# PLAN COMMISSION MEETING

**Monday, April 13, 2026 at 5:30 PM**

**Council Chambers - City Hall, 3rd Floor**
**1717 E. Park Street, Two Rivers, WI 54241**

## AGENDA

**1. CALL TO ORDER**

**2. ROLL CALL**
Commission Members: Kyle Kordell, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski, Pat Klein

**3. ACTION ITEMS**

**A.** Review of Site and Architectural Plan for the construction of a Planned Unit Development (PUD) for a residential development at 3000 Forest Avenue, submitted by Elite Builds, Inc.

**B.** Review of Site and Architectural Plans for Renee's Popcorn, located at 2702 - 18th Street, in Industrial District I-2, submitted by Keller, Inc.

**C.** Review of Site and Architectural Plans for Lakeshore Humane Society located at Columbus Street, Parcel No. 053-211-102-001.09, in the Industrial District (I-2), submitted by ACE Building Service Inc (applicant) and Lakeshore Human Society (owner).

**D.** Review of Site and Architectural Plans for Vietnam Park Baseball Development, located at 1300 – 35th Street, submitted by Two Rivers Youth Sports.

**E.** Ordinance to amend Section 10-1-35.5 Main Street and waterfront corridor overlay district, to define setbacks for buildings.

**4. PUBLIC INPUT**

**5. ADJOURNMENT**

***In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Two Rivers will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the City Clerk's office at 920-793-5526 or email clerk@two-rivers.org at least 48 hours prior to the scheduled meeting or event to request an accommodation. For additional assistance, individuals with hearing or speech disabilities can call 711 and be connected to a telephone relay system.***

***It is possible that members of and possibly a quorum of governmental bodies of the municipality may be in attendance at the above stated meeting to gather information; no other action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.***

# LAND DEVELOPMENT APPLICATION

APPLICANT Elite Builds, Inc. TELEPHONE 920-457-0923

MAILING ADDRESS 3502 Behrens Parkway (Street) Sheboygan (City) WI (State) 530810 (Zip)

PROPERTY OWNER 2 Rivers Real Estate Development LLC TELEPHONE 920-377-1796

MAILING ADDRESS 916 Mulberry Lane (Street) Kohler (City) WI (State) 53044 (Zip)

REQUEST FOR:

| | | | |
|---|---|---|---|
| ____ | Comprehensive Plan Amendment | ____ | Conditional Use |
| X | Site/Architectural Plan Approval | ____ | Annexation Request |
| ____ | Subdivision Plat or CSM Review | ____ | Variance/Board of Appeals |
| ____ | Zoning District Change | ____ | Other |

STATUS OF APPLICANT: ____ Owner X Agent ____ Buyer ____ Other

PROJECT LOCATION 3000 Forest Ave TYPE OF STRUCTURE Multifamily

PRESENT ZONING PUD REQUESTED ZONING ____

PROPOSED LAND USE Multifamily

PARCEL # 05323510406106 ACREAGE 4.429

LEGAL DESCRIPTION LOT 2 CSM V34 P29

***NOTE: Attach a one-page written description of your proposal or request.***

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The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed Pete Schmoll (Property Owner) Elite Builds, Owners agent Date 4-3-26

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Fee Required

| | |
|---|---|
| $ 350 | Comprehensive Plan Amendment |
| $ t/b/d | Site/Architectural Plan Approval (Listed in Sec 1-2-1) |
| $ t/b/d | CSM Review ($10 lot/$30 min) Subdivision Plat (fee to be determined) |
| $ 350 | Zoning District Change |
| $ 350 | Conditional Use |
| $ t/b/d | Annexation Request (State Processing Fees Apply) |
| $ 350 | Variance/Board of Appeals |
| $ t/b/d | Other |

Schedule

Application Submittal Date _____

Date Fee(s) Paid _____

Plan(s) Submittal Date _____

Plan Comm Appearance _____

$_____ TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

ELITE BUILDS

ELEVATING EXPECTATIONS

# 3000 Forest Ave. Site Development Proposal

EXISTING SITE CONDITIONS/LAND USE:

The site is currently vacant land. The existing building from the previous business will be demolished.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Property Size: 4.429 Acres
- New Building ground level Footprint: (reference plans included with submittal)
- New Buildings to be (2) 3-story, 26-unit multifamily buildings

