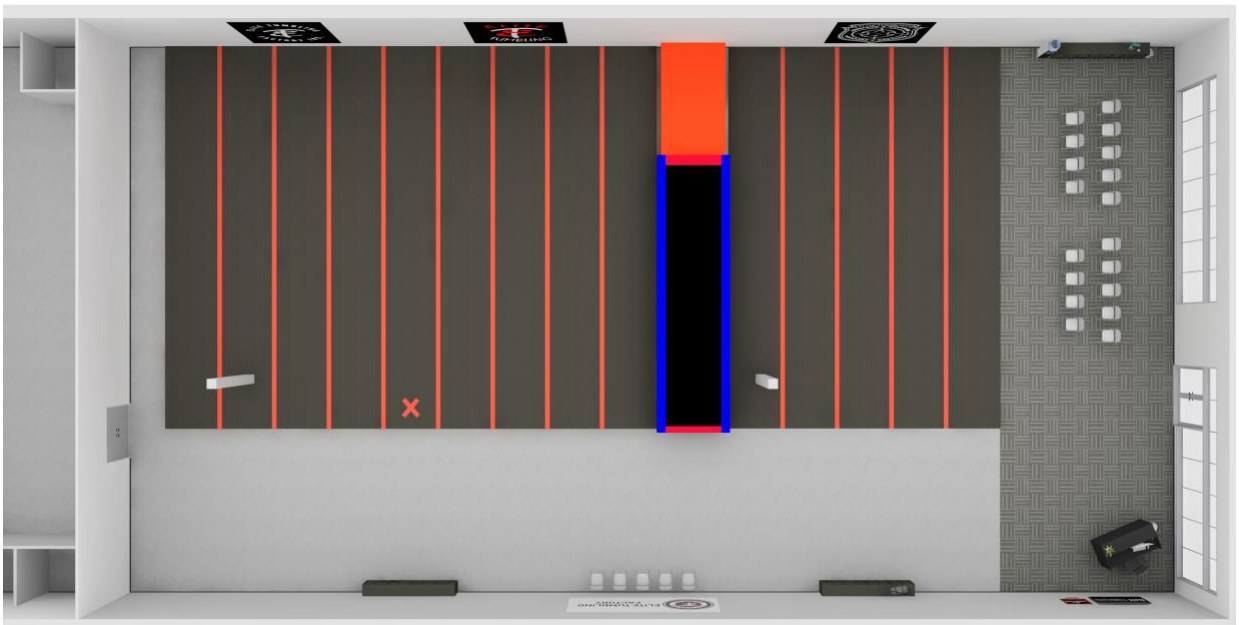
- BASEMENT----None / Slab
- BUILDING. Built in: 2003,8,000 total sqft, Estimated age range: 21+ Years, Pole Sign, Security Equipment, Interior Sprinkler,1,11 - 15 feet
- EXTERIOR FEATURES---Brick, Brick/Stone
- HEATING & COOLING.---Heating cooling: Forced Air
- LOT---6.45 acres, Acreage: Over 5 to 10 acres, Acreage Range: 5 to 9.99
- PARKING----254 parking spaces
- PROPERTY----Zoning: Urban Comm
- ROOF----Rubber/Membrane
- TAXES
- Total taxes: $103,129,Tax year: 2024
- UTILITIES
- Water waste: Municipal Sewer, Municipal Water, Natural Gas

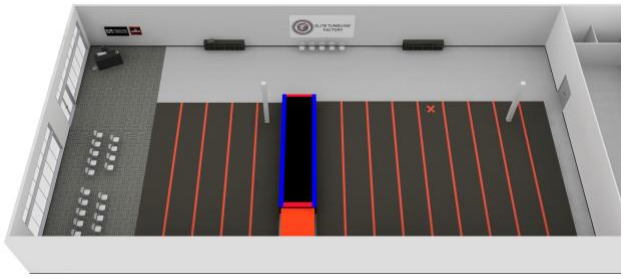
*Sight Specs & Dimensions*

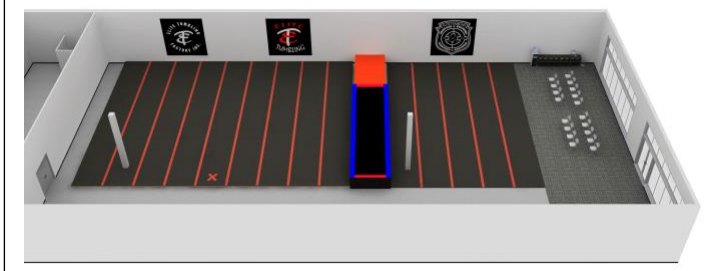


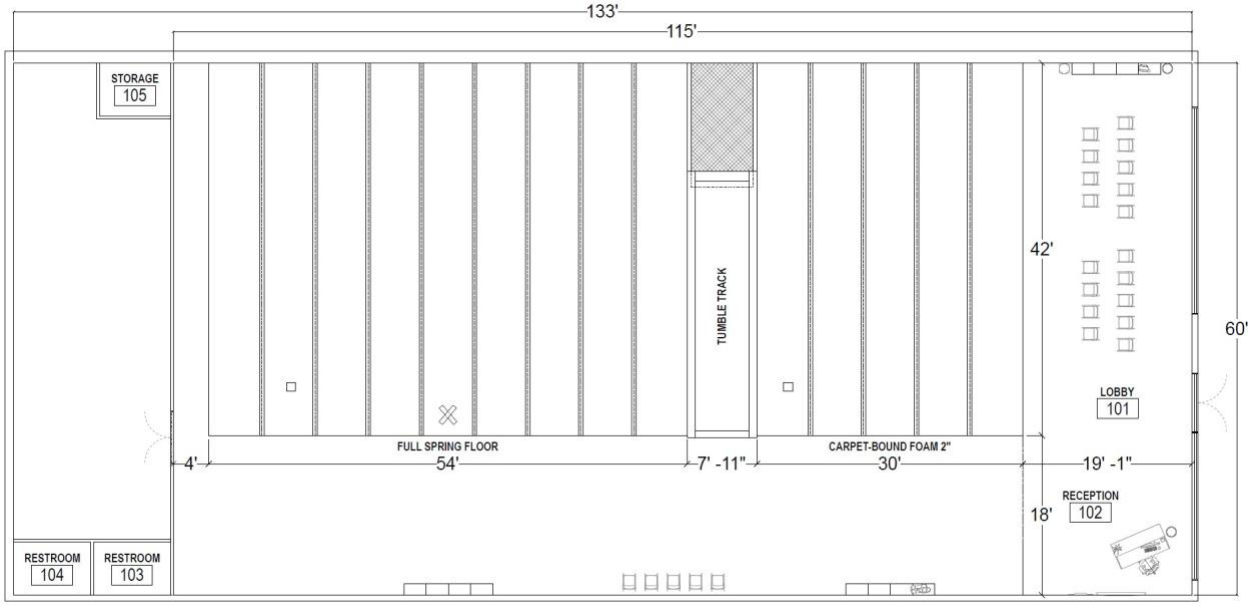

**Proposed Layout and Design**

- Lobby seating area
- 2" Carpet Bound foam 30' x 42'
- 30' Tumble Trak 7' x 14' Landing Mat
- 54'x42' Springboard Floor



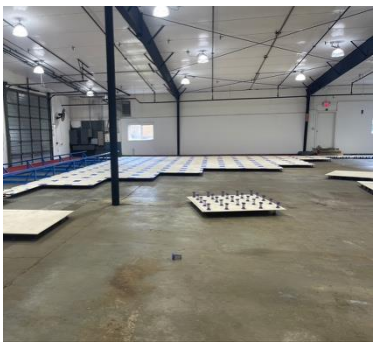


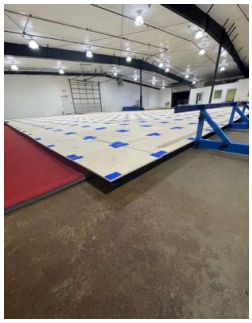



133'
115'
STORAGE
105
42'
60'
TUMBLE TRACK
LOBBY
101
FULL SPRING FLOOR
CARPET-BOUND FOAM 2"
4'
54'
7' -11"
30'
19' -1"
RECEPTION
102
18'
RESTROOM
104
RESTROOM
103

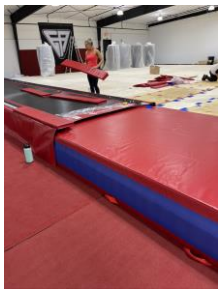
***New Berlin Project 2022***

All Equipment supplied by TumblTrak

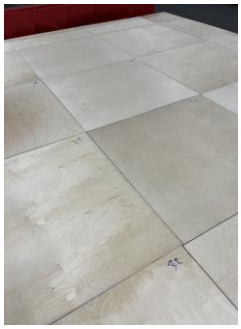




Installation of spring board floor 5x5' Baltic birch ½ inch. Springs space 12" apart. Install from corner

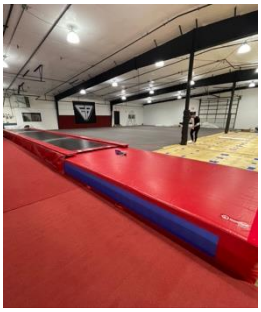


Tumble Track Set up & completion. Important Spring must be installed to specs and check by 1 owner & 1 senior Manager.



Installation of top layer boards. 5x5 Baltic Burch ½ inch boards aligned Precisely over Spring Boards. Must be installed and approved by owner or manager and checked by Main ownership only

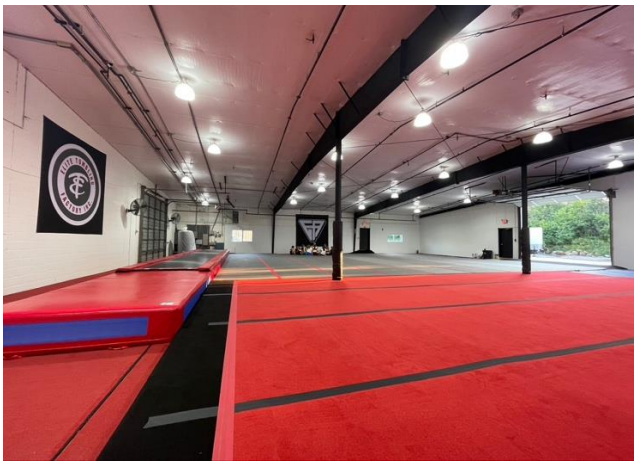
Note Velcro must be securely stapled to ensure secure hold.



Layout of Carpet Bound Foam. Foam is 6' x 42' *(Foam may need to be trimmed)*

Strips should be Fastened with hook Velcro provided by tumble track. Use single Inch Velcro strips to fasten from spring floor looped through spring onto carpet, down phone 'o ensure Top layer is

## ***Completion***



**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Erik Neave to construct an office and storage buildings located at vacant parcel #59281506680. UC Zone.

**REPORT PREPARED BY:** Ellise Rose, Zoning Administrator

**REPORT DATE:** March 18, 2026 **MEETING DATE:** March 24, 2026

**FISCAL SUMMARY:**

| | |
|---|---|
| Budget Line Item: | N/A |
| Budget Summary: | N/A |
| Budgeted Expenditure: | N/A |
| Budgeted Revenue: | N/A |

**STATUTORY REFERENCE:**

| | |
|---|---|
| Wisconsin Statutes: | N/A |
| Municipal Code: | N/A |

**BACKGROUND / ANALYSIS:**

Basis Building, LLC is proposing to construct an office and storage buildings located at vacant parcel #59281506680. The applicant states the following:

- Basis Building LLC recently acquired the lot on S. 17th Street between Indiana and Illinois Avenues in the City of Sheboygan. This lot is currently empty but was previously used by Immanuel Lutheran church as a parking lot and play area-there is green space and a playground on the East end of the lot.
- Basis Building offers a variety of building services, specializing in concrete foundations/flatwork and residential remodeling. We purchased this lot for additional storage and to centralize operations closer to our jobsites and residences. Previously, our business address and equipment storage has been in Random Lake, WI. On S.17th Street, we plan to build an office and heated shop (approximately 50'x80') and store equipment and machinery on the lot and in unheated storage buildings.
- This area is primarily zoned UC (Urban Commercial) along the Indiana Corridor with MR (mixed residential) on the North side of the alley. Our plans for use are compatible with development in the area and will not significantly disrupt the neighborhood. In fact, it will beautify it. The most visible building will be facing 17th Street, landscaped appropriately, and finished professionally to showcase Basis Building's strengths and align with City Planning's goals for the area. This will not only elevate the aesthetics of 17th street; it will also shield the view of our storage area in the back. Most of our daily operations are covered by 3 owner/operators with an additional 2-3 seasonal employees during peak season. This building's primary purpose is for use by the workers of Basis Building; it is not intended to be customer facing besides the occasional client meeting. Consequently, our use will only minimally disrupt the traffic patterns or atmosphere of the neighborhood. There is an existing chain link fence

which we plan to install screening on for the sake of our closest neighbors. Signage will be minimal and on the face of the main building facing S. 17th. Basis Building vehicles will park behind the shop or in the proposed driveway along the South side of the building. There is adequate street parking for occasional customer use. Our business operates during normal business hours and will not become a nuisance to the neighborhood because our mother raised us right.

- Basis Building plans to store vehicles, trailers and equipment on the lot immediately and into the summer while we are busy with other projects. We will get utilities set up and final plans drawn over the summer of 2026. Ideally, we will excavate and pour slabs in October and frame the structures in November so that our indoor space is usable by the beginning of 2027. Over the winter, we will continue with the interior work. We will finish the project with exterior and landscaping in the spring of 2027. We expect the total cost of the project to be around $121,000.

**STAFF COMMENTS:**

The applicant shows conceptual signage but has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

Applicant is requesting following exceptions:

- Decreasing the setback on the North side of the lot from 25' to 5’.

**ACTION REQUESTED:**

Staff recommends approval of the conditional use permit and exceptions subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

8. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
10. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.
12. Outside storage of vehicles and equipment will require a 6’ high minimum screened fence.

**ATTACHMENTS:**

Conditional Use Permit Application and Attachments

| | | |
|---|---|---|
| City of Sheboygan spirit on the lake | **CITY OF SHEBOYGAN**<br><br>**APPLICATION FOR CONDITIONAL USE** | **Fee:** $250.00<br>**Review Date:** _____<br>**Zoning:** UC |

Read all instructions before completing. If additional space is needed, attach additional pages.

**SECTION 1: Applicant/ Permittee Information**

| Applicant Name (Ind., Org. or Entity) | Authorized Representative | Title | |
|---|---|---|---|
| Basis Building | Erik Neave | Basis Building co-owner | |
| **Mailing Address** | **City** | **State** | **ZIP Code** |
| 1328 N. 3rd St. | Sheboygan | WI | 53081 |
| **Email Address** | | **Phone Number (incl. area code)** | |
| basisbuildingco@gmail.com | | 920.400.6740 | |

**SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)**

| Applicant Name (Ind., Org. or Entity) | Contact Person | Title | |
|---|---|---|---|
| | | | |
| **Mailing Address** | **City** | **State** | **ZIP Code** |
| | | | |
| **Email Address** | | **Phone Number (incl. area code)** | |
| | | | |

**SECTION 3: Project or Site Location**

| Project Address/Description | Parcel No. |
|---|---|
| Vacant lot on S. 17th St. between Indiana & Illinois | 59281506680 |

**SECTION 4: Proposed Conditional Use**

| | |
|---|---|
| Name of Proposed/Existing Business: | Basis Building |
| Existing Zoning: | UC |
| Present Use of Parcel: | parking lot |
| Proposed Use of Parcel: | Parking lot for work trucks, garage and storage for equipment and vehicles, Office space |
| Present Use of Adjacent Properties: | alley, parking lot and businesses |

**SECTION 5: Certification and Permission**

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

| Name of Owner/Authorized Representative (please print) | Title | Phone Number |
|---|---|---|
| Erik Neave | co-owner | 920.400.6740 |
| **Signature of Applicant** | | **Date Signed** |
| | | 3/2/26 |

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

# Conditional Use Permit
# City of Sheboygan
**Monday March 2, 2026**

---

*—Existing Use—*

Basis Building LLC recently acquired the lot on S. 17th Street between Indiana and Illinois Avenues in the City of Sheboygan. This lot is currently empty, but was previously used by Immanuel Lutheran church as a parking lot and play area—there is green space and a playground on the East end of the lot.

*—Proposed Use—*

Basis Building offers a variety of building services, specializing in concrete foundations/flatwork and residential remodeling. We purchased this lot for additional storage and to centralize operations closer to our jobsites and residences. Previously, our business address and equipment storage has been in Random Lake, WI. On S.17th Street, we plan to build an office and heated shop (approximately 50'x80') and store equipment and machinery on the lot and in unheated storage buildings (~15'x50' & ~40'x50' (see site map)).

*—Impact on Neighborhood—*

This area is primarily zoned UC (Urban Commercial) along the Indiana Corridor with MR (mixed residential) on the North side of the alley. Our plans for use are compatible with development in the area and will not significantly disrupt the neighborhood. In fact, it will beautify it. The most visible building will be facing 17th Street, landscaped appropriately, and finished professionally to showcase Basis Building's strengths and align with City Planning's goals for the area. This will not only elevate the aesthetics of 17th street; it will also shield the view of our storage area in the back. Most of our daily operations are covered by 3 owner/operators with an additional 2-3 seasonal employees during peak season. This building's primary purpose is for use by the workers of Basis Building; it is not intended to be customer facing besides the occasional client meeting. Consequently, our use will only minimally disrupt the traffic patterns or atmosphere of the neighborhood. There is an existing chain link fence which we plan to install screening on for the sake of our closest neighbors. Signage will be minimal and on the face of the main building facing S. 17th. Basis Building vehicles will park behind the shop or in the proposed driveway along the South side of the building. There is adequate street

parking for occasional customer use. Our business operates during normal business hours and will not become a nuisance to the neighborhood because our mother raised us right.

*—Timeline—*

Basis Building plans to store vehicles, trailers and equipment on the lot immediately and into the summer while we are busy with other projects. We will get utilities set up and final plans drawn over the summer of 2026. Ideally, we will excavate and pour slabs in October and frame the structures in November so that our indoor space is usable by the beginning of 2027. Over the winter, we will continue with the interior work. We will finish the project with exterior and landscaping in the spring of 2027. We expect the total cost of the project to be around $121,000.

*—Variances—*

The only variance we are requesting for this project is a decreased setback on the North end of the lot from 25' to 5'. The other setbacks are 5' for UC zoning and the North side only changes because there is mixed residential on the other side of the alley. Considering the buffer that alley gives, we think a 5' setback is adequate and will give us space for a driveway on the South end so that we can easily turn around trailers and larger equipment.

*—Harmony with Comprehensive Master Plan—*

Unfortunately, even after considerable attempts to understand it, I must admit that I do not understand the Comprehensive Plan well enough to know if our proposed use is in "harmony" with it. I remember the plan adopted in 2011 and see some of it implemented and some of it completely abandoned. What I do know is that this will be a local business developing an empty lot into usable space. I think that is a good thing.

Thank you for your consideration,

Basis Building
By: Erik G. Neave (co-owner)

This map is intended for advisory purposes only. This information has been obtained from sources believed to be reliable based on plats, surveys, and deeds.
In areas where discrepancies occur between equivalent legal records, the discrepancy is allowed to remain until such time as it is addressed. Sheboygan County distributes this data on an 'as is' basis; no warranties are implied.



Date Printed: 3/2/2026

ArcGIS Web Map

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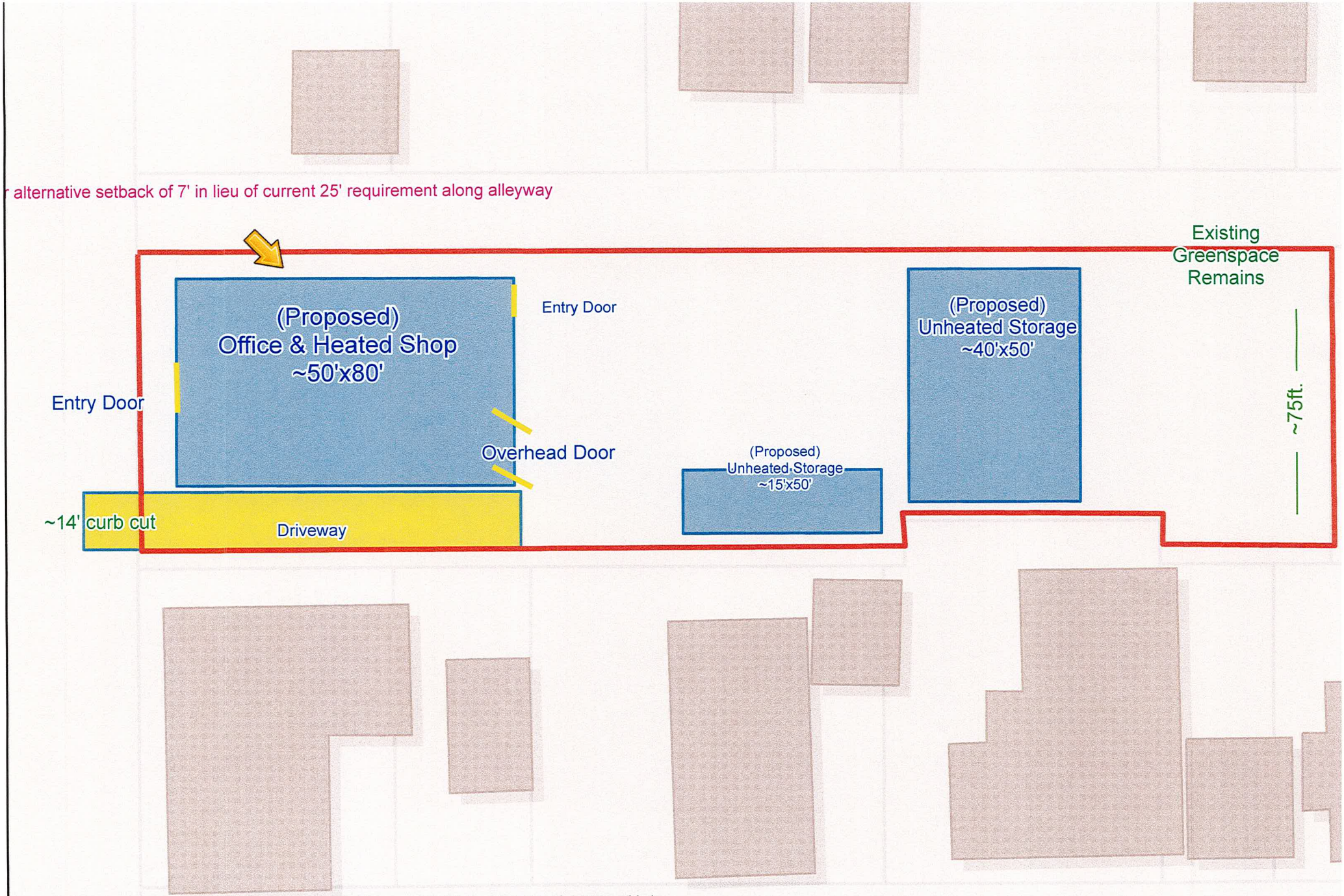
r alternative setback of 7' in lieu of current 25' requirement along alleyway

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ArcGIS Web Map

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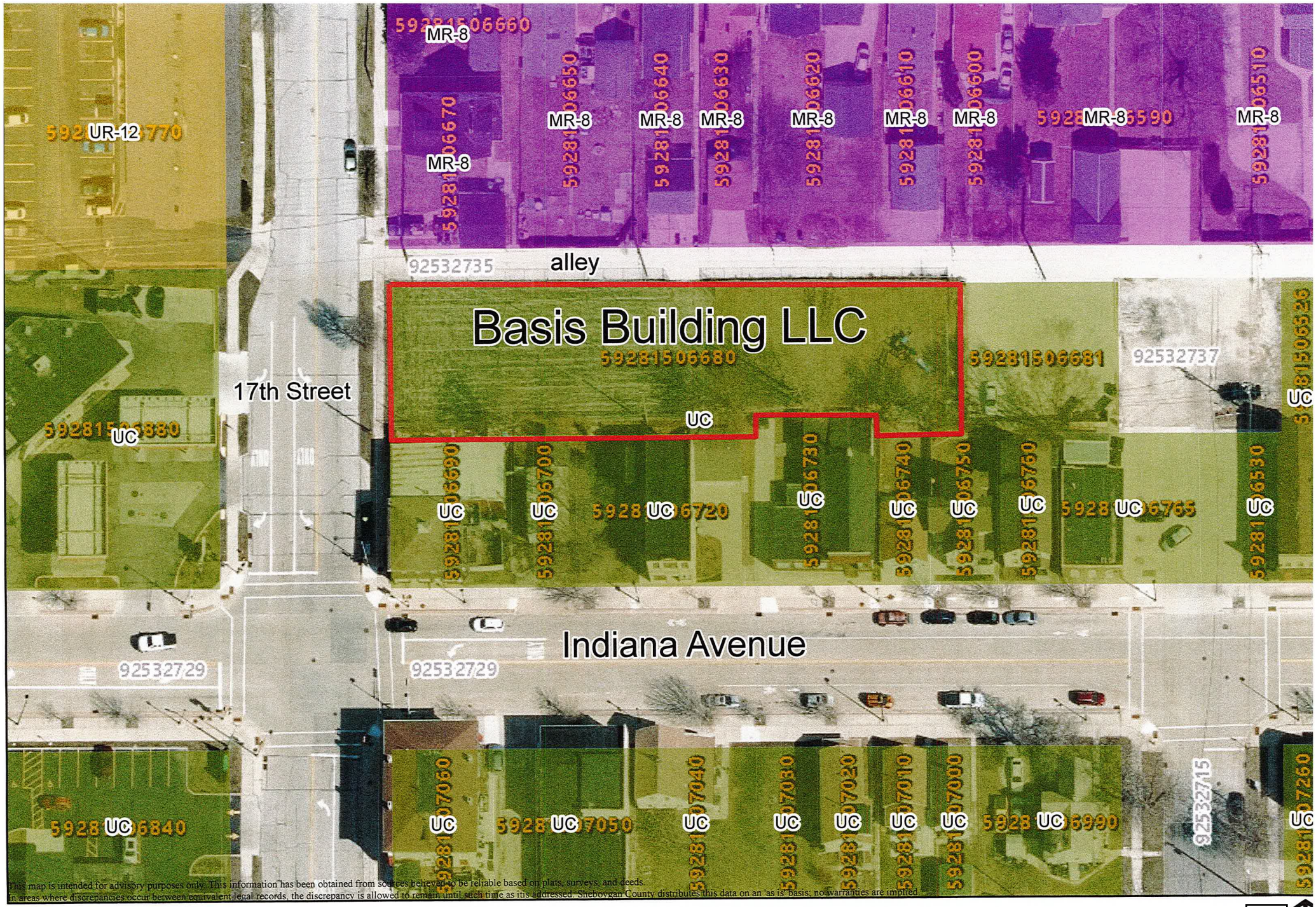


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Date Printed: 3/2/2026

ArcGIS Web Map

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**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Brian Novak to construct a warehouse/distribution center located at vacant parcels 59281470998 and 59281470999. SI Zone.

**REPORT PREPARED BY:** Ellise Rose, Zoning Administrator

**REPORT DATE:** March 16, 2026 **MEETING DATE:** March 24, 2026

**FISCAL SUMMARY:**

| | |
|---|---|
| Budget Line Item: | N/A |
| Budget Summary: | N/A |
| Budgeted Expenditure: | N/A |
| Budgeted Revenue: | N/A |

**STATUTORY REFERENCE:**

| | |
|---|---|
| Wisconsin Statutes: | N/A |
| Municipal Code: | N/A |

**BACKGROUND / ANALYSIS:**

Seefried Industrial Properties, Inc. is proposing to construct a warehouse/distribution center located at vacant parcels 59281470998 and 59281470999. The applicant states the following:

- The site is currently two empty parcels within the Suburban Industrial District Zoning (SI Zoning). The two parcels are separated by South Taylor Dr. which will be vacated to create one parcel.
- A new warehouse/distribution structure will be constructed and used to facilitate loading of deliver vehicles. Storage will be inside the building with no outside storage.
- The site was selected due to its proximity to key infrastructure, access to markets, state of readiness, and the collaborative nature of the community.
- This facility will temporarily house a variety of products for same-day delivery to local residents.
- The proposed facility will have up to 250 employees and serve the City of Sheboygan and surrounding community in the timely delivery of ordered products. The facility is not open to the public so there is no public customer access.
- Proposed distribution center warehouse structure floor area will be 216,018sqft (4.96ac.).
- The parking areas will be approximately 860,000sqft (19.74ac.), and the landscape area will be approximately 537,000sqft (12.32ac.).
- The building perimeter will have a parapet wall to screen all roof mounted equipment.
- There are 5 proposed points of ingress/egress; four to the south along Sunset Rd. and one to the north at Stahl Rd. The points of site egress are purposely designed from a safety perspective to separate auto, delivery vehicle and trucks.

- Site will have private storm sewer network that will outlet to the adjacent stormwat management pond.
- Dumpster enclosure will have vinyl slats for screening.
- Site perimeter will be fenced.
- Landscape and site lighting will be designed per ordinance. Landscape retaining walls are included to manage site grade changes.
- The distribution warehouse building will be oriented in a north-south direction with the truck yard to the north and employee parking to the south. Delivery van loading and parking will be to the east and west sides of the building. A canopy will cover the delivery van loading areas on the east and west side of the building.
- The building will be constructed with precast and metal panel and include architectural metal panels at the main point of entry. Building colors will be gray with a blue section along the top of the building.
- Access is appropriate, there are 5 proposed ingress/egress points and sufficient employee parking within the site. The facility is not open to the public and therefore no customer parking. There is no proposed off-street parking.
- Project is proposed to have 5 large entrance signs at each curb cut and interior wayfinding signage.
- Construction is scheduled to begin in June 2026 and be completed in August 2027 with business operations to follow shortly thereafter.
- The project value is estimated at $40M.
- Adjacent properties in the area include storage facilities and other warehouse facilities in the SI zoning. The proposed warehouse building is set back from S. Business Dr.
- The building fits well within the guidelines of the SI zoning code and will not generate noise beyond that of a typical industrial facility.
- There are no manufacturing operations so no smells will be created.
- Ample parking is provided on site for employees.
- The facility will operate 24/7. The user will also work to align its operational impact in a manner that causes the least disruption to the area. It also encourages the community and leaders to engage during operations to share any impact and will work to address concerns appropriately.
- Delivery vans are scheduled to operate at off-peak hours thus lessening traffic impacts.
- The facility will be operated by a Fortune 500 company, providing a level of assurance the facility will be well maintained and operated.
- The building fits well within the guidelines of the SI zoning and located at its southern boundary. The facility fits well with its industrial neighbors and will be an attractive addition to the area. The project also aligns with the City’s stated goals on economic development namely diversifying its industry base and growing new business attraction.
- The conditional use in the proposed location fits very well within the zoning district and its neighbors and will not result in any substantial or undue adverse impacts on nearby properties, the character of the neighborhood, environment, traffic, parking, public improvements, public property, or rights-of-way.
- The facility fits very well within the site boundaries and the intended land usage. Its design and use are in line with the surrounding SI zoned properties. The building is set back far in relation to all adjoining streets and in particular is hundreds of feet from the main thoroughfare, Business Drive.
-

**STAFF COMMENTS:**

The applicant shows conceptual signage but has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

Applicant is requesting following exceptions:

- Street access points: Lots with street frontage exceeding 300 feet may have two access points – Applicant is requesting 4 access points on Southpointe Drive.

**ACTION REQUESTED:**

Staff recommends approval of the conditional use permit and exceptions subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Prior to building permit issuance, applicant must combine parcels 59281470998 and 59281470999.
3. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
4. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
5. All outdoor storage of materials, products or equipment shall be prohibited.
6. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
7. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
8. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
9. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
10. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
11. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.

12. With this conditional use permit, applicant is permitted to operate a Class A logisitics facility at this location.
13. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and Attachments

| | | |
|---|---|---|
| City of Sheboygan spirit on the lake | **CITY OF SHEBOYGAN**<br><br>**APPLICATION FOR CONDITIONAL USE** | **Fee:** $250.00<br>**Review Date:** _____<br>**Zoning:** _____ |

Read all instructions before completing. If additional space is needed, attach additional pages.

| **SECTION 1: Applicant/ Permittee Information** | | | |
|---|---|---|---|
| Applicant Name (Ind., Org. or Entity)<br>Seefried Industrial Properties, Inc. | Authorized Representative<br>Brian Novak | Title<br>Vice President of Development - Midwest | |
| Mailing Address<br>8745 W Higgins Road, Suite 220 | City<br>Chicago | State<br>IL | ZIP Code<br>60631 |
| Email Address<br>bnovak@seefriedproperties.com | Phone Number (incl. area code)<br>(847) 298-1122 | | |
| **SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)** | | | |
| Applicant Name (Ind., Org. or Entity) | Contact Person | Title | |
| Mailing Address<br>828 Center Ave, Suite 208 | City<br>Sheboygan | State<br>WI | ZIP Code<br>53081 |
| Email Address | Phone Number (incl. area code) | | |
| **SECTION 3: Project or Site Location** | | | |
| Project Address/Description<br>Stahl Road at S. Taylor Drive, Sheboygan, WI | | Parcel No. | |

| **SECTION 4: Proposed Conditional Use** | |
|---|---|
| Name of Proposed/Existing Business: | Amazon.com Services LLC |
| Existing Zoning: | SI Suburban Industrial |
| Present Use of Parcel: | Vacant Land |
| Proposed Use of Parcel: | Warehouse Distribution |
| Present Use of Adjacent Properties: | Suburban Industrial |

**SECTION 5: Certification and Permission**

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

| Name of Owner/Authorized Representative (please print) | Title | Phone Number |
|---|---|---|
| Brian Novak | Vice President of Development - Midwest Region | (847) 298-1122 |
| Signature of Applicant | | Date Signed March 3, 2026 |

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

# CONDITIONAL USE WRITTEN EXPLANANTION REQUIREMENTS

A. Name of project/development.

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
- All services, products, etc. to be provided
- Projected number of residents, employees, and/or daily customers
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
- An explanation of any interior and/or exterior renovations
- Is access appropriate and is their sufficient customers/resident off-street parking?
- Proposed signage
- Project timeline and estimated value of project
- Compatibility of the proposed use and design with adjacent and other properties in the area.
- How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.
- Other information that would be considered pertinent by the Plan Commission.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?

b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?

c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?

d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

# CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

## For a home occupation

1. A Site Plan including:
   - ❑ The overall property
   - ❑ The existing location of building(s) on the property
   - ❑ The parking spaces location on the property
2. A Floor Plan including:
   - ❑ The dwelling floor plan showing where the business will take place in the dwelling unit.
   - ❑ All information necessary to understand the proposal

## For all other Conditional Use Permits

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
   - ❑ The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
   - ❑ All lands for which the conditional use is proposed.
   - ❑ All other lands within 100 feet of the boundaries of the subject property.
   - ❑ The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
   - ❑ Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
   - ❑ Submit digital plans and drawings of the project by email, flash drive, etc.
   - ❑ Title block that provides all contact information for the petitioner and/or owner, if different
   - ❑ Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
   - ❑ The date of the original plan and latest date of revision to the plan
   - ❑ A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
   - ❑ All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
   - ❑ Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
   - ❑ All required building setback lines
   - ❑ Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
   - ❑ Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
   - ❑ The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
   - ❑ The location and dimension of all loading and service areas on subject property
   - ❑ The location of all outdoor storage areas and the design of all screening devices
   - ❑ Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
   - ❑ The location, type, height, size and lighting of all signage.
   - ❑ Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
   - ❑ Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
   - ❑ Location of all existing and proposed landscape areas, storm water areas, etc.
4. Building elevations and perspectives.

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

## APPLICATION SUBMITTAL

**STEP 1: Initial Meeting with City Planning Office**:

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

**STEP 2: Official Submission**:

A conditional use permit application may be filed at the City of Sheboygan Planning and Development office located on the 2nd floor of City Hall or may be submitted electronically via email: Steve.Sokolowski@SheboyganWI.gov

If submitting electronically, please verify application has been accepted and will be placed on the next Plan Commission agenda.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or by phone using credit card.

**Mailing Address:** Department of City Development
828 Center Ave. Suite 208
Sheboygan, WI 53081

NOTE: Applications will not be accepted until complete. A complete application includes all items in the respective checklists above. Applications must be complete before they are scheduled for a meeting before the Plan Commission.

## PLAN COMMISSION MEETING

Meeting Date: The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

Public Notification: Owners of property in the vicinity of the site affected by the conditional use permit proposal are notified via mail. The public hearing notice explains the proposal and provides information about the Plan Commission meeting.

Project Review: The purpose of a conditional use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use.

Plan Commission: The Plan Commission is charged with the authority to approve or deny a conditional use permit request. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may appeal the decision to the Sheboygan County Circuit Court.

**Plan Commission meeting agendas and minutes may be viewed on the City's website: www.SheboyganWI.gov**

**FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382**

Office Use Only

**ACTION BY CITY PLAN COMMISSION**

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____ DENIED: _____

**CONDITIONS**

_____

_____

_____

_____

_____

_____

SIGNATURE: _____ DATE: _____
Chairperson, City Plan Commission or
Representative Dept. of City Development

**NOTES**

***Permits are valid*** until such time as the business no longer operates from the side. No yearly renewal is required.

***Permit may be revoked*** without notice if misrepresentation of any of the above information or attachments is found to exist.

***Permit shall expire*** in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

***Permit is null and void*** if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

***Changes in the plans or specifications*** submitted in the original application shall not be made without prior written approval of the City Plan Commission.

Architecture
Engineering
Environmental
Land Surveying
Companies

An Employee-Owned Company

March 3, 2026

Department of City Development
828 Center Ave., Suite 208
Sheboygan, WI 530841

**PROJECT MALIBU – DISTRIBUTION CENTER**

A. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use.
  *Site is currently two empty parcels within the Suburban Industrial District Zoning (SI Zoning). The two parcels are separated by South Taylor Dr. which will be vacated to create one parcel.*

- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
  *A new warehouse/distribution structure will be constructed and used to facilitate loading of deliver vehicles. Storage will be inside the building with no outside storage. The site was selected due to its proximity to key infrastructure, access to markets, state of readiness, and the collaborative nature of the community.*

- All services, products, etc. to be provided.
  *This facility will temporarily house a variety of products for same-day delivery to local residents.*

- Projected number of residents, employees, and/or daily customers.
  *The proposed facility will have up to 250 employees and serve the City of Sheboygan and surrounding community in the timely delivery of ordered products. The facility is not open to the public so there is no public customer access.*

- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre.
  *Proposed distribution center warehouse structure floor area will be 216,018sqft (4.96ac.). The parking areas will be approximately 860,000sqft (19.74ac.), and the landscape area will be approximately 537,000sqft (12.32ac.).*

- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.).
  *Proposed distribution center warehouse structure floor area will be 216,018sqft (4.96ac.). The building perimeter will have a parapet wall to screen all roof mounted equipment. There are 5 proposed points of ingress/egress; four to the south along Sunset Rd. and one to the north at Stahl Rd. The points of site egress are purposely designed from a safety perspective to separate auto, delivery vehicle and trucks.*
  *Site will have private storm sewer network that will outlet to the adjacent stormwater management pond. Dumpster enclosure will have vinyl slats for screening. Site perimeter will be fenced. Landscape and site lighting will be designed per ordinance. Landscape retaining*

*walls are included to manage site grade changes.*

- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area.
  *The distribution warehouse building will be oriented in a north-south direction with the truck yard to the north and employee parking to the south. Delivery van loading and parking will be to the east and west sides of the building. A canopy will cover the delivery van loading areas on the east and west side of the building. The building will be constructed with precast and metal panel and include architectural metal panels at the main point of entry. Building colors will be gray with a blue section along the top of the building.*

- An explanation of any interior and/or exterior renovations.
  *No renovations are proposed; all work will be new construction.*

- Is access appropriate and is there sufficient customers/resident off-street parking?
  *Yes, access is appropriate, there are 5 proposed ingress/egress points and sufficient employee parking within the site. The facility is not open to the public and therefore no customer parking. There is no proposed off-street parking.*

- Proposed signage.
  *Project is proposed to have 5 large entrance signs at each curb cut and interior wayfinding signage.*

- Project timeline and estimated value of project. *Construction is scheduled to begin in June 2026 and be completed in August 2027 with business operations to follow shortly thereafter. The project value is estimated at $40M.*

- Compatibility of the proposed use and design with adjacent and other properties in the area.
  *Adjacent properties in the area include storage facilities and other warehouse facilities in the SI zoning. The proposed warehouse building is set back from S. Business Dr.*

- How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc. *The building fits well within the guidelines of the SI zoning code and will not generate noise beyond that of a typical industrial facility. There are no manufacturing operations so no smells will be created. Ample parking is provided on site for employees. The facility will operate 24/7. The user will also work to align its operational impact in a manner that causes the least disruption to the area. It also encourages the community and leaders to engage during operations to share any impact and will work to address concerns appropriately.*

- Other information that would be considered pertinent by the Plan Commission. *Delivery vans are scheduled to operate at off-peak hours thus lessening traffic impacts. The facility will be operated by a Fortune 500 company, providing a level of assurance the facility will be well maintained and operated.*

B. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)
*Properties are zoned SI (Suburban Industrial) which requires a Conditional Use approval for the proposed use of Distribution Center. There are proposed 5 ingress/egress points for the Distribution Center.*

C. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? *The building fits well within the guidelines of the SI zoning and located at its southern boundary. The facility fits well with its industrial neighbors and will be an attractive addition to the area. The project also aligns with the City's stated goals on economic development namely diversifying its industry base and growing new business attraction.*

b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
*The conditional use in the proposed location fits very well within the zoning district and its neighbors and will not result in any substantial or undue adverse impacts on nearby properties, the character of the neighborhood, environment, traffic, parking, public improvements, public property, or rights-of-way.*

c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? *The facility fits very well within the site boundaries and the intended land usage. Its design and use are in line with the surrounding SI zoned properties. The building is set back far in relation to all adjoining streets and in particular is hundreds of feet from the main thoroughfare, Business Drive.*

d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.
*Yes, there are adequate utilities to serve the proposed Distribution Center.*

Sincerely,

# CERTIFIED SURVEY MAP NUMBER

ALL OF LOTS 1 AND 2 RECORDED IN SHEBOYGAN COUNTY CERTIFIED SURVEY MAP, VOLUME 28, PAGES 331-339, AS DOCUMENT NO. 2061659 AND THAT PART OF VACATED SOUTH TAYLOR DRIVE, ALL LOCATED IN PART OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 ALL IN THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

DRAFT

N

W E

S

0' 150' 300' 450' 600'

SCALE 1"=300'

## NORTH REFERENCE

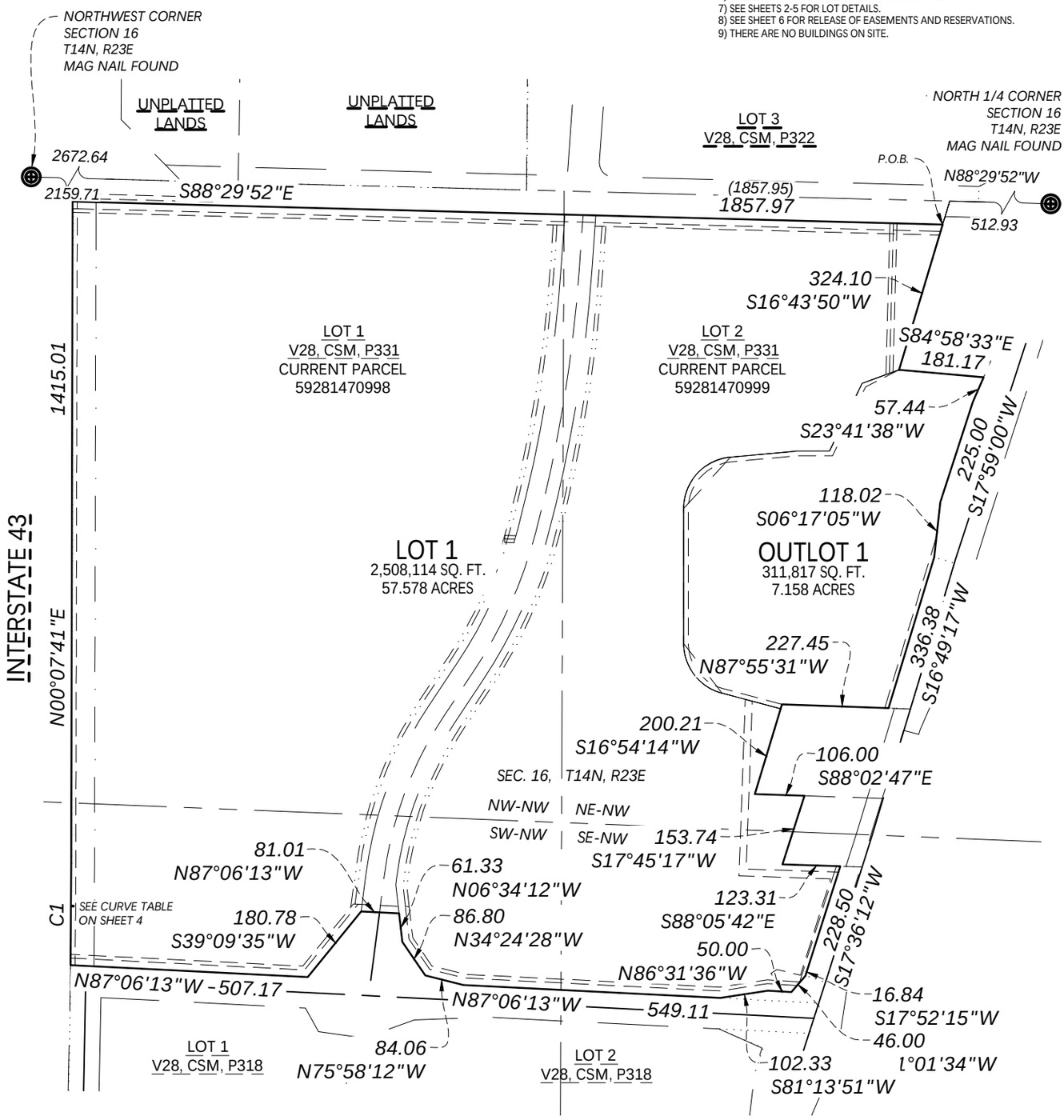
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (SHEBOYGAN COUNTY) NAD 83 (2011) IN WHICH THE NORTH LINE OF THE NW 1/4 OF SECTION 16, T14N, R23E, IS RECORDED TO BEAR N88°29'52"W.

LEGEND

- GOVERNMENT CORNER AS NOTED
- 1" O.D. IRON PIPE FOUND OR AS NOTED
- 3/4" IRON REBAR FOUND OR AS NOTED
- 1" X 18" O.D. IRON PIPE SET, WEIGHING 1.13 LBS PER LIN. FT.
- P.O.B. POINT OF BEGINNING
- ( ) PREVIOUSLY RECORDED AS
- • • • CORPORATE LIMITS

NOTES:

1) THIS CERTIFIED SURVEY MAP IS ALL OF SHEBOYGAN COUNTY TAX PARCEL NO. 59281470998 AND 59281470999.
2) THE OWNERS OF RECORD IS CITY OF SHEBOYGAN PER RECORDED DOCUMENT 2050836.
3) ALL DIMENSIONS ARE COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.
4) ALL BEARINGS ARE COMPUTED TO THE NEAREST SECOND AND MEASURED TO THE NEAREST 5 SECONDS.
5) INITIAL FIELD WORK COMPLETED ON OCTOBER 22, 2025.
6) THERE IS NO ACCESS ALLOWED TO INTERSTATE 43.
7) SEE SHEETS 2-5 FOR LOT DETAILS.
8) SEE SHEET 6 FOR RELEASE OF EASEMENTS AND RESERVATIONS.
9) THERE ARE NO BUILDINGS ON SITE.

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| 1-5-2026 | |
| PROJECT NO. | DRAFTED BY |
| 0070640.01 | TVH |
| SHEET | DRAWING NAME |
| 1 OF 9 | CSM |

SURVEY FOR: BL COMPANIES
355 RESEARCH PARKWAY
MERIDEN, CT 06450

Westwood
Phone (920) 735-6900 One Systems Drive
Fax (920) 830-6100 Appleton, WI 54914-1654
Toll Free (800) 571-6677 westwoodps.com
Westwood Professional Services

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0' 100' 200' 300' 400'

SCALE 1"=200'

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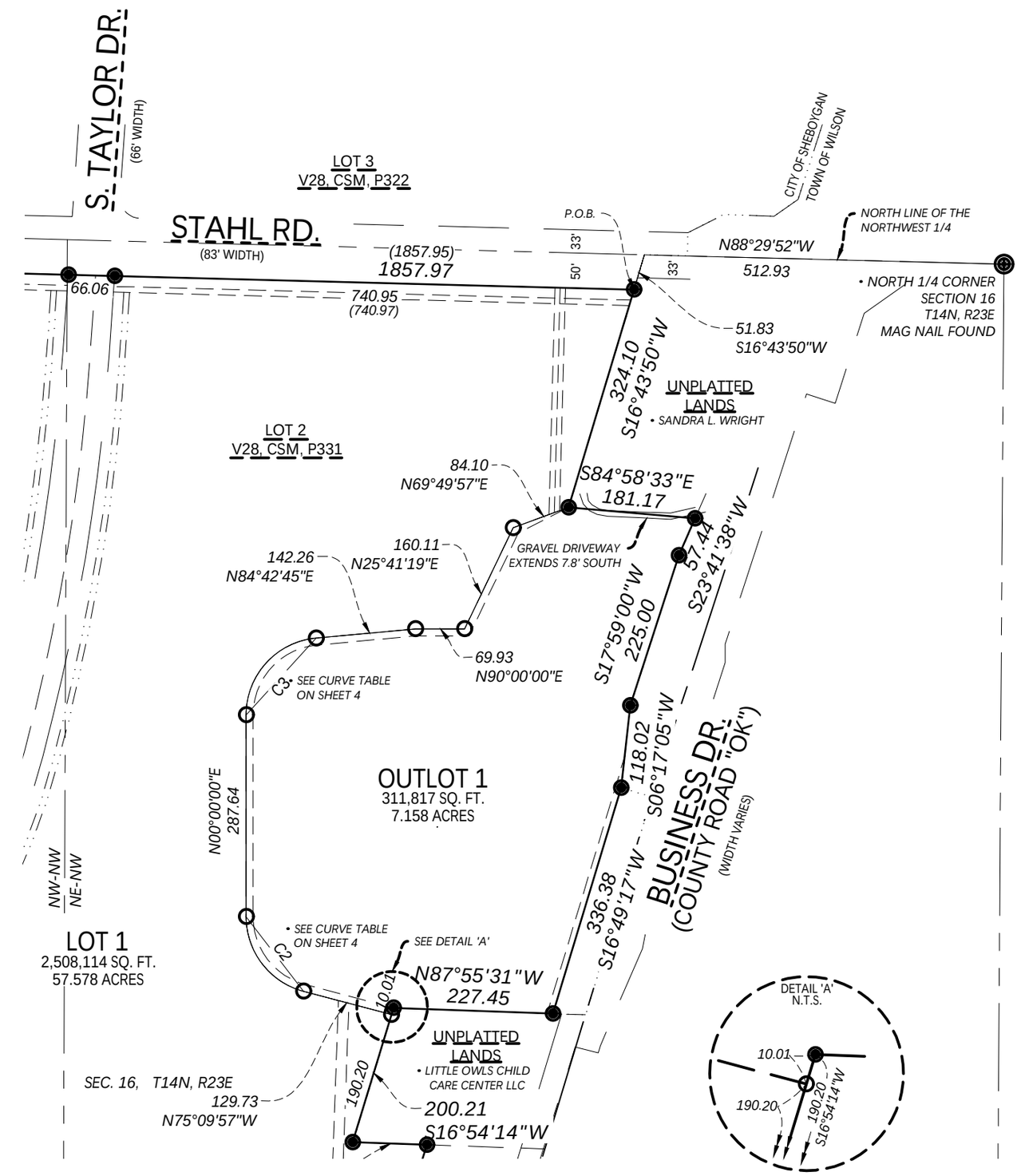


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SCALE 1"=200'

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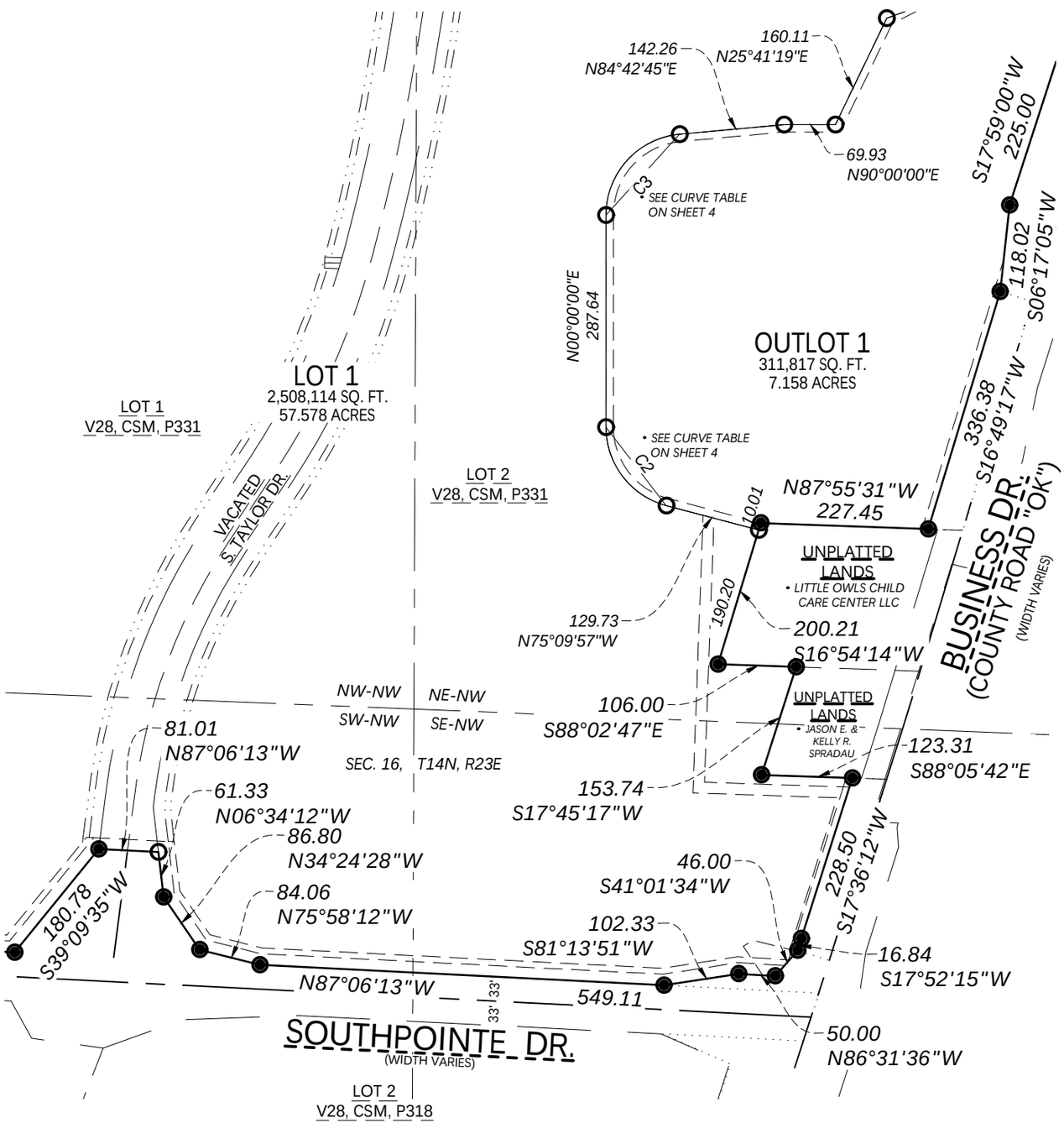


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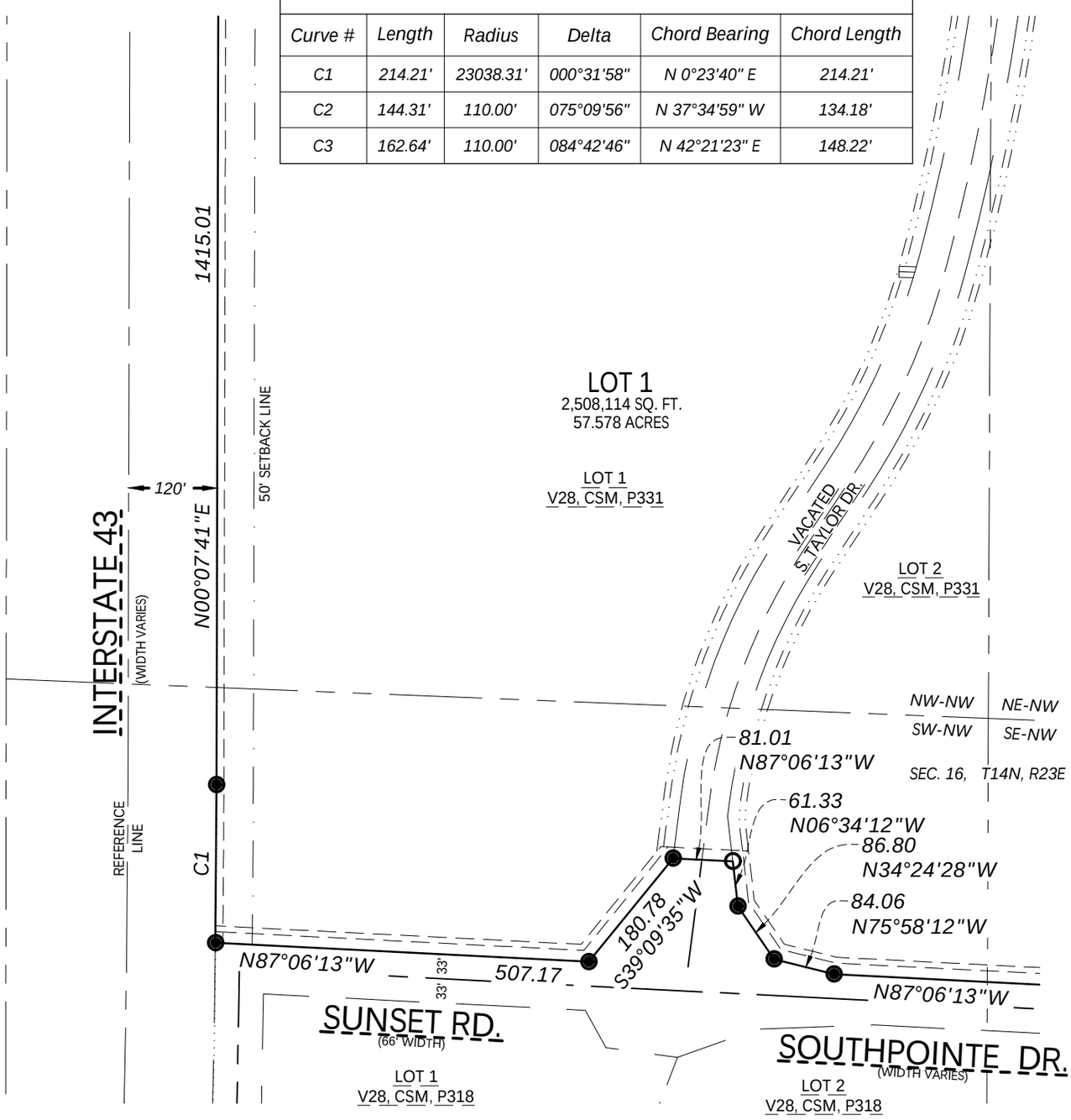
| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
| C1 | 214.21' | 23038.31' | 000°31'58" | N 0°23'40" E | 214.21' |
| C2 | 144.31' | 110.00' | 075°09'56" | N 37°34'59" W | 134.18' |
| C3 | 162.64' | 110.00' | 084°42'46" | N 42°21'23" E | 148.22' |

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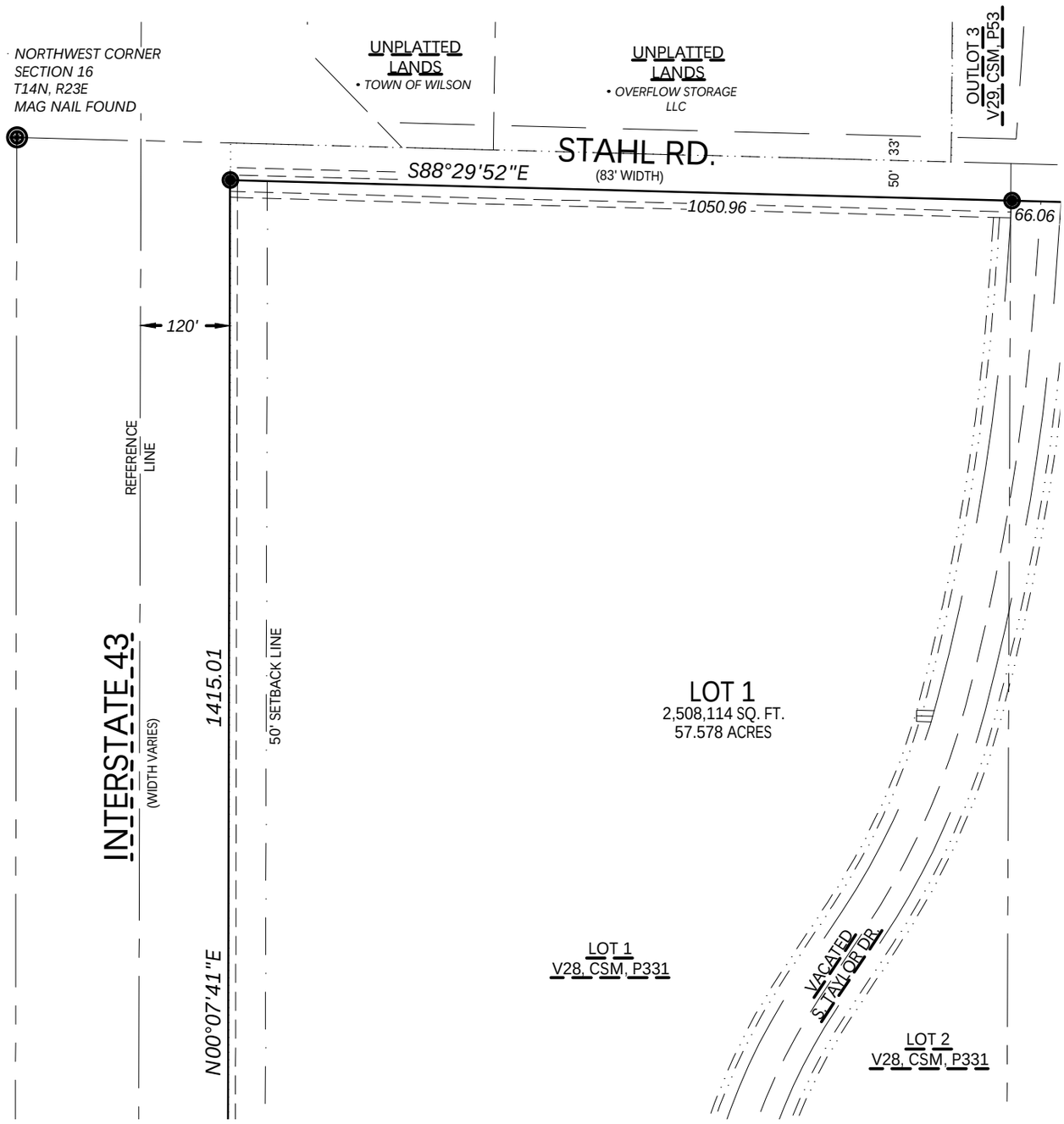


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Fax (920) 830-6100 Appleton, WI 54914-1654
Toll Free (800) 571-6677 westwoodps.com
Westwood Professional Services

# CERTIFIED SURVEY MAP NUMBER

ALL OF LOTS 1 AND 2 RECORDED IN SHEBOYGAN COUNTY CERTIFIED SURVEY MAP, VOLUME 28, PAGES 331-339, AS DOCUMENT NO. 2061659 AND THAT PART OF VACATED SOUTH TAYLOR DRIVE, ALL LOCATED IN PART OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 ALL IN THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

N

W E

S

0' 150' 300' 450' 600'

SCALE 1"=300'

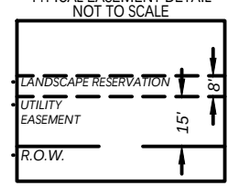
## NORTH REFERENCE

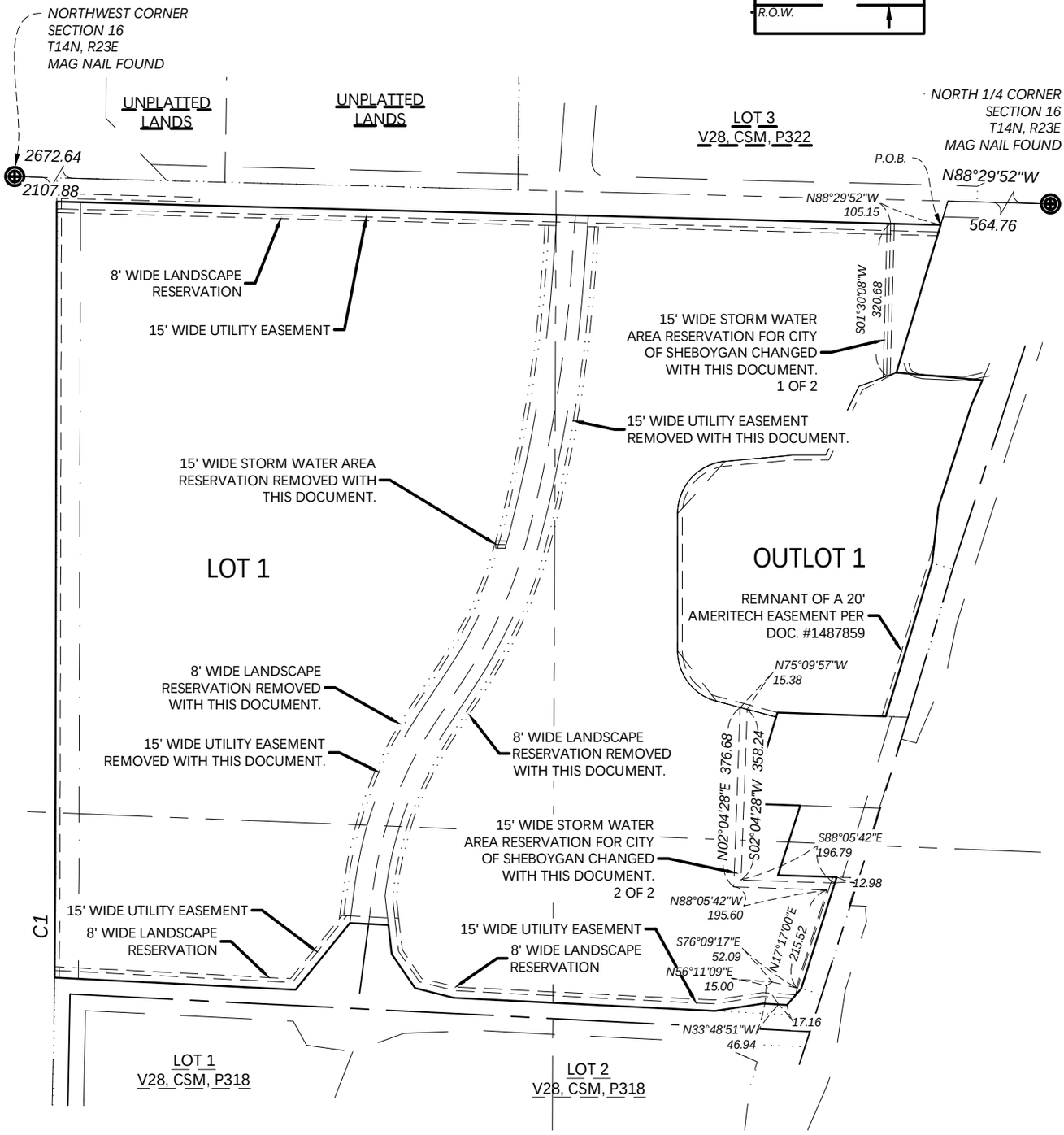
BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (SHEBOYGAN COUNTY) NAD 83 (2011) IN WHICH THE NORTH LINE OF THE NW 1/4 OF SECTION 16, T14N, R23E, IS RECORDED TO BEAR N88°29'52"W.

LEGEND

- GOVERNMENT CORNER AS NOTED
- P.O.B. POINT OF BEGINNING
- EXISTING EASEMENT/RESERVATION
- EASEMENT/RESERVATION TO BE REMOVED

TYPICAL EASEMENT DETAIL
NOT TO SCALE




| DATE | DIRECTORY NO. |
|---|---|
| 1-5-2026 | |
| PROJECT NO. | DRAFTED BY |
| 0070640.01 | TVH |
| SHEET | DRAWING NAME |
| 6 OF 9 | CSM |

SURVEY FOR: BL COMPANIES
355 RESEARCH PARKWAY
MERIDEN, CT 06450

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# CERTIFIED SURVEY MAP NUMBER

ALL OF LOTS 1 AND 2 RECORDED IN SHEBOYGAN COUNTY CERTIFIED SURVEY MAP, VOLUME 28, PAGES 331-339, AS DOCUMENT NO. 2061659 AND THAT PART OF VACATED SOUTH TAYLOR DRIVE, ALL LOCATED IN PART OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 ALL IN THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

## SURVEYOR'S CERTIFICATE:

I TERRY L. VAN HOUT, STATE OF WISCONSIN PROFESSIONAL LAND SURVEYOR S-2526, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE FOLLOWING:

ALL OF LOTS 1 AND 2 IN SHEBOYGAN COUNTY CERTIFIED SURVEY MAP DATED JUNE 20, 2018, RECORD ON AUGUST 28, 2018, IN VOLUME 28, AT PAGES 331-339, AS DOCUMENT NO. 2061659 AND THAT PART OF VACATED SOUTH TAYLOR DRIVE, ALL LOCATED IN PARTS OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 14 NORTH, RANGE 23 EAST;
THENCE N88°29'52"W COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16 A DISTANCE OF 512.93 FEET;
THENCE S16°43'50"W A DISTANCE OF 51.82 FEET TO THE NORTHEAST CORNER OF LOT 2, OF SHEBOYGAN COUNTY CERTIFIED SURVEY MAP RECORDED IN VOLUME 28 ON PAGES 331-339 AS DOCUMENT NUMBER 2061629 BEING THE POINT OF BEGINNING;
THENCE CONTINUING S16°43'50"W COINCIDENT WITH AN EASTERLY LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP A DISTANCE OF 324.10 FEET;
THENCE S84°58'33"E COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 181.17 FEET;
THENCE S23°41'38"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 57.44 FEET;
THENCE S17°59'00"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 225.00 FEET;
THENCE S06°17'05"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 118.02 FEET;
THENCE S16°49'17"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 336.38 FEET;
THENCE N87°55'31"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 227.45 FEET;
THENCE S16°54'14"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 200.21 FEET;
THENCE S88°02'47"E COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 106.00 FEET;
THENCE S17°45'17"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 153.74 FEET;
THENCE S88°05'42"E COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 123.31 FEET;
THENCE S17°36'12"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 228.50 FEET;
THENCE S17°52'15"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 16.84 FEET;
THENCE S41°01'34"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 46.00 FEET;
THENCE N86°31'36"W COINCIDENT WITH A SOUTH LINE OF SAID LOT 2 A DISTANCE OF 50.00 FEET;
THENCE S81°13'51"W COINCIDENT WITH A SOUTH LINE OF SAID LOT 2 A DISTANCE OF 102.33 FEET;
THENCE N87°06'13"W COINCIDENT WITH A SOUTH LINE OF SAID LOT 2 A DISTANCE OF 549.11 FEET;
THENCE N75°58'12"W COINCIDENT WITH A SOUTHWEST LINE OF SAID LOT 2 A DISTANCE OF 84.06 FEET;
THENCE N34°24'28"W COINCIDENT WITH A SOUTHWEST LINE OF SAID LOT 2 A DISTANCE OF 86.80 FEET;
THENCE N06°34'12"W COINCIDENT WITH A SOUTHWEST LINE OF SAID LOT 2 A DISTANCE OF 61.33 FEET TO A POINT ON THE EASTERLY LINE OF VACATED SOUTH TAYLOR DRIVE;
THENCE N87°06'13"W A DISTANCE OF 81.01 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF LOT 1 OF SHEBOYGAN COUNTY CERTIFIED SURVEY MAP RECORDED AS VOLUME 28, PAGE 339;
THENCE S39°09'35"W COINCIDENT WITH THE SOUTHEAST LINE OF SAID LOT 1 A DISTANCE OF 180.78 FEET;
THENCE N87°06'13"W COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 507.17 FEET TO THE WEST LINE OF SAID LOT 1;
THENCE COINCIDENT WITH THE WEST LINE OF SAID LOT 1, 214.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 23,038.31 FEET AND WHOSE CHORD BEARS N00°23'40"E WITH A LENGTH OF 214.21 FEET;
THENCE N00°07'41"E COINCIDENT WITH THE WEST LINE OF SAID LOT 1 A DISTANCE OF 1415.01 FEET;
THENCE S88°29'52"E COINCIDENT WITH THE NORTH LINE OF AND ITS EXTENSION THEREOF LOT 1, (VACATED TAYLOR DRIVE) AND THE NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP RECORDED AS VOLUME 28, PAGE 331 A DISTANCE OF 1857.97 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 64.736 ACRES (2,819,931 SQUARE FEET) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE THIS SURVEY AND LAND DIVISION UNDER THE DIRECTION OF WILLIAM FRIES, BL COMPANIES.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF SHEBOYGAN IN SURVEYING, DIVIDING AND MAPPING OF SAID LANDS.

THAT THIS IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION MADE THEREOF.

DATED THIS_____DAY OF_____,2026

*DRAFT*

TERRY L. VAN HOUT P.L.S. NO. S-2526

| | |
|---|---|
| DATE 1-5-2026 | DIRECTORY NO. |
| PROJECT NO. 0070640.01 | DRAFTED BY TVH |
| SHEET 7 OF 9 | DRAWING NAME CSM |

SURVEY FOR: BL COMPANIES
355 RESEARCH PARKWAY
MERIDEN, CT 06450

Westwood
Phone (920) 735-6900 One Systems Drive
Fax (920) 830-6100 Appleton, WI 54914-1654
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Westwood Professional Services

# CERTIFIED SURVEY MAP NUMBER_____

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## MUNICIPAL OWNER'S CERTIFICATE:

THE CITY OF SHEBOYGAN, A WISCONSIN MUNICIPAL CORPORATION CREATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID MUNICIPAL CORPORATION CAUSED THE LAND DESCRIBED ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. THE CITY OF SHEBOYGAN, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 OF THE TATE STATUTES TO BE SUBMITTED TO THE CITY OF SHEBOYGAN, AND THE SHEBOYGAN PLAN COMMISSION FOR APPROVAL OR OBJECTION:

IN WITNESS WHEREOF THE SAID CITY OF SHEBOYGAN, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RYAN SORENSON, IT'S MAYOR, AND MEREDITH DEBRUIN, IT'S CLERK, AT SHEBOYGAN , WISCONSIN, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED ON THIS

_____DAY OF _____, 2026.

CITY OF SHEBOYGAN

_____
BY: RYAN SORENSON, MAYOR, CITY OF SHEBOYGAN

_____
BY: MEREDITH DEBRUIN, CLERK, CITY OF SHEBOYGAN

THE EXECUTION OF THIS CERTIFIED SURVEY MAP BY THE CITY OF SHEBOYGAN IS AUTHORIZED BY RESOLUTION _____,

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN ON THE _____ DAY OF _____, 2026.

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____ DAY OF_____, 2026, THE ABOVE NAMED PERSONS FOR THE CITY OF SHEBOYGAN, AND TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____
(NOTARY SEAL)

MY COMMISSION EXPIRES_____.

## EASEMENT RELEASE:

THE CITY OF SHEBOYGAN AS OWNER, AND HAVING THE RIGHT OF ENFORCEMENT, DO HEREBY RELEASE THE UTILITY EASEMENT, STORM WATER RESERVATION 2 OF 3 AND LANDSCAPE RESERVATION AS SHOWN ON RECORDED SHEBOYGAN COUNTY CERTIFIED SURVEY MAP, VOLUME 28, PAGES 331-339, AND DOCUMENT NO. 2061659 (ALONG VACATED SOUTH TAYLOR DRIVE). SAID EASEMENT AND STORMWATER RESERVATION REMOVAL IS SHOWN ON SHEET 6.

DATED THIS _____DAY OF _____, 2026.

CITY OF SHEBOYGAN

_____
BY: RYAN SORENSON, MAYOR, CITY OF SHEBOYGAN

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____ DAY OF_____, 2026, THE ABOVE NAMED PERSON FOR THE CITY OF SHEBOYGAN, AND TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____
(NOTARY SEAL)

MY COMMISSION EXPIRES_____.

| | |
|---|---|
| DATE 1-5-2026 | DIRECTORY NO. |
| PROJECT NO. 0070640.01 | DRAFTED BY TVH |
| SHEET 8 OF 9 | DRAWING NAME CSM |

SURVEY FOR: BL COMPANIES
355 RESEARCH PARKWAY
MERIDEN, CT 06450

Westwood
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## CITY OF SHEBOYGAN PLAN COMMISSION CERTIFICATE:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED FOR RECORDING BY THE SHEBOYGAN PLAN COMMISSION.

DATED THIS_____DAY OF_____, 2026

_____

_____ _____, CHAIRMAN, CITY OF SHEBOYGAN PLAN COMMISSION

_____

_____ _____, SECRETARY, CITY OF SHEBOYGAN PLAN COMMISSION

## CITY OF SHEBOYGAN COMMON COUNCIL CERTIFICATE:

RESOLVE THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF SHEBOYGAN WAS HEREBY APPROVED BY THE COMMON COUNCIL

OF THE CITY OF SHEBOYGAN BY R.O. NUMBER _____, ADOPTED ON THE _____ DAY OF _____, 2026; THAT SAID R.O. PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY FOR PUBLIC USE.

DATED THIS_____DAY OF_____, 2026

_____

BY: RYAN SORENSON, MAYOR, CITY OF SHEBOYGAN

_____

BY: MEREDITH DEBRUIN, CLERK, CITY OF SHEBOYGAN

| | |
|---|---|
| DATE 1-5-2026 | DIRECTORY NO. |
| PROJECT NO. 0070640.01 | DRAFTED BY TVH |
| SHEET 9 OF 9 | DRAWING NAME CSM |

SURVEY FOR: BL COMPANIES
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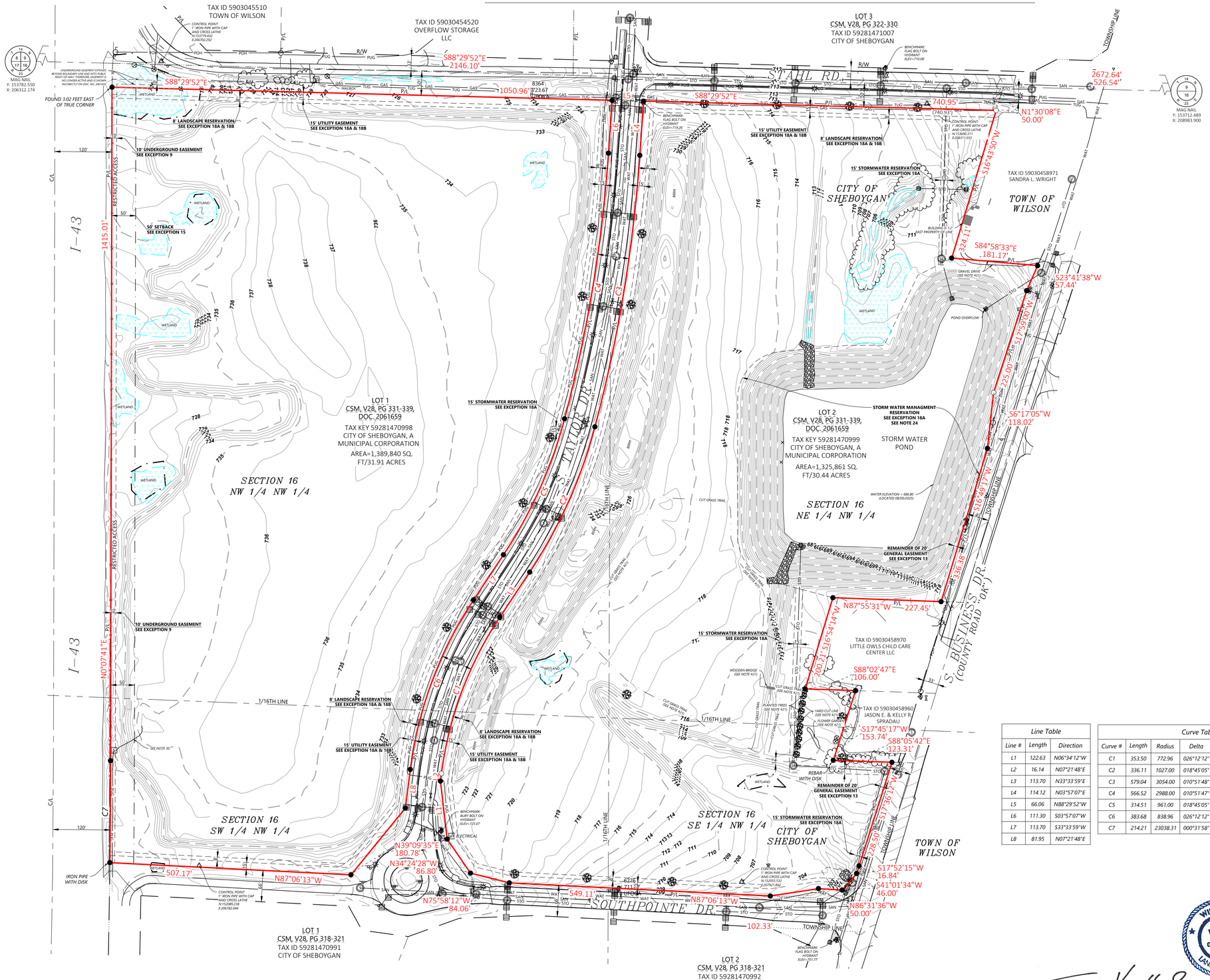
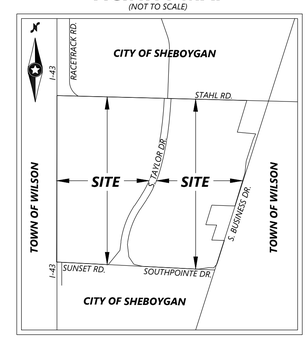
# ALTA/NSPS LAND TITLE SURVEY




| Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 122.63 | N06°34'12"W |
| L2 | 16.14 | N07°21'48"E |
| L3 | 113.70 | N33°33'59"E |
| L4 | 114.12 | N03°57'07"E |
| L5 | 66.06 | N88°29'52"W |
| L6 | 111.30 | S03°57'07"W |
| L7 | 113.70 | S33°33'59"W |
| L8 | 81.95 | N07°21'48"E |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
| C1 | 353.50 | 772.96 | 026°12'12" | N 20°27'54" E | 350.43 |
| C2 | 336.11 | 1027.00 | 018°45'05" | N 24°11'26" E | 334.61 |
| C3 | 579.04 | 3054.00 | 010°51'48" | N 9°23'00" E | 578.17 |
| C4 | 566.52 | 2988.00 | 010°51'47" | S 9°23'00" W | 565.67 |
| C5 | 314.51 | 961.00 | 018°45'05" | S 24°11'26" W | 313.11 |
| C6 | 383.68 | 838.96 | 026°12'12" | S 20°27'54" W | 380.35 |
| C7 | 214.21 | 23038.31 | 000°31'58" | N 0°23'40" E | 214.21 |

## VICINITY MAP
(NOT TO SCALE)




GRAPHIC SCALE
100' 50' 0 100'
SCALE IN FEET

## NORTH REFERENCE

BEARINGS AND COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (SHEBOYGAN COUNTY) NAD 83 (2011) WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, T14N, R23E ASSUMED TO BEAR N89°29'52"W

## LEGEND

| Symbol | Denotes |
|---|---|
| ○ | 1" X 18" IRON PIPE WITH WESTWOOD CAP WEIGHING 1.68 LBS/LIN. FOOT SET |
| ● | FOUND 1" IRON PIPE UNLESS NOTED OTHERWISE |
| ⊕ | BENCHMARK |
| ◊ | POWER POLE |
| S | SANITARY SEWER MANHOLE |
| ⋈ | WATER VALVE |
| ⋈ | FIRE HYDRANT |
| ⊗ | WOOD POST |
| ◔ | BORING HOLE |
| W | WELL |
| G | GAS METER |
| E | ELECTRIC METER |
| S | STORM/SANITARY MANHOLE |
| E | ELECTRIC MANHOLE |
| T | TELEPHONE PEDESTAL |
| △ | CONTROL POINT |
| ⊣ | ROAD SIGN |
| ☼ | LIGHT POLE |
| ⊗ | BOLLARD |
| ❀ | DECIDUOUS TREE |
| ✺ | CONIFEROUS TREE |
| TP | TOP OF PAVEMENT |
| | TREE AND BRUSH LINE |
| ( ) | PREVIOUSLY RECORDED |
| POH | OVER HEAD POWER LINE |
| SAN | UNDERGROUND SANITARY SEWER LINE |
| PUG | UNDERGROUND ELECTRIC LINE |
| WAT | UNDERGROUND WATER LINE |
| TUG | UNDERGROUND TELEPHONE LINE |
| STO | UNDERGROUND STORM LINE |
| FO | UNDERGROUND FIBER OPTIC LINE |
| GAS | UNDERGROUND GAS LINE |
| | EDGE OF GRAVEL |
| FMLN | FENCE LINE |
| TC | BACK OF CURB |
| +500.0 | SPOT ELEVATION |
| | LOT SETBACK LINE |
| | WETLANDS EDGE LINE (SEE NOTE 20) |
| | WETLANDS (SEE NOTE 20) |
| | STORM WATER RIP RAP |
| | CONCRETE |

TERRY L. VAN HOUT, PLS

DATE 11/05/2025
REVISED 12/18/2025
REVISED 02/10/2026
REVISED 02/27/2026

WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2526
TERRY.VANHOUT@WESTWOODPS.COM

WISCONSIN TERRY L. VAN HOUT S - 2526 GREEN BAY, WI LAND SURVEYOR

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(203) 630-1406
(203) 630-2615 Fax

**LOTS 1 AND 2 OF CERTIFIED SURVEY MAP IN VOL. 28, PG. 331-339, DOC. NO. 2061659, BEING PART OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN**

| REVISIONS | | |
|---|---|---|
| No. | Date | Desc. |
| 1 | 12/18/25 | Removed and added notes. Add manhole |
| 2 | 02/10/26 | Sign Removed. |
| 3 | 02/27/26 | Version 3 |

| | |
|---|---|
| Surveyed | EMK, PDN |
| Drawn | EMK |
| Reviewed | TVH |
| Scale | 1"=100' |
| Project No. | R0070640.00 |
| Date | 11/03/25 |

CAD File:
0070640.00 _SurvAlta-Update-2026-02-27-O

Title
ALTA/NSPS LAND TITLE SURVEY

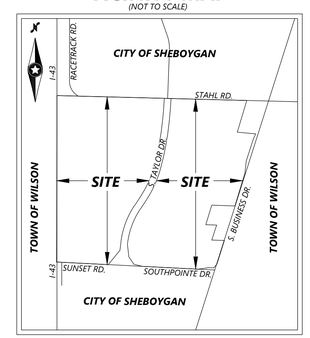
Sheet No.
1 OF 2

Feb 27, 2026, 1:02pm EMKorsis H:\0070640.00\Deliverables\2026-02-27\CAD\0070640.00 _SurvAlta-Update-2026-02-27-OUT.dwg
[Design] EMK, PDN

2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

# ALTA/NSPS LAND TITLE SURVEY

## VICINITY MAP
(NOT TO SCALE)




## EXCEPTIONS (PER TITLE COMMITMENT NO. WI2504805C VERSION 3)

*The following notes correspond to the numbering system of Schedule B, Section II of the above mentioned title commitment.*

8. *TERMS AND CONDITIONS OF A CERTIFICATE OF COMPENSATION DATED OCTOBER 19, 1987, FILED OF RECORD OCTOBER 23, 1987, IN VOLUME 1065, AT PAGES 580-584, AND AS DOCUMENT NO. 1160187.* ***(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT, LOT 1 AND LOT 2 FALL WITHIN THE LANDS DESCRIBED IN DOCUMENT)***

9. *EASEMENT FOR INSTALL UNDERGROUND FIBER OPTIC COMMUNICATION WIRES AND CABLES IN FAVOR OF WISCONSIN BELL, INC., A WISCONSIN CORPORATION AS CONTAINED IN UNDERGROUND EASEMENT DATED MARCH 17, 1993, FILED OF RECORD JULY 16, 1993, IN VOLUME 1287, AT PAGES 327-331, AND AS DOCUMENT NO. 1377468.* ***(AFFECTS LOT 1, ITS LOCATION IS SHOWN)***

10. *TERMS AND CONDITIONS OF ORDER AMENDING SANITARY DISTRICT BOUNDARIES FOURTH ADDITION (COUNTY ROAD OK ADDITION) DATED NOVEMBER 18, 1996, FILED OF RECORD DECEMBER 19, 1996, IN VOLUME 1481, AT PAGES 880-884, AND AS DOCUMENT NO. 1467001.* ***(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT, LOT 1 AND LOT 2 FALL WITHIN THE LANDS DESCRIBED IN DOCUMENT)***

11. *EASEMENT FOR LAY, MAINTAIN, REPAIR, USE, AND CONSTRUCT SANITARY SEWER MAIN(S), APPURTENANCES, AND ASSOCIATED EQUIPMENT IN FAVOR OF TOWN OF WILSON SANITARY DISTRICT NO. 1 AS CONTAINED IN SANITARY SEWER EASEMENT DATED MAY 19, 1997, FILED OF RECORD JUNE 6, 1997, IN VOLUME 1508, AT PAGES 289-290, AND AS DOCUMENT NO. 1478299.* ***(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT - DOES NOT AFFECT THE SURVEYED PROPERTY)***

12. *EASEMENT FOR USE AND OPERATE EQUIPMENT AND MACHINERY TO CONSTRUCT A SANITARY SEWER MAIN AND APPURTENANCES IN FAVOR OF TOWN OF WILSON SANITARY DISTRICT NO. 1 AS CONTAINED IN TEMPORARY SANITARY SEWER MAIN CONSTRUCTION LICENSE DATED MAY 19, 1997, FILED OF RECORD JUNE 6, 1997, IN VOLUME 1508, AT PAGES 292-294, AND AS DOCUMENT NO. 1478300.* ***(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT - DOES NOT AFFECT THE SURVEYED PROPERTY)***

13. *EASEMENT FOR CONSTRUCT, RECONSTRUCT, MODIFY, SUPPLEMENT, MAINTAIN, OPERATE AND/OR REMOVE FACILITIES FOR THE TRANSMISSION OF SIGNALS USED IN THE PROVISION OF COMMUNICATION IN FAVOR OF WISCONSIN BELL TELEPHONE COMPANY AKA AMERITECH WISCONSIN, AN WISCONSIN CORPORATION AS CONTAINED IN AMERITECH GENERAL EASEMENT DATED OCTOBER 6, 1997, FILED OF RECORD OCTOBER 14, 1997, IN VOLUME 1531, AT PAGES 243-244, AND AS DOCUMENT NO. 1487859.* ***(AFFECTS LOT 2, ITS LOCATION IS SHOWN)***

14. *COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND SETBACKS, AS DELINEATED ON SHEBOYGAN COUNTY CERTIFIED SURVEY MAP DATED JULY 31, 1998, FILED OF RECORD AUGUST 5, 1998, IN VOLUME 15, AT PAGES 179-182, AND AS DOCUMENT NO. 1514131.* ***(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT, LOT 1 AND LOT 2 FALL WITHIN THE LANDS DESCRIBED IN DOCUMENT)***

15. *TERMS AND CONDITIONS OF ACCESS/SETBACK COVENANT IN FAVOR OF WISCONSIN DEPARTMENT OF TRANSPORTATION DATED JULY 7, 2002, FILED OF RECORD AUGUST 1, 2002, AS DOCUMENT NO. 1644056.* ***(AFFECTS LOT 1, ITS LOCATION IS SHOWN)***

16. *COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND SETBACKS, AS DELINEATED ON SHEBOYGAN COUNTY CERTIFIED SURVEY MAP DATED JULY 31, 2002, FILED OF RECORD AUGUST 8, 2002, IN VOLUME 18, AT PAGES 297-299, AND AS DOCUMENT NO. 1644724.* ***(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT, LOT 1 AND LOT 2 ARE AFFECTED, ITS LOCATION IS SHOWN)***

17. *TERMS AND CONDITIONS OF GEN. ORD. NO. 27-17-18 ANNEXATION DATED DECEMBER 6, 2017, FILED OF RECORD JANUARY 26, 2018, AS DOCUMENT NO. 2051705.* ***(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT, LOT 1 AND LOT 2 FALL WITHIN THE LANDS DESCRIBED IN DOCUMENT)***

*SAID DOCUMENT WAS RE-RECORDED ON MARCH 12, 2018, AS DOCUMENT NO. 2053560 TO CORRECT THE WARD NUMBER. THE CORRECT WARD NUMBER IS THE 23RD WARD.* ***(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT, LOT 1 AND LOT 2 FALL WITHIN THE LANDS DESCRIBED IN DOCUMENT)***

18. *COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS, AND SETBACKS, AS DELINEATED ON SHEBOYGAN COUNTY CERTIFIED SURVEY MAP DATED JUNE 20, 2018, FILED OF RECORD AUGUST 28, 2018, IN VOLUME 28, AT PAGES 331-339, AND AS DOCUMENT NO. 2061659. CORRECTED BY A CORRECTION INSTRUMENT TO SHOW A UTILITY EASEMENT AND LANDSCAPING RESERVATION ALONG STAHL ROAD, AND ALONG SOUTHPOINTE DRIVE ON SHEET 6, DATED OCTOBER 11, 2018, FILED OF RECORD ON OCTOBER 16, 2018, AS DOCUMENT NO. 2063961.* ***(BASED ON THE DESCRIPTIONS CONTAINED IN THE RECORD DOCUMENT, LOT 1 AND LOT 2 FALL WITHIN THE LANDS DESCRIBED IN DOCUMENT)***

## GENERAL NOTES

1. *The legal description on and depiction of the subject property contained in the survey described and depict the same property described in the legal descriptions contained in that certain title commitment reported on Chicago Title Insurance Company, Title Commitment Number WI2504805C Version 3 having a Commitment date of January 30, 2026.*

2. *Monuments set as Shown Hereon (Table A, Item 1)*

3. *Address of subject property: No Address Available (Table A, Item 2)*

4. *Subject property appears to be classified as "Zone X" (area of minimal flood hazard) when scaled from Flood Insurance Rate Map Community - Panel Number 55117C0342F, dated April 2, 2009 (Table A, Item 3)*

5. *Subject property contains 2,715,701 Sq. Ft. or 62.35 Acres More or Less. (Table A, Item 4)*

6. *Elevations derived by using NAVD83 (North American Vertical Datum 2012) Datum. NGS Benchmark PID - DE7593: Vertical Control Disk set in Top of Concrete Monument, being at the southeast corner of Lakeshore Drive & Black River Road, with an Elevation = 586.98 (feet). (Table A, Item 5)*
   *Project Benchmarks:*
   *- Flag Bolt of Hydrant. (Hydrant is at the Southwest corner of the intersection of South Business Drive & Sunset Road) Elevation: 701.77';*
   *- Bury Bolt of Hydrant. (Hydrant is at the Northeast corner of the intersection of South Taylor Drive & Sunset Road) Elevation: 725.07';*
   *- Flag Bolt of Hydrant. (Hydrant is at the Southeast corner of the intersection of South Taylor Drive & Stahl Road) Elevation: 719.26';*
   *- Flag Bolt of Hydrant. (Hydrant is on the North side of Stahl road, approximately 529 feet from the centerline of South Taylor Drive) Elevation: 710.08';*

7. *Bearings for this survey are based on the Wisconsin Coordinate Reference System Coordinates (WISCRS), Sheboygan County, NAD83 (2012) in US survey feet. Values shown are grid coordinates, grid bearings, and grid distances. Grid distances may be used as ground distances.*

8. *Property is currently zoned SI (Suburban Industrial District). Based on information provided by BL Companies. (Table A, Item 6 (a))*

| ***Lot Requirements*** | ***Parking Requirements*** |
|---|---|
| *- Minimum Lot Area = 1 Acres* | *- Building Size = None Required* |
| *- Minimum Lot Width = 60 Feet* | *- Parking Required = T.B.D.* |
| *- Minimum Lot Frontage = None Required* | *- Minimum Handicapped Parking Spaces Required = 8 Spaces* |
| *- Minimum Front Setback = 25 Feet* | *- Minimum Parking Dimensions = 9 Feet X 18.5 Feet* |
| *- Minimum Side Setback = 10 Feet* | *- Minimum Loading Dimensions = 10 Feet X 55 Feet* |
| *- Minimum Rear Setback = 25 Feet* | *- Minimum Isle Width = 26 Feet - 2-Way* |
| *- Maximum Building Height = 50 Feet* | *- Minimum Front Setback = XX Feet* |
| *- Minimum Landscape Surface Ratio = 25 Percent* | *- Minimum Side Setback = XX Feet* |
| *- Maximum Building Coverage = None Required* | *- Minimum Rear Setback = XX Feet* |
| | *- Minimum Interior Landscaping = T.B.D.* |

*(Setback limits are not shown on Sheet 1 of 2 due to Uncertainty with Front/Side/Rear Lot Direction)*

9. *There were no building structures observed on the subject properties at the time of the survey. (Table A, Item 7(a) & 7(b)).*

10. *All Substantial Features observed during this survey are Presented on Page 1 of 2. (Table A, Item 8).*

11. *There were no parking parking spaces, areas, lot or structures observed at the time of this survey. (Table A, Item 9)*

12. *Located utility markings per Diggers Hotline tickets #20254006170, #20254006181, #20254006183, #20254006188, #20254006194, #20254006200 and BLVD Project WI.Sheboygan dated 10/14/2025. Also requested Facility maps thought Diggers Hotline planning print tickets #20253911729, #20253911784, #20253911805, #20253911831, #20253911847 and #20253911871. (Table A, Item 11(a)(b))*

13. *Adjacent Ownership information shown per Milwaukee County GIS Applications. (Table A, Item 13)*

14. *The subject parcels are adjacent to Stahl Road, S Taylor Drive and Sunset Road (Table A, Item 14)*

15. *There was no observable evidence of earth moving work, or outside building construction at the time of this survey. (Table A, Item 16)*

16. *As of the date of this survey, there are no proposed changes in street right of way lines, per City of Sheboygan and Sheboygan County. As of the date of the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs. (Table A, Item 17)*

17. *There are no offsite easements or servitude's benefiting or burdening the subject property. (Table A, Item 18)*

18. *There were no observed curb cuts or field entrances for Lots 1 or 2 to access to the public right-of-way. Lot 1 is adjoining S. Taylor Drive, Stahl Road, Southpoint Drive and I 43 (I 43 is access restricted). Lot 2 is adjoining S. Taylor Drive, Stahl Road, Business Drive (CTH OK) and Southpoint Drive.*

19. *There is no observable evidence of site use as a solid waste dump, sump, sanitary landfill or cemetery.*

20. *Wetland lines and areas shown hereon are from U.S. Army Corps of Engineers Regulatory File 2017-04192-JLK with an approval date of April 1, 2024. Mapped ares are from TRC Enviornmental Corporation from November 2023 on project number 565403.*

21. *There are no observable party walls and no observable above ground encroachments either (A) by the improvements on the subject property upon adjoining properties, streets, alleys, easement or rights of way, or (B) by the improvements on any adjoining properties, streets or alleys upon the subject property, except as otherwise shown hereon.*

22. *Occupation and use by adjacent properties as stated below:*
   *a.) A long the south line of Tax ID 59030458971, there is a gravel driveway extending 7.8 feet south for 132.9 feet along the property line of Lot 2 of the subject property as shown.*
   *b.) A long the west line of Tax ID 59030458960, there is a mowed open area and 2-3-inch trunk sized planted trees extending into Lot 2 of the subject property as shown.*
   *c.) West line of Tax ID 59030458960, there is a mowed path with a wooden bridge about 5 feet wide within Lot 2 of the subject parcel as shown.*

23. *~~Sheboygan County Certified Survey Map recorded August 8, 2002, in Volume 18, Pages 297-299, and as Document Number 1644724, show utility easement lines around said Lot 1 and are shown on this ALTA/NSPS Land Title Survey map. Said certified survey map does not contain an Owner's Certificate and any easements shown on the Certified Survey Map may not be valid without an additional document transferring the easements interests. There were no additional documents related to the easement lines shown on said map in the title report.~~ Removed by surveyor; Certified Survey Map in document 2061659 in Volume 28, Page 331 has easement release language and signature from the municipality with right of enforcement.*

24. *Storm water pond collects water from areas that are off site of the subject property boundary.*

25. *The subject property has access to public utilities from the public streets adjacent to the subject property.*

26. *The subject property abuts, without gaps gores or strips, and has vehicular and pedestrian ingress to and egress from Stahl Road, S Taylor Drive and Sunset Road, which are completed, dedicated and accepted public rights of way.*

27. *Except as shown and noted on this Survey, based on a careful physical inspection of the subject property and matters of record or provided by the title company or client, there are no visible:*
   *27.1. height or bulk restrictions, setback lines, parking requirements, party walls, encroachments or overhangs of any improvements upon any easement, right-of-way or adjacent land or encroachment of the improvements located on adjacent land onto the subject property, other than as noted on the Encroachment Table; or*
   *27.2. easements, rights-of way, party walls, or building structures or other improvements, conflicts, officially designated 100 year flood plains or flood prone areas, springs, streams, creeks, rivers, ponds, lakes, cemeteries or burial grounds*

28. *Except as shown on the survey, the subject property does not serve any adjoining property for utilities, drainage, structural support or ingress or egress.*

29. *The record description of the subject property forms a mathematically closed figure within tolerance of the State of Wisconsin minimum requirements.*
   *Lot 1: Closure of 0.003 feet being 1 foot in 1,646,600 feet.*
   *Lot 2: Closure of 0.029 feet being 1 foot in 192,850 feet.*

30. *There was a Sign, Electric Meter, and Retaining Wall removed in this area. Do not have evidence that the service line from the Electrical Transformer Box to old Meter was removed.*

## LEGAL DESCRIPTION

***LOTS 1 AND 2 OF SHEBOYGAN COUNTY CERTIFIED SURVEY MAP DATED JUNE 20, 2018, FILED OF RECORD AUGUST 28, 2018, IN VOLUME 28, AT PAGES 331-339, AND AS DOCUMENT NO. 2061659 IN THE CITY OF SHEBOYGAN, COUNTY OF SHEBOYGAN, STATE OF WISCONSIN BEING LOTS 1, 2, AND PART OF LOT 3 OF C.S.M. RECORDED IN VOLUME 15, PAGE 179, AND LOT 1, AND PART OF LOT 2 OF C.S.M. RECORDED IN VOLUME 18, PAGE 297, ALL LOCATED IN PARTS OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.***

## *CERTIFICATION*

*TO* ***CHICAGO TITLE INSURANCE COMPANY; AND AMAZON.COM SERVICES LLC, AMAZON.COM INC.*** *AND THEIR RESPECTIVE AFFILIATES, SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR:*

*THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(b); 7(a), 7(b)1, 8, 9, 11(a), 11(b), 13, 16, 17, 18 and 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-22-2025.*

*TERRY L. VAN HOUT, PLS* — *DATE 11/05/2025*
*REVISED 12/18/2025*
*REVISED 02/10/2026*
*REVISED 02/27/2026*

*WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2526*
*TERRY.VANHOUT@WESTWOODPS.COM*

WISCONSIN — TERRY L. VAN HOUT — S-2526 — GREEN BAY, WI — LAND SURVEYOR

**Westwood**

Phone (920) 735-6900 — 1 Systems Drive, Appleton, WI 54914, westwoodps.com

Westwood Professional Services, Inc.