SITE USE AND LAYOUT

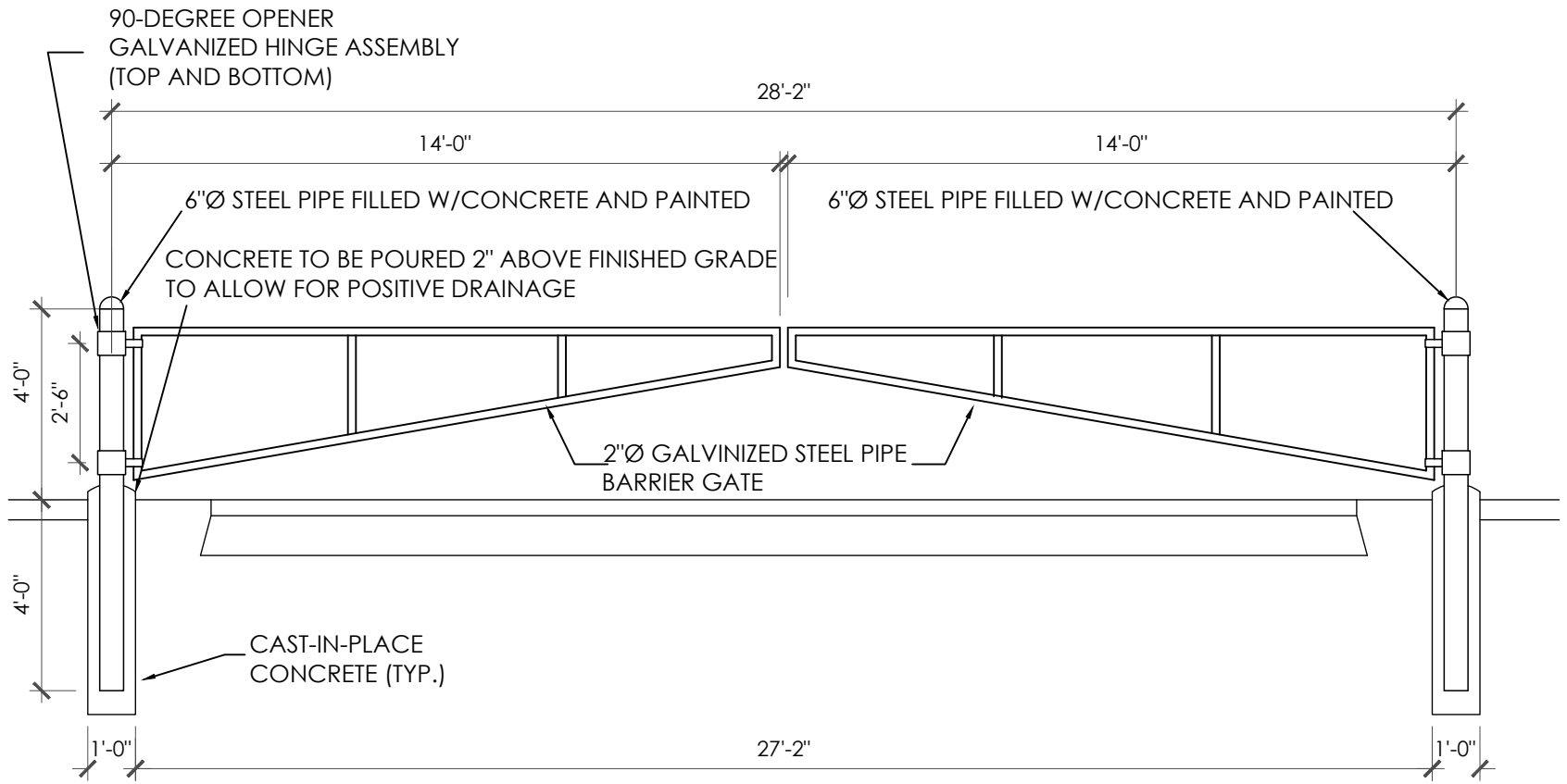
- Reference site plans included with submittal
- Off Street parking including grade level garage parking
- Comply with neighboring property sight line restricted site use
- Coordination with city landscape requirements while maintaining site use restrictions
- All other site development components including storm water management, site lighting, paving, landscaping, signage etc. to comply with city requirements

BUILDING DISCRIPTION AND ARCHITECTURE

- (2) 3-story, 26-unit multifamily buildings
- Exterior finishes consisting of the following
    - Brick or other masonry wainscoting
    - Various vinyl siding styles, trims and colors to achieve architectural appeal
    - Dimensional architectural shingles on main roof
    - Architectural standing seam metal roofing on decorative garage roofs
    - Aluminum soffit and fascia
    - Vinyl windows