Architecture
Engineering
Environmental
Land Surveying

BL Companies

355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

**LOTS 1 AND 2 OF CERTIFIED SURVEY MAP IN VOL. 28, PG. 331-339, DOC. NO. 2061659, BEING PART OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN**

| REVISIONS | | |
|---|---|---|
| No. | Date | Desc. |
| 1 | 12/18/25 | Removed and added notes. Add manhole. |
| 2 | 02/10/26 | Sign Removed. |
| 3 | 02/27/26 | Version 3 |

| | |
|---|---|
| Surveyed | EMK, PDN |
| Drawn | EMK |
| Reviewed | TVH |
| Scale | 1"=100' |
| Project No. | R0070640.00 |
| Date | 11/03/25 |

CAD File: 0070640.00 _SurvAlta-Update-2026-02-27-CAD.dwg

Title

ALTA/NSPS LAND TITLE SURVEY

Sheet No.

2 OF 2



Feb 27, 2026 1:30pm BMKotis H:\0070640.00\Deliverables\2026-02-27\CAD\0070640.00 _SurvAlta-Update-2026-02-27-CAD.dwg
Sheet C-102 Sheet 102

2026 BL COMPANIES, INC. THESE DRAWINGS SHALL NOT BE UTILIZED BY ANY PERSON, FIRM OR CORPORATION WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BL COMPANIES.

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# EXHIBIT A

*AFFECTS TAX PARCEL NO. 59281470998 AND 59281470999*

## LEGAL DESCRIPTION OF ROAD VACATION AREA

*THAT PART OF SOUTH TAYLOR DRIVE AS RECORDED IN SHEBOYGAN COUNTY CERTIFIED SURVEY MAP, VOLUME 28, PAGES 331-339, AS DOCUMENT NO. 2061659, LOCATED IN PARTS OF THE NE 1/4, NW 1/4, AND SW 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN DESCRIBED AS FOLLOW:*

*COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 16, TOWN 14 NORTH, RANGE 23 EAST;*
*THENCE N88°29'52"W COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16 A DISTANCE OF 1,265.35 FEET;*
*THENCE S03°57'07"W A DISTANCE OF 50.05 FEET TO THE NORTHWEST CORNER OF LOT 2, SHEBOYGAN COUNTY CERTIFIED SURVEY MAP RECORDED IN VOLUME 28 ON PAGES 331-339, AS DOCUMENT NUMBER 2061629 BEING THE POINT OF BEGINNING;*
*THENCE S03°57'07"W COINCIDENT WITH THE EAST LINE OF SOUTH TAYLOR DRIVE A DISTANCE OF 114.12 FEET;*
*THENCE COINCIDENT WITH SAID EAST LINE, 579.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 3,054.00 FEET AND WHOSE CHORD BEARS S09°23'00"W A LENGTH OF 578.17 FEET;*
*THENCE COINCIDENT WITH SAID EAST LINE, 336.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 1,027.00 FEET AND WHOSE CHORD BEARS S24°11'26"W A LENGTH OF 334.61 FEET;*
*THENCE S33°33'59"W COINCIDENT WITH SAID EAST LINE A DISTANCE OF 113.70 FEET;*
*THENCE COINCIDENT WITH SAID EAST LINE, 353.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 772.96 FEET AND WHOSE CHORD BEARS S20°27'54"W A LENGTH OF 350.43 FEET;*
*THENCE S07°21'48"W COINCIDENT WITH SAID EAST LINE A DISTANCE OF 16.14 FEET;*
*THENCE S06°34'12"E COINCIDENT WITH SAID EAST LINE A DISTANCE OF 61.30 FEET;*
*THENCE N87°06'13"W A DISTANCE OF 81.01 FEET TO A POINT ON THE EAST LINE OF LOT 1 OF SHEBOYGAN COUNTY CERTIFIED SURVEY MAP RECORDED IN VOLUME 28 ON PAGES 331-339 AS DOCUMENT NUMBER 2061629, ALSO BEING ON THE WEST LINE OF SOUTH TAYLOR DRIVE;*
*THENCE N07°21'48"E COINCIDENT WITH SAID WEST LINE OF SOUTH TAYLOR DRIVE A DISTANCE OF 81.95 FEET;*
*THENCE COINCIDENT WITH SAID WEST LINE, 383.69 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 838.96 FEET AND WHOSE CHORD BEARS N20°27'54"E A LENGTH OF 380.35 FEET;*
*THENCE N33°33'59"E COINCIDENT WITH SAID WEST LINE A DISTANCE OF 113.70 FEET;*
*THENCE COINCIDENT WITH SAID WEST LINE, 314.51 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 961.00 FEET AND WHOSE CHORD BEARS N24°11'26"E A LENGTH OF 313.11 FEET;*
*THENCE COINCIDENT WITH SAID WEST LINE, 566.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 2,988.00 FEET AND WHOSE CHORD BEARS N09°23'00"E A LENGTH OF 565.67 FEET;*
*THENCE N03°57'07"E COINCIDENT WITH SAID WEST LINE A DISTANCE OF 111.30 FEET TO THE NORTHEAST CORNER OF LOT 1, SHEBOYGAN COUNTY CERTIFIED SURVEY MAP RECORDED IN VOLUME 28 ON PAGES 331-339 AND AS DOCUMENT NUMBER 2061629;*
*THENCE S88°29'52"E A DISTANCE OF 66.06 FEET TO THE POINT OF BEGINNING;*

*SAID PARCEL CONTAINS 2.393 ACRES (104,230 SQ.FT) OF LAND, MORE OR LESS.*

*DRAFT*

*Terry L. Van Hout, PLS* *DATE 1/05/2026*
*Professional Surveyor No. S-2526*
*Terry.VanHout@westwoodps.com*
*Westwood Professional Services, Inc.*
*1 Systems Drive*
*Appleton, WI 54914*

| | |
|---|---|
| CHECKED: | PDN |
| DRAWN: | TVH |

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PROPOSED ROAD VACATION EXHIBIT A

SHEET NUMBER: 1 OF 2

DATE: 1/05/20

PROJECT NUMBER: 0070640.01

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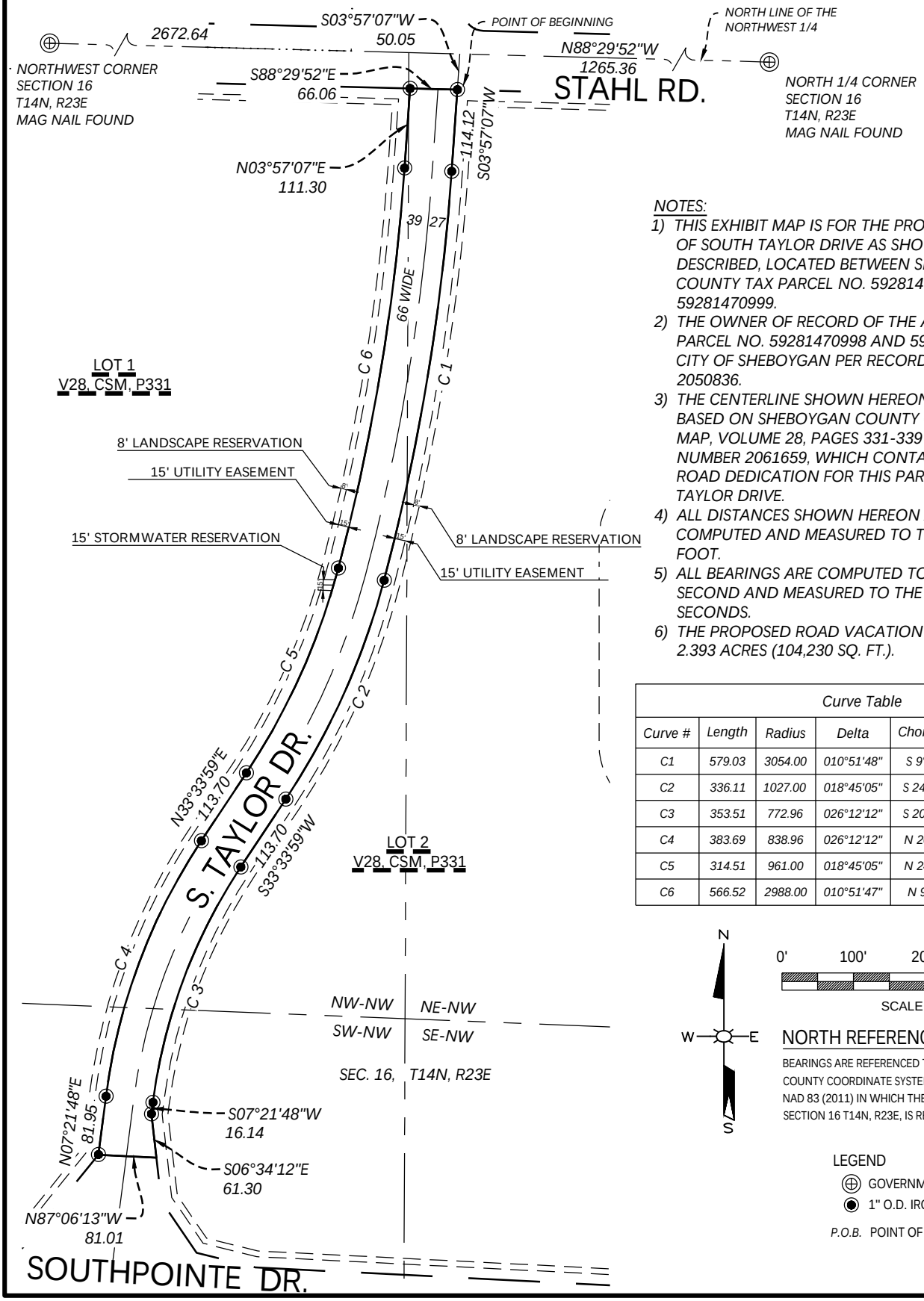
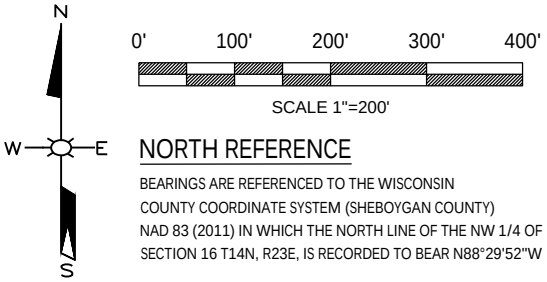



NOTES:

1) THIS EXHIBIT MAP IS FOR THE PROPOSED VACATION OF SOUTH TAYLOR DRIVE AS SHOWN AND DESCRIBED, LOCATED BETWEEN SHEBOYGAN COUNTY TAX PARCEL NO. 59281470998 AND 59281470999.
2) THE OWNER OF RECORD OF THE ADJOINING TAX PARCEL NO. 59281470998 AND 59281470999 IS THE CITY OF SHEBOYGAN PER RECORDED DOCUMENT 2050836.
3) THE CENTERLINE SHOWN HEREON IS OFFSET AND IS BASED ON SHEBOYGAN COUNTY CERTIFIED SURVEY MAP, VOLUME 28, PAGES 331-339 AS DOCUMENT NUMBER 2061659, WHICH CONTAINS THE ORIGINAL ROAD DEDICATION FOR THIS PART OF SOUTH TAYLOR DRIVE.
4) ALL DISTANCES SHOWN HEREON ARE FEET AND COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.
5) ALL BEARINGS ARE COMPUTED TO THE NEAREST SECOND AND MEASURED TO THE NEAREST 5 SECONDS.
6) THE PROPOSED ROAD VACATION AREA IS 2.393 ACRES (104,230 SQ. FT.).

Curve Table

| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
|---|---|---|---|---|---|
| C1 | 579.03 | 3054.00 | 010°51'48" | S 9°23'00" W | 578.17 |
| C2 | 336.11 | 1027.00 | 018°45'05" | S 24°11'26" W | 334.61 |
| C3 | 353.51 | 772.96 | 026°12'12" | S 20°27'54" W | 350.43 |
| C4 | 383.69 | 838.96 | 026°12'12" | N 20°27'54" E | 380.35 |
| C5 | 314.51 | 961.00 | 018°45'05" | N 24°11'26" E | 313.11 |
| C6 | 566.52 | 2988.00 | 010°51'47" | N 9°23'00" E | 565.67 |




NORTH REFERENCE

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (SHEBOYGAN COUNTY) NAD 83 (2011) IN WHICH THE NORTH LINE OF THE NW 1/4 OF SECTION 16 T14N, R23E, IS RECORDED TO BEAR N88°29'52"W

LEGEND

⊕ GOVERNMENT CORNER AS NOTED
◉ 1" O.D. IRON PIPE FOUND OR AS NOTED
P.O.B. POINT OF BEGINNING

CHECKED: PDN
DRAWN: TVH

N:\0070640.01\CIVIL 3D\RWROAD VACATION\0070640-V-EXHIBIT.DWG

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Westwood Professional Services, Inc.

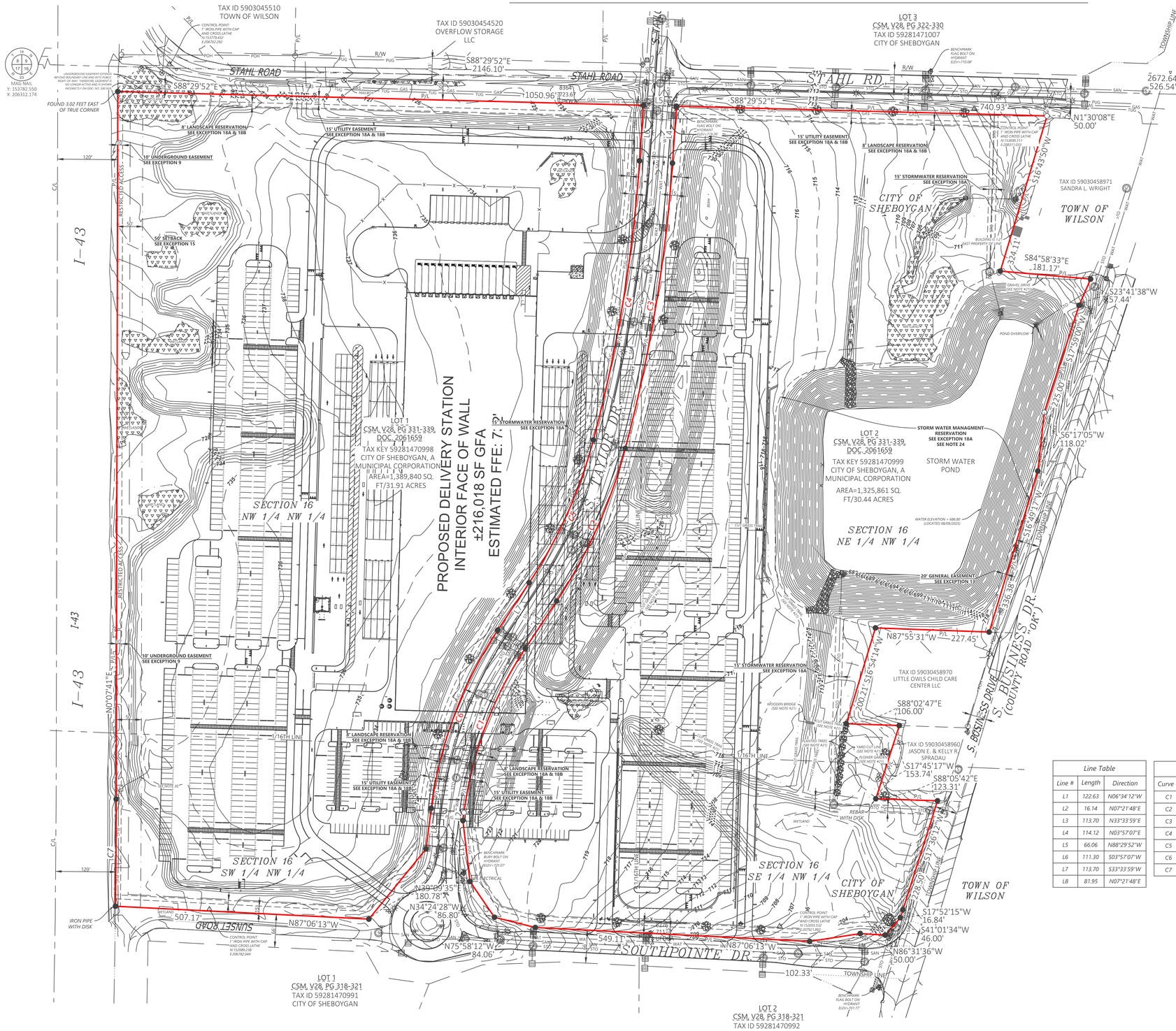
PROPOSED ROAD VACATION EXHIBIT A

SHEET NUMBER: 2 OF 2

DATE: 1/05/20

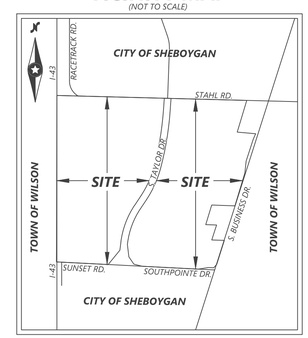
PROJECT NUMBER: 0070640.01

# ALTA/NSPS LAND TITLE SURVEY




## VICINITY MAP

*(NOT TO SCALE)*




GRAPHIC SCALE

100' 50' 0 100'

SCALE IN FEET

## NORTH REFERENCE

BEARINGS AND COORDINATES ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (SHEBOYGAN COUNTY) NAD 83 (2011) WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 16, T14N, R23E ASSUMED TO BEAR N89°29'52"W

## LEGEND

| Symbol | Denotes |
|---|---|
| ○ | 1" X 18" IRON PIPE WITH WESTWOOD CAP WEIGHING 1.68 LBS/LIN. FOOT SET |
| ● | FOUND 1" IRON PIPE UNLESS NOTED OTHERWISE |
| ⊕ | BENCHMARK |
| ○ | POWER POLE |
| Ⓢ | SANITARY SEWER MANHOLE |
| ⋈ | WATER VALVE |
| ⋈ | FIRE HYDRANT |
| ⊗ | WOOD POST |
| ◔ | BORING HOLE |
| Ⓦ | WELL |
| ⊠ | GAS METER |
| ⊠ | ELECTRIC METER |
| Ⓢ | STORM/SANITARY MANHOLE |
| Ⓔ | ELECTRIC MANHOLE |
| ☐ | TELEPHONE PEDESTAL |
| △ | CONTROL POINT |
| ⊸ | ROAD SIGN |
| ☼ | LIGHT POLE |
| ⊗ | BOLLARD |
| ❀ | DECIDUOUS TREE |
| ✺ | CONIFEROUS TREE |
| TP | TOP OF PAVEMENT |
| ~~~ | TREE AND BRUSH LINE |
| ( ) | PREVIOUSLY RECORDED |
| POH | OVER HEAD POWER LINE |
| SAN | UNDERGROUND SANITARY SEWER LINE |
| PUG | UNDERGROUND ELECTRIC LINE |
| WAT | UNDERGROUND WATER LINE |
| TUG | UNDERGROUND TELEPHONE LINE |
| STO | UNDERGROUND STORM LINE |
| FO | UNDERGROUND FIBER OPTIC LINE |
| GAS | UNDERGROUND GAS LINE |
| ~~~ | EDGE OF GRAVEL |
| FMLN | FENCE LINE |
| TC | BACK OF CURB |
| +500.0 | SPOT ELEVATION |
| – – | LOT SETBACK LINE |
| | WETLANDS EDGE LINE (SEE NOTE 20) |
| | WETLANDS (SEE NOTE 20) |
| | STORM WATER RIP RAP |
| | CONCRETE |

| Line Table | | |
|---|---|---|
| Line # | Length | Direction |
| L1 | 122.63 | N06°34'12"W |
| L2 | 16.14 | N07°21'48"E |
| L3 | 113.70 | N33°33'59"E |
| L4 | 114.12 | N03°57'07"E |
| L5 | 66.06 | N88°29'52"W |
| L6 | 111.30 | S03°57'07"W |
| L7 | 113.70 | S33°33'59"W |
| L8 | 81.95 | N07°21'48"E |

| Curve Table | | | | | |
|---|---|---|---|---|---|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord Length |
| C1 | 353.50 | 772.96 | 026°12'12" | N 20°27'54" E | 350.43 |
| C2 | 336.11 | 1027.00 | 018°45'05" | N 24°11'26" E | 334.61 |
| C3 | 579.04 | 3054.00 | 010°51'48" | N 9°23'00" E | 578.17 |
| C4 | 566.52 | 2988.00 | 010°51'47" | S 9°23'00" W | 565.67 |
| C5 | 314.51 | 961.00 | 018°45'05" | S 24°11'26" W | 313.11 |
| C6 | 383.68 | 838.96 | 026°12'12" | S 20°27'54" W | 380.35 |
| C7 | 214.21 | 23038.31 | 000°31'58" | N 0°23'40" E | 214.21 |

TERRY L. VAN HOUT, PLS
WISCONSIN PROFESSIONAL LAND SURVEYOR NO. S-2526
TERRY.VANHOUT@WESTWOODPS.COM

DATE 11/05/2025
REVISED 12/18/2025

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(203) 630-1406
(203) 630-2615 Fax

**LOTS 1 AND 2 OF CERTIFIED SURVEY MAP IN VOL. 28, PG. 331-339, DOC. NO. 2061659, BEING PART OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN**

REVISIONS
No. Date Desc.
1 12/18/25 Removed and added notes. Add manhole
2 02/10/26 Sign Removed.

| | |
|---|---|
| Surveyed | EMK, PDN |
| Drawn | EMK |
| Reviewed | TVH |
| Scale | 1"=100' |
| Project No. | R0070640.00 |
| Date | 11/03/25 |

CAD File:
0070640.00 _SurvAlta-Update-2025-02-10-0

Title
ALTA/NSPS LAND TITLE SURVEY

Sheet No.
1 OF 2

Mar 02, 2026 7:30pm bhargeti G:\JOBS\25\1\4\250140\DWG\Preliminary Site Plan\0070640.00 _SurvAlta-Update-2026-02-10-OUT.dwg
Layout: ALTA 24x36

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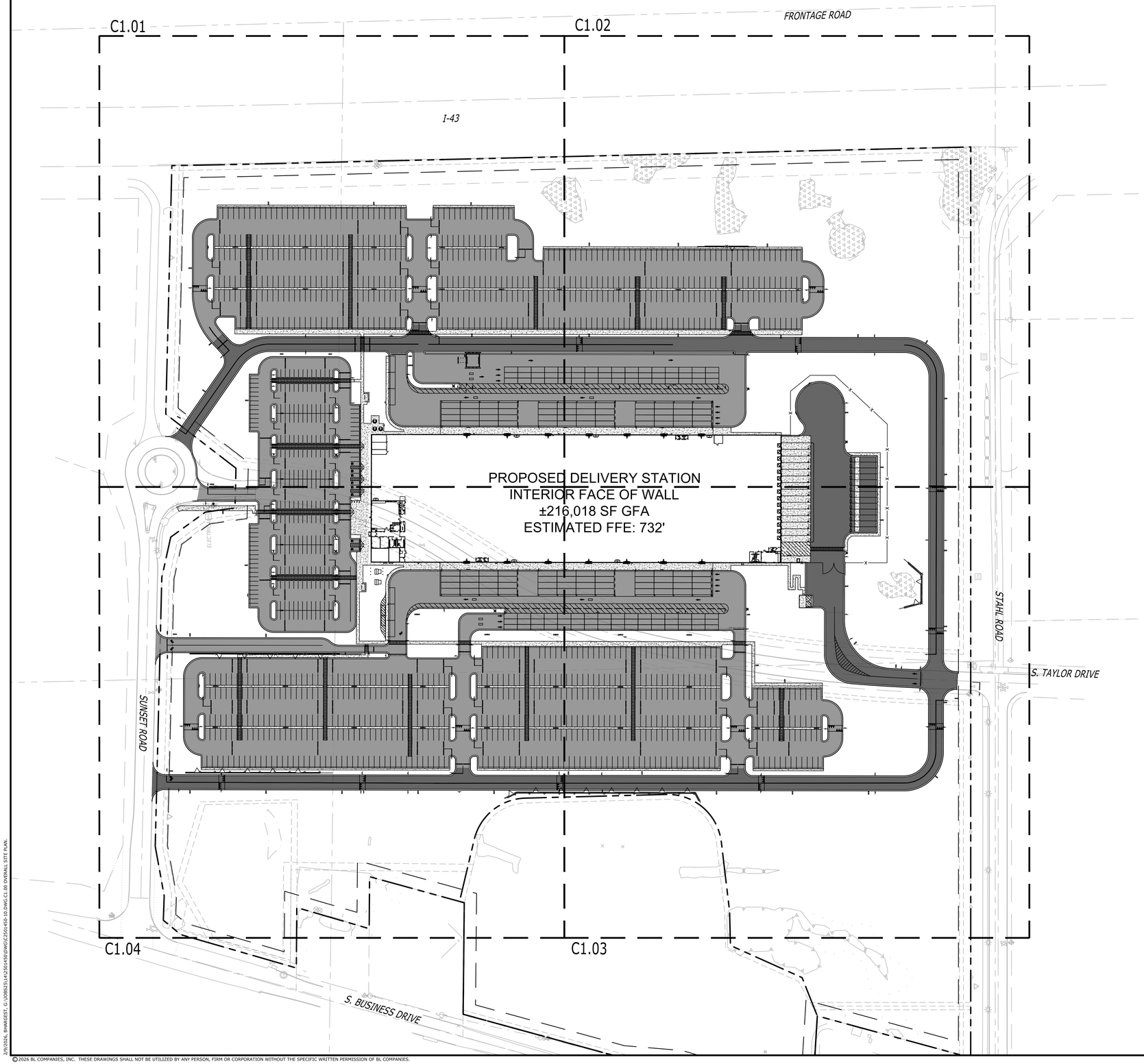

KEY MAP

1" = 1000'

## SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROVIDE AND INSTALL CURB & GUTTER
- PROVIDE AND INSTALL RETAINING WALL
- PROVIDE AND INSTALL FENCING AS INDICATED ON PLAN
- PROVIDE AND INSTALL CONCRETE PAVEMENT
- PROVIDE AND INSTALL STANDARD ASPHALT PAVEMENT
- PROVIDE AND INSTALL HEAVY DUTY ASPHALT PAVEMENT
- PROVIDE AND INSTALL SIGN. SEE SIGNAGE AND STRIPING PLAN FOR SIGN TYPE.
- PROPOSED LIGHT POLE AND BASE
- KEYNOTE, SEE KEYNOTE LEGEND

## ZONING INFORMATION

| | |
|---|---|
| LOCATION: CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN | |
| ZONE: SI (SUBURBAN INDUSTRIAL DISTRICT) | |
| USE: DISTRIBUTION CENTER (CONDITIONAL USE) | |

| ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
|---|---|---|---|
| MINIMUM LOT AREA | 1 ACRE | 2,715,702 S.F. (62.34 AC.) | NO |
| MINIMUM LOT WIDTH | 60 FEET | ±507 FEET | NO |
| MINIMUM LOT FRONTAGE | N/A | ±1,015 FEET | NO |
| MINIMUM FRONT SETBACK | 25 FEET | ±275 FEET | NO |
| MINIMUM SIDE SETBACK | 10 FEET | ±557 FEET | NO |
| MINIMUM REAR SETBACK | 25 FEET | N/A | NO |
| MAXIMUM BUILDING HEIGHT | 50 FEET | 44.5 FEET | NO |
| MAXIMUM BUILDING COVERAGE | N/A | ±8 PERCENT | NO |
| MINIMUM LANDSCAPE SURFACE RATIO | 25 PERCENT | >25 PERCENT | NO |

## PARKING INFORMATION

| ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
|---|---|---|---|
| BUILDING SIZE | N/A | ±216,018 S.F. | NO |
| PARKING REQUIRED | DISTRIBUTION CENTER: TOTAL REQUIRED = TBD | 252 SPACES (STANDARD SIZE) | NO |
| MINIMUM ADA PARKING SPACES REQUIRED | 8 SPACES | 8 SPACES | NO |
| MINIMUM PARKING DIMENSIONS | 9 FEET X 18.5 FEET (INCLUDING 1.5' CURB OVERHANG) | 9 FEET X 18.5 FEET | NO |
| MINIMUM LOADING DIMENSIONS | 10 FEET X 55 FEET | 13.5 FEET X 60 FEET | NO |
| MINIMUM AISLE WIDTH | 26 FEET - 2-WAY | 26 FEET - 2-WAY | NO |
| MINIMUM FRONT SETBACK | 10 FEET | ±45 FEET | NO |
| MINIMUM SIDE SETBACK | 5 FEET | ±82 FEET | NO |
| MINIMUM REAR SETBACK | 5 FEET | N/A | NO |
| MINIMUM INTERIOR LANDSCAPING | 80 LANDSCAPING POINTS PER 10,000 S.F. OF PAVED AREA OR 20 PARKING STALLS | | NO |

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

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BL Companies

3755 Boettler Oaks Drive
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PROJECT MALIBU - SHEBOYGAN WI
AMZL STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=100' |
| Project No. | 2501450 |
| Date | 02/09/2026 |

CAD File: C2501450-10

Title

OVERALL SITE PLAN

Sheet No.

C1.00

Xref (s): - XB2501450-00 ; XZ2501450-01 ; XC2501450-10 ; XC2501450-00

2/9/2026, BHARGEET, C:\JOBS\25\1450\DWG\C2501450-10.DWG C1.00 OVERALL SITE PLAN.

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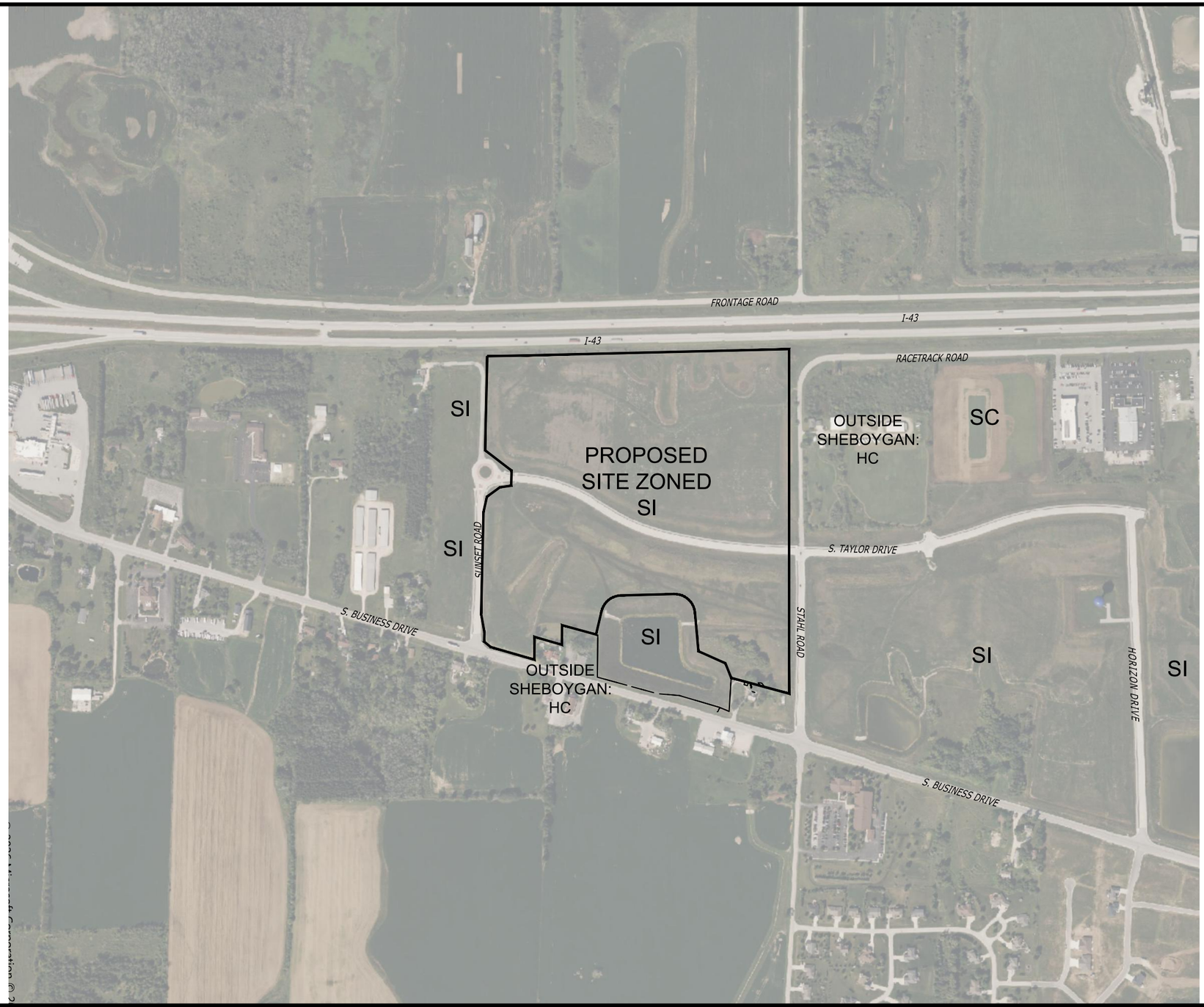


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# CONDITIONAL USE ZONING MAP

PROJECT MALIBU
STAHL ROAD AND SOUTH TAYLOR
SHEBOYGAN, WISCONSIN

| | |
|---|---|
| Designed | B.H.H. |
| Drawn | B.H.H. |
| Reviewed | J.C.J. |
| Scale | 1"=600' |
| Project No. | 2501450 |
| Date | 03/02/2026 |
| CAD File: | E2501450-01_11X17 ZONING |

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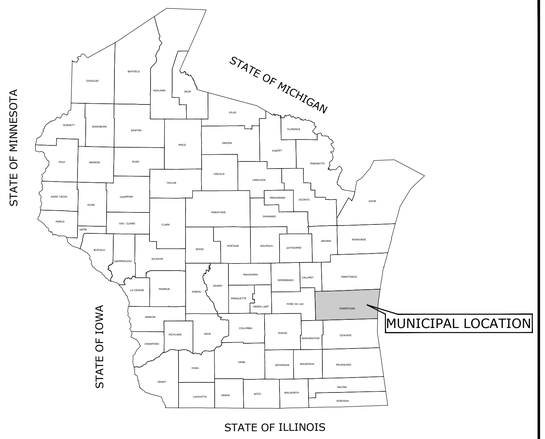
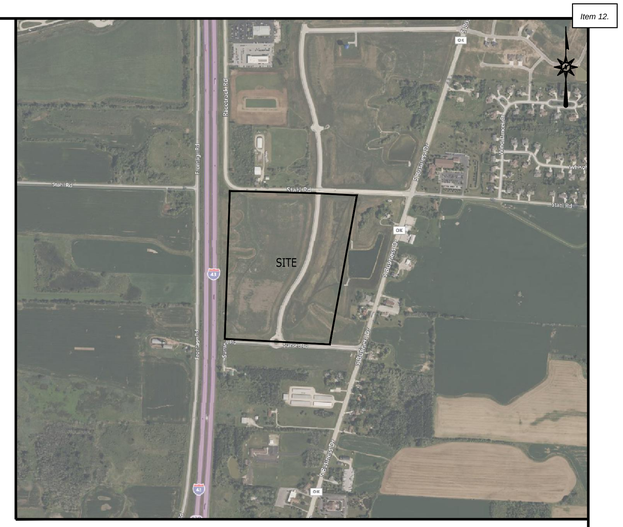



LOCATION MAP

N.T.S.

# LAND DEVELOPMENT PLANS FOR PROJECT MALIBU - SHEBOYGAN WI ISSUED FOR PERMIT

## PROJECT MALIBU - SHEBOYGAN WI
## STAHL ROAD & SOUTH TAYLOR
## SHEBOYGAN, WISCONSIN 53081




VICINITY MAP

SCALE: 1"=800'

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V1.02 EXISTING CONDITIONS
V1.03 EXISTING CONDITIONS
V1.04 EXISTING CONDITIONS
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~~C0.01 DEMOLITION PLAN~~
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~~C0.03 DEMOLITION PLAN~~
~~C0.04 DEMOLITION PLAN~~
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C1.03 SITE PLAN
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C5.03 LANDSCAPE PLAN
C5.04 LANDSCAPE PLAN
~~C5.100 LANDSCAPE PLAN NOTES~~
~~C5.101 LANDSCAPE PLAN DETAILS~~


PREPARED FOR:

## AMAZON.COM SERVICES LLC
## 410 TERRY AVE. N
## SEATTLE, WA 98109-5210

PREPARED BY:


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ROBERT ZYGMUNT


DEVELOPER:

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3333 RIVERWOOD PARKWAY, SUITE 300
ATLANTA, GEORGIA 30339

OWNER:

CITY OF SHEBOYGAN
828 CENTER AVENUE, SUITE 208
SHEBOYGAN, WI 53081

DATES

ISSUE DATE: 02/23/2026
REVISION:

CAD FILE: G2501450-00

BL PROJECT NUMBER: 2501450

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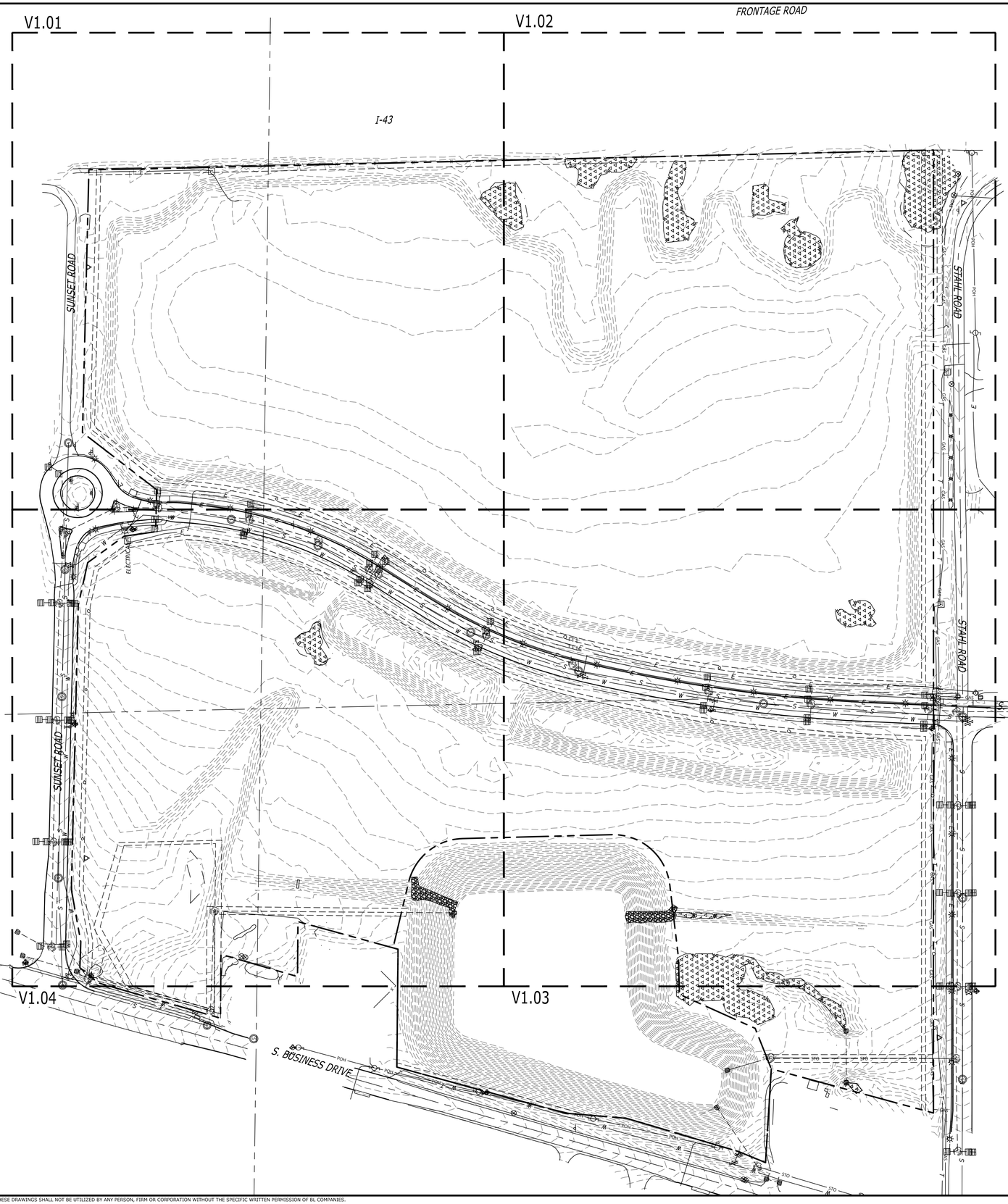


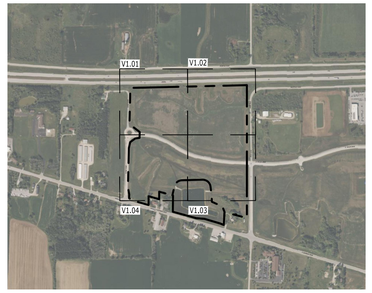


KEY MAP

1" = 1000'

## GENERAL NOTES

1. THE LEGAL DESCRIPTION ON AND DEPICTION OF THE SUBJECT PROPERTY CONTAINED IN THE SURVEY DESCRIBED AND DEPICT THE SAME PROPERTY DESCRIBED IN THE LEGAL DESCRIPTIONS CONTAINED IN THAT CERTAIN TITLE COMMITMENT REPORTED ON CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER WI250480SC HAVING A COMMITMENT DATE OF SEPTEMBER 3, 2025.
2. MONUMENTS SET AS SHOWN HEREON (TABLE A, ITEM 1)
3. ADDRESS OF SUBJECT PROPERTY: NO ADDRESS AVAILABLE (TABLE A, ITEM 2)
4. SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 55117C0342F, DATED APRIL 2, 2009 (TABLE A, ITEM 3)
5. SUBJECT PROPERTY CONTAINS 2,715,701 SQ. FT. OR 62.35 ACRES MORE OR LESS. (TABLE A, ITEM 4)
6. ELEVATIONS DERIVED BY USING NAVD83 (NORTH AMERICAN VERTICAL DATUM 2012) DATUM. NGS BENCHMARK PID - DE7593: VERTICAL CONTROL DISK SET IN TOP OF CONCRETE MONUMENT, BEING AT THE SOUTHEAST CORNER OF LAKESHORE DRIVE & BLACK RIVER ROAD, WITH AN ELEVATION = 586.98 (FEET). (TABLE A, ITEM 5)
   PROJECT BENCHMARKS:
   - FLAG BOLT OF HYDRANT. (HYDRANT IS AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTH BUSINESS DRIVE & SUNSET ROAD) ELEVATION: 701.77'.
   - BURY BOLT OF HYDRANT. (HYDRANT IS AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH TAYLOR DRIVE & SUNSET ROAD) ELEVATION: 725.07'.
   - FLAG BOLT OF HYDRANT. (HYDRANT IS AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH TAYLOR DRIVE & STAHL ROAD) ELEVATION: 719.26'.
   - FLAG BOLT OF HYDRANT. (HYDRANT IS ON THE NORTH SIDE OF STAHL ROAD, APPROXIMATELY 529 FEET FROM THE CENTERLINE OF SOUTH TAYLOR DRIVE) ELEVATION: 710.08'.
7. BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), SHEBOYGAN COUNTY, NAD83 (2012) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.
8. PROPERTY IS CURRENTLY ZONED SI (SUBURBAN INDUSTRIAL DISTRICT). BASED ON INFORMATION PROVIDED BY BL COMPANIES. (TABLE A, ITEM 6 (A))

| *LOT REQUIREMENTS* | *PARKING REQUIREMENTS* |
|---|---|
| - *MINIMUM LOT AREA = 1 ACRES* | - *BUILDING SIZE = NONE REQUIRED* |
| - *MINIMUM LOT WIDTH = 60 FEET* | - *PARKING REQUIRED = T.B.D.* |
| - *MINIMUM LOT FRONTAGE = NONE REQUIRED* | - *MINIMUM HANDICAPPED PARKING SPACES REQUIRED = 8 SPACES* |
| - *MINIMUM FRONT SETBACK = 25 FEET* | - *MINIMUM PARKING DIMENSIONS = 9 FEET X 18.5 FEET* |
| - *MINIMUM SIDE SETBACK = 10 FEET* | - *MINIMUM LOADING DIMENSIONS = 10 FEET X 55 FEET* |
| - *MINIMUM REAR SETBACK = 25 FEET* | - *MINIMUM ISLE WIDTH = 26 FEET - 2-WAY* |
| - *MAXIMUM BUILDING HEIGHT = 50 FEET* | - *MINIMUM FRONT SETBACK = 25 FEET* |
| - *MINIMUM LANDSCAPE SURFACE RATIO = 25 PERCENT* | - *MINIMUM SIDE SETBACK = 10 FEET* |
| - *MAXIMUM BUILDING COVERAGE = NONE REQUIRED* | - *MINIMUM REAR SETBACK = 25 FEET* |
| | - *MINIMUM INTERIOR LANDSCAPING = T.B.D.* |

*(SETBACK LIMITS ARE NOT SHOWN ON SHEET 1 OF 2 DUE TO UNCERTAINTY WITH FRONT/SIDE/REAR LOT DIRECTION)*

9. THERE WERE NO BUILDING STRUCTURES OBSERVED ON THE SUBJECT PROPERTIES AT THE TIME OF THE SURVEY. (TABLE A, ITEM 7(A) & 7(B)).
10. ALL SUBSTANTIAL FEATURES OBSERVED DURING THIS SURVEY ARE PRESENTED ON PAGE 1 OF 2. (TABLE A, ITEM 8).
11. THERE WERE NO PARKING PARKING SPACES, AREAS, LOT OR STRUCTURES OBSERVED AT THE TIME OF THIS SURVEY. (TABLE A, ITEM 9)
12. LOCATED UTILITY MARKINGS PER DIGGERS HOTLINE TICKETS #20254006170, #20254006181, #20254006183, #20254006188, #20254006194, #20254006200 AND BLVD PROJECT WI_SHEBOYGAN DATED 10/14/2025. ALSO REQUESTED FACILITY MAPS THOUGHT DIGGERS HOTLINE PLANNING PRINT TICKETS #20253911729, #20253911784, #20253911805, #20253911831, #20253911847 AND #20253911871. (TABLE A, ITEM 11(A)(B))
13. ADJACENT OWNERSHIP INFORMATION SHOWN PER MILWAUKEE COUNTY GIS APPLICATIONS. (TABLE A, ITEM 13)
14. THE SUBJECT PARCELS ARE ADJACENT TO STAHL ROAD, S TAYLOR DRIVE AND SUNSET ROAD (TABLE A, ITEM 14)
15. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR OUTSIDE BUILDING CONSTRUCTION AT THE TIME OF THIS SURVEY. (TABLE A, ITEM 16)
16. AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, PER CITY OF SHEBOYGAN AND SHEBOYGAN COUNTY. AS OF THE DATE OF THE FIELD WORK WAS COMPLETED FOR THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (TABLE A, ITEM 17)
17. THERE ARE NO OFFSITE EASEMENTS OR SERVITUDE'S BENEFITTING OR BURDENING THE SUBJECT PROPERTY. (TABLE A, ITEM 18)
18. THERE WERE NO OBSERVED CURB CUTS OR FIELD ENTRANCES FOR LOTS 1 OR 2 TO ACCESS TO THE PUBLIC RIGHT-OF-WAY. LOT 1 IS ADJOINING S. TAYLOR DRIVE, STAHL ROAD, SOUTHPOINT DRIVE AND I 43 (I 43 IS ACCESS RESTRICTED). LOT 2 IS ADJOINING S. TAYLOR DRIVE, STAHL ROAD, BUSINESS DRIVE (CTH OK) AND SOUTHPOINT DRIVE.
19. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.
20. WETLAND LINES AND AREAS SHOWN HEREON ARE FROM U.S. ARMY CORPS OF ENGINEERS REGULATORY FILE 2017-04192-JLK WITH AN APPROVAL DATE OF APRIL 1, 2024. MAPPED ARES ARE FROM TRC ENVIORNMENTAL CORPORATION FROM NOVEMBER 2023 ON PROJECT NUMBER 565403.
21. THERE ARE NO OBSERVABLE PARTY WALLS AND NO OBSERVABLE ABOVE GROUND ENCROACHMENTS EITHER (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENT OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT AS OTHERWISE SHOWN HEREON.
22. OCCUPATION AND USE BY ADJACENT PROPERTIES AS STATED BELOW:
    A.) A LONG THE SOUTH LINE OF TAX ID 59030458971, THERE IS A GRAVEL DRIVEWAY EXTENDING 7.8 FEET SOUTH FOR 132.9 FEET ALONG THE PROPERTY LINE OF LOT 2 OF THE SUBJECT PROPERTY AS SHOWN.
    B.) A LONG THE WEST LINE OF TAX ID 59030458960, THERE IS A MOWED OPEN AREA AND 2-3-INCH TRUNK SIZED PLANTED TREES EXTENDING INTO LOT 2 OF THE SUBJECT PROPERTY AS SHOWN.
    C.) WEST LINE OF TAX ID 59030458960, THERE IS A MOWED PATH WITH A WOODEN BRIDGE ABOUT 5 FEET WIDE WITHIN LOT 2 OF THE SUBJECT PARCEL AS SHOWN.
23. ~~*SHEBOYGAN COUNTY CERTIFIED SURVEY MAP RECORDED AUGUST 8, 2002, IN VOLUME 18, PAGES 297-299, AND AS DOCUMENT NUMBER 1544774. SHOW UTILITY EASEMENT LINES AROUND SAID LOT 1 AND ARE SHOWN ON THIS ALTA/NSPS LAND TITLE SURVEY MAP. SAID CERTIFIED SURVEY MAP DOES NOT CONTAIN AN OWNER'S CERTIFICATE AND ANY EASEMENTS SHOWN ON THE CERTIFIED SURVEY MAP MAY NOT BE VALID WITHOUT AN ADDITIONAL DOCUMENT TRANSFERING THE EASEMENTS INTERESTS. THERE WERE NO ADDITIONAL DOCUMENTS RELATED TO THE EASEMENT LINES SHOWN ON SAID MAP IN THE TITLE REPORT.*~~ *REMOVED BY SURVEYOR. CERTIFIED SURVEY MAP IN DOCUMENT 2061659 IN VOLUME 28, PAGE 331 HAS EASEMENT RELEASE LANGUAGE AND SIGNATURE FROM THE MUNICIPALITY WITH RIGHT OF ENFORCEMENT.*
24. *STORM WATER POND COLLECTS WATER FROM AREAS THAT ARE OFF SITE OF THE SUBJECT PROPERTY BOUNDARY.*
25. *THE SUBJECT PROPERTY HAS ACCESS TO PUBLIC UTILITIES FROM THE PUBLIC STREETS ADJACENT TO THE SUBJECT PROPERTY.*
26. *THE SUBJECT PROPERTY ABUTS, WITHOUT GAPS GORES OR STRIPS, AND HAS VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM STAHL ROAD, S TAYLOR DRIVE AND SUNSET ROAD, WHICH ARE COMPLETED, DEDICATED AND ACCEPTED PUBLIC RIGHTS OF WAY.*
27. *EXCEPT AS SHOWN AND NOTED ON THIS SURVEY, BASED ON A CAREFUL PHYSICAL INSPECTION OF THE SUBJECT PROPERTY AND MATTERS OF RECORD OR PROVIDED BY THE TITLE COMPANY OR CLIENT, THERE ARE NO VISIBLE:*
    27.1. *HEIGHT OR BULK RESTRICTIONS, SETBACK LINES, PARKING REQUIREMENTS, PARTY WALLS, ENCROACHMENTS OR OVERHANGS OF ANY IMPROVEMENTS UPON ANY EASEMENT, RIGHT-OF-WAY OR ADJACENT LAND OR ENCROACHMENT OF THE IMPROVEMENTS LOCATED ON ADJACENT LAND ONTO THE SUBJECT PROPERTY, OTHER THAN AS NOTED ON THE ENCROACHMENT TABLE; OR*
    27.2. *EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS, OR BUILDING STRUCTURES OR OTHER IMPROVEMENTS, CONFLICTS, OFFICIALLY DESIGNATED 100 YEAR FLOOD PLAINS OR FLOOD PRONE AREAS, SPRINGS, STREAMS, CREEKS, RIVERS, PONDS, LAKES, CEMETERIES OR BURIAL GROUNDS*
28. *EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR UTILITIES, DRAINAGE, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.*
29. *THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITHIN TOLERANCE OF THE STATE OF WISCONSIN MINIMUM REQUIREMENTS.*
    *LOT 1: CLOSURE OF 0.003 FEET BEING 1 FOOT IN 1,646,600 FEET.*
    *LOT 2: CLOSURE OF 0.029 FEET BEING 1 FOOT IN 192,850 FEET.*

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

Architecture
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Environmental
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# PROJECT MALIBU - SHEBOYGAN WI
## STAHL ROAD & SOUTH TAYLOR
## SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B..L.B |
| Reviewed | T.B.D |
| Scale | 1"=100' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: V2501450-01

Title

OVERALL EXISTING CONDITIONS

Sheet No.

V1.00

2/23/2026, BHARGEST, G:\JOBS\2501\450\DWG\V2501450-01 (OVERALL EXISTING CONDITIONS).DWG V1.00 OVERALL EXISTING CONDITIONS

Xref $(0): ..\XS2501450-01 ; XC2501450-01 ; XC2501450-02 ; XC2501450-10

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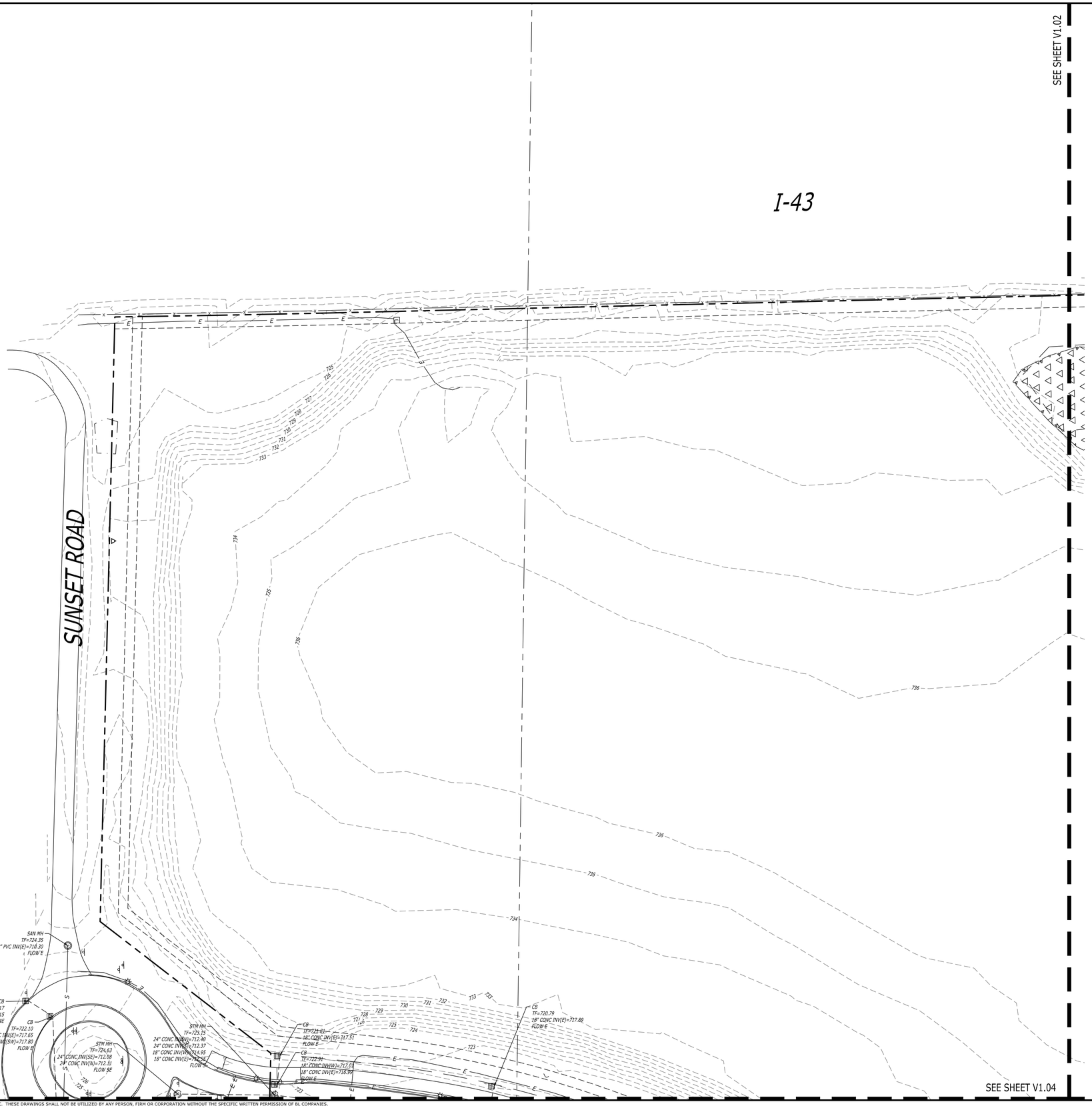


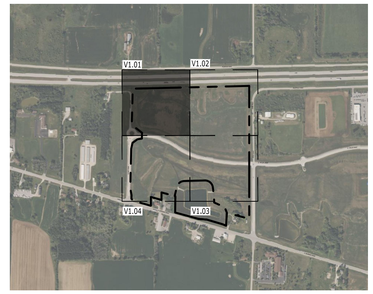


KEY MAP

1" = 1000'

## EXISTING CONDITIONS LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | RIGHT OF WAY |
| | EASEMENT LINE |
| E | ELECTRIC LINE |
| G | GAS LINE |
| W | WATER LINE |
| S | SANITARY SEWER LINE |
| T | TELECOMMUNICATIONS LINE |
| OH | OVERHEAD ELECTRIC LINE |
| | STORM SEWER |
| ○ | 1" X 18" IRON PIPE WITH WESTWOOD CAP WEIGHING 1.68 LBS/LIN. FOOT SET |
| ● | FOUND 1" IRON PIPE UNLESS NOTED OTHERWISE |
| | BENCHMARK |
| | POWER POLE |
| | SANITARY SEWER MANHOLE |
| | WATER VALVE |
| | FIRE HYDRANT |
| | WOOD POST |
| | BORING HOLE |
| | WELL |
| | GAS METER |
| | ELECTRIC METER |
| | STORM/SANITARY MANHOLE |
| | ELECTRIC MANHOLE |
| | TELEPHONE PEDESTAL |
| | CONTROL POINT |
| | ROAD SIGN |
| | LIGHT POLE |
| | BOLLARD |
| | DECIDUOUS TREE |
| | CONIFEROUS TREE |
| TP | TOP OF PAVEMENT |
| | TREE AND BRUSH LINE |
| ( ) | PREVIOUSLY RECORDED |
| POH | OVER HEAD POWER LINE |
| SAN | UNDERGROUND SANITARY SEWER LINE |
| PUG | UNDERGROUND ELECTRIC LINE |
| WAT | UNDERGROUND WATER LINE |
| TUG | UNDERGROUND TELEPHONE LINE |
| STO | UNDERGROUND STORM LINE |
| FO | UNDERGROUND FIBER OPTIC LINE |
| GAS | UNDERGROUND GAS LINE |
| | EDGE OF GRAVEL |
| FMLN | FENCE LINE |
| TC | BACK OF CURB |
| +500.0 | SPOT ELEVATION |
| | LOT SETBACK LINE |
| | WETLANDS EDGE LINE (SEE NOTE 19) |
| | WETLANDS (SEE NOTE 19) |
| | STORM WATER RIP RAP |
| | CONCRETE |

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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Architecture
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Land Surveying

BL Companies

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Uniontown, Ohio 44685
(234) 294-6340

# PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File:
V2501450-01

Title

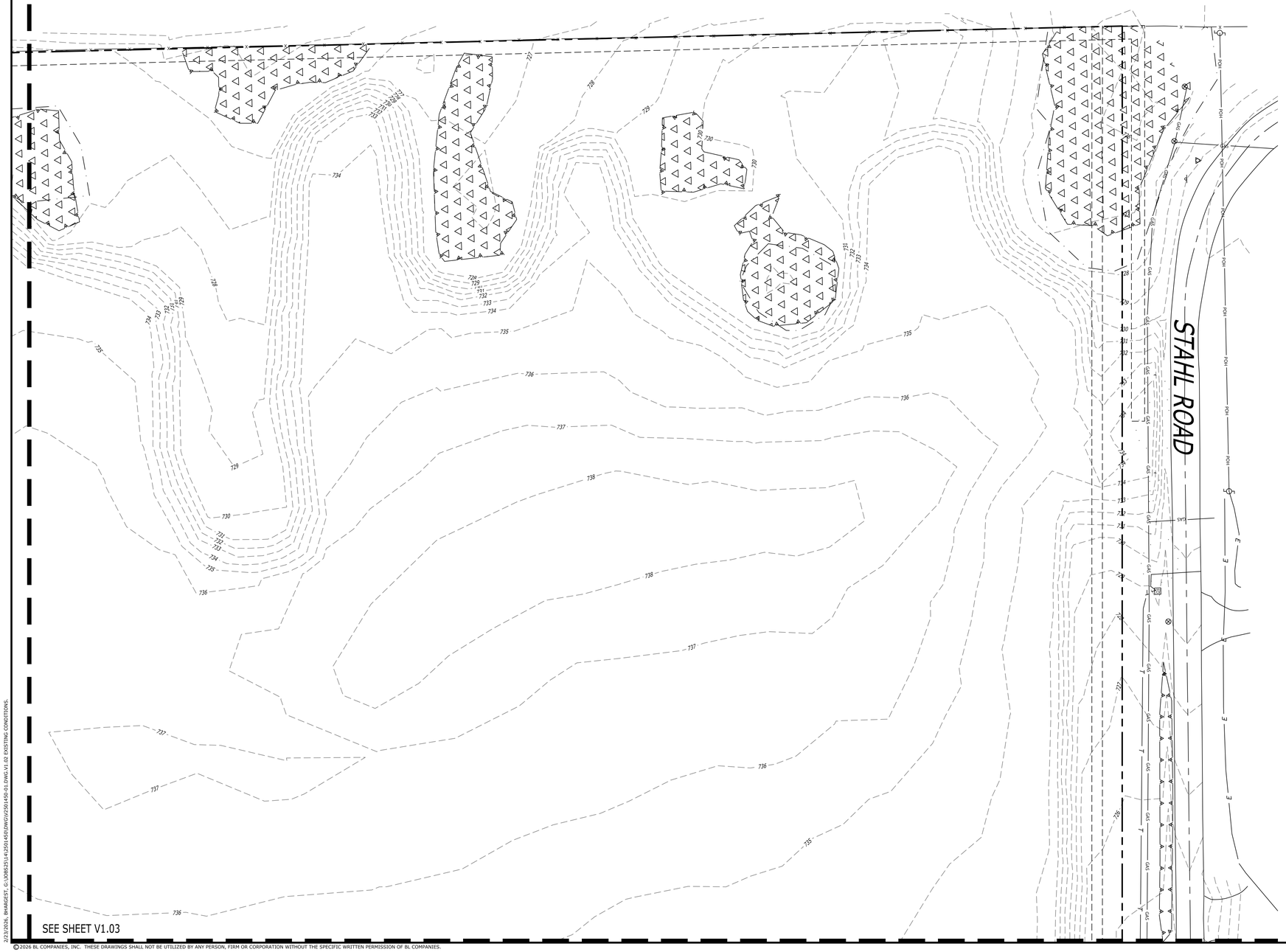
EXISTING CONDITIONS

Sheet No.

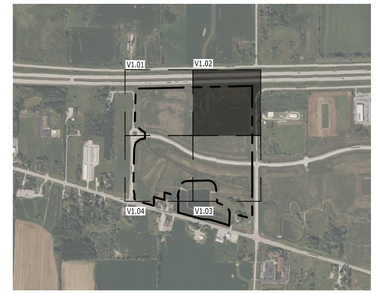
V1.01

Xref (s) : XB2501450-00 , X2250145O-01 , XC2501450-00 , XC2501450-10

SEE SHEET V1.01




SEE SHEET V1.03




KEY MAP

1" = 1000'

## EXISTING CONDITIONS LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | RIGHT OF WAY |
| | EASEMENT LINE |
| E | ELECTRIC LINE |
| G | GAS LINE |
| W | WATER LINE |
| S | SANITARY SEWER LINE |
| T | TELECOMMUNICATIONS LINE |
| OH | OVERHEAD ELECTRIC LINE |
| | STORM SEWER |
| ○ | 1" X 18" IRON PIPE WITH WESTWOOD CAP WEIGHING 1.68 LBS/LIN. FOOT SET |
| ● | FOUND 1" IRON PIPE UNLESS NOTED OTHERWISE |
| | BENCHMARK |
| | POWER POLE |
| | SANITARY SEWER MANHOLE |
| | WATER VALVE |
| | FIRE HYDRANT |
| | WOOD POST |
| | BORING HOLE |
| | WELL |
| | GAS METER |
| | ELECTRIC METER |
| | STORM/SANITARY MANHOLE |
| | ELECTRIC MANHOLE |
| | TELEPHONE PEDESTAL |
| | CONTROL POINT |
| | ROAD SIGN |
| | LIGHT POLE |
| | BOLLARD |
| | DECIDUOUS TREE |
| | CONIFEROUS TREE |
| TP | TOP OF PAVEMENT |
| | TREE AND BRUSH LINE |
| ( ) | PREVIOUSLY RECORDED |
| POH | OVER HEAD POWER LINE |
| SAN | UNDERGROUND SANITARY SEWER LINE |
| PUG | UNDERGROUND ELECTRIC LINE |
| WAT | UNDERGROUND WATER LINE |
| TUG | UNDERGROUND TELEPHONE LINE |
| STO | UNDERGROUND STORM LINE |
| FO | UNDERGROUND FIBER OPTIC LINE |
| GAS | UNDERGROUND GAS LINE |
| | EDGE OF GRAVEL |
| FMLN | FENCE LINE |
| TC | BACK OF CURB |
| +500.0 | SPOT ELEVATION |
| | LOT SETBACK LINE |
| | WETLANDS EDGE LINE (SEE NOTE 19) |
| | WETLANDS (SEE NOTE 19) |
| | STORM WATER RIP RAP |
| | CONCRETE |

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: V2501450-01

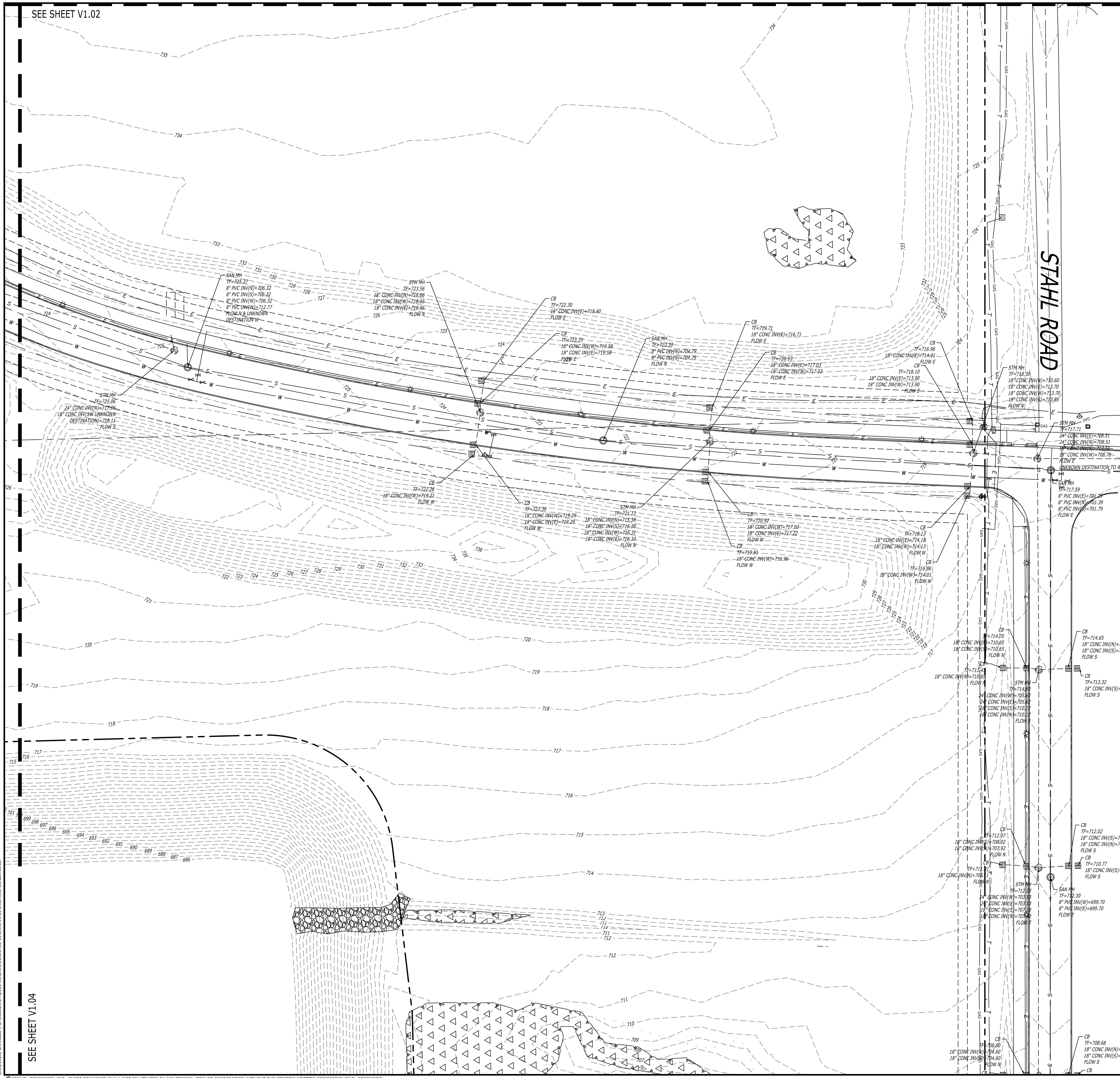
Title

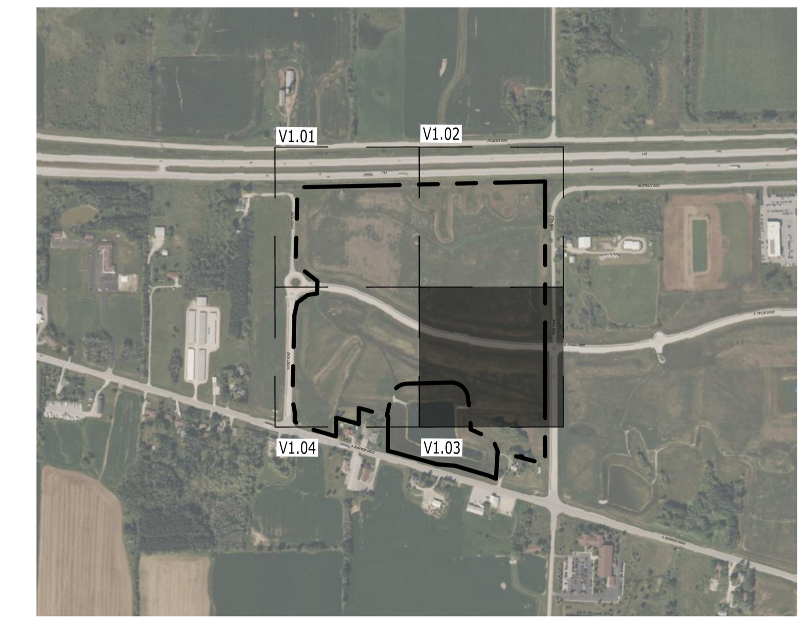
EXISTING CONDITIONS

Sheet No.

V1.02

Xref $0: ..\XREFS\V2501450-02 ; XC2501450-01 ; XC2501450-00 ; XC2501450-10




## KEY MAP

1" = 1000'

## EXISTING CONDITIONS LEGEND

| Symbol | Description |
|---|---|
| — - — | PROPERTY LINE |
| — — — | RIGHT OF WAY |
| - - - - | EASEMENT LINE |
| — E — | ELECTRIC LINE |
| — G — | GAS LINE |
| — W — | WATER LINE |
| — S — | SANITARY SEWER LINE |
| — T — | TELECOMMUNICATIONS LINE |
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| | WATER VALVE |
| | FIRE HYDRANT |
| | WOOD POST |
| | BORING HOLE |
| | WELL |
| | GAS METER |
| | ELECTRIC METER |
| | STORM/SANITARY MANHOLE |
| | ELECTRIC MANHOLE |
| | TELEPHONE PEDESTAL |
| | CONTROL POINT |
| | ROAD SIGN |
| | LIGHT POLE |
| | BOLLARD |
| | DECIDUOUS TREE |
| | CONIFEROUS TREE |
| TP | TOP OF PAVEMENT |
| · · · · · · | TREE AND BRUSH LINE |
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| TUG | UNDERGROUND TELEPHONE LINE |
| STO | UNDERGROUND STORM LINE |
| FO | UNDERGROUND FIBER OPTIC LINE |
| GAS | UNDERGROUND GAS LINE |
| -·-·-·- | EDGE OF GRAVEL |
| FMLN | FENCE LINE |
| TC | BACK OF CURB |
| +500.0 | SPOT ELEVATION |
| — - — | LOT SETBACK LINE |
| —— | WETLANDS EDGE LINE (SEE NOTE 19) |
| | WETLANDS (SEE NOTE 19) |
| | STORM WATER RIP RAP |
| | CONCRETE |

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET


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Environmental
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BL Companies

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# PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

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| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: | V2501450-01 |

Title

EXISTING CONDITIONS

Sheet No.

V1.03

Xref (s): ; XB2501450-00 ; XZ2501450-01 ; XC2501450-00 ; XC2501450-10

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SEE SHEET V1.01

SEE SHEET V1.03

SUNSET ROAD

STM MH TF=724.15 24" CONC INV(E)=710.25 24" CONC INV(NW)=710.30 18" CONC INV(W)=715.75 FLOW E

SAN MH TF=722.04 8" PVC INV(E)=705.94 8" PVC INV(W)=705.94 FLOW E

CB TF=719.79 18" CONC INV(S)=713.79 18" CONC INV(N)=713.74 FLOW N

CB TF=718.97 18" CONC INV(N)=713.87 FLOW N

STM MH TF=720.01 24" CONC INV(E)=708.91 24" CONC INV(W)=708.91 18" CONC INV(S)=713.01 18" CONC INV(N)=713.01 FLOW E

CB TF=718.84 18" CONC INV(S)=713.64 FLOW S

CB TF=719.82 18" CONC INV(N)=713.62 18" CONC INV(S)=713.62 FLOW S

SAN MH TF=713.72 8" PVC INV(E)=701.14 8" PVC INV(W)=701.17 FLOW E

CB TF=711.93 18" CONC INV(S)=707.83 18" CONC INV(N)=707.83 FLOW N

CB TF=710.89 18" CONC INV(N)=707.84 FLOW N

STM MH TF=712.10 24" CONC INV(E)=704.70 24" CONC INV(W)=704.70 18" CONC INV(S)=706.85 18" CONC INV(N)=706.90 FLOW E

CB TF=711.90 18" CONC INV(S)=702.60 18" CONC INV(N)=707.65 FLOW S

CB TF=710.56 18" CONC INV(S)=707.66 4" CONC INV(NE)=708.26 FLOW S

CB TF=705.64 18" CONC INV(S)=701.54 18" CONC INV(N)=701.52 FLOW N

CB TF=704.40 18" CONC INV(N)=701.80 FLOW N

CB TF=705.65 18" CONC INV(N)=701.65 18" CONC INV(S)=701.45 FLOW S

CB TF=704.46 18" CONC INV(S)=701.36 FLOW S

STM MH TF=705.93 24" CONC INV(E)=698.53 24" CONC INV(W)=698.58 18" CONC INV(S)=700.63 18" CONC INV(N)=700.68 FLOW E

SAN MH TF=704.15 8" PVC INV(E)=691.90 8" PVC INV(W)=691.92 FLOW E

CB TF=700.70 24" CONC INV(N)=694.75 24" CONC INV(SW)=694.80 FLOW N

CB TF=701.32 24" CONC INV(E)=692.99 36" CONC INV(NE)=692.94 18" CONC INV(NW)=694.69 FLOW NE

CB TF=700.24 18" CONC INV(SE)=695.21 FLOW SE

STM MH TF=701.00 36" CONC INV(N)=693.20 24" CONC INV(W)=693.45 24" CONC INV(S)=693.95 FLOW N

SAN MH TF=700.91

STM MH TF=709.70 48" CONC INV(N)=689.20 48" CONC INV(E)=689.20 FLOW N

STM MH TF=723.75 8" PVC INV(N)=707.33 8" PVC INV(S)=707.33 FLOW N

STM MH TF=723.35 24" CONC INV(N)=717.15 24" CONC INV(S)=717.15 18" CONC INV(E)=718.25 18" CONC INV(W)=718.05 FLOW S

CB TF=721.65 18" CONC INV(W)=719.08 FLOW W

CB TF=722.13 12" CONC INV(E)=718.58 12" CONC INV(W)=719.58 FLOW W

CB TF=722.10 18" CONC INV(E)=719.10 FLOW E

CB TF=723.11 18" CONC INV(W)=718.91 18" CONC INV(E)=718.91 FLOW E

CB TF=720.76 18" CONC INV(W)=716.66 18" CONC INV(S)=716.66 FLOW W

CB TF=719.07 18" CONC INV(W)=716.27 FLOW W

CB TF=720.26 18" CONC INV(W)=716.71 18" CONC INV(E)=716.71 FLOW W

CB TF=719.29 18" CONC INV(W)=716.66 FLOW W

CB TF=719.36 18" CONC INV(E)=716.46 FLOW E

CB TF=720.76 18" CONC INV(E)=716.61 18" CONC INV(W)=716.91 FLOW E

CB TF=719.40 18" CONC INV(E)=716.90 FLOW E

CB TF=720.75 18" CONC INV(E)=716.23 18" CONC INV(W)=716.23 FLOW E

STM MH TF=721.07 24" CONC INV(S)=715.97 24" CONC INV(W)=715.97 18" CONC INV(W)=715.49 18" CONC INV(E)=716.51 FLOW S

STM MH TF=721.92 24" CONC INV(W)=718.02 18" CONC INV(E)=717.72 FLOW E

CB TF=721.90 18" CONC INV(W)=717.80 18" CONC INV(E)=717.90 FLOW W

CB TF=721.52 18" CONC INV(W)=717.82 FLOW W

STM MH TF=722.21 24" CONC INV(N)=713.91 24" CONC INV(S)=713.91 18" CONC INV(W)=717.21 18" CONC INV(W)=717.21 FLOW S

SAN MH TF=722.45 8" PVC INV(N)=710.60 FLOW N

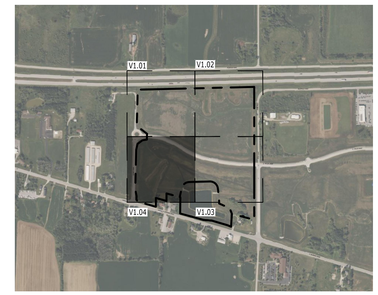
CB TF=721.61 18" CONC INV(W)=717.71 FLOW W

CB TF=722.85 18" CONC INV(W)=713.65 18" CONC INV(E)=717.40 FLOW W

STM MH TF=721.35 24" CONC INV(S)=714.89 24" CONC INV(N)=714.89 FLOW S

SAN MH TF=721.54 8" PVC INV(N)=708.94 8" PVC INV(S)=708.94 FLOW N

ELECTRIC




KEY MAP

1" = 1000'

## EXISTING CONDITIONS LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | RIGHT OF WAY |
| | EASEMENT LINE |
| E | ELECTRIC LINE |
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| | EDGE OF GRAVEL |
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| | WETLANDS EDGE LINE (SEE NOTE 19) |
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| | STORM WATER RIP RAP |
| | CONCRETE |

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

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| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: V2501450-01

Title

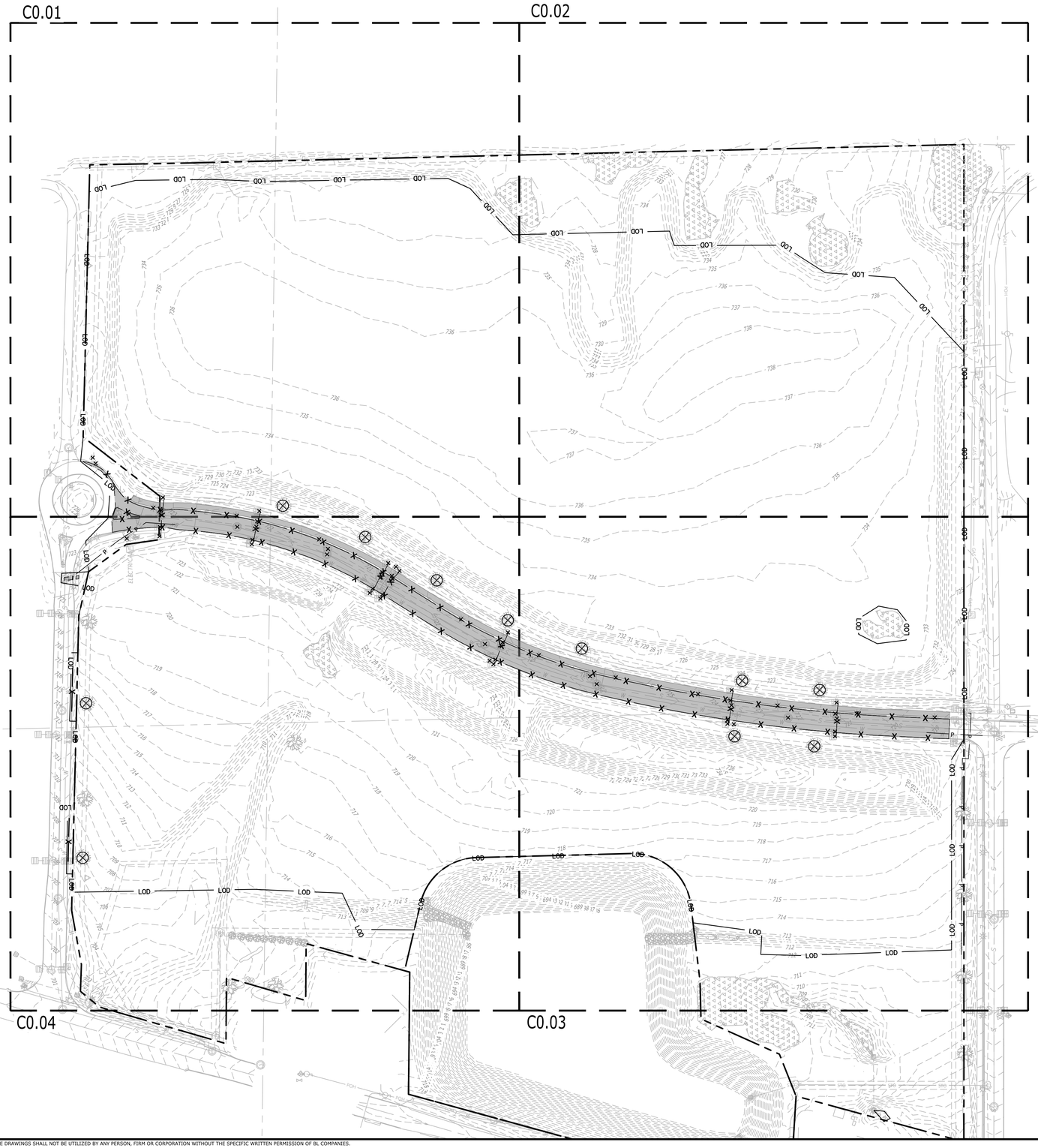
EXISTING CONDITIONS

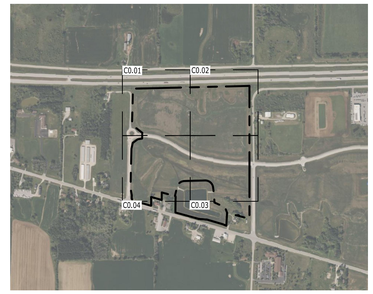
Sheet No.

V1.04

Xref (s) : \XB2501450-00 ; XZ2501450-01 ; XC2501450-10

223/2026, BHAGGIST, G:\2026\2514\2501450\DWG\V2501450-01 DWG.V1.04 EXISTING CONDITIONS.




KEY MAP

1" = 1000'

## DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- LIMIT OF TREE AND VEGETATION CLEARING
- P — P — PROTECT EXISTING UTILITY LINE
- REMOVE AND DISPOSE OF CURB, WALL, UTILITY, FENCE, GUIDERAIL OR OTHER ENTITY
- REMOVE AND DISPOSE OF SIGN, HYDRANT, LIGHT POLE, FIXTURE, ETC.
- REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- REMOVE AND DISPOSE OF EXISTING TREE, SHRUB AND/OR STUMP
- S — PROTECT EXISTING TREE/SHRUB TO REMAIN

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

Architecture
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Environmental
Land Surveying

BL Companies

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
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REVISIONS

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| Scale | 1"=100' |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: C2501450-00 | |

Title

OVERALL
DEMOLITION PLAN

Sheet No.

C0.00

Xref (s) : XR2501450-00 , XZ2501450-01 , XC2501450-01

2/23/2026, BHARGEST, G:\JOBS\2501\14\2501450\DWG\C2501450-00.DWG C0.00 OVERALL DEMOLITION PLAN.

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SEE SHEET C0.02

EXISTING WETLAND TO BE PROTECTED

EXISTING UNDERGROUND ELECTRIC LINE TO BE ABANDONED IN PLACE.

LIMIT OF CURB REMOVAL

EXISTING SIGNS TO BE REMOVED (TYP.)

EXISTING LIGHT POLES AND ASSOCIATED UNDERGROUND UTILITIES TO BE REMOVED BY CITY OF SHEBOYGAN PRIOR TO CONSTRUCTION.

EXISTING CURB TO BE REMOVED

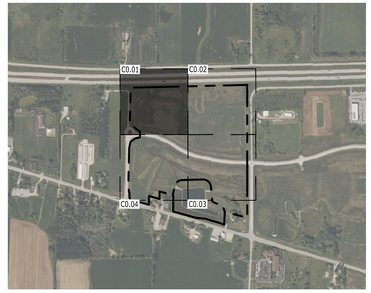
EXISTING SIGNS TO BE REMOVED (TYP.)

EXISTING LIGHT POLES AND ASSOCIATED UNDERGROUND UTILITIES TO BE REMOVED BY CITY OF SHEBOYGAN PRIOR TO CONSTRUCTION.

EXISTING LIGHT POLES AND ASSOCIATED UNDERGROUND UTILITIES TO BE REMOVED BY CITY OF SHEBOYGAN PRIOR TO CONSTRUCTION.

EXISTING STORM STRUCTURE TO REMAIN AND BE PROTECTED.

SEE SHEET C0.04




KEY MAP

1" = 1000'

## DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- LIMIT OF TREE AND VEGETATION CLEARING
- P — P — PROTECT EXISTING UTILITY LINE
- REMOVE AND DISPOSE OF CURB, WALL, UTILITY, FENCE, GUIDERAIL OR OTHER ENTITY
- REMOVE AND DISPOSE OF SIGN, HYDRANT, LIGHT POLE, FIXTURE, ETC.
- REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- REMOVE AND DISPOSE OF EXISTING TREE, SHRUB AND/OR STUMP
- S — PROTECT EXISTING TREE/SHRUB TO REMAIN

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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2/23/2026, BHAGESEY, G:\JOBS\2501\14\2501450\DWG\C2501450-00.DWG,C0.01 DEMOLITION PLAN,

Architecture
Engineering
Environmental
Land Surveying

BL Companies

3755 Boettler Oaks Drive
Suite G
Uniontown, Ohio 44685
(234) 294-6340

# PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-00

Title

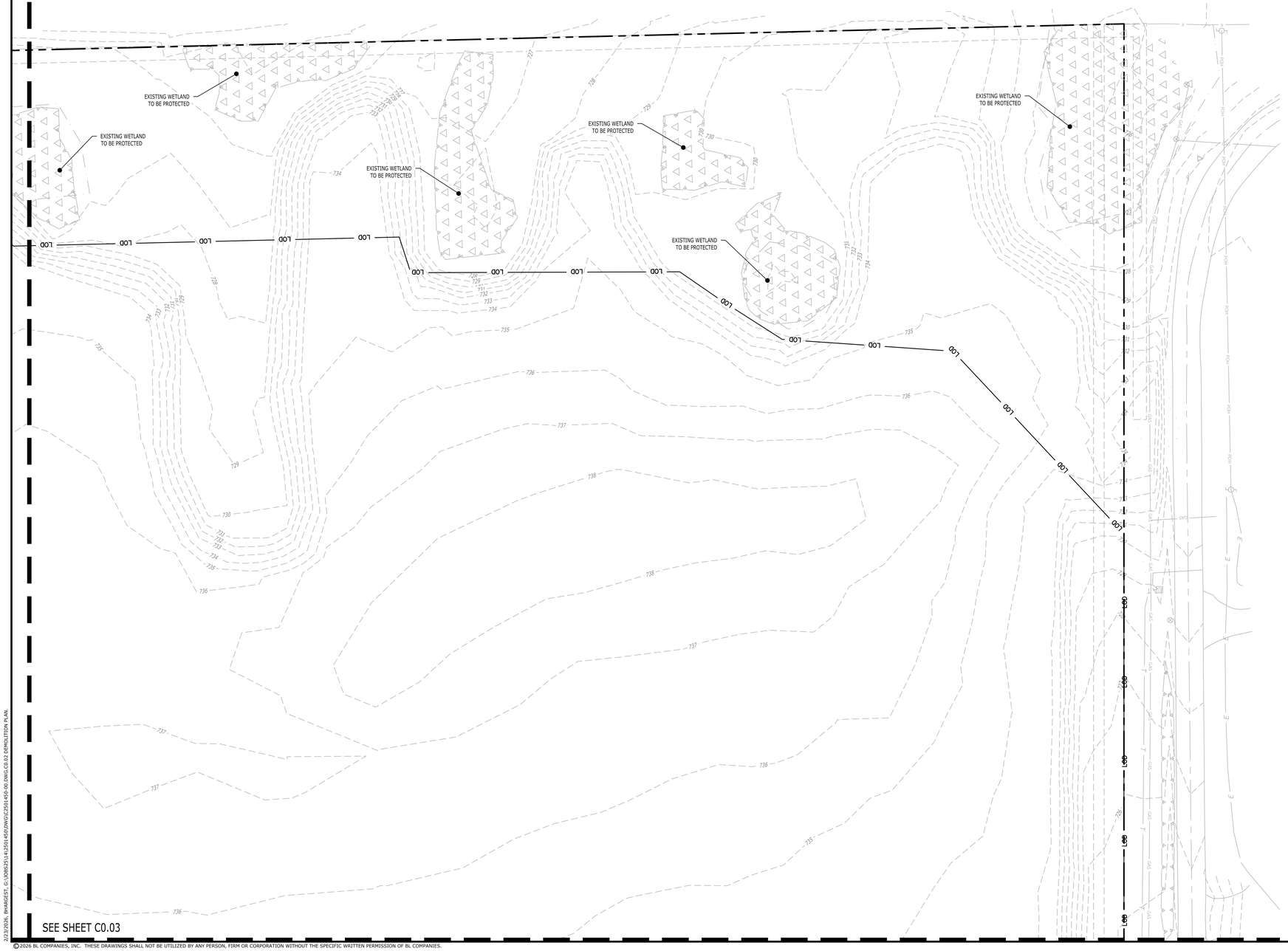
DEMOLITION PLAN

Sheet No.

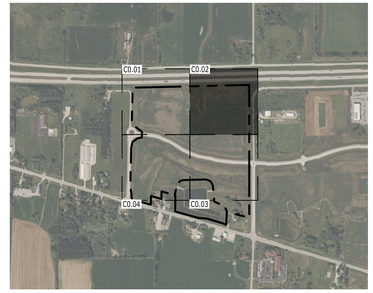
C0.01

Xref (s) : XR2501450-00 , XZ2501450-01 , XC2501450-00 , XC2501450-01

SEE SHEET C0.01




SEE SHEET C0.03




KEY MAP

1" = 1000'

## DEMOLITION LEGEND

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GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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Architecture
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BL Companies

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(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File:
C2501450-00

Title

DEMOLITION PLAN

Sheet No.

C0.02

Xref \$0: ; XB2501450-00 ; XC2501450-01 ; XC2501450-00 ; XC2501450-01

SEE SHEET C0.02

SEE SHEET C0.04

EXISTING LIGHT POLES AND ASSOCIATED UNDERGROUND UTILITIES TO BE REMOVED BY CITY OF SHEBOYGAN PRIOR TO CONSTRUCTION.

EXISTING CURB TO BE REMOVED

EXISTING WATER MAIN TO BE ABANDONED IN PLACE.

EXISTING SANITARY MANHOLE TO BE REMOVED AND CONNECTED PIPES TO BE PLUGGED.

EXISTING FIRE HYDRANT AND VALVES TO BE REMOVED. MATERIALS TO BE GIVEN TO CITY OF SHEBOYGAN WATER DEPT.

EXISTING WETLAND TO BE PROTECTED

LOD

EXISTING SANITARY MANHOLE TO BE REMOVED AND CONNECTED PIPES TO BE PLUGGED.

EXISTING WATER MAIN TO REMAIN AND BE PROTECTED.

EXISTING STORM LINE TO BE PLUGGED

EXISTING SANITARY LINE TO PLUGGED

EXISTING WATER MAIN TO REMAIN AND BE PROTECTED.

LIMIT OF CURB REMOVAL

EXISTING STORM STRUCTURES TO REMAIN AND BE PROTECTED

EXISTING FIRE HYDRANT TO REMAIN AND BE PROTECTED.

KEY MAP

1" = 1000'

## DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
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- P — P — PROTECT EXISTING UTILITY LINE
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- REMOVE AND DISPOSE OF EXISTING TREE, SHRUB AND/OR STUMP
- S — PROTECT EXISTING TREE/SHRUB TO REMAIN

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

Architecture
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# PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

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| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File:
C2501450-00

Title

DEMOLITION PLAN

Sheet No.

C0.03

2/23/2026, BHARGEST, G:\OBS\2501\14\2501450\DWG\C2501450-00.DWG C0.03 DEMOLITION PLAN.

Xref: $0$: XR2501450-00 , XC2501450-00 , XC2501450-01

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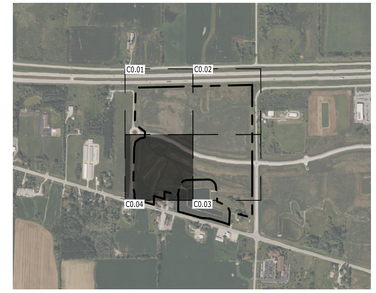
SEE SHEET C0.01




KEY MAP

1" = 1000'

## DEMOLITION LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| LOD | LIMIT OF DISTURBANCE |
| | SAWCUT LINE |
| | LIMIT OF TREE AND VEGETATION CLEARING |
| P P | PROTECT EXISTING UTILITY LINE |
| X X X | REMOVE AND DISPOSE OF CURB, WALL, UTILITY, FENCE, GUIDERAIL OR OTHER ENTITY |
| X | REMOVE AND DISPOSE OF SIGN, HYDRANT, LIGHT POLE, FIXTURE, ETC. |
| | REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE |
| | REMOVE AND DISPOSE OF EXISTING TREE, SHRUB AND/OR STUMP |
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SEE SHEET C0.03

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

Architecture
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Land Surveying

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

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| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File:
C2501450-00

Title

DEMOLITION PLAN

Sheet No.