We believe this proposed development will align with the city's vision for this location as well as need for additional hosing units. It will also strengthen existing economic development and encourage additional economic development in this area

3502 Behrens Parkway • Sheboygan, WI 53081 • Phone 920-457-0923 • FAX 920-457-1024




# BARRIER SWING GATE ELEVATION

## ITEMS FOR REVIEW

**1. MAILBOXES**
- 1.1. INTERIOR
- 1.2. SPACE FOR PACKAGE DELIVERY IN ALCOVE, MAYBE SHELVES/CUBBIES

**2. POCKET DOORS VS. SWING DOOR**
- 2.1. ALL SWING DOORS

**3. WATER HEATERS**
- 3.1. IN EACH UNIT
- 3.2. 40 GALLON

**4. SPRINKLER SYSTEM/UTILITIES**
- 4.1. QUASIUS TO VERIFY SPRINKLER RISER ROOM REQ'TS
- 4.2. CREATE UTILITY CLOSETS IN HALLWAY AT GROUND FLOOR

**5. WASHER/DRYERS**
- 5.1. SUPPLIED BY LANDLORD?
- 5.2. STACK WHERE POSSIBLE, SIDE BY SIDE WHERE POSSIBLE

**6. FREE STANDING WARDROBES IN LIEU OF CLOSETS (CASEWORK)?**
- 6.1. NO

**7. HEAT**
- 7.1. PER UNIT, ELECTRIC HEAT IN BATHROOMS

**8. COOLING**
- 8.1. ~~MAGIC PAK~~
- 8.2. THROUGH WALL (APPEARS TO BE USED ON ORIGINAL PLANS)

**9. COLUMNS AT GROUND FLOOR**
- 9.1. REMOVE DECKS AND COLUMNS AT ALL UNITS

**10. EXTERIOR DOOR AT "A" UNIT GARAGE**
- 10.1.NOT NECESSARY
- 10.2.REMOVE

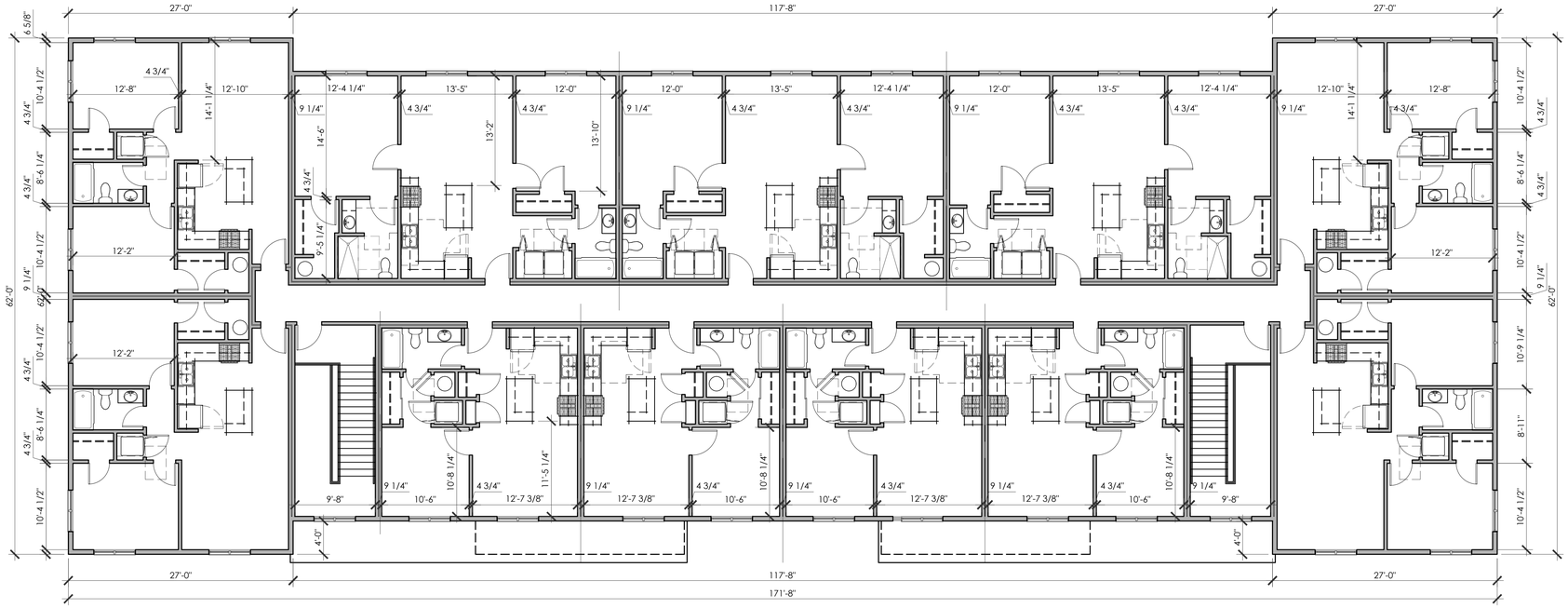
**11. GARAGE DOORS**
- 11.1.SIZE - 8' WIDE X 7' HIGH