C0.04

2/23/2026, BHARGEST, G:\JOBS\2501\2501450\DWG\C2501450-00.DWG,C0.04 DEMOLITION PLAN,

Xref \$0: ; XB2501450-00 ; XC2501450-01 ; XC2501450-02 ; XZ2501450-01

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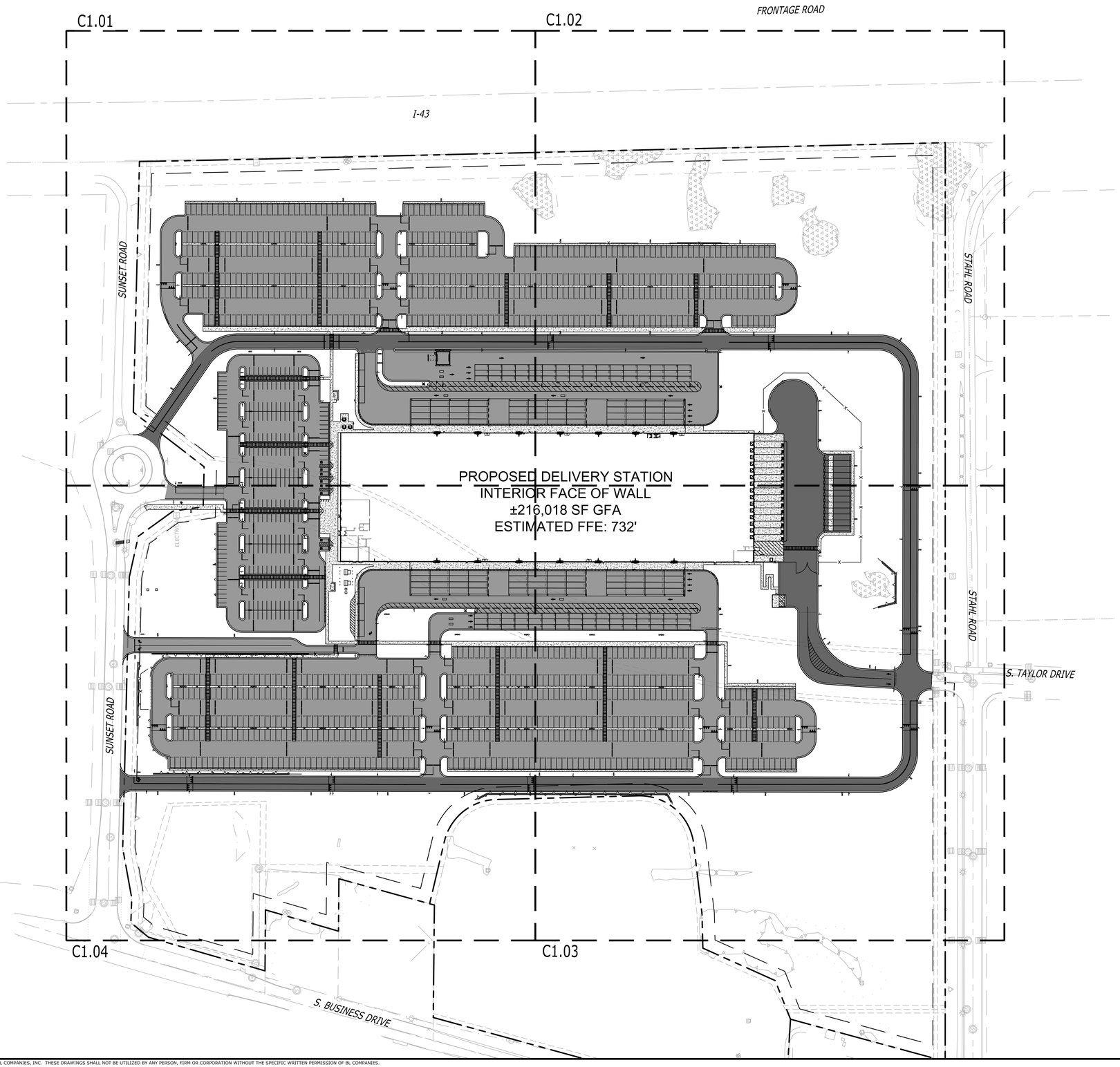


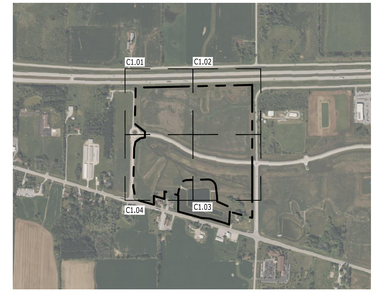


KEY MAP

1" = 1000'

## SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROVIDE AND INSTALL CURB & GUTTER
- DEPRESSED CURB AND GUTTER
- PROVIDE AND INSTALL RETAINING WALL
- PROVIDE AND INSTALL FENCING AS INDICATED ON PLAN
- PROVIDE AND INSTALL CONCRETE PAVEMENT
- PROVIDE AND INSTALL STANDARD ASPHALT PAVEMENT
- PROVIDE AND INSTALL HEAVY DUTY ASPHALT PAVEMENT
- PROVIDE AND INSTALL SIGN. SEE SIGNAGE AND STRIPING PLAN FOR SIGN TYPE.
- PROPOSED LIGHT POLE AND BASE
- KEYNOTE, SEE KEYNOTE LEGEND

## ZONING INFORMATION

| | | | |
|---|---|---|---|
| LOCATION: CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN | | | |
| ZONE: SI (SUBURBAN INDUSTRIAL DISTRICT) | | | |
| USE: DISTRIBUTION CENTER (CONDITIONAL USE) | | | |
| ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
| MINIMUM LOT AREA | 1 ACRE | 2,715,702 S.F. (62.34 AC.) | NO |
| MINIMUM LOT WIDTH | 60 FEET | ±507 FEET | NO |
| MINIMUM LOT FRONTAGE | N/A | ±1,015 FEET | NO |
| MINIMUM FRONT SETBACK | 25 FEET | ±275 FEET | NO |
| MINIMUM SIDE SETBACK | 10 FEET | ±557 FEET | NO |
| MINIMUM REAR SETBACK | 25 FEET | N/A | NO |
| MAXIMUM BUILDING HEIGHT | 50 FEET | 44.5 FEET | NO |
| MAXIMUM BUILDING COVERAGE | N/A | ±8 PERCENT | NO |
| MINIMUM LANDSCAPE SURFACE RATIO | 25 PERCENT | >25 PERCENT | NO |

## PARKING INFORMATION

| ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
|---|---|---|---|
| BUILDING SIZE | N/A | ±216,018 S.F. | NO |
| PARKING REQUIRED | DISTRIBUTION CENTER: TOTAL REQUIRED = TBD | 252 SPACES (STANDARD SIZE) | NO |
| MINIMUM ADA PARKING SPACES REQUIRED | 8 SPACES | 8 SPACES | NO |
| MINIMUM PARKING DIMENSIONS | 9 FEET X 18.5 FEET (INCLUDING 1.5' CURB OVERHANG) | 9 FEET X 18.5 FEET | NO |
| MINIMUM LOADING DIMENSIONS | 10 FEET X 55 FEET | 13.5 FEET X 60 FEET | NO |
| MINIMUM AISLE WIDTH | 26 FEET - 2-WAY | 26 FEET - 2-WAY | NO |
| MINIMUM FRONT SETBACK | 10 FEET | ±45 FEET | NO |
| MINIMUM SIDE SETBACK | 5 FEET | ±82 FEET | NO |
| MINIMUM REAR SETBACK | 5 FEET | N/A | NO |
| MINIMUM INTERIOR LANDSCAPING | 80 LANDSCAPING POINTS PER 10,000 S.F. OF PAVED AREA OR 20 PARKING STALLS | | NO |

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

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Suite G
Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=100' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-10

Title

OVERALL SITE PLAN

Sheet No.

C1.00

Xref (s): ...\XB2501450-00 ; XZ2501450-01 ; XC2501450-00

2/23/2026, BHAGEIST, G:\2026\2511\4\2501450\DWG\C2501450-10.DWG:C1.00 OVERALL SITE PLAN.

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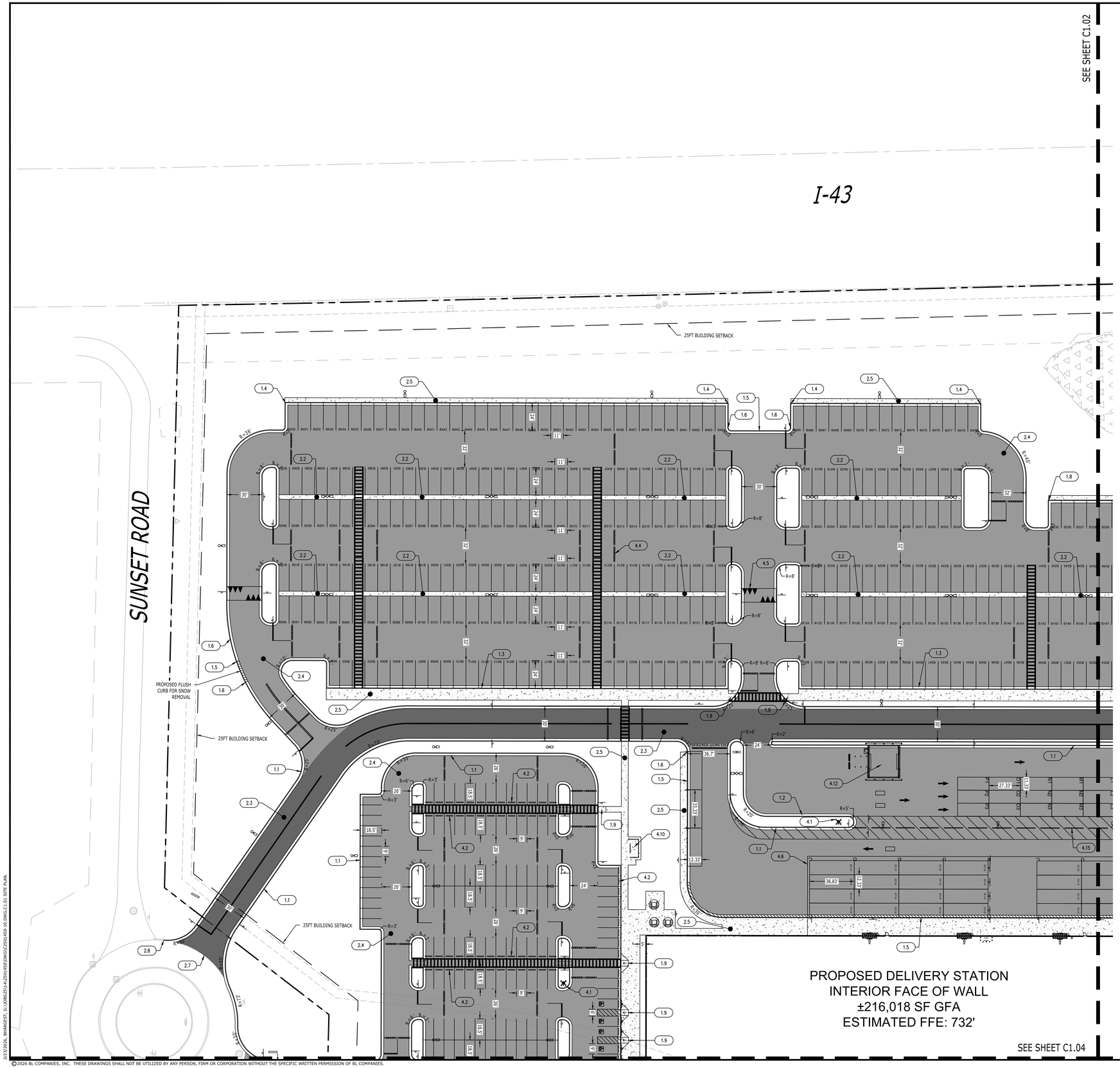
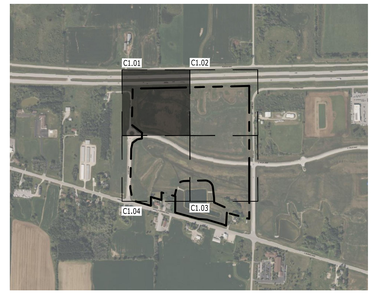



## KEY MAP




1" = 1000'

## KEYNOTE LEGEND

CURB TYPE LEGEND

| KEY | NAME |
|---|---|
| 1.1 | PROPOSED 6" CONCRETE CURB & 2' WIDE CONCRETE GUTTER |
| 1.2 | PROPOSED 6" CONCRETE CURB AND 2' GUTTER WITH REVERSE SLOPE GUTTER |
| 1.3 | PROPOSED 6" INTEGRAL CONCRETE CURB AND 2' GUTTER WITH SIDEWALK |
| 1.4 | PROPOSED 6" INTEGRAL CONCRETE CURB AND 2' REVERSE SLOPE GUTTER WITH SIDEWALK |
| 1.5 | PROPOSED 0" CURB REVEAL |
| 1.6 | PROPOSED TRANSITION 6" CURB TO 0" CURB REVEAL |
| 1.7 | PROPOSED 1' WIDE CURB GATE POCKET |
| 1.8 | CURB AND GUTTER TRANSITION |
| 1.9 | PROPOSED ADA CURB RAMP |
| 1.10 | PROPOSED TRANSITION 12" CURB TO 6" CURB |
| 1.11 | PROPOSED 12" CURB |

PAVEMENT TYPE LEGEND

| KEY | NAME |
|---|---|
| 2.1 | PROPOSED HEAVY DUTY CONCRETE PAVEMENT |
| 2.2 | PROPOSED STANDARD DUTY CONCRETE PAVEMENT |
| 2.3 | PROPOSED HEAVY DUTY ASPHALT CONCRETE PAVEMENT |
| 2.4 | PROPOSED STANDARD ASPHALT CONCRETE PAVEMENT |
| 2.5 | PROPOSED CONCRETE SIDEWALK |
| 2.6 | SAWCUT EXISTING PAVEMENT |
| 2.7 | MEET EXISTING PAVEMENT |
| 2.8 | MEET EXISTING CURB AND GUTTER |

FENCE LEGEND

| KEY | NAME |
|---|---|
| 3.1 | PROPOSED 8' SECURITY CHAINLINK FENCE |
| 3.2 | PROPOSED 40' WIDE DOUBLE SWINGING GATE |
| 3.3 | PROPOSED 5' CHAINLINK PEDESTRIAN FENCE |
| 3.4 | PROPOSED GUARD RAIL |

SITE FURNISHINGS LEGEND

| KEY | NAME |
|---|---|
| 4.1 | PROPOSED 6" BOLLARD (TYP.) |
| 4.2 | PROPOSED WHEELSTOP |
| 4.3 | PROPOSED DUMPSTER ENCLOSURE |
| 4.4 | PROPOSED BITUMINOUS SPEED BUMP (TYP.) |
| 4.5 | PROPOSED BITUMINOUS SPEED HUMP (TYP.) |
| 4.6 | PROPOSED CANOPY (SEE ASMEP PLANS) |
| 4.7 | PROPOSED BIKE RACK |
| 4.8 | PROPOSED STAIRS (SEE ASMEP PLANS) |
| 4.9 | PROPOSED RIDE-SHARE SHELTER |
| 4.10 | PROPOSED SMOKERS SHELTER |
| 4.11 | PROPOSED YARD SPILL KIT |
| 4.12 | PROPOSED AVI STRUCTURE |
| 4.13 | PROPOSED ELECTRICAL EQUIPMENT PAD (SEE ASMEP PLAN) |
| 4.14 | OUTDOOR FURNISHING (BY OTHERS) |
| 4.15 | JERSEY BARRIERS, PAINTED SAFETY YELLOW (TYP.) |
| 4.16 | PROPOSED TRANSFORMER BOLLARD |
| 4.17 | PROPOSED EV CHARGER AND BOLLARDS (4), SEE ASMEP PLANS |

## SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROVIDE AND INSTALL CURB & GUTTER
- DEPRESSED CURB AND GUTTER
- PROVIDE AND INSTALL RETAINING WALL
- PROVIDE AND INSTALL FENCING AS INDICATED ON PLAN
- PROVIDE AND INSTALL CONCRETE PAVEMENT
- PROVIDE AND INSTALL STANDARD ASPHALT PAVEMENT
- PROVIDE AND INSTALL HEAVY DUTY ASPHALT PAVEMENT
- PROVIDE AND INSTALL SIGN. SEE SIGNAGE AND STRIPING PLAN FOR SIGN TYPE.
- PROPOSED LIGHT POLE AND BASE
- 1.1 KEYNOTE, SEE KEYNOTE LEGEND

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
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Land Surveying
BL Companies
3755 Boettler Oaks Drive
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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. | Date | Desc.

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: C2501450-10 | |

Title
SITE PLAN

Sheet No.
C1.01

2/23/2026, BHAGUEST, G:\JOBS\2501\41\2501450\DWG\C2501450-10.DWG C1.01 SITE PLAN.

Ref (s): : XREF\2501450-01 : XC2501450-10 : XC2501450-02

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SEE SHEET C1.01

KEY MAP

1" = 1000'

25FT BUILDING SETBACK

PROPOSED 90 LF RETAINING WALL

PROPOSED FLUSH CURB FOR SNOW REMOVAL

PROPOSED TRUCK YARD WALL, SEE ASMEP PLANS

STAHL ROAD

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

SEE SHEET C1.03

## KEYNOTE LEGEND

### CURB TYPE LEGEND

| KEY | NAME |
|---|---|
| 1.1 | PROPOSED 6" CONCRETE CURB & 2' WIDE CONCRETE GUTTER |
| 1.2 | PROPOSED 6" CONCRETE CURB AND 2' GUTTER WITH REVERSE SLOPE GUTTER |
| 1.3 | PROPOSED 6" INTEGRAL CONCRETE CURB AND 2' GUTTER WITH SIDEWALK |
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| 1.5 | PROPOSED 0" CURB REVEAL |
| 1.6 | PROPOSED TRANSITION 6" CURB TO 0" CURB REVEAL |
| 1.7 | PROPOSED 1' WIDE CURB GATE POCKET |
| 1.8 | CURB AND GUTTER TRANSITION |
| 1.9 | PROPOSED ADA CURB RAMP |
| 1.10 | PROPOSED TRANSITION 12" CURB TO 6" CURB |
| 1.11 | PROPOSED 12" CURB |

### PAVEMENT TYPE LEGEND

| KEY | NAME |
|---|---|
| 2.1 | PROPOSED HEAVY DUTY CONCRETE PAVEMENT |
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| 2.4 | PROPOSED STANDARD ASPHALT CONCRETE PAVEMENT |
| 2.5 | PROPOSED CONCRETE SIDEWALK |
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### FENCE LEGEND

| KEY | NAME |
|---|---|
| 3.1 | PROPOSED 8' SECURITY CHAINLINK FENCE |
| 3.2 | PROPOSED 40' WIDE DOUBLE SWINGING GATE |
| 3.3 | PROPOSED 5' CHAINLINK PEDESTRIAN FENCE |
| 3.4 | PROPOSED GUARD RAIL |

### SITE FURNISHINGS LEGEND

| KEY | NAME |
|---|---|
| 4.1 | PROPOSED 6" BOLLARD (TYP.) |
| 4.2 | PROPOSED WHEELSTOP |
| 4.3 | PROPOSED DUMPSTER ENCLOSURE |
| 4.4 | PROPOSED BITUMINOUS SPEED BUMP (TYP.) |
| 4.5 | PROPOSED BITUMINOUS SPEED HUMP (TYP.) |
| 4.6 | PROPOSED CANOPY (SEE ASMEP PLANS) |
| 4.7 | PROPOSED BIKE RACK |
| 4.8 | PROPOSED STAIRS (SEE ASMEP PLANS) |
| 4.9 | PROPOSED RIDE-SHARE SHELTER |
| 4.10 | PROPOSED SMOKERS SHELTER |
| 4.11 | PROPOSED YARD SPILL KIT |
| 4.12 | PROPOSED AVI STRUCTURE |
| 4.13 | PROPOSED ELECTRICAL EQUIPMENT PAD (SEE ASMEP PLAN) |
| 4.14 | OUTDOOR FURNISHING (BY OTHERS) |
| 4.15 | JERSEY BARRIERS, PAINTED SAFETY YELLOW (TYP.) |
| 4.16 | PROPOSED TRANSFORMER BOLLARD |
| 4.17 | PROPOSED EV CHARGER AND BOLLARDS (4), SEE ASMEP PLANS |

## SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROVIDE AND INSTALL CURB & GUTTER
- DEPRESSED CURB AND GUTTER
- PROVIDE AND INSTALL RETAINING WALL
- PROVIDE AND INSTALL FENCING AS INDICATED ON PLAN
- PROVIDE AND INSTALL CONCRETE PAVEMENT
- PROVIDE AND INSTALL STANDARD ASPHALT PAVEMENT
- PROVIDE AND INSTALL HEAVY DUTY ASPHALT PAVEMENT
- PROVIDE AND INSTALL SIGN. SEE SIGNAGE AND STRIPING PLAN FOR SIGN TYPE.
- PROPOSED LIGHT POLE AND BASE
- 1.1 KEYNOTE, SEE KEYNOTE LEGEND

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

3755 Boettler Oaks Drive
Suite G
Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-10

Title

SITE PLAN

Sheet No.

C1.02

Xref (s): ; XR3D1450-00 ; XZ2D1450-01 ; XC2D1450-00 ; XZ2D1450-00

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SEE SHEET C1.02

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

PROPOSED 132 LF RETAINING WALL

PROPOSED TRUCK YARD WALL W/ SECURITY FENCE. PROPOSED TRUCK YARD WALL, SEE ASMEP PLANS.

PROPOSED 400 LF RETAINING WALL

PROPOSED FLUSH CURB FOR SNOW REMOVAL

25FT BUILDING SETBACK

STAHL ROAD

SEE SHEET C1.04

KEY MAP

1" = 1000'

## KEYNOTE LEGEND

CURB TYPE LEGEND

| KEY | NAME |
|---|---|
| 1.1 | PROPOSED 6" CONCRETE CURB & 2' WIDE CONCRETE GUTTER |
| 1.2 | PROPOSED 6" CONCRETE CURB AND 2' GUTTER WITH REVERSE SLOPE GUTTER |
| 1.3 | PROPOSED 6" INTEGRAL CONCRETE CURB AND 2' GUTTER WITH SIDEWALK |
| 1.4 | PROPOSED 6" INTEGRAL CONCRETE CURB AND 2' REVERSE SLOPE GUTTER WITH SIDEWALK |
| 1.5 | PROPOSED 0" CURB REVEAL |
| 1.6 | PROPOSED TRANSITION 6" CURB TO 0" CURB REVEAL |
| 1.7 | PROPOSED 1' WIDE CURB GATE POCKET |
| 1.8 | CURB AND GUTTER TRANSITION |
| 1.9 | PROPOSED ADA CURB RAMP |
| 1.10 | PROPOSED TRANSITION 12" CURB TO 6" CURB |
| 1.11 | PROPOSED 12" CURB |

PAVEMENT TYPE LEGEND

| KEY | NAME |
|---|---|
| 2.1 | PROPOSED HEAVY DUTY CONCRETE PAVEMENT |
| 2.2 | PROPOSED STANDARD DUTY CONCRETE PAVEMENT |
| 2.3 | PROPOSED HEAVY DUTY ASPHALT CONCRETE PAVEMENT |
| 2.4 | PROPOSED STANDARD ASPHALT CONCRETE PAVEMENT |
| 2.5 | PROPOSED CONCRETE SIDEWALK |
| 2.6 | SAWCUT EXISTING PAVEMENT |
| 2.7 | MEET EXISTING PAVEMENT |
| 2.8 | MEET EXISTING CURB AND GUTTER |

FENCE LEGEND

| KEY | NAME |
|---|---|
| 3.1 | PROPOSED 8' SECURITY CHAINLINK FENCE |
| 3.2 | PROPOSED 40' WIDE DOUBLE SWINGING GATE |
| 3.3 | PROPOSED 5' CHAINLINK PEDESTRIAN FENCE |
| 3.4 | PROPOSED GUARD RAIL |

SITE FURNISHINGS LEGEND

| KEY | NAME |
|---|---|
| 4.1 | PROPOSED 6" BOLLARD (TYP.) |
| 4.2 | PROPOSED WHEELSTOP |
| 4.3 | PROPOSED DUMPSTER ENCLOSURE |
| 4.4 | PROPOSED BITUMINOUS SPEED BUMP (TYP.) |
| 4.5 | PROPOSED BITUMINOUS SPEED HUMP (TYP.) |
| 4.6 | PROPOSED CANOPY (SEE ASMEP PLANS) |
| 4.7 | PROPOSED BIKE RACK |
| 4.8 | PROPOSED STAIRS (SEE ASMEP PLANS) |
| 4.9 | PROPOSED RIDE-SHARE SHELTER |
| 4.10 | PROPOSED SMOKERS SHELTER |
| 4.11 | PROPOSED YARD SPILL KIT |
| 4.12 | PROPOSED AVI STRUCTURE |
| 4.13 | PROPOSED ELECTRICAL EQUIPMENT PAD (SEE ASMEP PLAN) |
| 4.14 | OUTDOOR FURNISHING (BY OTHERS) |
| 4.15 | JERSEY BARRIERS, PAINTED SAFETY YELLOW (TYP.) |
| 4.16 | PROPOSED TRANSFORMER BOLLARD |
| 4.17 | PROPOSED EV CHARGER AND BOLLARDS (4), SEE ASMEP PLANS |

## SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROVIDE AND INSTALL CURB & GUTTER
- DEPRESSED CURB AND GUTTER
- PROVIDE AND INSTALL RETAINING WALL
- PROVIDE AND INSTALL FENCING AS INDICATED ON PLAN
- PROVIDE AND INSTALL CONCRETE PAVEMENT
- PROVIDE AND INSTALL STANDARD ASPHALT PAVEMENT
- PROVIDE AND INSTALL HEAVY DUTY ASPHALT PAVEMENT
- PROVIDE AND INSTALL SIGN. SEE SIGNAGE AND STRIPING PLAN FOR SIGN TYPE.
- PROPOSED LIGHT POLE AND BASE
- KEYNOTE, SEE KEYNOTE LEGEND

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying
BL Companies
3755 Boettler Oaks Drive
Suite G
Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-10

Title
SITE PLAN

Sheet No.
C1.03

2/23/2026, BHARGEST, G:\JOBS\25\1\A\2501450\DWG\C2501450-10.DWG,C1.03 SITE PLAN,

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Xref (s): ; X:\2501450-00_X\2501450-10_XC2501450-01 ; XC2501450-00

SEE SHEET C1.01

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

REPLACE EXISTING ROAD PAVEMENT FOR SANITARY SEWER INSTALLATION. SEE SOUTHPOINTE ENTERPRISE CAMPUS ROAD PLANS, DATED FEBRUARY 2018 FOR PAVEMENT DETAILS.

25FT BUILDING SETBACK

PROPOSED 318 LF RETAINING WALL

PROPOSED 130 LF RETAINING WALL

SUNSET ROAD

PROPOSED 275 LF RETAINING WALL

PROPOSED 400 LF RETAINING WALL

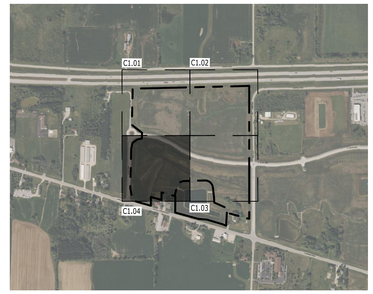
PROPOSED FLUSH CURB FOR SNOW REMOVAL

DO NOT ENTER

25FT BUILDING SETBACK

25FT BUILDING SETBACK

SEE SHEET C1.03




KEY MAP
1" = 1000'

## KEYNOTE LEGEND

CURB TYPE LEGEND

| KEY | NAME |
|---|---|
| 1.1 | PROPOSED 6" CONCRETE CURB & 2' WIDE CONCRETE GUTTER |
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| 1.5 | PROPOSED 0" CURB REVEAL |
| 1.6 | PROPOSED TRANSITION 6" CURB TO 0" CURB REVEAL |
| 1.7 | PROPOSED 1' WIDE CURB GATE POCKET |
| 1.8 | CURB AND GUTTER TRANSITION |
| 1.9 | PROPOSED ADA CURB RAMP |
| 1.10 | PROPOSED TRANSITION 12" CURB TO 6" CURB |
| 1.11 | PROPOSED 12" CURB |

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| KEY | NAME |
|---|---|
| 2.1 | PROPOSED HEAVY DUTY CONCRETE PAVEMENT |
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| 2.6 | SAWCUT EXISTING PAVEMENT |
| 2.7 | MEET EXISTING PAVEMENT |
| 2.8 | MEET EXISTING CURB AND GUTTER |

FENCE LEGEND

| KEY | NAME |
|---|---|
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| KEY | NAME |
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## SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROVIDE AND INSTALL CURB & GUTTER
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- PROVIDE AND INSTALL SIGN. SEE SIGNAGE AND STRIPING PLAN FOR SIGN TYPE.
- PROPOSED LIGHT POLE AND BASE
- 1.1 KEYNOTE, SEE KEYNOTE LEGEND

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying
BL Companies
3755 Boettler Oaks Drive
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(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

| | |
|---|---|
| Designed | B.M.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-10

Title
SITE PLAN

Sheet No.
C1.04

2/23/2026, BHARGEST, G:\JOBS\2501\2501450\DWG\C2501450-10.DWG C1.04 SITE PLAN.

Xref \$0: ; XB2501450-00 ; XC2501450-01 ; XC2501450-00

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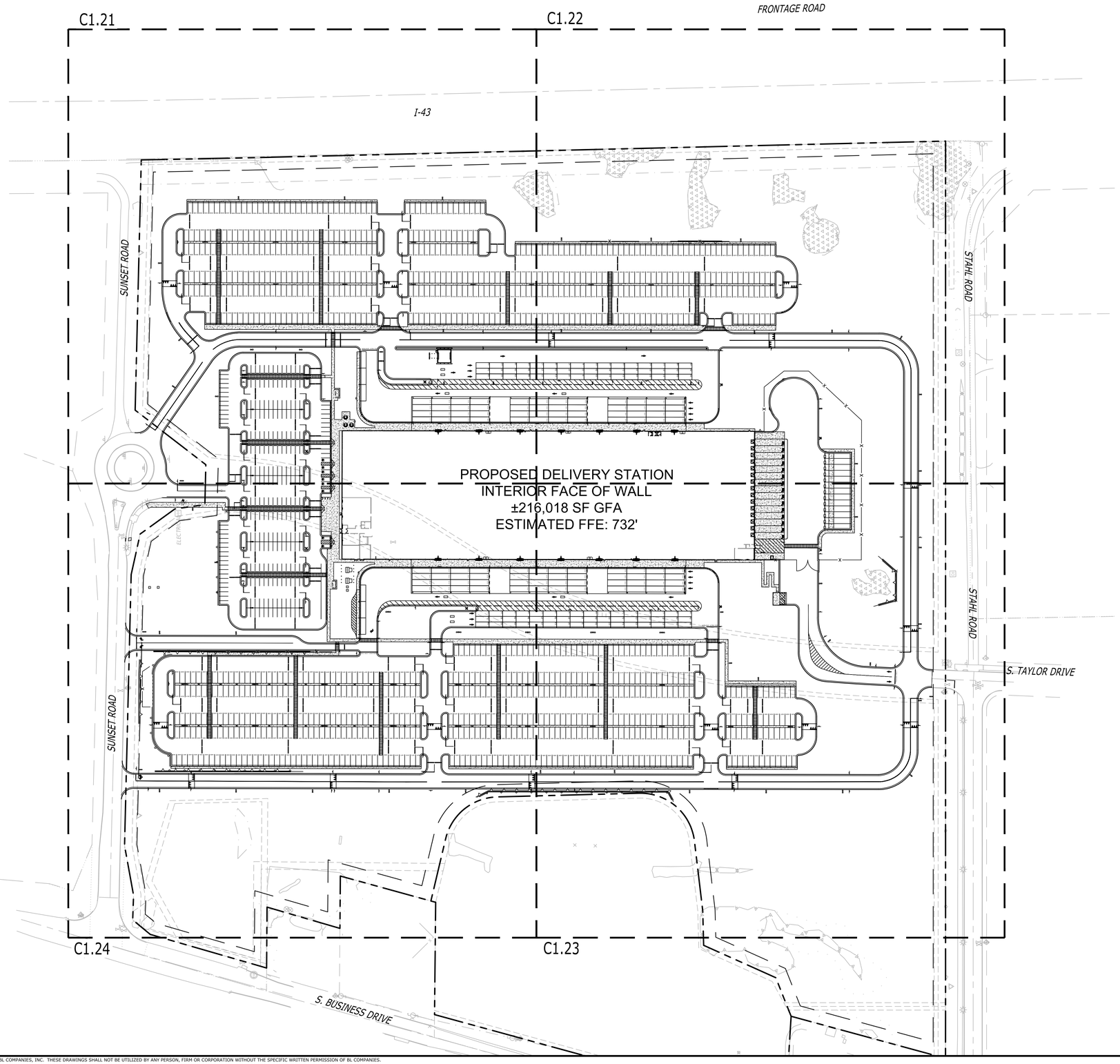


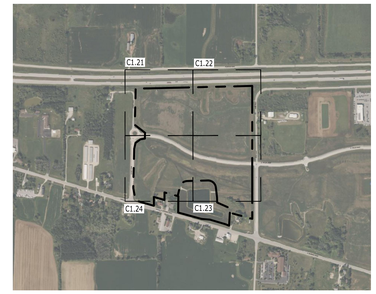


KEY MAP

1" = 1000'

## KEYNOTE LEGEND

STRIPING (PAVEMENT GRAPHIC) LEGEND

| | |
|---|---|
| PG-1 | STOP BAR |
| PG-5 | STRAIGHT ARROW |
| PG-6(L) | LEFT TURN ARROW (PG-6(R) OPP.) |
| PG-7(R) | STRAIGHT OR RIGHT TURN ARROWS (PG-7(L) OPP.) |
| PG-8 | LEFT OR RIGHT TURN ARROW |
| PG-9 | LEFT, STRAIGHT, OR RIGHT TURN ARROWS |
| PG-10 | 18" STRIPING OUTLINE AND FILL AT 45 DEGREES |
| PG-11 | 12" STRIPING OUTLINE AND HATCH @ 36" O.C. (WHITE) |
| PG-12 | 12" STRIPING OUTLINE AND HATCH @ 36" O.C. (YELLOW) |
| PG-13 | LAND ON BLUE STRIP |
| PG-14 | TRAILER SPACE NUMBERING |
| PG-15 | LARGE SPEED HUMP |
| PG-16 | SPEED BUMP |
| PG-17 | ACCESSIBLE CAR PARKING |
| PG-18 | ACCESSIBLE VAN PARKING |
| PG-20 | PEDESTRIAN TABLE |
| PG-21 | EMPTY TRAILER SLIP |
| PG-22 | TRACTOR DOCK PARKING |
| PG-23 | JACK STAND AREA |
| PG-24 | WARNING LINE |
| PG-25 | VAN PARKING STRIPING GRAPHIC |
| PG-26 | BYPASS LANE GRAPHIC |
| PG-27 | DRIVE LANE GRAPHIC |
| PG-28 | TRAFFIC ISLAND - DO NOT BLOCK THE BOX GRAPHIC |
| PG-28a | TRUCK TURN AROUND AREA |
| PG-30 | QUEUING AND LOADING SPOT NUMBER |
| PG-31 | LAUNCH PAD STRIPE / PAVEMENT GRAPHICS |

SIGN FACE LEGEND

| | |
|---|---|
| S-1 | STOP SIGN, 30", SINGLE LANE |
| S-1b | STOP SIGN, 36" MULTIPLE LANES |
| S-2 | DO NOT ENTER, 30" |
| S-3 | SPEED LIMIT, 5 MPH, SINGLE LANE |
| S-3b | SPEED LIMIT, 5 MPH, MULTIPLE LANES |
| S-3(MOD) | SPEED BUMP WITH 5 MPH PLACARD |
| S-4 | SPEED LIMIT, 10MPH |
| S-4(MOD) | SPEED BUMP SIGN W/ 10MPH PLACARD |
| S-5(L) | PEDESTRIAN CROSSING, LEFT ARROW |
| S-5(R) | PEDESTRIAN CROSSING, RIGHT ARROW |
| S-6 | AVI SPEED RANGE SIGN, 30" |
| S-6c | AVI SPEED RANGE SIGN, 15" |
| S-7(L) | ONE WAY, LEFT ARROW |
| S-7(R) | ONE WAY, RIGHT ARROW |
| S-8 | YIELD SIGN |
| S-9(L) | LEFT TURN ONLY (S-9(R) OPP.) |
| S-11(L) | NO LEFT TURN |
| S-11(R) | NO RIGHT TURN |
| S-12 | NO U TURN |
| S-13 | TRUCKS PROHIBITED |
| S-14 | NO PARKING |
| S-14(L) | NO PARKING - LEFT |
| S-14(R) | NO PARKING - RIGHT |
| S-15 | ACCESSIBLE CAR PARKING |
| S-16 | ACCESSIBLE VAN PARKING |
| S-17 | NO TRESPASSING |
| S-18 | ELECTRIC VEHICLE PARKING ONLY |
| S-19 | CLEAN AIR VEHICLE |
| S-21(L) | FLEX PARKING ONLY LEFT |
| S-21(R) | FLEX PARKING ONLY RIGHT |
| S-22(L) | ASSOCIATE PARKING ONLY LEFT |
| S-22(R) | ASSOCIATE PARKING ONLY RIGHT |
| S-32(L) | CHEVRON LEFT |
| S-32(R) | CHEVRON RIGHT |
| S-97 | INSPECTION NOTICE |
| S-98 | BACK IN PARKING ONLY |

TENANT SIGN FACE LEGEND

| | |
|---|---|
| AS-1 | BUILDING ADDRESS |
| AS-2 | TRUCKS/VISITOR USHER |
| AS-4 | TRAILER INSPECTION |
| AS-5 | YARD RULES |
| AS-6 | TRUCK ENTRANCE |
| AS-10 | TRACTOR PARKING |
| AS-13 | NO ENTRANCE |
| AS-14 | NO EXIT |
| AS-15(L) | EXIT, LEFT ARROW, 36" |
| AS-15(R) | EXIT, RIGHT ARROW, 36" |
| AS-15(S) | EXIT, STRAIGHT ARROW, 36" |
| AS-16 | VAN WAYFINDING |
| AS-16a | VAN WAYFINDING |
| AS-17a | NO TRESPASSING |
| AS-22 | DROP-OFF AND PICK-UP |
| AS-23 | ASSOCIATE OF THE MONTH |
| AS-24 | VISITOR PARKING |
| AS-24a | TRAILER PARKING |
| AS-25 | VENDOR PARKING |
| AS-26 | MUSTER AREA |
| AS-29 | MOTORCYCLE PARKING |
| AS-30 | NON-SMOKING AREA |
| AS-31 | CUSTOMER PARKING |
| AS-32(L) | PICK-UP/DROP-OFF, LEFT ARROW |
| AS-32(R) | PICK-UP/DROP-OFF, RIGHT ARROW |
| AS-32(S) | PICK-UP/DROP-OFF, STRAIGHT ARROW |
| AS-34 | JOCKEY TRUCKS ONLY |
| AS-35 | TURN OFF ENGINE |
| AS-38(L) | MAIN ENTRANCE LEFT |
| AS-38(R) | MAIN ENTRANCE RIGHT |
| AS-38(S) | MAIN ENTRANCE STRAIGHT |
| AS-39 | PARKING LOT DESIGNATION |
| AS-41 | NO IDLING ZONE |
| AS-42 | BYPASS LANE |
| AS-43 | DRIVE LANE |
| AS-45 | NO SOLICITING |
| AS-50 | LAUNCH PAD SIGNAGE |
| AS-51 | NO WEAPONS SIGN PANEL (ALL LOCATIONS) |
| AS-52 | NO WEAPONS DECAL (ALL LOCATIONS) |
| AS-56 | FREEZING TEMPERATURE WARNING SIGN |
| AS-56a | FREEZING TEMPERATURE EXPLANATION PANEL |
| AS-57 | CAUTION SLIPPER SURFACE SIGN |
| AS-58 | LAND ON BLUE - LOGO SIGN |
| AS-66 | LAUNCH PAD IDENTIFIER |
| AS-67 | LAUNCH PAD RIGHT OF WAY |
| AS-93 | FLEX DRIVERS PARKING |
| AS-94 | DSP DRIVERS PARKING |
| AS-95 | VAN STALL WAYFINDING |
| AS-95(S) | VAN STALL WAYFINDING - STRAIGHT ARROW |
| AS-95(L) | VAN STALL WAYFINDING - LEFT ARROW |
| AS-95(R) | VAN STALL WAYFINDING - RIGHT ARROW |
| AS-96(S) | VAN PROBLEM SOLVE - STRAIGHT ARROW |
| AS-96(L) | VAN PROBLEM SOLVE - LEFT ARROW |
| AS-96(R) | VAN PROBLEM SOLVE - RIGHT ARROW |
| AS-97a | VAN PROBLEM SOLVE 1 |
| AS-97b | VAN PROBLEM SOLVE 2 OR 3 |
| AS-99 | EMERGENCY ASSOCIATE USE ONLY |
| AS-109 | FLEX STATION HOURS |
| AS-110 | FLEX PASSENGER POLICY |
| AS-111 | FLEX PARKING LOT RULES |
| AS-112 | FLEX CARTS INSIDE |
| AS-114 | INSPECTION TUNNEL (VANS ONLY) |
| AS-115 | AVI BYPASS STRAIGHT, RIGHT, OR LEFT |
| AS-O,B,R,G,P,Y# | PARKING LOCATION ORANGE, BLUE, RED, GREEN, PURPLE & YELLOW |

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

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2/23/2026, BHARGEST, G:\JOBS\2501\1425014501\DWG\C25014509-12.DWG,C1.20 OVERALL SIGNAGE AND STRIPING PLAN,

Architecture
Engineering
Environmental
Land Surveying

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=100' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-12

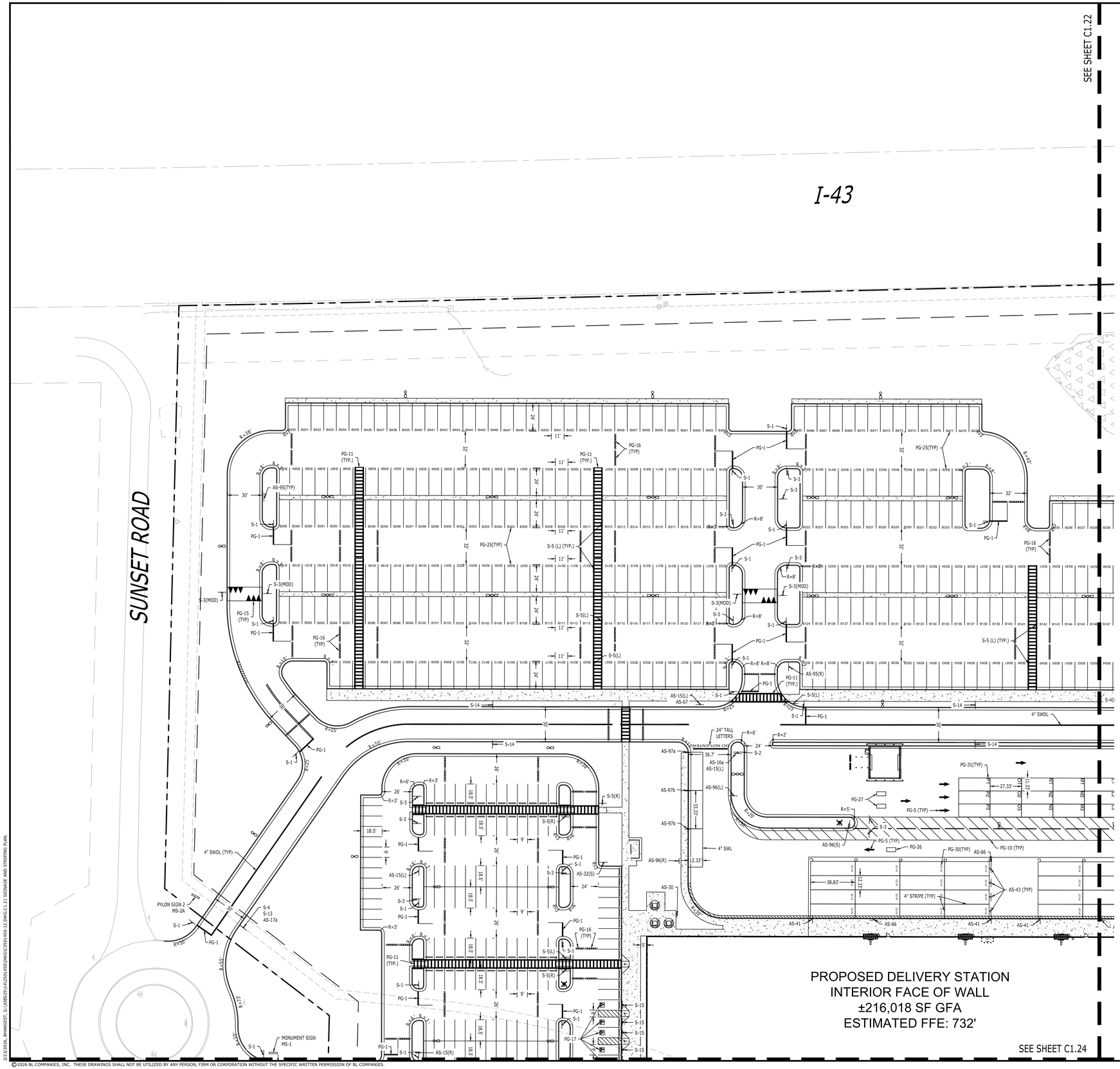
Title

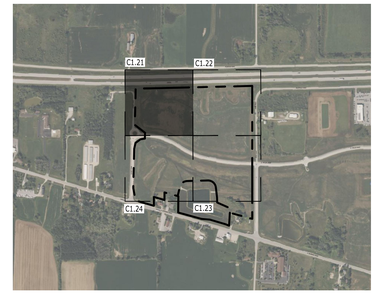
OVERALL SIGNAGE AND STRIPING PLAN

Sheet No.

C1.20

Xref (s): - XREF(S):2501450-00 , XC2501450-01 , XC2501450-02




KEY MAP

1" = 1000'

## KEYNOTE LEGEND

STRIPING (PAVEMENT GRAPHIC) LEGEND

| | |
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| PG-1 | STOP BAR |
| PG-5 | STRAIGHT ARROW |
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SIGN FACE LEGEND

| | |
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| S-1 | STOP SIGN, 30", SINGLE LANE |
| S-1b | STOP SIGN, 36" MULTIPLE LANES |
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| S-3 | SPEED LIMIT, 5 MPH, SINGLE LANE |
| S-3b | SPEED LIMIT, 5 MPH, MULTIPLE LANES |
| S-3(MOD) | SPEED BUMP WITH 5 MPH PLACARD |
| S-4 | SPEED LIMIT, 10MPH |
| S-4(MOD) | SPEED BUMP SIGN W/ 10MPH PLACARD |
| S-5(L) | PEDESTRIAN CROSSING, LEFT ARROW |
| S-5(R) | PEDESTRIAN CROSSING, RIGHT ARROW |
| S-6 | AVI SPEED RANGE SIGN, 30" |
| S-6c | AVI SPEED RANGE SIGN, 15" |
| S-7(L) | ONE WAY, LEFT ARROW |
| S-7(R) | ONE WAY, RIGHT ARROW |
| S-8 | YIELD SIGN |
| S-9(L) | LEFT TURN ONLY (S-9(R) OPP.) |
| S-11(L) | NO LEFT TURN |
| S-11(R) | NO RIGHT TURN |
| S-12 | NO U TURN |
| S-13 | TRUCKS PROHIBITED |
| S-14 | NO PARKING |
| S-14(L) | NO PARKING - LEFT |
| S-14(R) | NO PARKING - RIGHT |
| S-15 | ACCESSIBLE CAR PARKING |
| S-16 | ACCESSIBLE VAN PARKING |
| S-17 | NO TRESPASSING |
| S-18 | ELECTRIC VEHICLE PARKING ONLY |
| S-19 | CLEAN AIR VEHICLE |
| S-21(L) | FLEX PARKING ONLY LEFT |
| S-21(R) | FLEX PARKING ONLY RIGHT |
| S-22(L) | ASSOCIATE PARKING ONLY LEFT |
| S-22(R) | ASSOCIATE PARKING ONLY RIGHT |
| S-32(L) | CHEVRON LEFT |
| S-32(R) | CHEVRON RIGHT |
| S-97 | INSPECTION NOTICE |
| S-98 | BACK IN PARKING ONLY |

TENANT SIGN FACE LEGEND

| | |
|---|---|
| AS-1 | BUILDING ADDRESS |
| AS-2 | TRUCKS/VISITOR USHER |
| AS-4 | TRAILER INSPECTION |
| AS-5 | YARD RULES |
| AS-6 | TRUCK ENTRANCE |
| AS-10 | TRACTOR PARKING |
| AS-13 | NO ENTRANCE |
| AS-14 | NO EXIT |
| AS-15(L) | EXIT, LEFT ARROW, 36" |
| AS-15(R) | EXIT, RIGHT ARROW, 36" |
| AS-15(S) | EXIT, STRAIGHT ARROW, 36" |
| AS-16 | VAN WAYFINDING |
| AS-16a | VAN WAYFINDING |
| AS-17a | NO TRESPASSING |
| AS-22 | DROP-OFF AND PICK-UP |
| AS-23 | ASSOCIATE OF THE MONTH |
| AS-24 | VISITOR PARKING |
| AS-24a | TRAILER PARKING |
| AS-25 | VENDOR PARKING |
| AS-26 | MUSTER AREA |
| AS-29 | MOTORCYCLE PARKING |
| AS-30 | NON-SMOKING AREA |
| AS-31 | CUSTOMER PARKING |
| AS-32(L) | PICK-UP/DROP-OFF, LEFT ARROW |
| AS-32(R) | PICK-UP/DROP-OFF, RIGHT ARROW |
| AS-32(S) | PICK-UP/DROP-OFF, STRAIGHT ARROW |
| AS-34 | JOCKEY TRUCKS ONLY |
| AS-35 | TURN OFF ENGINE |
| AS-38(L) | MAIN ENTRANCE LEFT |
| AS-38(R) | MAIN ENTRANCE RIGHT |
| AS-38(S) | MAIN ENTRANCE STRAIGHT |
| AS-39 | PARKING LOT DESIGNATION |
| AS-41 | NO IDLING ZONE |
| AS-42 | BYPASS LANE |
| AS-43 | DRIVE LANE |
| AS-45 | NO SOLICITING |
| AS-50 | LAUNCH PAD SIGNAGE |
| AS-51 | NO WEAPONS SIGN PANEL (ALL LOCATIONS) |
| AS-52 | NO WEAPONS DECAL (ALL LOCATIONS) |
| AS-56 | FREEZING TEMPERATURE WARNING SIGN |
| AS-56a | FREEZING TEMPERATURE EXPLANATION PANEL |
| AS-57 | CAUTION SLIPPER SURFACE SIGN |
| AS-58 | LAND ON BLUE - LOGO SIGN |
| AS-66 | LAUNCH PAD IDENTIFIER |
| AS-67 | LAUNCH PAD RIGHT OF WAY |
| AS-93 | FLEX DRIVERS PARKING |
| AS-94 | DSP DRIVERS PARKING |
| AS-95 | VAN STALL WAYFINDING |
| AS-95(S) | VAN STALL WAYFINDING - STRAIGHT ARROW |
| AS-95(L) | VAN STALL WAYFINDING - LEFT ARROW |
| AS-95(R) | VAN STALL WAYFINDING - RIGHT ARROW |
| AS-96(S) | VAN PROBLEM SOLVE - STRAIGHT ARROW |
| AS-96(L) | VAN PROBLEM SOLVE - LEFT ARROW |
| AS-96(R) | VAN PROBLEM SOLVE - RIGHT ARROW |
| AS-97a | VAN PROBLEM SOLVE 1 |
| AS-97b | VAN PROBLEM SOLVE 2 OR 3 |
| AS-99 | EMERGENCY ASSOCIATE USE ONLY |
| AS-109 | FLEX STATION HOURS |
| AS-110 | FLEX PASSENGER POLICY |
| AS-111 | FLEX PARKING LOT RULES |
| AS-112 | FLEX CARTS INSIDE |
| AS-114 | INSPECTION TUNNEL (VANS ONLY) |
| AS-115 | AVI BYPASS STRAIGHT, RIGHT, OR LEFT |
| AS-O,B,R,G,P,Y,Y | PARKING LOCATION ORANGE, BLUE, RED, GREEN, PURPLE & YELLOW |

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

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Suite G
Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.M.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-12

Title

SIGNAGE AND STRIPING PLAN

Sheet No.

C1.21

2/23/2026, BHARGEST, C:\JOBS\25\14\2501450\DWG\C2501450-12.DWG\C1.21 SIGNAGE AND STRIPING PLAN,

xref (s) : XB3501450-00 ; X2501450-01 ; XC2501450-00 ; XC2501450-01 ; XC2501450-00

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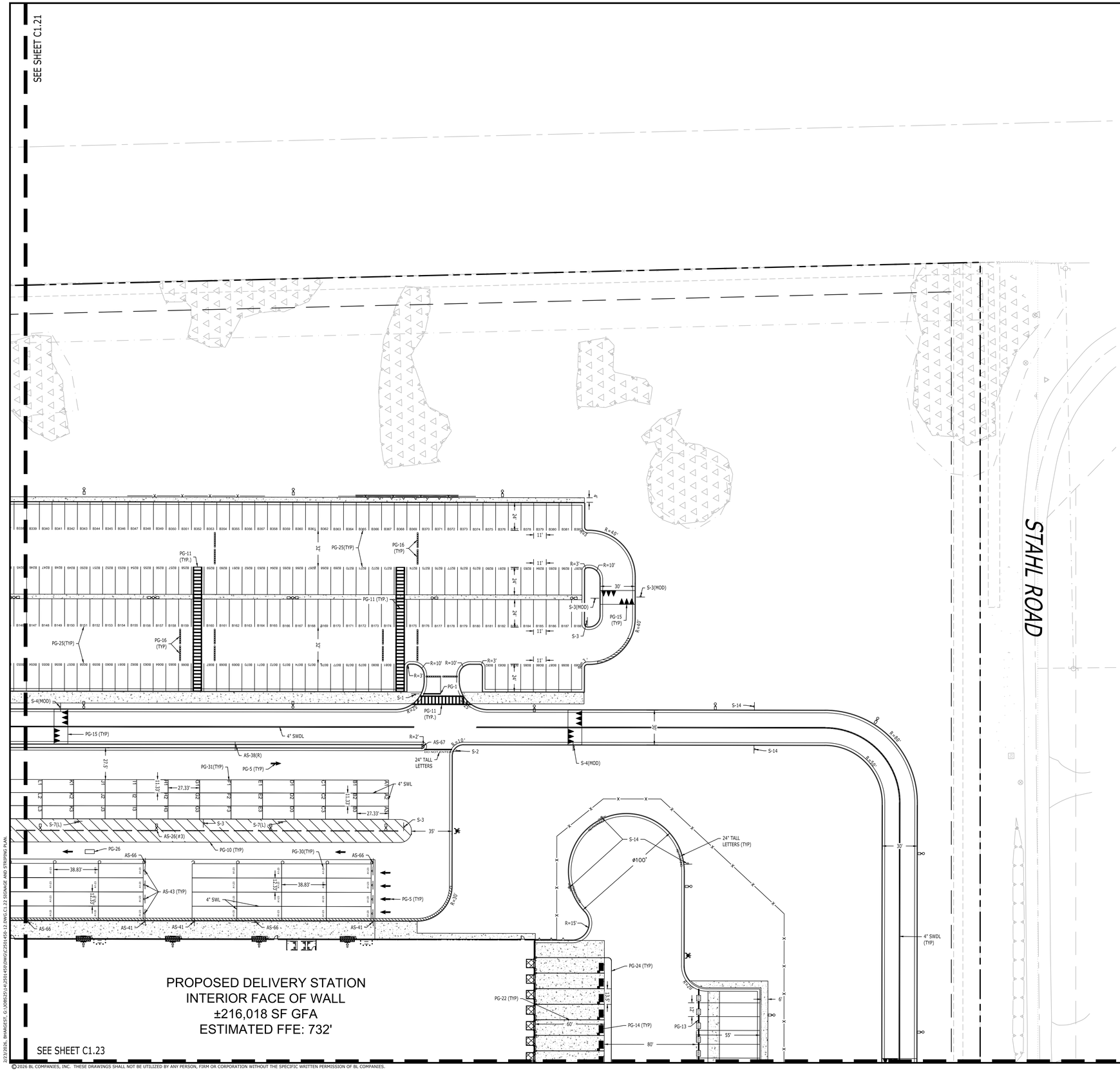


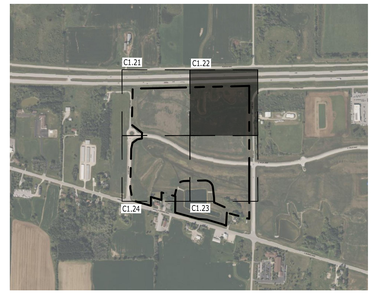


KEY MAP

1" = 1000'

## KEYNOTE LEGEND

STRIPING (PAVEMENT GRAPHIC) LEGEND

| | |
|---|---|
| PG-1 | STOP BAR |
| PG-5 | STRAIGHT ARROW |
| PG-6(L) | LEFT TURN ARROW (PG-6(R) OPP.) |
| PG-7(R) | STRAIGHT OR RIGHT TURN ARROWS (PG-7(L) OPP.) |
| PG-8 | LEFT OR RIGHT TURN ARROW |
| PG-9 | LEFT, STRAIGHT, OR RIGHT TURN ARROWS |
| PG-10 | 18" STRIPING OUTLINE AND FILL AT 45 DEGREES |
| PG-11 | 12" STRIPING OUTLINE AND HATCH @ 36" O.C. (WHITE) |
| PG-12 | 12" STRIPING OUTLINE AND HATCH @ 36" O.C. (YELLOW) |
| PG-13 | LAND ON BLUE STRIP |
| PG-14 | TRAILER SPACE NUMBERING |
| PG-15 | LARGE SPEED HUMP |
| PG-16 | SPEED BUMP |
| PG-17 | ACCESSIBLE CAR PARKING |
| PG-18 | ACCESSIBLE VAN PARKING |
| PG-20 | PEDESTRIAN TABLE |
| PG-21 | EMPTY TRAILER SLIP |
| PG-22 | TRACTOR DOCK PARKING |
| PG-23 | JACK STAND AREA |
| PG-24 | WARNING LINE |
| PG-25 | VAN PARKING STRIPING GRAPHIC |
| PG-26 | BYPASS LANE GRAPHIC |
| PG-27 | DRIVE LANE GRAPHIC |
| PG-28 | TRAFFIC ISLAND - DO NOT BLOCK THE BOX GRAPHIC |
| PG-28a | TRUCK TURN AROUND AREA |
| PG-30 | QUEUING AND LOADING SPOT NUMBER |
| PG-31 | LAUNCH PAD STRIPE / PAVEMENT GRAPHICS |

SIGN FACE LEGEND

| | |
|---|---|
| S-1 | STOP SIGN, 30", SINGLE LANE |
| S-1b | STOP SIGN, 36" MULTIPLE LANES |
| S-2 | DO NOT ENTER, 30" |
| S-3 | SPEED LIMIT, 5 MPH, SINGLE LANE |
| S-3b | SPEED LIMIT, 5 MPH, MULTIPLE LANES |
| S-3(MOD) | SPEED BUMP WITH 5 MPH PLACARD |
| S-4 | SPEED LIMIT, 10MPH |
| S-4(MOD) | SPEED BUMP SIGN W/ 10MPH PLACARD |
| S-5(L) | PEDESTRIAN CROSSING, LEFT ARROW |
| S-5(R) | PEDESTRIAN CROSSING, RIGHT ARROW |
| S-6 | AVI SPEED RANGE SIGN, 30" |
| S-6c | AVI SPEED RANGE SIGN, 15" |
| S-7(L) | ONE WAY, LEFT ARROW |
| S-7(R) | ONE WAY, RIGHT ARROW |
| S-8 | YIELD SIGN |
| S-9(L) | LEFT TURN ONLY (S-9(R) OPP.) |
| S-11(L) | NO LEFT TURN |
| S-11(R) | NO RIGHT TURN |
| S-12 | NO U TURN |
| S-13 | TRUCKS PROHIBITED |
| S-14 | NO PARKING |
| S-14(L) | NO PARKING - LEFT |
| S-14(R) | NO PARKING - RIGHT |
| S-15 | ACCESSIBLE CAR PARKING |
| S-16 | ACCESSIBLE VAN PARKING |
| S-17 | NO TRESPASSING |
| S-18 | ELECTRIC VEHICLE PARKING ONLY |
| S-19 | CLEAN AIR VEHICLE |
| S-21(L) | FLEX PARKING ONLY LEFT |
| S-21(R) | FLEX PARKING ONLY RIGHT |
| S-22(L) | ASSOCIATE PARKING ONLY LEFT |
| S-22(R) | ASSOCIATE PARKING ONLY RIGHT |
| S-32(L) | CHEVRON LEFT |
| S-32(R) | CHEVRON RIGHT |
| S-97 | INSPECTION NOTICE |
| S-98 | BACK IN PARKING ONLY |

TENANT SIGN FACE LEGEND

| | |
|---|---|
| AS-1 | BUILDING ADDRESS |
| AS-2 | TRUCKS/VISITOR USHER |
| AS-4 | TRAILER INSPECTION |
| AS-5 | YARD RULES |
| AS-6 | TRUCK ENTRANCE |
| AS-10 | TRACTOR PARKING |
| AS-13 | NO ENTRANCE |
| AS-14 | NO EXIT |
| AS-15(L) | EXIT, LEFT ARROW, 36" |
| AS-15(R) | EXIT, RIGHT ARROW, 36" |
| AS-15(S) | EXIT, STRAIGHT ARROW, 36" |
| AS-16 | VAN WAYFINDING |
| AS-16a | VAN WAYFINDING |
| AS-17a | NO TRESPASSING |
| AS-22 | DROP-OFF AND PICK-UP |
| AS-23 | ASSOCIATE OF THE MONTH |
| AS-24 | VISITOR PARKING |
| AS-24a | TRAILER PARKING |
| AS-25 | VENDOR PARKING |
| AS-26 | MUSTER AREA |
| AS-29 | MOTORCYCLE PARKING |
| AS-30 | NON-SMOKING AREA |
| AS-31 | CUSTOMER PARKING |
| AS-32(L) | PICK-UP/DROP-OFF, LEFT ARROW |
| AS-32(R) | PICK-UP/DROP-OFF, RIGHT ARROW |
| AS-32(S) | PICK-UP/DROP-OFF, STRAIGHT ARROW |
| AS-34 | JOCKEY TRUCKS ONLY |
| AS-35 | TURN OFF ENGINE |
| AS-38(L) | MAIN ENTRANCE LEFT |
| AS-38(R) | MAIN ENTRANCE RIGHT |
| AS-38(S) | MAIN ENTRANCE STRAIGHT |
| AS-39 | PARKING LOT DESIGNATION |
| AS-41 | NO IDLING ZONE |
| AS-42 | BYPASS LANE |
| AS-43 | DRIVE LANE |
| AS-45 | NO SOLICITING |
| AS-50 | LAUNCH PAD SIGNAGE |
| AS-51 | NO WEAPONS SIGN PANEL (ALL LOCATIONS) |
| AS-52 | NO WEAPONS DECAL (ALL LOCATIONS) |
| AS-56 | FREEZING TEMPERATURE WARNING SIGN |
| AS-56a | FREEZING TEMPERATURE EXPLANATION PANEL |
| AS-57 | CAUTION SLIPPER SURFACE SIGN |
| AS-58 | LAND ON BLUE - LOGO SIGN |
| AS-66 | LAUNCH PAD IDENTIFIER |
| AS-67 | LAUNCH PAD RIGHT OF WAY |
| AS-93 | FLEX DRIVERS PARKING |
| AS-94 | DSP DRIVERS PARKING |
| AS-95 | VAN STALL WAYFINDING |
| AS-95(S) | VAN STALL WAYFINDING - STRAIGHT ARROW |
| AS-95(L) | VAN STALL WAYFINDING - LEFT ARROW |
| AS-95(R) | VAN STALL WAYFINDING - RIGHT ARROW |
| AS-96(S) | VAN PROBLEM SOLVE - STRAIGHT ARROW |
| AS-96(L) | VAN PROBLEM SOLVE - LEFT ARROW |
| AS-96(R) | VAN PROBLEM SOLVE - RIGHT ARROW |
| AS-97a | VAN PROBLEM SOLVE 1 |
| AS-97b | VAN PROBLEM SOLVE 2 OR 3 |
| AS-99 | EMERGENCY ASSOCIATE USE ONLY |
| AS-109 | FLEX STATION HOURS |
| AS-110 | FLEX PASSENGER POLICY |
| AS-111 | FLEX PARKING LOT RULES |
| AS-112 | FLEX CARTS INSIDE |
| AS-114 | INSPECTION TUNNEL (VANS ONLY) |
| AS-115 | AVI BYPASS STRAIGHT, RIGHT, OR LEFT |
| AS-O,B,R,G,P,Y# | PARKING LOCATION ORANGE, BLUE, RED, GREEN, PURPLE & YELLOW |

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

2/23/2026, BHAGGEST, G:\JOBS\2501450\Engr\2501450UWGV\C2501450-12 DWG\C1.22 SIGNAGE AND STRIPING PLAN.

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Architecture
Engineering
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Land Surveying

BL Companies

3755 Boettler Oaks Drive
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Uniontown, Ohio 44685
(234) 294-6340

# PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-12

Title

SIGNAGE AND STRIPING PLAN

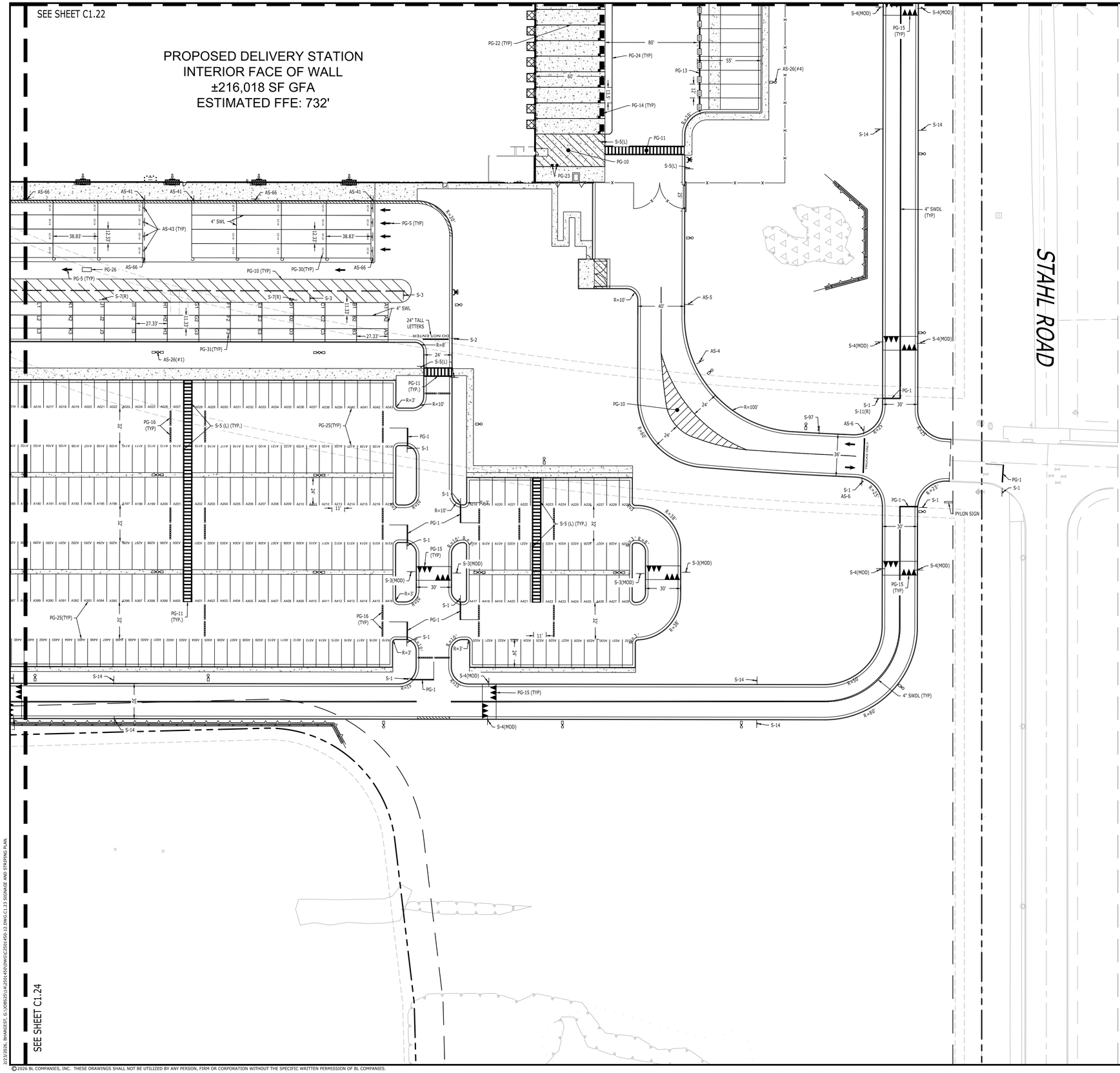
Sheet No.

C1.22

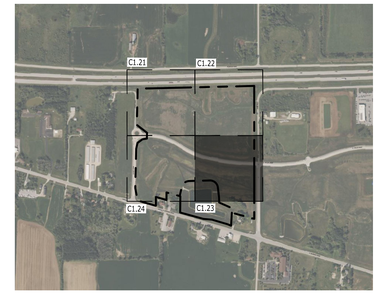
Xref (s) : XB2501450-00 , X2250145O-01 , XC2501450-10 , XC2501450-00

SEE SHEET C1.22

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'




SEE SHEET C1.24




KEY MAP
1" = 1000'

## KEYNOTE LEGEND

STRIPING (PAVEMENT GRAPHIC) LEGEND

| | |
|---|---|
| PG-1 | STOP BAR |
| PG-5 | STRAIGHT ARROW |
| PG-6(L) | LEFT TURN ARROW (PG-6(R) OPP.) |
| PG-7(R) | STRAIGHT OR RIGHT TURN ARROWS (PG-7(L) OPP.) |
| PG-8 | LEFT OR RIGHT TURN ARROW |
| PG-9 | LEFT, STRAIGHT, OR RIGHT TURN ARROWS |
| PG-10 | 18" STRIPING OUTLINE AND FILL AT 45 DEGREES |
| PG-11 | 12" STRIPING OUTLINE AND HATCH @ 36" O.C. (WHITE) |
| PG-12 | 12" STRIPING OUTLINE AND HATCH @ 36" O.C. (YELLOW) |
| PG-13 | LAND ON BLUE STRIP |
| PG-14 | TRAILER SPACE NUMBERING |
| PG-15 | LARGE SPEED HUMP |
| PG-16 | SPEED BUMP |
| PG-17 | ACCESSIBLE CAR PARKING |
| PG-18 | ACCESSIBLE VAN PARKING |
| PG-20 | PEDESTRIAN TABLE |
| PG-21 | EMPTY TRAILER SLIP |
| PG-22 | TRACTOR DOCK PARKING |
| PG-23 | JACK STAND AREA |
| PG-24 | WARNING LINE |
| PG-25 | VAN PARKING STRIPING GRAPHIC |
| PG-26 | BYPASS LANE GRAPHIC |
| PG-27 | DRIVE LANE GRAPHIC |
| PG-28 | TRAFFIC ISLAND - DO NOT BLOCK THE BOX GRAPHIC |
| PG-28a | TRUCK TURN AROUND AREA |
| PG-30 | QUEUING AND LOADING SPOT NUMBER |
| PG-31 | LAUNCH PAD STRIPE / PAVEMENT GRAPHICS |

SIGN FACE LEGEND

| | |
|---|---|
| S-1 | STOP SIGN, 30", SINGLE LANE |
| S-1b | STOP SIGN, 36" MULTIPLE LANES |
| S-2 | DO NOT ENTER, 30" |
| S-3 | SPEED LIMIT, 5 MPH, SINGLE LANE |
| S-3b | SPEED LIMIT, 5 MPH, MULTIPLE LANES |
| S-3(MOD) | SPEED BUMP WITH 5 MPH PLACARD |
| S-4 | SPEED LIMIT, 10MPH |
| S-4(MOD) | SPEED BUMP SIGN W/ 10MPH PLACARD |
| S-5(L) | PEDESTRIAN CROSSING, LEFT ARROW |
| S-5(R) | PEDESTRIAN CROSSING, RIGHT ARROW |
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| S-6c | AVI SPEED RANGE SIGN, 15" |
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| S-7(R) | ONE WAY, RIGHT ARROW |
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| S-14 | NO PARKING |
| S-14(L) | NO PARKING - LEFT |
| S-14(R) | NO PARKING - RIGHT |
| S-15 | ACCESSIBLE CAR PARKING |
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| S-21(L) | FLEX PARKING ONLY LEFT |
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| S-22(L) | ASSOCIATE PARKING ONLY LEFT |
| S-22(R) | ASSOCIATE PARKING ONLY RIGHT |
| S-32(L) | CHEVRON LEFT |
| S-32(R) | CHEVRON RIGHT |
| S-97 | INSPECTION NOTICE |
| S-98 | BACK IN PARKING ONLY |

TENANT SIGN FACE LEGEND

| | |
|---|---|
| AS-1 | BUILDING ADDRESS |
| AS-2 | TRUCKS/VISITOR USHER |
| AS-4 | TRAILER INSPECTION |
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| AS-6 | TRUCK ENTRANCE |
| AS-10 | TRACTOR PARKING |
| AS-13 | NO ENTRANCE |
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| AS-16a | VAN WAYFINDING |
| AS-17a | NO TRESPASSING |
| AS-22 | DROP-OFF AND PICK-UP |
| AS-23 | ASSOCIATE OF THE MONTH |
| AS-24 | VISITOR PARKING |
| AS-24a | TRAILER PARKING |
| AS-25 | VENDOR PARKING |
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| AS-34 | JOCKEY TRUCKS ONLY |
| AS-35 | TURN OFF ENGINE |
| AS-38(L) | MAIN ENTRANCE LEFT |
| AS-38(R) | MAIN ENTRANCE RIGHT |
| AS-38(S) | MAIN ENTRANCE STRAIGHT |
| AS-39 | PARKING LOT DESIGNATION |
| AS-41 | NO IDLING ZONE |
| AS-42 | BYPASS LANE |
| AS-43 | DRIVE LANE |
| AS-45 | NO SOLICITING |
| AS-50 | LAUNCH PAD SIGNAGE |
| AS-51 | NO WEAPONS SIGN PANEL (ALL LOCATIONS) |
| AS-52 | NO WEAPONS DECAL (ALL LOCATIONS) |
| AS-56 | FREEZING TEMPERATURE WARNING SIGN |
| AS-56a | FREEZING TEMPERATURE EXPLANATION PANEL |
| AS-57 | CAUTION SLIPPER SURFACE SIGN |
| AS-58 | LAND ON BLUE - LOGO SIGN |
| AS-66 | LAUNCH PAD IDENTIFIER |
| AS-67 | LAUNCH PAD RIGHT OF WAY |
| AS-93 | FLEX DRIVERS PARKING |
| AS-94 | DSP DRIVERS PARKING |
| AS-95 | VAN STALL WAYFINDING |
| AS-95(S) | VAN STALL WAYFINDING - STRAIGHT ARROW |
| AS-95(L) | VAN STALL WAYFINDING - LEFT ARROW |
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| AS-96(S) | VAN PROBLEM SOLVE - STRAIGHT ARROW |
| AS-96(L) | VAN PROBLEM SOLVE - LEFT ARROW |
| AS-96(R) | VAN PROBLEM SOLVE - RIGHT ARROW |
| AS-97a | VAN PROBLEM SOLVE 1 |
| AS-97b | VAN PROBLEM SOLVE 2 OR 3 |
| AS-99 | EMERGENCY ASSOCIATE USE ONLY |
| AS-109 | FLEX STATION HOURS |
| AS-110 | FLEX PASSENGER POLICY |
| AS-111 | FLEX PARKING LOT RULES |
| AS-112 | FLEX CARTS INSIDE |
| AS-114 | INSPECTION TUNNEL (VANS ONLY) |
| AS-115 | AVI BYPASS STRAIGHT, RIGHT, OR LEFT |
| AS-O,B,R,G,P,Y# | PARKING LOCATION ORANGE, BLUE, RED, GREEN, PURPLE & YELLOW |

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

2/3/2026, BHARDEST, G:\JOBS\2501450\DWG\C2501450-12.DWG,C1.23 SIGNAGE AND STRIPING PLAN,

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

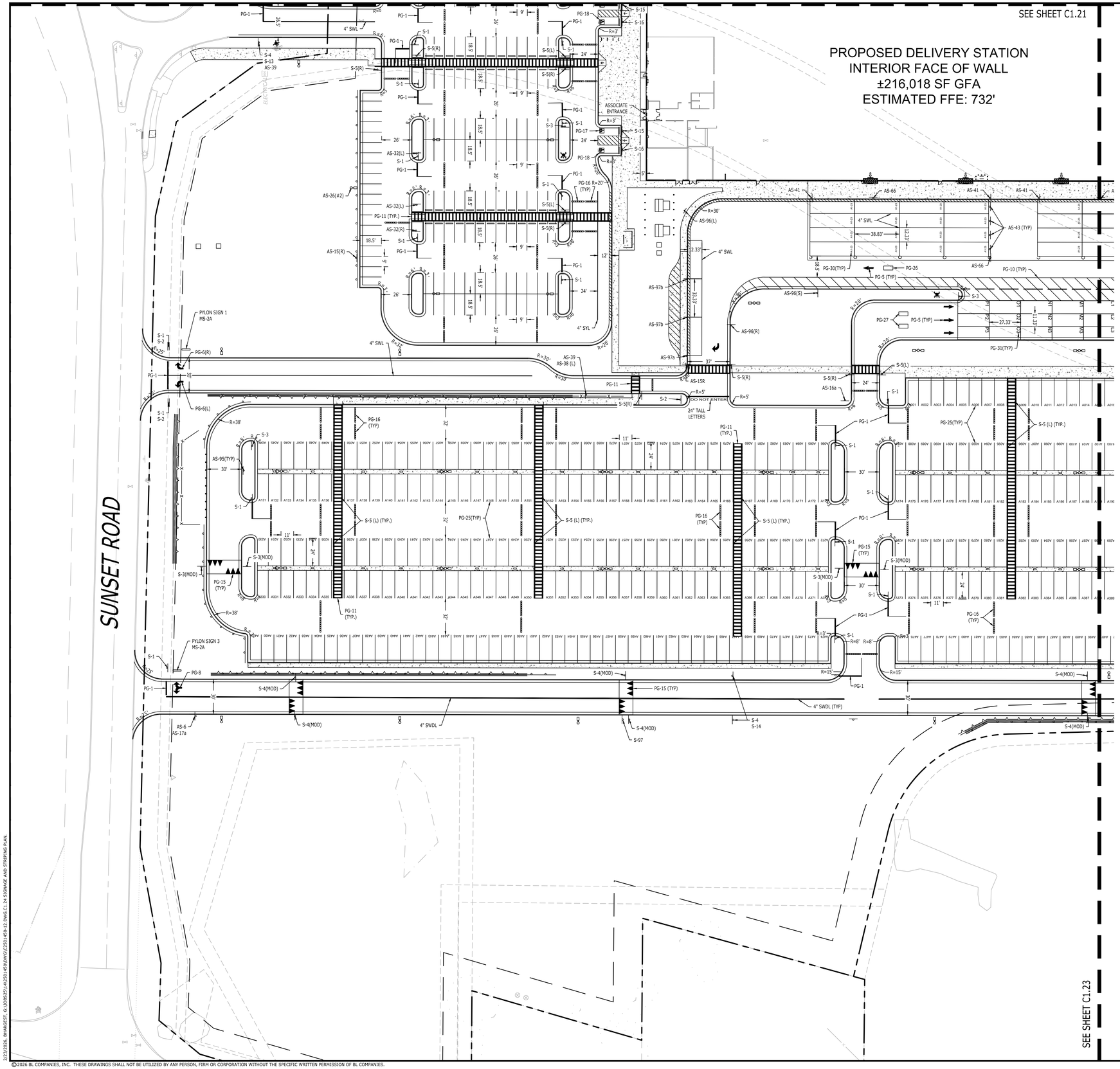
| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

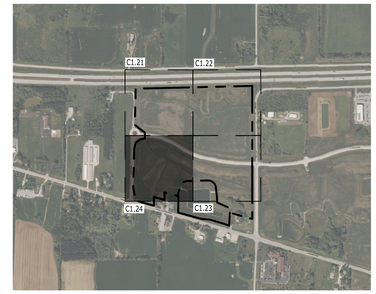
CAD File: C2501450-12

Title
SIGNAGE AND STRIPING PLAN

Sheet No.
C1.23

Xref \$1: ; XR2501450-00 ; XZ2501450-01 ; XC2501450-10 ; XC2501450-00




KEY MAP

1" = 1000'

## KEYNOTE LEGEND

STRIPING (PAVEMENT GRAPHIC) LEGEND

| | |
|---|---|
| PG-1 | STOP BAR |
| PG-5 | STRAIGHT ARROW |
| PG-6(L) | LEFT TURN ARROW (PG-6(R) OPP.) |
| PG-7(R) | STRAIGHT OR RIGHT TURN ARROWS (PG-7(L) OPP.) |
| PG-8 | LEFT OR RIGHT TURN ARROW |
| PG-9 | LEFT, STRAIGHT, OR RIGHT TURN ARROWS |
| PG-10 | 18" STRIPING OUTLINE AND FILL AT 45 DEGREES |
| PG-11 | 12" STRIPING OUTLINE AND HATCH @ 36" O.C. (WHITE) |
| PG-12 | 12" STRIPING OUTLINE AND HATCH @ 36" O.C. (YELLOW) |
| PG-13 | LAND ON BLUE STRIP |
| PG-14 | TRAILER SPACE NUMBERING |
| PG-15 | LARGE SPEED HUMP |
| PG-16 | SPEED BUMP |
| PG-17 | ACCESSIBLE CAR PARKING |
| PG-18 | ACCESSIBLE VAN PARKING |
| PG-20 | PEDESTRIAN TABLE |
| PG-21 | EMPTY TRAILER SLIP |
| PG-22 | TRACTOR DOCK PARKING |
| PG-23 | JACK STAND AREA |
| PG-24 | WARNING LINE |
| PG-25 | VAN PARKING STRIPING GRAPHIC |
| PG-26 | BYPASS LANE GRAPHIC |
| PG-27 | DRIVE LANE GRAPHIC |
| PG-28 | TRAFFIC ISLAND - DO NOT BLOCK THE BOX GRAPHIC |
| PG-28a | TRUCK TURN AROUND AREA |
| PG-30 | QUEUING AND LOADING SPOT NUMBER |
| PG-31 | LAUNCH PAD STRIPE / PAVEMENT GRAPHICS |

SIGN FACE LEGEND

| | |
|---|---|
| S-1 | STOP SIGN, 30", SINGLE LANE |
| S-1b | STOP SIGN, 36" MULTIPLE LANES |
| S-2 | DO NOT ENTER, 30" |
| S-3 | SPEED LIMIT, 5 MPH, SINGLE LANE |
| S-3b | SPEED LIMIT, 5 MPH, MULTIPLE LANES |
| S-3(MOD) | SPEED BUMP WITH 5 MPH PLACARD |
| S-4 | SPEED LIMIT, 10MPH |
| S-4(MOD) | SPEED BUMP SIGN W/ 10MPH PLACARD |
| S-5(L) | PEDESTRIAN CROSSING, LEFT ARROW |
| S-5(R) | PEDESTRIAN CROSSING, RIGHT ARROW |
| S-6 | AVI SPEED RANGE SIGN, 30" |
| S-6c | AVI SPEED RANGE SIGN, 15" |
| S-7(L) | ONE WAY, LEFT ARROW |
| S-7(R) | ONE WAY, RIGHT ARROW |
| S-8 | YIELD SIGN |
| S-9(L) | LEFT TURN ONLY (S-9(R) OPP.) |
| S-11(L) | NO LEFT TURN |
| S-11(R) | NO RIGHT TURN |
| S-12 | NO U TURN |
| S-13 | TRUCKS PROHIBITED |
| S-14 | NO PARKING |
| S-14(L) | NO PARKING - LEFT |
| S-14(R) | NO PARKING - RIGHT |
| S-15 | ACCESSIBLE CAR PARKING |
| S-16 | ACCESSIBLE VAN PARKING |
| S-17 | NO TRESPASSING |
| S-18 | ELECTRIC VEHICLE PARKING ONLY |
| S-19 | CLEAN AIR VEHICLE |
| S-21(L) | FLEX PARKING ONLY LEFT |
| S-21(R) | FLEX PARKING ONLY RIGHT |
| S-22(L) | ASSOCIATE PARKING ONLY LEFT |
| S-22(R) | ASSOCIATE PARKING ONLY RIGHT |
| S-32(L) | CHEVRON LEFT |
| S-32(R) | CHEVRON RIGHT |
| S-97 | INSPECTION NOTICE |
| S-98 | BACK IN PARKING ONLY |

TENANT SIGN FACE LEGEND

| | |
|---|---|
| AS-1 | BUILDING ADDRESS |
| AS-2 | TRUCKS/VISITOR USHER |
| AS-4 | TRAILER INSPECTION |
| AS-5 | YARD RULES |
| AS-6 | TRUCK ENTRANCE |
| AS-10 | TRACTOR PARKING |
| AS-13 | NO ENTRANCE |
| AS-14 | NO EXIT |
| AS-15(L) | EXIT, LEFT ARROW, 36" |
| AS-15(R) | EXIT, RIGHT ARROW, 36" |
| AS-15(S) | EXIT, STRAIGHT ARROW, 36" |
| AS-16 | VAN WAYFINDING |
| AS-16a | VAN WAYFINDING |
| AS-17a | NO TRESPASSING |
| AS-22 | DROP-OFF AND PICK-UP |
| AS-23 | ASSOCIATE OF THE MONTH |
| AS-24 | VISITOR PARKING |
| AS-24a | TRAILER PARKING |
| AS-25 | VENDOR PARKING |
| AS-26 | MUSTER AREA |
| AS-29 | MOTORCYCLE PARKING |
| AS-30 | NON-SMOKING AREA |
| AS-31 | CUSTOMER PARKING |
| AS-32(L) | PICK-UP/DROP-OFF, LEFT ARROW |
| AS-32(R) | PICK-UP/DROP-OFF, RIGHT ARROW |
| AS-32(S) | PICK-UP/DROP-OFF, STRAIGHT ARROW |
| AS-34 | JOCKEY TRUCKS ONLY |
| AS-35 | TURN OFF ENGINE |
| AS-38(L) | MAIN ENTRANCE LEFT |
| AS-38(R) | MAIN ENTRANCE RIGHT |
| AS-38(S) | MAIN ENTRANCE STRAIGHT |
| AS-39 | PARKING LOT DESIGNATION |
| AS-41 | NO IDLING ZONE |
| AS-42 | BYPASS LANE |
| AS-43 | DRIVE LANE |
| AS-45 | NO SOLICITING |
| AS-50 | LAUNCH PAD SIGNAGE |
| AS-51 | NO WEAPONS SIGN PANEL (ALL LOCATIONS) |
| AS-52 | NO WEAPONS DECAL (ALL LOCATIONS) |
| AS-56 | FREEZING TEMPERATURE WARNING SIGN |
| AS-56a | FREEZING TEMPERATURE EXPLANATION PANEL |
| AS-57 | CAUTION SLIPPER SURFACE SIGN |
| AS-58 | LAND ON BLUE - LOGO SIGN |
| AS-66 | LAUNCH PAD IDENTIFIER |
| AS-67 | LAUNCH PAD RIGHT OF WAY |
| AS-93 | FLEX DRIVERS PARKING |
| AS-94 | DSP DRIVERS PARKING |
| AS-95 | VAN STALL WAYFINDING |
| AS-95(S) | VAN STALL WAYFINDING - STRAIGHT ARROW |
| AS-95(L) | VAN STALL WAYFINDING - LEFT ARROW |
| AS-95(R) | VAN STALL WAYFINDING - RIGHT ARROW |
| AS-96(S) | VAN PROBLEM SOLVE - STRAIGHT ARROW |
| AS-96(L) | VAN PROBLEM SOLVE - LEFT ARROW |
| AS-96(R) | VAN PROBLEM SOLVE - RIGHT ARROW |
| AS-97a | VAN PROBLEM SOLVE 1 |
| AS-97b | VAN PROBLEM SOLVE 2 OR 3 |
| AS-99 | EMERGENCY ASSOCIATE USE ONLY |
| AS-109 | FLEX STATION HOURS |
| AS-110 | FLEX PASSENGER POLICY |
| AS-111 | FLEX PARKING LOT RULES |
| AS-112 | FLEX CARTS INSIDE |
| AS-114 | INSPECTION TUNNEL (VANS ONLY) |
| AS-115 | AVI BYPASS STRAIGHT, RIGHT, OR LEFT |
| AS-O,B,R,G,P,Y# | PARKING LOCATION ORANGE, BLUE, RED, GREEN, PURPLE & YELLOW |

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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Environmental
Land Surveying

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REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File:
C2501450-12

Title

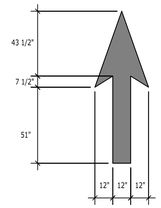
SIGNAGE AND STRIPING PLAN

Sheet No.

C1.24

Ref (s) : XR2501450-01 ; XZ2501450-01 ; XC2501450-00

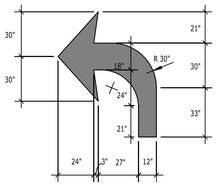
2/23/2026, BHAGEST - G:\JOBS\2514\2501450\DWG\C2501450-12.DWG C1.24 SIGNAGE AND STRIPING PLAN




PG-5

8'-0" X 10'-0"

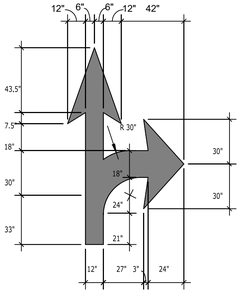
PAVEMENT GRAPHICS - STRAIGHT ARROW. USE TO DIRECT TRAFFIC AT ONE-WAY DRIVE AISLES. WHITE THERMAL APPLIED GRAPHIC.




PG-6L (PG-6R OPP.)

8'-0" X 8'-0"

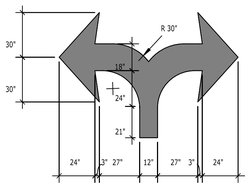
PAVEMENT GRAPHICS - LEFT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL-APPLIED GRAPHIC.




PG-7L (PG-7R OPP.)

8'-0" X 12'-0"

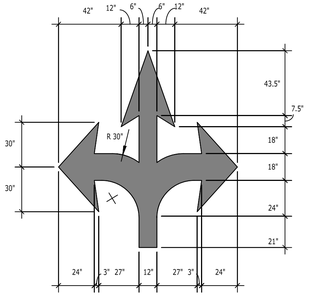
PAVEMENT GRAPHICS - STRAIGHT OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL-APPLIED GRAPHIC.




PG-8

10'-0" X 8'-0"

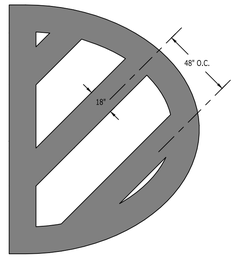
PAVEMENT GRAPHICS - LEFT OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL-APPLIED GRAPHIC.




PG-9

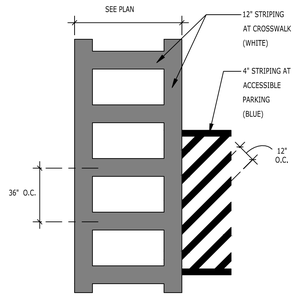
10'-0" X 12'-0"

PAVEMENT GRAPHICS - LEFT, STRAIGHT, OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL-APPLIED GRAPHIC.



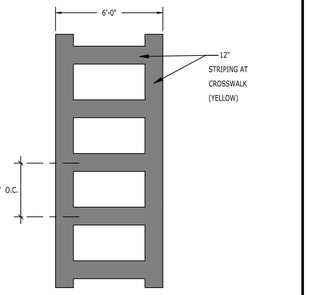

PG-10

18" STRIPING OUTLINE AND FILL AT 45 DEGREES. PAVEMENT GRAPHICS-TRAFFIC ISLAND USE TO PROHIBIT VEHICLE TRAVEL AND PARKING. C14 YELLOW AT NO TRAFFIC, C8 BLUE AT ACCESSIBLE PARKING SPACES, C1 WHITE AT VENDOR PERKING. INCLUDE AT ALL EMERGENCY EXITS INTO THE PARKING LOT AT ALL PARKING SPACES THAT IMPEDE DIRECT ACCESS TO THE THOROUGHFARE.




PG-11

12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PAVEMENT GRAPHICS-PEDESTRIAN CROSSWALK. USE TO INDICATE PEDESTRIAN CROSSING. SEE PLAN FOR WIDTH OF CROSSWALK. C8 BLUE.

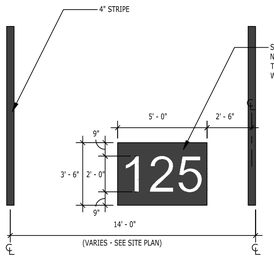



PG-12

12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C. PAVEMENT GRAPHICS-DRIVER ENTRANCE. USE TO INDICATE DRIVER ENTRANCE IN DOCK FIELD. POSITION IN TRUCK COURT TO CORRESPOND WITH THE LOCATION OF THE TRUCKERS LOUNGE AND TRUCKERS ENTRY POINTS. FC (TOM)/SC (LOGISTICS) PARTNER WITH SAFETY TO FIND CLOSEST APPROVED EXIT DOOR TO GUARD SHACK. DESIGNATE A PARKING AREA FOR THE HOSTLER VEHICLE(S). PROVIDE WALKING SPACE AROUND THE PARKING AREA FOR THE PRE - OPERATIONAL INSPECTION. PARTNER WITH THE BASE BUILDING MANAGER TO MARK A CROSSWALK FROM THE BUILDING EXIT POINT TO THE GUARD SHACK AND HOSTLER PARKING AREA USING THE SHORTEST LOGICAL PATH. ASSOCIATES WILL NEED TO BE INSIDE THIS PATH TO TRANSIT THE YARD WITHOUT A SPOTTER. THERMAL APPLIED C14 YELLOW STRIPES, SEE PLAN FOR WIDTH OF CROSSWALK.

## PAVEMENT GRAPHIC DETAILS

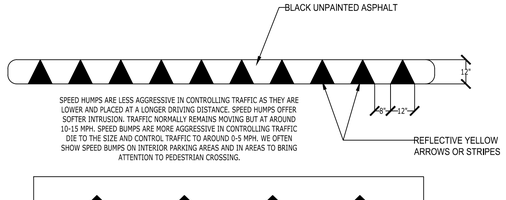
1/4" = 1'-0"




PG-14

5'-0" X 3'-6" (24" TALL LETTERING)

PAVEMENT GRAPHICS-TRAILER SPACE NUMBERING. USE TO LABEL TRAILER SPACES. TYPICAL ALL TRUCK SPACES. WHITE THERMAL APPLIED GRAPHICS. SEE PLANS FOR DOCK DOOR NUMBERS. COORDINATE NUMBERS WITH TENANT OF TRAILER PARKING.

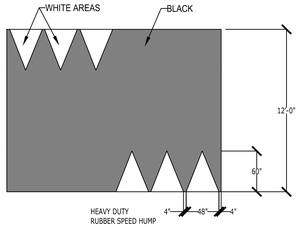



SPEED HUMPS ARE LESS AGGRESSIVE IN CONTROLLING TRAFFIC AS THEY ARE LOWER AND PLACED AT A LONGER DRIVING DISTANCE. SPEED HUMPS OFFER SOFTER INTRUSION. TRAFFIC NORMALLY REMAINS MOVING BUT AT AROUND 10-15 MPH. SPEED BUMPS ARE MORE AGGRESSIVE IN CONTROLLING TRAFFIC DIE TO THE SIZE AND CONTROL TRAFFIC TO AROUND 0-5 MPH. WE OFTEN SHOW SPEED BUMPS ON INTERIOR PARKING AREAS AND IN AREAS TO BRING ATTENTION TO PEDESTRIAN CROSSING.

PG-16

12'-0" X 1'-0"

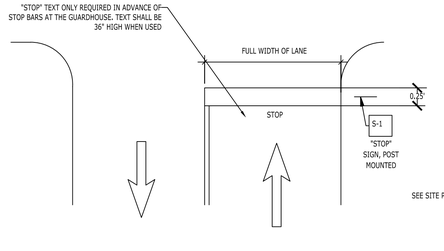
PAVEMENT GRAPHICS SPEED BUMP. USE TO CONTROL SPEED AT INTERIOR DRIVE AISLES. THERMAL APPLIED REFLECTIVE YELLOW ARROWS. REMOVAL HEAVY DUTY RUBBER SPEED HUMPS ONLY ALLOWED AT PARKING WITHIN BUILDING,




PG-15

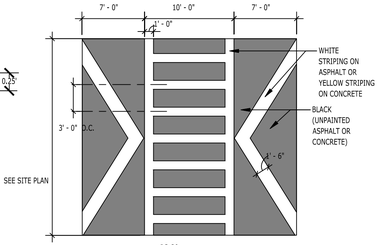
12'-0" WIDE

PAVEMENT GRAPHICS - LARGE SPEED BUMP. USE TO CONTROL SPEED AT OUTLYING DRIVE AISLES. WHITE THERMAL APPLIED WHITE ARROWS. REMOVABLE HEAVY-DUTY RUBBER SPEED HUMPS NOT ALLOWED.




PG-1

WIDTH OF LANE X 2'-0". MUTCD SECTION R1-1 STOP BAR. USE AT ALL STOP SIGN (S-1) LOCATIONS. WHITE PAVEMENT STRIPE.

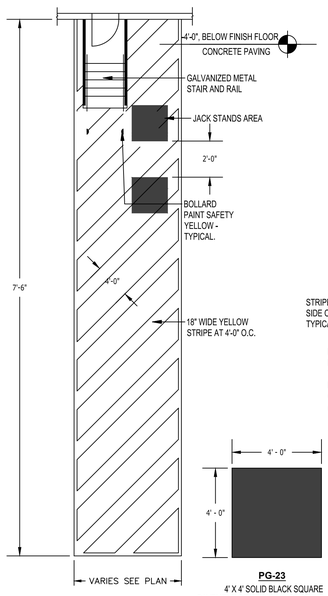



PG-20

USE AT CROSSWALKS AT HIGH TRAFFIC AREAS PER SITE (EX. MAIN ENTRANCE). THERMAL APPLIED STRIPING ON RAISED ASPHALT TABLE.

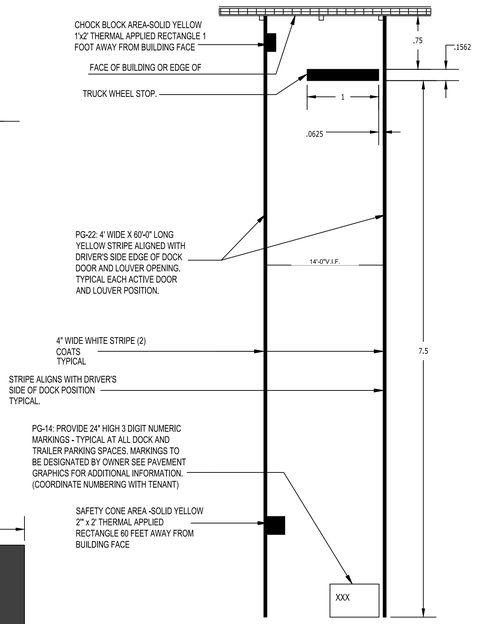
## PAVEMENT GRAPHIC DETAILS

1/4" = 1'-0"




## PAVEMENT GRAPHICS - SMALL SPEED BUMP

1/2" = 1'-0"

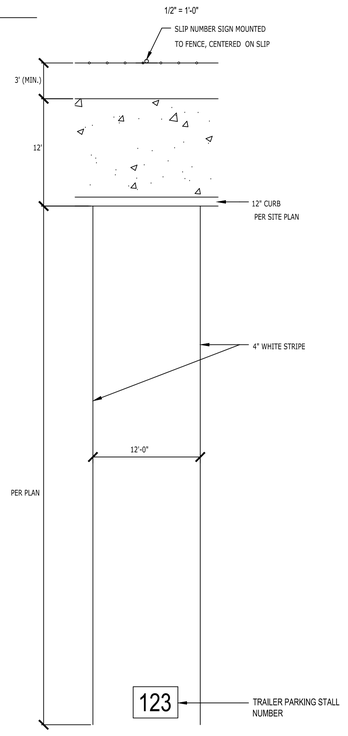



PG-22

12' X 55' (4' WIDE STRIPE)

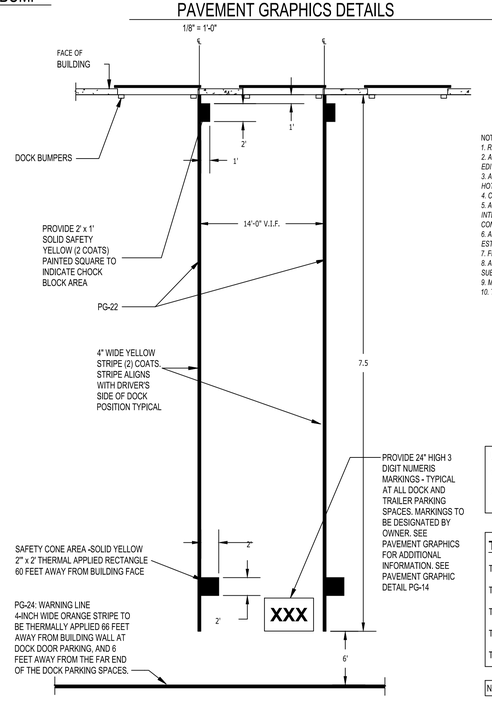
## PAVEMENT GRAPHICS - LARGE SPEED BUMP

1/2" = 1'-0"




## PAVEMENT GRAPHICS DETAILS

1/8" = 1'-0"




NOTE:
1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
2. ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE)
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE USED IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 18 DATED QUARTER 2, 2019 OR CURRENT EDITION.
7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
10. TYPICAL SIGN FONT IS SET IN AERIAL.

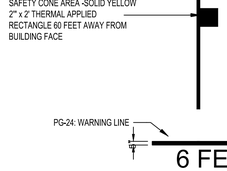
**PAVEMENT GRAPHIC NOTES:**

1. TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS.
2. REFER TO CIVIL FOR PAINTED GRAPHIC ARROWS AND ADDITIONAL PAVEMENT GRAPHIC CRITERIA.

**THERMAL APPLIED GRAPHICS / PAVEMENT PAINT**

| | |
|---|---|
| TA1 / PP1 | WHITE |
| TA2 / PP2 | RED (PANTONE 485C) (RAL 3020) |
| TA3 / PP3 | BLUE (PANTONE 294) (RAL5005) |
| TA4 / PP4 | GREEN (PANTONE 342) (RAL 6002) |
| TA5 / PP5 | YELLOW (PANTONE 116) (RAL 1018) |

NOTE: TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS.




**PG-23**

4' X 4' SOLID BLACK SQUARE PAVEMENT GRAPHICS - JACK STAND AREAS USE TO IDENTIFY JACK STAND LOCATION. THERMAL APPLIED

## TYPICAL STRIPING AT STAIRS

1/8" = 1'-0"

## TRAILER PARKING (AT BUILDING, DOCK NOT USED)

1/8" = 1'-0"

## TRAILER PARKING (AWAY FROM BUILDING)

1/8" = 1'-0"

## TYPICAL TRAILER PARKING AT DOCK

1/8" = 1'-0"

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(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | N.T.S. |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: | C2501450-110 |

Title

SITE DETAILS

Sheet No.

C1.100

2/23/2026, BHAMGEST, G:\JOBS\25\14\2501450\SHW\C\2501450-110SHW.C1.100 SITE DETAILS.

Xref (s): X8250450-00

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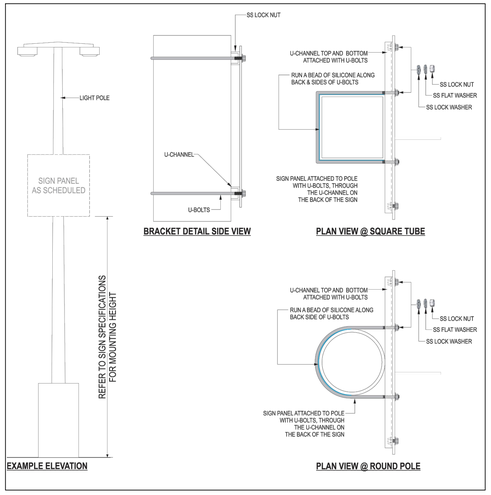
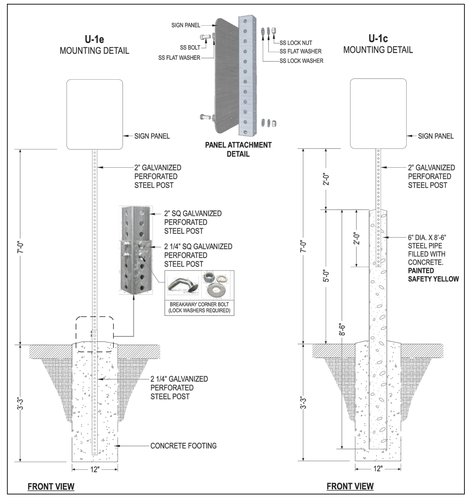
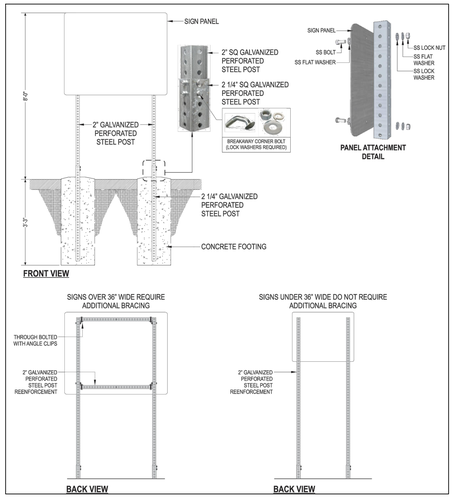



**SPECIFICATIONS:**
THE BELOW REPRESENTS THE MINIMUM STANDARDS. MATERIALS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE MORE STRICT REQUIREMENTS OF THOSE SET FORTH BELOW AND LOCAL AHJ REGULATIONS.

**DESCRIPTION:**
1. POST AND PANEL SIGNS WITH STANDARD SIZED "MUTCD" OR "MUTCDC" SIGN PANELS AND CUSTOM SIGN PANELS.

2. MATERIALS AND CONSTRUCTION
a. PANEL MATERIAL PER THIS DOCUMENT.
b. POSTS ARE TO BE 2" SQUARE STEEL, 12 GA. 7/16" PERFORATION ON 1" CENTERS. FOUR SIDES TO BE APPROXIMATELY 12' LONG.
c. SUPPORTS ARE TO BE SUFFICIENT FOR SECURE MOUNTING OF SIGN.
d. ALL HARDWARE SHALL BE STAINLESS STEEL. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OR TO PROVIDE STABILITY, ALTERATIONS SHALL BE REFLECTED IN SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN THE ENGINEERING OF THE SIGN.
e. GRAPHICS AND TYPOGRAPHY MATERIAL PER THIS DOCUMENT.
f. COLORS ARE INDICATED IN THIS STANDARD. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE GENERAL SPECIFICATIONS.

3. ALL SIGNS INDICATED "DOTMUTCD" SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FROM THE FEDERAL HIGHWAY ADMINISTRATION. EQUIVALENT CANADIAN SIGNS SHALL CONFORM TO MUTCDC OR LOCAL AHJ.

**INSTALLATION:**
1. LOCATIONS ARE GENERALLY NOTED IN THIS STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS AND FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION.

2. SINGLE POST MOUNTING SHALL BE USED FOR SIGNS WITH A WIDTH OF 30 INCHES OR LESS. MOUNTING U-1e SHALL BE USED FOR SIGNS IN COMPACTED EARTH/GRAVEL OR SIDEWALK. MOUNTING U-1c SHALL BE USED FOR SIGNS IN CONCRETE OR ASPHALT PAVING.
a. TYPICAL SIGN PANEL INSTALLS BOTTOM OF SIGN AT 7'-0" ABOVE FINISHED GRADE. THE POST EXTENDS TO WITHIN 2" OF THE TOP OF THE SIGN PANEL. INSTALLATION SHALL BE PLUMB, LEVEL, AND STRAIGHT.
b. MOUNTING U-1e PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE WITH 1" TO 2" ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6-8 INCHES INTO THE MOUNTING TUBE AND ATTACHED WITH A STAINLESS STEEL ANGLE BOLT AND NUT.

3. DOUBLE POST MOUNTING TO BE USED FOR SIGNS WITH A WIDTH OF GREATER THAN 30 INCHES. MOUNTING U-2 PROVIDES TWO POLE SUPPORT SIMILAR TO THE MOUNTING U-1e. ADDITIONALLY, U-2 REQUIRES CROSS BRACING OF STRUCTURAL ANGLE ON THE BACK OF THE SIGN FACE. ALL EXTERIOR SIGNAGE SHALL BE MOUNTED WITH A LOCK WASHERNUT ASSEMBLY. SEE SIGN ATTACHMENT DRAWINGS
a. TOP OF U-2 MOUNTED SIGN SHALL BE AT 8'-0" ABOVE FINISHED GRADE INSTALLATION SHALL BE PLUMB, LEVEL, AND STRAIGHT.
b. MOUNTING U-2 PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE WITH 1" TO 2" ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6-8 INCHES INTO THE MOUNTING TUBE AND ATTACHED WITH A STAINLESS STEEL ANGLE BOLT AND NUT. MOUNTING U-2 IN CONCRETE OR ASPHALT PAVING IS DISCOURAGED.

4. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATION WILL BE APPROVED ON THE SITE BY THE TENANT OR THEIR REPRESENTATIVE.

5. SIGN POSTS INSTALLED IN COMPACTED EARTH OR SIDEWALK SHALL BE 18" MIN. FROM FACE OF CURB

SITE SIGNAGE COLOR GENERAL NOTES

ALL SIGNS INDICATED "DOT" SHALL CONFORM TO COLOR AND REFLECTANCE SPECIFICATIONS OF THE MUTCD

MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
HTTP://MUTCD.FHWA.DOT.GOV/KNO-COLORSPEC.HTM

MUTCD COLOR SPECIFICATIONS

COLOR SPECIFICATIONS (23 CFR 655) THE COLOR SPECIFICATIONS ARE USED TO DETERMINE THE COLOR OF SIGN SHEETING AND PAVEMENT MARKING MATERIALS FOR DESIGN PURPOSES. MOST OF THE COLOR SPECIFICATIONS WERE LAST REVISED BY THE FINAL RULE; AMENDMENT DATED NOVEMBER 21, 2002. HOWEVER, SOME COLOR SPECIFICATIONS WERE REVISED AND SPECIFICATIONS FOR SOME NEW COLORS WERE ADDED BY THE FINAL RULE DATED DECEMBER 16, 2009. VISIT THE ABOVE LINK FOR MORE INFO.

PANTONE MATCHING COLORS

THE FOLLOWING ARE PANTONE SPECIFICATIONS, FOR PRINTING PURPOSES. THEY PROVIDE A GUIDE FOR SELECTING APPROPRIATE LINK COLORS TO CLOSELY MATCH THE STANDARD COLORS OF TRAFFIC CONTROL SIGNS. NOTE: THERE ARE NO PANTONE AVAILABLE FOR FLUORESCENT COLOR SIGNS.

PANTONE SPECIFICATIONS FOR PRINTING

BROWN - 469, RED - 187, YELLOW - 116, PURPLE - 259, GREEN - 342, BLUE - 294, ORANGE - 152

**NOTE:**
*1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.*
*2. ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).*
*3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE).*
*4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.*
*5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE USED IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.*
*6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION.*
*7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.*
*8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.*
*9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.*
*10. TYPICAL SIGN FONT IS SET IN AERIAL.*

## SITE SIGN MOUNTING DETAILS

1/4" = 1'-0"

AS-96(L)
36" X 18"
TENANT SIGNAGE - VAN PROBLEM SOLVE, POST (X2) AND PANEL MOUNT.

AS-96(R)
36" X 18"
TENANT SIGNAGE - VAN PROBLEM SOLVE, POST (X2) AND PANEL MOUNT.

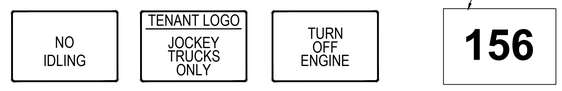
AS-96(S)
36" X 18"
TENANT SIGNAGE - DIRECTIONAL RESCUE SPACE, POST (X2) AND PANEL MOUNT.

AS-97a
36" X 18"
TENANT SIGNAGE - VAN PROBLEM SOLVE 1, POST (X2) AND PANEL MOUNT.

AS-97b
36" X 18"
TENANT SIGNAGE - PROBLEM SOLVE LOCATION, USE FOR RESCUE SPACE 2 & 3. DO NOT USE FOR RESCUE SPACE 1. POST (X2) AND PANEL MOUNT.

AS-98
36" X 18"
TENANT SIGNAGE - COLUMNS IN LOADING AREA, CAUTION BACKING. POST (X2) AND PANEL MOUNT.

AS-99
36" X 18"
TENANT SIGNAGE - EMERGENCY ASSOCIATE USE ONLY. POST (X2) AND PANEL MOUNT.




AS-33
36" X 18"
TENANT SIGNAGE - NO IDLING
POST (X2) AND PANEL MOUNT.

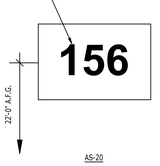
AS-34
36" X 24"
TENANT SIGNAGE - JOCKEY TRUCKS ONLY
POST (X2) AND PANEL MOUNT OR MOUNT ON BUILDING.

AS-35
36" X 18"
TENANT SIGNAGE - TURN OFF ENGINE
POST (X2) AND PANEL MOUNT.

AS-38
24" X 18"
TENANT SIGNAGE - TRAILER SPACE NUMBER
USE AT TRAILER STALLS AGAINST PERIMETER FENCE. MOUNT ON FENCE

18" HIGH X 24" WIDE WHITE DIBOND 3MM SIGN WITH 10" HIGH BLACK LETTERING (EMBER FONT) CENTERED ABOVE DOOR ON EXTERIOR SIDE OF DOOR.

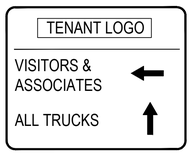
AS-16
48" X 60"
TENANT SIGNAGE -WAYFINDING
USE TO DIRECT TRAFFIC AT INTERSECTIONS.
POST (X2) AND PANEL MOUNT. .
ADJUST DIRECTIONAL ARROWS AND TITLES PER SITE LOCATION




AS-20
24" X 18"
TENANT SIGNAGE - DOCK NUMBERS
10" HIGH DOCK # IN TENANT EMBER FONT, TYPICAL AT ALL DOCK DOORS AND PARKING SPOTS ALONG FENCE.

AS-26(#)
36" X 36"
TENANT SIGNAGE - MUSTER AREA
REPLACE '#' WITH CORRESPONDING AREA NUMBER; SEE PLAN. POLE MOUNT AT 15'-0" ABOVE FINISHED GRADE IN CAR PARKING. POLE MOUNT AT 25'-0" ABOVE FINISHED GRADE IN TRAILER YARD. WHITE GRAPHICS ON C9 GREEN (PANTONE 348C) BACKGROUND. A MUSTER POINT IS A DESIGNATED PLACE OR AN AREA WHERE ALL EMPLOYEES OR A LARGE CROWD ASSEMBLE IN CASE OF AN EMERGENCY IN AN INSTALLATION, BUILDING OR PUBLIC PLACE. IT IS ALSO KNOWN AS AN EMERGENCY ASSEMBLY POINT (EAP), OR, SIMPLY, ASSEMBLY POINT.

AS-1
60" X 48"
TENANT SIGNAGE-BUILDING ADDRESS
USE AT ALL ENTRANCES TO PUBLIC ROADWAY THAT DO NOT HAVE A MONUMENT SIGN.
POST (X2) AND PANEL MOUNT.
BLACK TEXT (TENANT EMBER) ON WHITE BACKGROUND.
MODIFY 'DSC' FOR PROJECT SPECIFIC BUILDING CODE ADDRESS AND FACILITY NAME PER LOCATION.




AS-2
36" X 24"
TENANT SIGNAGE - TRUCKS/VISITOR USHER
USE AT ENTRANCE/EXIT INTERSECTION TO DIRECT TRAFFIC. POST (X2) AND PANEL MOUNT.
BLACK TEXT ON WHITE BACKGROUND.
MODIFY ARROWS PER LOCATION

AS-4
48" X 48"
TENANT SIGNAGE - TRAILER INSPECTIONS
POST (X2) AND PANEL MOUNT.

AS-5
48" X 48"
TENANT SIGNAGE - YARD RULES
NOTE 7 SHALL BE OMITTED IF NO GUARD SHACK IS PROVIDED ON SITE.
POST (X2) AND PANEL MOUNT.
BLACK TEXT (TENANT EMBER) ON WHITE BACKGROUND.

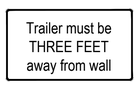
AS-6
36" X 18"
TENANT SIGNAGE - TRUCK/VISITOR USHER USE AT ENTRANCE INTERSECTION TO DIRECT TRAFFIC. POST (X2) AND PANEL MOUNT.
BLACK TEXT (TENANT EMBER) ON WHITE BACKGROUND

AS-7
36" X 18"
TENANT SIGNAGE - TRUCKER'S LOUNGE USE TO DEMARCATE TRUCK PARKING REQUIREMENTS. MOUNT PANEL DIRECTLY TO EXTERIOR BUILDING FACADE. BLACK TEXT (TENANT EMBER) ON WHITE BACKGROUND. INCLUDE PG-12 AT DRIVER ENTRANCE.

AS-8
36" X 18"
TENANT SIGNAGE - RECEIVING DRIVER ENTRANCE
USE TO DEMARCATE RECEIVING DRIVER ENTRANCE. POST (X1) AND PANEL MOUNT. BLACK TEXT (TENANT EMBER) ON WHITE BACKGROUND.

AS-9
36" X 18"
TENANT SIGNAGE-SHIPPING DRIVER ENTRANCE.
USE TO DEMARCATE SHIPPING DRIVER ENTRANCE. MOUNT PANEL DIRECTLY TO EXTERIOR BUILDING FACADE. BLACK TEXT (TENANT EMBER) ON WHITE BACKGROUND. INCLUDE PG-12 AT DRIVER ENTRANCE.

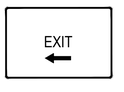
AS-10
36" X 18"
TENANT SIGNAGE - TRACTOR PARKING
USE TO DEMARCATE TRACTOR PARKING. POST (X2) AND PANEL MOUNT OR DIRECTLY TO BUILDING. BLACK TEXT (TENANT EMBER) ON WHITE BACKGROUND.




AS-12
36" X 18"
TENANT SIGNAGE - TRAILERS MUST BE 3FT FROM WALL
USE AT TRAILER PARKING AGAINST WALL OR BUILDING. MOUNT PANEL DIRECTLY TO EXTERIOR BUILDING FACADE. BLACK TEXT (TENANT EMBER) ON WHITE BACKGROUND.

AS-13
36" X 18"
TENANT SIGNAGE - NO ENTRANCE
USE TO PROHIBIT ENTRY AT ACCESS DRIVES. MOUNT TO OUTWARD FACING SIDE OF GATE OR FENCE. BLACK TEXT (TENANT EMBER) ON WHITE BACKGROUND.

AS-14
36" X 18"
TENANT SIGNAGE - NO EXIT
USE TO PROHIBIT EXISTING AT ACCESS DRIVES. MOUNT TO INSIDE FACING SIDE OF GATE OR FENCE. BLACK TEXT (TENANT EMBER) ON WHITE BACKGROUND.




AS-15(L)/AS-15(R) OPPOSITE ARROW/AS-15 STRAIGHT
36" X 18"
TENANT SIGNAGE - EXIT
POST (X2) AND PANEL MOUNT.
BLACK TEXT (TENANT EMBER) ON WHITE BACKGROUND. ADJUST ARROW PER LOCATION.

AS-32(L)/AS-32(R) OPPOSITE ARROW/ AS-32 (S) STRAIGHT
36" X 18"
TENANT SIGNAGE - PICK UP/DROP OFF
MOUNT AT 6' A.F.G. TO BOTTOM.
USE TO INDICATE PICK-UP/DROP-OFF LOCATIONS
ADJUST ARROW PER LOCATION

AS-22
12" X 14"
TENANT SIGNAGE -
USE TO IDENTIFY DROP OFF/PICK UP ZONES. POST AND PANEL MOUNT.

AS-23(L)(R)(S)
12" X 18"
TENANT SIGNAGE - MAIN ENTRANCE POST AND PANEL MOUNT.ONE SIGN PER PARKING SPACE.

AS-24
24" X 30"
TENANT SIGNAGE - NO AMAZON PARKING. USE TO PREVENT ASSOCIATES FROM PARKING IN UNAUTHORIZED LOT. POST AND PANEL MOUNT.ONE SIGN PER PARKING SPACE.

AS-25
14" X 12"
TENANT SIGNAGE - VENDER PARKING
PROVIDE YELLOW CROSS HATCH OVER 3 PARKING STALLS NEAR MAIN ENTRANCE. POST AND PANEL MOUNT.ONE SIGN PER PARKING SPACE.

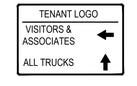
AS-29
18" X 8"
TENANT SIGNAGE - MOTORCYCLE PARKING
PROVIDE MINIMUM 8 MOTORCYCLE PARKING SPACES. POST AND PANEL MOUNT. ONE SIGN FOR MOTORCYCLE PARKING AREA. .

AS-30
12" X 14"
TENANT SIGNAGE - NON-SMOKING AREA
LOCATE OUTSIDE BUILDING ENTRANCES AT NON-COVERED PICNIC TABLES. PROVIDE X2 AT SORT, AND X1 AT NON-SORT & SORTATION. MOUNTED ON BUILDING.

AS-31
14" X 12"
TENANT SIGNAGE - CUSTOMER PARKING
ONE SIGN PER PARKING SPACE
POST AND PANEL MOUNT.

AS-45
12" X 14"
TENANT SIGNAGE - NO SOLICTING.
FOR USE NEAR ENTRANCE AS SPECIFIED. CAN BE POST MOUNTED OR WALL MOUNTED

AS-O#, AS-B#, AS-R#, AS-G#, AS-P#, AS-Y#
24" X 24"
TENANT SIGNAGE - PARKING LOCATION
REPLACE "2" WITH CORRESPONDING AREA NUMBER (SEE PLAN). POLE MOUNTED - SEE DETAIL.




AS-53
36" X 24"
USE AT SORTATION SITES AS NECESSARY FOR WAYFINDING. POST AND PANEL MOUNT.

NOTE:
1. AS-16 LAYOUT SHALL BE SITE SPECIFIC. DETAILS SHOWN ARE FOR PROTOTYPE BASED ON SIGN LOCATION SHOWN ON SITE PLANS. ORIENTATION OF ARROWS AND SITE AREAS SHALL BE BASED ON SIGN LOCATION.

## TENANT SIGNS

1/2" = 1'-0"

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Engineering
Environmental
Land Surveying
BL Companies
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Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

Designed B.H.H
Drawn B.L.B
Reviewed T.B.D
Scale N.T.S.
Project No. 2501450
Date 02/23/2026
CAD File: C2501450-110

Title
SITE DETAILS

Sheet No.
C1.101

Xref (s) : 2825O1450-00

2/23/2026, BHAWKERT, G:\2025\2501450\PLOT\2501450-110.DWG, C1.101 SITE DETAILS

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## TRAFFIC SIGNS

1/2" = 1'-0"

S-1/ S-1b

30" X 30" SINGLE LANE
36" X 36" MULTIPLE LANE
MUTCD: R1-1
USE AT INTERSECTIONS IN PARKING LOT AND DRIVE AISLES. POST AND PANEL MOUNT.
NO SIGNS SHALL MOUNTED TO THE BACK OF A STOP SIGN THAT EXTENDS BEYOND THE EDGES OF THE STOP SIGN

S-2

30" X 30"
MUTCD: R5-1
USE TO PROHIBIT TRAVEL IN THE WRONG DIRECTION. TYPICAL AT ONE-WAY ROADS. POST AND PANEL MOUNT
DO NOT ENTER SIGN SHALL NOT BE MOUNTED TO THE BACK OF A STOP SIGN.

S-3

30" X 36" (SINGLE LANE)
30" X 36" (MULTIPLE LANE)
MUTCD: R2-1
DOT STANDARD SPEED LIMIT 5 MPH SIGN. USE TO CONTROL SPEED ALONG DRIVE AISLES WITHOUT ADJACENT PARKING SPOTS. POST AND PANEL MOUNT.

S-3 (MOD)

30" X 30" SIGN WITH 18" X 18" PLACARD. MUTCD: W8-1 SIGN WITH W13-1P (5MPH) PLACARD. DOT STANDARD BUMP SIGN, WITH 5 MPH SUPPLEMENTAL PLACARD. USE AT SPEED BUMPS. POST AND PANEL MOUNT.

S-4/ S-4b

24" X 30" (SINGLE LANE)
30" X 36" (MULTIPLE LANE)
MUTCD:R2-1
DOT STANDARD SPEED LIMIT 10 MPH SIGN. USE TO CONTROL SPEED ALONG DRIVE AISLES WITHOUT ADJACENT PARKING SPOTS.

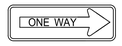
S-4 (MOD)

30" X 30" SIGN WITH 18" X 18" PLACARD. MUTCD: W17-1 WITH W13-1P (10MPH) PLACARD. DOT STANDARD SPEED HUMP SIGN, WITH 10 MPH SIGN SUPPLEMENTAL PLACARD. USE AT SPEED HUMPS. POST AND PANEL MOUNT.

S-5 (L) / S-5 (R) OPPOSITE ARROW

MUTCD: W11-2 SIGN WITH W16-7pL PLACARD/ (W16-7pR PLACARD OPPOSITE) . 30" X 30" SIGN WITH 12" X 24" PLACARD. DOT STANDARD PEDESTRIAN CROSSING SIGN WITH ARROW. USE AT MID-BLOCK PEDESTRIAN CROSSINGS. POST AND PANEL MOUNT.

LED LIGHTS OR RECTANGULAR RAPID FLASH BEACON MAY BE ADDED AT HIGH TRAFFIC INTERSECTIONS AS DETERMINED BY CIVIL ENGINEER/ WHS.




S-7 (R) / S-7 (L) OPPOSITE ARROW

MUTCD: R6-1.
12" X 36"
DOT STANDARD VERTICALLY ORIENTED "ONE WAY" LEFT ARROW SIGN. USE ALONG ONE WAY DRIVE AISLES. SINGLE POST AND PANEL MOUNT IS ACCEPTABLE. REFER TO S-2 FOR GRAPHICAL DEPICTION OF USING ONE WAY SIGNS.

ONE WAY SIGNS SHALL BE PLACED IN ACCORDANCE WITH MUTCD FIGURE 2B-14. SIGNS MARKED WITH AN ASTERISK "*" SHALL BE CONSIDERED OPTIONAL. WHEN USED IN CONJUNCTION WITH A STOP SIGN, ONE WAY SIGNS MAY BE INSTALLED ON THE SAME POST, ABOVE THE STOP SIGN.

S-9(L) / S-9(R) OPPOSITE ARROW

AZMUTCD: R3-5
30" X 36"
DOT STANDARD LEFT TURN ONLY SIGN. USE TO DEMARCATE INTERSECTIONS WHERE MOVEMENT IS RESTRICTED BY THAT LANE, NOT ALONE ONE WAY DRIVE AISLES. POST AND PANEL MOUNT.
PER MUTCD SECTION 2B.20, THE 'MANDATORY MOVEMENT LANE CONTROL (R3-2) SIGN SHALL INDICATE ONLY THE SINGLE VEHICLE MOVEMENT THAT IS REQUIRED FROM THE LANE'. THESE SIGNS SHOULD ONLY BE USED AT INTERSECTIONS WHERE MOVEMENT IS RESTRICTED BY THAT LANE, NOT ALONG ONE WAY DRIVE AISLES.

S-11(L) / S-11(R) OPPOSITE ARROW

MUTCD: R3-2 (R3-1 OPPOSITE)
24" X 24"
DOT STANDARD RIGHT "NO LEFT TURN" SIGN. USE TO PROHIBIT TURNING TRAFFIC. POST AND PANEL MOUNT.
PER MUTCD SECTION 2B.18-11, 'WHERE ONE WAY SIGNS ARE USED, NO LEFT TURN AND NO RIGHT TURN SIGNS MAY BE OMITTED. IN MOST CASES, THIS SIGN IS NOT NECESSARY, SINCE ONE WAY SIGNS ARE USED TO DEPICT THE FLOW OF TRAFFIC

S-12

MUTCD: R3-4.
24" X 24"
DOT STANDARD "NO U TURN" SIGN. USE TO PROHIBIT TURNING TRAFFIC. POST AND PANEL MOUNT.

S-13

MUTCD: R5-2
24" X 24"
DOT STANDARD "NO TRUCK ACCESS" SIGN. USE TO PROHIBIT TRUCK TRAFFIC. POST AND PANEL MOUNT.

S-14

MUTCD: R7-1
12" X 18"
DOT STANDARD "NO PARKING" SIGN. USE TO PROHIBIT PARKING. POST AND PANEL MOUNT. COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC.

S-15

MUTCD: R7-8
12" X 18"
DOT STANDARD VERTICALLY ORIENTED ACCESSIBLE PARKING SIGN. USE TO DEMARCATE ACCESSIBLE PARKING SPACES, ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. POST AND PANEL MOUNT. COORDINATE WITH LOCAL AHJ FOR LOCAL GRAPHIC EQUAL. COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC.

S-16

MUTCD: R7-8P
12" X 18" WITH 12" X 6" PLACARD.
DOT STANDARD VERTICALLY ORIENTED VAN ACCESSIBLE PARKING SIGN. USE TO DEMARCATE VAN ACCESSIBLE PARKING SPACES, ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. POST AND PANEL MOUNT. COORDINATE WITH LOCAL AHJ FOR LOCAL GRAPHIC EQUAL. COORDINATE WITH LOCAL AHJ FOR LOCAL GRAPHIC EQUAL. COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC.

S-17

18" X 12"
DOT STANDARD NO TRESPASSING SIGN. USE TO PROHIBIT ACCESS. MOUNT ON SECURED SIDE OF PERIMETER FENCING AT 200 FEET MAX SPACING AND ON ENTRY GATES. POST AND PANEL MOUNT WHERE APPROPRIATE.

S-18

12" X 18"
ELECTRIC VEHICLE PARKING ONLY
USE TO DEMARCATE ELECTRICAL VEHICLE PARKING ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY.
POST AND PANEL MOUNT.
COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC.

S-19

12" X 18"
CLEAN AIR VEHICLE
USE TO DEMARCATE CLEAN AIR VEHICLE PARKING AS REQUIRED BY AHJ
ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY.
POST AND PANEL MOUNT.
COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC.

S-20(R)

24" X 30"
FOR USE AT SINGLE-LANE AISLE. USE TO CONTROL VEHICLE SPEED ALONG DRIVE AISLE WITH ADJACENT PARKING SPOTS. POST AND PANEL MOUNT

S-32(L)

24" X 30"
DOT STANDARD CHEVRON ALIGNMENT LEFT ARROW SIGN. USE TO INDICATE CURVE IN ROADWAY. POST AND PANEL MOUNT

S-32(R)

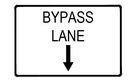
24" X 30"
DOT STANDARD CHEVRON ALIGNMENT LEFT ARROW SIGN. USE TO INDICATE CURVE IN ROADWAY. POST AND PANEL MOUNT

S-97

TENANT STANDARD- INSPECTION NOTICE. USE TO NOTIFY DRIVERS OF INSPECTION POLICY. POST (x2) AND PANEL MOUNT

## TENANT SIGNS

1/2" = 1'-0"

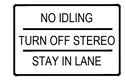



AS-42

36" X 28"
TENANT SIGNAGE - BYPASS LANE
POST (X2) AND PANEL MOUNT HANGING UNDER CANOPY.

AS-43

36" X 28"
TENANT SIGNAGE - DRIVE LANE
POST (X2) AND PANEL MOUNT HANGING UNDER CANOPY.




AS-41

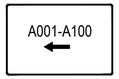
36" X 28"
TENANT SIGNAGE - NO IDLING/ TURN OFF STEREO/ STAY IN LANE
MOUNT ON NEAR BY COLUMN.

AS-39

36" X 18"
TENANT SIGNAGE - PARKING LOT DESIGNATION
POST (X2) AND PANEL MOUNT.

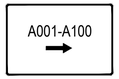
AS-95

36" X 18"
TENANT SIGNAGE - VAN STALL WAYFINDING
POST (X2) AND PANEL MOUNT.




AS-95(L)

36" X 18"
TENANT SIGNAGE - VAN STALL WAYFINDING
POST (X2) AND PANEL MOUNT.




AS-95(R)

36" X 18"
TENANT SIGNAGE - VAN STALL WAYFINDING
POST (X2) AND PANEL MOUNT.




AS-95(S)

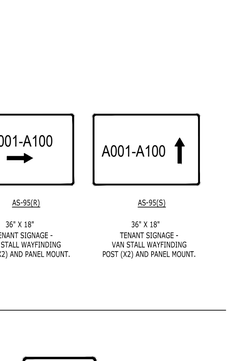
36" X 18"
TENANT SIGNAGE - VAN STALL WAYFINDING
POST (X2) AND PANEL MOUNT.

PG-25

2'-0" X 6'-8"
PAVEMENT GRAPHICS-EMPTY VAN SLIP.
USE TO MARK EMPTY VAN PARKING SPACES. TRAFFIC PAINT NUMBERING AND BOX 2' TALL WHITE LETTERING

## PAVEMENT GRAPHIC DETAILS

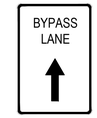
1/4" = 1'-0"




PG-27

36" X 70"

DRIVE LANE FLOOR DECAL. 60 MIL DRIVEON RETRO-REFLECTIVE, TEXTURE COATED POLYMERIC MATERIAL, MATTE WHITE

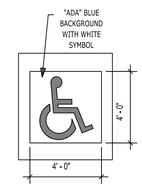



PG-26

36" X 70"

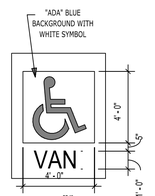
BYPASS LANE FLOOR DECAL. 60 MIL DRIVEON RETRO-REFLECTIVE, TEXTURE COATED POLYMERIC MATERIAL, MATTE WHITE

## PAVEMENT GRAPHIC DETAILS




PG-27
4'-0" X 4'-0"

PAVEMENT GRAPHICS - STANDARD ACCESSIBLE PARKING SPACE.
USE AT ALL ACCESSIBLE PARKING SPACES. THERMAL APPLIED GRAPHICS; WHITE SYMBOL WITH CB BLUE BACKGROUND.




PG-28
4'-0" X 5'-0" 12"

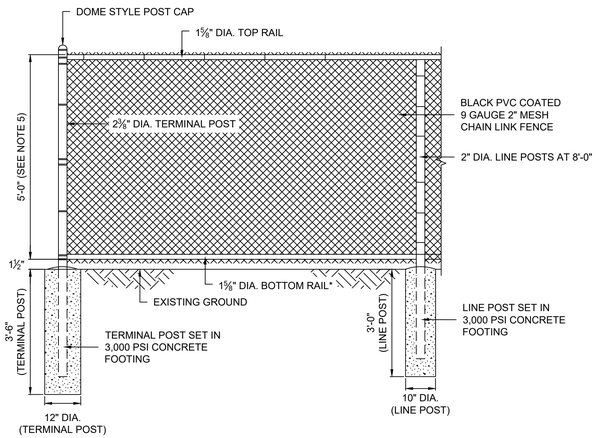
PAVEMENT GRAPHICS-VAN ACCESSIBLE PARKING SPACE. USE AT ALL VAN ACCESSIBLE PARKING SPACES. THERMAL APPLIED GRAPHICS; WHITE SYMBOL WITH CB BLUE BACKGROUND, AND WHITE TEXT.

## PAVEMENT GRAPHIC DETAILS

1/4" = 1'-0"

## PEDESTRIAN BARRIER FENCE

1" = 1'-0"




NOTES:

1. ALL FENCE ELEMENTS SHALL BE BLACK PVC COATED
2. POST CAPS SHALL BE DOME STYLE
3. FENCE TIES SHALL BE 9 GAUGE BLACK PVC COATED
4. FENCE DEPTHS MAY VARY PER LOCAL CODES
5. FENCE HEIGHT MAY REQUIRE PERMITTING BY LOCAL AUTHORITY HAVING JURISDICTION
6. TO BE INSTALLED TO SAFELY ROUTE PEDESTRIANS TO DESIGNATED CROSSWALKS AND TO PREVENT UNSAFE CROSSING OUTSIDE DESIGNATED AREAS
7. FENCE SETBACK FROM CURBING VARIES PER LOCAL REGULATORY REQUIREMENTS, SNOW CONDITIONS AND SIGHTLINES

*BOTTOM RAIL MAY BE REPLACED BY A BOTTOM WIRE

Architecture
Engineering
Environmental
Land Surveying
BL Companies
3755 Boettler Oaks Drive
Suite G
Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | N.T.S. |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-110

Title

SITE DETAILS

Sheet No.

C1.102

Xref (s) : XB2501450-00

2/23/2026, BHARDESTY, G:\JOBS\25\1450\BIM\WIP\C2501450-110.DWG, C1.102 SITE DETAILS

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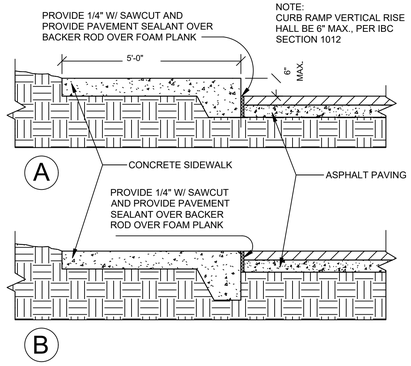
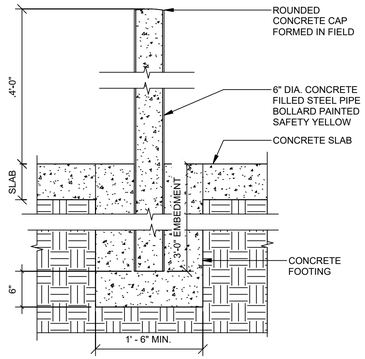


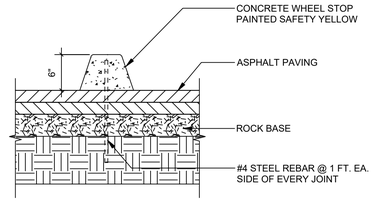

## ACCESSIBLE RAMP CURB

1/2" = 1'-0"



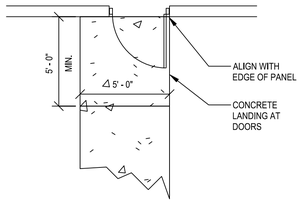

## PIPE BOLLARD DETAIL

1" = 1'-0"



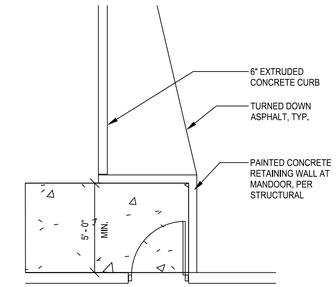

## WHEEL STOP

1" = 1'-0"



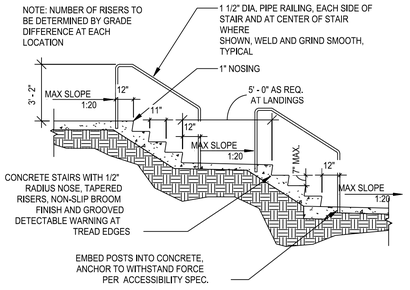

## DOOR LANDING PLAN

1/4" = 1'-0"



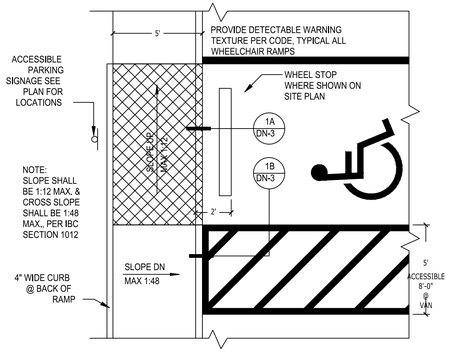

## RAMP LANDING PLAN

1/4" = 1'-0"



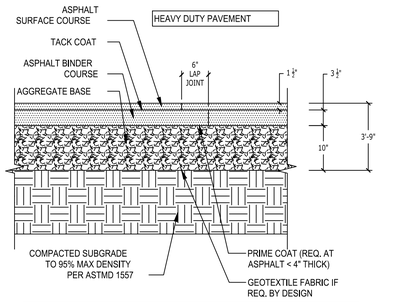

## CONCRETE STAIR SECTION

1/4" = 1'-0"




## ACCESSIBLE RAMP

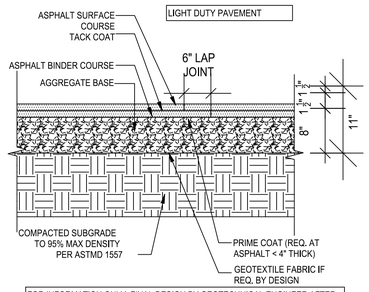
1/4" = 1'-0"




FOR INFORMATION ONLY. FINAL DESIGN RECOMMENDATIONS BY GEOTECHNICAL ENGINEER AFTER SITE DATA ANALYSIS. PAVEMENT TO MEET LOCAL AND STATE AHJ AND DESIGN. MATERIAL TO BE PER LOCAL DOT PAVEMENT MIX DESIGN FOR WEARING AND BINDER COURSES INCLUDING BASE MATERIALS

## HEAVY DUTY ASPHALT PAVEMENT

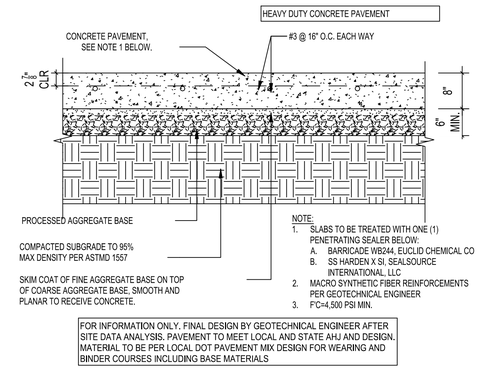
3/4" = 1'-0"




FOR INFORMATION ONLY. FINAL DESIGN BY GEOTECHNICAL ENGINEER AFTER SITE DATA ANALYSIS. PAVEMENT TO MEET LOCAL AND STATE AHJ AND DESIGN. MATERIAL TO BE PER LOCAL DOT PAVEMENT MIX DESIGN FOR WEARING AND BINDER COURSES INCLUDING BASE MATERIALS

## LIGHT DUTY ASPHALT PAVEMENT

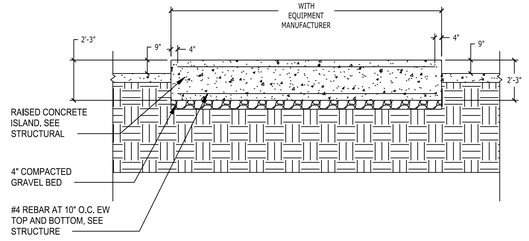
3/4" = 1'-0"




FOR INFORMATION ONLY. FINAL DESIGN BY GEOTECHNICAL ENGINEER AFTER SITE DATA ANALYSIS. PAVEMENT TO MEET LOCAL AND STATE AHJ AND DESIGN. MATERIAL TO BE PER LOCAL DOT PAVEMENT MIX DESIGN FOR WEARING AND BINDER COURSES INCLUDING BASE MATERIALS

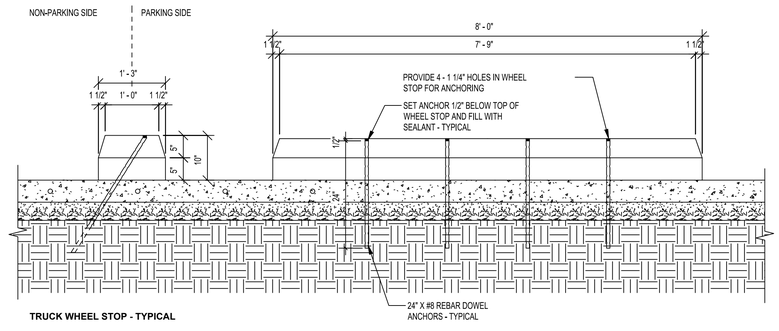
## HEAVY DUTY CONCRETE PAVEMENT

3/4" = 1'-0"




## EQUIPMENT PAD DETAIL

3/8" = 1'-0"

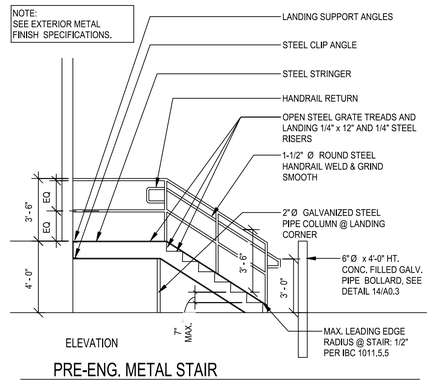



**TRUCK WHEEL STOP - TYPICAL**

NOTE:
1. CONCRETE WHEEL STOPS TO BE PAINTED SAFETY YELLOW
2. WHEEL STOPS ARE NOT REQUIRED AT DOCK DOOR LOCATIONS THAT HAVE DOCK SEAL/CUSHION SYSTEMS
3. IF PARKING SLIP CURB IS 8-IN OR HIGHER WITH STANDOFF DISTANCE OF 6-FT OR MORE FROM OBJECTS SUCH AS FENCES THEN WHEEL STOPS ARE NOT REQUIRED

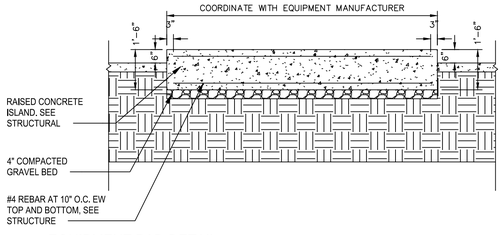
## CONCRETE TRUCK WHEEL STOP

3/4" = 1'-0"



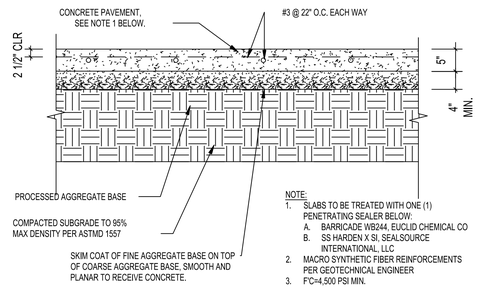

## PRE-ENG. METAL STAIR

1/4" = 1'-0"




## EQUIPMENT PAD DETAIL

NTS




COORDINATE WITH GEOTECHNICAL REPORT RECOMMENDATIONS & REMOVE THIS NOTE

FOR INFORMATION ONLY. FINAL DESIGN BY GEOTECHNICAL ENGINEER AFTER SITE DATA ANALYSIS. PAVEMENT TO MEET LOCAL AND STATE AHJ AND DESIGN. MATERIAL TO BE PER LOCAL DOT PAVEMENT MIX DESIGN FOR WEARING AND BINDER COURSES INCLUDING BASE MATERIALS

## STANDARD DUTY CONCRETE PAVEMENT

3/4" = 1'-0"

Architecture
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Environmental
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3755 Boettler Oaks Drive
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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | N.T.S. |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-110

Title

SITE DETAILS

Sheet No.

C1.103

2/23/2026, BH:\PROJECTS\2025\2501450\DWG\2501450-110.DWG,C1.103 SITE DETAILS,
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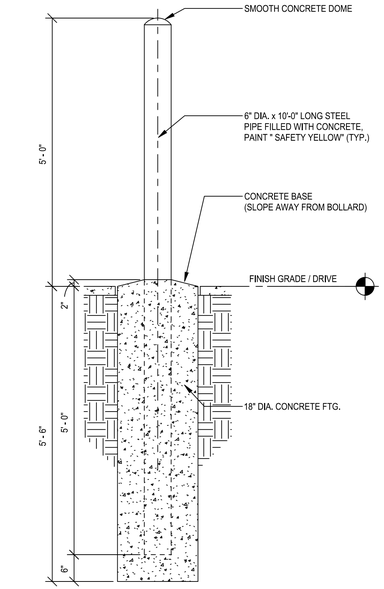
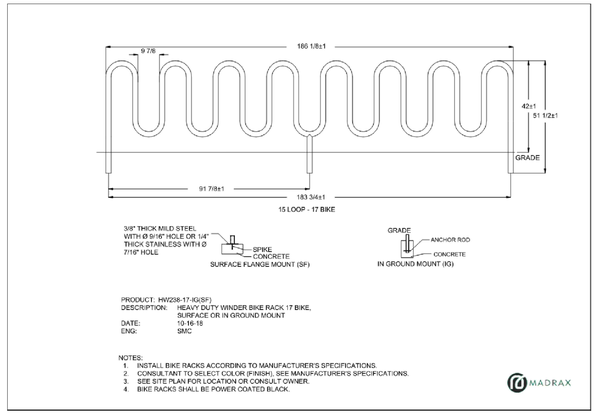
2501450XR - (5) - 2501450-00.dwf

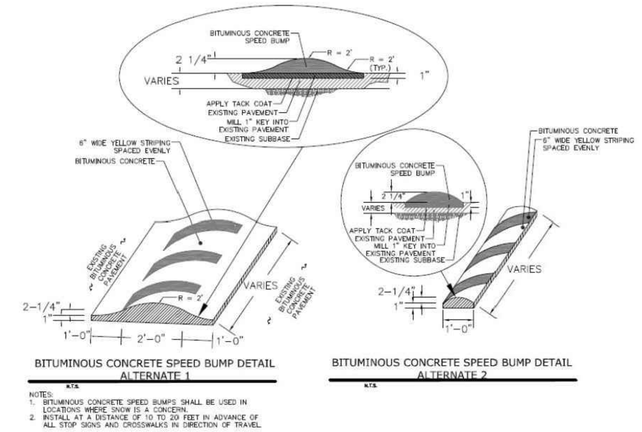



## BOLLARD DETAIL - TRANSFORMER

3/4" = 1'-0"

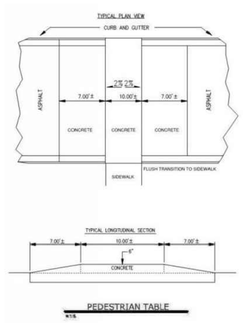



## BIKE RACK DETAIL



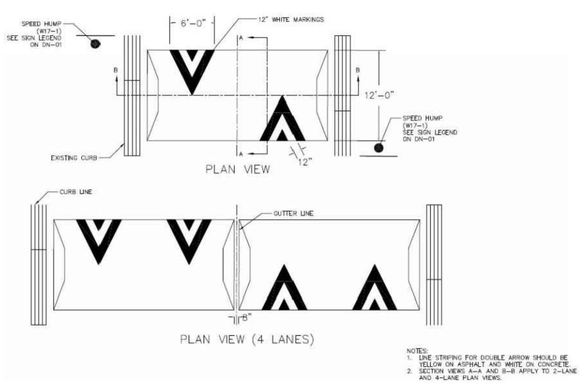

## BITUMINOUS CONCRETE SPEED BUMP

N.T.S.



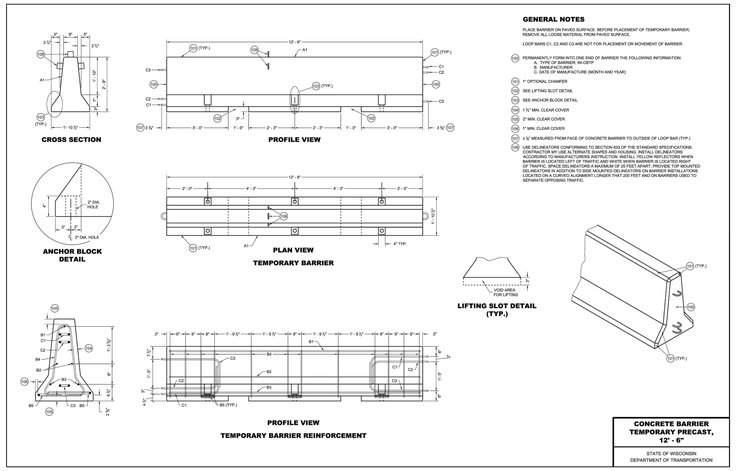

## PEDESTRIAN TABLE

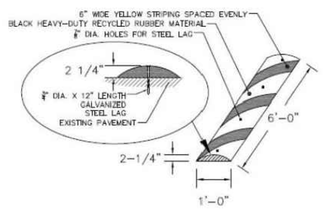
N.T.S.

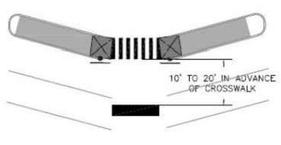



21 DN-5 SPEED HUMP

N.T.S.




**LAG BOLT METHOD (ASPHALT OR CONCRETE ONLY)**

A. Tools needed:
   a. High speed hammer drill with a ¾" masonry drill bit.
   b. Impact wrench or heavy ratchet with ¾" socket
B. Position the speed bump in accordance with Contract Drawings. Using the holes molded in the speed bump as templates, mark the location of each hole on the surface.
C. Remove the speed bump. Using a high-speed hammer drill with a ¾" masonry bit, drill a 4" to 4½" deep hole at each marked location.
D. Insert a lag anchor (with the large round hole in the anchor facing up) into each hole. Tap the anchor into the holes with a hammer so that the top of each anchor is flush with the surface.
E. Reposition the speed bump so that the molded in holes line up vertically with the drilled pilot holes. Starting with the center hole, apply firm hand pressure. Slip a washer onto a lag bolt, insert the bolt through the hole in the speed bump and tighten the bolt about three quarters of the way with a ¾" socket. Repeat for each hole in the speed bump. Finish tightening each bolt until just snug. DO NOT OVER-TIGHTEN. Excessive tightening may damage the speed bump and will void the manufacturer's warranty.

## RUBBER SPEED BUMP

N.T.S.

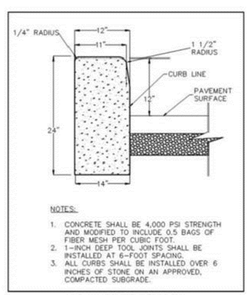



*Figure 12: 12 Inch Curb*

## 12" CURB

N.T.S.

Architecture
Engineering
Environmental
Land Surveying
BL Companies
3755 Boettler Oaks Drive
Suite G
Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

Designed B.H.H
Drawn B.L.B
Reviewed T.B.D
Scale N.T.S.
Project No. 2501450
Date 02/23/2026
CAD File: C2501450-110

Title
SITE DETAILS

Sheet No.
C1.104

2/23/2026, BHAAGEST: G:\JOBS\25\1450\W\C\2501450-110.DWG,C1.104 SITE DETAILS,

Xref (s): X8250450-00

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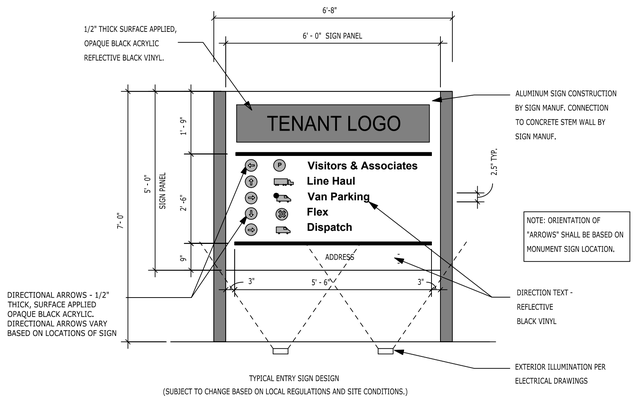
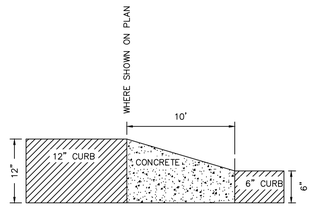


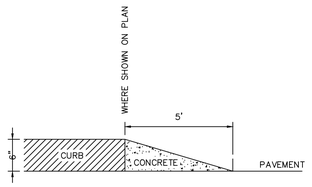

## 7' NON-ILLUMINATED PYLON OPTION

1/2" = 1'-0"



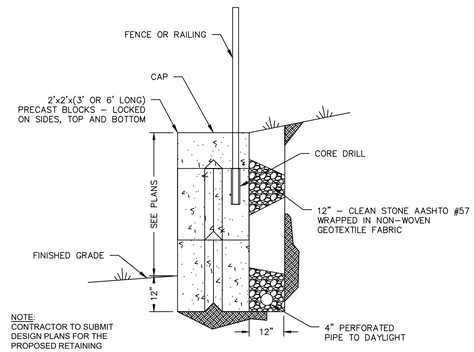

## 12" CURB TRANSITION TO 6" CURB

N.T.S



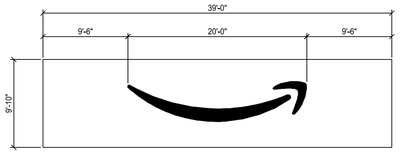

## 6" CURB REVEAL TAPER TO 0" EXISTING GROUND DETAIL

N.T.S




NOTE:
CONTRACTOR TO SUBMIT DESIGN PLANS FOR THE PROPOSED RETAINING WALL INCLUDING CALCULATIONS, PREPARED AND STAMPED BY A OHIO LICENSED PROFESSIONAL ENGINEER PRIOR TO ORDERING MATERIALS.

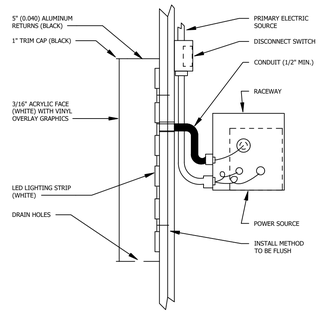
## RETAINING WALL DETAIL W/ FENCE




TYPICAL BUILDING SIGN DESIGN

**(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS)**

- INTERNALLY ILLUMINATED LOGO SIGN BY SIGN MANUFACTURER
- PROVIDE POWER TO JUNCTION BOX AT INSIDE FACE OF PRECAST CONCRETE PANEL WALL
- LOCATION OF SIGN BASED ON BUILDING ORIENTATION AND MAIN ENTRY



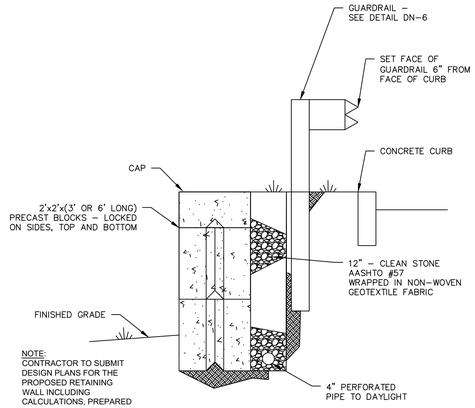

BUILDING SIGN MOUNTING DETAIL (N.T.S)

## BUILDING SIGN MOUNTING DETAIL

1/8" = 1'-0"

MONUMENT SIGN COLORS:

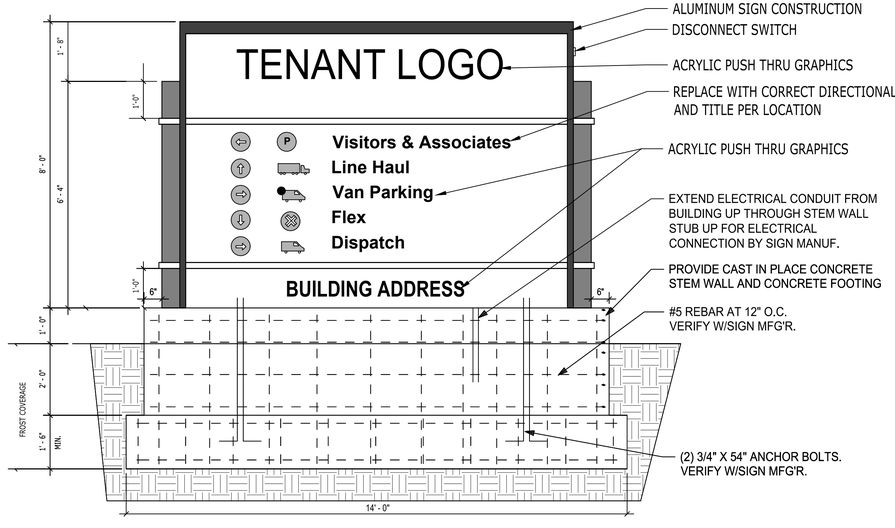
| | |
|---|---|
| P1 | ARCHITECTURAL COLOR MATCH BUILDING COLOR SPECIFICATION PAINT & FINISH PER SG SPECIFICATION |
| PT2 | ARCHITECTURAL COLOR MATCH BUILDING COLOR SPECIFICATION PAINT & FINISH PER SG SPECIFICATION |
| PT3 | ARCHITECTURAL COLOR MATCH BUILDING COLOR SPECIFICATION PAINT & FINISH PER SG SPECIFICATION |
| DOT | ALL SIGNS INDICATED "DOT" SHALL CONFORM TO COLOR AND REFLECTANCE SPECIFICATIONS OF THE MUTCD OR REGIONAL AHJ. |




NOTE:
CONTRACTOR TO SUBMIT DESIGN PLANS FOR THE PROPOSED RETAINING WALL INCLUDING CALCULATIONS, PREPARED AND STAMPED BY A OHIO LICENSED PROFESSIONAL ENGINEER PRIOR TO ORDERING MATERIALS.

## RETAINING WALL DETAIL W/ GUARDRAIL

## MONUMENT SIGN

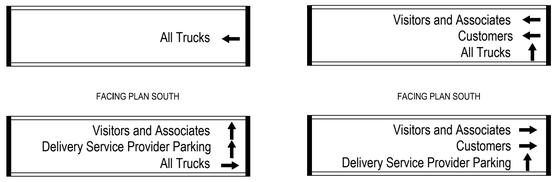



FRONT

**TYPICAL MONUMENT SIGN DESIGN (MS-3)**
**(DIRECTIONAL ARROWS TO BE REVERSED PER LOCATION)**
(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS.
COORDINATE ORIENTATION IN FIELD)
**MONUMENT SIGN DETAIL IS FOR DEMONSTRATION PURPOSES ONLY AND SUBJECT TO CHANGE. TO BE PERMITTED THROUGH A SEPARATE PERMIT AND TO MEET CITY OF AURORA UDO STANDARDS.**

## 8' ILLUMINATED MONUMENT SIGN

1/2" = 1'-0"




**PYLON SIGN 1** **PYLON SIGN 2**

NOTES:
1. PLACARD LAYOUT SHALL BE SITE SPECIFIC. DETAIL SHOWN IS FOR DELIVERY STATION BUILDING 2W4F LARGE DS PROTOTYPE. ORIENTATION OF ARROWS SHALL BE BASED ON PYLON SIGN LOCATION. ORIENTATION OF ARROWS ALL BE BASED ON PYLON SIGN LOCATION.

COORDINATE THESE PLACARDS WITH THE SIGN'S PLACEMENT ON THE PLAN & REMOVE THIS NOTE

PLACARD DETAIL

Architecture
Engineering
Environmental
Land Surveying
BL Companies
3755 Boettler Oaks Drive
Suite G
Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | N.T.S. |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: | C2501450-110 |

Title

SITE DETAILS

Sheet No.

C1.105

2/23/2026, BH:\IMAGES\T...6:\JOBS\25\1141\2501450\DWG\C2501450-110.DWG,C1.105 SITE DETAILS
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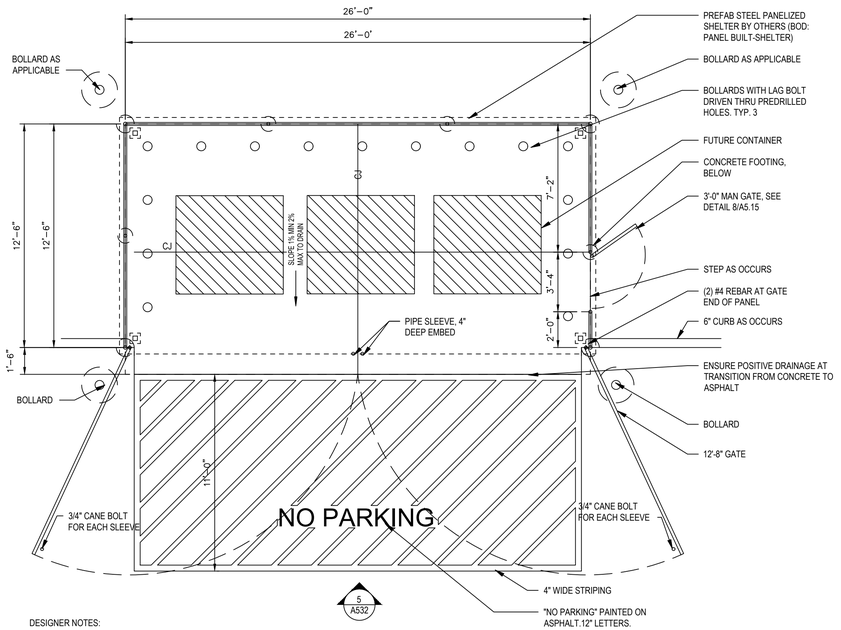
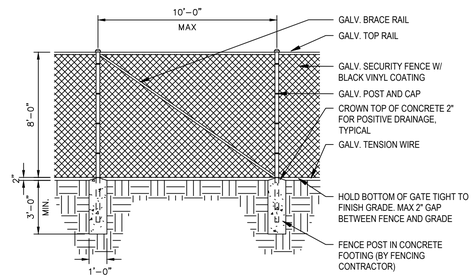



DESIGNER NOTES:

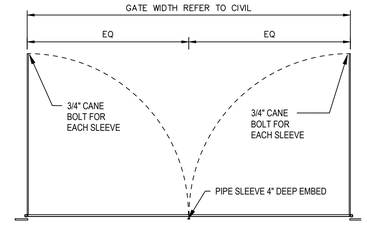
BASIS OF DESIGN FOR TRASH ENCLOSURE IS PRIVACY CHAINLINK FENCE. AOR AND EOR TO COORDINATE WITH DEVELOPER AND JURISDICTION FOR ANY ADDITIONAL REQUIREMENTS.

ALTERNATIVE FOR TRASH ENCLOSURE COULD BE POSSIBLE WITH TENANT AND AHJ APPROVAL

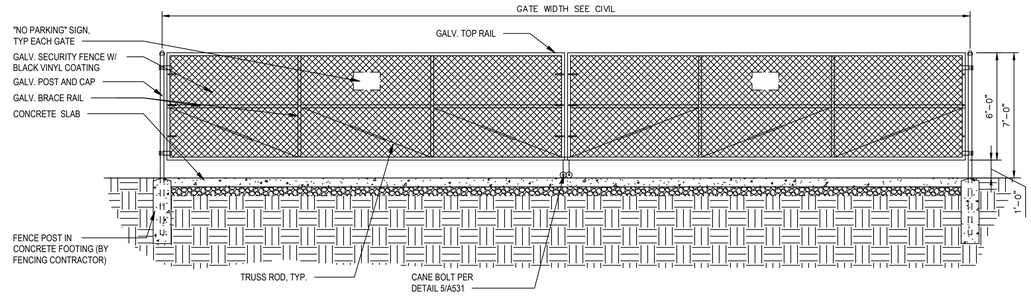
## 1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"




## 2 SECURITY FENCE
1/4" = 1'-0"

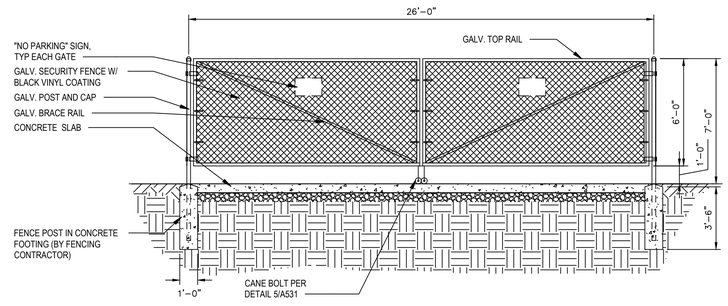



## 3 GATE PLAN DETAIL
1" = 10'-0"



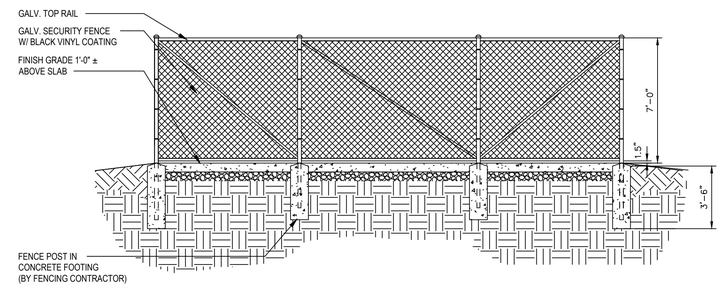

NOTE: TRASH ENCLOSURE FENCE TO HAVE VINYL SLATS.

## 4 GATE ELEVATION
1/4" = 1'-0"



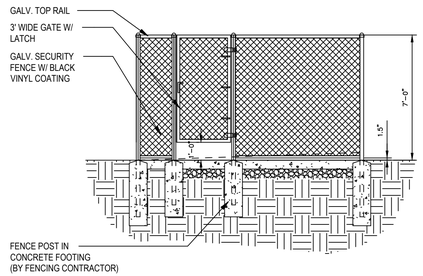

NOTE: TRASH ENCLOSURE FENCE TO HAVE VINYL SLATS.

## 5 TRASH ENCLOSURE GATE ELEVATION
1/4" = 1'-0"



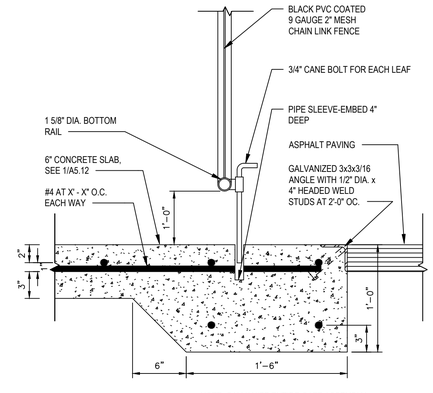

NOTE: TRASH ENCLOSURE FENCE TO HAVE VINYL SLATS.

## 6 TRASH ENCLOSURE REAR ELEVATION
1/4" = 1'-0"




NOTE: TRASH ENCLOSURE FENCE TO HAVE VINYL SLATS.

## 7 TRASH ENCLOSURE MAN GATE ELEVATION
1/4" = 1'-0"




NOTE: GALVANIZE ENTIRE GATE ASSEMBLY

## 8 GATE SECTION
1 1/2" = 1'-0"

Architecture
Engineering
Environmental
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(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | AS SHOWN |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: | C2501450-110 |

Title

SITE DETAILS

Sheet No.

C1.106

2501450-00.rvt : [G:\JOBS\25\14\2501450\DWG\C2501450-110.DWG C1.106 SITE DETAILS, 2/23/2026, BHAMZEST]

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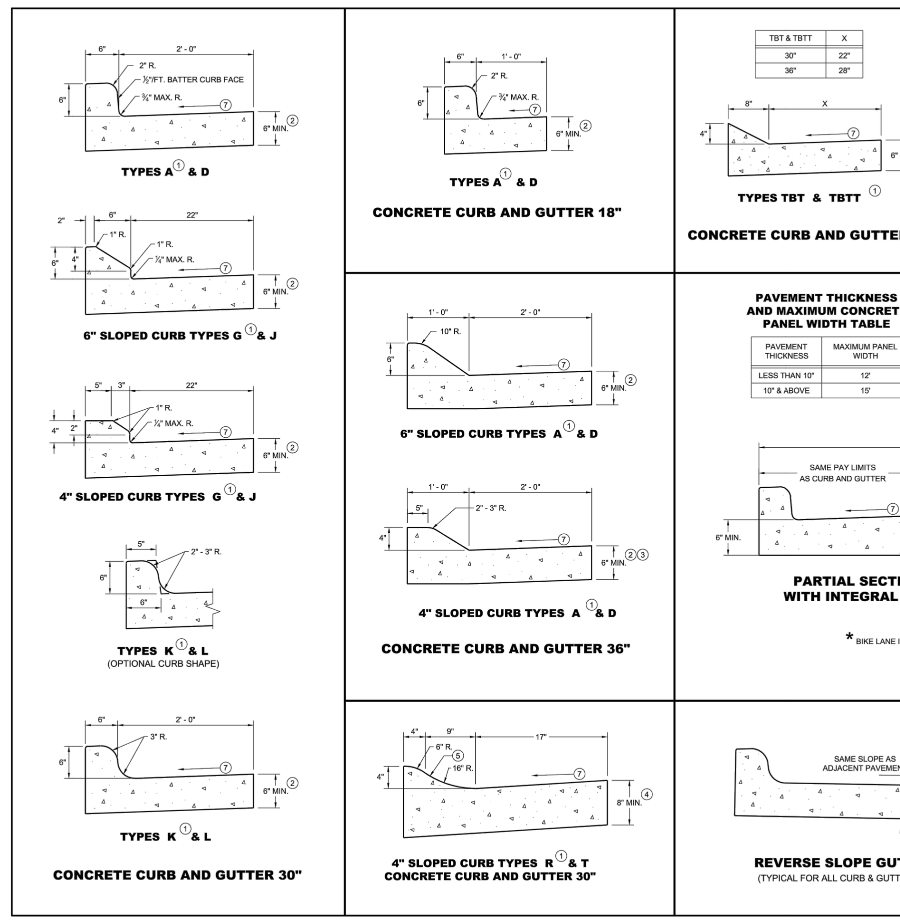



| TBT & TBTT | X |
|---|---|
| 30" | 22" |
| 36" | 28" |

## GENERAL NOTES

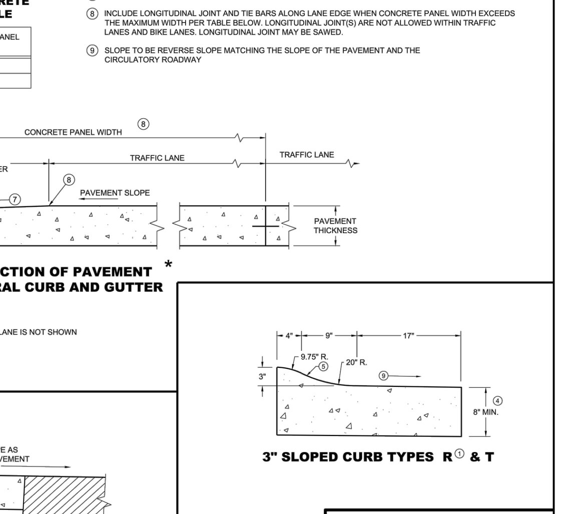
DETAILS OF CONSTRUCTION AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

PAVEMENT TIES AND TIE BARS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.6.2 OF THE STANDARD SPECIFICATIONS.

INTEGRAL CURB AND GUTTER SHALL CONFORM TO THE DETAILS SHOWN FOR CONCRETE CURB AND GUTTER INCLUDING THE TRANSVERSE GUTTER SLOPE.

UNLESS OTHERWISE SHOWN ON THE TYPICAL CROSS SECTIONS, THE BASE AGGREGATE AND COMMON EXCAVATION LIMITS ARE 2' - 0" BEHIND THE BACK OF CURBS.

1. TIE BARS ARE REQUIRED FOR CURB AND GUTTERS TYPES A, G, K, R, AND TBTT.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.
3. USE 8" MINIMUM GUTTER THICKNESS WHEN USED WITH AN ADJACENT CONCRETE TRUCK APRON PLACED BEHIND BACK OF CURB.
4. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 8" MINIMUM GUTTER THICKNESS IS MAINTAINED.
5. UNLESS OTHERWISE NOTED, FOR STAKING PURPOSES THE FACE OF CURB IS 6" FROM THE BACK OF CURB.
6. WHEN REVERSE SLOPE GUTTER IS REQUIRED, THE LOCATION(S) WILL BE SHOWN ELSEWHERE IN THE PLAN.
7. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
8. INCLUDE LONGITUDINAL JOINT AND TIE BARS ALONG LANE EDGE WHEN CONCRETE PANEL WIDTH EXCEEDS THE MAXIMUM WIDTH PER TABLE BELOW. LONGITUDINAL JOINT(S) ARE NOT ALLOWED WITHIN TRAFFIC LANES AND BIKE LANES. LONGITUDINAL JOINT MAY BE SAWED.
9. SLOPE TO BE REVERSE SLOPE MATCHING THE SLOPE OF THE PAVEMENT AND THE CIRCULATORY ROADWAY

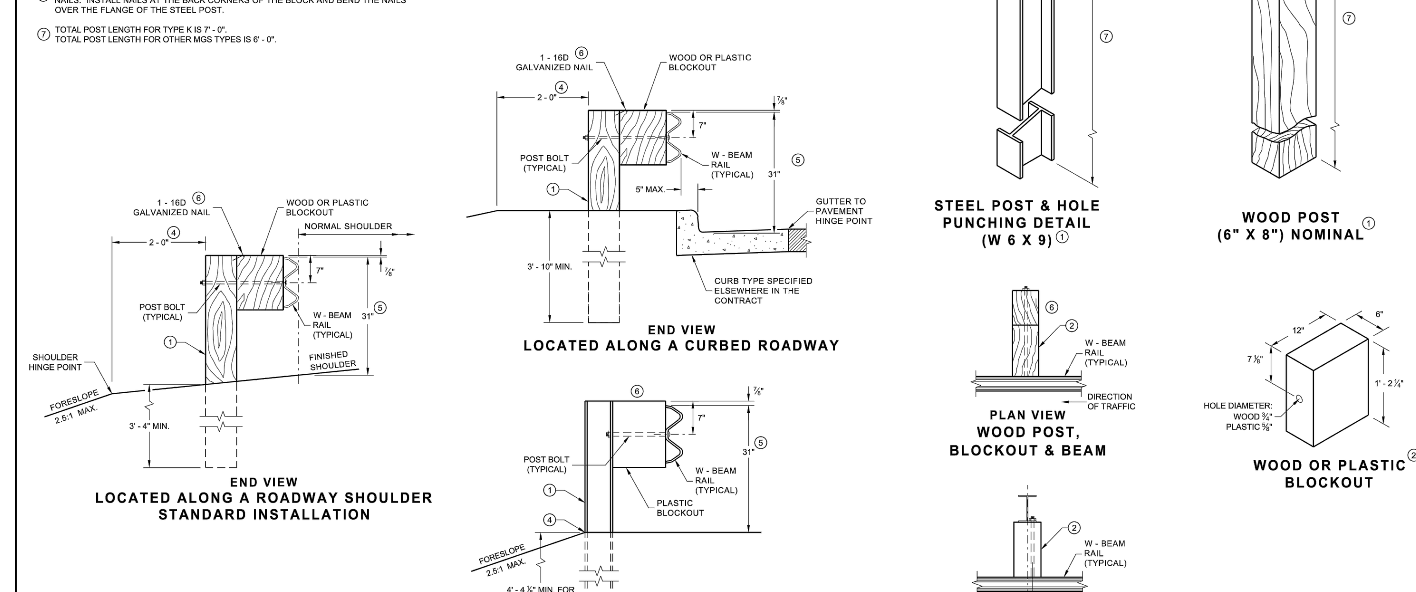



| PAVEMENT THICKNESS | MAXIMUM PANEL WIDTH |
|---|---|
| LESS THAN 10" | 12' |
| 10" & ABOVE | 15' |

**CONCRETE CURB AND GUTTER**

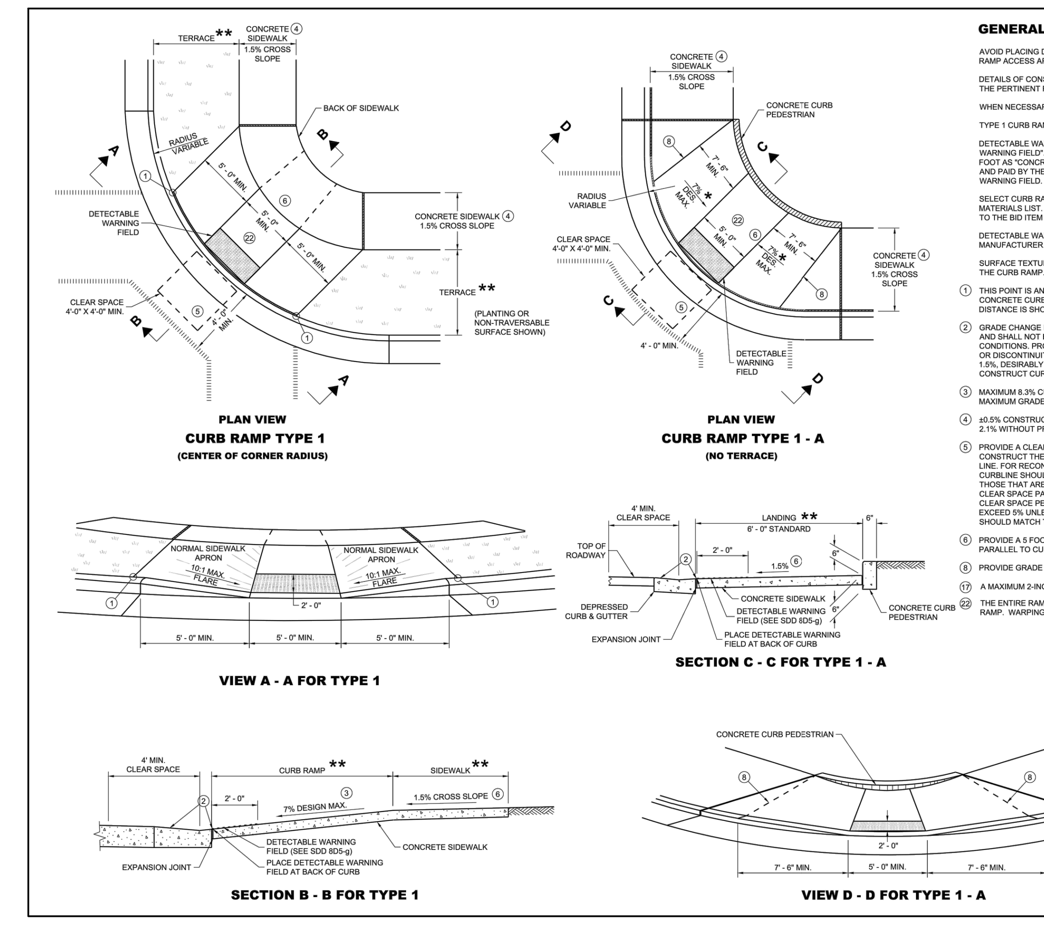
STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

1. WOOD OR STEEL POSTS (w6X9 OR w6X8.5) MAY BE USED. DO NOT INTERMIX WOOD AND STEEL POSTS. INSTALL STEEL POSTS WITH HOLES ON APPROACHING TRAFFIC SIDE.
2. USE WOOD OR APPROVED PLASTIC BLOCKOUTS. WOOD BLOCKOUTS MAY BE CONSTRUCTED OUT OF TWO OR MORE WOOD BLOCKOUTS. SEE ALTERNATE WOOD BLOCKOUT DETAIL. DIMENSIONS OF APPROVED PLASTIC BLOCKOUTS MAY VARY.
3. IF ROCK IS ENCOUNTERED DURING EXCAVATION, PROVIDE A HOLE 12 INCHES IN DIAMETER EXTENDING 20 INCHES DEEP INTO THE ROCK. PLACE APPROXIMATELY 2 1/2" INCHES OF GRANULAR MATERIAL IN THE BOTTOM OF THE HOLE. CUT THE POSTS THE TO LENGTH AMD INSTALL. BACKFILL WITH EXCAVATED MATERIAL AND COMPACT. BACKFILL IS TO BE FREE OF LARGE ROCKS.
4. WHEN THE DISTANCE FROM BACK OF POST TO SHOULDER HINGE POINT IS LESS THAN 2 FEET INSTALL LONGER POST AT HALF POST SPACING (K).
5. FOR NEW MGS INSTALLATION TOP OF W-BEAM RAIL TOLERANCE IS ±1". FOR EXISTING MGS INSTALLATION TOP OF W-BEAM IS BETWEEN 27 ¾" TO 32".
6. WHEN USING STEEL POST AND WOOD BLOCKOUTS INSTALL FOUR 16D GALVANIZED NAILS. INSTALL NAILS AT THE BACK CORNERS OF THE BLOCK AND BEND THE NAILS OVER THE FLANGE OF THE STEEL POST.
7. TOTAL POST LENGTH FOR TYPE K IS 7' - 0". TOTAL POST LENGTH FOR OTHER MGS TYPES IS 6' - 0".




**MIDWEST GUARDRAIL SYSTEM (MGS) GUARDRAIL**

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION




## GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF CURB RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

WHEN NECESSARY, THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT ON THE CURB RAMP.

TYPE 1 CURB RAMPS SHALL HAVE A NORMAL SIDEWALK APRON AND CURB ON BOTH SIDES OF CURB RAMP.

DETECTABLE WARNING FILED SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS "CURB RAMP DETECTABLE WARNING FIELD". THE CONCRETE PEDESTRIAN CURB, IF NEEDED, SHALL BE MEASURED AND PAID BY THE LINEAR FOOT AS "CONCRETE CURB PEDESTRIAN". CONCRETE SIDEWALK IN THE CURB RAMP AREA SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS CONCRETE SIDEWALK, INCLUDING THE AREA UNDER THE DETECTABLE WARNING FIELD.

SELECT CURB RAMP DETECTABLE WARNING FIELD MATERIALS AND DEVICES FROM THE DEPARTMENT'S APPROVED MATERIALS LIST. THE COLOR OF THE DETECTABLE WARNING FIELD IS SPECIFIED ELSEWHERE AND IS INCIDENTAL TO THE BID ITEM OF "CURB RAMP DETECTABLE WARNING FIELD"

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE CURB RAMP.

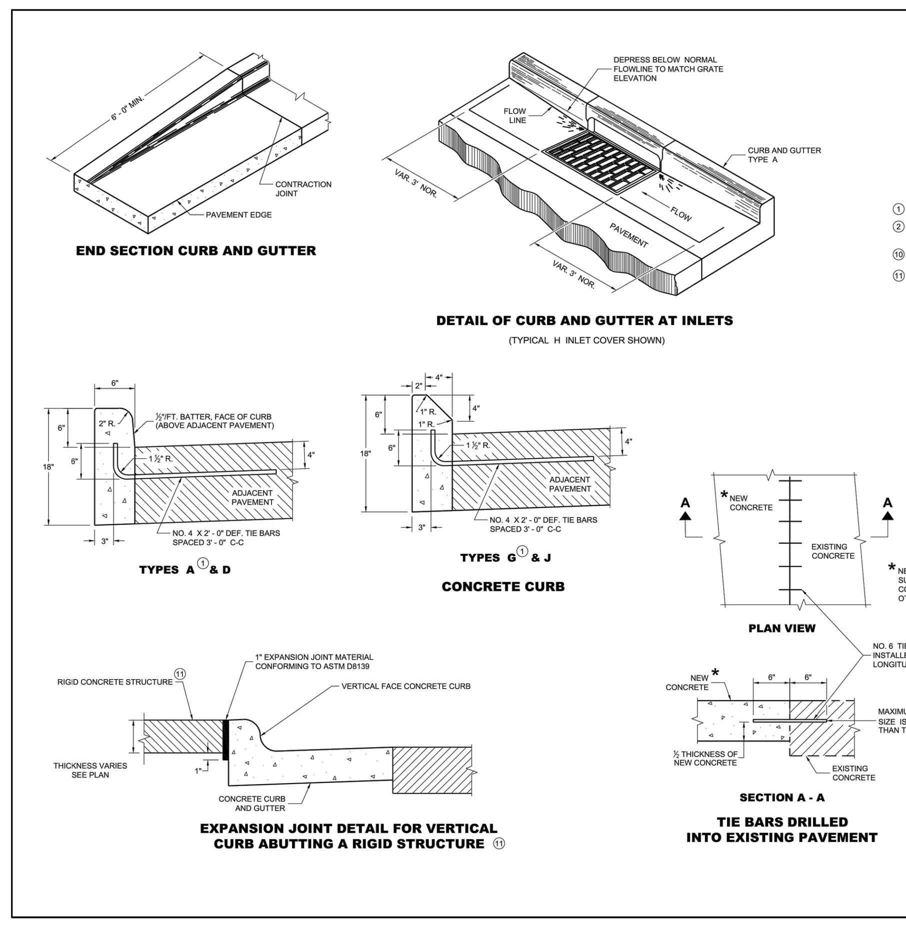
1. THIS POINT IS AN EXTENSION OF OUTSIDE EDGE OF APPROACHING SIDEWALK WHERE IT MEETS THE BACK OF CONCRETE CURB. POINT LOCATION MAY BE ADJUSTED TO ALIGN WITH BEGINNING OF FULL-HEIGHT CURB IF THIS DISTANCE IS SHORT.
2. GRADE CHANGE BETWEEN GUTTER COUNTER SLOPE AND THE CURB RAMP SLOPE IS DESIRABLY 11% OR LESS AND SHALL NOT EXCEED 13.3%. TYPICAL GUTTER COUNTER SLOPE IS 4% BUT MAY BE MODIFIED TO FIT FIELD CONDITIONS. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5%, DESIRABLY 7% OR LESS, AND SHALL NOT EXCEED A MAXIMUM OF 8.3%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
3. MAXIMUM 8.3% CURB RAMP SLOPE IS ALLOWABLE WITH GUTTER COUNTER SLOPE OF 5% MAXIMUM AND A 13.3% MAXIMUM GRADE CHANGE.
4. ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.1% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
5. PROVIDE A CLEAR SPACE IN THE STREET AND GUTTER AREA. WHEN THE GUTTER CROSS SLOPE EXCEEDS 2.1%, CONSTRUCT THE CLEAR SPACE IN THE STREET AREA AND THE 4 FOOT WIDTH IS MEASURED FROM THE FLANGE LINE. FOR RECONSTRUCTION AND MODERNIZATION PROJECTS THE CLEAR SPACE SLOPE PARALLEL TO THE CURBLINE SHOULD BE 2.1% MAX FOR CROSSINGS THAT ARE STOP AND YIELD CONTROLLED, AND 5% MAX FOR THOSE THAT ARE SIGNAL CONTROLLED. FOR PERPETUATION AND REHABILITATION PROJECTS THE SLOPE OF THE CLEAR SPACE PARALLEL TO THE CURBLINE WILL MATCH THE ROADWAY LONGITUDINAL SLOPE. THE SLOPE OF THE CLEAR SPACE PERPENDICULAR TO THE CURBLINE WILL MATCH THE ROADWAY CROSS SLOPE BUT SHOULD NOT EXCEED 5% UNLESS THE ROADWAY IS SUPERELEVATED (WHEN SUPERELEVATED THE ROADWAY CROSS SLOPE SHOULD MATCH THE SUPERELEVATION).
6. PROVIDE A 5 FOOT BY 5 FOOT LANDING. SLOPE PERPENDICULAR TO CURB SHALL BE 2.1% MAXIMUM. SLOPE PARALLEL TO CURB SHALL MATCH THE CURB AND GUTTER LONGITUDINAL SLOPE.
8. PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.
17. A MAXIMUM 2-INCH CONCRETE BORDER IS PERMITTED ALONG ALL SIDES OF THE DETECTABLE WARNING FIELD SURFACE.
22. THE ENTIRE RAMP SHALL BE A PLANAR SURFACE. DO NOT WARP THE RUNNING SLOPE OR CROSS SLOPE OF THE RAMP. WARPING OF THE SIDEWALK CROSS SLOPE SHALL TAKE PLACE BETWEEN THE LANDING AND MATCH POINT.

### LEGEND

- ½" EXPANSION JOINT SIDEWALK
- CONTRACTION JOINT FIELD LOCATED
- PAVEMENT MARKING CROSSWALK (WHITE)
- * MAXIMUM 8.3%
- ** WIDTH SHOWN ELSEWHERE IN THE PLANS

**CURB RAMPS TYPE 1 AND 1-A**

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION



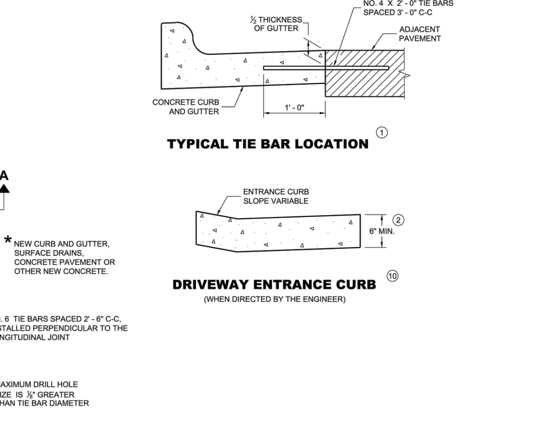

## GENERAL NOTES

DETAILS OF CONSTRUCTION AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

PAVEMENT TIES AND TIE BARS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.6.2 OF THE STANDARD SPECIFICATIONS.

UNLESS OTHERWISE SHOWN ON THE TYPICAL CROSS SECTIONS, THE BASE AGGREGATE AND COMMON EXCAVATION LIMITS ARE 2' - 0" BEHIND THE BACK OF CURBS.

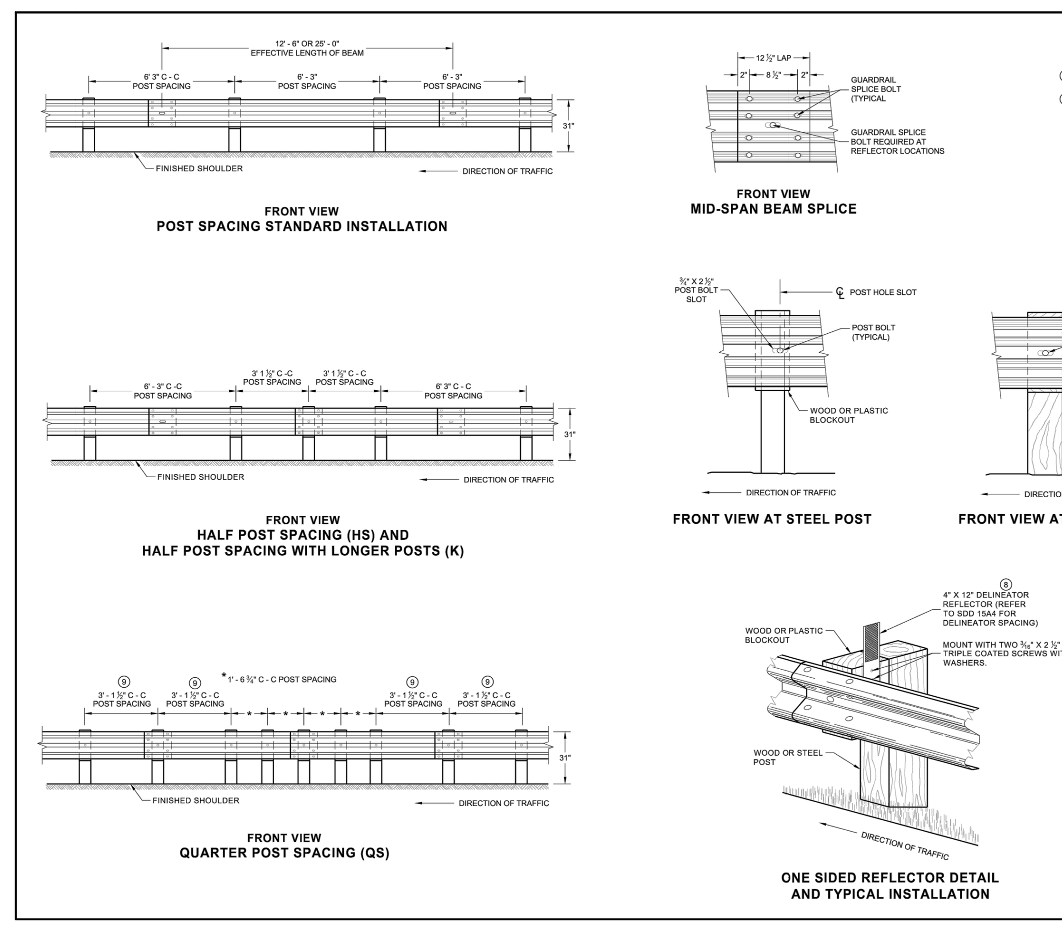
1. TIE BARS ARE REQUIRED FOR CURB AND GUTTERS TYPES A, G, K, R, AND TBTT.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.
10. REFER TO SDD 08D18 AND 08D19 FOR ADDITIONAL DRIVEWAY ENTRANCE CURB DETAILS.
11. PLACE 1" THICK EXPANSION JOINT MATERIAL BETWEEN VERTICAL FACE CURB TYPES EXTENDING FROM THE TOP OF CURB TO 1 INCH BELOW THE ADJOINING CONCRETE SURFACE. RIGID CONCRETE STRUCTURES INCLUDE RAISED CONCRETE MEDIANS, CONCRETE SAFETY ISLANDS, SPLITTER ISLANDS, OR LOCATIONS IDENTIFIED ON THE PLANS.




**CONCRETE CURB, TIES AND CURB AND GUTTER APPLICATIONS**

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED February 2025 DATE — /S/ Rodnery Taylor, ROADWAY STANDARDS DEVELOPMENT UNIT SUPERVISOR

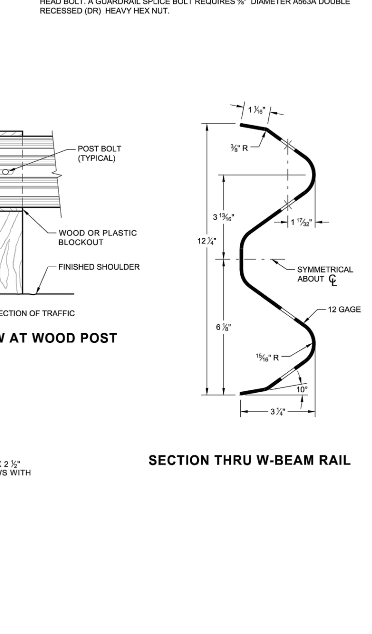



## GENERAL NOTES

8. DO NOT INSTALL REFLECTORS ON THE FIRST 50 FEET OF THE APPROACH END OF THE ENERGY ABSORBING TERMINAL.
9. 25 FEET OF HALF POST SPACING IS REQUIRED ON APPROACH AND DEPARTURE ENDS OF QUARTER POST SPACING.

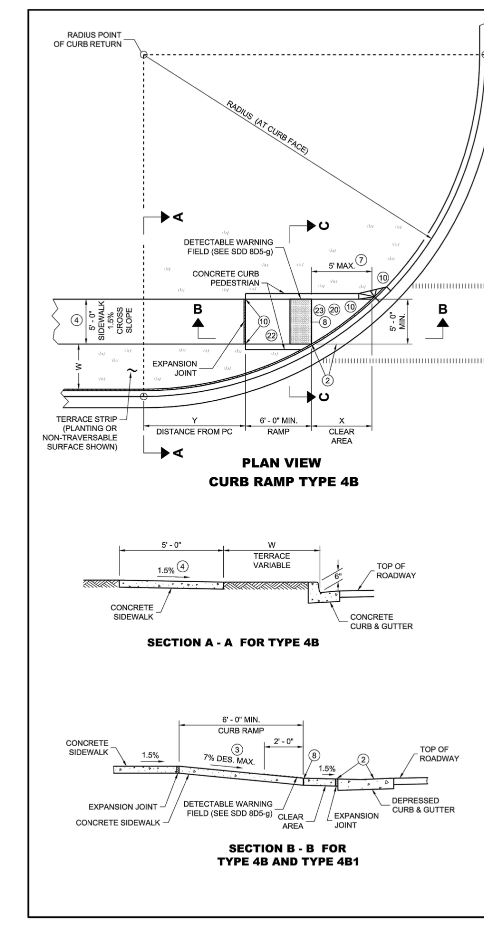
POST BOLTS ARE A ⅝" DIAMETER ASTM A307 GUARDRAIL BOLT. A POST BOLT REQUIRES ⅝" DIAMETER A563A DOUBLE RECESSED (DR) HEAVY HEX NUT AND ⅝" DIAMETER F844 FLAT WASHER. POST BOLTS MAY BE LONGER IF MULTIPLE BLOCKOUTS ARE BEING USED.

GUARD RAIL SPLICE BOLTS ARE A ⅝" DIAMETER ASTM A307 GUARDRAIL HEAD BOLT. A GUARDRAIL SPLICE BOLT REQUIRES ⅝" DIAMETER A563A DOUBLE RECESSED (DR) HEAVY HEX NUT.




**MIDWEST GUARDRAIL SYSTEM (MGS) GUARDRAIL**

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

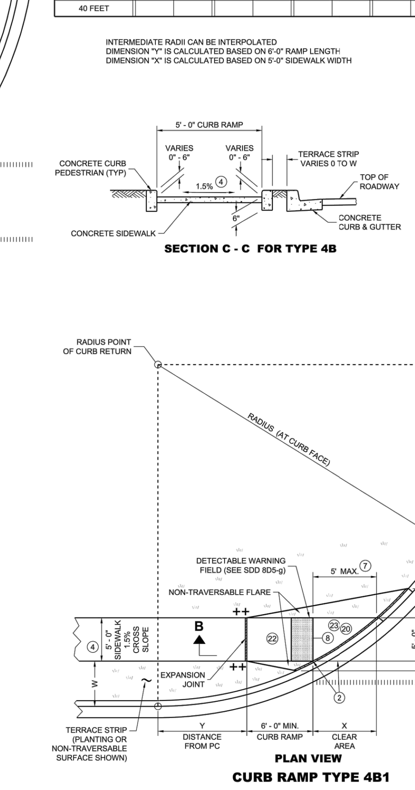



| RADIUS (AT CURB FACE) | W = 3' - 0" | | W = 4' - 0" | | W = 5' - 0" | | W = 6' - 0" | | W = 7' - 0" | | W = 8' - 0" | | W = 9' - 0" | | W = 10' - 0" | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | X | Y | X | Y | X | Y | X | Y | X | Y | X | Y | X | Y | X | Y |
| 10 FEET | 2' - 10 ¼" | 0' - 5" | 2' - 1" | 1' - 4 ½" | 1' - 5" | 2' - 1" | 0' - 10" | 2' - 7 ½" | 0' - 3 ¼" | 3' - 0 ¼" | | | | | | |
| 15 FEET | 4' - 6 ¾" | 2' - 1 ¾" | 3' - 9" | 3' - 5 ¾" | 3' - 1 ¼" | 4' - 6" | 2' - 6 ¾" | 5' - 4 ½" | 2' - 1" | 6' - 1" | 1' - 8" | 6' - 8 ½" | 1' - 3 ¼" | 7' - 2 ½" | 0' - 10 ¾" | 7' - 7 ¼" |
| 20 FEET | | | 4' - 11 ½" | 5' - 1 ¾" | 4' - 3 ¼" | 6' - 5 ½" | 3' - 8 ¾" | 7' - 7" | 3' - 3" | 8' - 6 ½" | 2' - 10" | 9' - 4 ½" | 2' - 5 ½" | 10' - 1 ¼" | 2' - 1 ¼" | 10' - 9" |
| 30 FEET | | | | | | | | | 4' - 10 ¾" | 12' - 5 ¾" | 4' - 5 ½" | 13' - 7 ¾" | 4' - 0 ¾" | 14' - 8 ½" | 3' - 8 ½" | 15' - 8 ¼" |
| 40 FEET | | | | | | | | | | | | | | | 4' - 10 ¾" | 19' - 8 ¼" |

INTERMEDIATE RADII CAN BE INTERPOLATED
DIMENSION "Y" IS CALCULATED BASED ON 6'-0" RAMP LENGTH
DIMENSION "X" IS CALCULATED BASED ON 5'-0" SIDEWALK WIDTH

### LEGEND

- ½" EXPANSION JOINT SIDEWALK
- CONTRACTION JOINT SIDEWALK
- PAVEMENT MARKING CROSSWALK (WHITE)
- * MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS IF FRONT OF GRADE BREAK
- ++ CONSTRUCT 6" WEDGE TO AVOID CONCRETE BREAKAGE



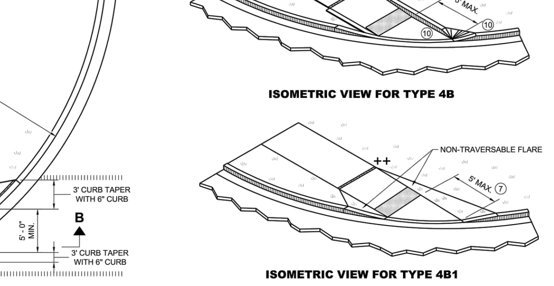

## GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF CURB RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

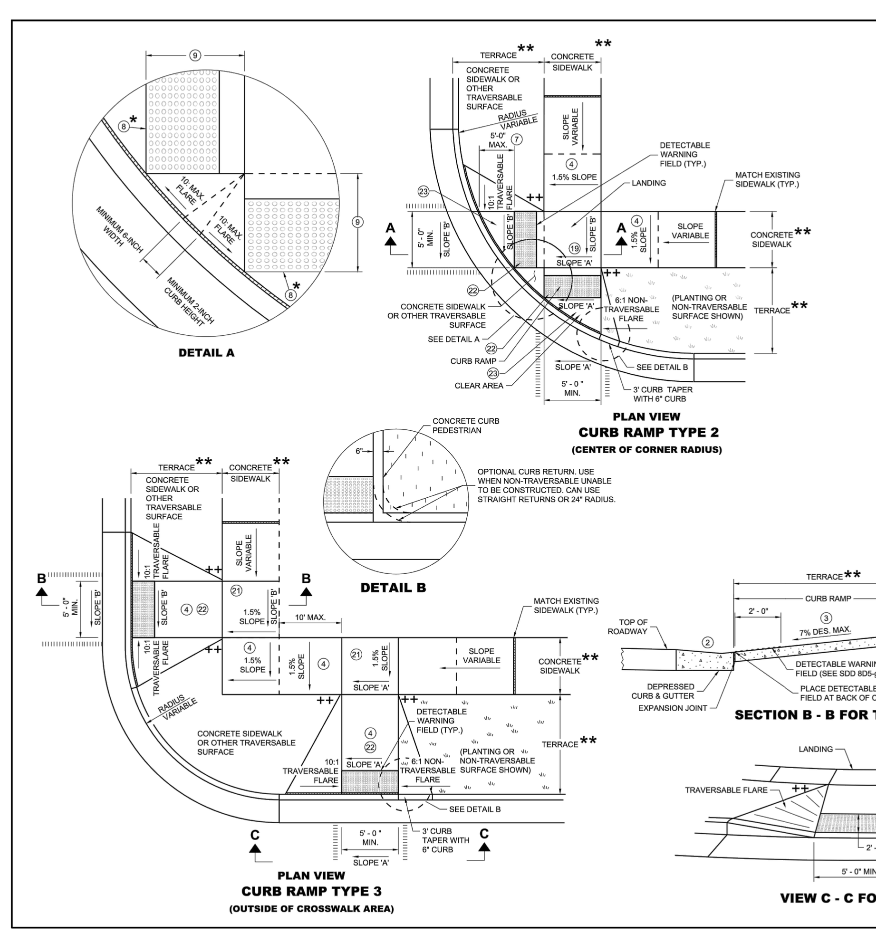
DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

2. GRADE CHANGE BETWEEN GUTTER COUNTER SLOPE AND THE CURB RAMP SLOPE IS DESIRABLY 11% OR LESS AND SHALL NOT EXCEED 13.3%. TYPICAL GUTTER COUNTER SLOPE IS 4% BUT MAY BE MODIFIED TO FIT FIELD CONDITIONS. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5%, DESIRABLY 7% OR LESS, AND SHALL NOT EXCEED A MAXIMUM OF 8.3%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
3. MAXIMUM 8.3% CURB RAMP SLOPE IS ALLOWABLE WITH GUTTER COUNTER SLOPE OF 5% MAXIMUM AND A 13.3% MAXIMUM GRADE CHANGE.
4. ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.1% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
7. WHEN THIS GRADE BREAK DISTANCE EXCEEDS 5 FEET, USE RADIAL DETECTABLE WARNING FIELD PER SDD 8D5-f.
8. PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.
10. INSTALL TRANSITION NOSE (INCIDENTAL TO OTHER PAY ITEMS). DO NOT MARK TRANSITION NOSE.
17. A MAXIMUM 2-INCH CONCRETE BORDER IS PERMITTED ALONG ALL SIDES OF THE DETECTABLE WARNING FIELD SURFACE.
20. MAXIMUM 1.5% DESIGN MAXIMUM AND 2.1% PROWAG MAXIMUM RUNNING SLOPE ON CLEAR AREA. CROSS SLOPE OF CLEAR AREA SHALL MATCH THE CROSS SLOPE OF THE ADJACENT CROSSWALK.
22. THE ENTIRE RAMP SHALL BE A PLANAR SURFACE. DO NOT WARP THE RUNNING SLOPE OR CROSS SLOPE OF THE RAMP. WARPING OF THE SIDEWALK CROSS SLOPE SHALL TAKE PLACE BETWEEN THE LANDING AND MATCH POINT.
23. THE CLEAR AREA BETWEEN THE BOTTOM OF RAMP AND BACK OF CURB SHALL BE SLOPED SO THAT WATER DRAINS OUT OF ONE SIDE OR BOTH SIDES OF THE CURB OPENING.




**CURB RAMPS TYPE 4B AND 4B1**

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION



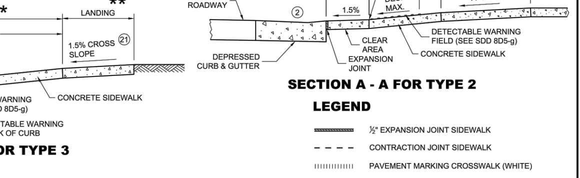

## GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF CURB RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE SHALL BE FROM THE SAME MANUFACTURER.

2. GRADE CHANGE BETWEEN GUTTER COUNTER SLOPE AND THE CURB RAMP SLOPE IS DESIRABLY 11% OR LESS AND SHALL NOT EXCEED 13.3%. TYPICAL GUTTER COUNTER SLOPE IS 4% BUT MAY BE MODIFIED TO FIT FIELD CONDITIONS. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5%, DESIRABLY 7% OR LESS, AND SHALL NOT EXCEED A MAXIMUM OF 8.3%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
3. MAXIMUM 8.3% CURB RAMP SLOPE IS ALLOWABLE WITH GUTTER COUNTER SLOPE OF 5% MAXIMUM AND A 13.3% MAXIMUM GRADE CHANGE.
4. ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.1% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
7. WHEN GRADE BREAK DISTANCE EXCEEDS 5 FEET, USE RADIAL DETECTABLE WARNING FIELD PER SDD 8D5-f.
8. PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.
9. WHEN DISTANCE IS LESS THAN 6' - 0", IT MAY BE DIFFICULT TO ACHIEVE A 7% DESIGN MAXIMUM SLOPE OR FLATTER ALONG THE RAMP. REDUCE CURB HEIGHT IN TRIANGLE AREA TO ACHIEVE 7% DESIGN MAXIMUM SLOPE OR FLATTER ON RAMP. CONSTRUCT 2-INCH MINIMUM CURB HEIGHT BETWEEN 10:1 FLARES.
17. A MAXIMUM 2-INCH CONCRETE BORDER IS PERMITTED ALONG ALL SIDES OF THE DETECTABLE WARNING FIELD SURFACE.
19. WHERE A LANDING SERVES TWO CURB RAMPS, THE LANDING SLOPE SHALL NOT EXCEED THE CROSS SLOPE AT THE BOTTOM OF THE RAMP OR WITHIN THE CROSSWALK PARALLEL TO THE DIRECTION OF TRAVEL.
21. PROVIDE A LANDING WITH A SLOPE PARALLEL TO ROADWAY THAT MATCHES SLOPE AT THE BOTTOM OF THE ADJACENT RAMP. SLOPE PERPENDICULAR TO ROADWAY SHALL BE 2.1% MAXIMUM. STANDARD LANDING SIZE IS 5 FEET BY 5 FEET.
22. THE ENTIRE RAMP SHALL BE A PLANAR SURFACE. DO NOT WARP THE RUNNING SLOPE OR CROSS SLOPE OF THE RAMP. WARPING OF THE SIDEWALK CROSS SLOPE SHALL TAKE PLACE BETWEEN THE LANDING AND MATCH POINT.
23. THE CLEAR AREA BETWEEN THE BOTTOM OF RAMP AND BACK OF CURB SHALL BE SLOPED SO THAT WATER DRAINS OUT OF ONE SIDE OR BOTH SIDES OF THE CURB OPENING.

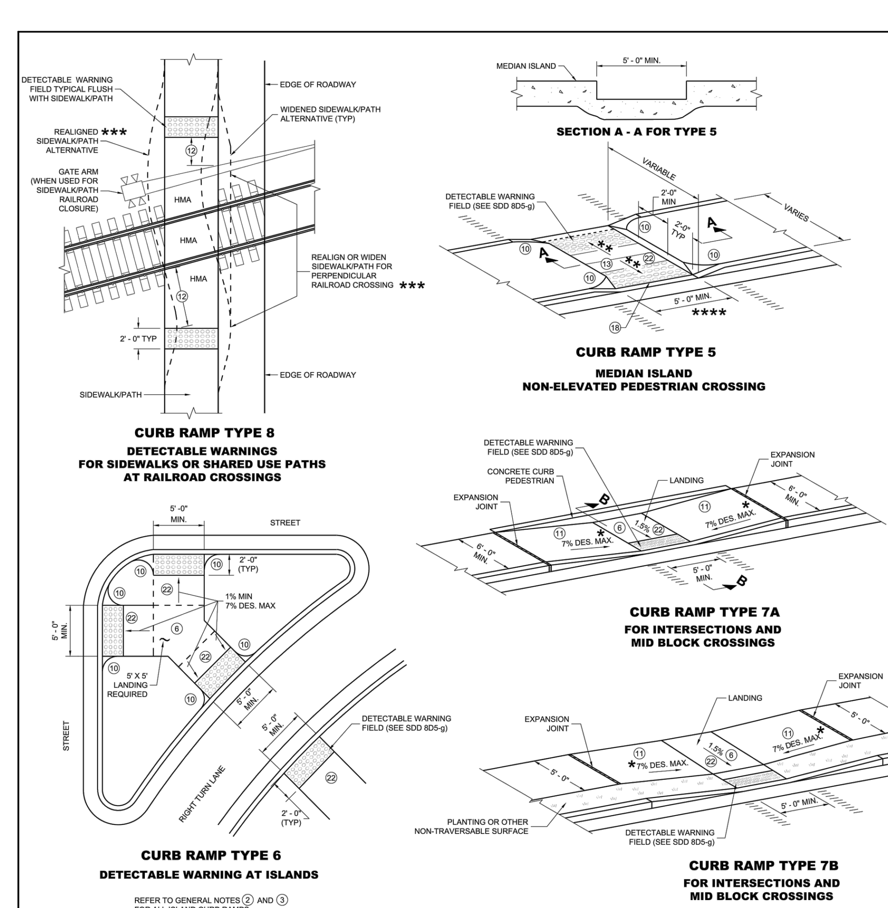



### LEGEND

- ½" EXPANSION JOINT SIDEWALK
- CONTRACTION JOINT SIDEWALK
- PAVEMENT MARKING CROSSWALK (WHITE)
- * MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK
- ** WIDTH SHOWN ELSEWHERE IN THE PLANS
- ++ CONSTRUCT 6" WEDGE TO AVOID CONCRETE BREAKAGE

**CURB RAMPS TYPE 2 AND 3**

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION




## GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF CURB RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

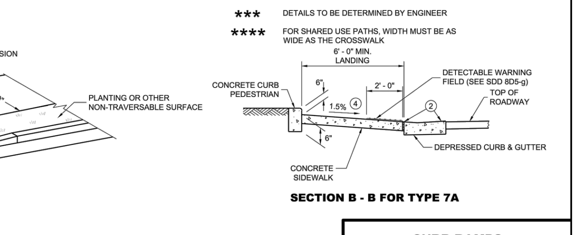
SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.1%.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

2. GRADE CHANGE BETWEEN GUTTER COUNTER SLOPE AND THE CURB RAMP SLOPE IS DESIRABLY 11% OR LESS AND SHALL NOT EXCEED 13.3%. TYPICAL GUTTER COUNTER SLOPE IS 4% BUT MAY BE MODIFIED TO FIT FIELD CONDITIONS. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5%, DESIRABLY 7% OR LESS, AND SHALL NOT EXCEED A MAXIMUM OF 8.3%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
3. MAXIMUM 8.3% CURB RAMP SLOPE IS ALLOWABLE WITH GUTTER COUNTER SLOPE OF 5% MAXIMUM AND A 13.3% MAXIMUM GRADE CHANGE.
4. ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.1% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
6. PROVIDE A 5 FOOT BY 5 FOOT LANDING. SLOPE PERPENDICULAR TO CURB SHALL BE 2.1% MAXIMUM. SLOPE PARALLEL TO CURB SHALL MATCH THE CURB AND GUTTER LONGITUDINAL SLOPE.
10. INSTALL TRANSITION NOSE (INCIDENTAL TO OTHER PAY ITEMS). DO NOT MARK TRANSITION NOSE.
11. SLOPE SIDEWALK TOWARD LANDING AS SHOWN WHERE THERE IS NO TERRACE OR WHERE THE TERRACE WIDTH IS LESS THAN 6 FEET WIDE.
12. THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO A RAILROAD CROSSING SHALL BE 1.5 FEET ±0.1' FROM THE FACE OF THE GATE ARM IF THE GATE ARM EXTENDS ACROSS THE SIDEWALK/PATH. WHERE THERE IS NO PEDESTRIAN GATE, THE EDGE OF THE DETECTABLE WARNING FIELD NEAREST TO THE RAILROAD TRACK IS 15 FEET MAXIMUM AND 12 FEET MINIMUM, 15 FEET TYPICAL FROM THE NEAREST RAIL.
13. DO NOT INSTALL DETECTABLE WARNING FIELDS AT THE EDGES OF STEET-LEVEL PEDESTRIAN REFUGE ISLANDS IF A MINIMUM 2 FOOT CONCRETE SURFACE WITHOUT DETECTABLE WARNINGS (MEASURED IN THE DIRECTION OF PEDESTRIAN TRAVEL) CANNOT BE ACHIEVED.
17. A MAXIMUM 2-INCH CONCRETE BORDER IS PERMITTED ALONG ALL SIDES OF THE DETECTABLE WARNING FIELD SURFACE.
18. WHEN THE DISTANCE BETWEEN THE BACK OF CURBS IS LESS THAN 6 FEET BUT THE FACE OF CURB TO FACE OF CURB DISTANCE IS 6 FEET OR GREATER THEN THE DETECTABLE WARNING FIELDS MAY BE MOVED SO THAT THE EDGE OF THE WARNING FIELD IS PLACED AT THE GUTTER FLOWLINE. MAINTAIN A MINIMUM OF TWO FEET BETWEEN DETECTABLE WARNING FIELD PANELS.
22. THE ENTIRE RAMP SHALL BE A PLANAR SURFACE. DO NOT WARP THE RUNNING SLOPE OR CROSS SLOPE OF THE RAMP. WARPING OF THE SIDEWALK CROSS SLOPE SHALL TAKE PLACE BETWEEN THE LANDING AND MATCH POINT.

### LEGEND

- ½" EXPANSION JOINT SIDEWALK
- CONTRACTION JOINT FIELD LOCATED
- PAVEMENT MARKING CROSSWALK (WHITE)
- * MAXIMUM 8.3%
- ** 1% MINIMUM (PROVIDE DRAINAGE)
- *** DETAILS TO BE DETERMINED BY ENGINEER
- **** FOR SHARED USE PATHS, WIDTH MUST BE AS WIDE AS THE CROSSWALK




**CURB RAMPS TYPE 5, 6, 7A, 7B & 8**

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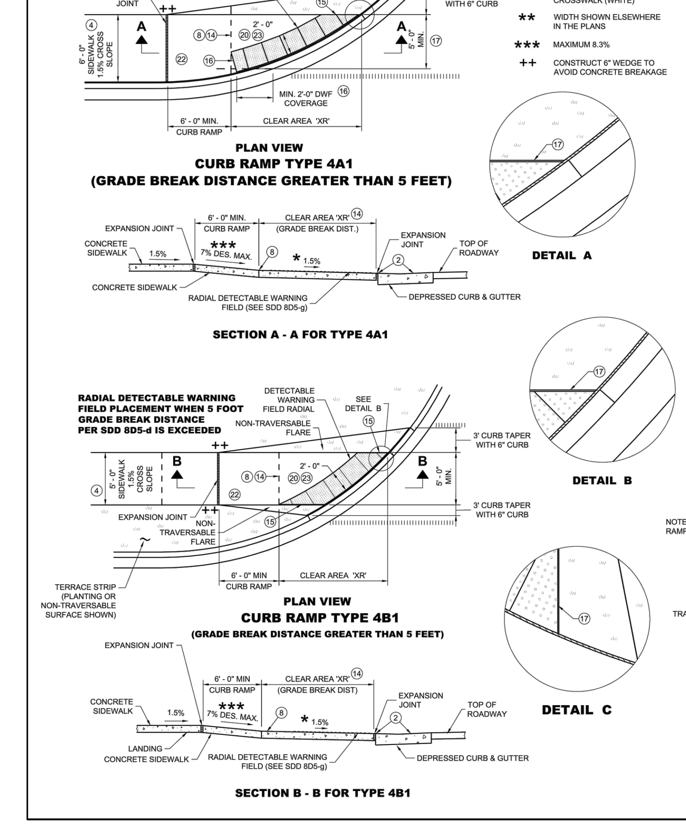
DEPARTMENT OF TRANSPORTATION




### LEGEND

- ½" EXPANSION JOINT SIDEWALK
- CONTRACTION JOINT SIDEWALK
- PAVEMENT MARKING CROSSWALK (WHITE)
- ** WIDTH SHOWN ELSEWHERE IN THE PLANS
- *** MAXIMUM 8.3%
- ++ CONSTRUCT 6" WEDGE TO AVOID CONCRETE BREAKAGE

## GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF CURB RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

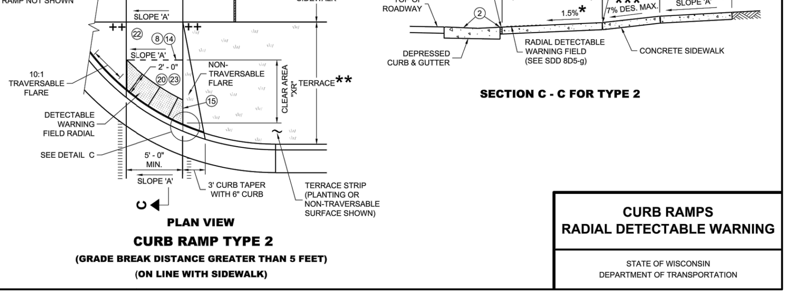
APPLY RADIAL DETECTABLE WARNING PLACEMENT SIMILARLY FOR TYPE 4A AND 4A1 CURB RAMPS AND SIMILARLY FOR TYPE 4B AND 4B1 CURB RAMPS. TYPE 4A AND 4B CURB RAMPS ARE NOT SHOWN.

REFER TO SDD 8D5-g FOR ADDITIONAL RADIAL PLATE REQUIREMENTS.

FIELD CUTS AT INTERMEDIATE JOINTS WITHIN THE RADIAL DETECTABLE WARNING FILED ARE PROHIBITED.

DETERMINE FINAL RADIAL WARNING FIELD CONFIGURATION AD ITS INDIVIDUAL PLATE LOCATIONS. PERFORM PRE-LAYOUT PRIOR TO PLACEMENT IN PLASTIC CONCRETE. FOLLOW MANUFACTURER'S PRODUCT LIST AND INSTALLATION RECOMMENDATIONS.

2. GRADE CHANGE BETWEEN GUTTER COUNTER SLOPE AND THE CURB RAMP SLOPE IS DESIRABLY 11% OR LESS AND SHALL NOT EXCEED 13.3%. TYPICAL GUTTER COUNTER SLOPE IS 4% BUT MAY BE MODIFIED TO FIT FIELD CONDITIONS. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5%, DESIRABLY 7% OR LESS, AND SHALL NOT EXCEED A MAXIMUM OF 8.3%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
3. MAXIMUM 8.3% CURB RAMP SLOPE IS ALLOWABLE WITH GUTTER COUNTER SLOPE OF 5% MAXIMUM AND A 13.3% MAXIMUM GRADE CHANGE.
4. ±0.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2.1% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
6. PROVIDE A 5 FOOT BY 5 FOOT LANDING. SLOPE PERPENDICULAR TO CURB SHALL BE 2.1% MAXIMUM. SLOPE PARALLEL TO CURB SHALL MATCH THE CURB AND GUTTER LONGITUDINAL SLOPE.
8. PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.
14. CONSULT ENGINEER IF GRADE BREAK LOCATION (END OF LANDING DIMENSION "XR") REQUIRES FIELD ADJUSTMENT WHEN ESTABLISHING FINAL RADIAL DETECTABLE WARNING FIELD LOCATION.
15. FIELD SAW CUTS ALONG RADIAL DETECTABLE WARNING PLATES WILL BE NECESSARY TO MATCH EACH CURB RAMP EDGE. AVOID CUTTING THROUGH DOMES WHENEVER POSSIBLE. MAKE FIELD CUTS TRUE TO LINE AND WITHIN ⅞" DEVIATION. SMOOTH EDGES OF FIELD CUT PLATES.
16. USE 1' X 2" RECTANGULAR END PLATE AT END OF TYPE 4A1 RAMP AND PROVIDE MINIMUM 2' - 0" DETECTABLE WARNING FIELD COVERAGE (IN DIRECTION OF PEDESTRIAN TRAVEL) ALONG THE ENTIRE CURB RAMP WIDTH.
17. A MAXIMUM 2-INCH CONCRETE BORDER IS PERMITTED ALONG ALL SIDES OF THE DETECTABLE WARNING FIELD SURFACE.
19. WHERE A LANDING SERVES TWO CURB RAMPS, THE LANDING SLOPE SHALL NOT EXCEED THE CROSS SLOPE AT THE BOTTOM OF THE RAMP OR WITHIN THE CROSSWALK PARALLEL TO THE DIRECTION OF TRAVEL.
20. MAXIMUM 1.5% DESIGN MAXIMUM AND 2.1% PROWAG MAXIMUM RUNNING SLOPE ON CLEAR AREA. CROSS SLOPE OF CLEAR AREA SHALL MATCH THE CROSS SLOPE OF THE ADJACENT CROSSWALK.
22. THE ENTIRE RAMP SHALL BE A PLANAR SURFACE. DO NOT WARP THE RUNNING SLOPE OR CROSS SLOPE OF THE RAMP. WARPING OF THE SIDEWALK CROSS SLOPE SHALL TAKE PLACE BETWEEN THE LANDING AND MATCH POINT.
23. THE CLEAR AREA BETWEEN THE BOTTOM OF RAMP AND BACK OF CURB SHALL BE SLOPED SO THAT WATER DRAINS OUT OF ONE SIDE OR BOTH SIDES OF THE CURB OPENING.




**CURB RAMPS RADIAL DETECTABLE WARNING**

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

Item 12.

Architecture
Engineering
Environmental
Land Surveying

BL Companies

3755 Boettler Oaks Drive
Suite G
Uniontown, Ohio 44685
(234) 294-6340

# PROJECT MALIBU - SHEBOYGAN WI

STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | AS SHOWN |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: | C2501450-110 |

Title
SITE DETAILS

Sheet No.
C1.107

Xref (s): ; XB2501450-00

2/23/2026, BHARGEST, G:\JOBS25\14\2501450\DWG\C2501450-110.DWG,C1.107 SITE DETAILS.

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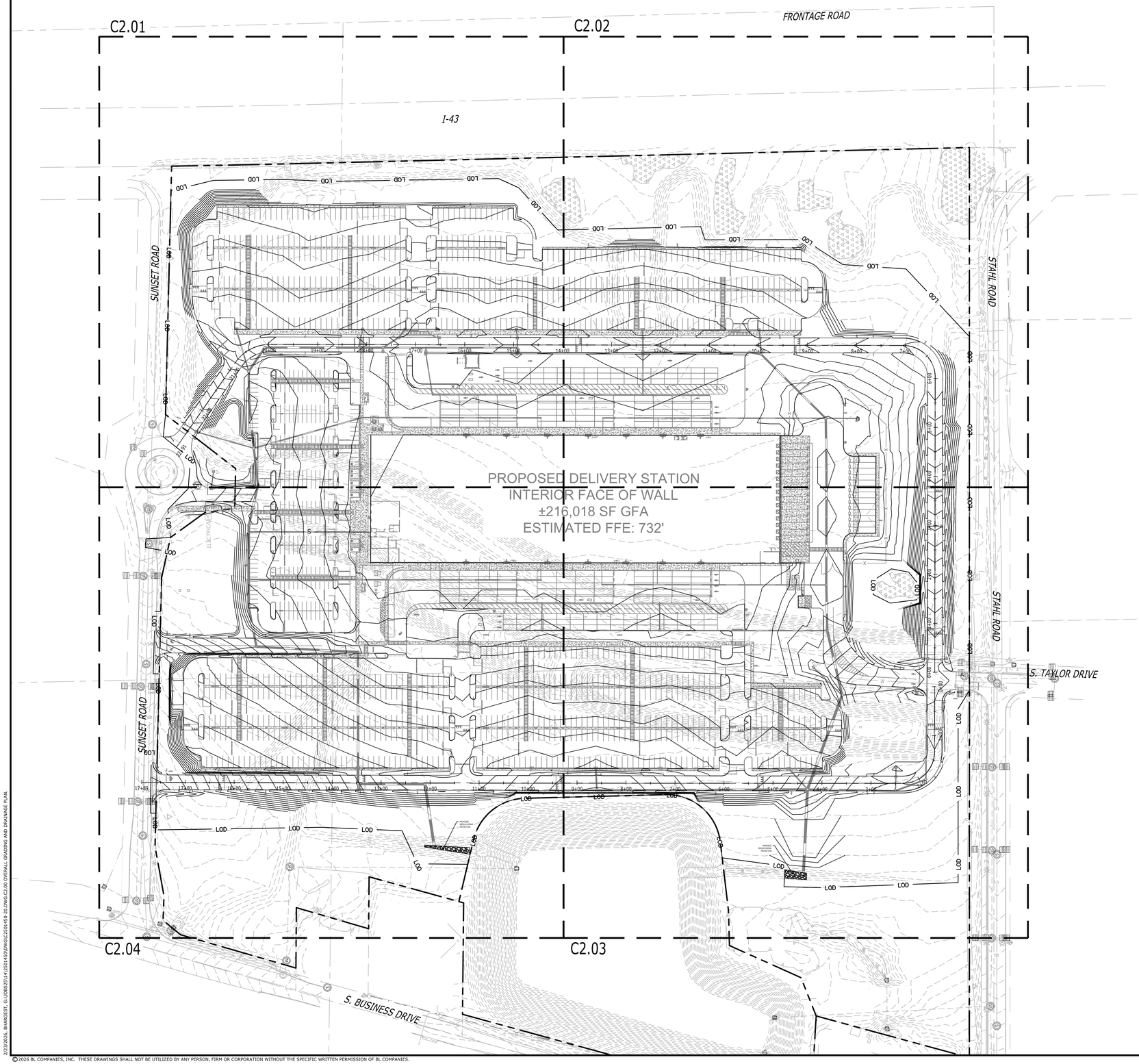


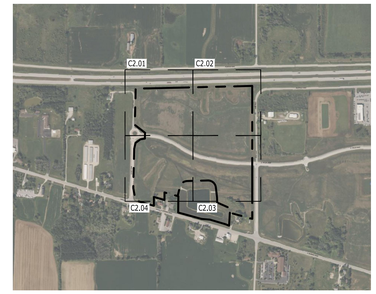


KEY MAP

1" = 1000'

## GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- PROVIDE AND INSTALL STORM LINE
- PROVIDE AND INSTALL CURB INLET
- PROVIDE AND INSTALL CATCH BASIN
- PROVIDE AND INSTALL DRAINAGE MANHOLE OR OUTLET CONTROL STRUCTURE
- PROVIDE AND INSTALL FLARED END SECTION
- 120 — PROPOSED CONTOUR LINE (1' INTERVAL)
- 60 — EXISTING CONTOUR LINE (1' INTERVAL)
- ×200.00 — PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATIONS

| | |
|---|---|
| BC | BOTTOM OF CURB |
| TC | TOP OF CURB |
| BW | BOTTOM OF WALL |
| TW | TOP OF WALL |
| MEX | MEET EXISTING CONDITION |

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=100' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-20

Title

OVERALL GRADING AND DRAINAGE PLAN

Sheet No.

C2.00

Xref (s): ..\XB2501450-00 ; X2501450-01 ; XC2501450-20 ; XC2501450-21 ; XC2501450-26

2/23/2026, BHARGEST, G:\JOBS\2501\450\DWG\C2501450-20.DWG C2.00 OVERALL GRADING AND DRAINAGE PLAN.

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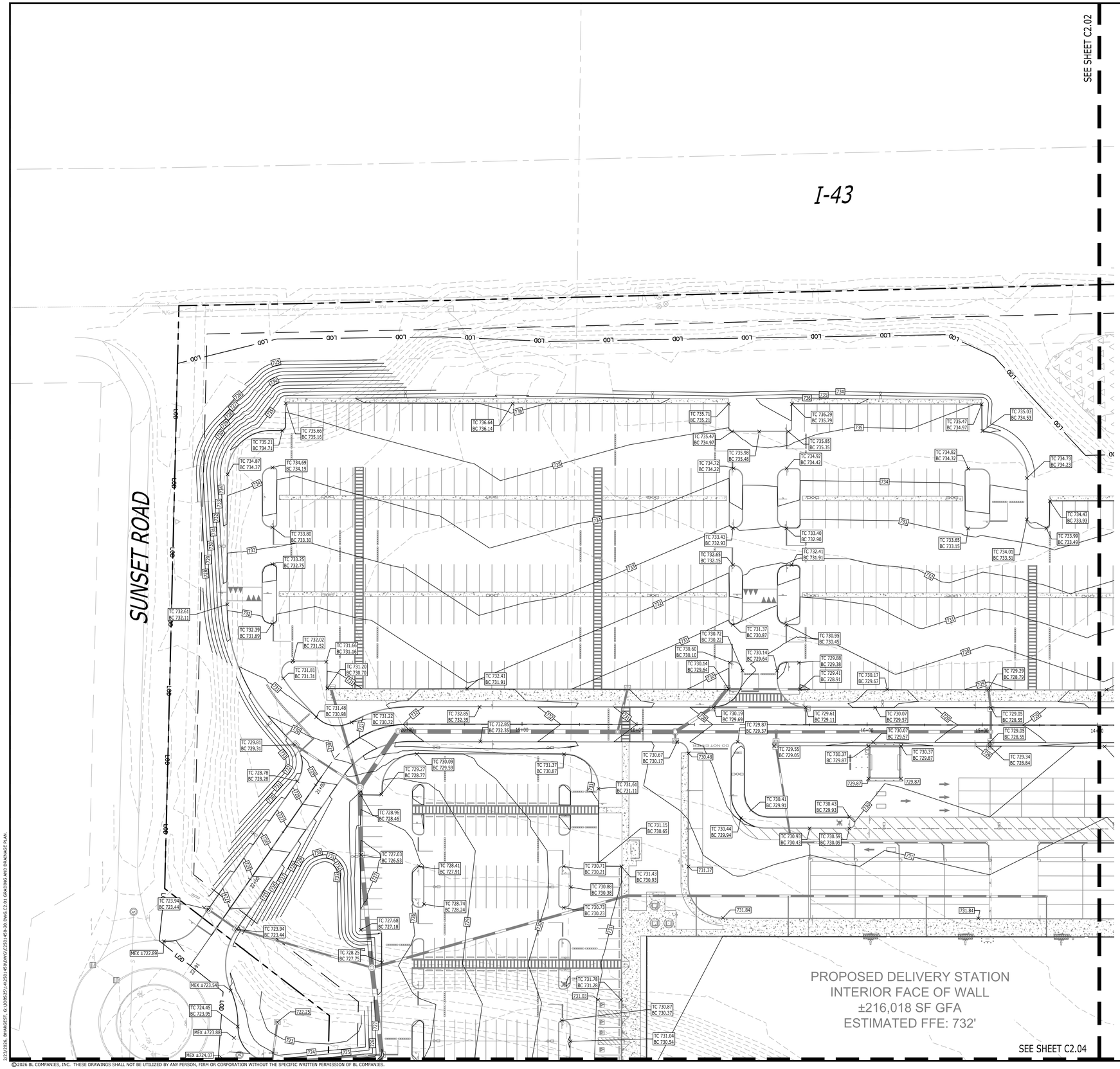


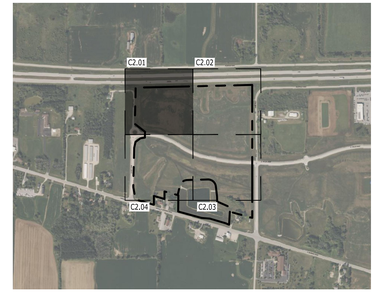


KEY MAP

1" = 1000'

## GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- PROVIDE AND INSTALL STORM LINE
- PROVIDE AND INSTALL CURB INLET
- PROVIDE AND INSTALL CATCH BASIN
- PROVIDE AND INSTALL DRAINAGE MANHOLE OR OUTLET CONTROL STRUCTURE
- PROVIDE AND INSTALL FLARED END SECTION
- 720 — PROPOSED CONTOUR LINE (1' INTERVAL)
- 60 — EXISTING CONTOUR LINE (1' INTERVAL)
- ×200.00 — PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATIONS

| | |
|---|---|
| BC | BOTTOM OF CURB |
| TC | TOP OF CURB |
| BW | BOTTOM OF WALL |
| TW | TOP OF WALL |
| MEX | MEET EXISTING CONDITION |

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-20

Title: GRADING AND DRAINAGE PLAN

Sheet No.: C2.01

Xref (s): - XB2501450-01 ; XC2501450-01 ; XC2501450-02 ; XC2501450-20 ; XC2501450-21 ; XC2501450-26

2/23/2026, BHARGEST, G:\JOBS\2501\2501450\DWG\C\2501450-20 DWG C2.01 GRADING AND DRAINAGE PLAN.

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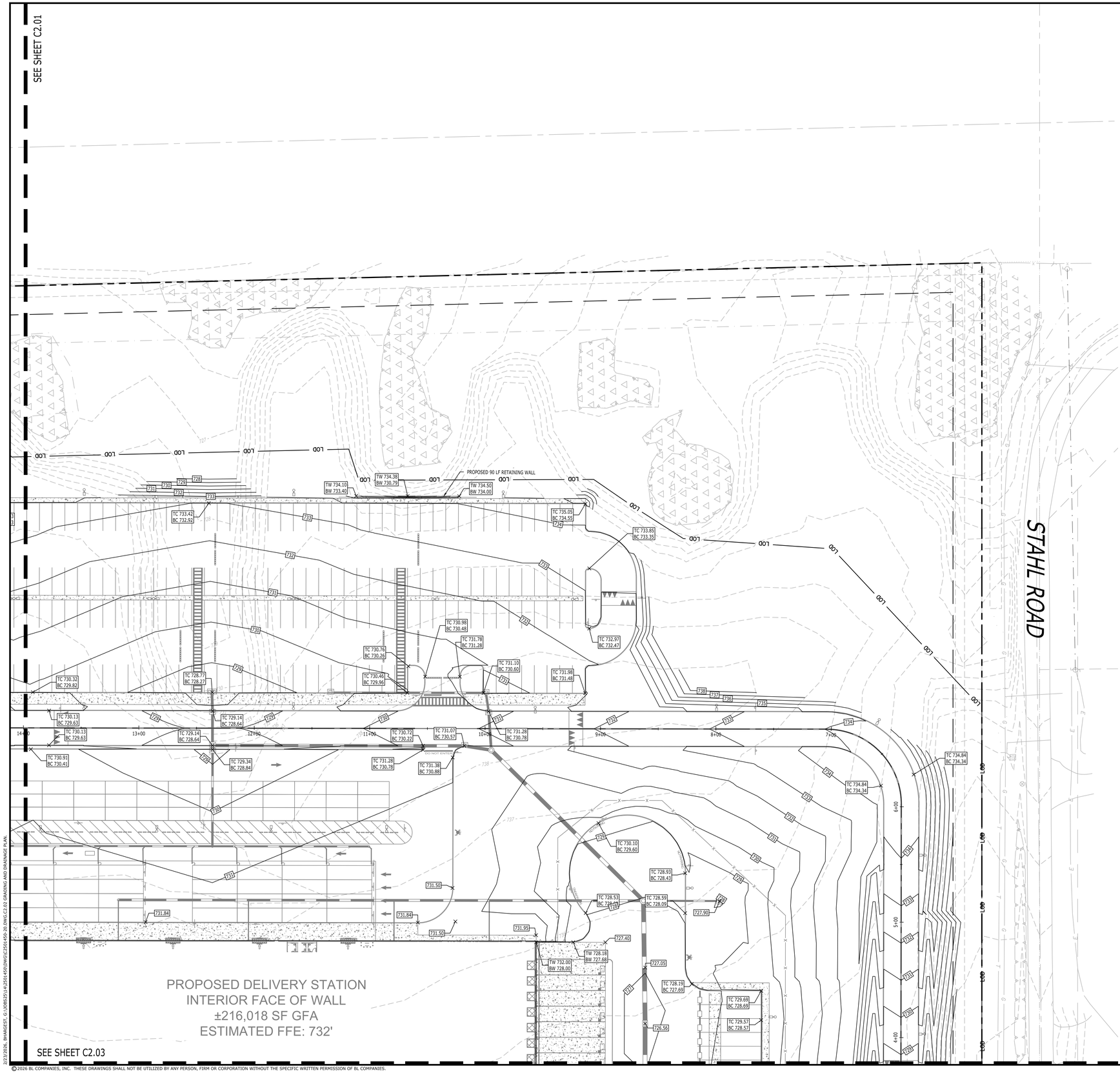
SEE SHEET C2.01




SEE SHEET C2.03

KEY MAP

1" = 1000'

## GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- PROVIDE AND INSTALL STORM LINE
- PROVIDE AND INSTALL CURB INLET
- PROVIDE AND INSTALL CATCH BASIN
- PROVIDE AND INSTALL DRAINAGE MANHOLE OR OUTLET CONTROL STRUCTURE
- PROVIDE AND INSTALL FLARED END SECTION
- 120 — PROPOSED CONTOUR LINE (1' INTERVAL)
- 60 — EXISTING CONTOUR LINE (1' INTERVAL)
- ×200.00 — PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATIONS

| | |
|---|---|
| BC | BOTTOM OF CURB |
| TC | TOP OF CURB |
| BW | BOTTOM OF WALL |
| TW | TOP OF WALL |
| MEX | MEET EXISTING CONDITION |

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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PROJECT MALIBU - SHEBOYGAN WI
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SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

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|---|---|
| Designed | B.M.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-20

Title

GRADING AND DRAINAGE PLAN

Sheet No.

C2.02

Xref (s) : XB2501450-01 , XC2501450-01 , XC2501450-90 , XC2501450-20 , XC2501450-21 , XC2501450-26

2/23/2026, BHARGEST, G:\JOBS\2501\2501450\DWG\C2501450-20.DWG,C2.02 GRADING AND DRAINAGE PLAN,

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SEE SHEET C2.02

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

PROPOSED 132 LF RETAINING WALL

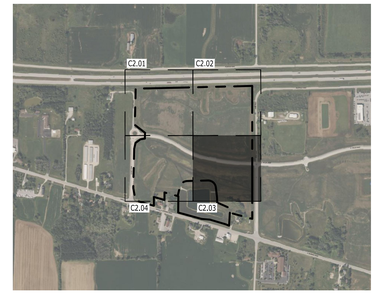
PROPOSED 400 LF RETAINING WALL

PROPOSED MEDIUM RIPRAP PROTECTION

EXISTING STORM WATER BASIN

STAHL ROAD

SEE SHEET C2.04




KEY MAP
1" = 1000'

## GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- PROVIDE AND INSTALL STORM LINE
- PROVIDE AND INSTALL CURB INLET
- PROVIDE AND INSTALL CATCH BASIN
- PROVIDE AND INSTALL DRAINAGE MANHOLE OR OUTLET CONTROL STRUCTURE
- PROVIDE AND INSTALL FLARED END SECTION
- 720 — PROPOSED CONTOUR LINE (1' INTERVAL)
- 60 — EXISTING CONTOUR LINE (1' INTERVAL)
- ×200.00 — PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATIONS

| | |
|---|---|
| BC | BOTTOM OF CURB |
| TC | TOP OF CURB |
| BW | BOTTOM OF WALL |
| TW | TOP OF WALL |
| MEX | MEET EXISTING CONDITION |

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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# PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
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|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-20

Title
GRAPHIC AND DRAINAGE PLAN

Sheet No.
C2.03

2/23/2026, BHAGEST, G:\2085\2501\2501450\DWG\C2501450-20 DWG\C2.03 GRADING AND DRAINAGE PLAN.

Xref (0) : XB2501450-00 ; XC2501450-01 ; XC2501450-10 ; XC2501450-20 ; XC2501450-21 ; XC2501450-26

SEE SHEET C2.01

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

SUNSET ROAD

PROPOSED 130 LF RETAINING WALL

PROPOSED 318 LF RETAINING WALL

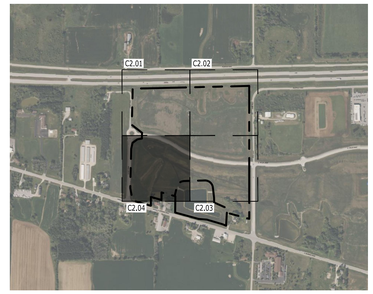
PROPOSED 275 LF RETAINING WALL

PROPOSED 400 LF RETAINING WALL

PROPOSED MEDIUM RIPRAP PROTECTION

EXISTING STORM WATER BASIN

SEE SHEET C2.03




KEY MAP

1" = 1000'

## GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- PROVIDE AND INSTALL STORM LINE
- PROVIDE AND INSTALL CURB INLET
- PROVIDE AND INSTALL CATCH BASIN
- PROVIDE AND INSTALL DRAINAGE MANHOLE OR OUTLET CONTROL STRUCTURE
- PROVIDE AND INSTALL FLARED END SECTION
- 720 — PROPOSED CONTOUR LINE (1' INTERVAL)
- 720 — EXISTING CONTOUR LINE (1' INTERVAL)
- 200.00 — PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATIONS

| | |
|---|---|
| BC | BOTTOM OF CURB |
| TC | TOP OF CURB |
| BW | BOTTOM OF WALL |
| TW | TOP OF WALL |
| MEX | MEET EXISTING CONDITION |

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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| No. | Date | Desc. |
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| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-20

Title

GRADING AND DRAINAGE PLAN

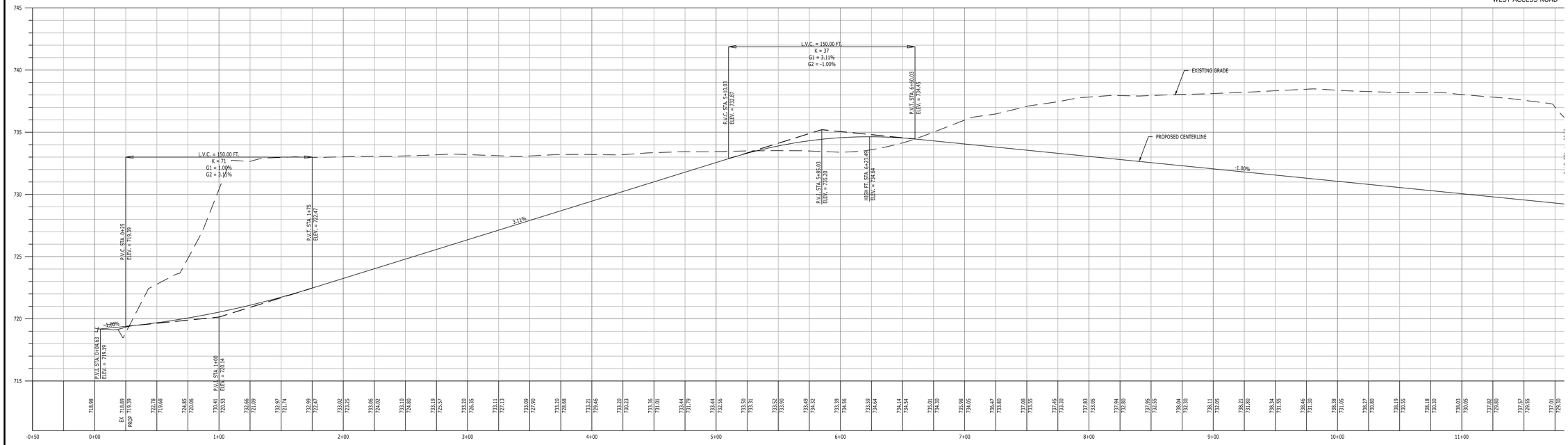
Sheet No.

C2.04

2/23/2026, BHAGEST, G:\2085\25\14\2501450\DWG\C2501450-20.DWG,C2.04 GRADING AND DRAINAGE PLAN,

Xref (0) : X:\B2501450-00\ ; XC2501450-01 ; XC2501450-10 ; XC2501450-00 ; XC2501450-20 ; XC2501450-21 ; XC2501450-26

WEST ACCESS ROAD

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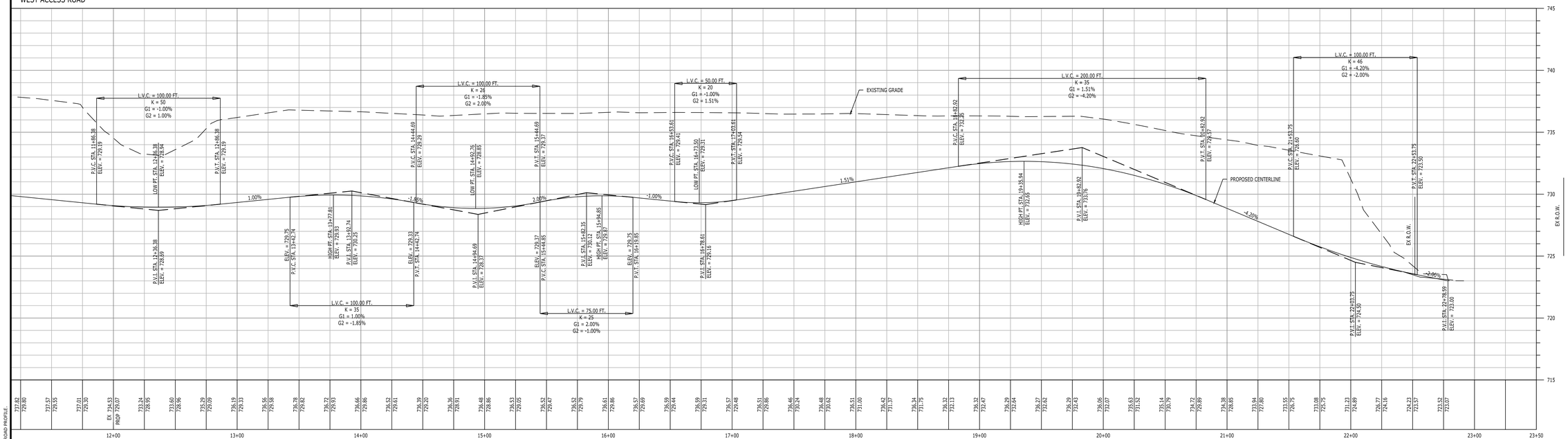


GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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REVISIONS

| No. | Date | Desc. |
|---|---|---|

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|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File:
C2501450-20

Title

WEST ACCESS ROAD
PROFILE

Sheet No.

C2.05

Xref's: ; XR2501450-50 ; XZ2501450-01 ; XC2501450-10 ; XC2501450-00 ; XC2501450-20 ; XC2501450-26

2/23/2026, BHAGEDEY, G:\JOBS\2501\14\2501450\DWG\C2501450-20.DWG C2.05 WEST ACCESS ROAD PROFILE

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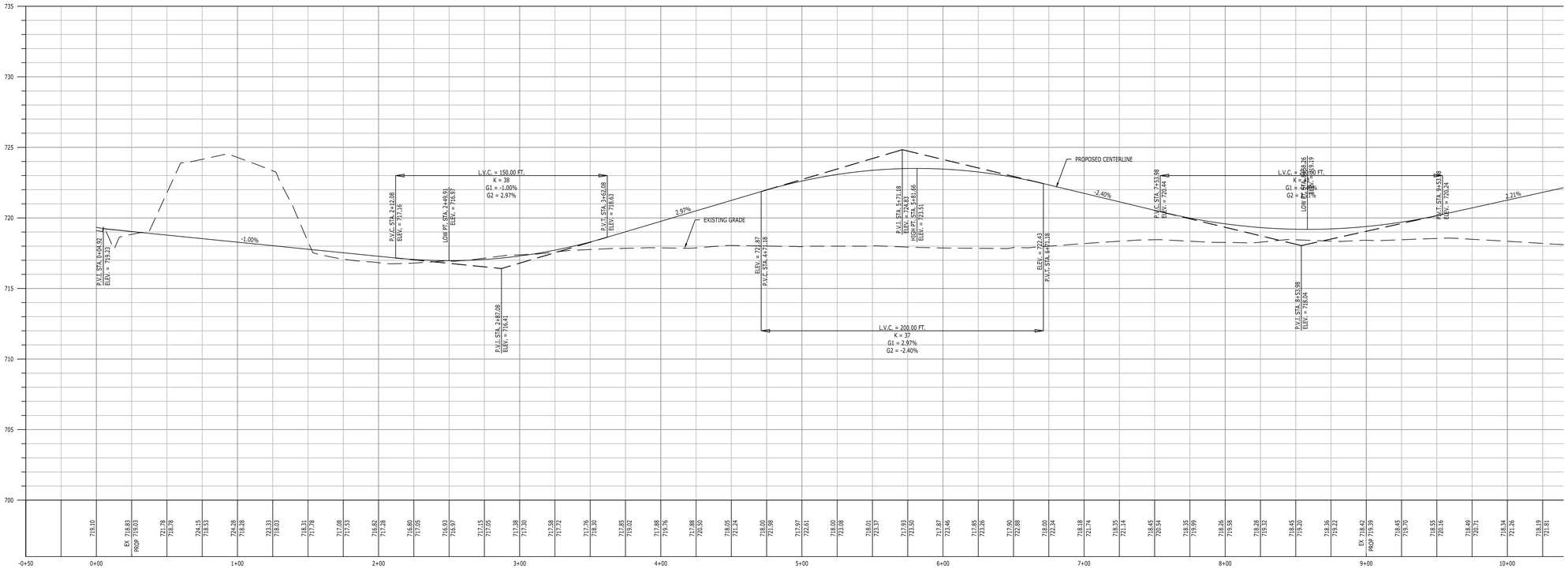


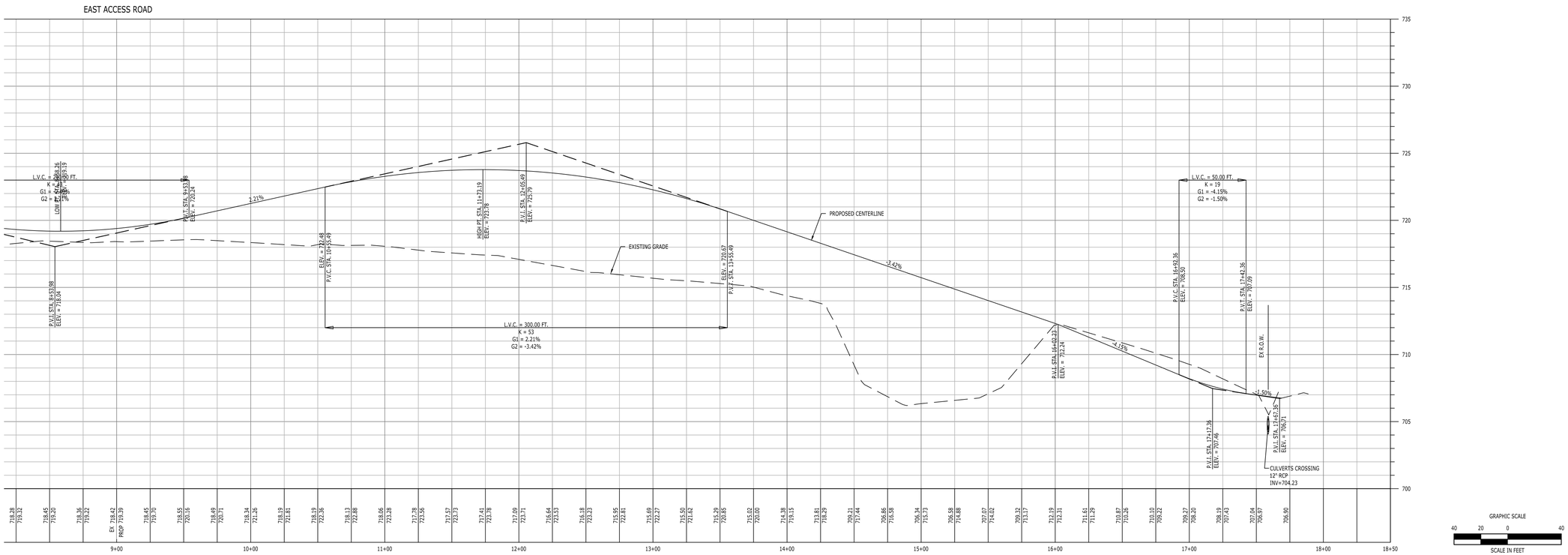


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# PROJECT MALIBU - SHEBOYGAN WI
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SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
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| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-20

Title

## EAST ACCESS ROAD PROFILE

Sheet No.

C2.06

Xref (s): ; X3X3D1450-50 , X2Z01450-01 , XC2501450-10 , XC2501450-20 , XC3D1450-00 , XC3D1450-21 , XC2501450-26

2/23/2026, BHARGEST, G:\JOBS\25\1450\01\DWG\C2501450-20.DWG,C2.06 EAST ACCESS ROAD PROFILE

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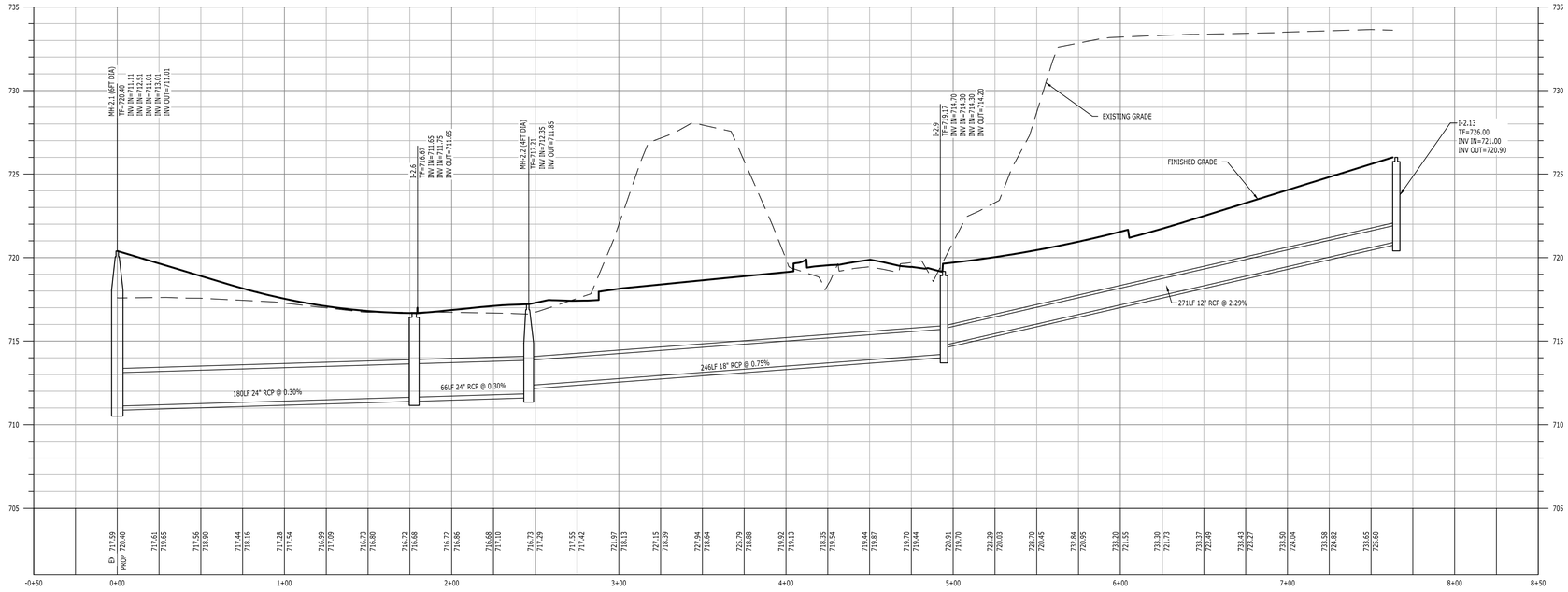
## I-2.13 TO MH-2.1

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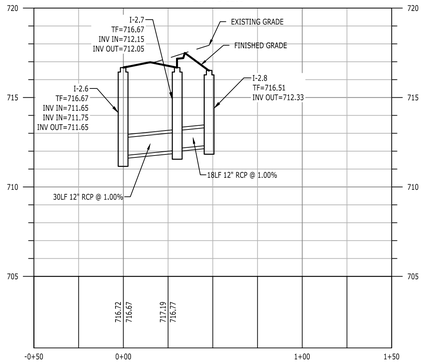


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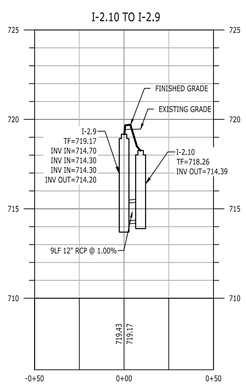
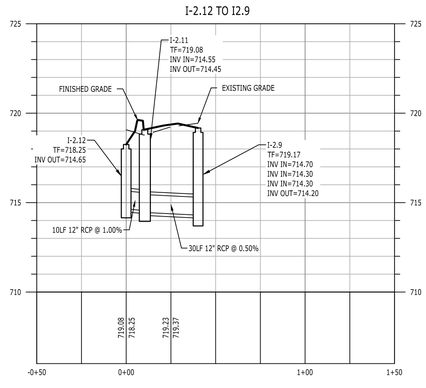
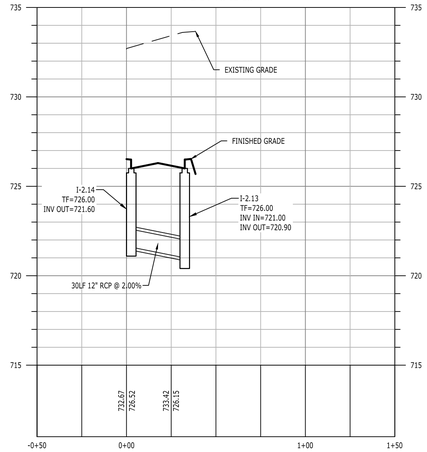


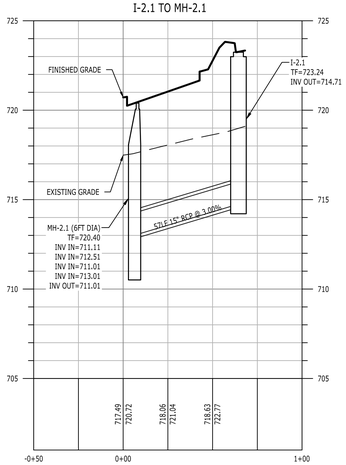

## I-2.12 TO I2.9




## I-2.14 TO I2.13




## I-2.1 TO MH-2.1

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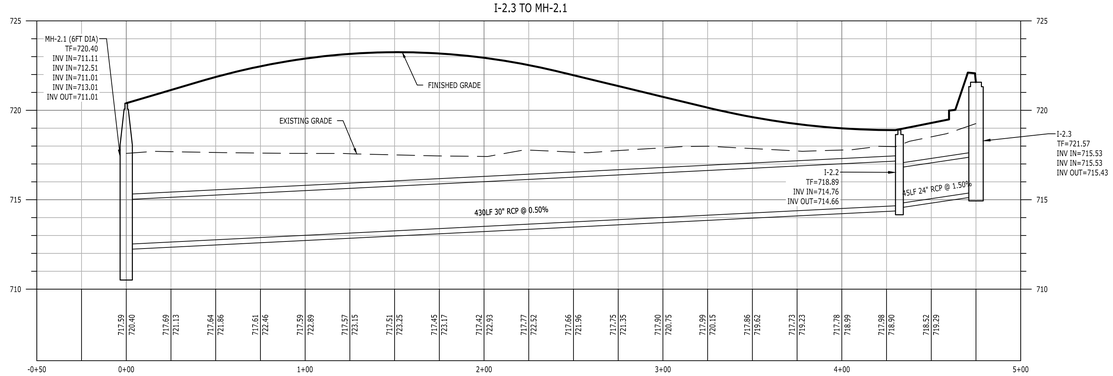


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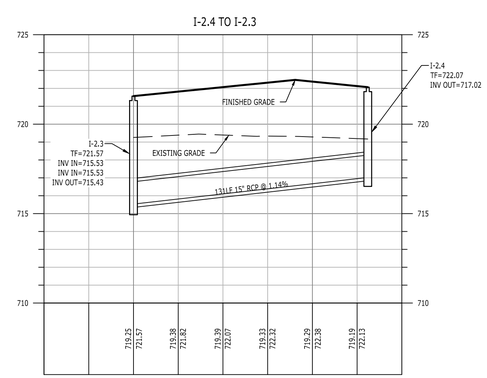


GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. | Date | Desc.

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|---|---|
| Designed | B.M.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | AS SHOWN |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File:: C2501450-20

Title

STORM SEWER PROFILES

Sheet No.

C2.07

xref(s): ...\X2501450-01 ; XC2501450-02 ; XC2501450-20 ; XC2501450-21 ; XC2501450-26

2/23/2026, BHARGEST, G:\JOBS\2514\2501450\DWG\C2501450-20.DWG C2.07 STORM SEWER PROFILES

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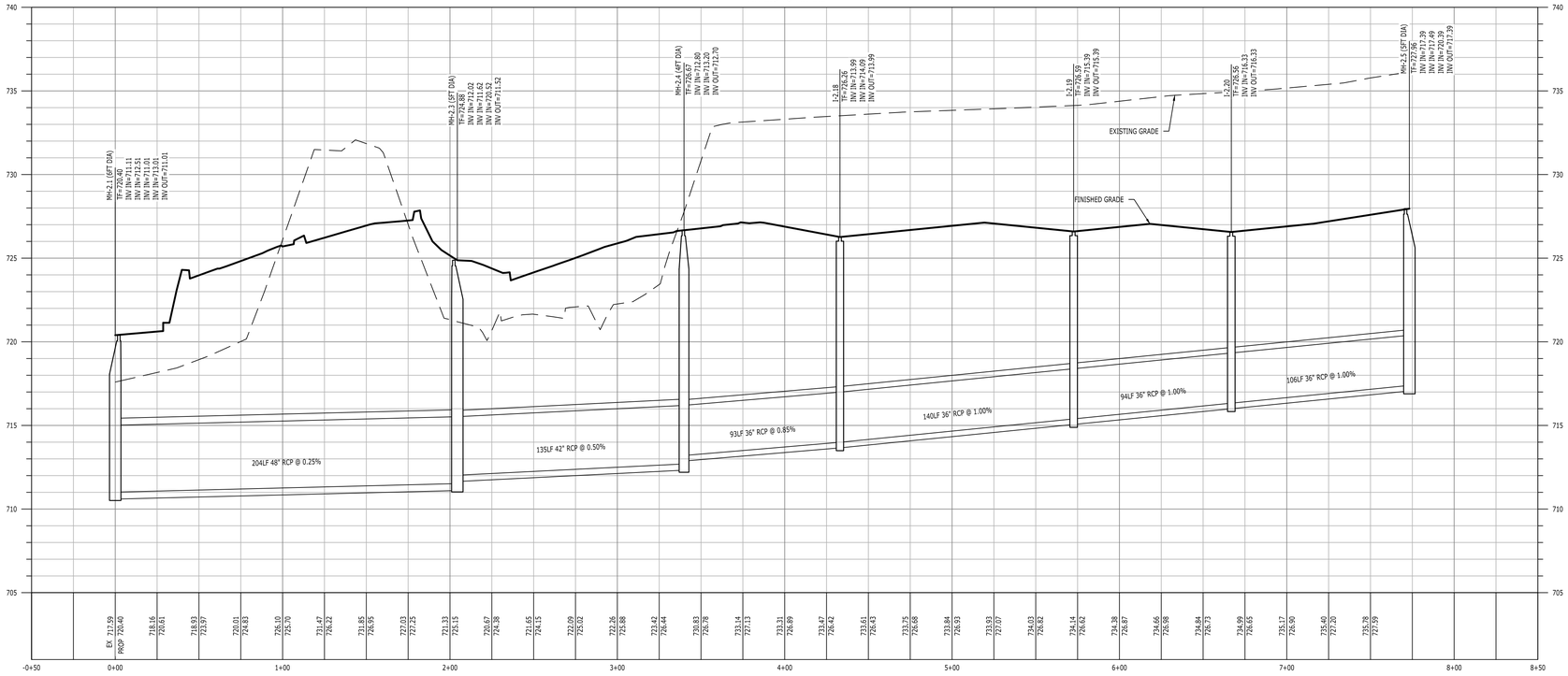


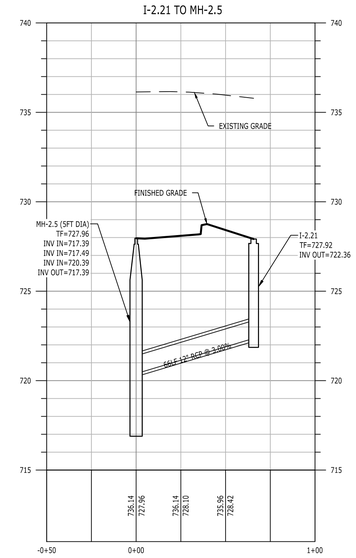


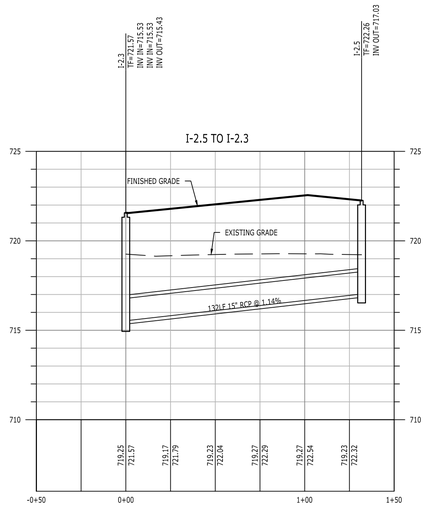


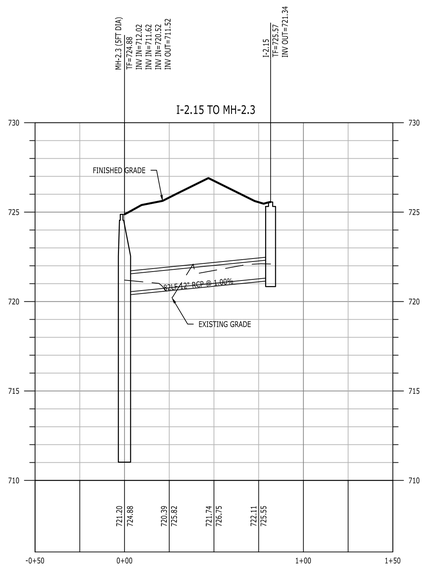


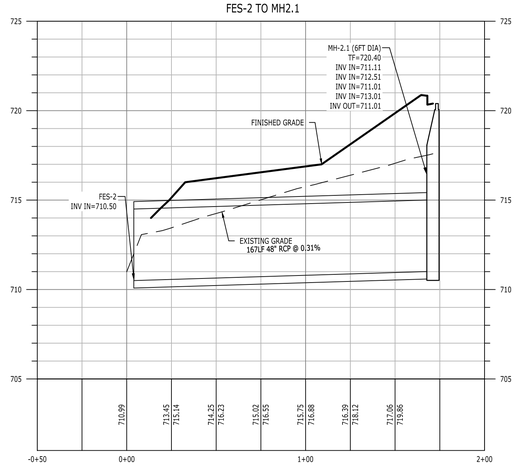


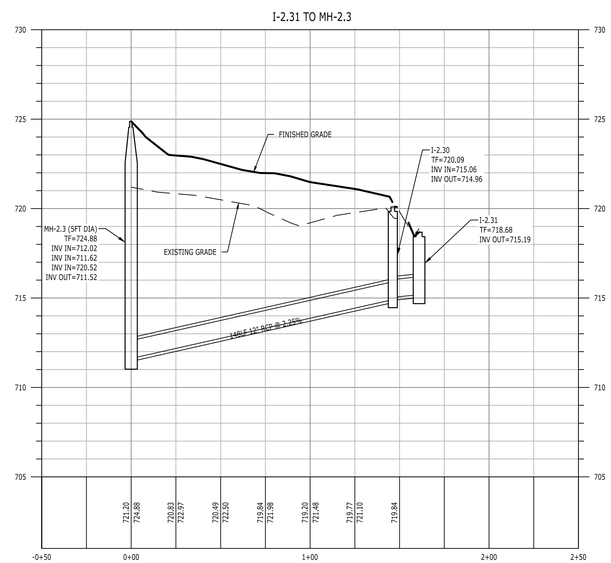


GRAPHIC SCALE
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SCALE IN FEET

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SHEBOYGAN, WISCONSIN 53081

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No. Date Desc.

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|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | AS SHOWN |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: C2501450-20 | |

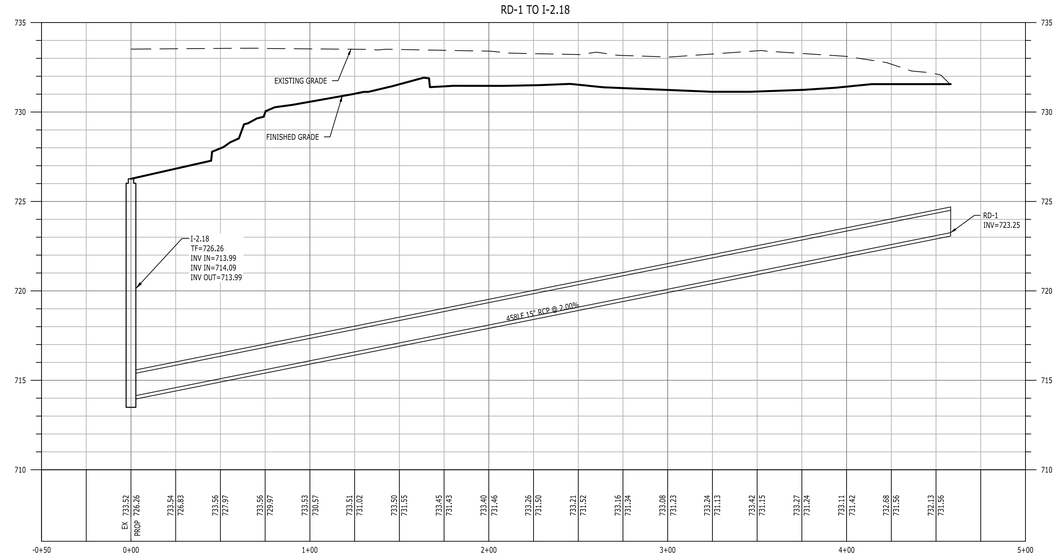
Title
STORM SEWER PROFILES

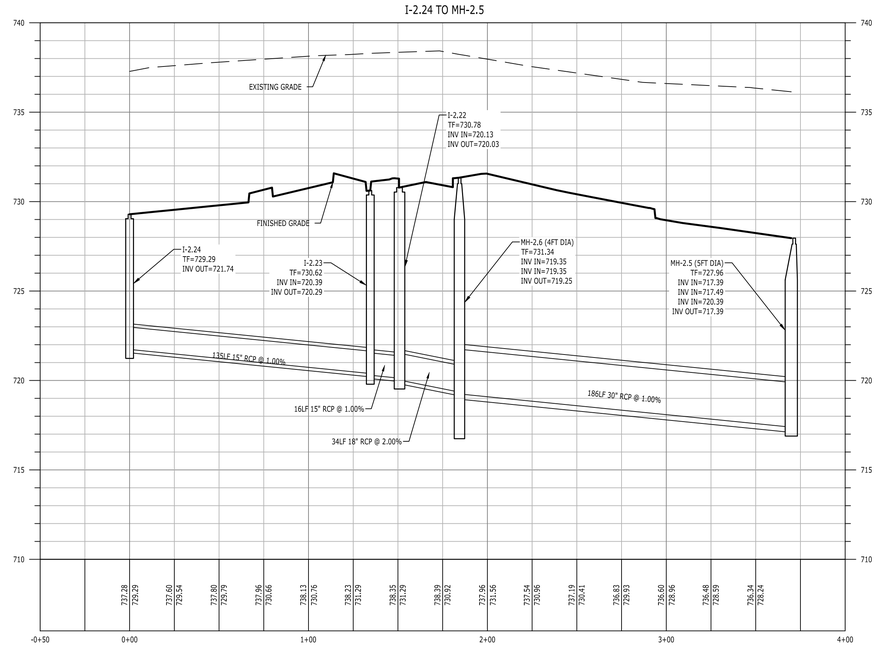
Sheet No.
C2.08

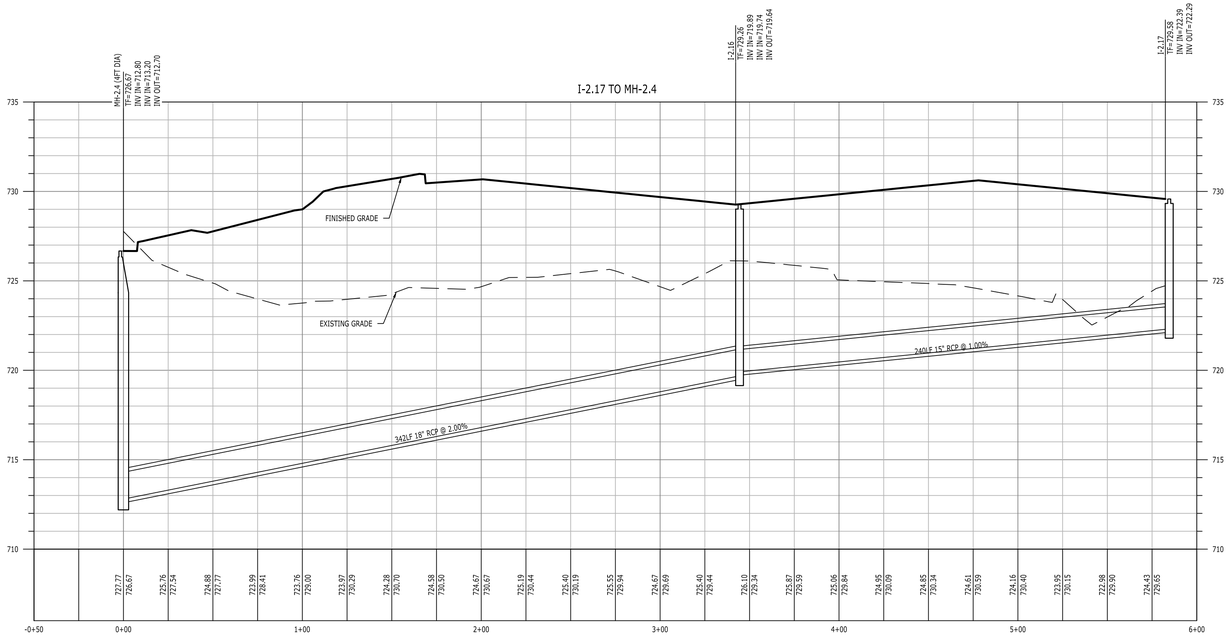


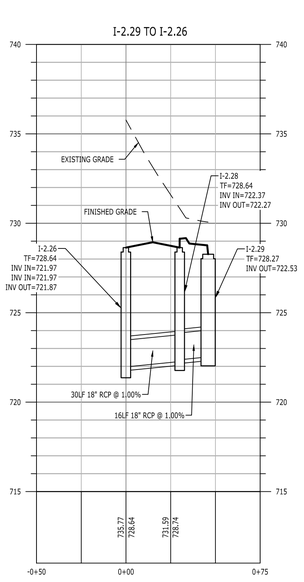
2/23/2026, BHARGEST, G:\JOBS\25\1\A\2501450\DWG\C2501450-20.DWG,C2.08 STORM SEWER PROFILES.

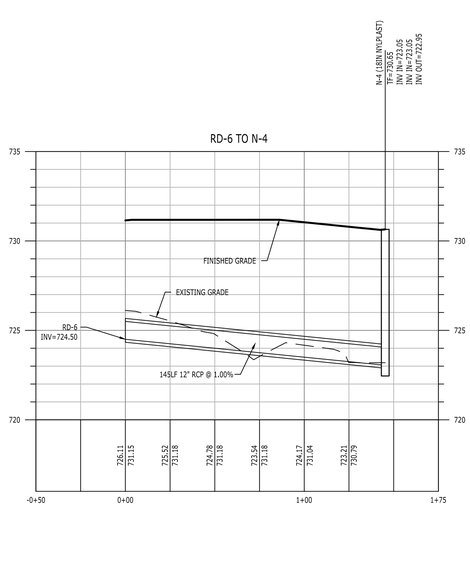
Xref (s): ..\XB2501450-00, XZ2501450-01, XC2501450-10, XC2501450-20, XC2501450-21, XC2501450-26

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2/23/2026, BHARGEST, G:\JOBS\2501\14\2501450\DWG\C2501450-20.DWG C2.09 STORM SEWER PROFILES

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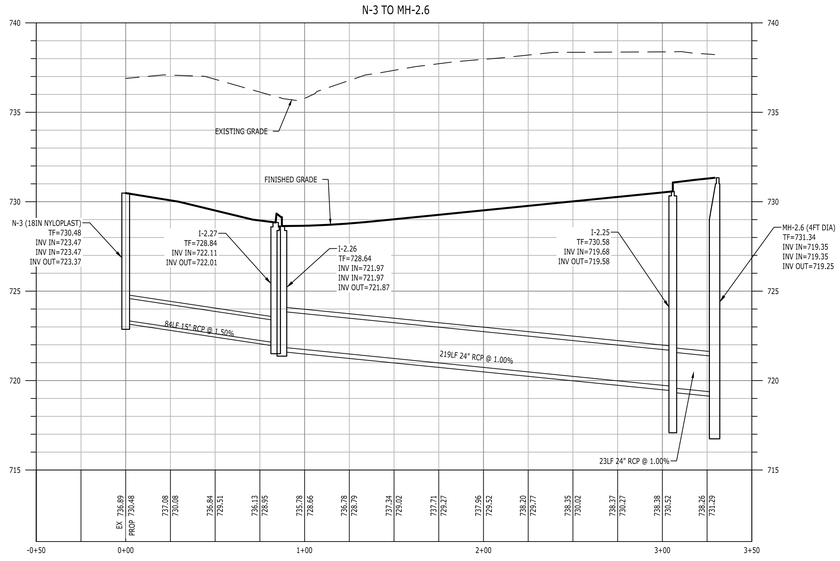
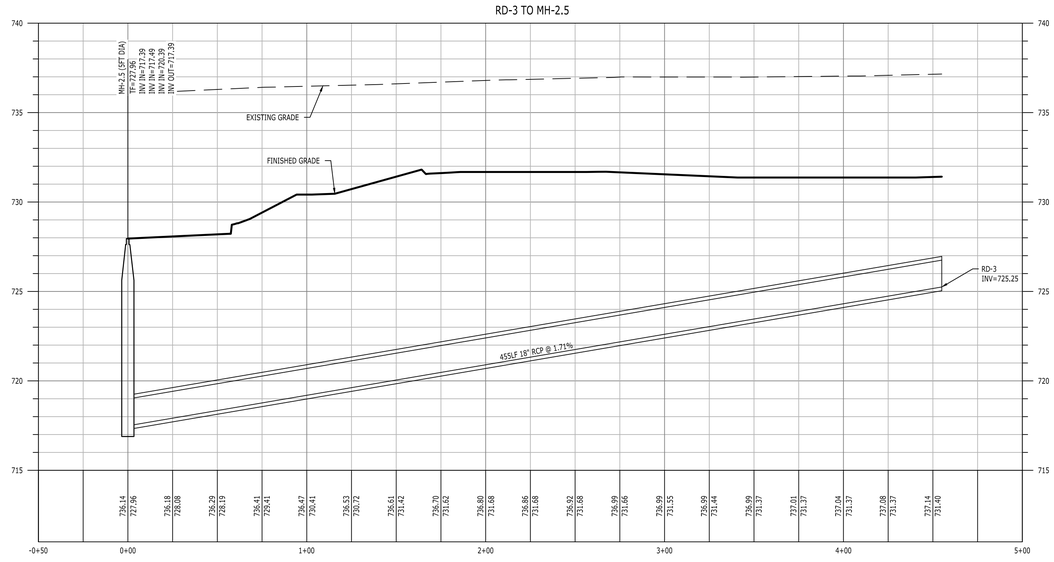
STORM SEWER PROFILES

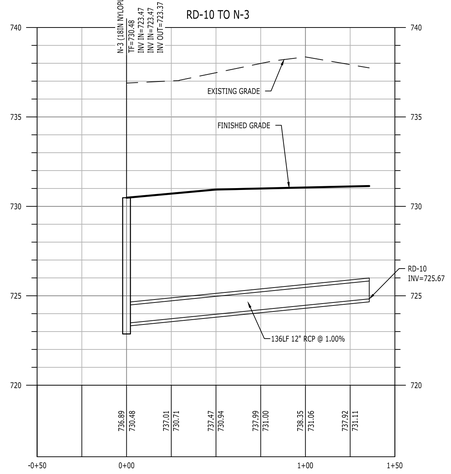
Sheet No.

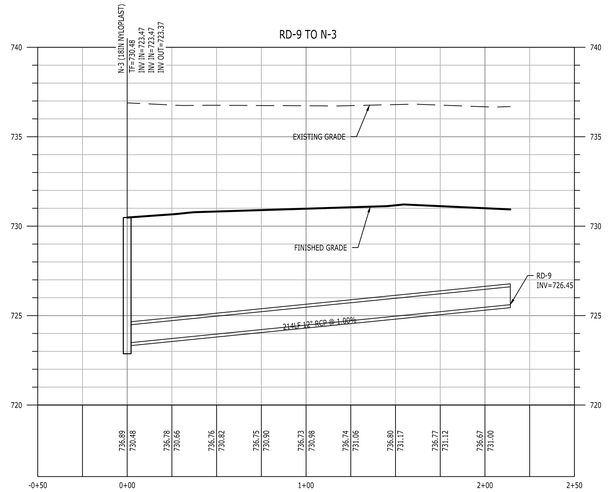
C2.09

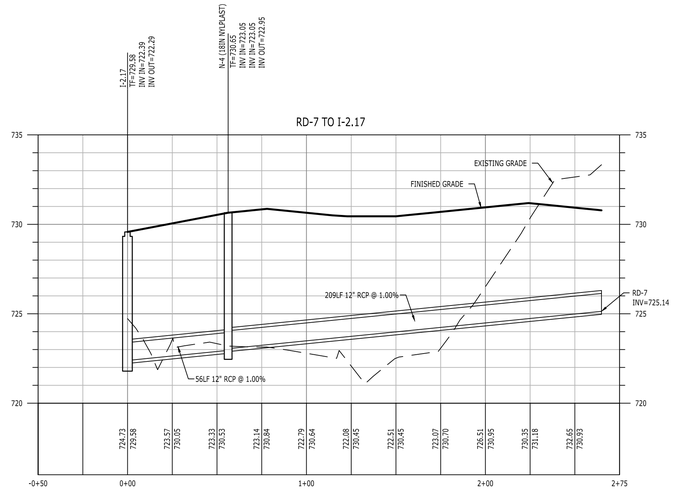
Xref's: | XR2501450-00 | XZ2501450-01 | XC2501450-10 | XC2501450-00 | XC2501450-20 | XC2501450-26




GRAPHIC SCALE
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No. Date Desc.

Designed B.H.H.
Drawn B.L.B
Reviewed T.B.D
Scale AS SHOWN
Project No. 2501450
Date 02/23/2026
CAD File: C2501450-20

Title
STORM SEWER PROFILES

Sheet No.
C2.10

Xref [5] : XR2501450-00, XZ2501450-01, XC2501450-10 ; XC2501450-00, XC2501450-20 ; XC2501450-21, XC2501450-26

2/23/2026, BHAGGERTY, G:\JOBS\2501\14\2501450\DWG\C2501450-20.DWG,C2.10 STORM SEWER PROFILES

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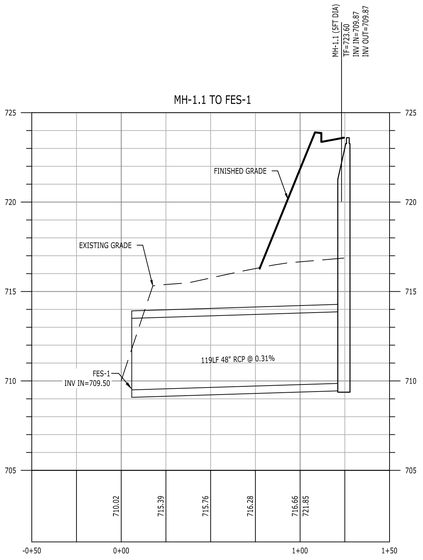


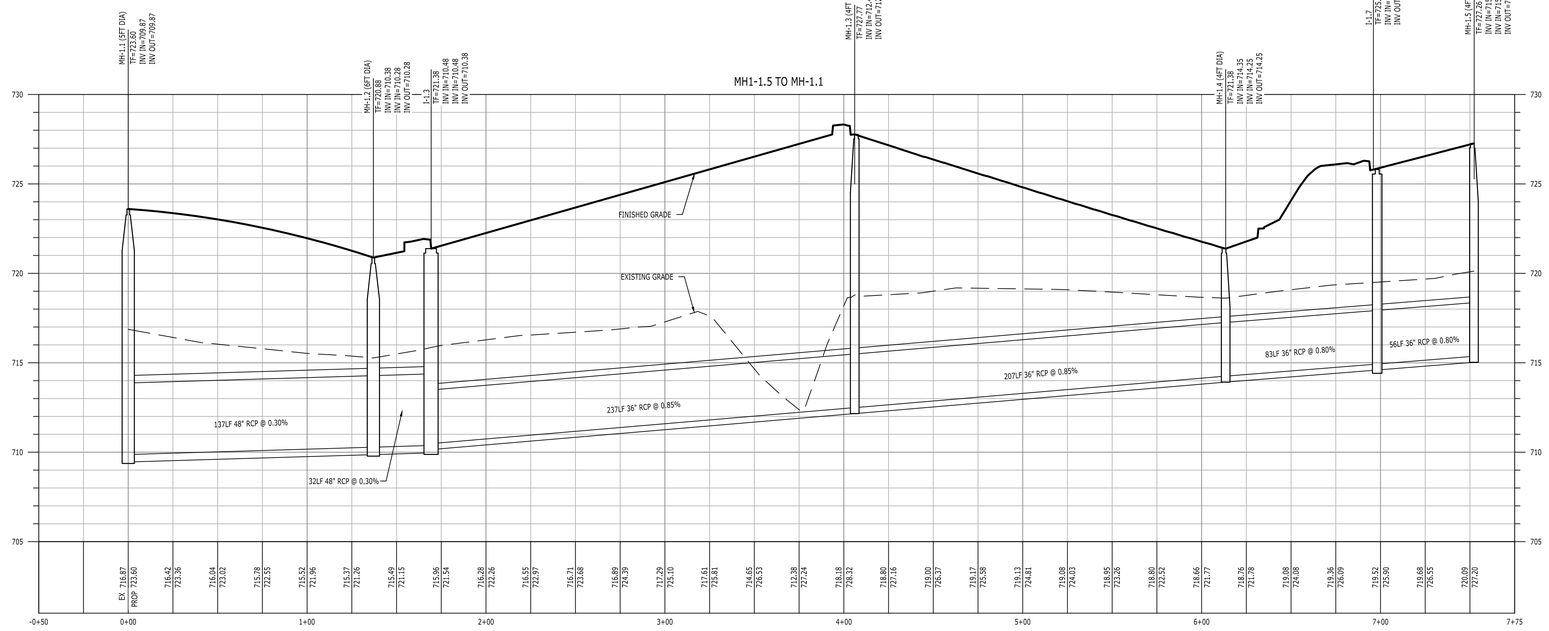


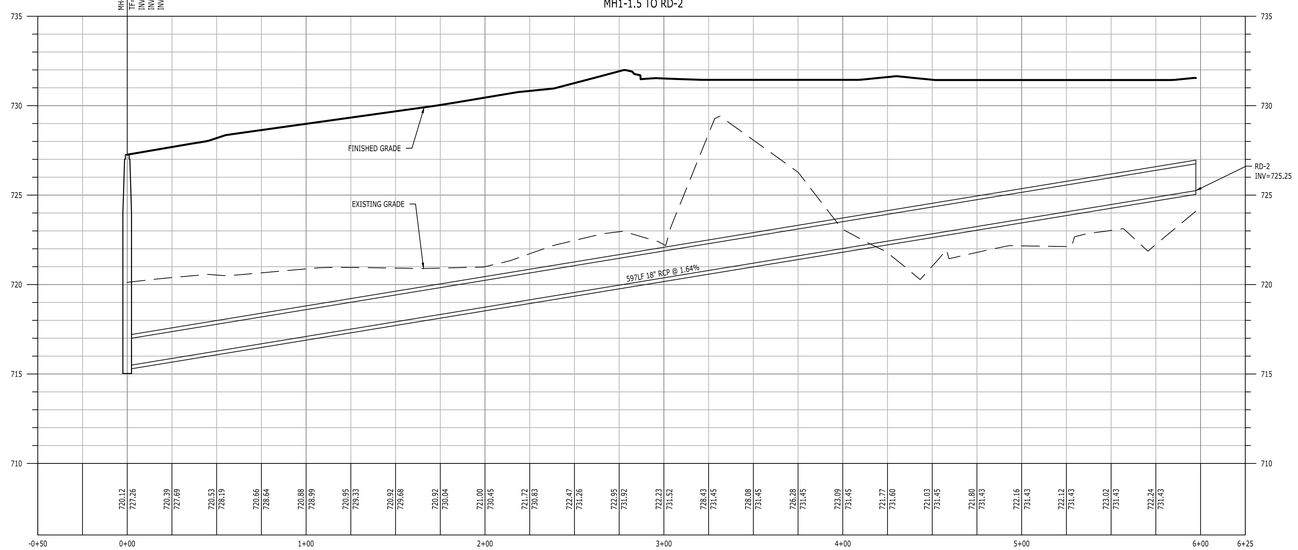


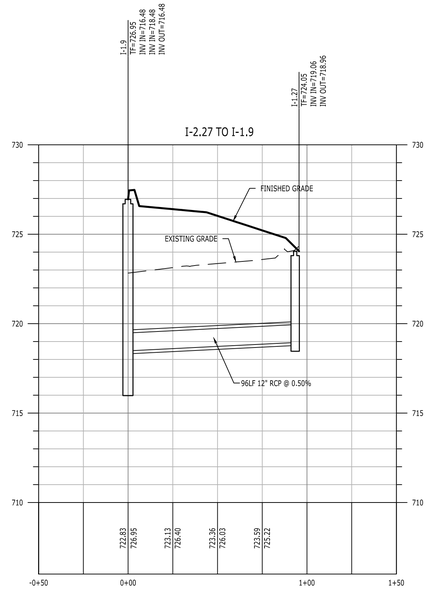


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| Date | 02/23/2026 |
| CAD File: C2501450-20 | |

Title
STORM SEWER PROFILES

Sheet No.
C2.11



2/23/2026, BHANDSEST, G:\JOBS\25\14\2501450\DWG\C2501450-20.DWG,C2.11 STORM SEWER PROFILES

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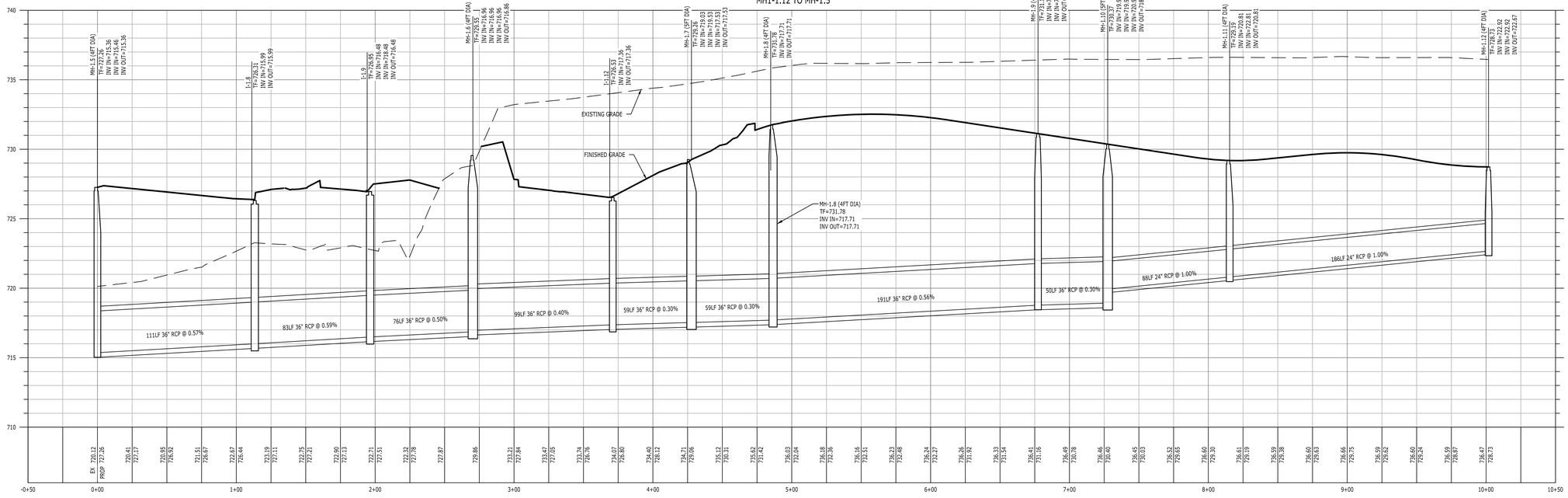


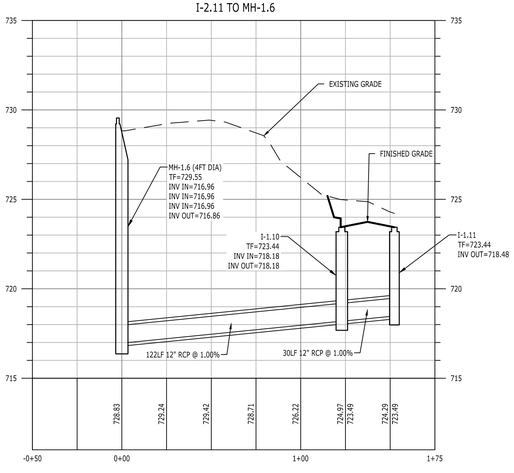


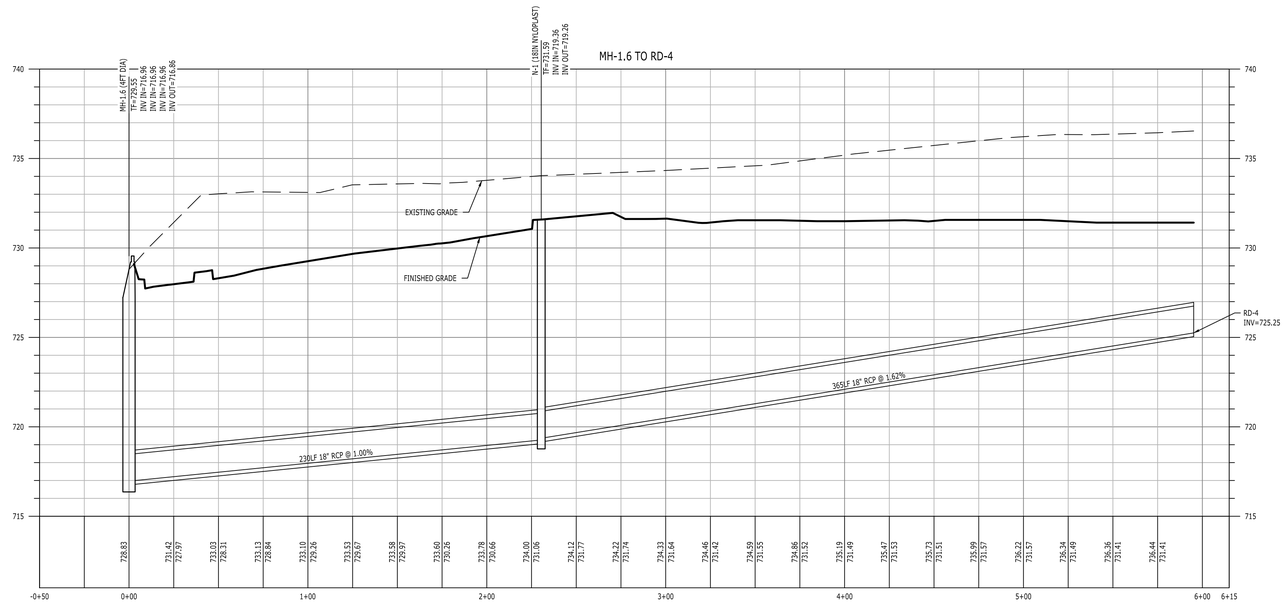


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| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: C2501450-20 | |

Title
STORM SEWER PROFILES

Sheet No.
C2.12



2/23/2026, BHARDEST, G:\JOBS\25\14\2501450\DWG\C2501450-20.DWG,C2.12 STORM SEWER PROFILES.
Xref (5) : XR2501450-00 , XZ2501450-01 , XC2501450-10 , XC2501450-00 , XC2501450-20 , XC2501450-26
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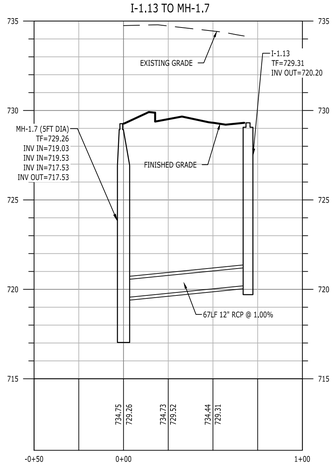


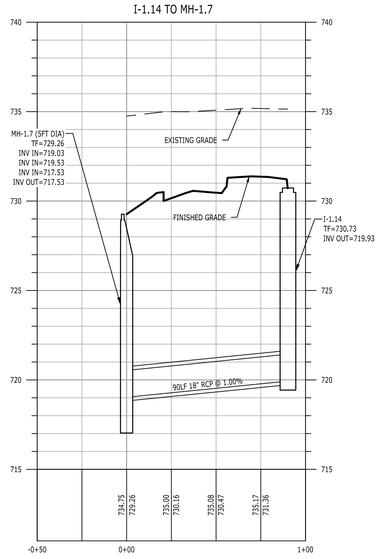


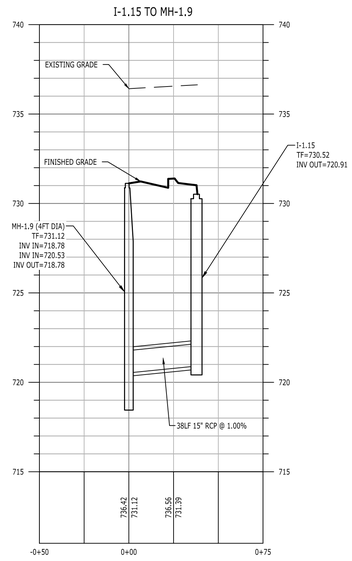


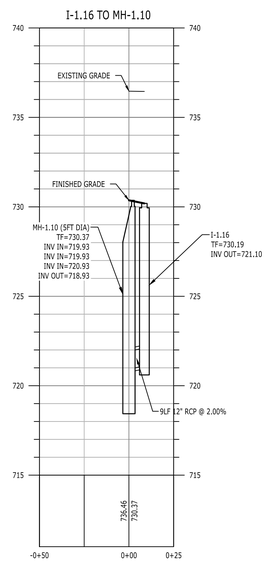


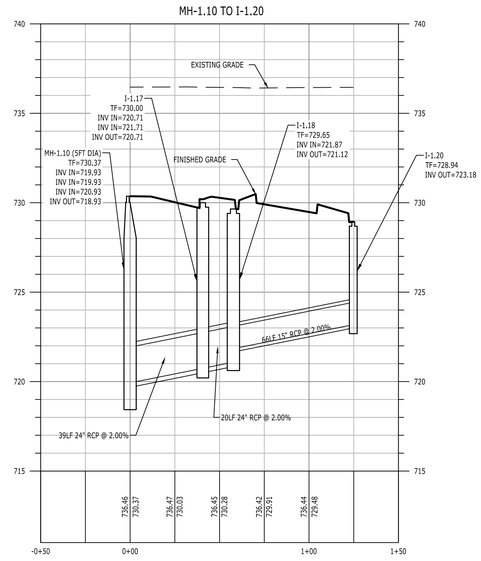


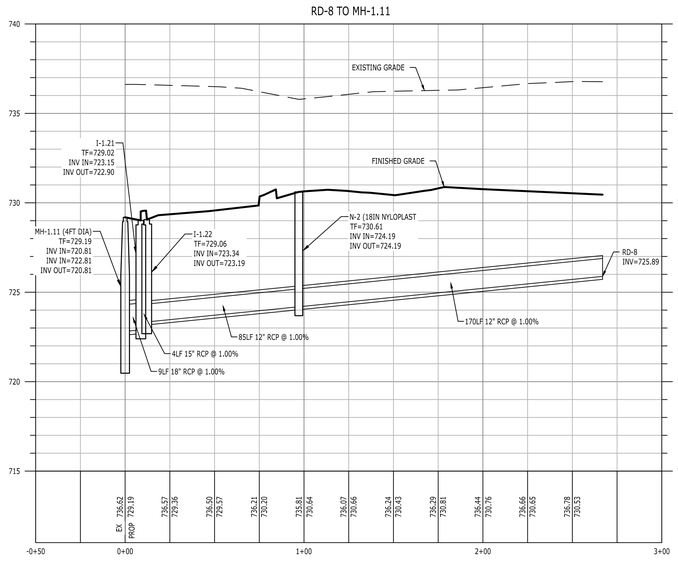


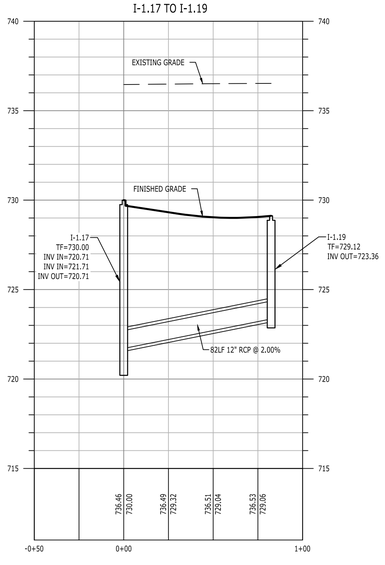


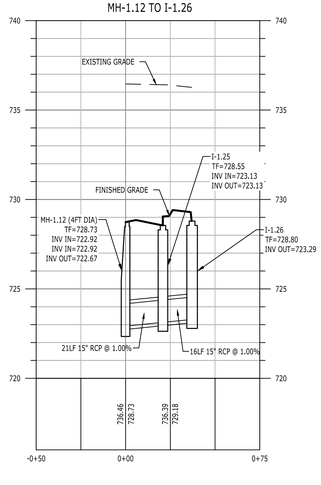


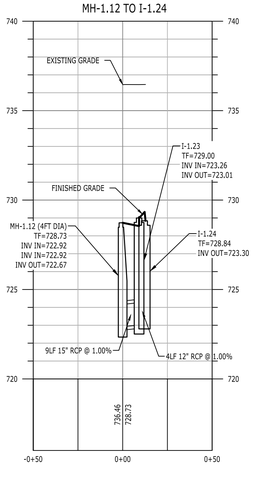


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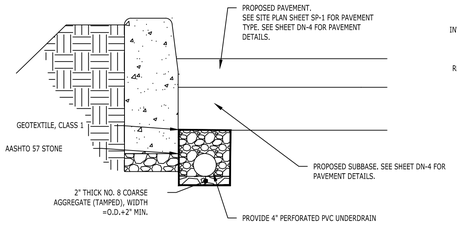
CAD File:
C2501450-20

Title
STORM SEWER PROFILES

Sheet No.
C2.13

Xref(s): - XREF\2501450-01 : XC2501450-01.XCP, XC2501450-20 : XC2501450-21 : XC2501450-90 : XC2501450-26



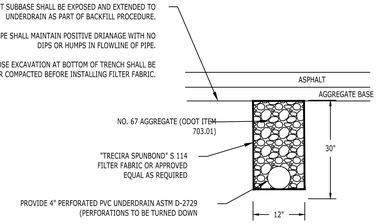

## CURB UNDERDRAIN DETAIL

N.T.S

PAVEMENT SUBBASE SHALL BE EXPOSED AND EXTENDED TO UNDERDRAIN AS PART OF BACKFILL PROCEDURE.

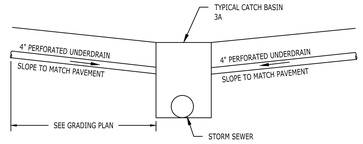
INVERT OF PIPE SHALL MAINTAIN POSITIVE DRAINAGE WITH NO DIPS OR HUMPS IN FLOWLINE OF PIPE.

ALL LOOSE EXCAVATION AT BOTTOM OF TRENCH SHALL BE REMOVED OR COMPACTED BEFORE INSTALLING FILTER FABRIC.



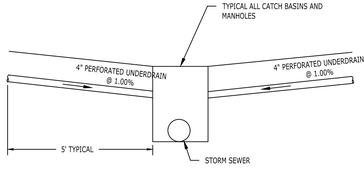

## FINGER DRAIN TRENCH DETAIL

N.T.S



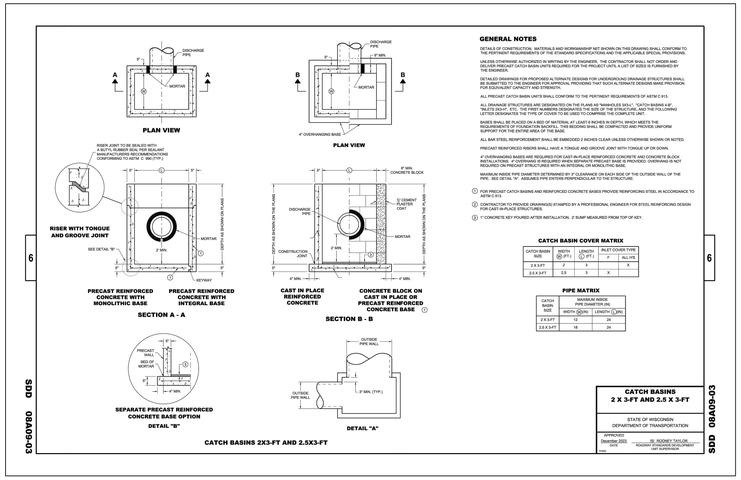

## UNDER DRAIN CONNECTION DETAIL TO CATCH BASINS

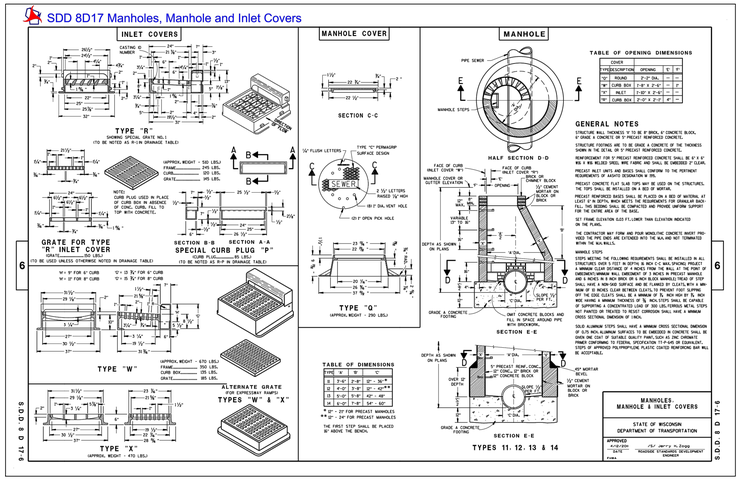
N.T.S

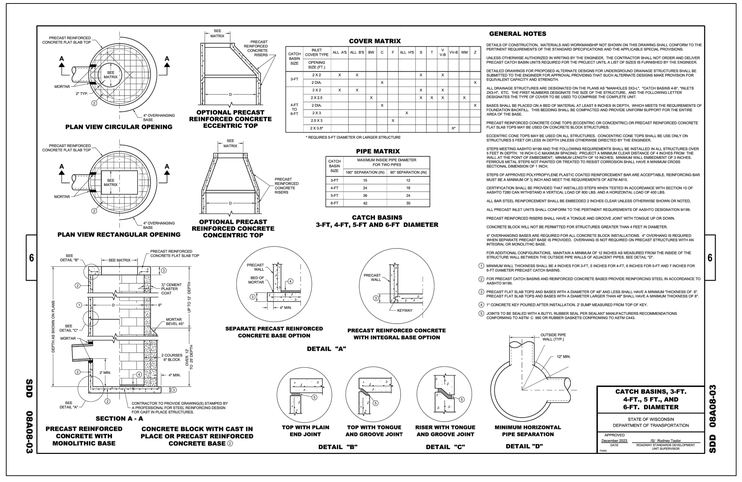



## FINGER DRAIN CONNECTION DETAIL

N.T.S

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CAD File: C2501450-110

Title

GRADING AND DRAINAGE DETAILS

Sheet No.

C2.100

xref (s): ..\XB2501450-00

2/23/2026, BHARGEST, G:\2026\25\14\25\14\SHWW\C2501450-110.DWG,C2.100 GRADING AND DRAINAGE DETAILS,

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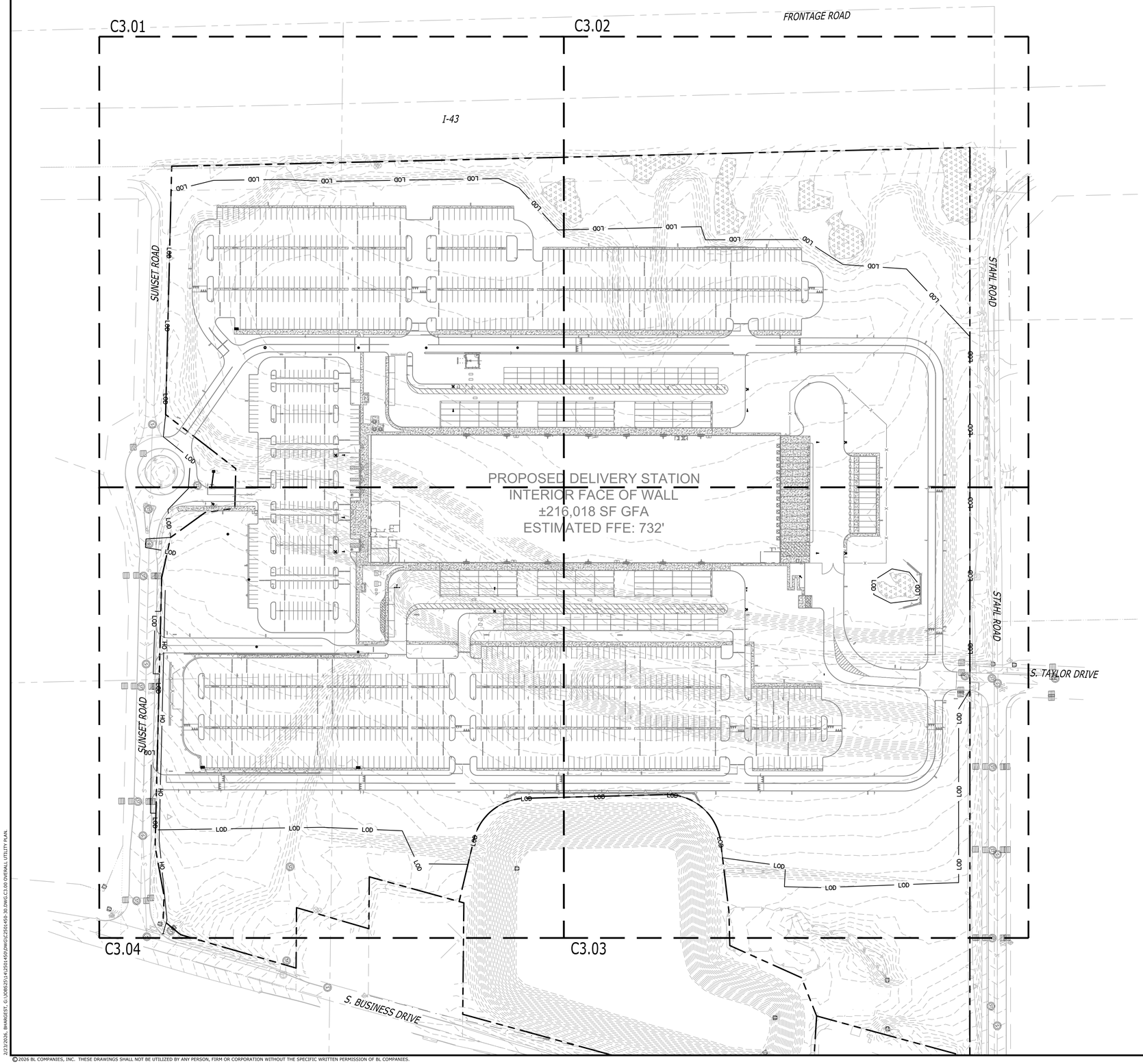


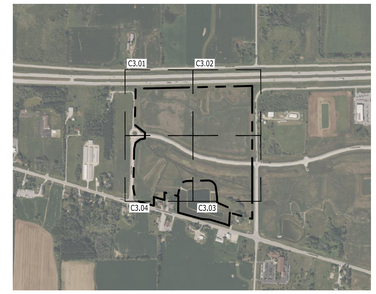


KEY MAP

1" = 1000'

## SITE UTILITIES LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| E | ELECTRIC LINE |
| G | GAS LINE |
| W | WATER LINE |
| F | FIRE LINE |
| S | SANITARY SEWER LINE |
| T | TELECOMMUNICATIONS LINE |
| OH | OVERHEAD ELECTRIC LINE |
| | STORM LINE |
| ● | PROPOSED SANITARY MANHOLE |
| CO | PROPOSED SANITARY CLEANOUT |
| | PROPOSED LIGHT POLE AND BASE |

UTILITY ABBREVIATIONS
G.V. GATE VALVE
T.B. THRUST BLOCK

## NOTES

1. ALL STORM STRUCTURES TO HAVE FINGER DRAINS INSTALLED.
2. SEE ASMEP PLANS FOR TRENCH PLUG DETAILS.
3. SEE ASMEP PLANS FOR LIGHT POLE AND LIGHT POLE BASE DETAILS.

GRAPHIC SCALE
100 50 0 100
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| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=100' |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: | C2501450-30 |

Title
OVERALL UTILITY PLAN

Sheet No.
C3.00

2/23/2026, BHARGEST, G:\JOBS\2501\14\2501450\DWG\C2501450-30.DWG C3.00 OVERALL UTILITY PLAN.

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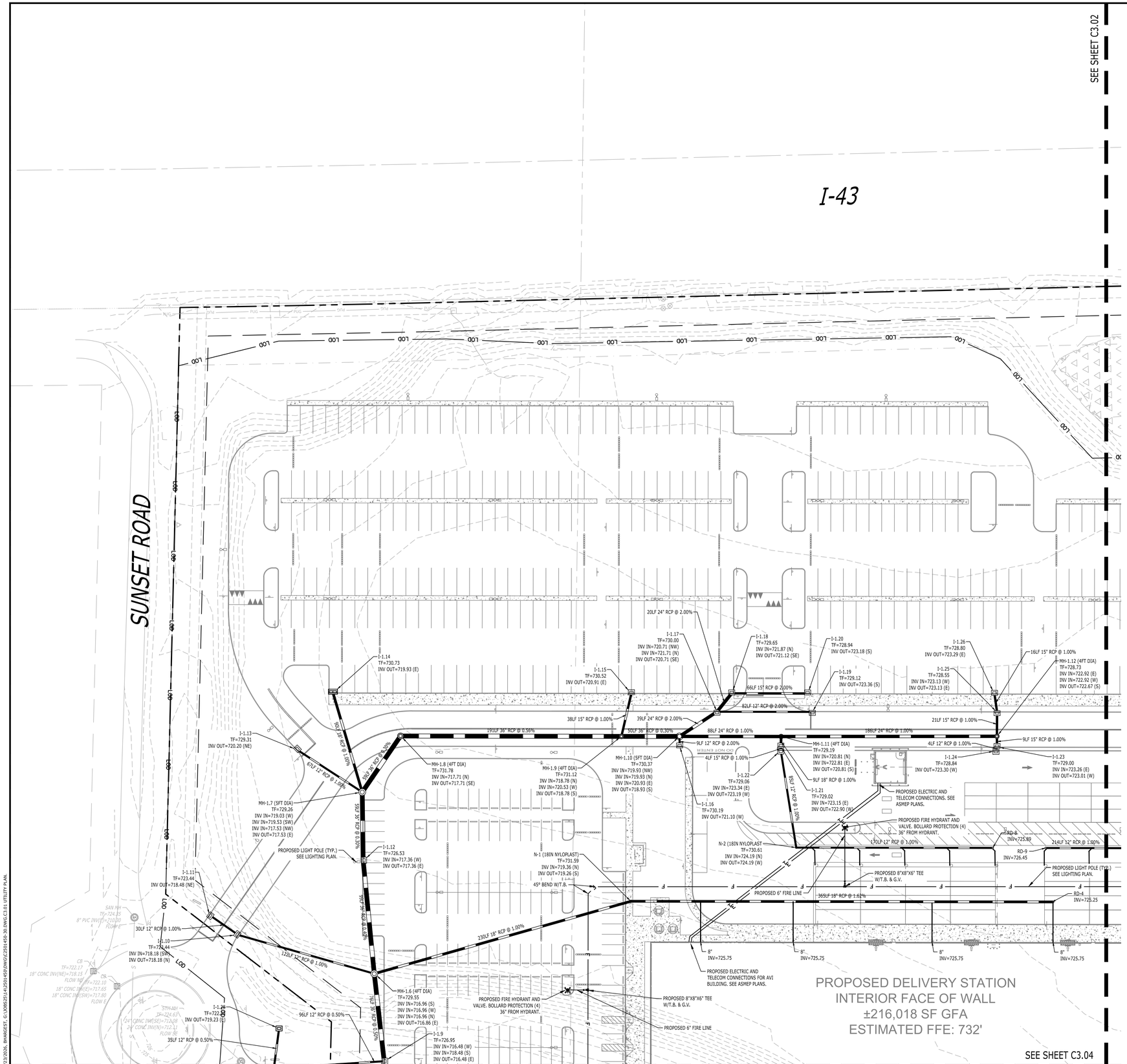
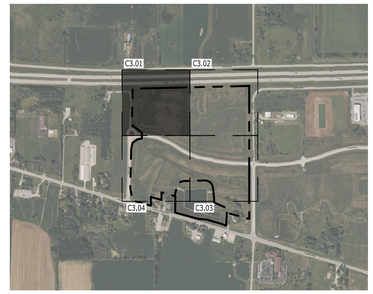
Xref [5] : XR2501450-00 , XZ2501450-01 , XC2501450-00 , XC2501450-30 , XC2501450-21 , XC2501450-10




KEY MAP

1" = 1000'

## SITE UTILITIES LEGEND

- PROPERTY LINE
- E — ELECTRIC LINE
- G — GAS LINE
- W — WATER LINE
- F — FIRE LINE
- S — SANITARY SEWER LINE
- T — TELECOMMUNICATIONS LINE
- OH — OVERHEAD ELECTRIC LINE
- STORM LINE
- PROPOSED SANITARY MANHOLE
- CO — PROPOSED SANITARY CLEANOUT
- PROPOSED LIGHT POLE AND BASE

UTILITY ABBREVIATIONS
G.V. GATE VALVE
T.B. THRUST BLOCK

## NOTES

1. ALL STORM STRUCTURES TO HAVE FINGER DRAINS INSTALLED.
2. SEE ASMEP PLANS FOR TRENCH PLUG DETAILS.
3. SEE ASMEP PLANS FOR LIGHT POLE AND LIGHT POLE BASE DETAILS.

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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Engineering
Environmental
Land Surveying

BL Companies

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Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

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No. Date Desc.

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| Designed | B.M.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File:
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Title
UTILITY PLAN

Sheet No.
C3.01

Xref(s): ..\BASE\XC2501450-01; XC2501450-02; XC2501450-21; XC2501450-10

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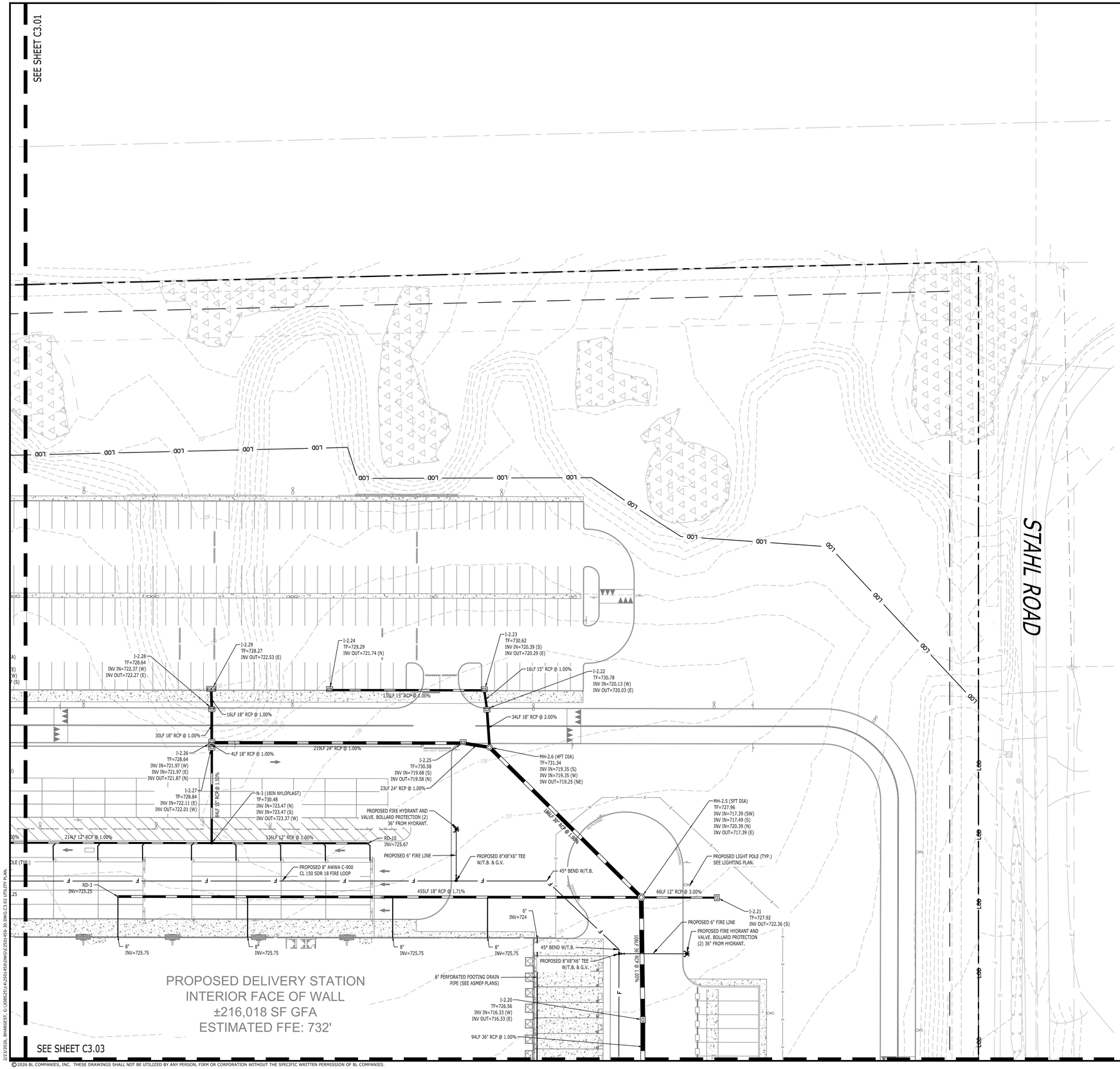


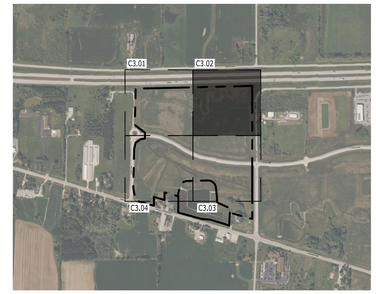


KEY MAP

1" = 1000'

## SITE UTILITIES LEGEND

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- E — ELECTRIC LINE
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UTILITY ABBREVIATIONS
G.V. GATE VALVE
T.B. THRUST BLOCK

## NOTES

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2. SEE ASMEP PLANS FOR TRENCH PLUG DETAILS.
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GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

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|---|---|
| Designed | B.M.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File:: C2501450-30

Title
UTILITY PLAN

Sheet No.
C3.02

2/23/2026, BHAGEST, G:\JOBS\2514\2501450\DWG\C2501450-30.DWG\C3.02 UTILITY PLAN.

Xref (s): ..\BOSH1450-00 ; X2501450-01 ; XC2501450-00 ; XC2501450-21 ; XC2501450-30

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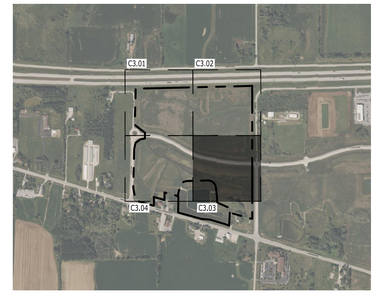
SEE SHEET C3.02

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

94LF 36" RCP @ 1.00%
7 PROPOSED 8" AWWA C-900 CL 150 SDR 18 FIRE LOOP
I-2.19 TF=726.59 INV IN=715.39 (W) INV OUT=715.39 (E)
6" PERFORATED FOOTING DRAIN PIPE (SEE ASMEP PLANS)
140LF 36" RCP @ 1.00%
PROPOSED 8"X8"X6" TEE W/T.B. & G.V.
45° BEND W/T.B.
PROPOSED FIRE HYDRANT AND VALVE. BOLLARD PROTECTION (2) 36" FROM HYDRANT.
PROPOSED 6" FIRE LINE
30LF 12" RCP @ 2.00%
I-2.13 TF=726.00 INV IN=721.00 (N) INV OUT=720.90 (E)
I-2.14 TF=726.00 INV OUT=721.60 (S)
8" INV=725.75
10" INV=725.75
8" INV=725.75
N-5 (10IN.N-YLPLAST) TF=731.58 INV IN=724.00 (W) INV OUT=716.75 (E)
PROPOSED 8"X8"X6" TEE W/T.B. & G.V.
PROPOSED 8"X8"X8" TEE W/T.B. & G.V.
30LF 6" PVC @ -17.62%
I-2.18 TF=726.26 INV IN=713.99 (W) INV IN=714.09 (S) INV OUT=713.99 (E)
RD-1 INV=723.25
RD-5 INV=720.32
RD-6 INV=724.50
45SLF 15" RCP @ 2.00%
145LF 12" RCP @ 1.06%
45° BEND W/T.B.
PROPOSED 6" FIRE LINE
PROPOSED 8" AWWA C-900 CL 150 SDR 18 FIRE LOOP
PROPOSED FIRE HYDRANT AND VALVE. BOLLARD PROTECTION (2) 36" FROM HYDRANT.
58LF 12" RCP @ 1.00%
240LF 15" RCP @ 1.00%
342LF 18" RCP @ 2.00%
MH-2.4 (4FT DIA) TF=726.67 INV IN=712.80 (S) INV IN=713.20 (W) INV OUT=712.70 (E)
PROPOSED LIGHT POLE (TYP.) SEE LIGHTING PLAN.
I-2.16 TF=729.26 INV IN=719.89 (S) INV IN=719.74 (W) INV OUT=719.64 (N)
PROPOSED BACKFLOW PREVENTER WITH HOTBOX
I-2.15 TF=725.57 INV OUT=721.34 (NE)
PROPOSED 8" TAP FOR FIRE SERVICE
355LF 42" RCP @ 0.25%
PROPOSED 16" TO 8" REDUCER
PROPOSED 8"X16" W/T.B. & G.V.
I-2.9 TF=719.17 INV IN=714.70 (W) INV IN=714.30 (N) INV IN=714.30 (S) INV OUT=714.20 (E)
I-2.10 TF=718.26 INV OUT=714.39 (N)
9LF 12" RCP @ 1.00%
I-2.11 TF=719.08 INV IN=714.55 (N) INV OUT=714.45 (S)
I-2.12 TF=718.25 INV OUT=714.65 (S)
10LF 12" RCP @ 1.00%
30LF 12" RCP @ 0.50%
STAHL ROAD
61LF 17" RCP @ 1.00%
148LF 12" RCP @ 2.25%
I-2.30 TF=720.09 INV IN=715.06 (E) INV OUT=714.96 (S)
MH-2.3 (5FT DIA) TF=724.88 INV IN=712.02 (W) INV IN=711.62 (N) INV IN=720.52 (SW) INV OUT=711.52 (E)
I-2.31 TF=718.68 INV OUT=715.19 (W)
246LF 18" RCP @ 0.75%
I-2.3 TF=721.57 INV IN=715.53 (N) INV IN=715.53 (S) INV OUT=715.43 (E)
CONNECT 4" PERFORATED UNDERDRAIN INTO STORM STRUCTURE (TYP.)
I-2.5 TF=722.26 INV OUT=717.03 (S)
4" PERFORATED CURB UNDERDRAIN.
132LF 15" RCP @ 1.14%
57LF 15" RCP @ 3.00%
I-2.1 TF=723.24 INV OUT=714.71 (NE)
204LF 48" RCP @ 0.25%
I-2.8 TF=716.91 INV OUT=712.33 (E)
I-2.7 TF=716.67 INV IN=712.15 (W) INV OUT=712.05 (E)
18LF 12" RCP @ 1.00%
68LF 24" RCP @ 0.30%
4" PERFORATED CURB UNDERDRAIN.
430LF 30" RCP @ 0.50%
180LF 24" RCP @ 0.30%
30LF 12" RCP @ 1.00%
I-2.6 TF=716.67 INV IN=711.65 (N) INV IN=711.75 (W) INV OUT=711.65 (S)
MH-2.2 (4FT DIA) TF=717.21 INV IN=712.35 (W) INV OUT=711.85 (S)
I-2.2 TF=718.89 INV IN=714.76 (W) INV OUT=714.66 (N)
CONNECT 4" PERFORATED UNDERDRAIN INTO STORM STRUCTURE (TYP.)
MH-2.1 (6FT DIA) TF=720.40 INV IN=711.11 (N) INV IN=712.51 (S) INV IN=711.01 (W) INV IN=713.01 (SW) INV OUT=711.01 (E)
167LF 48" RCP @ 0.31%
FES-2 INV=710.50 (W)
LOD
CB TF=714.65 18" CONC INV(N)=7 18" CONC INV(S)=7 FLOW S
CB TF=713.32 18" CONC INV(S)= FLOW S
CB TF=712.02 18" CONC INV(S)=70 18" CONC INV(N)=70 FLOW S
CB TF=710.77 18" CONC INV(S)= FLOW S
CB TF=708.68 18" CONC INV(N)= 18" CONC INV(S)= FLOW S
SAN MH TF=712.30 8" PVC INV(W)=699.70 8" PVC INV(E)=699.70 FLOW E
STM MH TF=717.72 24" CONC INV(E)=708.51 24" CONC INV(N)=708.36 36" CONC INV(S)=708.26 FLOW E
UNKNOWN DESTINATION TO W
STM MH TF=717.59 8" PVC INV(E)=701.39 8" PVC INV(S)=701.49 FLOW E
SEE SHEET C3.04




KEY MAP
1" = 1000'

## SITE UTILITIES LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| E | ELECTRIC LINE |
| G | GAS LINE |
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| CO | PROPOSED SANITARY CLEANOUT |
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UTILITY ABBREVIATIONS
G.V. GATE VALVE
T.B. THRUST BLOCK

## NOTES

1. ALL STORM STRUCTURES TO HAVE FINGER DRAINS INSTALLED.
2. SEE ASMEP PLANS FOR TRENCH PLUG DETAILS.
3. SEE ASMEP PLANS FOR LIGHT POLE AND LIGHT POLE BASE DETAILS.

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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SHEBOYGAN, WISCONSIN 53081

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No. Date Desc.

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|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: C2501450-30 | |

Title
UTILITY PLAN

Sheet No.
C3.03

2/23/2026, BHAGEIST: G:\JOBS\2501\2501450\DWG\C2501450-30.DWG,C3.03 UTILITY PLAN.

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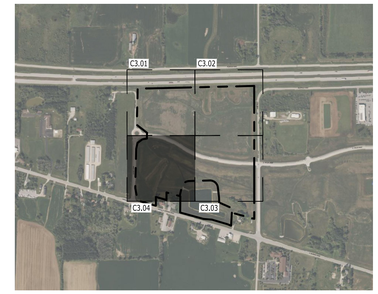
SEE SHEET C3.01

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'




KEY MAP
1" = 1000'

## SITE UTILITIES LEGEND

- PROPERTY LINE
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UTILITY ABBREVIATIONS
G.V. GATE VALVE
T.B. THRUST BLOCK

## NOTES

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GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

SEE SHEET C3.03

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SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

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| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: | C2501450-30 |

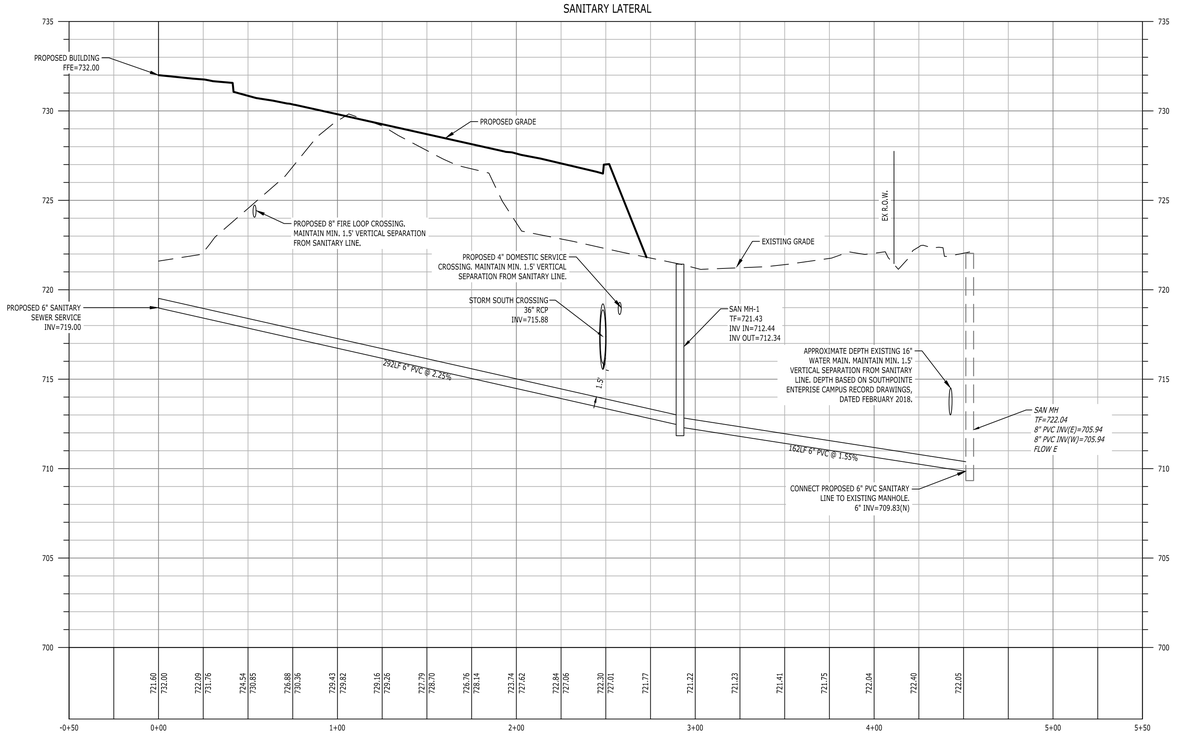
Title
UTILITY PLAN

Sheet No.
C3.04

Xref(s): ..\XREFS\2501450-00_XREF.dwg, ..\XREFS\2501450-01_XC2501450-21.dwg, ..\XREFS\2501450-02_XC2501450-10.dwg

2/23/2026, BHARGEST, G:\JOBS\25\1450\2501450\DWG\C2501450-30.DWG,C3.04 UTILITY PLAN,

SANITARY LATERAL




GRAPHIC SCALE
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SCALE IN FEET

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| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-30

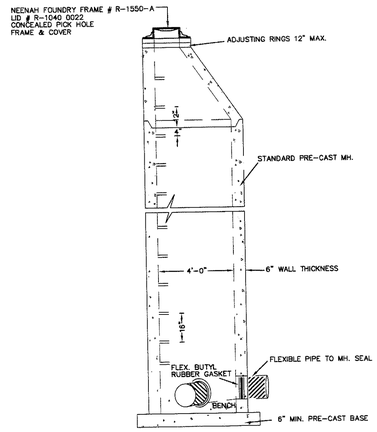
Title
SANITARY SEWER PROFILE

Sheet No.
C3.05

Xref's: - XB2501450-00 : XZ2501450-01 : XC2501450-00 : XC2501450-30 : XC2501450-31 : XC2501450-10

2/23/2026, BHARGEST, G:\JOBS\2501\2501450\DWG\C2501450-30.DWG,C3.05 SANITARY SEWER PROFILE

# SECTION SANITARY SEWER DETAILS

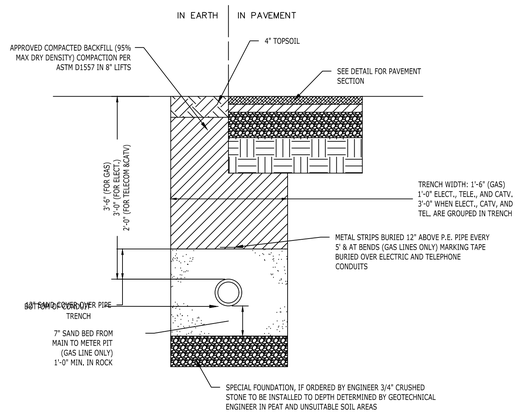



STANDARD SANITARY SEWER MANHOLE
WITH ECCENTRIC CONE

N.T.S.

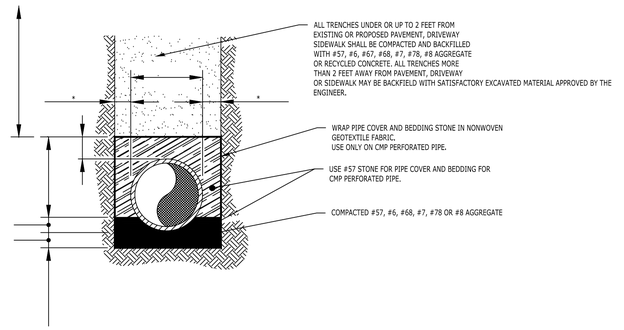
City of Sheboygan spirit on the lake

REVISED JAN.22, 2014
Page 1



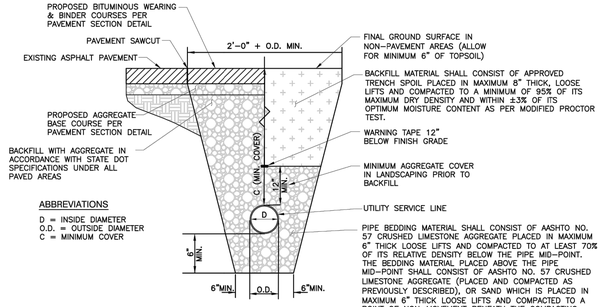

## ELECTRICAL, TELEPHONE AND GAS TRENCH DETAIL

N.T.S




## TYPICAL TRENCH FOR FLEXIBLE PIPE

N.T.S




ABBREVIATIONS

D = INSIDE DIAMETER
O.D. = OUTSIDE DIAMETER
C = MINIMUM COVER

### COVER REQUIREMENTS

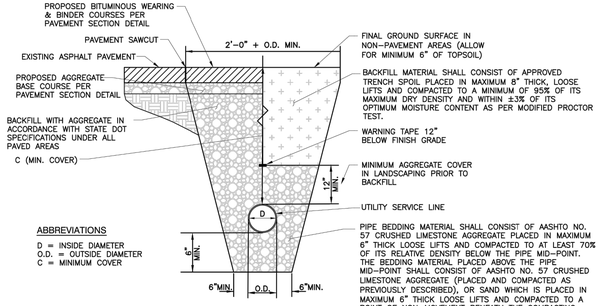
| LOW VOLTAGE CONDUIT (0-1000V) LOCATION | MINIMUM COVER REQUIRED* |
|---|---|
| UNDER EV DEDICATED CONCRETE STRIP WITH NO VEHICULAR TRAFFIC (SIDEWALK) | 0.67 FT. |
| UNDER VEHICULAR TRAFFIC SURFACES (PAVEMENT) | 2.0 FT. |
| UNDER GREEN SPACE | 1.5 FT. |

* AS MEASURED FROM TOP OF PIPE TO FINAL GROUND SURFACE

### NOTES

1. ALL MATERIALS EXCAVATED FROM THE UTILITY TRENCH SHALL BE STOCKPILED A MINIMUM SUFFICIENT DISTANCE FROM ALL TRENCHES TO PREVENT SLIDES OR CAVE-INS.
2. ALL BACKFILL MATERIALS SHALL BE APPROVED BY THE OWNER OR THEIR REPRESENTATIVE BEFORE BEING PLACED.
3. THE MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT FOR THE BACKFILL MATERIALS SHALL BE DETERMINED BY ASTM D1557, AND THE RELATIVE DENSITY OF THE AASHTO NO. 57 AGGREGATE SHALL BE DETERMINED BY ASTM D4253 AND ASTM D4254.
4. THE CONTRACTOR SHALL CONSTRUCT THE UTILITY TRENCHES AND PROVIDE ADEQUATE SHORING (WHERE NECESSARY) IN CONFORMANCE WITH THE LATEST REQUIREMENTS FOR CONSTRUCTION STANDARD FOR EXCAVATIONS (29 CFR PART 1926.650-.652 SUBPART P) PROMULGATED BY OSHA.
5. THE CONTRACTOR SHALL VERIFY THAT THE MINIMUM SPECIFIED PIPE COVER IS PROVIDED BETWEEN THE FINAL GROUND SURFACE AND TOP OF PIPE BEFORE LAYING PIPE. PROVIDE A MINIMUM OF 2 FT. OF COVER ABOVE ALL PIPES DURING CONSTRUCTION.
6. INCREASE TRENCH WIDTH AS NECESSARY TO ALLOW FOR PROPER COMPACTION OF BEDDING/BACKFILL.
7. FURNISH AND INSTALL DETECTABLE WARNING TAPE FOR EACH UNDERGROUND UTILITY LINE, PER MANUFACTURER'S SPECIFICATIONS.
8. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CONDUIT SIZE AND MATERIAL.
9. CONTRACTOR TO PROVIDE BORING ALTERNATIVE TO OPEN CUT UTILITIES AS VALUE ENGINEERING OPTION. CONTRACTOR SHALL INCLUDE UTILITY INVESTIGATION IN BID TO VERIFY LOCATION AND DEPTHS OF EXISTING UTILITIES TO AVOID CONFLICTS WITH PROPOSED SCOPE OF WORK.

**1 C8.00 LOW VOLTAGE CONDUIT TRENCHING DETAIL**
NOT TO SCALE




ABBREVIATIONS

D = INSIDE DIAMETER
O.D. = OUTSIDE DIAMETER
C = MINIMUM COVER

### COVER REQUIREMENTS

| MEDIUM VOLTAGE CONDUIT (1000V-40kV) LOCATION | MINIMUM COVER REQUIRED* |
|---|---|
| ALL UNDERGROUND LOCATIONS | 2.0 FT. |

* AS MEASURED FROM TOP OF PIPE TO FINAL GROUND SURFACE

### NOTES

1. ALL MATERIALS EXCAVATED FROM THE UTILITY TRENCH SHALL BE STOCKPILED A MINIMUM SUFFICIENT DISTANCE FROM ALL TRENCHES TO PREVENT SLIDES OR CAVE-INS.
2. ALL BACKFILL MATERIALS SHALL BE APPROVED BY THE OWNER OR THEIR REPRESENTATIVE BEFORE BEING PLACED.
3. THE MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT FOR THE BACKFILL MATERIALS SHALL BE DETERMINED BY ASTM D1557, AND THE RELATIVE DENSITY OF THE AASHTO NO. 57 AGGREGATE SHALL BE DETERMINED BY ASTM D4253 AND ASTM D4254.
4. THE CONTRACTOR SHALL CONSTRUCT THE UTILITY TRENCHES AND PROVIDE ADEQUATE SHORING (WHERE NECESSARY) IN CONFORMANCE WITH THE LATEST REQUIREMENTS FOR CONSTRUCTION STANDARD FOR EXCAVATIONS (29 CFR PART 1926.650-.652 SUBPART P) PROMULGATED BY OSHA.
5. THE CONTRACTOR SHALL VERIFY THAT THE MINIMUM SPECIFIED PIPE COVER IS PROVIDED BETWEEN THE FINAL GROUND SURFACE AND TOP OF PIPE BEFORE LAYING PIPE. PROVIDE A MINIMUM OF 2 FT. OF COVER ABOVE ALL PIPES DURING CONSTRUCTION.
6. INCREASE TRENCH WIDTH AS NECESSARY TO ALLOW FOR PROPER COMPACTION OF BEDDING/BACKFILL.
7. FURNISH AND INSTALL DETECTABLE WARNING TAPE FOR EACH UNDERGROUND UTILITY LINE, PER MANUFACTURER'S SPECIFICATIONS.
8. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CONDUIT SIZE AND MATERIAL.
9. CONTRACTOR TO PROVIDE BORING ALTERNATIVE TO OPEN CUT UTILITIES AS VALUE ENGINEERING OPTION. CONTRACTOR SHALL INCLUDE UTILITY INVESTIGATION IN BID TO VERIFY LOCATION AND DEPTHS OF EXISTING UTILITIES TO AVOID CONFLICTS WITH PROPOSED SCOPE OF WORK.

**2 C8.00 MEDIUM VOLTAGE CONDUIT TRENCHING DETAIL**
NOT TO SCALE

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BL Companies
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(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
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| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | N.T.S. |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: | C2501450-110 |

Title
UTILITY PLAN DETAILS

Sheet No.
C3.100

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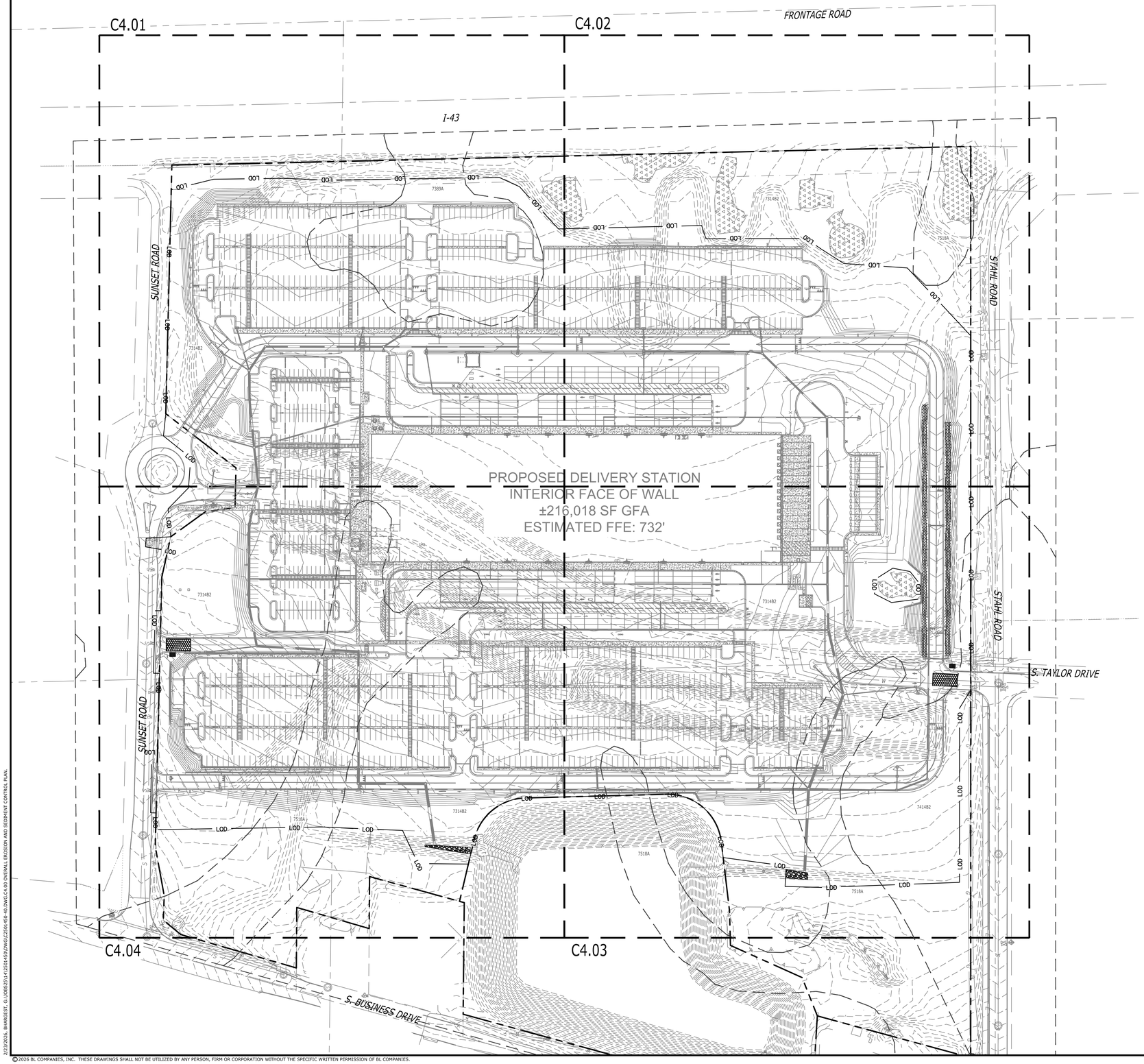


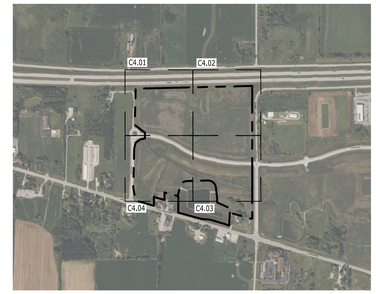


KEY MAP

1" = 1000'

## EROSION CONTROL LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SF — SILT FENCE BARRIER
- SILT SACK INLET PROTECTION
- CONCRETE WASH PIT
- TEMPORARY MATERIAL STOCKPILE
- EROSION CONTROL BLANKET
- CONSTRUCTION ENTRANCE

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

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| Designed | B.H.H |
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| Reviewed | T.B.D |
| Scale | 1"=100' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-40

Title

OVERALL EROSION AND SEDIMENT CONTROL PLAN

Sheet No.

C4.00

2/23/2026, BHARGEST, G:\JOBS\2501450\DWG\C2501450-40.DWG C4.00 OVERALL EROSION AND SEDIMENT CONTROL PLAN.

Xref (S) : XR2501450-00 , XZ2501450-31 , XC2501450-10 , XC2501450-00 , XC2501450-20 , XC2501450-40 , XC2501450-21

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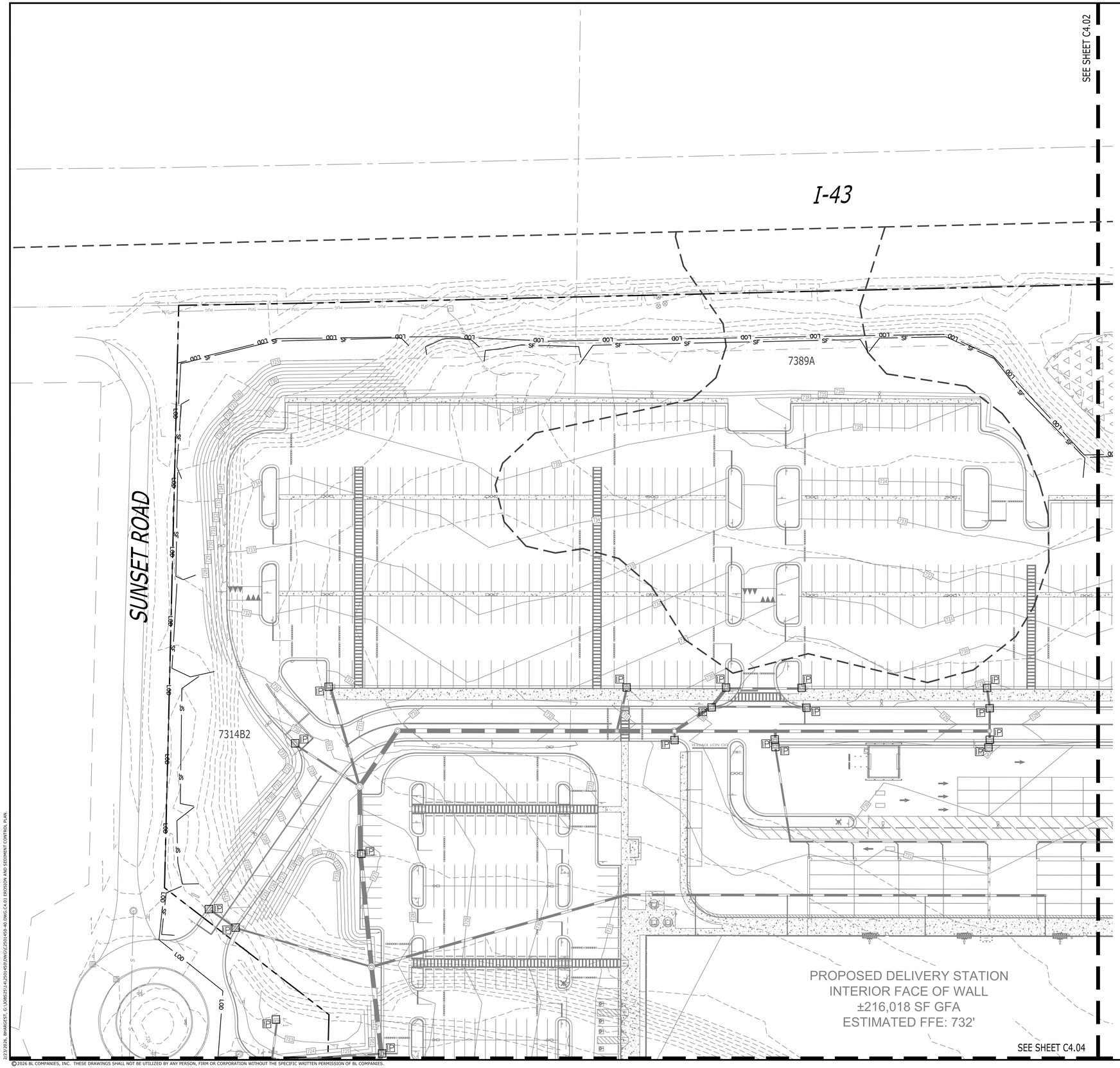


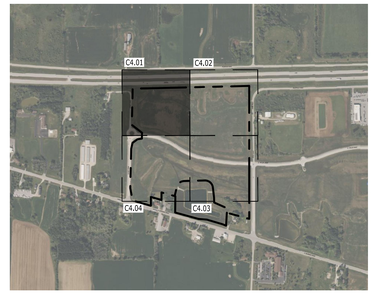


KEY MAP

1" = 1000'

## EROSION CONTROL LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SF — SILT FENCE BARRIER
- SILT SACK INLET PROTECTION
- CONCRETE WASH PIT
- TEMPORARY MATERIAL STOCKPILE
- EROSION CONTROL BLANKET
- CONSTRUCTION ENTRANCE

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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| Designed | B.H.H |
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| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-40

Title

EROSION AND SEDIMENT CONTROL PLAN

Sheet No.

C4.01

Xref (s): ...\XC2501450-20\XC2501450-20_XC2501450-40_XC2501450-00_XC2501450-01_XC2501450-10_XC2501450-21

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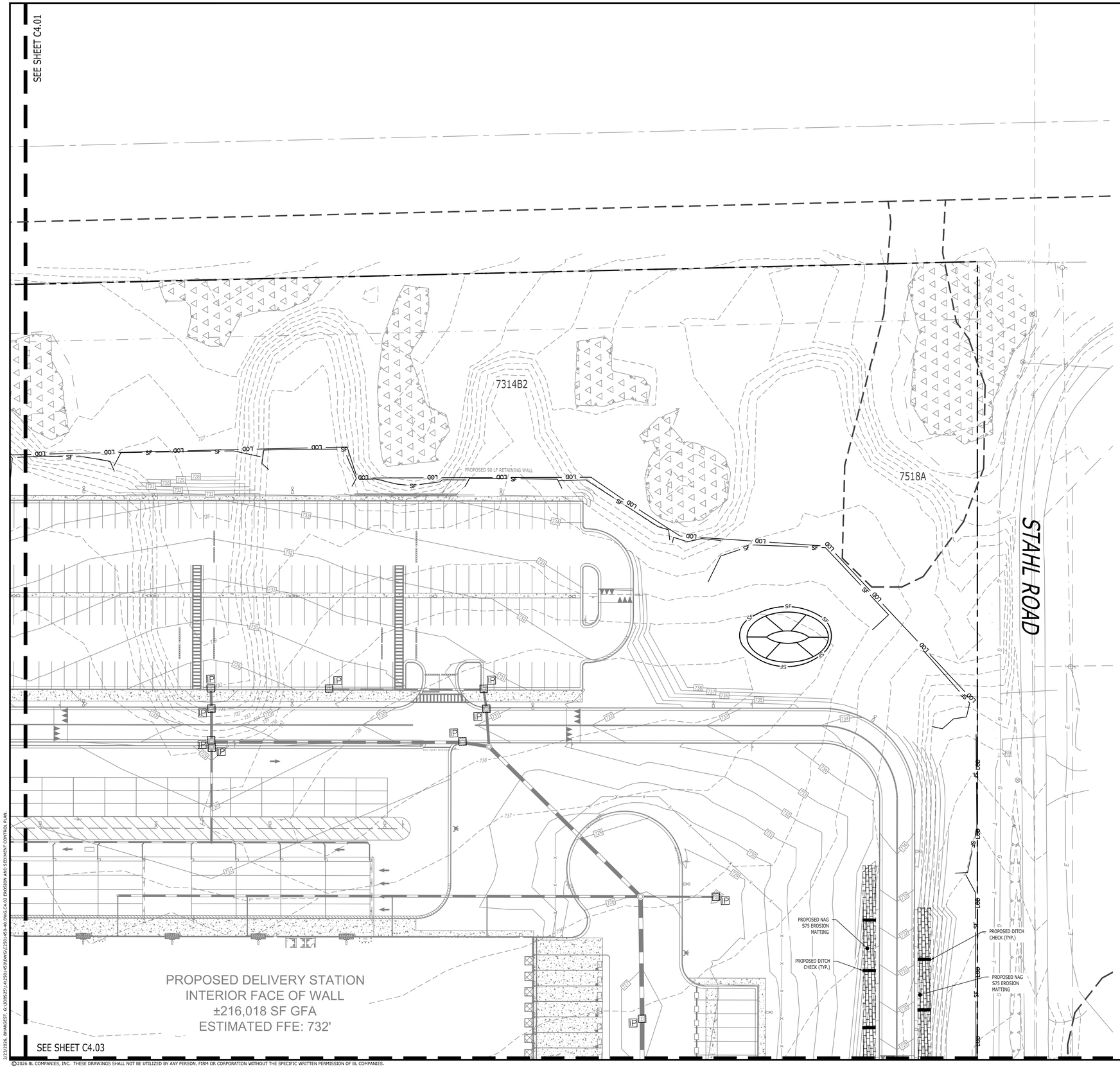


SEE SHEET C4.03

KEY MAP

1" = 1000'

## EROSION CONTROL LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SF — SILT FENCE BARRIER
- SILT SACK INLET PROTECTION
- CONCRETE WASH PIT
- TEMPORARY MATERIAL STOCKPILE
- EROSION CONTROL BLANKET
- CONSTRUCTION ENTRANCE

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

Architecture
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| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-40

Title

EROSION AND SEDIMENT CONTROL PLAN

Sheet No.

C4.02

2/23/2026, BHARGEST, I:\JOBS\2501\2501450\DWG\C2501450-40.DWG,C4.02 EROSION AND SEDIMENT CONTROL PLAN.

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SEE SHEET C4.02

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

PROPOSED 132 LF RETAINING WALL

PROPOSED 400 LF RETAINING WALL

PROPOSED MEDIUM RIPRAP PROTECTION

EXISTING STORM WATER BASIN

7314B2

7414B2

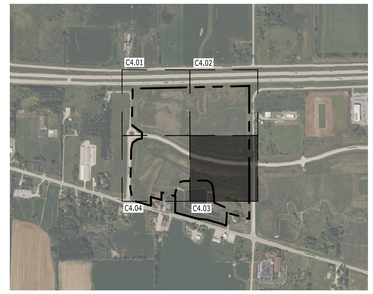
7518A

7518A

STAHL ROAD

DO NOT ENTER

SEE SHEET C4.04




KEY MAP
1" = 1000'

## EROSION CONTROL LEGEND

- PROPERTY LINE
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- SF — SILT FENCE BARRIER
- SILT SACK INLET PROTECTION
- CONCRETE WASH PIT
- TEMPORARY MATERIAL STOCKPILE
- EROSION CONTROL BLANKET
- CONSTRUCTION ENTRANCE

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
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| Designed | B.M.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: C2501450-40 | |

Title

EROSION AND SEDIMENT CONTROL PLAN

Sheet No.

C4.03

2/23/2026, BHARGEST, G:\JOBS\2501450\DWG\C2501450-40.DWG\C4.03 EROSION AND SEDIMENT CONTROL PLAN

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SEE SHEET C4.01

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

SUNSET ROAD

PROPOSED 318 LF RETAINING WALL

PROPOSED 130 LF RETAINING WALL

PROPOSED 275 LF RETAINING WALL

PROPOSED 400 LF RETAINING WALL

PROPOSED MEDIUM RIPRAP PROTECTION

EXISTING STORM WATER BASIN

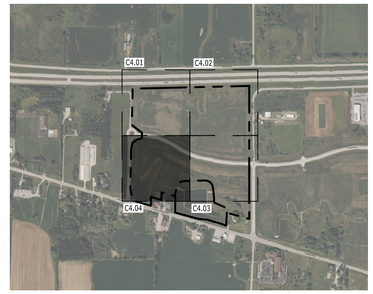
DO NOT ENTER

7314B2

7518A

7314B2

SEE SHEET C4.03




KEY MAP

1" = 1000'

## EROSION CONTROL LEGEND

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- CONSTRUCTION ENTRANCE

GRAPHIC SCALE
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| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-40

Title

EROSION AND SEDIMENT CONTROL PLAN

Sheet No.

C4.04

Xref (s): ..\XB2501450-00 ; XZ2501450-01 ; XC2501450-10 ; XC2501450-00 ; XC2501450-40 ; XC2501450-20 ; XC2501450-21

2/23/2026, BHRAGHST, G:\2026\2514\2501450\DWG\C2501450-40.DWG,C4.04 EROSION AND SEDIMENT CONTROL PLAN.

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# SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT & EROSION CONTROL NARRATIVE

THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND ANY ADJACENT WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF EROSION CONTROLS PRIOR TO THE BEGINNING OF PROJECT DEMOLITION AND/OR CONSTRUCTION.

CONSTRUCTION SCHEDULE

THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS TBD WITH COMPLETION ANTICIPATED TBD. APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES AS DESCRIBED HEREIN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL DEMOLITION OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN

THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE MUNICIPALITY AND/OR WDNR AND/OR CIVIL ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

1. CONTACT MUNICIPALITY AND/OR WDNR AGENT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE MUNICIPALITY AND/OR WDNR AGENT PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE.
3. CONSTRUCT STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS AT CONSTRUCTION ENTRANCES/EXITS AND INSTALL FILTER FABRIC AROUND GRATES OF CATCH BASINS OR INSTALL SILT SACKS ON EXISTING CATCH BASIN INLETS. INSTALL SILT FENCE AND OTHER EROSION CONTROL DEVICES INDICATED ON THESE PLANS AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS. INSTALL SEDIMENT BASINS AND SEDIMENT TRAPS IF REQUIRED AT LOW AREAS OF SITE OR AS ORDERED BY THE ENGINEER OR AS SHOWN ON THESE PLANS.
4. CLEAR AND GRUB SITE. STOCKPILE CHIPS. STOCKPILE TOPSOIL. INSTALL SEDIMENT AND EROSION CONTROLS AT STOCKPILES.
5. SITE DEMOLITION AND REMOVAL. PAVEMENT REMOVAL.
6. INSTALL SILT FENCE, CONSTRUCT DIVERSION SWALES AND SEDIMENT BASINS AND SEDIMENT TRAPS. COMMENCE INSTALLATION OF STORM DRAINAGE SYSTEM.
7. COMMENCE EARTHWORK. CONSTRUCT FILL SLOPE, ROADWAY AND RETAINING WALLS. INSTALL ADDITIONAL SEDIMENT AND EROSION CONTROLS AS WORK PROGRESSES AND CONTINUE STORM DRAINAGE SYSTEM CONSTRUCTION, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
8. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
9. ROUGH GRADING AND FILLING OF SUBGRADES AND SLOPES.
10. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
11. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST PROVIDE EVIDENCE THAT EACH SPOIL OR BORROW AREA HAS A SEDIMENT AND EROSION CONTROL PLAN APPROVED BY THE MUNICIPALITY AND/OR WDNR AND WHICH IS BEING IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL ALSO NOTIFY THE MUNICIPALITY AND/OR WDNR IN WRITING OF ALL RECEIVING SPOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.
12. CONTINUE INSTALLATION OF STORM DRAINAGE AS SUBGRADE ELEVATIONS ARE ACHIEVED.
13. BUILDING FOUNDATION SUBGRADE AND PAD SUBGRADE PREPARATION.
14. BUILDING FOUNDATION CONSTRUCTION. BEGIN BUILDING SUPERSTRUCTURE
15. THROUGHOUT CONSTRUCTION SEQUENCE, REMOVE SEDIMENT FROM BEHIND SILT FENCES, HAY BALES AND OTHER EROSION CONTROL DEVICES, AND FROM SEDIMENT BASINS AND SEDIMENT TRAPS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.25 INCH OR GREATER). INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS AND AFTER EACH RAINFALL OF 0.25 INCHES OR GREATER. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
16. INSTALL SANITARY LATERAL AND UTILITIES. COMPLETE STORM DRAINAGE SYSTEM.
17. INSTALL SITE LIGHTING AND TRASH ENCLOSURE.
18. COMPLETE GRADING TO SUBGRADES AND CONSTRUCT PARKING AREA SUBGRADE.
19. CONSTRUCT CURBS, PAVEMENT STRUCTURE AND SIDEWALKS.
20. CONDUCT FINE GRADING.
21. PAVING OF PARKING AREAS AND DRIVEWAYS
22. FINAL FINE GRADING OF SLOPE AND NON-PAVED AREAS.
23. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED APRIL 15- JUNE 1 OR AUGUST 15-OCTOBER 1. USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1 AND AS SHOWN ON LANDSCAPE PLANS OR EROSION CONTROL PLANS. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10-10-10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX.).
24. LANDSCAPE ISLANDS, INTERIOR NON-PAVED AREAS, AND PERIMETER AREAS.
25. INSTALL SIGNING AND PAVEMENT MARKINGS
26. CLEAN STORM DRAINAGE PIPE STRUCTURES, DETENTION SYSTEMS AND WATER QUALITY DEVICES OF DEBRIS AND SEDIMENT.
27. UPON DIRECTION OF THE MUNICIPALITY AND/OR WDNR AGENT, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS

1. ALL SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENT AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR CRUSHED STONE AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS

1. PRIOR TO FILLING, ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESSES NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS AND/OR THE PROJECT GEOTECHNICAL REPORT. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT BASINS OR SEDIMENT TRAPS.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION OPERATIONS.

1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES/STRAW BALES MAY BE USED IF SHOWN ON THE SEDIMENT AND EROSION CONTROL PLANS OR IF DIRECTED BY THE CIVIL ENGINEER.

FINAL GRADING AND PAVING OPERATIONS

1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON SEDIMENT AND EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, OR JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE IS STABLE AND HAS BEEN INSPECTED AND APPROVED BY THE MUNICIPALITY AND/OR WDNR.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE

A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.

C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.

D. BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES

II. SILTATION FENCE

A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT.

II. SEDIMENT BASINS/SEDIMENT TRAPS

A. CONTRACTOR TO KEEP WEEKLY CHECKLIST LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY WDNR, LOCAL AUTHORITIES OR ENGINEER.

B. ALL SEDIMENT BASINS AND/OR SEDIMENT TRAPS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED.

C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT BASINS AND/OR SEDIMENT TRAPS WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT UNLESS OTHERWISE INDICATED ON THE EROSION CONTROL PLANS AND DETAILS TO BE AT A SPECIFIC ELEVATION PER CLEAN OUT MARKERS.

D. SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS. SEE SEDIMENT AND EROSION CONTROL NOTES HEREIN REGARDING DISPOSAL REQUIREMENTS FOR OFF SITE SPOIL DISPOSAL.

SEDIMENT AND EROSION CONTROL PLAN

1. SILTATION FENCE SHALL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS. ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH HAY BALE/STRAW BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE WISCONSIN STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION.
5. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO DEMOLITION AND/OR CONSTRUCTION WHENEVER POSSIBLE.
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD UNTIL THE SITE IS DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY THE AUTHORITY HAVING JURISDICTION.
8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
9. CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFICATION OF THE MUNICIPALITY AND/OR WDNR OFFICE OR AUTHORITY HAVING JURISDICTION OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

SEDIMENT AND EROSION CONTROL NOTES

1. THE SEDIMENT AND EROSION CONTROL PLAN IS ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL TREATMENT FOR THIS SITE. SEE SEDIMENT AND EROSION CONTROL DETAILS AND CONSTRUCTION SEQUENCE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE AUTHORITY HAVING JURISDICTION OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
3. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.25 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN SEDIMENT AND EROSION CONTROL, TO ASCERTAIN THAT THE SEDIMENT AND EROSION CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
   A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND
   B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
5. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH WISCONSIN STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE MUNICIPALITY AND/OR WDNR. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
6. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPALITY AND/OR WDNR, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
7. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.25 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
8. THE CONTRACTOR SHALL KEEP A SUPPLY OF SEDIMENT AND EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH, RIP RAP, ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
9. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE OR AS SHOWN WITH SNOW FENCE, ORANGE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
10. INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
11. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
12. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN ONE (1) MONTH.
13. SEDIMENT BASINS AND SEDIMENT TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
14. COMPLY WITH REQUIREMENTS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH WDNR RECORD KEEPING AND INSPECTION REQUIREMENTS.
15. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY ON SITE EXCAVATION AND SHALL BE MAINTAINED DURING ALL DEMOLITION, EXCAVATION AND CONSTRUCTION ACTIVITIES.
16. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (ONE WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
17. MAINTAIN EXISTING PAVED AREAS FOR CONSTRUCTION STAGING FOR AS LONG AS POSSIBLE.
18. SILT FENCE AND OTHER SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
19. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
20. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE TENCATE ENVIROFENCE, PROPEX GEOTEX OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE TENCATE 140N OR 170N, OR APPROVED EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
21. WHERE INDICATED ON SEDIMENT AND EROSION CONTROL PLANS USE NEW HAY/STRAW BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
22. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT BASINS, SEDIMENT TRAPS, CONCRETE WASH PITS AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND AUTHORITY HAVING JURISDICTION.
23. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAP, SEDIMENT BASINS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
24. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
25. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT BASINS AND SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY AND AS DIRECTED BY THE CIVIL ENGINEER OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY/STRAW BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
26. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
27. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
28. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
29. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
30. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
31. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
32. MAINTAIN ALL PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS WHEN AUTHORIZED BY AUTHORITY HAVING JURISDICTION. FILE NOT (NOTICE OF TERMINATION) WITH AUTHORITY HAVING JURISDICTION RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.

EROSION CONTROL NOTES - WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR)

1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.

2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.

3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.

4. CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.

5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.

7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML.

8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).

9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.

10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.

12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061. (REV. FEBRUARY 2017)

14. PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION # 1004.

15. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.

16. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL, AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.

17. INSTALL AND MAINTAIN FILTER SOCKS IN ACCORDANCE WITH WDNR TECHNICAL STANDARD INTERIM MANUFACTURED PERIMETER CONTROL AND SLOPE INTERRUPTION PRODUCTS # 1071.

18. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.

19. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.

20. STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.

21. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY WDNR. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

22. CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES # 1068.

23. PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.

24. COORDINATE WITH WDNR TO UPDATE THE LAND DISTURBANCE PERMIT TO INDICATE THE ANTICIPATED OR LIKELY DISPOSAL LOCATIONS FOR ANY EXCAVATED SOILS OR CONSTRUCTION DEBRIS THAT WILL BE HAULED OFF-SITE FOR DISPOSAL. THE DEPOSITED OR STOCKPILED MATERIAL NEEDS TO INCLUDE PERIMETER SEDIMENT CONTROL MEASURES (SUCH AS SILT FENCE, HAY BALES, FILTER SOCKS, OR COMPACTED EARTHEN BERMS).

25. FOR NON-CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED SLOPES, PROVIDE CLASS I TYPE A EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRITE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD NON-CHANNEL EROSION MAT #1052.

26. FOR CHANNELIZED FLOW ON DISTURBED OR CONSTRUCTED AREAS, PROVIDE CLASS II TYPE B OR C EROSION CONTROL MATTING. SELECT EROSION MATTING FROM APPROPRIATE MATRIX IN WDOT'S WIDOT PRODUCT ACCEPTABILITY LIST (PAL); INSTALL AND MAINTAIN PER WDNR TECHNICAL STANDARD CHANNEL EROSION MAT #1053.

27. MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

28. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE WDNR REMEDIATION AND WASTE MANAGEMENT REQUIREMENTS FOR HANDLING AND DISPOSING OF CONTAMINATED MATERIALS. SITE-SPECIFIC INFORMATION FOR AREAS WITH KNOWN OR SUSPECTED SOIL AND/OR GROUNDWATER CONTAMINATION CAN BE FOUND ON WDNR'S BUREAU OF REMEDIATION AND REDEVELOPMENT TRACKING SYSTEM (BRRTS) PUBLIC DATABASE AT: HTTP://DNR.WI.GOV/BOTW!

31. INSTALL AND MAINTAIN A CONCRETE WASHOUT BASIN PER EPA 833-F-11-006: HTTPS://WWW3.EPA.GOV/NPDES/PUBS/CONCRETEWASHOUT.PDF. REQUIRE USE BY ALL CONCRETE CONTRACTORS. LIQUID MAY BE REUSED IN CONCRETE MIXING, EVAPORATED, OR DISPOSED OF AS WASTEWATER. THIS DOCUMENT IS INTENDED SOLELY AS GUIDANCE AND DOES NOT CONTAIN ANY MANDATORY REQUIREMENTS EXCEPT WHERE REQUIREMENTS FOUND IN STATUTE OR ADMINISTRATIVE RULE ARE REFERENCED.

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2/23/2026, BHARGEST, G:\JOBS25\14\2501450\DWG\C2501450-410.DWG,C4.100 EROSION AND SEDIMENT CONTROL PLAN NOTES.

FOR PERMITTING PURPOSES ONLY. NOT RELEASED FOR CONSTRUCTION.



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REVISIONS

| No. | Date | Desc. |
|---|---|---|

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|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | N/A |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: | C2501450-410 |

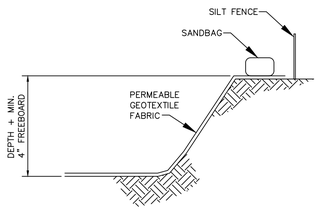
Title

EROSION AND SEDIMENT CONTROL PLAN NOTES

Sheet No.

C4.100

Xref (s): ; XB2501450-00

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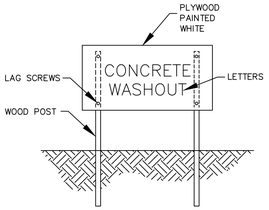
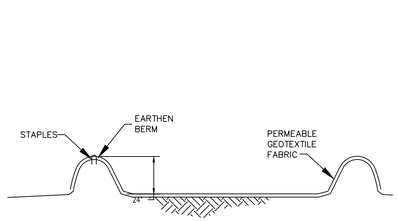
NOT TO SCALE




CONCRETE WASHOUT SIGN (OR EQUIVALENT)

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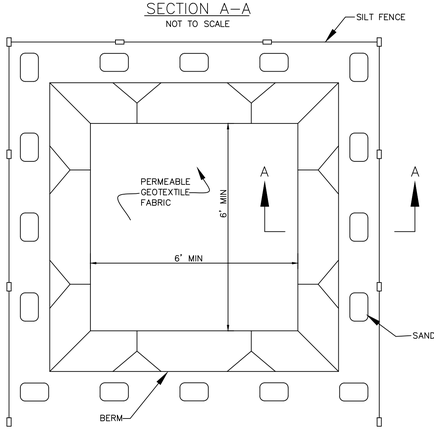
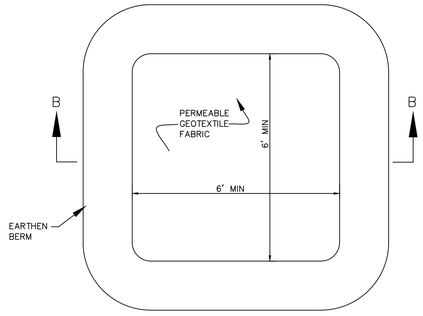



PLAN VIEW
NOT TO SCALE




PLAN VIEW
NOT TO SCALE

TYPE "ABOVE GRADE" WITH EATHERN BERMS

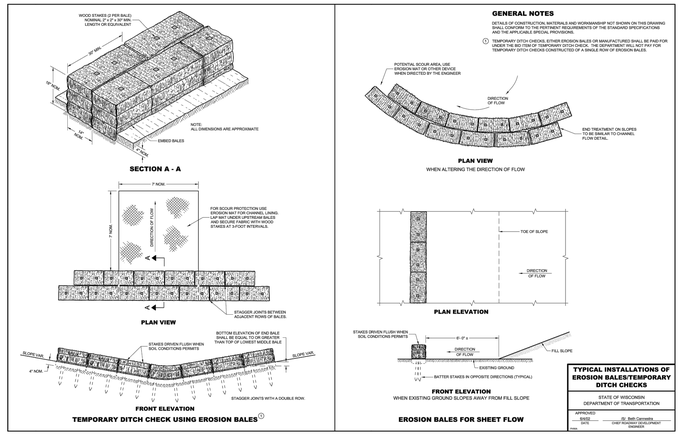
TYPE "BELOW GRADE"

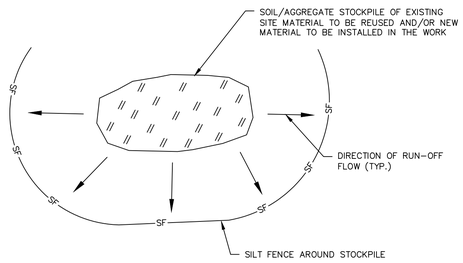
NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT OF THE WASHOUT FACILITY.

## CONCRETE WASHOUT DETAIL

N.T.S

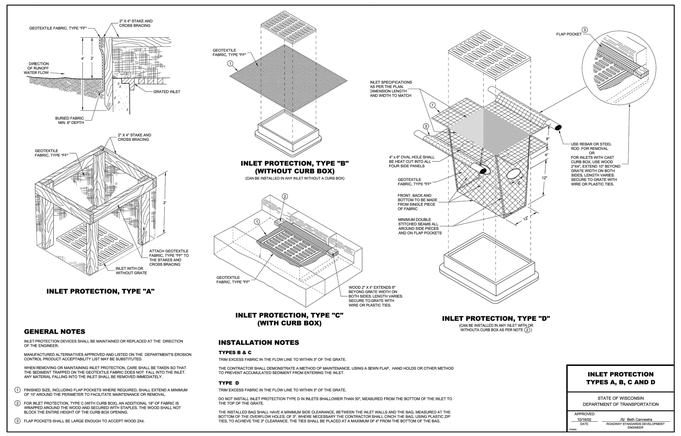


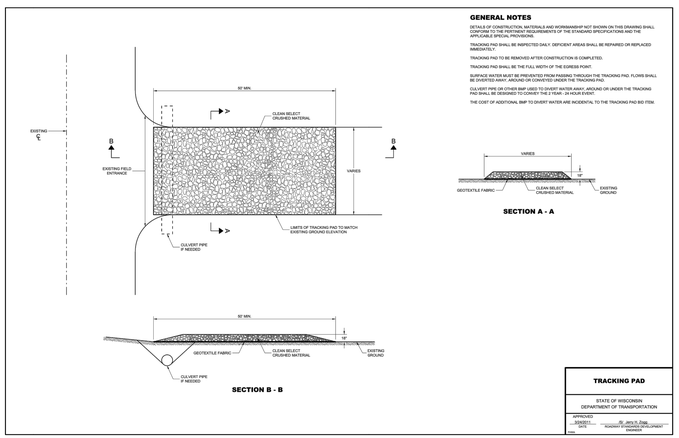



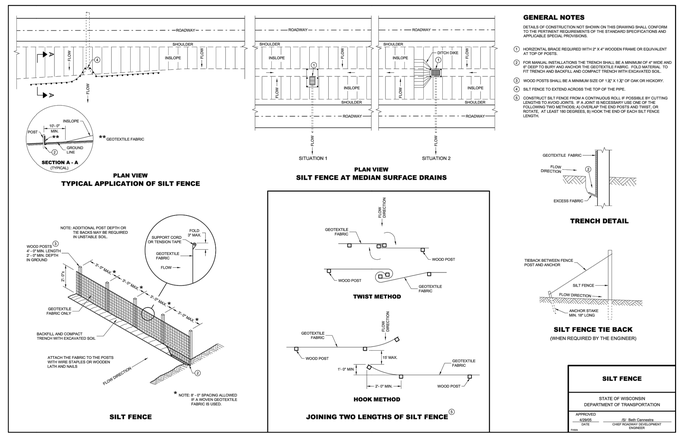

NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

## MATERIAL STOCKPILE DETAIL

N.T.S

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

| No. | REVISIONS Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | N.T.S. |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-110

Title

EROSION AND SEDIMENT CONTROL PLAN DETAILS

Sheet No.

C4.101

2/23/2026, BHHARGEST, -6:\JOBS\25\1\4\2501450\SHW\C2501450-110.SHW5.C4-101 EROSION AND SEDIMENT CONTROL PLAN DETAILS.

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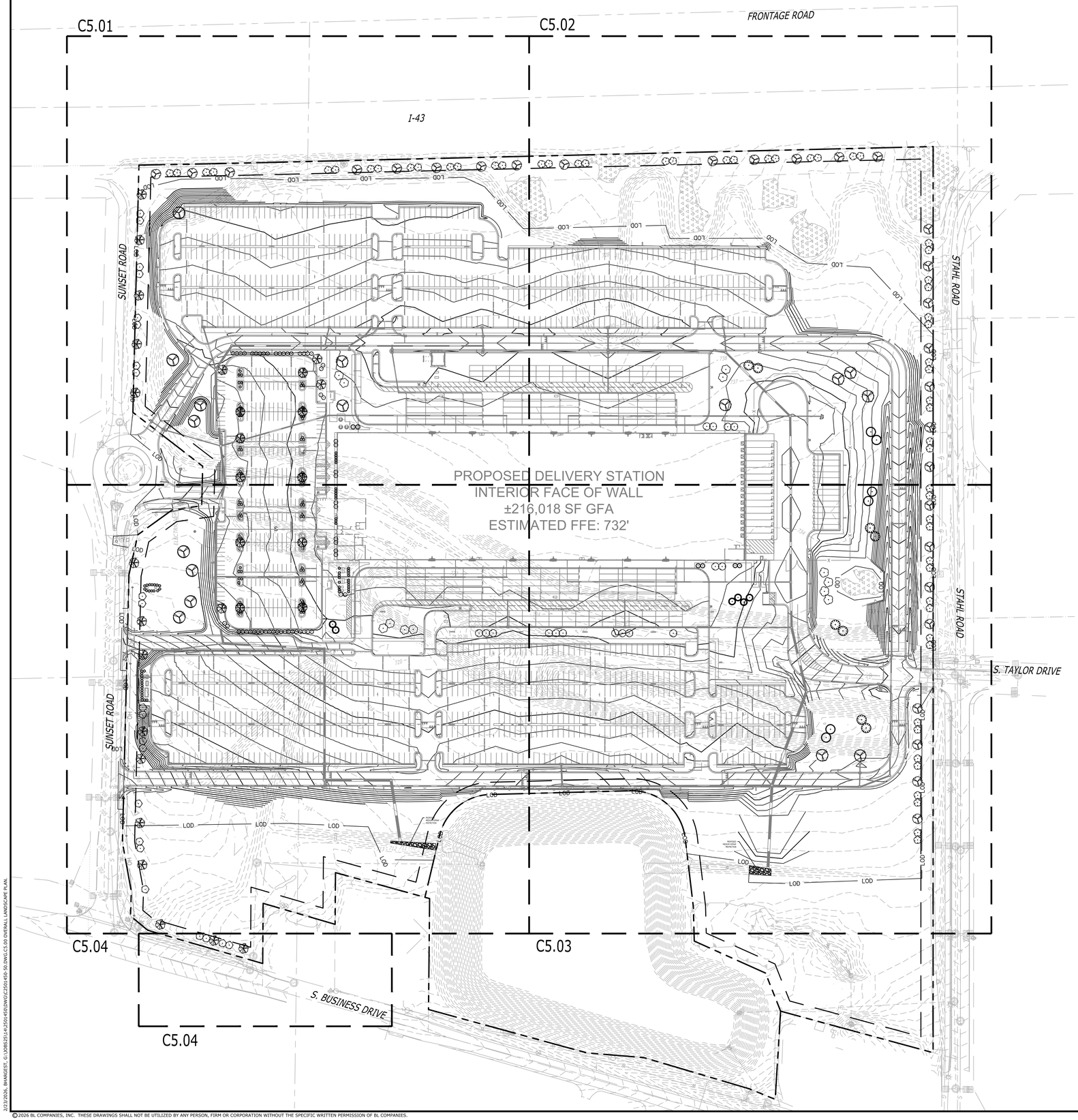
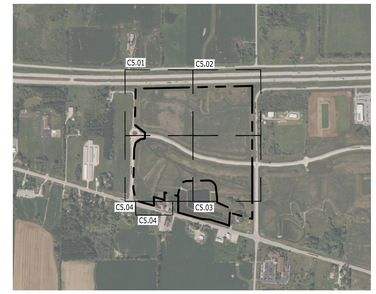
Xref (s): - XREF2501450-00




KEY MAP

1" = 1000'

ORDINANCE REQUIREMENTS - CITY OF SHEBOYGAN ZONING CODE

| ARTICLE 105-VII LANDSCAPE AND BUFFERYARDS | | REQUIRED | PROPOSED | VARIANCE |
|---|---|---|---|---|
| Sec 105-886<br>Building Foundations<br>Landscape | SI Suburban Industrial<br>Other Land Use<br>40 pt/100 lf of building foundation<br>(no climax trees) | BLDG perimeter<br>without loading frontage & bays<br>598 lf<br>598/100x40=240 pt | 6 tall de trees<br>6 low eg trees<br>10 tall de shrubs<br>13 medium eg shrubs<br>6x10+6x12+10x5+13X5=247 pt | NO |
| Sec 105-887<br>Developed Lots<br>Landscape | SI Suburban Industrial<br>Other Land Use<br>10 pt/1000 GFA | 216,018 sf GFA<br>216,018/1000x10=2160 pt | 16 climax trees<br>14 tall eg trees<br>12 medium de trees<br>6 medium eg trees<br>10 low de trees<br>16x75+14x40+12x15+6x20+10x10=2160 pt | NO |
| Sec 105-888<br>Street Frontages<br>Landscape | SI Suburban Industrial<br>Other Land Use<br>40 pt/100 lf of street frontage<br>within 10 ft of ROW<br>(no use of shrubs, min 50% pt of tall or climax trees, min. 30% pt small trees) | North: Stahl Rd<br>1855 lf frontage<br>1855/100x40=742 pt | 15 tall de trees<br>30 small de trees<br>15x30+30x10=750 pt<br>60% tall tree pt<br>40% small tree pt | NO |
| | | West: Rt I-43<br>1630 lf frontage<br>1630/100x40=652 pt | 14 tall de trees<br>28 small de trees<br>14x30+28x10=700 pt<br>60% tall tree pt<br>40% small tree pt | NO |
| | | South: Sunset Rd<br>1292 lf frontage<br>1292/100x40=517 pt | 12 tall de trees<br>18 small de trees<br>12x30+18x10=540 pt<br>67% tall tree pt<br>33% small tree pt | NO |
| | | East: S Business Dr<br>283 lf frontage<br>283/100x40=114 pt | 3 tall de trees<br>4 small de trees<br>3x30+4x10=130 pt<br>70% tall tree pt<br>30% small tree pt | NO |
| Sec 105-889<br>Paved Areas<br>Landscape | SI Suburban Industrial<br>80 pt/20 parking stalls<br>360 sf needed for 100 pt<br>within 10 ft of parking paved area<br>(min 30% pt of tall or climax trees, min. 40% pt shrubs) | 252 parking spaces<br>(not including A Lot, B Lot, nor loading area)<br>252/20x80=1008 pt<br>1008 pt/100x360=3629 sf area required | 14 tall de trees<br>44 tall de shrubs<br>75 medium eg shrubs<br>14x30+44x5+75x5=1015 pt<br>41% tall tree pt<br>59% shrub pt | NO |
| Sec 105-890<br>Permanently Protected<br>Green Spaces<br>Landscape | N/A | | | NO |
| Sec 105-891<br>Required Reforestation<br>Landscape | N/A | | | NO |
| Sec 105-892 Bufferyards<br>Landscape | SI Suburban Industrial | Buffer is not required per surrounding zoning district, per City Code<br>but screening might be requested by a few residential properties own along the west side | None | NO |

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

| No. | Date | REVISIONS | Dscr. |
|---|---|---|---|

| | |
|---|---|
| Designed | G.J.Q. |
| Drawn | G.J.Q. |
| Reviewed | T.B.D |
| Scale | 1"=100' |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: C2501450-50 | |

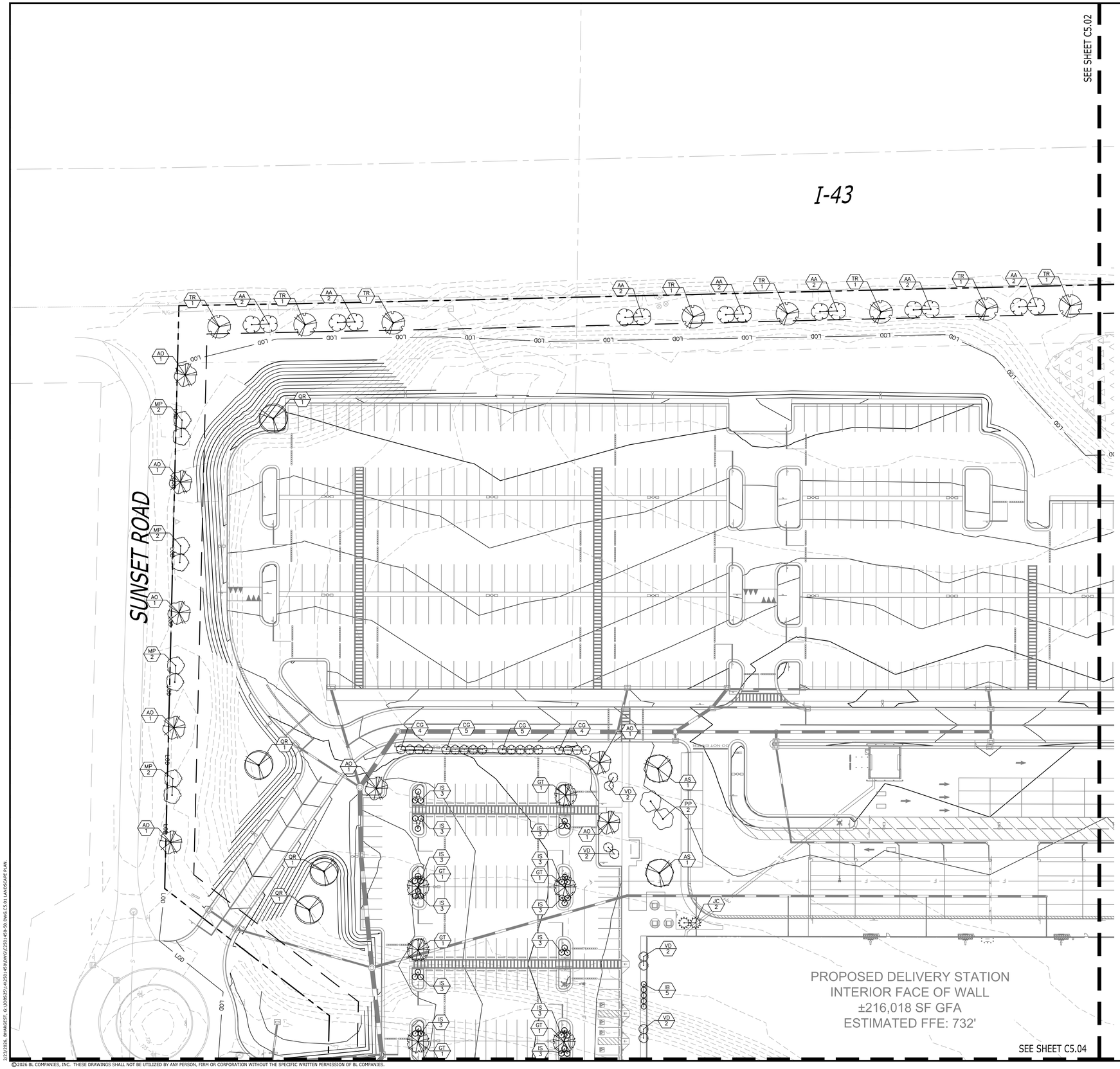
Title

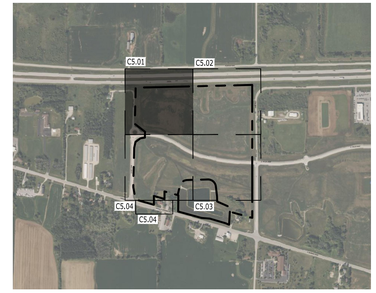
OVERALL LANDSCAPE PLAN

Sheet No.

C5.00

Xref (s): ; XB2501450-00 ; X2501450-01 ; XC2501450-10 ; XL2501450-00 ; XC2501450-20 ; XC2501450-21 ; XC2501450-29




KEY MAP

1" = 1000'

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

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|---|---|
| Designed | G.J.Q. |
| Drawn | G.J.Q. |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File:
CZ501450-50

Title

LANDSCAPE PLAN

Sheet No.

C5.01

Xref (s) : XB2501450-00 ; XZ2501450-01 ; XC2501450-10 ; XC2501450-20 ; XC2501450-21 ; XC2501450-30 ; XC2501450-31 ; XC2501450-40 ; XC2501450-41

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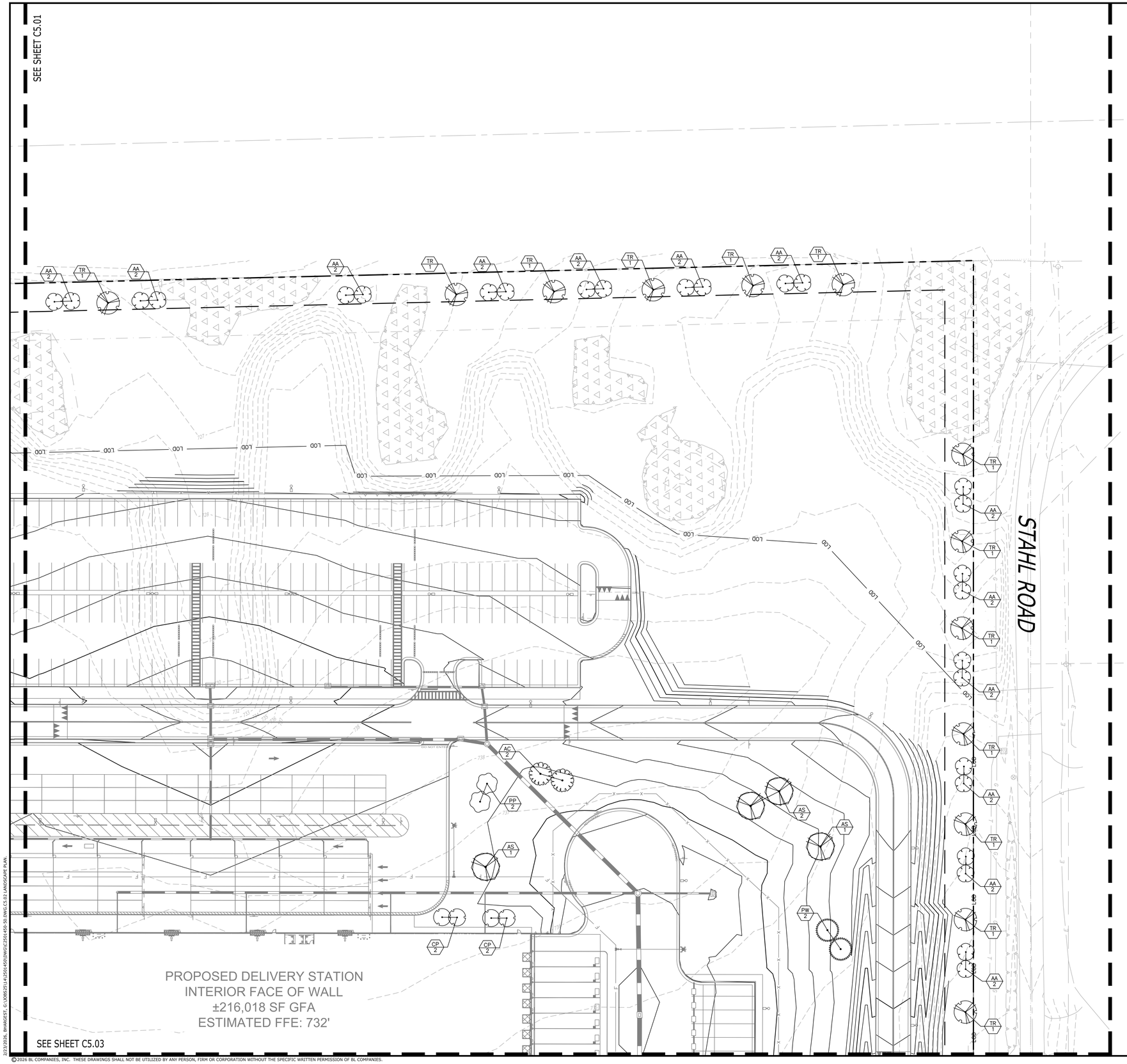
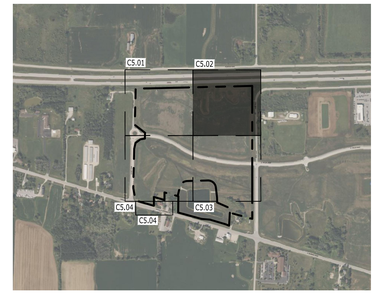
SEE SHEET C5.01




SEE SHEET C5.03




KEY MAP

1" = 1000'

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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REVISIONS
No. Date Desc.

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|---|---|
| Designed | G.J.Q. |
| Drawn | G.J.Q. |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File:
C2501450-50

Title

LANDSCAPE PLAN

Sheet No.

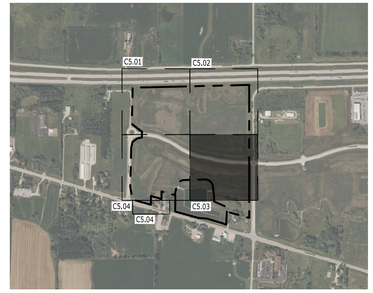
C5.02

Xref(s): ..\BASE\2514-X-2501450-01.DWG, ..\XC2501450-10.DWG, ..\XL2501450-00.DWG, ..\XC2501450-30.DWG, ..\XC2501450-20.DWG, ..\XC2501450-21.DWG

SEE SHEET C5.02

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

STAHL ROAD




KEY MAP
1" = 1000'

PROPOSED
MEDIUM RIPRAP
PROTECTION

SEE SHEET C5.04

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

| | |
|---|---|
| Designed | G.J.Q. |
| Drawn | G.J.Q. |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File: C2501450-50

Title
LANDSCAPE PLAN

Sheet No.
C5.03

2/23/2026, BHARGEST, G:\JOBS\2514\2501450\DWG\C2501450-50.DWG C5.03 LANDSCAPE PLAN.

Xref (s): ..\XB\2501450-00 , X\2501450-01 , XC\2501450-10 , XC\2501450-20 , XC\2501450-21 , XC\2501450-28

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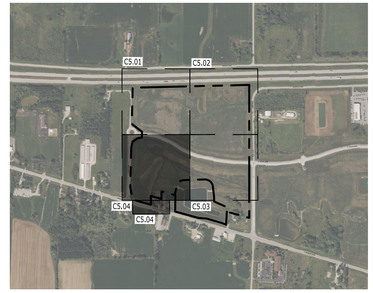
SEE SHEET C5.01

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

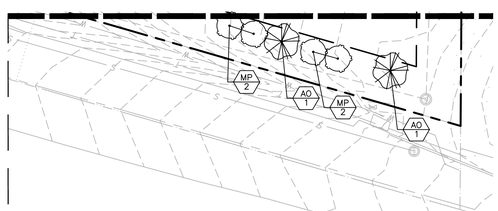
SUNSET ROAD

PROPOSED MEDIUM RIPRAP PROTECTION

SEE SHEET C5.03




KEY MAP
1" = 1000'



GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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No. Date Desc.

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|---|---|
| Designed | G.J.Q. |
| Drawn | G.J.Q. |
| Reviewed | T.B.D |
| Scale | 1"=40' |
| Project No. | 2501450 |
| Date | 02/23/2026 |

CAD File:: C2501450-50

Title
LANDSCAPE PLAN

Sheet No.
C5.04

Xref(s): ..\XB2501450-00 ; XZ2501450-01 ; XC2501450-10 ; XL2501450-40 ; XC2501450-30 ; XC2501450-21 ; XC2501450-20

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PLANT SCHEDULE DEVELOPED LOT

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | |
|---|---|---|---|---|---|---|---|
| CLIMAX TREE | | | | | | | |
| | AS | 8 | ACER SACCHARUM | SUGAR MAPLE | 2" CAL. 8' HT | B&B | |
| | QR | 8 | QUERCUS RUBRA | NORTHERN RED OAK | 2" CAL. 8' HT | B&B | |
| LOW DECIDUOUS TREE | | | | | | | |
| | CP | 10 | CRATAEGUS PHAENOPYRUM | WASHINGTON HAWTHORN | 4' HT. | B&B / CONT. | |
| MEDIUM DECIDUOUS TREE | | | | | | | |
| | BC | 4 | BETULA NIGRA 'CULLY' | HERITAGE®RIVER BIRCH | 1.5" CAL. 6" HT MIN. | B&B | |
| | PP | 8 | PRUNUS PENSYLVANICA | PIN CHERRY | 1.5" CAL. 6" HT MIN. | B&B | |
| MEDIUM EVERGREEN TREE | | | | | | | |
| | TO | 6 | THUJA OCCIDENTALIS | AMERICAN ARBORVITAE | 4' HT. MIN. | B&B / CONT. | |
| TALL EVERGREEN TREE | | | | | | | |
| | AC | 8 | ABIES CONCOLOR | WHITE FIR | 5' HT. | B&B | |
| | PW | 6 | PINUS ALBA | WHITE PINE | 5' HT. | B&B | |
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| MEDIUM EVERGREEN SHRUB | | | | | | | |
| | IS | 11 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY HOLLY | 18" HT X 18" SPD. | CONT. | 60" o.c. |
| TALL DECIDUOUS SHRUB | | | | | | | |
| | VD | 2 | VIBURNUM DENTATUM 'ARROWWOOD' | ARROWWOOD VIBURNUM | 36" HT. | CONT. | 96" o.c. |

PLANT SCHEDULE BLDG FOUNDATION

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | |
|---|---|---|---|---|---|---|---|
| LOW DECIDUOUS TREE | | | | | | | |
| | CP | 6 | CRATAEGUS PHAENOPYRUM | WASHINGTON HAWTHORN | 4' HT. | B&B / CONT. | |
| LOW EVERGREEN TREE | | | | | | | |
| | JC | 6 | JUNIPERUS CHINENSIS 'MOUNTBATTEN' | MOUNTBATTEN JUNIPER | 4' HT. MIN. | B&B / CONT. | |
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| MEDIUM EVERGREEN SHRUB | | | | | | | |
| | IB | 13 | ILEX CORNUTA 'BURFORDII NANA' | DWARF BURFORD HOLLY | 18" HT X 18" SPD. | CONT. | 60" o.c. |
| TALL DECIDUOUS SHRUB | | | | | | | |
| | VD | 10 | VIBURNUM DENTATUM 'ARROWWOOD' | ARROWWOOD VIBURNUM | 36" HT. | CONT. | 96" o.c. |

PLANT SCHEDULE PAVED AREA

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | |
|---|---|---|---|---|---|---|---|
| TALL DECIDUOUS TREE | | | | | | | |
| | AO | 4 | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | 1.5" CAL. 8' HT. MIN. | B&B | |
| | GT | 10 | GLEDITSIA TRIACANTHOS F. INERMIS | THORNLESS HONEY LOCUST | 1.5" CAL. 8' HT. MIN. | B&B | |
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| MEDIUM EVERGREEN SHRUB | | | | | | | |
| | IS | 75 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY HOLLY | 18" HT X 18" SPD. | CONT. | 60" o.c. |
| TALL DECIDUOUS SHRUB | | | | | | | |
| | CG | 38 | CORNUS RACEMOSA | GRAY DOGWOOD | 36" HT. | CONT. | 96" o.c. |
| | VD | 6 | VIBURNUM DENTATUM 'ARROWWOOD' | ARROWWOOD VIBURNUM | 36" HT. | CONT. | 96" o.c. |

PLANT SCHEDULE STREET–STAHL

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| LOW DECIDUOUS TREE | | | | | | |
| | AA | 30 | AMELANCHIER ARBOREA | DOWNY SERVICEBERRY | 4' HT. | B&B / CONT. |
| TALL DECIDUOUS TREE | | | | | | |
| | TR | 15 | TILIA AMERICANA 'REDMOND' | REDMOND AMERICAN LINDEN | 1.5" CAL. 8' HT. MIN. | B&B |

PLANT SCHEDULE STREET–I 43

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| LOW DECIDUOUS TREE | | | | | | |
| | AA | 28 | AMELANCHIER ARBOREA | DOWNY SERVICEBERRY | 4' HT. | B&B / CONT. |
| TALL DECIDUOUS TREE | | | | | | |
| | TR | 14 | TILIA AMERICANA 'REDMOND' | REDMOND AMERICAN LINDEN | 1.5" CAL. 8' HT. MIN. | B&B |

PLANT SCHEDULE STREET–S BUSINESS

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER |
|---|---|---|---|---|---|---|
| LOW DECIDUOUS TREE | | | | | | |
| | MP | 4 | MALUS X 'PRAIRIFIRE' | PRAIRIFIRE CRABAPPLE | 4' HT. | B&B / CONT. |
| TALL DECIDUOUS TREE | | | | | | |
| | AO | 3 | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | 1.5" CAL. 8' HT. MIN. | B&B |

PLANT SCHEDULE STREET–SUNSET

| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | |
|---|---|---|---|---|---|---|---|
| LOW DECIDUOUS TREE | | | | | | | |
| | MP | 18 | MALUS X 'PRAIRIFIRE' | PRAIRIFIRE CRABAPPLE | 4' HT. | B&B / CONT. | |
| TALL DECIDUOUS TREE | | | | | | | |
| | AO | 12 | ACER RUBRUM 'OCTOBER GLORY' | OCTOBER GLORY RED MAPLE | 1.5" CAL. 8' HT. MIN. | B&B | |
| SYMBOL | CODE | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONTAINER | SPACING |
| MEDIUM EVERGREEN SHRUB | | | | | | | |
| | IS | 30 | ILEX GLABRA 'SHAMROCK' | SHAMROCK INKBERRY HOLLY | 18" HT X 18" SPD. | CONT. | 60" o.c. |

NOTES:
1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.

2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.

3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.

4) FOR ALL EXISTING PLANTING AREAS WITHIN THE PROPERTY LINE, THE CONTRACTOR IS RESPONSIBLE TO REPLACE DISEASED OR DEAD TREES AND SHRUBS WITH MATCHING SPECIES.

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No. Date Desc.

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| Drawn | G.J.Q. |
| Reviewed | T.B.D |
| Scale | N/A |
| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: C2501450-50 | |

Title
LANDSCAPE SCHEDULES

Sheet No.
C5.100

2/23/2026, BHANSEN, G:\JOBS\2501450\DWG\C2501450-50 DWG C5.100 LANDSCAPE PLAN NOTES.
xref [5] : XR2501450-00 , XZ2501450-11 , XC2501450-10 , XC2501450-00 , XL2501450-10 , XC2501450-20 , XZ2501450-21 , XC2501450-30
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# LANDSCAPE NOTES

THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE PLAN, GRADING AND DRAINAGE PLAN, SITE UTILITIES PLAN, LIGHTING PLAN AND DEMOLITION PLAN FOR ALL OTHER INFORMATION.

1. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE. PRIOR TO DIGGING AND INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL CONTACT "HTTPS: //WWW.SUNSHINE811.COM" 72 HOURS BEFORE COMMENCEMENT OF WORK AT AND VERIFY ALL UTILITY SYSTEM LOCATIONS.

2. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.

3. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION, WHICHEVER IS LONGER, AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENT PLANTS SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. DURING THE LANDSCAPE MAINTENANCE PERIOD (GUARANTEE) THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SITE CONSTRAINTS (PHYSICAL, ENVIRONMENT, ETC.) OR MAINTENANCE DEFICIENCIES THAT MAY AFFECT LANDSCAPE VEGETATION ESTABLISHMENT.

4. WHEREVER NEW MEDIUM OR LARGE TREES ARE INSTALLED, THEY SHALL BE PROVIDED WITH ANCHORING ONLY WHEN NECESSARY TO MAINTAIN THE TREE IN A VERTICAL UPRIGHT POSITION.

5. TREES USED TO SATISFY THE REQUIREMENTS OF THIS SECTION SHALL BE IN GOOD HEALTH.

6. PLANT MATERIALS USED IN CONFORMANCE WITH PROVISIONS OF THIS ARTICLE SHALL EQUAL OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE (FDOA) GRADES AND STANDARDS. TURF GRASS SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS OR DISEASE. TURF GRASS SEED USED SHALL MEET REQUIREMENTS OF THE FDOA QUALITY CONTROL PROGRAM.

7. GROUND COVERS SHALL BE PLANTED IN A MANNER SO AS TO PRESENT A FINISHED APPEARANCE WITH REASONABLY COMPLETE COVERAGE UNDER NORMAL GROWING CONDITIONS WITHIN 12 MONTHS AFTER PLANTING.

8. SHRUBS USED TO FORM HEDGES SHALL BE OF A NON-DECIDUOUS SPECIES, SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT ABOVE GRADE AT THE TIME OF PLANTING AND SHALL BE SPACED NOT MORE THAN 36 INCHES APART AND MAINTAINED SO AS TO FORM A CONTINUOUS VISUAL SCREEN 30 INCHES IN HEIGHT ABOVE GRADE, UNDER NORMAL GROWING CONDITIONS, WITHIN ONE YEAR AFTER PLANTING.

TURF GRASS SHALL BE OF A SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. TURF GRASS AREAS MAY BE SODDED, PLUGGED, SPRIGGED OR SEEDED EXCEPT THAT SOLID SOD SHALL BE USED IN SWALES OR OTHER AREAS SUBJECT TO EROSION.

9. GROW BAGS AND CONTAINERS INCLUDING SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM THE ROOT BALL PRIOR TO PLANTING. ALL TWINE OR WIRE SHALL BE CUT OFF FROM AROUND THE TRUNK AT THE TOP OF THE ROOT BALL. TREES AND SHRUBS SHALL BE MULCHED TO A MINIMUM DEPTH OF TWO INCHES WITH ORGANIC MULCH AT LEAST TO THE PERIMETER OF THE ROOT BALL.

10. TREES INSTALLED OR RETAINED AS REQUIRED UNDER THIS SECTION SHALL NOT BE TOPPED OR SEVERELY PRUNED SO AS TO APPEAR STUNTED. TREES SHALL BE PRUNED AS NEEDED TO MAINTAIN HEALTH AND FORM IN SUCH A WAY THAT RETAINS OR IMPROVES THE NATURAL FORM OF THE PARTICULAR SPECIES; PROVIDED, TOPIARY MAY BE PRACTICED UPON SUITABLE SPECIES IF PROFESSIONALLY AND CONSISTENTLY MAINTAINED. THE BRANCHES OF A TREE EXTENDING OVER ANY PUBLIC SIDEWALK SHALL BE TRIMMED TO AT LEAST THE HEIGHT OF EIGHT FEET ABOVE THE SIDEWALK. THE BRANCHES OF A TREE EXTENDING OVER THE TRAVEL PORTION OF ANY PUBLIC STREET OR ALLEY USED FOR VEHICULAR TRAFFIC SHALL BE TRIMMED TO THE HEIGHT OF AT LEAST 15 FEET ABOVE THE STREET OR ALLEY. ALL LANDSCAPING INSTALLED OR RETAINED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION.

11. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.

12. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW OF OWNER OR LANDSCAPE ARCHITECT.

13. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.

14. FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.

15. ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.

16. IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.

17. LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.

18. PLANTING SOIL:

DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDED AREAS.

TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K,Ca,Mg,S,Fe,Mn,Zn,Cu,B,Al,Pb) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO PROVIDE LIST TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.

CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS, AMENDED ON-SITE SOILS, OR IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:

A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL EARTH CLODS, SODS, STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

| | |
|---|---|
| ORGANIC CONTENT | 3% – 6% FOR LAWN OR GRASS AREAS.<br>4% – 8% FOR TREE AND SHRUB PLANTERS.<br>8%–16% FOR RETENTION OR DETENTION BASINS. |
| (BY LOSS OF IGNITION AT 375 C METHOD OF TESTING) | |
| PH | 6.0 – 7.3 |

C. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.
D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75-125 LBS/SQ.IN.
E. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION, OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS. HERBICIDE APPLICATOR MUST BE LICENSED IN THE STATE OF FLORIDA.AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
F. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:
   - LOAM
   - SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%.
   - SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 28%.
G. BIORETENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
   - SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT.
   - SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR.
H. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.

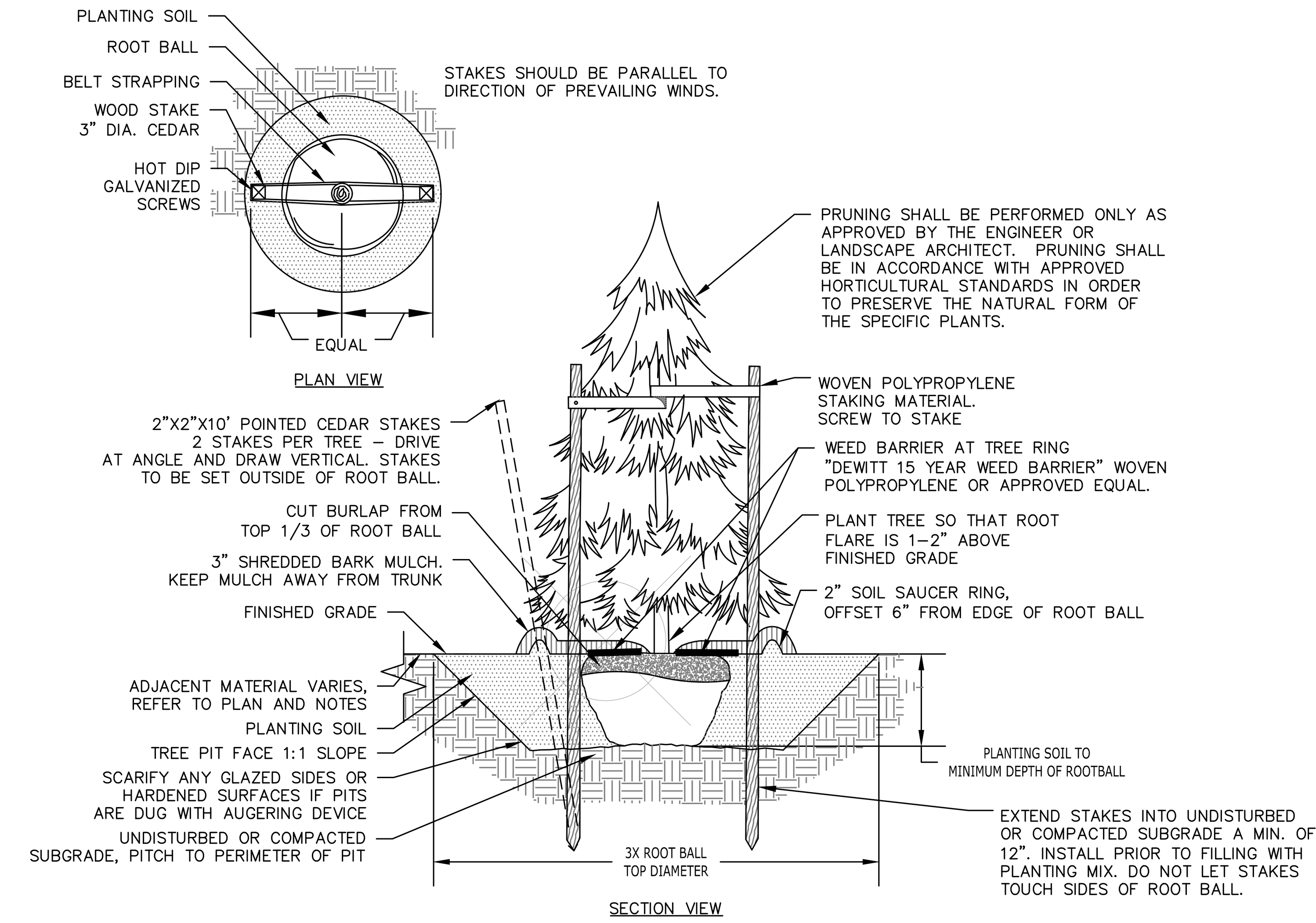
12. PLANTING AMENDMENTS:
APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A pH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

13. PLANT REQUIREMENTS: ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 3" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.

14. INSPECTION AND REVIEW:
ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS. PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.

15. PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)

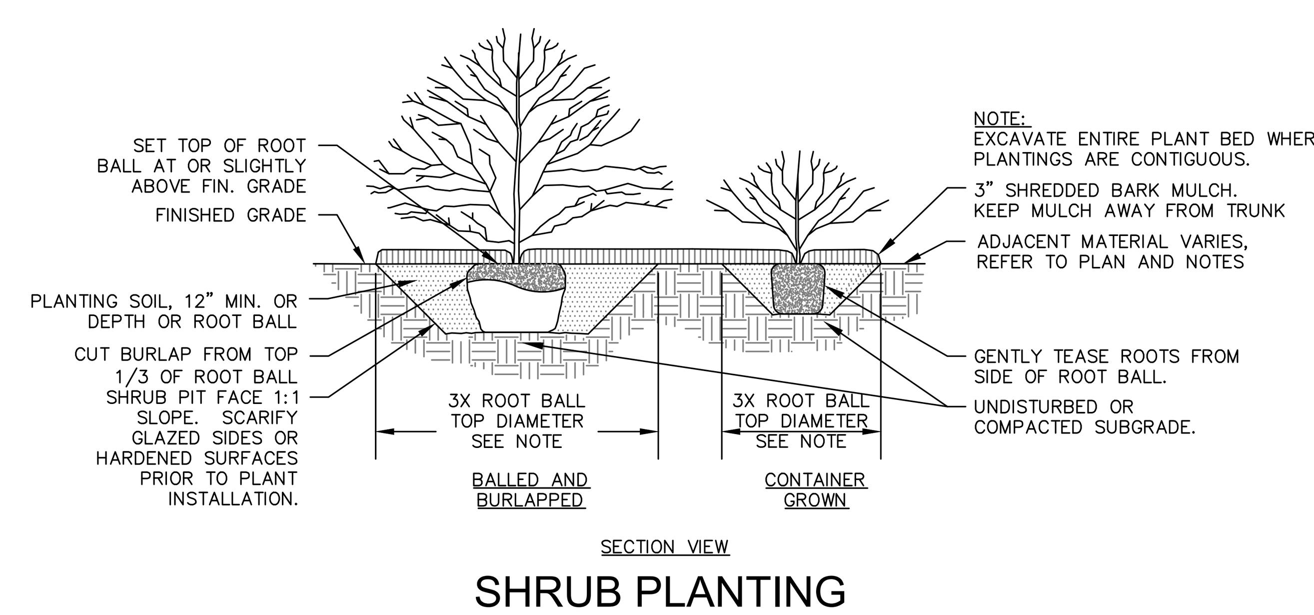
| | |
|---|---|
| EVERGREEN TREES AND SHRUBS | APRIL 15 TO NOVEMBER 15 |
| DECIDUOUS TREES AND SHRUBS | APRIL 15 TO NOVEMBER 15 |
| GROUNDCOVERS | APRIL 15 TO NOVEMBER 15 |
| PERENNIALS | APRIL 15 TO NOVEMBER 15 |
| BULBS | APRIL 15 TO NOVEMBER 15 |




NOTES:
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS TO BE PERFORMED AT CONTRACTOR'S DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESICCANT, COMPLETELY REMOVE IT FROM ROOT BALL.

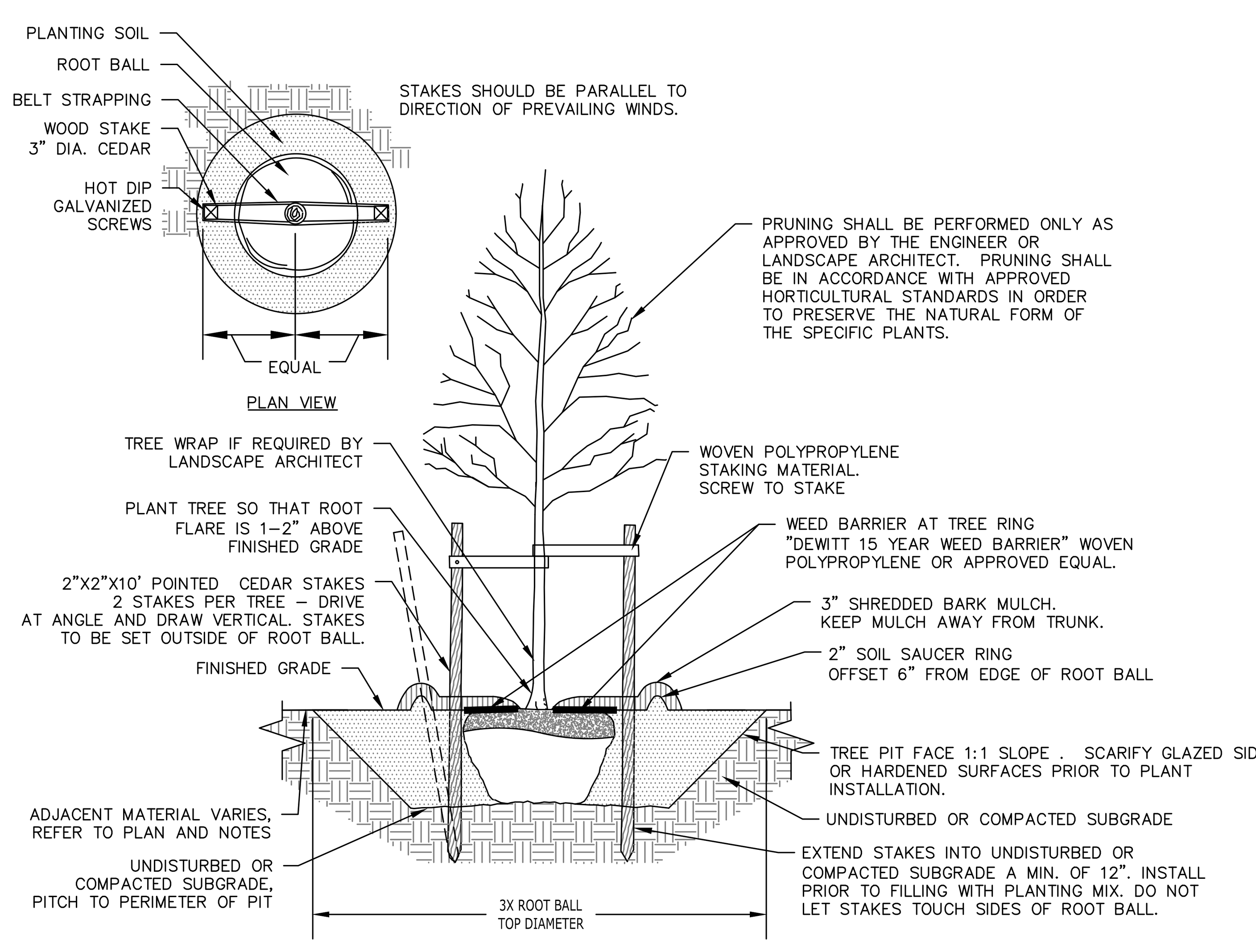
## EVERGREEN TREE PLANTING

N.T.S




## SHRUB PLANTING

N.T.S




NOTES:
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTORS DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESICCANT, COMPLETELY REMOVE IT FROM ROOT BALL.

## DECIDUOUS TREE PLANTING

N.T.S



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| Drawn | G.J.Q. |
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| Project No. | 2501450 |
| Date | 02/23/2026 |
| CAD File: | C2501450-50 |

Title
LANDSCAPE PLAN DETAILS

Sheet No.
C5.101

Xref (s): ; XB2501450-00 ; XZ2501450-01 ; XC2501450-10 ; XC2501450-00 ; XL2501450-10 ; XC2501450-30 ; XC2501450-21 ; XC2501450-20

2/23/2026, BHARGEST, G:\JOBS25\14\2501450\DWG\C2501450-50.DWG,C5.101 LANDSCAPE PLAN DETAILS.

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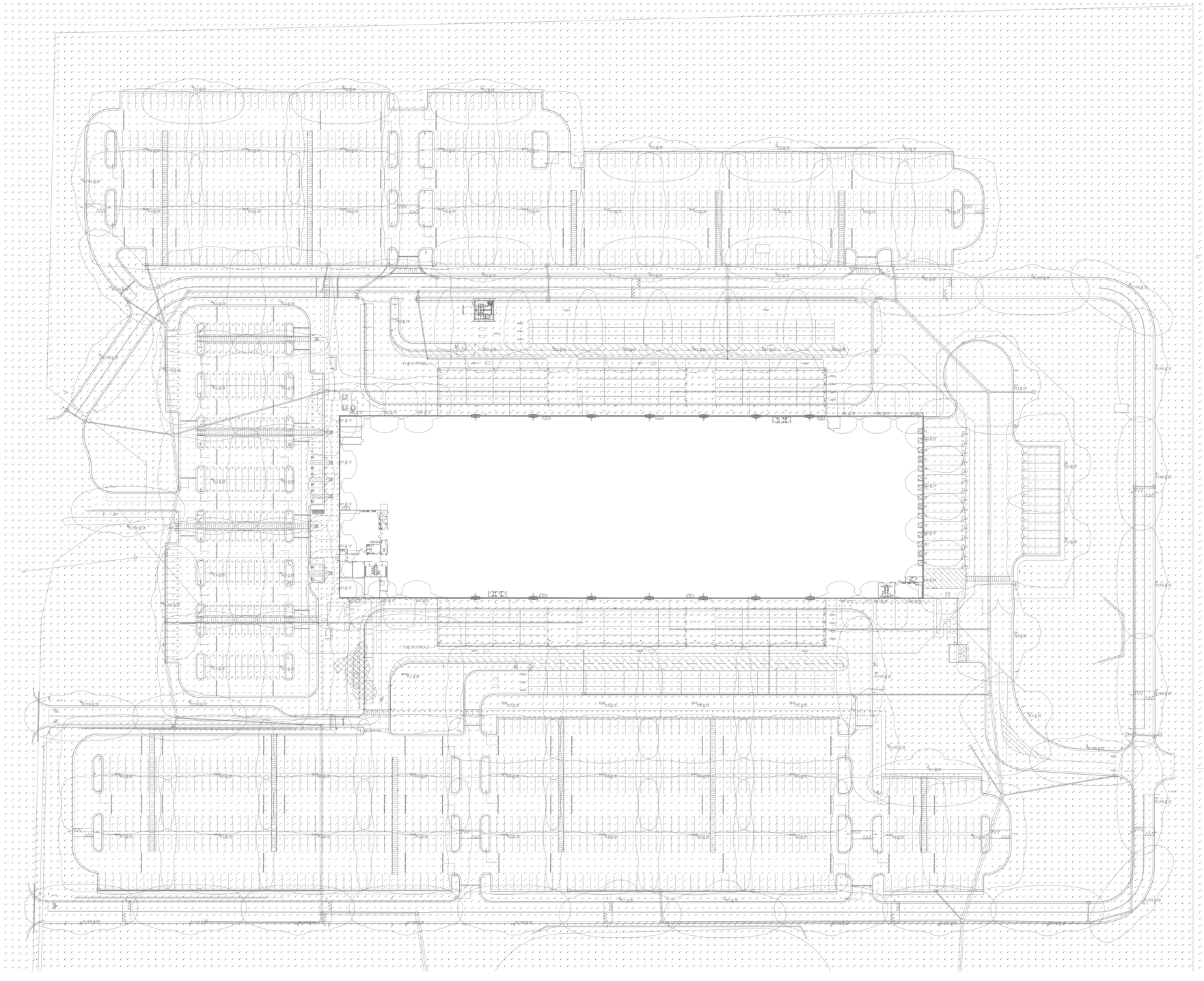

1 ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN
1" = 60'-0"

## SITE PHOTTMETRIC PLAN GENERAL NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH ALL REQUIREMENTS OF ANY LOCAL APPLICABLE CODES OR ORDINANCES, PUBLIC UTILITY COMPANY REGULATIONS, STATE CODE, AND NATIONAL ELECTRICAL CODE WITH INTERIM AMENDMENTS THERETO.
2. ALL MATERIALS SHALL CONFORM TO THE LATEST ISSUE OF ALL APPLICABLE STANDARDS AS ESTABLISHED BY EEI, NEMA, ASTM, IPCEA, NATIONAL BOARD OF FIRE UNDERWRITERS & UNDERWRITERS LABORATORIES INC.
3. THE CONTRACTOR SHALL TEST THE LIGHTING AFTER INSTALLATION WITH THE DEVELOPER/OWNER, AND PROVIDE TO DEVELOPER/OWNER WARRANTY AND MAINTENANCE INFORMATION. THE CONTRACTOR SHALL MAKE ADJUSTMENTS AND/OR MODIFICATIONS AS REQUIRED BY THE DEVELOPER/OWNER TO OBTAIN EVEN LIGHT DISTRIBUTION.
4. CONTRACTOR SHALL LEAVE ENTIRE ELECTRICAL SYSTEM INSTALLED BY THE CONTRACTOR IN PROPER WORKING CONDITION AND REPLACE WITHOUT ADDITIONAL CHARGE ALL WORK OR MATERIALS WHICH MAY DEVELOP DEFECTS WITHIN A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE BY THE ENGINEER.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL PRODUCTS, BASES AND CONDUITS TO SITE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO DELIVERY OF MATERIAL TO SITE. ALLOW A MINIMUM OF 14 WORKING DAYS FOR REVIEW. IF ALTERNATIVE LIGHTING IS PROPOSED SUBMIT A PHOTOMETRIC FOOT-CANDLE LAYOUT ALONG WITH ANNUAL MAINTENANCE REQUIREMENTS AND ANTICIPATED COSTS.
6. LIGHTS ARE DESIGNED TO PROVIDE EVEN LEVELS OF ILLUMINATION AND AVOID GLARE ONTO NEIGHBORING PROPERTIES. FINAL DESIGN MAY VARY PENDING MANUFACTURER'S RECOMMENDATIONS.
7. ALL LIGHTING CONTROLS, PANELS, CIRCUIT BREAKERS ETC. ARE TO BE PROVIDED UNDER A SEPARATE CONTRACT BY BUILDING CONTRACTOR. CAREFUL COORDINATION IS REQUIRED BETWEEN SITE CONTRACTOR AND BUILDING CONTRACTOR TO PROVIDE A COMPLETE INSTALLATION FOR SITE LIGHTING.
8. THE CONTRACTOR WILL PROVIDE AND INSTALL ALL MATERIAL NECESSARY TO COMPLETE THE SITE LIGHTING SYSTEM INCLUDING BUT NOT LIMITED TO CONDUIT, BASES, ANCHOR BOLTS, POLES SITE LIGHTS AND LAMPS. THE CONTRACTOR WILL COORDINATE WIRING AND POWERING OF LIGHTS WITH OWNER, ARCHITECT, AND BUILDING CONTRACTOR IF DIFFERENT FROM THE SITE CONTRACTOR.
9. ALL LIGHTS TO BE AS LISTED IN SCHEDULE OR APPROVED EQUIVALENT. LIGHTS SHALL BE MOUNTED ON SQUARE STRAIGHT STEEL POLES ATOP CONCRETE BASES THAT ARE SET 2' (CLEAR) BEHIND CURBS. ILLUMINATION ANALYSIS MODELED USING LIGHTING FIXTURES LISTED IN SCHEDULE.
10. LIGHT POLES, AND BRACKETS TO BE AS SHOWN ON DETAILS OR APPROVED EQUIVALENT.
11. WIRE AND CABLE SHALL BE COPPER AND CONFORM TO THE FOLLOWING NEC TYPE THHN/THWN SOLID FOR NO. 12 AND NO. 10. NEC TYPE THHN/THWN STRANDED FOR NO. 8 AND LARGER. RIGID STEEL CONDUIT SHALL BE GALVANIZED. FITTINGS SHALL BE CAST FERROUS MATERIAL WITH A CADMIUM OR ZINC PLATED FINISH.
12. ALL EQUIPMENT SHALL BE GROUNDED AND BONDED IN ACCORDANCE TO NEC.
13. COORDINATE EXACT LUMINAIRE COUNT WITH LIGHTING PLAN.

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| NO | DESCRIPTION | DATE |
|---|---|---|

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DRAWN: N.P./R.Z.
REVIEWED: J.C.
PROJECT NO.: 250140
DATE: 01/26/2026
ISSUED FOR:
60% SUBMISSION

TITLE:
ELECTRICAL SITE LIGHTING PHOTOMETRIC PLAN

SHEET NUMBER
E005

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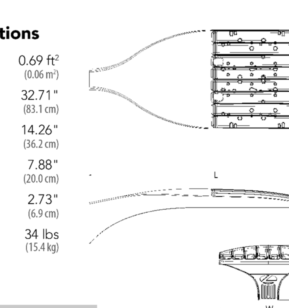

# D-Series Size 1
LED Area Luminaire

dˢᵉʳⁱᵉˢ

BAA BABA

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

| | |
|---|---|
| EPA: | 0.69 ft² (0.06 m²) |
| Length: | 32.71" (83.1 cm) |
| Width: | 14.26" (36.2 cm) |
| Height H1: | 7.88" (20.0 cm) |
| Height H2: | 2.73" (6.9 cm) |
| Weight: | 34 lbs (15.4 kg) |

Design Select options indicated by this color background.

### Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect.
*See ordering tree for details

### Ordering Information

**EXAMPLE:** DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

| Series | LEDs | Color temperature[2] | Color Rendering Index[2] | Distribution | Voltage | Mounting |
|---|---|---|---|---|---|---|
| DSX1 LED | Forward optics: P1, P2, P3, P4, P5, P6, P7, P8, P9; Rotated optics: P10[1], P11[1], P12[1], P13[1] | (this section 70CRI only) 30K 3000K, 40K 4000K, 50K 5000K; 27K 2700K, 30K 3000K, 35K 3500K, 40K 4000K, 50K 5000K | 70CRI, 70CRI, 70CRI; 80CRI, 80CRI, 80CRI, 80CRI, 80CRI | AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare[3]; T4M Type IV medium; T4LG Type IV low glare[3]; TFTM Forward throw medium; T5M Type V medium; T5LG Type V low glare; T5W Type V wide; BLC3 Type III backlight control[3]; BLC4 Type IV backlight control[3]; LCCO Left corner cutoff[3]; RCCO Right corner cutoff[3] | MVOLT (120V-277V)[4]; HVOLT (347V-480V)[5,6]; XVOLT (277V - 480V)[7,8]; 120[16,26]; 208[16,26]; 240[16,26]; 277[16,26]; 347[16,26]; 480[16,26] | Shipped included: SPA Square pole mounting (#8 drilling); RPA Round pole mounting (#8 drilling); SPA5 Square pole mounting #5 drilling[9]; RPA5 Round pole mounting #5 drilling[9]; SPA8N Square narrow pole mounting #8 drilling; WBA Wall bracket[10]; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon) |

| Control options | Other options | Finish (required) |
|---|---|---|
| Shipped installed: NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21]; PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21]; PER NEMA twist-lock receptacle only (controls ordered separate)[14]; PER5 Five-pin receptacle only (controls ordered separate)[14,21]; PER7 Seven-pin receptacle only (controls ordered separate)[14,21]; FAO Field adjustable output[15,21]; BL30 Bi-level switched dimming, 30%[16,21]; BL50 Bi-level switched dimming, 50%[16,21]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17]; DS Dual switching[18,19,21] | Shipped installed: SPD20KV 20KV surge protection; HS Houseside shield (black finish standard)[22]; L90 Left rotated optics[1]; R90 Right rotated optics[1]; CCE Coastal Construction[23]; HA 50°C ambient operation[24]; BAA Buy America(n) Act and/or Build America Buy America Qualified; SF Single fuse (120, 277, 347V)[26]; DF Double fuse (208, 240, 480V)[26]; Shipped separately: EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required) | DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white |

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### Performance Data

#### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient | | Lumen Multiplier |
|---|---|---|
| 0°C | 32°F | 1.04 |
| 5°C | 41°F | 1.04 |
| 10°C | 50°F | 1.03 |
| 15°C | 50°F | 1.02 |
| 20°C | 68°F | 1.01 |
| **25°C** | **77°C** | **1.00** |
| 30°C | 86°F | 0.99 |
| 35°C | 95°F | 0.98 |
| 40°C | 104°F | 0.97 |

#### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours | Lumen Maintenance Factor |
|---|---|
| 0 | 1.00 |
| 25,000 | 0.95 |
| 50,000 | 0.90 |
| 100,000 | 0.81 |

#### FAO Dimming Settings

| FAO Position | % Wattage | % Lumen Output |
|---|---|---|
| 8 | 100% | 100% |
| 7 | 93% | 95% |
| 6 | 80% | 85% |
| 5 | 66% | 73% |
| 4 | 54% | 61% |
| 3 | 41% | 49% |
| 2 | 29% | 36% |
| 1 | 15% | 20% |

*Note: Calculated values are based on original performance package data. When calculating new values for given FAO position, use maximum published values by package listed on specification sheet (input watts and lumens by optic type).

#### Electrical Load

| | Performance Package | LED Count | Drive Current (mA) | Wattage | 120V | 208V | 240V | 277V | 347V | 480V |
|---|---|---|---|---|---|---|---|---|---|---|
| Forward Optics (Non-Rotated) | P1 | 30 | 530 | 51 | 0.42 | 0.24 | 0.21 | 0.18 | 0.15 | 0.11 |
| | P2 | 30 | 700 | 68 | 0.56 | 0.33 | 0.28 | 0.24 | 0.20 | 0.14 |
| | P3 | 30 | 1050 | 104 | 0.85 | 0.49 | 0.43 | 0.37 | 0.29 | 0.21 |
| | P4 | 30 | 1250 | 125 | 1.03 | 0.60 | 0.52 | 0.45 | 0.36 | 0.26 |
| | P5 | 30 | 1400 | 142 | 1.15 | 0.66 | 0.58 | 0.50 | 0.40 | 0.29 |
| | P6 | 40 | 1250 | 167 | 1.38 | 0.79 | 0.69 | 0.60 | 0.48 | 0.34 |
| | P7 | 40 | 1400 | 188 | 1.54 | 0.89 | 0.77 | 0.67 | 0.53 | 0.38 |
| | P8 | 60 | 1100 | 216 | 1.80 | 1.04 | 0.90 | 0.78 | 0.62 | 0.45 |
| | P9 | 60 | 1400 | 279 | 2.31 | 1.33 | 1.15 | 1.00 | 0.80 | 0.58 |
| Rotated Optics (Requires L90 or R90) | P10 | 60 | 530 | 101 | 0.84 | 0.49 | 0.42 | 0.37 | 0.29 | 0.21 |
| | P11 | 60 | 700 | 135 | 1.12 | 0.65 | 0.56 | 0.49 | 0.39 | 0.28 |
| | P12 | 60 | 1050 | 206 | 1.72 | 0.99 | 0.86 | 0.74 | 0.59 | 0.43 |
| | P13 | 60 | 1400 | 279 | 2.30 | 1.33 | 1.15 | 1.00 | 0.79 | 0.57 |

(Current (A) columns: 120V–480V)

#### LED Color Temperature / Color Rendering Multipliers

| | 70 CRI Lumen Multiplier | 70 CRI Availability | 80CRI Lumen Multiplier | 80CRI Availability | 90CRI Lumen Multiplier | 90CRI Availability |
|---|---|---|---|---|---|---|
| 5000K | 102% | Standard | 92% | Extended lead-time | 71% | (see note) |
| 4000K | 100% | Standard | 92% | Extended lead-time | 67% | (see note) |
| 3500K | 100% | (see note) | 90% | Extended lead-time | 63% | (see note) |
| 3000K | 96% | Standard | 87% | Extended lead-time | 61% | (see note) |
| 2700K | 94% | (see note) | 85% | Extended lead-time | 57% | (see note) |

Note: Some LED types are available as per special request. Contact Technical Support for more information.

#### Motion Sensor Default Settings

| Option | Unoccupied Dimmed Level | High Level (when occupied) | Photocell Operation | Dwell Time | Ramp-up Time | Dimming Fade Rate |
|---|---|---|---|---|---|---|
| PIR | 30% | 100% | Enabled @ 2FC | 7.5 min | 3 sec | 5 min |
| NLTAIR2 PIRHN | 30% | 100% | Enabled @ 2FC | 7.5 min | 3 sec | 5 min |

#### Controls Options

| Nomenclature | Description | Functionality | Primary control device | Notes |
|---|---|---|---|---|
| FAO | Field adjustable output device installed inside the luminaire; wired to the driver dimming leads. | Allows the luminaire to be manually dimmed, effectively trimming the light output. | FAO device | Cannot be used with other controls options that need the 0-10V leads |
| DS (not available on DSX0) | Drivers wired independently for 50/50 luminaire operation | The luminaire is wired to two separate circuits, allowing for 50/50 operation. | Independently wired drivers | Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative. |
| PER5 or PER7 | Twist-lock photocell receptacle | Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals. | Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM. | Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads. |
| PIR | Motion sensor with integral photocell. Sensor suitable for 8' to 40' mounting height. | Luminaires dim when no occupancy is detected. | Acuity Controls rSBG | Cannot be used with other controls options that need the 0-10V leads. |
| NLTAIR2 PIRHN | nLight AIR enabled luminaire for motion sensing, photocell and wireless communication. | Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse. | nLight Air rSBG | nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used with other controls options that need the 0-10V leads. |
| BL30 or BL50 | Integrated bi-level device that allows a second control circuit to switch all light engines to either 30% or 50% light output | BLC device provides input to 0-10V dimming leads on all drivers providing either 100% or dimmed (30% or 50%) control by a secondary circuit | BLC UVOLT1 | BLC device is powered off the 0-10V dimming leads, thus can be used with any input voltage from 120 to 480V |

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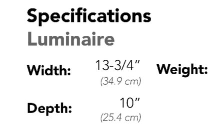
1 DSX1 SPEC SHEETS
NOT TO SCALE

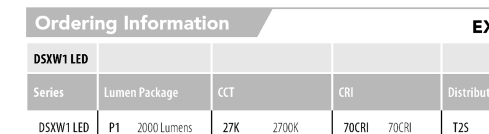
### SITE LIGHTING LUMINAIRE SCHEDULE

| Symbol | Label | QTY | Catalog Number | Description | Number Lamps | Lumens per Lamp | LLF | Wattage | Polar Plot |
|---|---|---|---|---|---|---|---|---|---|
| □ | PL1 | 4 | DSX1 LED P7 30K 80CRI T2M | D-Series Size 1 Area Luminaire P7 Performance Package 3000K CCT 80 CRI Type 2 Medium | 1 | 19124 | 0.9 | 184.43 | Max: 14611cd |
| □ | PL1/ HS | 27 | DSX1 LED P7 30K 80CRI T2M HS | D-Series Size 1 Area Luminaire P7 Performance Package 3000K CCT 80 CRI Type 2 Medium Houseside Shield | 1 | 16593 | 0.9 | 184.4348 | Max: 14611cd |
| □ | PL2 | 9 | DSX1 LED P5 30K 80CRI T2M HS | D-Series Size 1 Area Luminaire P5 Performance Package 3000K CCT 80 CRI Type 2 Medium Houseside Shield | 1 | 13172 | 0.9 | 138.1649 | Max: 11599cd |
| □ | PL3 | 11 | DSX1 LED P8 30K 80CRI TFTM | D-Series Size 1 Area Luminaire P8 Performance Package 3000K CCT 80 CRI Forward Throw | 1 | 24951 | 0.9 | 215.77 | Max: 22480cd |
| □ | PL4 | 13 | DSX1 LED P9 30K 80CRI T5W | D-Series Size 1 Area Luminaire P9 Performance Package 3000K CCT 80 CRI Type 5 Wide | 1 | 31432 | 0.9 | 277.07 | Max: 20740cd |
| □ □ | PL5 | 36 | DSX1 LED P7 30K 80CRI T5W | D-Series Size 1 Area Luminaire P7 Performance Package 3000K CCT 80 CRI Type 5 Wide | 1 | 20529 | 0.9 | 368.86 | Max: 13546cd |
| | WA1 | 17 | DSXW1 P7 30K T4M | 10000 3000K 70CRI Type 4 Medium | 1 | 9721 | 0.9 | 72.52 | Max: 7443cd |
| | WA2 | 4 | DSXW2 P7 30K 80CRI TFTM | 14000 3000K 80CRI Forward Throw Medium | 1 | 12623 | 0.9 | 103.84 | Max: 9276cd |
| ○ | F1 | 132 | | TO-150W-4000K | 1 | 21825 | 0.9 | 145.288 | Max: 9000cd |

### STATISTICS

| Description | Symbol | Avg | Max | Min | Max/Min | Avg/Min |
|---|---|---|---|---|---|---|
| ZONE 1 - EMPLOYEE PARKING | + | 2.0 fc | 3.3 fc | 0.9 fc | 3.7:1 | 2.2:1 |
| ZONE 2 - VAN PARKING NORTH | + | 2.2 fc | 3.6 fc | 0.9 fc | 4.0:1 | 2.4:1 |
| ZONE 3 - VAN PARKING SOUTH | + | 2.2 fc | 3.2 fc | 0.9 fc | 3.6:1 | 2.4:1 |
| ZONE 4 - VAN QUEUING AREA | × | 1.9 fc | 2.4 fc | 1.5 fc | 1.6:1 | 1.3:1 |
| ZONE 4 - VAN QUEUING AREA | × | 2.5 fc | 3.5 fc | 2.1 fc | 1.7:1 | 1.2:1 |
| ZONE 5 - VAN LOADING CANOPY NORTH | □ | 27.5 fc | 30.2 fc | 22.3 fc | 1.4:1 | 1.2:1 |
| ZONE 6 - VAN LOADING CANOPY SOUTH | □ | 27.6 fc | 30.3 fc | 21.7 fc | 1.4:1 | 1.3:1 |
| ZONE 7 - LOADING DOCKS | + | 1.9 fc | 2.8 fc | 1.1 fc | 2.5:1 | 1.7:1 |
| ZONE 8 - TRUCK COURT | + | 1.2 fc | 3.2 fc | 0.5 fc | 6.4:1 | 2.4:1 |
| ZONE 9 - ACCESS DRIVES | ◇ | 5.0 fc | 21.9 fc | 1.2 fc | 18.3:1 | 4.2:1 |
| ZONE 9 - ACCESS DRIVES | ◇ | 2.3 fc | 24.6 fc | 0.2 fc | 123.0:1 | 11.5:1 |
| ZONE 10 PEDESTRIAN WALKWAYS | □ | 2.9 fc | 24.9 fc | 0.9 fc | 27.7:1 | 3.2:1 |
| ZONE 11 - LANDSCAPE SPILL | ⋇ | 0.3 fc | 5.3 fc | 0.0 fc | N/A | N/A |
| ZONE 12 - SPILL | ◇ | 0.0 fc | 2.3 fc | 0.0 fc | N/A | N/A |





# D-Series Size 1
LED Wall Luminaire

dˢᵉʳⁱᵉˢ

BAA BABA

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

**Luminaire**

Width: 13-3/4" (34.9 cm) Weight: 12 lbs (5.4 kg)
Depth: 10" (25.4 cm)
Height: 6-3/8" (16.2 cm)

**Back Box (BBW, E20WC)**

Width: 13-3/4" (34.9 cm) BBW Weight: 5 lbs (2.3 kg)
Depth: 4" (10.2 cm) E20WC Weight: 10 lbs (4.5 kg)
Height: 6-3/8" (16.2 cm)

For 3/4" NPT side-entry conduit (BBW only)

### Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and significant energy savings, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

### Ordering Information

**EXAMPLE:** DSXW1 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW1 LED

| Series | Lumen Package | CCT | CRI | Distribution | Voltage | Mounting | Control Options |
|---|---|---|---|---|---|---|---|
| DSXW1 LED | P1 2000 Lumens; P2 2200 Lumens; P3 3200 Lumens; P4 4300 Lumens; P5 5200 Lumens; P6 7200 Lumens; P7 10000 Lumens | 27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K; 57K 5700K; AMBPC Amber PC[3]; AMBLW Amber LW[1,3] | 70CRI 70CRI; 80CRI 80CRI[2]; AMCRI Amber CRI | T2S Type 2 Short; T2M Type 2 Medium; T3LG Type 3 Low Glare[4]; T3M Type 3 Medium; T4M Type 4 Medium; TFTM Forward Throw Medium; BLC3 Back Light Control Type 3[4]; BLC4 Back Light Control Type 4[4] | MVOLT; 120[5]; 208[5]; 240[5]; 277[5]; 347[5,6]; 480[5,6]; HVOLT[6] | Shipped included: SRM Surface mounting bracket; BBW Surface-mounted back box (for conduit entry)[7] | Shipped installed: PE Photoelectric cell, button type[8]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); PIR 180° motion/ambient light sensor, <15' mtg ht[9]; PIRH 180° motion/ambient light sensor, 15-30' mtg ht[9]; PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[9]; PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[9]; E20WC 20 Watt Emergency battery backup (includes external component enclosure), CA Title 20 Compliant[10]; E10WH 10 Watt Emergency battery backup (includes external component enclosure), CA Title 20 compliant[10] |

| Other Options | Finish (required) |
|---|---|
| Shipped installed: SF Single fuse (120, 277 or 347V)[5,11]; DF Double fuse (208, 240 or 480V)[5,11]; HS House-side shield[12]; SPD Separate surge protection. Shipped separately[12]: BSW Bird-deterrent spikes; VG Vandal guard; DDL Diffused drop lens | DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone |

**Accessories**

Ordered and shipped separately.

| | |
|---|---|
| DSXWHS U | House-side shield (one per light engine) |
| DSXWBSW U | Bird-deterrent spikes |
| DSXW1VG U | Vandal guard accessory |

**NOTES**

1 Only available with P1 and P6 Packages.
2 Not available with 57K.
3 Only Available with AMCRI.
4 Not available with HS Option.
5 Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
6 Not available with P1 package. Not available with motion/ambient light sensors (PIR or PIRH). Not Available with DMG.
7 Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory. Not Available with E20WC or E10WH.
8 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
9 Reference Motion Sensor table on page 3. Not available with DMG.
10 Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with SF and DF fusing. Not available with 347, 480, HVOLT voltage options. Emergency components located in back box housing. Not available with SPD.
11 Not available with E20WC and E10WH.
12 Also available as a separate accessory; see Accessories information.

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### Performance Data

#### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient | | Lumen Multiplier |
|---|---|---|
| 0°C | 32°F | 1.04 |
| 10°C | 50°F | 1.02 |
| 20°C | 68°F | 1.01 |
| 25°C | 77°F | 1.00 |
| 30°C | 86°F | 0.99 |
| 40°C | 104°F | 0.98 |

#### Electrical Load

| Performance Package | LEDs | Drive Current (mA) | System Watts | 120V | 208V | 240V | 277V | 347V | 480V |
|---|---|---|---|---|---|---|---|---|---|
| DSXW1 P1 | 10 | 375 | 12 | 0.10 | 0.06 | 0.05 | 0.04 | - | - |
| DSXW1 P2 | 10 | 450 | 15 | 0.12 | 0.07 | 0.06 | 0.05 | 0.04 | 0.03 |
| DSXW1 P3 | 10 | 650 | 21 | 0.18 | 0.10 | 0.09 | 0.08 | 0.06 | 0.05 |
| DSXW1 P4 | 10 | 875 | 29 | 0.24 | 0.14 | 0.12 | 0.10 | 0.08 | 0.06 |
| DSXW1 P5 | 10 | 1125 | 37 | 0.30 | 0.18 | 0.16 | 0.14 | 0.11 | 0.08 |
| DSXW1 P6 | 20 | 750 | 48 | 0.39 | 0.24 | 0.20 | 0.18 | 0.14 | 0.10 |
| DSXW1 P7 | 20 | 1150 | 73 | 0.60 | 0.36 | 0.31 | 0.27 | 0.21 | 0.15 |

(Current (A) columns: 120V–480V)

#### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED P7** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours | 0 | 25,000 | 50,000 | 100,000 |
|---|---|---|---|---|
| Lumen Maintenance Factor | 1.0 | 0.95 | 0.91 | 0.82 |

#### Motion Sensor Default Settings

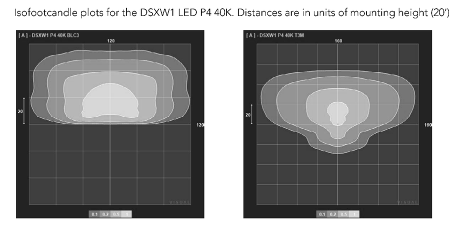
| Option | Dimmed State | High Level (when triggered) | Photocell Operation | Dwell Time | Ramp-up Time | Ramp-down Time |
|---|---|---|---|---|---|---|
| PIR or PIRH | 3V (37%) Output | 10V (100%) Output | Enabled @ 5FC | 5 min | 3 sec | 5 min |
| *PIR1FC3V or PIRH1FC3V | 3V (37%) Output | 10V (100%) Output | Enabled @ 1FC | 5 min | 3 sec | 5 min |

*For use when motion sensor is used as dusk to dawn control

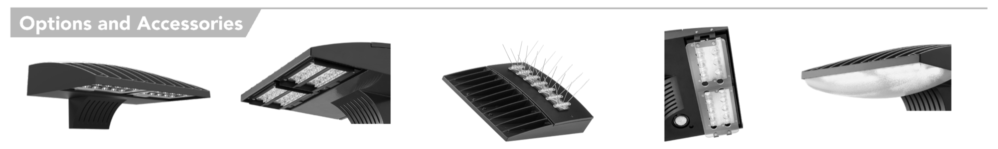
### Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Wall Size 1 homepage.

Isofootcandle plots for the DSXW1 LED P4 40K. Distances are in units of mounting height (20').



### Options and Accessories



T3M (left) HS - House-side shields BSW - Bird-deterrent spikes VG - Vandal guard DDL - Diffused drop lens

### FEATURES & SPECIFICATIONS

**INTENDED USE**
The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

**CONSTRUCTION**
Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. IP66 rated light engine.

**FINISH**
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

**OPTICS**
Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in multiple CCTs and CRIs including Amber for specialized applications.

**ELECTRICAL**
Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 6KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

**INSTALLATION**
Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

**LISTINGS**
CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

**GOVERNMENT PROCUREMENT**
BAA – Buy America(n) Act: Product qualifies as a domestic end product under the Buy American Act as implemented in the FAR and DFARS. Product also qualifies as manufactured in the United States under DOT Buy America regulations.
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

**WARRANTY**
Five-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

**Note:** Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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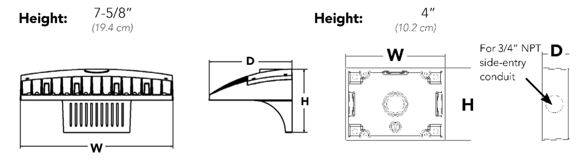
2 DSXW1 SPEC SHEETS
NOT TO SCALE



# D-Series Size 2
LED Wall Luminaire

dˢᵉʳⁱᵉˢ

BAA BABA

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

### Specifications

**Luminaire**

Width: 18-1/2" (47.0 cm) Weight: 21 lbs (9.5 kg)
Depth: 10" (25.4 cm)
Height: 7-5/8" (19.4 cm)

**Back Box (BBW)**

Width: 5-1/2" (14.0 cm) BBW Weight: 1 lbs (0.5 kg)
Depth: 1-1/2" (3.8 cm)
Height: 4" (10.2 cm)

For 3/4" NPT side-entry conduit

A+ Capable options indicated by this color background.

### A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background1

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

### Ordering Information

**EXAMPLE:** DSXW2 LED P2 40K 70CRI T3M MVOLT SRM DDBTXD

DSXW2 LED

| Series | Lumen Package | CCT | CRI | Distribution | Voltage | Mounting | Control Options |
|---|---|---|---|---|---|---|---|
| DSXW2 LED | P1 4200 Lumens; P2 5300 Lumens; P3 6100 Lumens; P4 7200 Lumens; P5 8200 Lumens; P6 10000 Lumens; P7 14300 Lumens | 27K 2700K; 30K 3000K; 35K 3500K; 40K 4000K; 50K 5000K; 57K 5700K; AMBPC Amber PC[1]; AMBLW Amber LW[2] | 70CRI 70CRI; 80CRI 80CRI[3]; AMCRI Amber CRI | T2S Type 2 Short; T2M Type 2 Medium; T3LG Type 3 Low Glare[4]; T3M Type 3 Medium; T4M Type 4 Medium; TFTM Forward Throw Medium; BLC3 Back Light Control Type 3[4]; BLC4 Back Light Control Type 4[4] | MVOLT; 120[5]; 208[5]; 240[5]; 277[5]; 347[5,6]; 480[5,6]; HVOLT[6] | Shipped included: SRM Surface mounting bracket; Shipped separately[15]: BBW Surface-mounted back box (for conduit entry) | Shipped installed: PE Photoelectric cell, button type[7]; PER NEMA twist-lock receptacle only (control ordered separate)[8]; PER5 Five-wire receptacle only (control ordered separate)[8,9]; PER7 Seven-wire receptacle only (control ordered separate)[8,9]; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately); PIR 180° motion/ambient light sensor,<15' mtg ht[10,11]; PIRH 180° motion/ambient light sensor, 15-30' mtg ht[10,11]; PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[11,12]; PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12] |

| Other Options | Finish (required) |
|---|---|
| Shipped installed: SF Single fuse (120, 277, 347V)[5]; DF Double fuse (208, 240, 480V)[5]; HS House-side shield; SPD Separate surge protection[13]. Shipped separately[15]: BSW Bird-deterrent spikes; VG Vandal guard | DDBXD Dark bronze; DBLXD Black; DNAXD Natural aluminum; DWHXD White; DSSXD Sandstone; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white; DSSTXD Textured sandstone |

LITHONIA LIGHTING. COMMERCIAL OUTDOOR



### Performance Data

#### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

| Ambient | | Lumen Multiplier |
|---|---|---|
| 0°C | 32°F | 1.04 |
| 10°C | 50°F | 1.02 |
| 20°C | 68°F | 1.01 |
| 25°C | 77°F | 1.00 |
| 30°C | 86°F | 0.99 |
| 40°C | 104°F | 0.97 |

#### Electrical Load

| Performance Package | LEDs | Drive Current (mA) | System Watts | 120V | 208V | 240V | 277V | 347V | 480V |
|---|---|---|---|---|---|---|---|---|---|
| DSXW2 P1 | 20 | 425 | 27 | 0.22 | 0.13 | 0.11 | 0.09 | - | - |
| DSXW2 P2 | 20 | 550 | 35 | 0.29 | 0.17 | 0.14 | 0.12 | 0.10 | 0.07 |
| DSXW2 P3 | 20 | 650 | 41 | 0.34 | 0.20 | 0.17 | 0.15 | 0.12 | 0.09 |
| DSXW2 P4 | 20 | 775 | 49 | 0.41 | 0.24 | 0.21 | 0.18 | 0.14 | 0.10 |
| DSXW2 P5 | 20 | 900 | 57 | 0.47 | 0.27 | 0.24 | 0.20 | 0.16 | 0.12 |
| DSXW2 P6 | 30 | 725 | 71 | 0.56 | 0.33 | 0.29 | 0.25 | 0.19 | 0.14 |
| DSXW2 P7 | 30 | 1100 | 104 | 0.86 | 0.49 | 0.42 | 0.37 | 0.30 | 0.22 |

(Current (A) columns: 120V–480V)

#### Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW2 LED P7** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

| Operating Hours | 0 | 25,000 | 50,000 | 100,000 |
|---|---|---|---|---|
| Lumen Maintenance Factor | 1.0 | 0.95 | 0.91 | 0.82 |

#### Motion Sensor Default Settings

| Option | Dimmed State | High Level (when triggered) | Photocell Operation | Dwell Time | Ramp-up Time | Ramp-down Time |
|---|---|---|---|---|---|---|
| PIR or PIRH | 3V (37%) Output | 10V (100%) Output | Enabled @ 5FC | 5 min | 3 sec | 5 min |
| *PIR1FC3V or PIRH1FC3V | 3V (37%) Output | 10V (100%) Output | Enabled @ 1FC | 5 min | 3 sec | 5 min |

*For use when motion sensor is used as dusk to dawn control

#### PER Table

| Control | PER (3 wire) | PER5 (5 wire) | Wire 4/Wire5 | PER7 (7 wire) | Wire 4/Wire5 | Wire 6/Wire7 |
|---|---|---|---|---|---|---|
| Photocontrol Only (On/Off) | Recommended | Alternate | Wired to dimming leads on driver | Alternate | Wired to dimming leads on driver | Wires Capped inside fixture |
| ROAM | Will not work | Recommended | Wired to dimming leads on driver | Alternate | Wired to dimming leads on driver | Wires Capped inside fixture |
| ROAM with Motion | Will not work | Alternate | Wired to dimming leads on driver | Alternate | Wired to dimming leads on driver | Wires Capped inside fixture |
| Futureproof* | Will not work | Alternate | Wired to dimming leads on driver | Recommended | Wired to dimming leads on driver | Wires Capped inside fixture |
| Futureproof* with Motion | Will not work | Alternate | Wired to dimming leads on driver | Recommended | Wired to dimming leads on driver | Wires Capped inside fixture |

✓ Recommended
⃠ Will not work
▲ Alternate

*Futureproof means: Ability to change controls in the future.

LITHONIA LIGHTING. COMMERCIAL OUTDOOR



3 DSXW2 SPEC SHEETS
NOT TO SCALE

Architecture Engineering Environmental Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

PROJECT MALIBU
SHEBOYGAN, WI

REVISIONS

| NO | DATE | DESCRIPTION |
|---|---|---|

| | |
|---|---|
| DESIGNED: | N.P./R.Z. |
| DRAWN: | N.P./R.Z. |
| REVIEWED: | J.C. |
| PROJECT NO.: | 2501450 |
| DATE: | 01/26/2026 |

ISSUED FOR:
60% SUBMISSION

TITLE:
ELECTRICAL SITE SCHEDULES

SHEET NUMBER
E006

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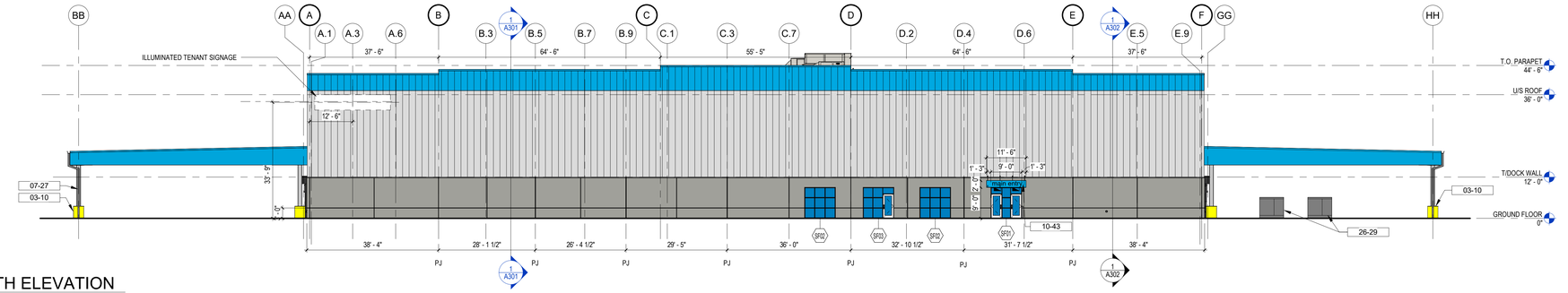
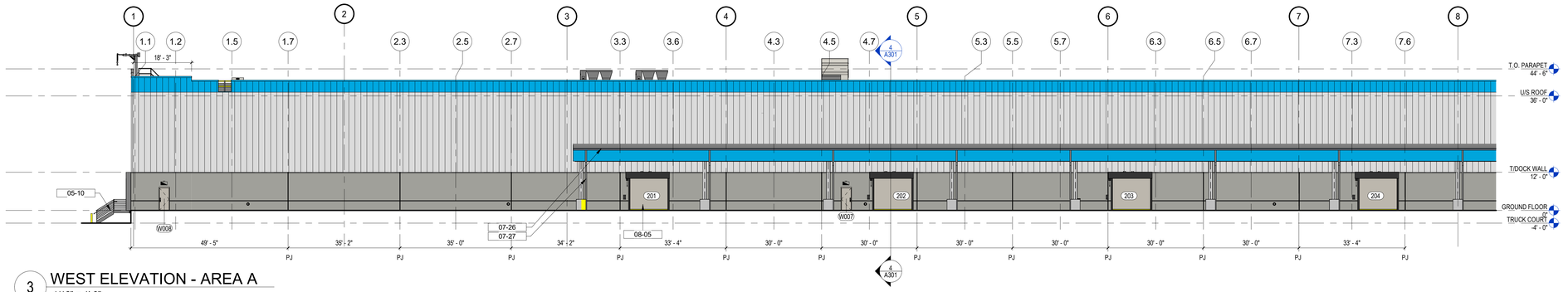
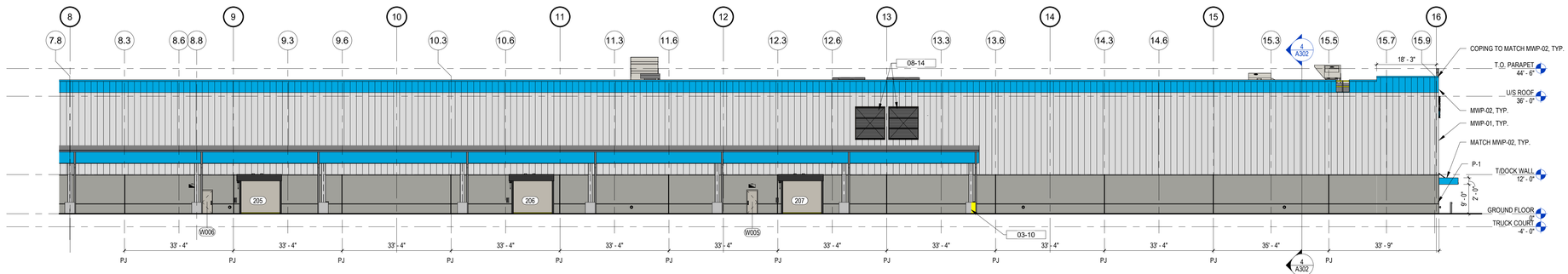


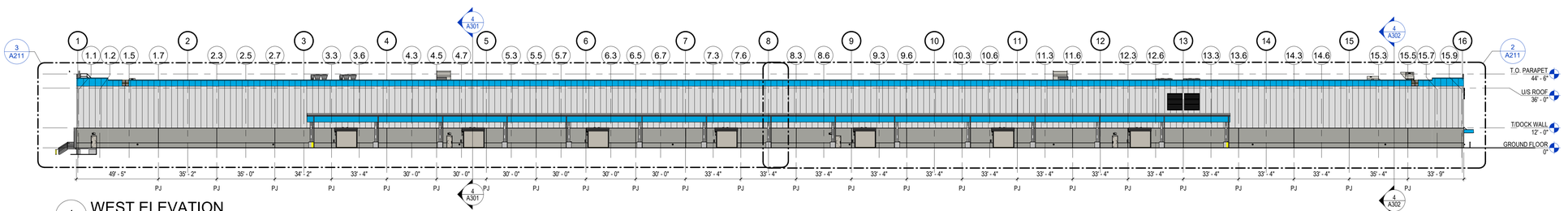

## 4 SOUTH ELEVATION
1/16" = 1'-0"




## 3 WEST ELEVATION - AREA A
1/16" = 1'-0"




## 2 WEST ELEVATION - AREA B
1/16" = 1'-0"




## 1 WEST ELEVATION
1" = 30'-0"

## EXTERIOR ELEVATION GENERAL NOTES

1. ALL EXTERIOR DOORS SHALL BE FULLY WEATHERPROOFED.
2. REFER TO A600 SERIES DRAWINGS FOR DOOR, WINDOW AND STOREFRONT INFORMATION.
3. HOLD ALL VERTICAL DIMENSIONS.
4. HORIZONTAL DIMENSIONS OF REVEALS (NOT PANELS) DIMENSIONS CAN BE +/- FOR PANEL CONSTRUCTION.
5. SEE TYPICAL REVEAL AND PANEL JOINT DETAILS ON A022.
6. SEE SPEC 09 0600 FOR DESIGN STANDARD FINISH LEGEND.

## EXTERIOR ELEVATION LEGEND

PARTITION TAG
WINDOW TAG
DOOR TAG
GLAZING TAG
PANEL JOINT

MATERIALS

METAL PANEL
GLASS
PRECAST PANEL

## EXTERIOR COLOR LEGEND

P-1 (FIELD APPLIED COATING)
SHERWIN WILLIAMS
'SW 7646'

MWP-01
AEP SPAN
HR-36
COLOR TO MATCH "P-1"

MWP-02
AEP SPAN
HR-36
COLOR TO MATCH: PANTONE 2995C BLUE

| BUILDING ELEMENTS | COLOR |
|---|---|
| METAL COPING | COLOR TO MATCH "MWP-02" |
| METAL DOWNSPOUTS AND GUTTERS | COLOR TO MATCH "P-1" |
| HOLLOW METAL DOORS AND FRAMES | COLOR TO MATCH "PT-08" |
| EXTERIOR METAL RAILINGS, STAIRS AND LANDINGS | GALVANIZED - NO PAINT |
| ALL EXPOSED CANOPY STEEL | "P-1" |
| ASSOCIATE ENTRY CANOPY/ LOADING CANOPY FASCIA | COLOR TO MATCH "MWP-02" |
| BOLLARDS | SAFETY YELLOW |
| COLUMN BASE / COLUMN PROTECTION | OSHA CAUTION YELLOW BLACK DIAGONAL STRIPES |
| STOREFRONT | CLEAR ANODIZED |

KEYNOTES

| # | DESCRIPTION |
|---|---|
| 03-10 | CONCRETE COLUMN PROTECTION, PAINT - REFER TO COLOR LEGEND |
| 05-10 | PRE-FAB METAL STAIR AT TRUCK COURT, GALVANIZED (NO PAINT). |
| 07-26 | PREFINISHED METAL CANOPY GUTTER |
| 07-27 | PREFINISHED METAL DOWNSPOUT, TYPICAL AS NOTED. PAINT TO MATCH ADJACENT SIDING - CONNECT DIRECTLY TO STORM WATER SYSTEM - COORDINATE WITH CIVIL |
| 08-05 | COILING OVERHEAD LOAD OUT DOOR (INSULATED), PRIMED AND FIELD PAINTED, PAINT - REFER TO COLOR LEGEND |
| 08-14 | ALUMINUM LOUVER, PRIMED, FIELD FINISH TO MATCH PANEL |
| 10-43 | ARCHITECTURAL METAL CANOPY OVER ASSOCIATE ENTRY |
| 26-29 | BUILDING SERVICE TRANSFORMER AND PAD/VAULT PROVIDED BY THE CONTRACTOR. |

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

# PROJECT MALIBU
AMZL STAHL ROAD & SOUTH TAYLOR, SHEBOYGAN, WI 53081

REVISIONS

| NO | DATE | DESCRIPTION |
|---|---|---|

DESIGNED: BR
DRAWN: BR
REVIEWED: DM
PROJECT NO.: 2501450
DATE: 01/26/2026
ISSUED FOR:
60% SUBMISSION

TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER
A211

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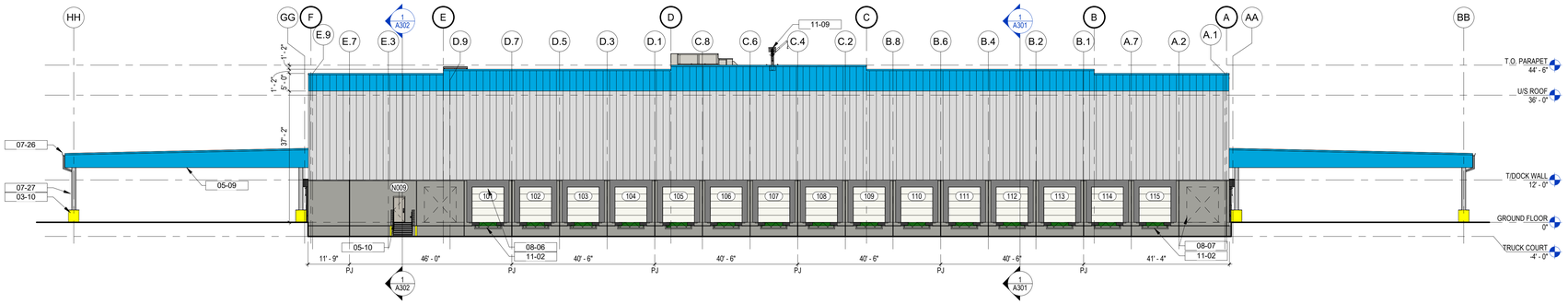
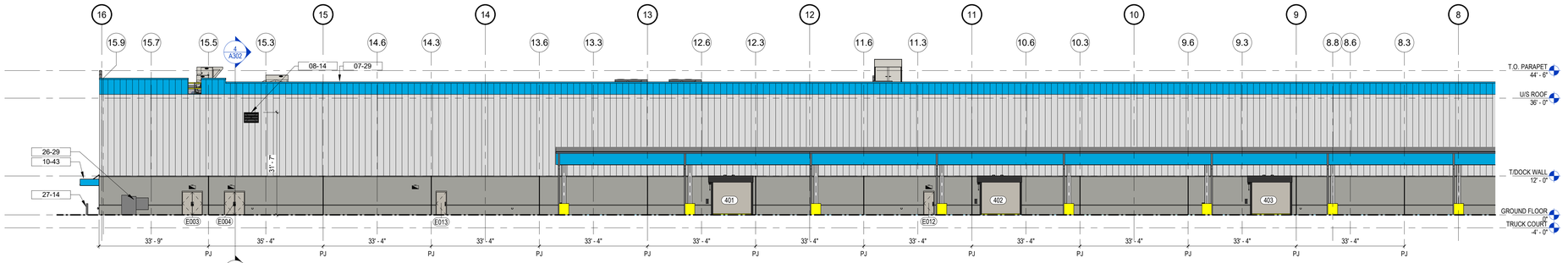
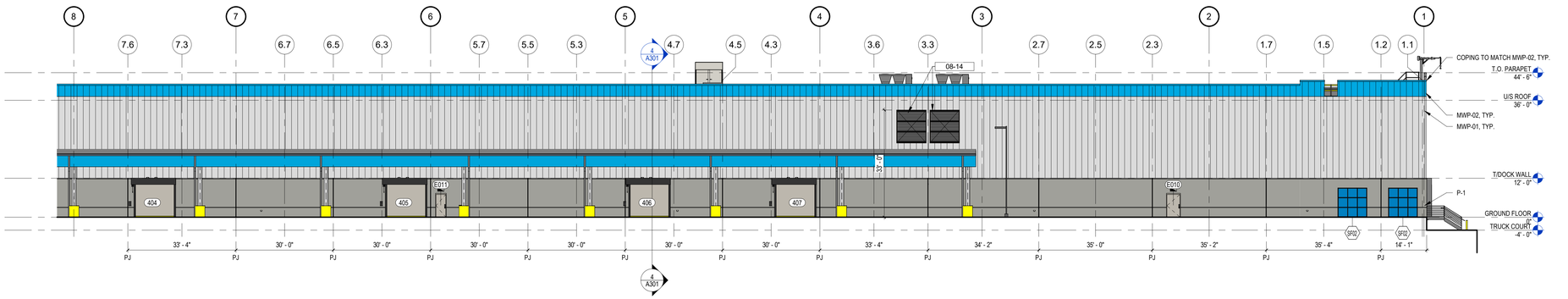



4 NORTH ELEVATION
1/16" = 1'-0"




3 EAST ELEVATION - AREA B
1/16" = 1'-0"




2 EAST ELEVATION - AREA A
1/16" = 1'-0"

1 EAST ELEVATION
1" = 30'-0"

## EXTERIOR ELEVATION GENERAL NOTES

1. ALL EXTERIOR DOORS SHALL BE FULLY WEATHERPROOFED.
2. REFER TO A600 SERIES DRAWINGS FOR DOOR, WINDOW AND STOREFRONT INFORMATION.
3. HOLD ALL VERTICAL DIMENSIONS.
4. HORIZONTAL DIMENSIONS OF REVEALS (NOT PANELS) DIMENSIONS CAN BE +/- FOR PANEL CONSTRUCTION.
5. SEE TYPICAL REVEAL AND PANEL JOINT DETAILS ON A022.
6. SEE SPEC 09 0600 FOR DESIGN STANDARD FINISH LEGEND.

## EXTERIOR ELEVATION LEGEND

PARTITION TAG
WINDOW TAG (1t)
DOOR TAG (1T)
GLAZING TAG
PANEL JOINT (PJ)

MATERIALS

METAL PANEL
GLASS
PRECAST PANEL

## EXTERIOR COLOR LEGEND

P-1 (FIELD APPLIED COATING)
SHERWIN WILLIAMS
'SW 7646'

MWP-01
AEP SPAN
HR-36
COLOR TO MATCH "P-1"

MWP-02
AEP SPAN
HR-36
COLOR TO MATCH: PANTONE 2995C BLUE

| BUILDING ELEMENTS | COLOR |
|---|---|
| METAL COPING | COLOR TO MATCH "MWP-02" |
| METAL DOWNSPOUTS AND GUTTERS | COLOR TO MATCH "P-1" |
| HOLLOW METAL DOORS AND FRAMES | COLOR TO MATCH "PT-08" |
| EXTERIOR METAL RAILINGS, STAIRS AND LANDINGS | GALVANIZED - NO PAINT |
| ALL EXPOSED CANOPY STEEL | "P-1" |
| ASSOCIATE ENTRY CANOPY/ LOADING CANOPY FASCIA | COLOR TO MATCH "MWP-02" |
| BOLLARDS | SAFETY YELLOW |
| COLUMN BASE / COLUMN PROTECTION | OSHA CAUTION YELLOW BLACK DIAGONAL STRIPES |
| STOREFRONT | CLEAR ANODIZED |

## KEYNOTES

| # | DESCRIPTION |
|---|---|
| 03-10 | CONCRETE COLUMN PROTECTION, PAINT - REFER TO COLOR LEGEND |
| 05-09 | LAUNCH PAD CANOPY. |
| 05-10 | PRE-FAB METAL STAIR AT TRUCK COURT, GALVANIZED (NO PAINT). |
| 07-26 | PREFINISHED METAL CANOPY GUTTER |
| 07-27 | PREFINISHED METAL DOWNSPOUT. TYPICAL AS NOTED. PAINT TO MATCH ADJACENT SIDING - CONNECT DIRECTLY TO STORM WATER SYSTEM - COORDINATE WITH CIVIL |
| 07-29 | PREFINISHED METAL CAP FLASHING |
| 08-06 | SECTIONAL OVERHEAD TRUCK DOCK DOOR (INSULATED) WITH BUMPERS AND DOCK SEAL, PRE-PRIMED. |
| 08-07 | KNOCK OUT PANEL. SEE STRUCTURAL |
| 08-14 | ALUMINUM LOUVER, PRIMED, FIELD FINISH TO MATCH PANEL |
| 10-43 | ARCHITECTURAL METAL CANOPY OVER ASSOCIATE ENTRY |
| 11-02 | HYDRAULIC DOCK LEVELER |
| 11-09 | WALL-MOUNTED DAVIT CRANE. |
| 26-29 | BUILDING SERVICE TRANSFORMER AND PAD/VAULT PROVIDED BY THE CONTRACTOR. |
| 27-14 | ACCESSIBLE DOOR OPERATOR. SEE SPEC. |

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PROJECT MALIBU
AMZL STAHL ROAD & SOUTH TAYLOR, SHEBOYGAN, WI 53081

REVISIONS
NO | DATE | DESCRIPTION

DESIGNED: BR
DRAWN: BR
REVIEWED: DM
PROJECT NO.: 2501450
DATE: 01/26/2026
ISSUED FOR:
60% SUBMISSION

TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER
A212

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# CITY OF SHEBOYGAN

## REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

**ITEM DESCRIPTION:** Architectural review of a proposed warehouse and distribution building located at parcels 59281470998 & 59281470999.

**REPORT PREPARED BY:** Ellise Rose, Zoning Administrator

**REPORT DATE:** March 18, 2026 **MEETING DATE:** March 24, 2026

**FISCAL SUMMARY:**

| | |
|---|---|
| Budget Line Item: | N/A |
| Budget Summary: | N/A |
| Budgeted Expenditure: | N/A |
| Budgeted Revenue: | N/A |

**STATUTORY REFERENCE:**

| | |
|---|---|
| Wisconsin Statutes: | N/A |
| Municipal Code: | N/A |

**BACKGROUND / ANALYSIS:**

Seefried Industrial Properties is proposing to construct a warehouse and distribution building located at parcels 59281470998 & 59281470999. The applicant states the following:

- Proposed distribution center warehouse structure floor area will be 216,018sqft (4.96ac.) will be constructed and used to facilitate loading of deliver vehicles.
- The distribution warehouse building will be oriented in a north-south direction with the truck yard to the north and employee parking to the south.
- Delivery van loading and parking will be to the east and west sides of the building.
- A canopy will cover the delivery van loading areas on the east and west side of the building.
- The building will be constructed with precast and metal panel and include architectural metal panels at the main point of entry.
- Building colors will be gray with a blue section along the top of the building.
- The building perimeter will have a parapet wall to screen all roof mounted equipment.
- All storage will be inside the building with no outside storage.
- Adjacent properties in the area include storage facilities and other warehouse facilities in the SI zoning.
- The buildings design and use are in line with the surrounding SI zoned properties, fits well within the guidelines of the SI zoning, and located at the City's SI Zoning southern boundary.
- The buildings architecture is very similar to the adjacent existing buildings.
- The building is set back far in relation to all adjoining streets and in particular is hundreds of feet from the main thoroughfare, S. Business Drive.
- The facility fits well with its industrial neighbors and will be an attractive addition to the area.

**STAFF COMMENTS:**

None

**ACTION REQUESTED:**

Motion to approve with possible amendments as determined by the Commission.

**ATTACHMENTS:**

Architectural Review Application and required attachments.

| | | |
|---|---|---|
| City of Sheboygan spirit on the lake | **CITY OF SHEBOYGAN**<br>**ARCHITECTURAL REVIEW APPLICATION** | **Fee:** _____<br>**Review Date:** _____ |

Read all instructions before completing. If additional space is needed, attach additional pages.

**SECTION 1: Applicant/ Permittee Information**

| Name (Ind., Org. or Entity) | Authorized Representative | Title | |
|---|---|---|---|
| Seefried Industrial Properties | Brian Novak | Vice President of Development - Midwest Region | |
| **Mailing Address** | **City** | **State** | **ZIP Code** |
| 8745 W. Higgins Suite 220 | Chicago | Illinois | 60631 |
| **Email Address** | **Phone Number (incl. area code)** | | |
| bnovak@seefriedproperties.com | 847-298-1122 | | |

**SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)**

| Name (Ind., Org. or Entity) | Contact Person | Title | |
|---|---|---|---|
| City of Sheboygan | | | |
| **Mailing Address** | **City** | **State** | **ZIP Code** |
| 828 Center Avenue, Suite 208 | Sheboygan | WI | 53081 |
| **Email Address** | **Phone Number (incl. area code)** | | |
| | | | |

**SECTION 3: Architect Information**

| Name | | | |
|---|---|---|---|
| David Mancuso (BL Companies) | | | |
| **Mailing Address** | **City** | **State** | **Zip** |
| 355 Research Parkway | Meriden | CT | 06450 |
| **Email Address** | **Phone Number (incl. area code)** | | |
| dmancuso@blcompanies.com | 704.565.7075 | | |

**SECTION 4: Contractor Information**

| Name | | | |
|---|---|---|---|
| | | | |
| **Mailing Address** | **City** | **State** | **Zip** |
| | | | |
| **Email Address** | **Phone Number (incl. area code)** | | |
| | | | |

**SECTION 5: Certification and Permission**

**Certification:** I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

**Permission:** I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

| Name of Owner/Authorized Representative (please print) | Title | Phone Number |
|---|---|---|
| Brian Novak | Vice President of Development - Midwest Region | 847-298-1122 |

| Signature of Applicant | Date Signed |
|---|---|
| | March 3, 2026 |

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of $100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

**SECTION 6: Description of the Subject Site/Proposed Project**

| Project Address/Description | Parcel No. |
|---|---|
| Stahl Road at S. Taylor Drive | 59281470998 & 59281470999 |

| | |
|---|---|
| Name of Proposed/Existing Business: | Project Malibu |
| Address of Property Affected: | Stahl Road and S. Taylor Drive |
| Zoning Classification: | SI - Suburban Industrial District |

New Building: [X] Addition: [ ] Remodeling: [ ]

**SECTION 7: Description of Proposed Project**

New approximately 215,000 SF Warehouse and associated exterior loading canopies which will serve last mile package delivery.

**SECTION 8: Description of EXISTING Exterior Design and Materials**

n/a - no existing building

**SECTION 9: Description of the PROPOSED Exterior Design and Materials**

The building is approximately 40-44' is height with stepped parapets around the perimeter for roof top screening and safety. The wall material will be painted, precast concrete panels up to 12' with metal panels up to the top of parapet. A blue accent band has been added to the top of the wall which will match the fascia of the exterior loading canopies on the long sides of the building. The employee facing entrances are also enhanced with storefront glazing.

## APPLICATION SUBMITTAL REQUIREMENTS

A. Three 11x17 scale color drawing of all exterior elevations showing the design and appearance of the proposed building or structure.

B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

**C. Submit digital plans and drawings of the project by email, flash drive, etc.**

D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.

E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

OFFICE USE ONLY

**ACTION BY ARCHITECTURAL REVIEW BOARD**

DATE OF MEETING: _____

APPROVED: _____ CONDITIONALLY APPROVED: _____

DENIED: _____

**CONDITIONS**

_____

_____

_____

_____

_____

_____

_____

SIGNATURE: _____ DATE: _____

Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

Architecture
Engineering
Environmental
Land Surveying
Companies

An Employee-Owned Company

March 3, 2026

Department of City Development
828 Center Ave., Suite 208
Sheboygan, WI 530841

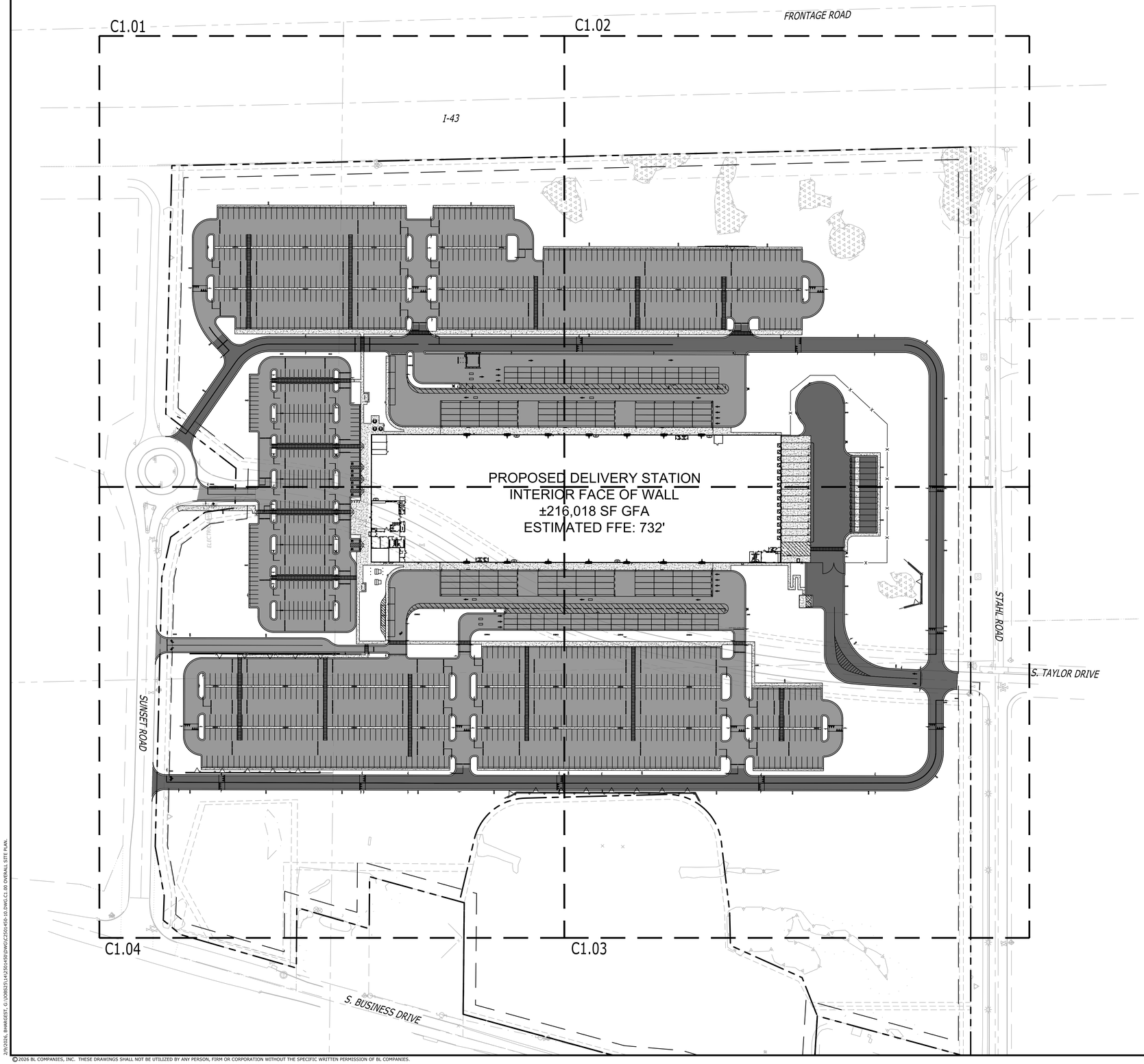
**PROJECT MALIBU – DISTRIBUTION CENTER**

A. Architectural Review Application Project Description:

- Description of proposed general design, arrangement, texture, material and color of the building or structure: *Proposed distribution center warehouse structure floor area will be 216,018sqft (4.96ac.) will be constructed and used to facilitate loading of deliver vehicles. The distribution warehouse building will be oriented in a north-south direction with the truck yard to the north and employee parking to the south. Delivery van loading and parking will be to the east and west sides of the building. A canopy will cover the delivery van loading areas on the east and west side of the building. The building will be constructed with precast and metal panel and include architectural metal panels at the main point of entry. Building colors will be gray with a blue section along the top of the building. The building perimeter will have a parapet wall to screen all roof mounted equipment. All storage will be inside the building with no outside storage.*

- Description of relationship and factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought: *Adjacent properties in the area include storage facilities and other warehouse facilities in the SI zoning. The buildings design and use are in line with the surrounding SI zoned properties, fits well within the guidelines of the SI zoning, and located at the City's SI Zoning southern boundary. The buildings architecture is very similar to the adjacent existing buildings. The building is set back far in relation to all adjoining streets and in particular is hundreds of feet from the main thoroughfare, S. Business Drive. The facility fits well with its industrial neighbors and will be an attractive addition to the area.*

Sincerely,



KEY MAP

1" = 1000'

## SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROVIDE AND INSTALL CURB & GUTTER
- PROVIDE AND INSTALL RETAINING WALL
- PROVIDE AND INSTALL FENCING AS INDICATED ON PLAN
- PROVIDE AND INSTALL CONCRETE PAVEMENT
- PROVIDE AND INSTALL STANDARD ASPHALT PAVEMENT
- PROVIDE AND INSTALL HEAVY DUTY ASPHALT PAVEMENT
- PROVIDE AND INSTALL SIGN. SEE SIGNAGE AND STRIPING PLAN FOR SIGN TYPE.
- PROPOSED LIGHT POLE AND BASE
- KEYNOTE, SEE KEYNOTE LEGEND

## ZONING INFORMATION

| | | | |
|---|---|---|---|
| LOCATION: CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN | | | |
| ZONE: SI (SUBURBAN INDUSTRIAL DISTRICT) | | | |
| USE: DISTRIBUTION CENTER (CONDITIONAL USE) | | | |
| ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
| MINIMUM LOT AREA | 1 ACRE | 2,715,702 S.F. (62.34 AC.) | NO |
| MINIMUM LOT WIDTH | 60 FEET | ±507 FEET | NO |
| MINIMUM LOT FRONTAGE | N/A | ±1,015 FEET | NO |
| MINIMUM FRONT SETBACK | 25 FEET | ±275 FEET | NO |
| MINIMUM SIDE SETBACK | 10 FEET | ±557 FEET | NO |
| MINIMUM REAR SETBACK | 25 FEET | N/A | NO |
| MAXIMUM BUILDING HEIGHT | 50 FEET | 44.5 FEET | NO |
| MAXIMUM BUILDING COVERAGE | N/A | ±8 PERCENT | NO |
| MINIMUM LANDSCAPE SURFACE RATIO | 25 PERCENT | >25 PERCENT | NO |

## PARKING INFORMATION

| ITEM | REQUIREMENTS | PROPOSED | VARIANCE |
|---|---|---|---|
| BUILDING SIZE | N/A | ±216,018 S.F. | NO |
| PARKING REQUIRED | DISTRIBUTION CENTER: TOTAL REQUIRED = TBD | 252 SPACES (STANDARD SIZE) | NO |
| MINIMUM ADA PARKING SPACES REQUIRED | 8 SPACES | 8 SPACES | NO |
| MINIMUM PARKING DIMENSIONS | 9 FEET X 18.5 FEET (INCLUDING 1.5' CURB OVERHANG) | 9 FEET X 18.5 FEET | NO |
| MINIMUM LOADING DIMENSIONS | 10 FEET X 55 FEET | 13.5 FEET X 60 FEET | NO |
| MINIMUM AISLE WIDTH | 26 FEET - 2-WAY | 26 FEET - 2-WAY | NO |
| MINIMUM FRONT SETBACK | 10 FEET | ±45 FEET | NO |
| MINIMUM SIDE SETBACK | 5 FEET | ±82 FEET | NO |
| MINIMUM REAR SETBACK | 5 FEET | N/A | NO |
| MINIMUM INTERIOR LANDSCAPING | 80 LANDSCAPING POINTS PER 10,000 S.F. OF PAVED AREA OR 20 PARKING STALLS | | NO |

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

3755 Boettler Oaks Drive
Suite G
Uniontown, Ohio 44685
(234) 294-6340

# PROJECT MALIBU - SHEBOYGAN WI
## AMZL STAHL ROAD & SOUTH TAYLOR
## SHEBOYGAN, WISCONSIN 53081

REVISIONS

| No. | Date | Desc. |
|---|---|---|

| | |
|---|---|
| Designed | B.H.H |
| Drawn | B.L.B |
| Reviewed | T.B.D |
| Scale | 1"=100' |
| Project No. | 2501450 |
| Date | 02/09/2026 |

CAD File: C2501450-10

Title

OVERALL SITE PLAN

Sheet No.

C1.00

Xref (s): - XB2501450-00 ; XZ2501450-01 ; XC2501450-10 ; XC2501450-00

2/9/2026, BHARGEST, C:\JOBS\25\1450\DWG\C2501450-10.DWG C1.00 OVERALL SITE PLAN.

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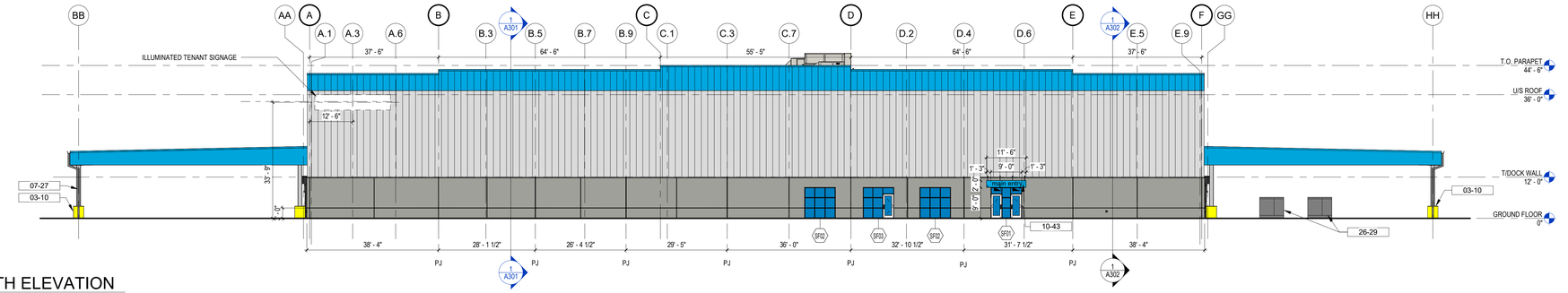
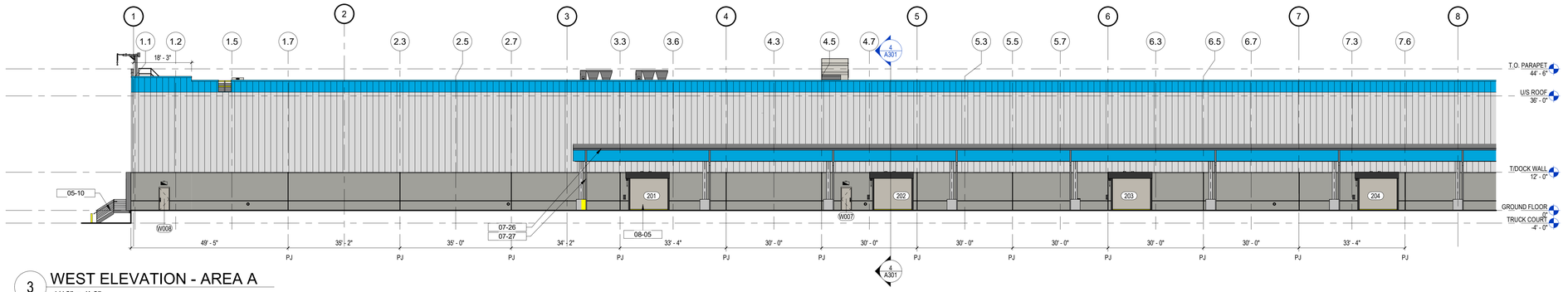
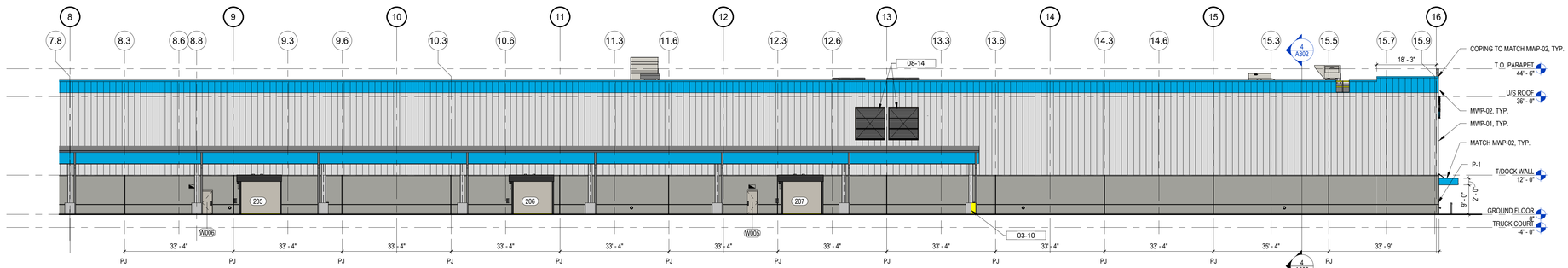
FOR PERMITTING PURPOSES ONLY. NOT RELEASED FOR CONSTRUCTION.



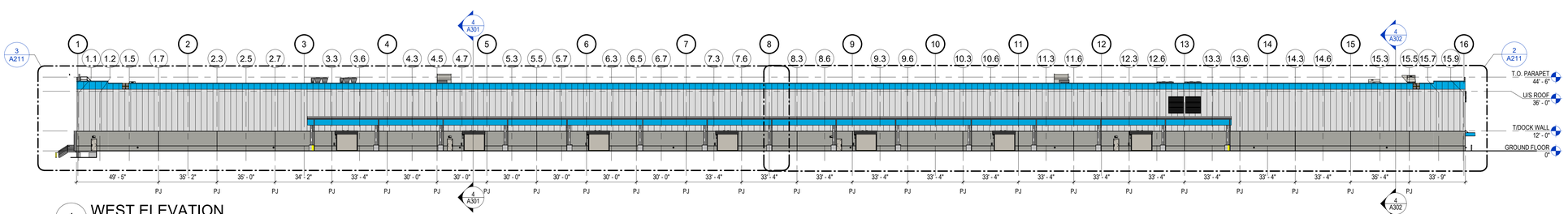

4 SOUTH ELEVATION
1/16" = 1'-0"




3 WEST ELEVATION - AREA A
1/16" = 1'-0"




2 WEST ELEVATION - AREA B
1/16" = 1'-0"




1 WEST ELEVATION
1" = 30'-0"

## EXTERIOR ELEVATION GENERAL NOTES

1. ALL EXTERIOR DOORS SHALL BE FULLY WEATHERPROOFED.
2. REFER TO A600 SERIES DRAWINGS FOR DOOR, WINDOW AND STOREFRONT INFORMATION.
3. HOLD ALL VERTICAL DIMENSIONS.
4. HORIZONTAL DIMENSIONS OF REVEALS (NOT PANELS) DIMENSIONS CAN BE +/- FOR PANEL CONSTRUCTION.
5. SEE TYPICAL REVEAL AND PANEL JOINT DETAILS ON A022.
6. SEE SPEC 09 0600 FOR DESIGN STANDARD FINISH LEGEND.

## EXTERIOR ELEVATION LEGEND

PARTITION TAG
1t WINDOW TAG
1T DOOR TAG
GLAZING TAG
PJ PANEL JOINT

MATERIALS

METAL PANEL
GLASS
PRECAST PANEL

## EXTERIOR COLOR LEGEND

P-1 (FIELD APPLIED COATING)
SHERWIN WILLIAMS
'SW 7646'

MWP-01
AEP SPAN
HR-36
COLOR TO MATCH "P-1"

MWP-02
AEP SPAN
HR-36
COLOR TO MATCH: PANTONE 2995C BLUE

| BUILDING ELEMENTS | COLOR |
|---|---|
| METAL COPING | COLOR TO MATCH "MWP-02" |
| METAL DOWNSPOUTS AND GUTTERS | COLOR TO MATCH "P-1" |
| HOLLOW METAL DOORS AND FRAMES | COLOR TO MATCH "PT-08" |
| EXTERIOR METAL RAILINGS, STAIRS AND LANDINGS | GALVANIZED - NO PAINT |
| ALL EXPOSED CANOPY STEEL | "P-1" |
| ASSOCIATE ENTRY CANOPY/ LOADING CANOPY FASCIA | COLOR TO MATCH "MWP-02" |
| BOLLARDS | SAFETY YELLOW |
| COLUMN BASE / COLUMN PROTECTION | OSHA CAUTION YELLOW BLACK DIAGONAL STRIPES |
| STOREFRONT | CLEAR ANODIZED |

KEYNOTES

| # | DESCRIPTION |
|---|---|
| 03-10 | CONCRETE COLUMN PROTECTION, PAINT - REFER TO COLOR LEGEND |
| 05-10 | PRE-FAB METAL STAIR AT TRUCK COURT, GALVANIZED (NO PAINT). |
| 07-26 | PREFINISHED METAL CANOPY GUTTER |
| 07-27 | PREFINISHED METAL DOWNSPOUT, TYPICAL AS NOTED. PAINT TO MATCH ADJACENT SIDING - CONNECT DIRECTLY TO STORM WATER SYSTEM - COORDINATE WITH CIVIL |
| 08-05 | COILING OVERHEAD LOAD OUT DOOR (INSULATED), PRIMED AND FIELD PAINTED, PAINT - REFER TO COLOR LEGEND |
| 08-14 | ALUMINUM LOUVER, PRIMED, FIELD FINISH TO MATCH PANEL |
| 10-43 | ARCHITECTURAL METAL CANOPY OVER ASSOCIATE ENTRY |
| 26-29 | BUILDING SERVICE TRANSFORMER AND PAD/VAULT PROVIDED BY THE CONTRACTOR. |

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

PROJECT MALIBU
AMZL STAHL ROAD & SOUTH TAYLOR, SHEBOYGAN, WI 53081

REVISIONS

| NO | DATE | DESCRIPTION |
|---|---|---|

DESIGNED: BR
DRAWN: BR
REVIEWED: DM
PROJECT NO.: 2501450
DATE: 01/26/2026
ISSUED FOR:
60% SUBMISSION

TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER
A211

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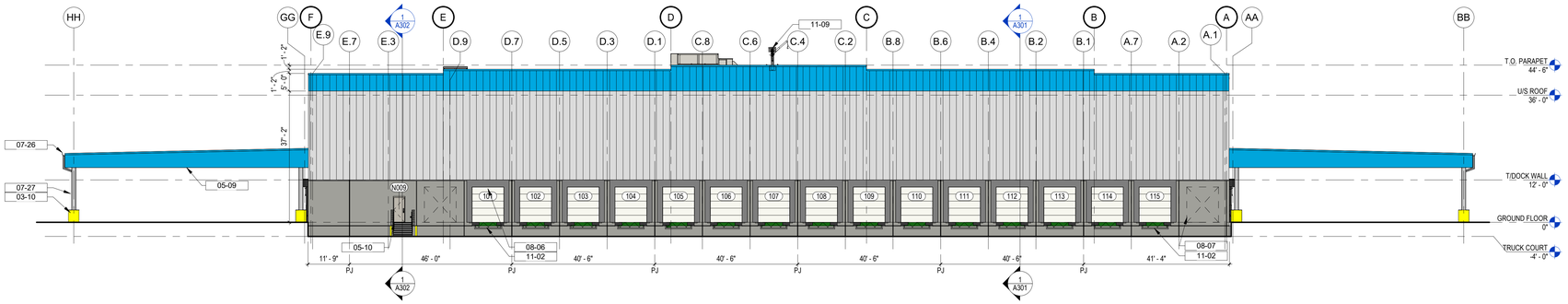
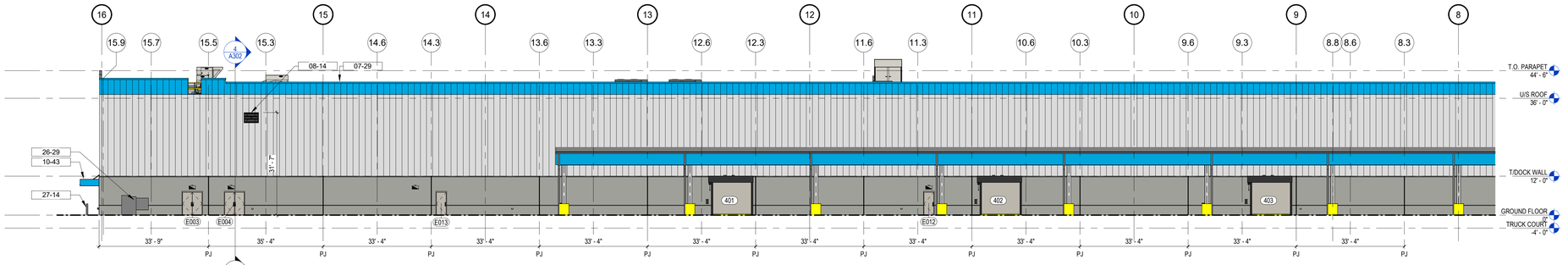
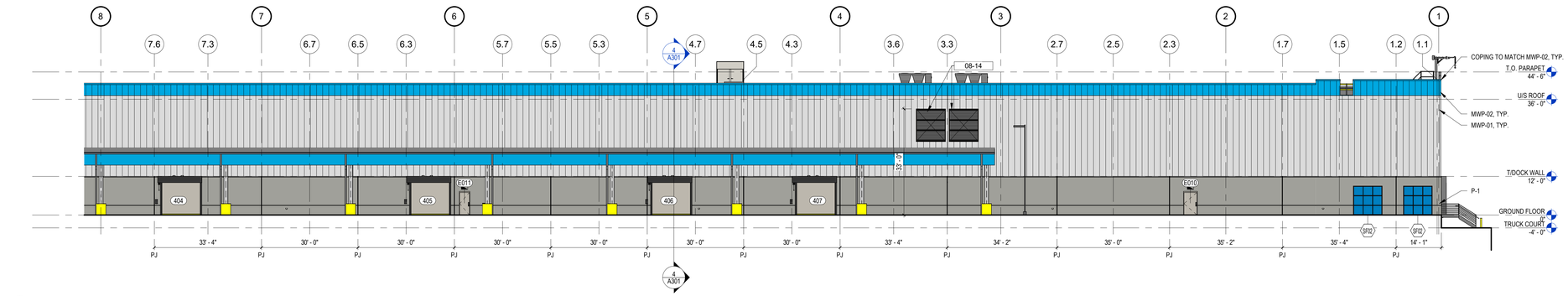


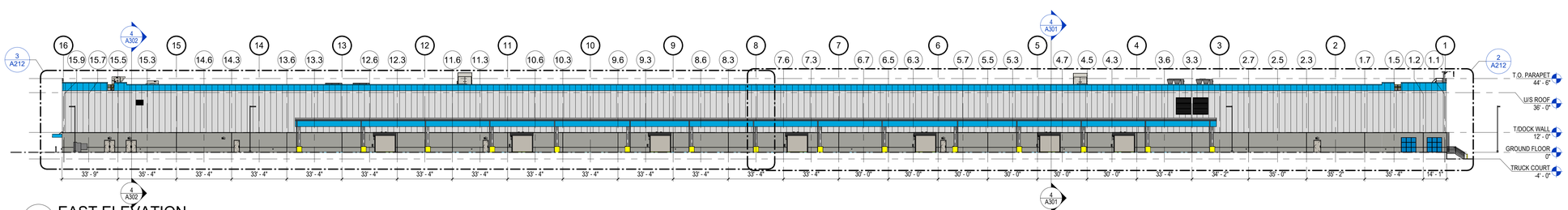

4 NORTH ELEVATION
1/16" = 1'-0"




3 EAST ELEVATION - AREA B
1/16" = 1'-0"




2 EAST ELEVATION - AREA A
1/16" = 1'-0"




1 EAST ELEVATION
1" = 30'-0"

## EXTERIOR ELEVATION GENERAL NOTES

1. ALL EXTERIOR DOORS SHALL BE FULLY WEATHERPROOFED.
2. REFER TO A600 SERIES DRAWINGS FOR DOOR, WINDOW AND STOREFRONT INFORMATION.
3. HOLD ALL VERTICAL DIMENSIONS.
4. HORIZONTAL DIMENSIONS OF REVEALS (NOT PANELS) DIMENSIONS CAN BE +/- FOR PANEL CONSTRUCTION.
5. SEE TYPICAL REVEAL AND PANEL JOINT DETAILS ON A022.
6. SEE SPEC 09 0600 FOR DESIGN STANDARD FINISH LEGEND.

## EXTERIOR ELEVATION LEGEND

PARTITION TAG
1t WINDOW TAG
1T DOOR TAG
GLAZING TAG
PJ PANEL JOINT

MATERIALS

METAL PANEL
GLASS
PRECAST PANEL

## EXTERIOR COLOR LEGEND

P-1 (FIELD APPLIED COATING)
SHERWIN WILLIAMS
'SW 7646'

MWP-01
AEP SPAN
HR-36
COLOR TO MATCH "P-1"

MWP-02
AEP SPAN
HR-36
COLOR TO MATCH: PANTONE 2995C BLUE

| BUILDING ELEMENTS | COLOR |
|---|---|
| METAL COPING | COLOR TO MATCH "MWP-02" |
| METAL DOWNSPOUTS AND GUTTERS | COLOR TO MATCH "P-1" |
| HOLLOW METAL DOORS AND FRAMES | COLOR TO MATCH "PT-08" |
| EXTERIOR METAL RAILINGS, STAIRS AND LANDINGS | GALVANIZED - NO PAINT |
| ALL EXPOSED CANOPY STEEL | "P-1" |
| ASSOCIATE ENTRY CANOPY/ LOADING CANOPY FASCIA | COLOR TO MATCH "MWP-02" |
| BOLLARDS | SAFETY YELLOW |
| COLUMN BASE / COLUMN PROTECTION | OSHA CAUTION YELLOW BLACK DIAGONAL STRIPES |
| STOREFRONT | CLEAR ANODIZED |

## KEYNOTES

| # | DESCRIPTION |
|---|---|
| 03-10 | CONCRETE COLUMN PROTECTION, PAINT - REFER TO COLOR LEGEND |
| 05-09 | LAUNCH PAD CANOPY. |
| 05-10 | PRE-FAB METAL STAIR AT TRUCK COURT, GALVANIZED (NO PAINT). |
| 07-26 | PREFINISHED METAL CANOPY GUTTER |
| 07-27 | PREFINISHED METAL DOWNSPOUT. TYPICAL AS NOTED. PAINT TO MATCH ADJACENT SIDING - CONNECT DIRECTLY TO STORM WATER SYSTEM - COORDINATE WITH CIVIL |
| 07-29 | PREFINISHED METAL CAP FLASHING |
| 08-06 | SECTIONAL OVERHEAD TRUCK DOCK DOOR (INSULATED) WITH BUMPERS AND DOCK SEAL, PRE-PRIMED. |
| 08-07 | KNOCK OUT PANEL. SEE STRUCTURAL |
| 08-14 | ALUMINUM LOUVER, PRIMED, FIELD FINISH TO MATCH PANEL |
| 10-43 | ARCHITECTURAL METAL CANOPY OVER ASSOCIATE ENTRY |
| 11-02 | HYDRAULIC DOCK LEVELER |
| 11-09 | WALL-MOUNTED DAVIT CRANE. |
| 26-29 | BUILDING SERVICE TRANSFORMER AND PAD/VAULT PROVIDED BY THE CONTRACTOR. |
| 27-14 | ACCESSIBLE DOOR OPERATOR. SEE SPEC. |

Architecture
Engineering
Environmental
Land Surveying
BL Companies
355 Research Parkway
Meriden, CT 06450
(203) 630-1406
(203) 630-2615 Fax

PROJECT MALIBU
AMZL STAHL ROAD & SOUTH TAYLOR, SHEBOYGAN, WI 53081

REVISIONS
NO | DATE | DESCRIPTION

DESIGNED: BR
DRAWN: BR
REVIEWED: DM
PROJECT NO.: 2501450
DATE: 01/26/2026
ISSUED FOR:
60% SUBMISSION

TITLE:
EXTERIOR ELEVATIONS

SHEET NUMBER
A212

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2/9/2026 1:00:15 PM
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prime

RESOLUTION NO. _____

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 26**

WHEREAS, the City of Sheboygan (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 26 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing existing uses and conditions of real property in the District;
f. A map showing proposed improvements and uses in the District;
g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
h. A list of estimated non-project costs;
i. A statement of the proposed plan for relocation of any persons to be displaced;
j. A statement indicating how the District promotes the orderly development of the City;
k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sheboygan County, the Sheboygan Area School District, and the Lakeshore College, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 24, 2026 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Sheboygan that:

1. It recommends to the Common Council that Tax Incremental District No. 26 be created with boundaries as designated in Exhibit A of this Resolution.

2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted this _____ day of _____, 2026.

_____
Plan Commission Chair

_____
Secretary of the Plan Commission

**EXHIBIT A -**

TAX INCREMENTAL DISTRICT NO. 26
**BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

**EXHIBIT B -**

# PROJECT PLAN

[DISTRIBUTED SEPARATELY]

EHLERS
PUBLIC FINANCE ADVISORS

# City of Sheboygan, WI

## TID #26 Creation Summary

# TID #26 Details



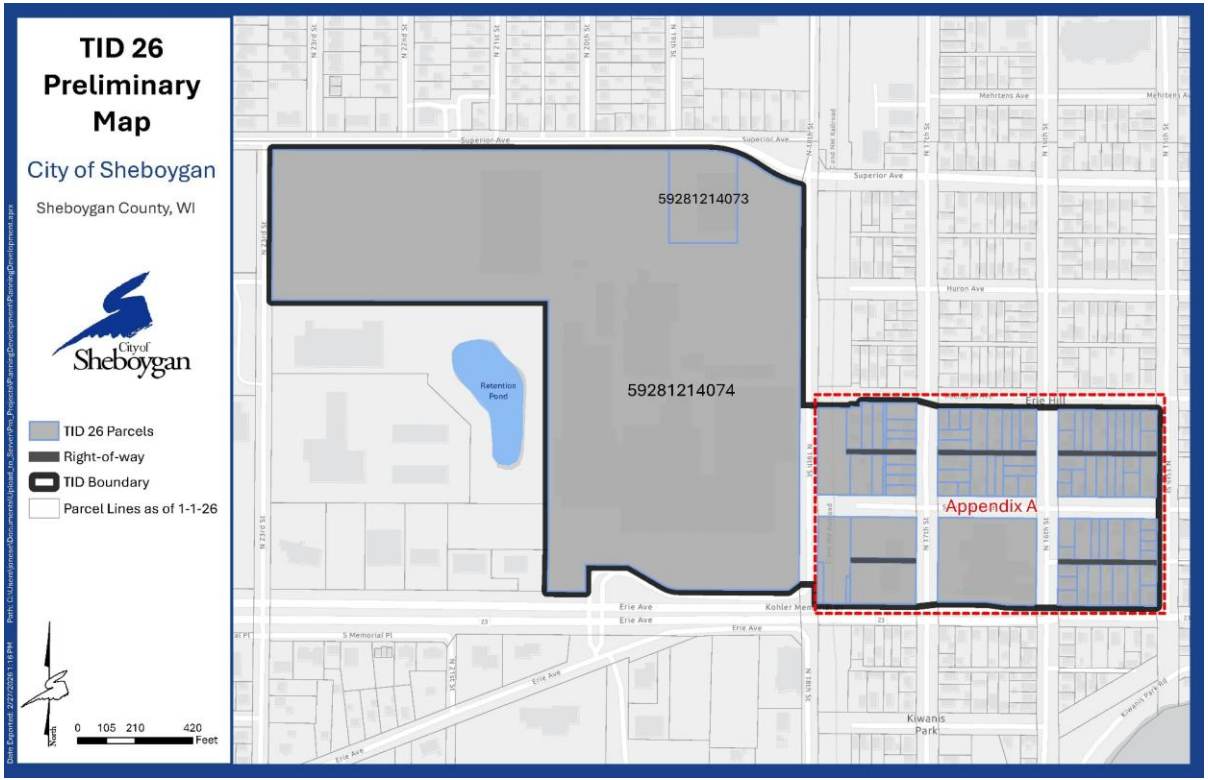
| | |
|---|---|
| District Type | Mixed use district, maximum life of 20 years. |
| Location | Approximately 62 acres encompassing Vollrath Company, extending east to include Old World Creamery and other areas suited for mixed-use development. |
| Project Costs | $3,000,000 including development incentives, administrative costs, & ½ mile radius projects including sewer, street, and sidewalk improvements. |
| Incremental Value | Initial phase of development anticipated to generate $8,000,000. |

# Compliance with equalized value test

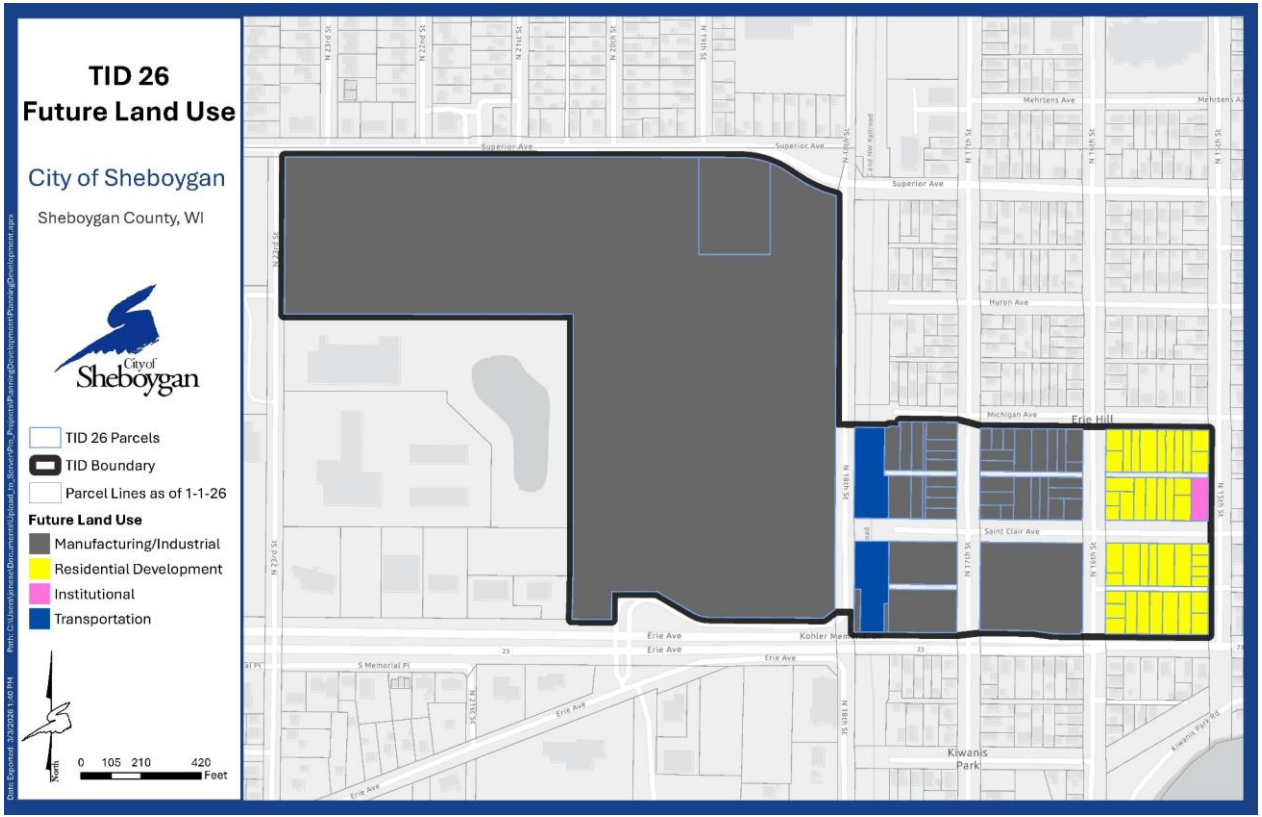
| Valuation Test Compliance Calculation | | |
|---|---|---|
| **Calculation of City Equalized Value Limit** | | |
| City TID IN Equalized Value (Jan. 1, 2025) | $ | 5,160,609,800 |
| **TID Valuation Limit @ 12% of Above Value** | $ | 619,273,176 |
| **Calculation of Value Subject to Limit** | | |
| Estimated Base Value of Territory to be Included in District | $ | 22,807,400 |
| Incremental Value of Existing Districts (Jan. 1, 2025) | $ | 188,794,900 |
| **Total Value Subject to 12% Valuation Limit** | $ | 211,602,300 |
| **Total Percentage of TID IN Equalized Value** | | 4.10% |
| **Residual Value Capacity of TID IN Equalized Value** | $ | 407,670,876 |

EHLERS
PUBLIC FINANCE ADVISORS

# TID #26 Preliminary Boundary



# TID #26 Future Land Use Map




EHLERS
PUBLIC FINANCE ADVISORS

# Eligible Project Costs

## Tax Increment District No. 26

### Detailed List of Estimated Project Costs

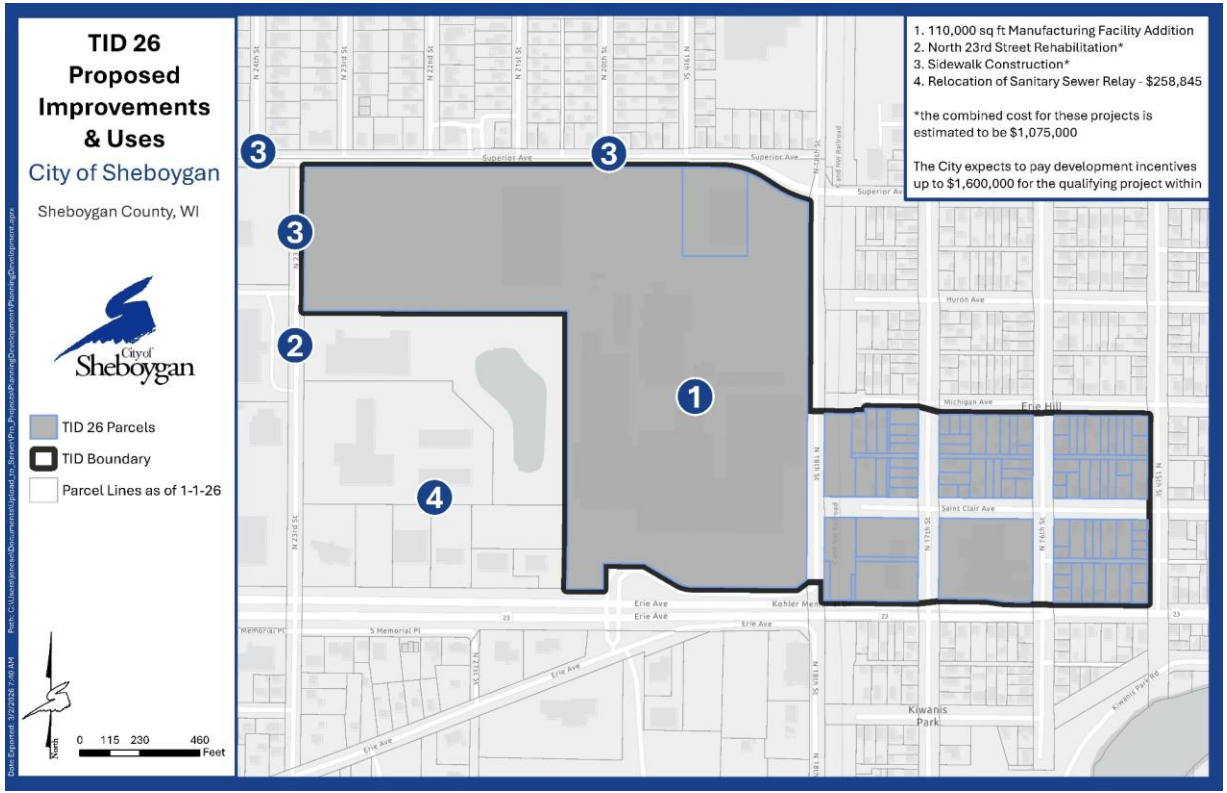
| Project Map ID | Project Name/Type | Est. Cost Phase I | Est. Cost Phase II | Est. Cost Ongoing | Totals | 1/2 Mile | Est. Timing |
|---|---|---|---|---|---|---|---|
| 1 | Development Incentive | 1,600,000 | | | **1,600,000** | | 2026 |
| 4 | Sanitary Sewer Relay Relocation | | 258,845 | | **258,845** | 258,845 | 2026 |
| 2,3 | N. 23rd Street Repairs/Relocation/ and Sidewalks[1] | | 1,075,000 | | **1,075,000** | 1,075,000 | 2027 |
| N/A | TID Setup | 25,000 | | | **25,000** | | 2026 |
| N/A | Ongoing Planning & Administrative Costs | | | 40,000 | **40,000** | | |
| Total Projects | | **1,625,000** | **1,333,845** | **40,000** | **2,998,845** | **1,333,845** | |

Notes:

[1]The amount shown for the N. 23rd Street Repair/Relocation is TID eligible. In the cashflow it only represents the amount of the project supported over the TID life using the current tax rate and projected development value. If the TID incremental value is greater than the $8M required, it will allow for more of the project to be paid from TID funds.

EHLERS PUBLIC FINANCE ADVISORS

# Project Cost Location




EHLERS
PUBLIC FINANCE ADVISORS

# TID #26 Financial Analysis Summary

| | |
|---|---|
| Development Assumptions | Projected value from initial development is $8,000,000. |
| Cash Flow | Illustrates potential project costs supported by initial phase of development. Additional project costs can be funded if tax increment is sufficient to support the costs. |
| Projected Closure | District projected to remain open for its maximum life (2047). |

# Development (valuation) Assumptions

## Development Assumptions

| Construction Year | | Vollrath Co. Expansion | **Annual Total** | Construction Year | |
|---|---|---|---|---|---|
| 1 | 2026 | 8,000,000 | **8,000,000** | 2026 | 1 |
| 2 | 2027 | | **0** | 2027 | 2 |
| 3 | 2028 | | **0** | 2028 | 3 |
| 4 | 2029 | | **0** | 2029 | 4 |
| 5 | 2030 | | **0** | 2030 | 5 |
| 6 | 2031 | | **0** | 2031 | 6 |
| 7 | 2032 | | **0** | 2032 | 7 |
| 8 | 2033 | | **0** | 2033 | 8 |
| 9 | 2034 | | **0** | 2034 | 9 |
| 10 | 2035 | | **0** | 2035 | 10 |
| 11 | 2036 | | **0** | 2036 | 11 |
| 12 | 2037 | | **0** | 2037 | 12 |
| 13 | 2038 | | **0** | 2038 | 13 |
| 14 | 2039 | | **0** | 2039 | 14 |
| 15 | 2040 | | **0** | 2040 | 15 |
| 16 | 2041 | | **0** | 2041 | 16 |
| 17 | 2042 | | **0** | 2042 | 17 |
| 18 | 2043 | | **0** | 2043 | 18 |
| 19 | 2044 | | **0** | 2044 | 19 |
| 20 | 2045 | | **0** | 2045 | 20 |
| | **Totals** | **8,000,000** | **8,000,000** | | |

Notes:

EHLERS
PUBLIC FINANCE ADVISORS

# Tax Increment Projection Worksheet

| | | |
|---|---|---|
| Type of District | Mixed Use | |
| District Creation Date | April 20, 2026 | |
| Valuation Date | Jan 1, | 2026 |
| Max Life (Years) | 20 | |
| End of Expenditure Period | 15 | 4/20/2041 |
| Revenue Periods/Final Year | 20 | 2047 |
| Extension Eligibility/Years | Yes | 3 |
| Eligible Recipient District | No | |

| | |
|---|---|
| Base Value | 22,807,400 |
| Economic Change Factor | 0.00% |
| Apply to Base Value | |
| Base Tax Rate | $15.41 |
| Rate Adjustment Factor | 0.00% |

| | Construction Year | Value Added | Valuation Year | Economic Change | Total Increment | Revenue Year | Tax Rate[1] | Tax Increment |
|---|---|---|---|---|---|---|---|---|
| 1 | 2026 | 8,000,000 | 2027 | 0 | 8,000,000 | 2028 | $15.41 | **123,280** |
| 2 | 2027 | 0 | 2028 | 0 | 8,000,000 | 2029 | $15.41 | **123,280** |
| 3 | 2028 | 0 | 2029 | 0 | 8,000,000 | 2030 | $15.41 | **123,280** |
| 4 | 2029 | 0 | 2030 | 0 | 8,000,000 | 2031 | $15.41 | **123,280** |
| 5 | 2030 | 0 | 2031 | 0 | 8,000,000 | 2032 | $15.41 | **123,280** |
| 6 | 2031 | 0 | 2032 | 0 | 8,000,000 | 2033 | $15.41 | **123,280** |
| 7 | 2032 | 0 | 2033 | 0 | 8,000,000 | 2034 | $15.41 | **123,280** |
| 8 | 2033 | 0 | 2034 | 0 | 8,000,000 | 2035 | $15.41 | **123,280** |
| 9 | 2034 | 0 | 2035 | 0 | 8,000,000 | 2036 | $15.41 | **123,280** |
| 10 | 2035 | 0 | 2036 | 0 | 8,000,000 | 2037 | $15.41 | **123,280** |
| 11 | 2036 | 0 | 2037 | 0 | 8,000,000 | 2038 | $15.41 | **123,280** |
| 12 | 2037 | 0 | 2038 | 0 | 8,000,000 | 2039 | $15.41 | **123,280** |
| 13 | 2038 | 0 | 2039 | 0 | 8,000,000 | 2040 | $15.41 | **123,280** |
| 14 | 2039 | 0 | 2040 | 0 | 8,000,000 | 2041 | $15.41 | **123,280** |
| 15 | 2040 | 0 | 2041 | 0 | 8,000,000 | 2042 | $15.41 | **123,280** |
| 16 | 2041 | 0 | 2042 | 0 | 8,000,000 | 2043 | $15.41 | **123,280** |
| 17 | 2042 | 0 | 2043 | 0 | 8,000,000 | 2044 | $15.41 | **123,280** |
| 18 | 2043 | 0 | 2044 | 0 | 8,000,000 | 2045 | $15.41 | **123,280** |
| 19 | 2044 | 0 | 2045 | 0 | 8,000,000 | 2046 | $15.41 | **123,280** |
| 20 | 2045 | 0 | 2046 | 0 | 8,000,000 | 2047 | $15.41 | **123,280** |
| | **Totals** | **8,000,000** | | **0** | | | **Future Value of Increment** | **2,465,600** |

Notes:
1) Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

# Cash Flow Projection

| | Projected Revenues | | Projected Expenditures | | | | | Balances | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Year | Tax Increments | **Total Revenues** | MRO #1 2026 Vollrath $1,600,000 | Capital Projects | TID Setup | Ongoing Planning & Administration | **Total Expenditures** | Annual | Cumulative | Liabilities Outstanding | Year |
| 2026 | | **0** | | 258,845 | 25,000 | 0 | **283,845** | (283,845) | (283,845) | 1,600,000 | 2026 |
| 2027 | | **0** | | 540,000 | | 500 | **540,500** | (540,500) | (824,345) | 1,600,000 | 2027 |
| 2028 | 123,280 | **123,280** | 98,624 | | | 1,000 | **99,624** | 23,656 | (800,689) | 1,501,376 | 2028 |
| 2029 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (777,533) | 1,402,752 | 2029 |
| 2030 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (754,377) | 1,304,128 | 2030 |
| 2031 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (731,221) | 1,205,504 | 2031 |
| 2032 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (708,065) | 1,106,880 | 2032 |
| 2033 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (684,909) | 1,008,256 | 2033 |
| 2034 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (661,753) | 909,632 | 2034 |
| 2035 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (638,597) | 811,008 | 2035 |
| 2036 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (615,441) | 712,384 | 2036 |
| 2037 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (592,285) | 613,760 | 2037 |
| 2038 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (569,129) | 515,136 | 2038 |
| 2039 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (545,973) | 416,512 | 2039 |
| 2040 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (522,817) | 317,888 | 2040 |
| 2041 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (499,661) | 219,264 | 2041 |
| 2042 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (476,505) | 120,640 | 2042 |
| 2043 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (453,349) | 22,016 | 2043 |
| 2044 | 123,280 | **123,280** | 22,016 | | | 1,500 | **23,516** | 99,764 | (353,585) | 0 | 2044 |
| 2045 | 123,280 | **123,280** | | | | 1,500 | **1,500** | 121,780 | (231,805) | 0 | 2045 |
| 2046 | 123,280 | **123,280** | | | | 1,500 | **1,500** | 121,780 | (110,025) | 0 | 2046 |
| 2047 | 123,280 | **123,280** | | | | 11,500 | **11,500** | 111,780 | **1,755** | **0** | 2047 |
| **Totals** | **2,465,600** | **2,465,600** | **1,600,000** | **798,845** | **25,000** | **40,000** | **2,463,845** | | | | |

Notes:

**PROJECTED CLOSURE YEAR**

**LEGEND:**

**END OF EXP. PERIOD**

# Timeline



- March 17, 2026: Initial Joint Review Board (organizational).
- March 24, 2026
  - ✓ Plan Commission Public Hearing.  Consider resolution to create district (approval required to proceed).
- April 20, 2026
  - ✓ City Council considers resolution to create district (approval required to proceed).
- May 4, 2026  to June 4, 2026
  - ✓ Final JRB meeting to consider resolution to create district (approval required).

March 9, 2026

DRAFT PROJECT PLAN

# City of Sheboygan, Wisconsin

## Tax Incremental District No. 26

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

# KEY DATES

| | |
|---|---|
| Organizational Joint Review Board Meeting Held: | Scheduled for March 17, 2026 |
| Public Hearing Held: | Scheduled for March 24, 2026 |
| Consideration by Plan Commission: | Scheduled for March 24, 2026 |
| Consideration by Common Council: | Scheduled for April 20, 2026 |
| Consideration by the Joint Review Board: | TBD |

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# SECTION 1:
# Executive Summary

## DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 26 ("District") is a proposed Mixed Use District comprising approximately 62 acres encompassing the Vollrath Company, extending east to include the Old World Creamery and areas that could be suited for mixed use development. The District will be created to pay the costs of public infrastructure improvements and incentives needed for the expansion of the Vollrath Company, LLC ("Development') and future mixed-use development. Old World Creamery has had recent economic growth with the addition of the cream cheese line. This growth can be seen in their increase in employees and the addition to the factory. The City would like to support the economic momentum of Old World Creamery as they explore further expansion. In addition to the incremental property value that will be created, the City expects the Project will result in the retention of existing jobs and creation of new employment opportunities.

## AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

## ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately $3,000,000 ("Project Costs"). Project Costs include an estimated $1.6 million in development incentives, $258,000 for sanitary sewer relay relocation, $1,075,000 for repairs to No. 23rd Street and sidewalk improvements within the District, and $65,000 for the creation of the TID and ongoing administrative costs.

## INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $8,000,000 will result from the initial phase of development within the District. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

## EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 20 years.

## SUMMARY OF FINDINGS

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

   The Developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with demolition of structures and redevelopment of existing sites.

   The investment needed to improve public infrastructure to allow development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:

   Vollrath's proposed multi-million-dollar manufacturing facility in Sheboygan, Wisconsin, represents a significant investment to replace aging infrastructure and strengthen the company's long-standing manufacturing presence in the community. The new facility will update key production areas and create a modern environment that supports the long-term sustainability of manufacturing operations in Sheboygan, helping retain existing manufacturing jobs while positioning the company for future growth.

   This investment reflects Vollrath's continued commitment to the local community and to maintaining a strong domestic manufacturing footprint. By enhancing its facilities and creating a modern space for core manufacturing processes, the project helps ensure that Sheboygan remains a central hub for Vollrath's operations, supports job retention, and creates opportunities for future growth. Through this project and its partnership with the City of Sheboygan through TID financing, Vollrath is reinforcing its commitment to local manufacturing, supporting the community's economic stability, and maintaining its legacy of manufacturing in Sheboygan.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of

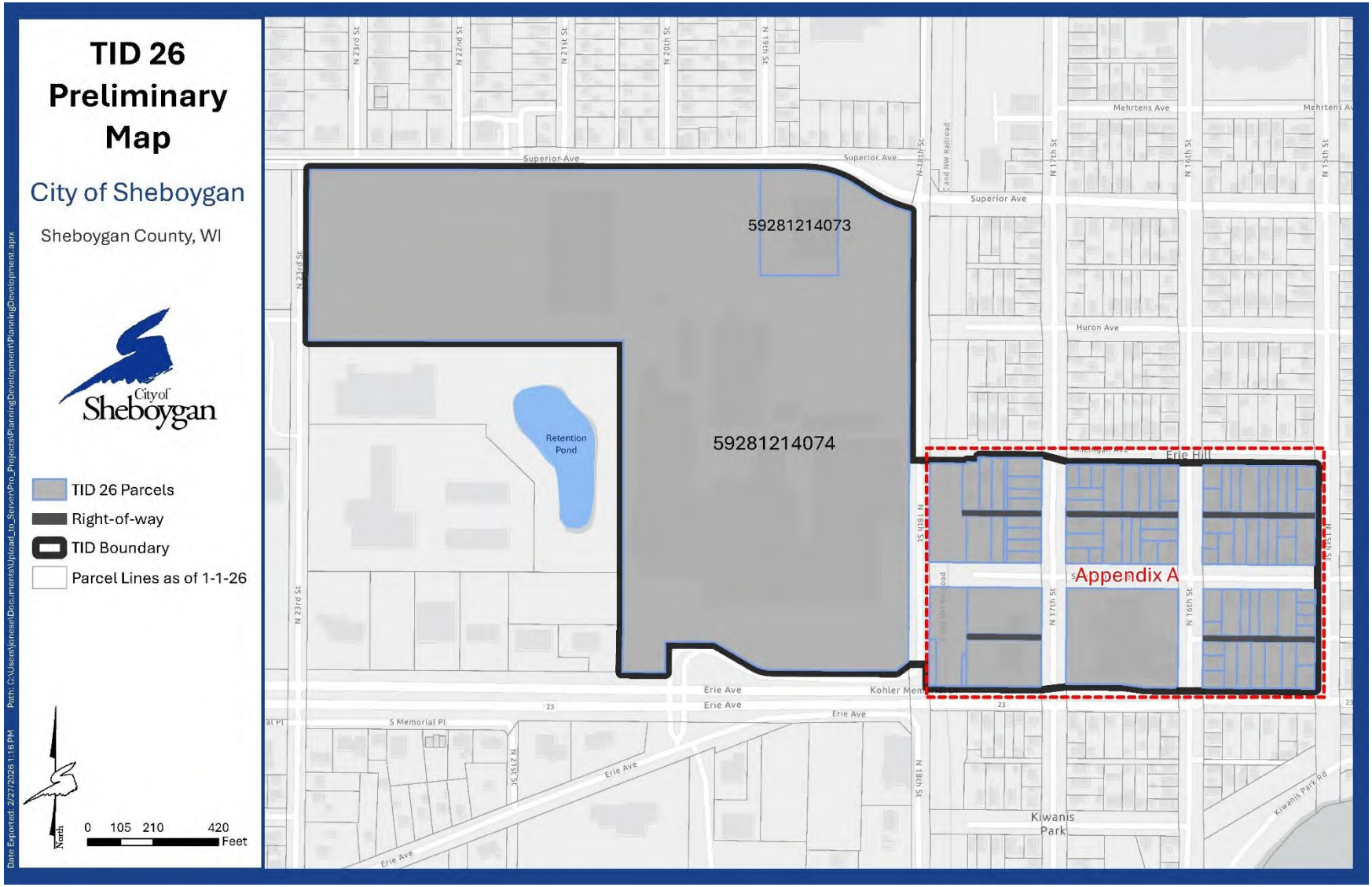
projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). No area within the District is proposed for newly platted residential development.
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

# SECTION 2:
# Preliminary Map of Proposed District Boundary

Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.


TID 26
Preliminary
Map
City of Sheboygan
Sheboygan County, WI
City of Sheboygan
TID 26 Parcels
Right-of-way
TID Boundary
Parcel Lines as of 1-1-26
North
0 105 210 420
Feet
Date Exported: 2/27/2026 1:16 PM
Path: C:\Users\vjones\Documents\Upload_to_Server\Pro_Projects\PlanningDevelopment\PlanningDevelopment.aprx
59281214073
59281214074
Retention Pond
Appendix A
Superior Ave
Mehrtens Ave
Huron Ave
Erie Hill
Erie Ave
S Memorial Pl
Kohler Memorial Dr
Kiwanis Park
Kiwanis Park Rd
N 23rd St
N 22nd St
N 21st St
N 20th St
N 19th St
N 18th St
N 17th St
N 16th St
N 15th St
N 21st St
C and NW Railroad

TID 26
Appendix A
City of Sheboygan
Sheboygan County, WI
City of Sheboygan
Right-of-way
TID Boundary
Parcel Lines as of 1-1-26
North
0 37.5 75 150
Feet
Michigan Ave
Erie Hill
Saint Clair Ave
N 17th St
N 16th St
59281202320
59281202310
59281202300
59281202290
59281202280
59281202270
59281202260
59281202250
59281202240
59281202390
59281202380
59281202370
59281202360
59281202330
59281202340
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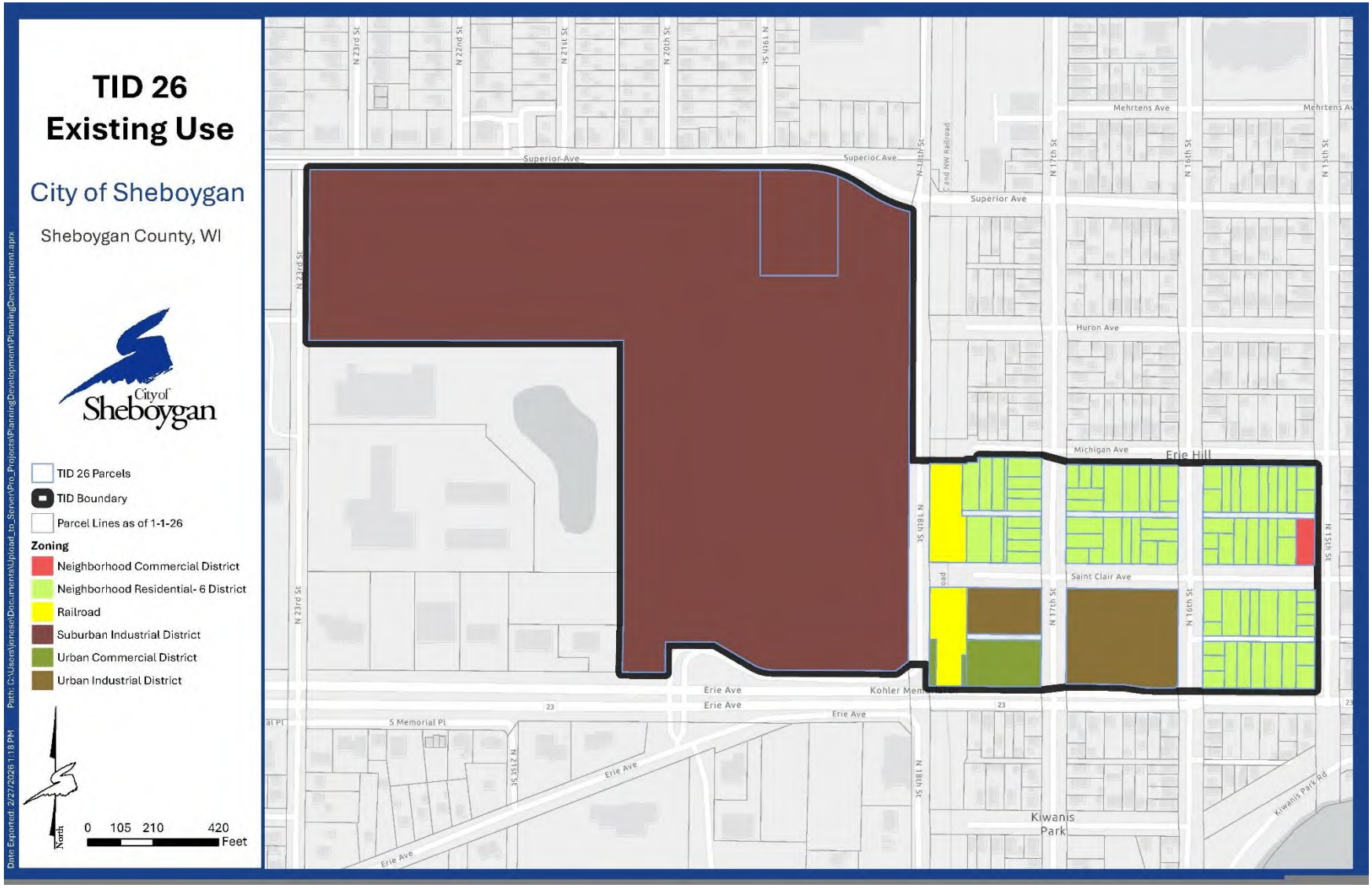
59281205040
59281205030
59281205020
59281205010
59281205000
59281204990
59281204980
59281204970
59281205070
59281205080
59281205090
59281205100
59281205110
59281205120
59281205130
59281205141
59281205161
59281205170
59281205180

# SECTION 3:
# Map Showing Existing Uses and Conditions

Map Found on Following Page.


TID 26
Existing Use
City of Sheboygan
Sheboygan County, WI
City of Sheboygan
TID 26 Parcels
TID Boundary
Parcel Lines as of 1-1-26
Zoning
Neighborhood Commercial District
Neighborhood Residential- 6 District
Railroad
Suburban Industrial District
Urban Commercial District
Urban Industrial District
North
0 105 210 420
Feet
Date Exported: 2/27/2026 1:18 PM
Path: C:\Users\jvinses\Documents\Upload_to_Server\Pro_Projects\PlanningDevelopment\PlanningDevelopment.aprx
Superior Ave
Mehrtens Ave
Huron Ave
Michigan Ave
Erie Hill
Saint Clair Ave
Erie Ave
S Memorial Pl
Kohler Memorial Dr
Kiwanis Park
Kiwanis Park Rd
N 23rd St
N 22nd St
N 21st St
N 20th St
N 19th St
N 18th St
N 17th St
N 16th St
N 15th St
C and NW Railroad

# SECTION 4:
# Preliminary Parcel List and Analysis

Found on Following Pages.

Calculation of Estimated Base Value[1]

| | Assessed Value | | | Equalized Value[2] | | |
|---|---|---|---|---|---|---|
| Parcel | Land | Improvement | Total | Land | Improvement | Total |
| 59281214074 | 1,722,700 | 8,568,000 | **10,290,700** | 1,775,300 | 8,829,700 | **10,605,000** |
| 59281205300 | 39,000 | 195,500 | **234,500** | 40,200 | 201,500 | **241,700** |
| 59281205320 | 2,300 | 0 | **2,300** | 2,400 | 0 | **2,400** |
| 59281205325 | 1,100 | 0 | **1,100** | 1,100 | 0 | **1,100** |
| 59281205310 | 0 | 0 | **0** | 0 | 0 | **0** |
| 59281205330 | 200,400 | 471,200 | **671,600** | 206,500 | 485,600 | **692,100** |
| 59281205100 | 9,400 | 149,100 | **158,500** | 9,700 | 153,700 | **163,400** |
| 59281205170 | 10,500 | 167,400 | **177,900** | 10,800 | 172,500 | **183,300** |
| 59281205090 | 10,900 | 175,800 | **186,700** | 11,200 | 181,200 | **192,400** |
| 59281205180 | 13,900 | 133,200 | **147,100** | 14,300 | 137,300 | **151,600** |
| 59281205110 | 10,500 | 145,000 | **155,500** | 10,800 | 149,400 | **160,200** |
| 59281205080 | 10,000 | 152,700 | **162,700** | 10,300 | 157,400 | **167,700** |
| 59281204970 | 7,400 | 106,600 | **114,000** | 7,600 | 109,900 | **117,500** |
| 59281205070 | 9,200 | 99,500 | **108,700** | 9,500 | 102,500 | **112,000** |
| 59281204980 | 7,400 | 119,500 | **126,900** | 7,600 | 123,200 | **130,800** |
| 59281204990 | 8,300 | 102,200 | **110,500** | 8,600 | 105,300 | **113,900** |
| 59281205000 | 8,300 | 101,200 | **109,500** | 8,600 | 104,300 | **112,900** |
| 59281205010 | 18,500 | 127,800 | **146,300** | 19,100 | 131,700 | **150,800** |
| 59281205020 | 18,500 | 95,400 | **113,900** | 19,100 | 98,300 | **117,400** |
| 59281205030 | 10,200 | 97,200 | **107,400** | 10,500 | 100,200 | **110,700** |
| 59281205040 | 10,200 | 114,700 | **124,900** | 10,500 | 118,200 | **128,700** |
| 59281205050 | 18,500 | 115,100 | **133,600** | 19,100 | 118,600 | **137,700** |
| 59281205060 | 25,800 | 14,600 | **40,400** | 26,600 | 15,000 | **41,600** |
| 59281202360 | 10,800 | 125,600 | **136,400** | 11,100 | 129,400 | **140,500** |
| 59281202750 | 9,200 | 116,100 | **125,300** | 9,500 | 119,600 | **129,100** |
| 59281202540 | 8,300 | 0 | **8,300** | 8,600 | 0 | **8,600** |
| 59281202530 | 11,200 | 144,700 | **155,900** | 11,500 | 149,100 | **160,600** |
| 59281202590 | 13,900 | 152,300 | **166,200** | 14,300 | 157,000 | **171,300** |
| 59281202580 | 12,200 | 0 | **12,200** | 12,600 | 0 | **12,600** |
| 59281202370 | 10,800 | 158,000 | **168,800** | 11,100 | 162,800 | **173,900** |
| 59281202810 | 14,300 | 95,200 | **109,500** | 14,700 | 98,100 | **112,800** |
| 59281202520 | 13,300 | 108,500 | **121,800** | 13,700 | 111,800 | **125,500** |
| 59281202760 | 13,000 | 148,900 | **161,900** | 13,400 | 153,400 | **166,800** |
| 59281202740 | 9,200 | 153,400 | **162,600** | 9,500 | 158,100 | **167,600** |
| 59281202600 | 11,300 | 150,000 | **161,300** | 11,600 | 154,600 | **166,200** |
| 59281202380 | 10,800 | 0 | **10,800** | 11,100 | 0 | **11,100** |
| 59281202830 | 0 | 0 | **0** | 0 | 0 | **0** |
| 59281202820 | 8,200 | 141,800 | **150,000** | 8,500 | 146,100 | **154,600** |
| 59281202800 | 10,200 | 100,100 | **110,300** | 10,500 | 103,200 | **113,700** |
| 59281202790 | 10,200 | 133,100 | **143,300** | 10,500 | 137,200 | **147,700** |
| 59281202780 | 13,200 | 120,200 | **133,400** | 13,600 | 123,900 | **137,500** |
| 59281202770 | 13,200 | 107,600 | **120,800** | 13,600 | 110,900 | **124,500** |
| 59281202730 | 13,000 | 152,400 | **165,400** | 13,400 | 157,100 | **170,500** |
| 59281202610 | 11,300 | 130,000 | **141,300** | 11,600 | 134,000 | **145,600** |

Calculation of Estimated Base Value[1]

| | Assessed Value | | | Equalized Value[2] | | |
|---|---|---|---|---|---|---|
| Parcel | Land | Improvement | Total | Land | Improvement | Total |
| 59281202570 | 10,200 | 0 | 10,200 | 10,500 | 0 | 10,500 |
| 59281202560 | 10,200 | 0 | 10,200 | 10,500 | 0 | 10,500 |
| 59281202550 | 18,800 | 139,300 | 158,100 | 19,400 | 143,600 | 163,000 |
| 59281202510 | 15,200 | 238,800 | 254,000 | 15,700 | 246,100 | 261,800 |
| 59281202390 | 10,800 | 142,600 | 153,400 | 11,100 | 147,000 | 158,100 |
| 59281202350 | 0 | 0 | 0 | 0 | 0 | 0 |
| 59281202340 | 13,500 | 0 | 13,500 | 13,900 | 0 | 13,900 |
| 59281202330 | 22,700 | 0 | 22,700 | 23,400 | 0 | 23,400 |
| 59281202400 | 7,400 | 93,500 | 100,900 | 7,600 | 96,400 | 104,000 |
| 59281202500 | 11,300 | 0 | 11,300 | 11,600 | 0 | 11,600 |
| 59281202240 | 11,300 | 152,200 | 163,500 | 11,600 | 156,800 | 168,400 |
| 59281202620 | 13,900 | 130,100 | 144,000 | 14,300 | 134,100 | 148,400 |
| 59281202250 | 8,700 | 91,600 | 100,300 | 9,000 | 94,400 | 103,400 |
| 59281202720 | 13,900 | 148,100 | 162,000 | 14,300 | 152,600 | 166,900 |
| 59281202490 | 11,300 | 0 | 11,300 | 11,600 | 0 | 11,600 |
| 59281202260 | 11,300 | 138,500 | 149,800 | 11,600 | 142,700 | 154,300 |
| 59281202630 | 13,100 | 185,800 | 198,900 | 13,500 | 191,500 | 205,000 |
| 59281202640 | 15,700 | 193,500 | 209,200 | 16,200 | 199,400 | 215,600 |
| 59281202650 | 10,200 | 107,600 | 117,800 | 10,500 | 110,900 | 121,400 |
| 59281202660 | 10,200 | 167,700 | 177,900 | 10,500 | 172,800 | 183,300 |
| 59281202670 | 10,200 | 93,300 | 103,500 | 10,500 | 96,100 | 106,600 |
| 59281202680 | 18,500 | 129,200 | 147,700 | 19,100 | 133,100 | 152,200 |
| 59281202690 | 10,100 | 166,800 | 176,900 | 10,400 | 171,900 | 182,300 |
| 59281202700 | 10,200 | 111,200 | 121,400 | 10,500 | 114,600 | 125,100 |
| 59281202710 | 13,100 | 119,500 | 132,600 | 13,500 | 123,200 | 136,700 |
| 59281202410 | 16,200 | 152,500 | 168,700 | 16,700 | 157,200 | 173,900 |
| 59281202420 | 10,200 | 150,700 | 160,900 | 10,500 | 155,300 | 165,800 |
| 59281202430 | 10,200 | 141,800 | 152,000 | 10,500 | 146,100 | 156,600 |
| 59281202440 | 17,200 | 107,500 | 124,700 | 17,700 | 110,800 | 128,500 |
| 59281202450 | 18,500 | 75,900 | 94,400 | 19,100 | 78,200 | 97,300 |
| 59281202460 | 9,300 | 154,500 | 163,800 | 9,600 | 159,200 | 168,800 |
| 59281202470 | 9,300 | 133,500 | 142,800 | 9,600 | 137,600 | 147,200 |
| 59281202480 | 12,300 | 231,200 | 243,500 | 12,700 | 238,300 | 251,000 |
| 59281202320 | 0 | 0 | 0 | 0 | 0 | 0 |
| 59281202270 | 6,000 | 0 | 6,000 | 6,200 | 0 | 6,200 |
| 59281202280 | 0 | 0 | 0 | 0 | 0 | 0 |
| 59281202290 | 14,000 | 129,400 | 143,400 | 14,400 | 133,400 | 147,800 |
| 59281202300 | 14,000 | 73,100 | 87,100 | 14,400 | 75,300 | 89,700 |
| 59281202310 | 17,500 | 162,800 | 180,300 | 18,000 | 167,800 | 185,800 |
| 59281205130 | 11,700 | 165,400 | 177,100 | 12,100 | 170,500 | 182,600 |
| 59281205120 | 11,700 | 133,800 | 145,500 | 12,100 | 137,900 | 150,000 |
| 59281205141 | 13,800 | 134,000 | 147,800 | 14,200 | 138,100 | 152,300 |
| 59281205161 | 11,700 | 143,900 | 155,600 | 12,100 | 148,300 | 160,400 |
| 59281205260 | 546,300 | 550,100 | 1,096,400 | 563,000 | 566,900 | 1,129,900 |
| 59281214073 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTALS | 3,452,300 | 18,679,000 | 22,131,300 | 3,557,500 | 19,249,900 | 22,807,400 |

1) Estimated based on values as of January 1, 2025. Actual base value will be as of January 1, 2026.

2) Calculation based on aggregate assessment ratio of 97.04%.

| Parcel Number | Address | Acres | Suitable Acres | | | |
|---|---|---|---|---|---|---|
| | | | Commercial/ Business | Previously-Platted Residential | Newly-Platted Residential | Industrial |
| 59281214074 | 1236 N 18TH ST | 44.48 | | | | 44.48 |
| 59281205300 | 1118 N 17TH ST | 0.83 | | | | 0.83 |
| 59281205320 | | 0.08 | | | | 0.08 |
| 59281205325 | | 0.03 | | | | 0.03 |
| 59281205310 | | 0.70 | | | | |
| 59281205330 | 1704 ERIE AVE | 0.83 | | | | 0.83 |
| 59281205100 | 1103 N 16TH ST | 0.09 | | 0.09 | | |
| 59281205170 | 1504 ERIE AVE | 0.10 | | 0.10 | | |
| 59281205090 | 1111 N 16TH ST | 0.08 | | 0.08 | | |
| 59281205180 | 1116 N 15TH ST | 0.10 | | 0.10 | | |
| 59281205110 | 1530 ERIE AVE | 0.14 | | 0.14 | | |
| 59281205080 | 1115 N 16TH ST | 0.07 | | 0.07 | | |
| 59281204970 | 1120 N 15TH ST | 0.05 | | 0.05 | | |
| 59281205070 | 1117 N 16TH ST | 0.06 | | 0.06 | | |
| 59281204980 | 1122 N 15TH ST | 0.05 | | 0.05 | | |
| 59281204990 | 1126 N 15TH ST | 0.06 | | 0.06 | | |
| 59281205000 | 1503 ST CLAIR AVE | 0.06 | | 0.06 | | |
| 59281205010 | 1511 ST CLAIR AVE | 0.21 | | 0.21 | | |
| 59281205020 | 1515 ST CLAIR AVE | 0.21 | | 0.21 | | |
| 59281205030 | 1519 ST CLAIR AVE | 0.10 | | 0.10 | | |
| 59281205040 | 1523 ST CLAIR AVE | 0.10 | | 0.10 | | |
| 59281205050 | 1529 ST CLAIR AVE | 0.21 | | 0.21 | | |
| 59281205060 | ST CLAIR AVE | 0.15 | | 0.15 | | |
| 59281202360 | 1202 N 17TH ST | 0.10 | | | | 0.10 |
| 59281202750 | 1534 ST CLAIR AVE | 0.06 | | 0.06 | | |
| 59281202540 | ST CLAIR AVE | 0.05 | | | | 0.05 |
| 59281202530 | 1634 ST CLAIR AVE | 0.09 | | | | 0.09 |
| 59281202590 | 1202 N 16TH ST | 0.11 | | | | 0.11 |
| 59281202580 | ST CLAIR AVE | 0.10 | | | | 0.10 |
| 59281202370 | 1206 N 17TH ST | 0.10 | | | | 0.10 |
| 59281202810 | 1510 ST CLAIR AVE | 0.12 | | 0.12 | | |
| 59281202520 | 1207 N 17TH ST | 0.13 | | | | 0.13 |
| 59281202760 | 1530 ST CLAIR AVE | 0.12 | | 0.12 | | |
| 59281202740 | 1209 N 16TH ST | 0.06 | | 0.06 | | |
| 59281202600 | 1212 N 16TH ST | 0.11 | | | | 0.11 |
| 59281202380 | N 17TH ST | 0.10 | | | | 0.10 |
| 59281202830 | 1504 ST CLAIR AVE | 0.21 | | | | 0.21 |
| 59281202820 | 1510A ST CLAIR AVE | 0.08 | | 0.08 | | |
| 59281202800 | 1514 ST CLAIR AVE | 0.10 | | 0.10 | | |
| 59281202790 | 1518 ST CLAIR AVE | 0.10 | | 0.10 | | |
| 59281202780 | 1520 ST CLAIR AVE | 0.14 | | 0.14 | | |
| 59281202770 | 1526 ST CLAIR AVE | 0.14 | | 0.14 | | |
| 59281202730 | 1213 N 16TH ST | 0.12 | | 0.12 | | |
| 59281202610 | 1214 N 16TH ST | 0.11 | | | | 0.11 |
| 59281202570 | ST CLAIR AVE | 0.10 | | | | 0.10 |

| Parcel Number | Address | Acres | Suitable Acres | | | |
|---|---|---|---|---|---|---|
| | | | Commercial/ Business | Previously-Platted Residential | Newly-Platted Residential | Industrial |
| 59281202560 | ST CLAIR AVE | 0.10 | | | | 0.10 |
| 59281202550 | 1624 ST CLAIR AVE | 0.21 | | | | 0.21 |
| 59281202510 | 1213 N 17TH ST | 0.15 | | | | 0.15 |
| 59281202390 | 1214 N 17TH ST | 0.10 | | | | 0.10 |
| 59281202350 | | 0.03 | | | | 0.03 |
| 59281202340 | ST CLAIR AVE | 0.14 | | | | 0.14 |
| 59281202330 | ST CLAIR AVE | 0.27 | | | | 0.27 |
| 59281202400 | 1220 N 16TH ST | 0.05 | | | | 0.05 |
| 59281202500 | N 17TH ST | 0.11 | | | | 0.11 |
| 59281202240 | 1220 N 17TH ST | 0.10 | | | | 0.10 |
| 59281202620 | 1220 N 15TH ST | 0.10 | | 0.10 | | |
| 59281202250 | 1224 N 17TH ST | 0.08 | | | | 0.08 |
| 59281202720 | 1219 N 16TH ST | 0.10 | | 0.10 | | |
| 59281202490 | N 17TH ST | 0.11 | | | | 0.11 |
| 59281202260 | 1228 N 17TH ST | 0.10 | | | | 0.10 |
| 59281202630 | 1503 MICHIGAN AVE | 0.10 | | 0.10 | | |
| 59281202640 | 1507 MICHIGAN AVE | 0.10 | | 0.10 | | |
| 59281202650 | 1509 MICHIGAN AVE | 0.10 | | 0.10 | | |
| 59281202660 | 1513 MICHIGAN AVE | 0.10 | | 0.10 | | |
| 59281202670 | 1517 MICHIGAN AVE | 0.10 | | 0.10 | | |
| 59281202680 | 1521 MICHIGAN AVE | 0.21 | | 0.21 | | |
| 59281202690 | 1525 MICHIGAN AVE | 0.10 | | 0.10 | | |
| 59281202700 | 1529 MICHIGAN AVE | 0.10 | | 0.10 | | |
| 59281202710 | 1531 MICHIGAN AVE | 0.10 | | 0.10 | | |
| 59281202410 | 1601 MICHIGAN AVE | 0.16 | | | | 0.16 |
| 59281202420 | 1607 MICHIGAN AVE | 0.10 | | | | 0.10 |
| 59281202430 | 1611 MICHIGAN AVE | 0.12 | | | | 0.12 |
| 59281202440 | 1613 MICHIGAN AVE | 0.19 | | | | 0.19 |
| 59281202450 | 1621 MICHIGAN AVE | 0.21 | | | | 0.21 |
| 59281202460 | 1627 MICHIGAN AVE | 0.07 | | | | 0.07 |
| 59281202470 | 1629 MICHIGAN AVE | 0.07 | | | | 0.07 |
| 59281202480 | 1635 MICHIGAN AVE | 0.07 | | | | 0.07 |
| 59281202320 | | 0.83 | | | | |
| 59281202270 | N 17TH ST | 0.15 | | | | 0.15 |
| 59281202280 | | 0.03 | | | | 0.03 |
| 59281202290 | 1715 MICHIGAN AVE | 0.16 | | 0.16 | | |
| 59281202300 | 1719 MICHIGAN AVE | 0.16 | | 0.16 | | |
| 59281202310 | 1723 MICHIGAN AVE | 0.20 | | 0.20 | | |
| 59281205130 | 1520 ERIE AVE | 0.16 | | 0.16 | | |
| 59281205120 | 1524 ERIE AVE | 0.16 | | 0.16 | | |
| 59281205141 | 1516 ERIE AVE | 0.19 | | 0.19 | | |
| 59281205161 | 1508 ERIE AVE | 0.16 | | 0.16 | | |
| 59281205260 | 1606 ERIE AVE | 2.63 | | | | 2.63 |
| 59281214073 | 1837 SUPERIOR AVE | 1.93 | | | | 1.93 |
| | | 61.58 | 0.00 | 5.26 | 0.00 | 54.79 |

| Area Suitable for Mixed Use Development | 98% |
|---|---|

# SECTION 5:
# Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $211,602,300. This value is less than the maximum of $619,273,176 in equalized value that is permitted for the City.

| Valuation Test Compliance Calculation | | |
|---|---|---|
| Calculation of City Equalized Value Limit | | |
| City TID IN Equalized Value (Jan. 1, 2025) | $ | 5,160,609,800 |
| **TID Valuation Limit @ 12% of Above Value** | **$** | **619,273,176** |
| Calculation of Value Subject to Limit | | |
| Estimated Base Value of Territory to be Included in District | $ | 22,807,400 |
| Incremental Value of Existing Districts (Jan. 1, 2025) | $ | 188,794,900 |
| **Total Value Subject to 12% Valuation Limit** | **$** | **211,602,300** |
| **Total Percentage of TID IN Equalized Value** | | 4.10% |
| **Residual Value Capacity of TID IN Equalized Value** | $ | 407,670,876 |

# SECTION 6:
# Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

### Property, Right-of-Way and Easement Acquisition

*Property Acquisition for Development*

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

### *Property Acquisition for Conservancy*

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

### *Acquisition of Rights-of-Way*

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

### *Acquisition of Easements*

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

### *Relocation Costs*

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include, but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## Site Preparation Activities

### *Environmental Audits and Remediation*

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

### *Demolition*

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

### *Site Grading*

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

## Utilities

### *Sanitary Sewer System Improvements*

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

### *Water System Improvements*

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

***Stormwater Management System Improvements***

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

***Electric Service***

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

***Gas Service***

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

*Communications Infrastructure*

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

**Streets and Streetscape**

*Street Improvements*

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

*Streetscaping and Landscaping*

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include, but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

**Community Development**

*Cash Grants (Development Incentives)*

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

*Contribution to Redevelopment Authority (RDA)*

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property

acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

***Revolving Loan/Grant Program (Development Incentives)***

To encourage private development consistent with the objectives of this Plan, the City, through its RDA may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District, and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

***Municipal Revenue Obligations (MRO's) (Development Incentives)***

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and a guaranteed increment value through a Municipal Revenue Obligation (MRO). Terms of an MRO may be negotiated specifically with each developer and approved by the City Council. No MRO payments will be provided until the City executes a developer agreement with the recipient and the agreed upon increment is generated. Any payments related to an MRO executed by the City are eligible Project Costs.

**Miscellaneous**

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

- N. 23rd Street repairs/relocation and sidewalk improvements adjacent to the District: $1,333,845.
- Relocation of sanitary sewer relay: $258,845

### *Professional Service and Organizational Costs*

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

### *Administrative Costs*

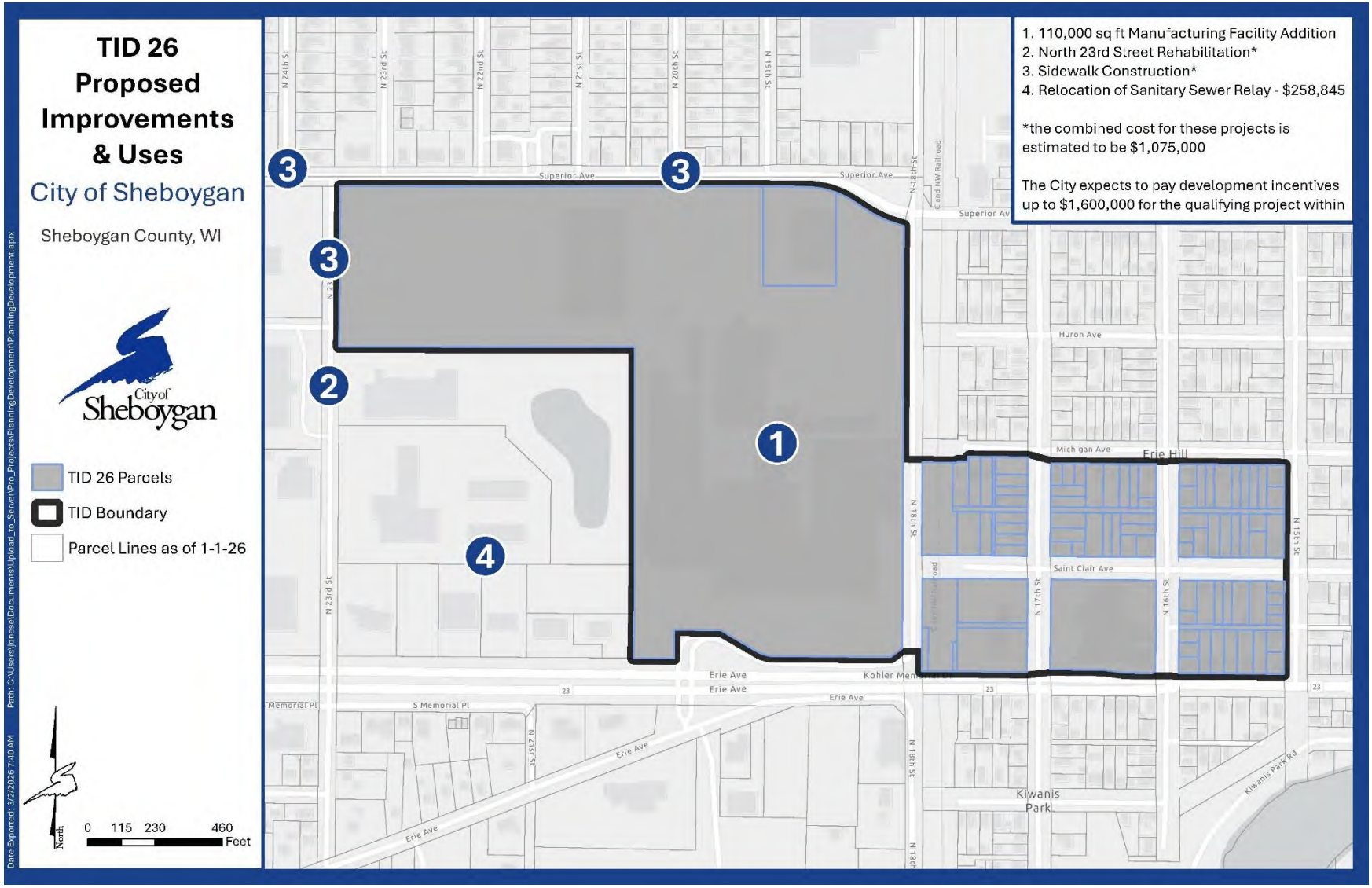
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

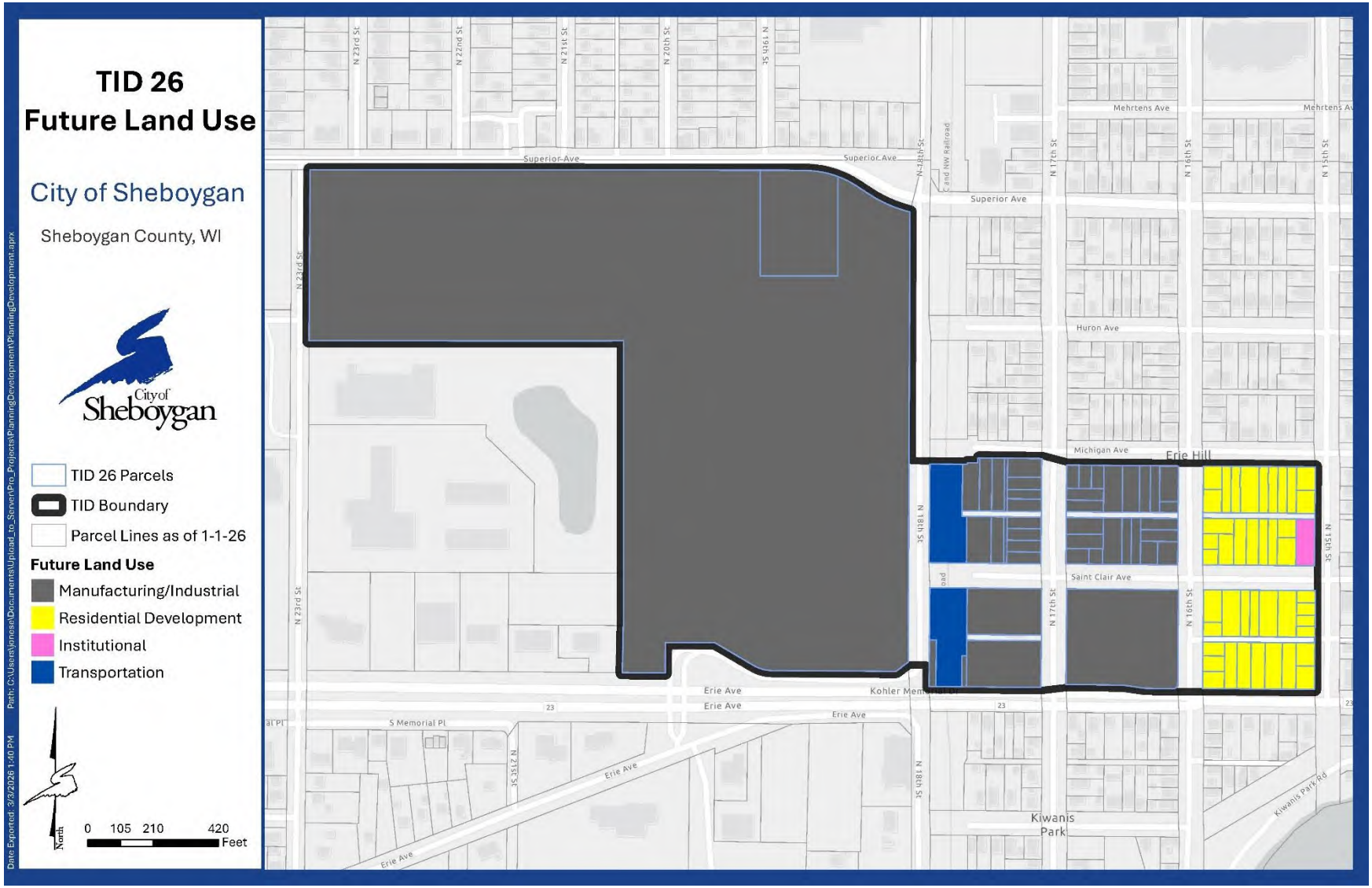
### *Financing Costs*

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

# SECTION 7:
# Map Showing Proposed Improvements and Future Land Use

Maps Found on Following Pages.


TID 26
Proposed
Improvements
& Uses
City of Sheboygan
Sheboygan County, WI
City of Sheboygan
TID 26 Parcels
TID Boundary
Parcel Lines as of 1-1-26
North
0 115 230 460
Feet
1. 110,000 sq ft Manufacturing Facility Addition
2. North 23rd Street Rehabilitation*
3. Sidewalk Construction*
4. Relocation of Sanitary Sewer Relay - $258,845
*the combined cost for these projects is estimated to be $1,075,000
The City expects to pay development incentives up to $1,600,000 for the qualifying project within
Superior Ave
Huron Ave
Michigan Ave
Erie Hill
Saint Clair Ave
Erie Ave
Kiwanis Park
Kiwanis Park Rd
N 23rd St
N 24th St
N 22nd St
N 21st St
N 20th St
N 19th St
N 18th St
N 17th St
N 16th St
N 15th St
S Memorial Pl


TID 26
Future Land Use
City of Sheboygan
Sheboygan County, WI
City of Sheboygan
TID 26 Parcels
TID Boundary
Parcel Lines as of 1-1-26
Future Land Use
Manufacturing/Industrial
Residential Development
Institutional
Transportation
North
0 105 210 420
Feet
Date Exported: 3/3/2026 1:40 PM
Path: C:\Users\jones\Documents\Upload_to_Steven\Pro_Projects\PlanningDevelopment\PlanningDevelopment.aprx
Superior Ave
Mehrtens Ave
Huron Ave
Michigan Ave
Erie Hill
Saint Clair Ave
Erie Ave
S Memorial Pl
Kohler Memorial Dr
Kiwanis Park
Kiwanis Park Rd
N 23rd St
N 22nd St
N 21st St
N 20th St
N 19th St
N 18th St
N 17th St
N 16th St
N 15th St
N 13th St
C and NW Railroad

# SECTION 8:
# Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

While the City can reallocate costs between projects as necessary, all expenditures will require separate approval by the City Council. The City expects to review planned TID expenditures and projected increment within the District prior to approving capital expenditures or developer incentives to determine if it is feasible for the District to support the proposed costs.

**Tax Increment District No. 26**

**Detailed List of Estimated Project Costs**

| Project Map ID | Project Name/Type | Est. Cost | | | | | |
|---|---|---|---|---|---|---|---|
| | | Phase I | Phase II | Ongoing | Totals | 1/2 Mile | Est. Timing |
| 1 | Development Incentive | 1,600,000 | | | **1,600,000** | | 2026 |
| 4 | Sanitary Sewer Relay Relocation | | 258,845 | | **258,845** | 258,845 | 2026 |
| 2,3 | N. 23rd Street Repairs/Relocation/ and Sidewalks[1] | | 1,075,000 | | **1,075,000** | 1,075,000 | 2027 |
| N/A | TID Setup | 25,000 | | | **25,000** | | 2026 |
| N/A | Ongoing Planning & Administrative Costs | | | 40,000 | **40,000** | | |
| Total Projects | | **1,625,000** | **1,333,845** | **40,000** | **2,998,845** | **1,333,845** | |

Notes:

[1]The amount shown for the N. 23rd Street Repair/Relocation is TID eligible. In the cashflow it only represents the amount of the project supported over the TID life using the current tax rate and projected development value. If the TID incremental value is greater than the $8M required, it will allow for more of the project to be paid from TID funds.

# SECTION 9:
# Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

## Key Assumptions

The initial phase of development within the District is anticipated to generate $8 million of incremental value (Table 1). Assuming the City's current equalized TID Interim tax rate of $15.41 per thousand of equalized value, and no economic appreciation or depreciation, the initial phase of development would generate $2,465,600 in incremental tax revenue over the 20-year term of the District as shown in Table 2.

The cash flow exhibit (Table 3) illustrates potential project costs that can be supported by the initial phases of development within the District. Additional project costs can be funded if tax increment is sufficient to support the costs. The District is projected to accumulate sufficient funds by the year 2047 to pay off Project Cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected. The cash flow exhibit is an illustration of how Project Costs could be funded and does not represent a commitment by the City to proceed with a specific project or fund it in a particular manner.

**Table 1 – Development Assumptions**

## Development Assumptions

| Construction Year | | Vollrath Co. Expansion | **Annual Total** | Construction Year | |
|---|---|---|---|---|---|
| 1 | 2026 | 8,000,000 | **8,000,000** | 2026 | 1 |
| 2 | 2027 | | **0** | 2027 | 2 |
| 3 | 2028 | | **0** | 2028 | 3 |
| 4 | 2029 | | **0** | 2029 | 4 |
| 5 | 2030 | | **0** | 2030 | 5 |
| 6 | 2031 | | **0** | 2031 | 6 |
| 7 | 2032 | | **0** | 2032 | 7 |
| 8 | 2033 | | **0** | 2033 | 8 |
| 9 | 2034 | | **0** | 2034 | 9 |
| 10 | 2035 | | **0** | 2035 | 10 |
| 11 | 2036 | | **0** | 2036 | 11 |
| 12 | 2037 | | **0** | 2037 | 12 |
| 13 | 2038 | | **0** | 2038 | 13 |
| 14 | 2039 | | **0** | 2039 | 14 |
| 15 | 2040 | | **0** | 2040 | 15 |
| 16 | 2041 | | **0** | 2041 | 16 |
| 17 | 2042 | | **0** | 2042 | 17 |
| 18 | 2043 | | **0** | 2043 | 18 |
| 19 | 2044 | | **0** | 2044 | 19 |
| 20 | 2045 | | **0** | 2045 | 20 |
| | **Totals** | **8,000,000** | **8,000,000** | | |

Notes:

# Table 2 – Tax Increment Projection Worksheet

## Tax Increment Projection Worksheet

| | | | | |
|---|---|---|---|---|
| Type of District | Mixed Use | | Base Value | 22,807,400 |
| District Creation Date | April 20, 2026 | | Economic Change Factor | 0.00% |
| Valuation Date | Jan 1, | 2026 | Apply to Base Value | |
| Max Life (Years) | 20 | | Base Tax Rate | $15.41 |
| End of Expenditure Period | 15 | 4/20/2041 | Rate Adjustment Factor | 0.00% |
| Revenue Periods/Final Year | 20 | 2047 | | |
| Extension Eligibility/Years | Yes | 3 | | |
| Eligible Recipient District | No | | | |

| | Construction Year | Value Added | Valuation Year | Economic Change | Total Increment | Revenue Year | Tax Rate[1] | Tax Increment |
|---|---|---|---|---|---|---|---|---|
| 1 | 2026 | 8,000,000 | 2027 | 0 | 8,000,000 | 2028 | $15.41 | **123,280** |
| 2 | 2027 | 0 | 2028 | 0 | 8,000,000 | 2029 | $15.41 | **123,280** |
| 3 | 2028 | 0 | 2029 | 0 | 8,000,000 | 2030 | $15.41 | **123,280** |
| 4 | 2029 | 0 | 2030 | 0 | 8,000,000 | 2031 | $15.41 | **123,280** |
| 5 | 2030 | 0 | 2031 | 0 | 8,000,000 | 2032 | $15.41 | **123,280** |
| 6 | 2031 | 0 | 2032 | 0 | 8,000,000 | 2033 | $15.41 | **123,280** |
| 7 | 2032 | 0 | 2033 | 0 | 8,000,000 | 2034 | $15.41 | **123,280** |
| 8 | 2033 | 0 | 2034 | 0 | 8,000,000 | 2035 | $15.41 | **123,280** |
| 9 | 2034 | 0 | 2035 | 0 | 8,000,000 | 2036 | $15.41 | **123,280** |
| 10 | 2035 | 0 | 2036 | 0 | 8,000,000 | 2037 | $15.41 | **123,280** |
| 11 | 2036 | 0 | 2037 | 0 | 8,000,000 | 2038 | $15.41 | **123,280** |
| 12 | 2037 | 0 | 2038 | 0 | 8,000,000 | 2039 | $15.41 | **123,280** |
| 13 | 2038 | 0 | 2039 | 0 | 8,000,000 | 2040 | $15.41 | **123,280** |
| 14 | 2039 | 0 | 2040 | 0 | 8,000,000 | 2041 | $15.41 | **123,280** |
| 15 | 2040 | 0 | 2041 | 0 | 8,000,000 | 2042 | $15.41 | **123,280** |
| 16 | 2041 | 0 | 2042 | 0 | 8,000,000 | 2043 | $15.41 | **123,280** |
| 17 | 2042 | 0 | 2043 | 0 | 8,000,000 | 2044 | $15.41 | **123,280** |
| 18 | 2043 | 0 | 2044 | 0 | 8,000,000 | 2045 | $15.41 | **123,280** |
| 19 | 2044 | 0 | 2045 | 0 | 8,000,000 | 2046 | $15.41 | **123,280** |
| 20 | 2045 | 0 | 2046 | 0 | 8,000,000 | 2047 | $15.41 | **123,280** |
| **Totals** | | **8,000,000** | | **0** | | | **Future Value of Increment** | **2,465,600** |

Notes:

1) Tax rates shown through the 2026 revenue year are actual per DOR Form PC-202 (Tax Increment Collection Worksheet).

## Table 3 – Cash Flow

| Cash Flow Projection | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Projected Revenues | | Projected Expenditures | | | | | Balances | | | |
| Year | Tax Increments | **Total Revenues** | MRO #1 2026 Vollrath $1,600,000 | Capital Projects | TID Setup | Ongoing Planning & Administration | **Total Expenditures** | Annual | Cumulative | Liabilities Outstanding | Year |
| 2026 | | **0** | | 258,845 | 25,000 | 0 | **283,845** | (283,845) | (283,845) | 1,600,000 | 2026 |
| 2027 | | **0** | | 540,000 | | 500 | **540,500** | (540,500) | (824,345) | 1,600,000 | 2027 |
| 2028 | 123,280 | **123,280** | 98,624 | | | 1,000 | **99,624** | 23,656 | (800,689) | 1,501,376 | 2028 |
| 2029 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (777,533) | 1,402,752 | 2029 |
| 2030 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (754,377) | 1,304,128 | 2030 |
| 2031 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (731,221) | 1,205,504 | 2031 |
| 2032 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (708,065) | 1,106,880 | 2032 |
| 2033 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (684,909) | 1,008,256 | 2033 |
| 2034 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (661,753) | 909,632 | 2034 |
| 2035 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (638,597) | 811,008 | 2035 |
| 2036 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (615,441) | 712,384 | 2036 |
| 2037 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (592,285) | 613,760 | 2037 |
| 2038 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (569,129) | 515,136 | 2038 |
| 2039 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (545,973) | 416,512 | 2039 |
| 2040 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (522,817) | 317,888 | 2040 |
| 2041 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (499,661) | 219,264 | 2041 |
| 2042 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (476,505) | 120,640 | 2042 |
| 2043 | 123,280 | **123,280** | 98,624 | | | 1,500 | **100,124** | 23,156 | (453,349) | 22,016 | 2043 |
| 2044 | 123,280 | **123,280** | 22,016 | | | 1,500 | **23,516** | 99,764 | (353,585) | 0 | 2044 |
| 2045 | 123,280 | **123,280** | | | | 1,500 | **1,500** | 121,780 | (231,805) | 0 | 2045 |
| 2046 | 123,280 | **123,280** | | | | 1,500 | **1,500** | 121,780 | (110,025) | 0 | 2046 |
| 2047 | 123,280 | **123,280** | | | | 11,500 | **11,500** | 111,780 | **1,755** | **0** | 2047 |
| **Totals** | **2,465,600** | **2,465,600** | **1,600,000** | **798,845** | **25,000** | **40,000** | **2,463,845** | | | | |

Notes:

**PROJECTED CLOSURE YEAR**

**LEGEND:**

**END OF EXP. PERIOD**

## SECTION 10:
## Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the property within the proposed District boundary was annexed during the past three years.

## SECTION 11:
## Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## SECTION 12:
## Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

### Zoning Ordinances

The proposed Plan is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

### Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate form mixed use development (industrial, commercial, or residential development).

### Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

## SECTION 13:
## Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

## SECTION 14:
## How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly mixed-use development of the City through public infrastructure improvements and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses.

## SECTION 15:
## List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

## SECTION 16:
## Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

Legal Opinion Found on Following Page.

SAMPLE

Mayor
City of Sheboygan
828 Center Ave
Sheboygan, Wisconsin 53081

RE: Project Plan for Tax Incremental District No. 26

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105.

As City Attorney for the City of Sheboygan, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Sheboygan Tax Incremental District No. 26 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

# SECTION 17:
# Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

**Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.**

| Revenue Year | Sheboygan County | City of Sheboygan | Sheboygan Area School District | Lakeshore College | Total | Revenue Year |
|---|---|---|---|---|---|---|
| 2028 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2028 |
| 2029 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2029 |
| 2030 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2030 |
| 2031 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2031 |
| 2032 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2032 |
| 2033 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2033 |
| 2034 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2034 |
| 2035 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2035 |
| 2036 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2036 |
| 2037 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2037 |
| 2038 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2038 |
| 2039 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2039 |
| 2040 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2040 |
| 2041 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2041 |
| 2042 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2042 |
| 2043 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2043 |
| 2044 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2044 |
| 2045 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2045 |
| 2046 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2046 |
| 2047 | 26,523 | 53,587 | 38,980 | 4,190 | 123,280 | 2047 |
| **Totals** | **530,464** | **1,071,748** | **779,593** | **83,795** | **2,465,600** | |