**12. ELEVATIONS**
- 12.1.METAL ROOF AT MAIN ENTRY
- 12.2.SAME AT EXIT
- 12.3.CHANGES IN ELEVATIONS OKAY

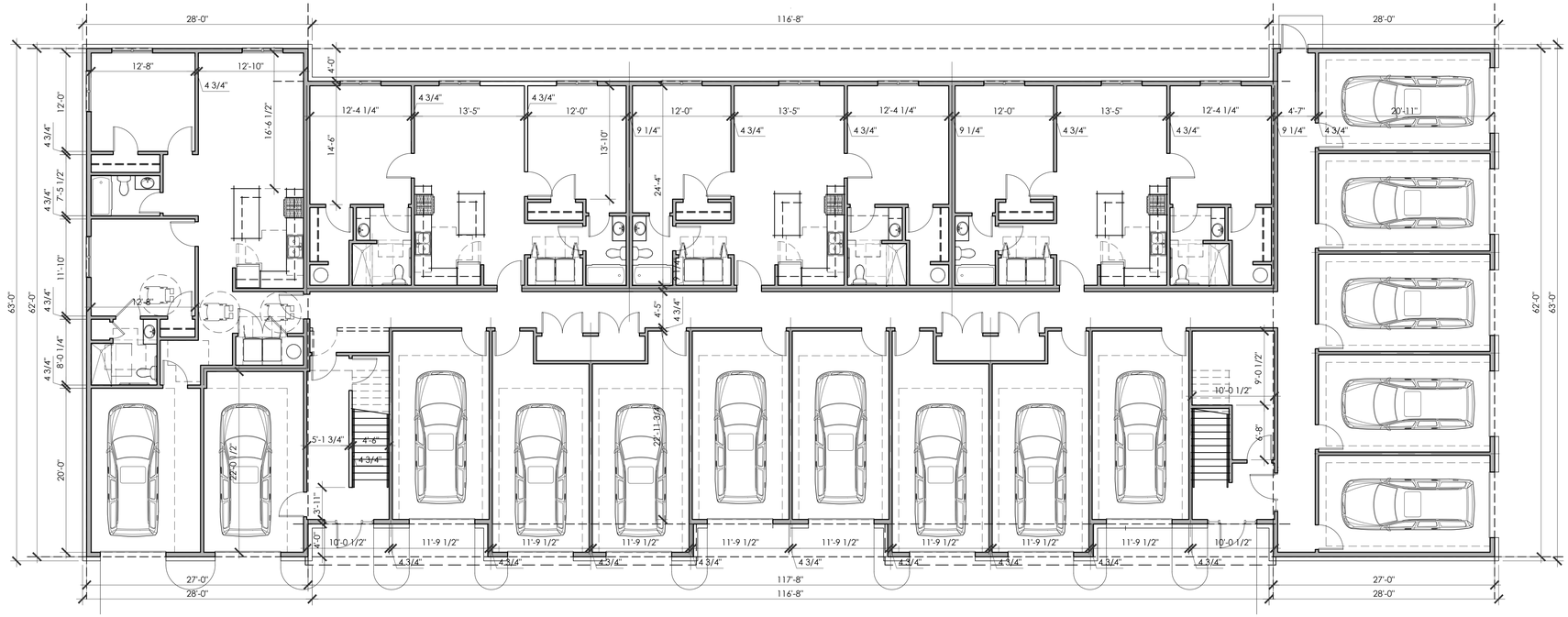
**13. SECTIONS**
- 13.1.ENERGY HEEL AT TRUSS BR'G IS REQUIRED R-49 IS 14" THICK.

**14. PLANS**
- 14.1.WALL CONSTRUCTION BETWEEN UNITS AND HALLWAYS/ PUBLIC AREAS MUST MEET **IBC 1207.2 AIR-BORNE SOUND**. WALLS, PARTITIONS AND FLOOR/CEILING ASSEMBLIES SEPARATING DWELLING UNITS AND SLEEPING UNITS FROM EACH OTHER OR FROM PUBLIC OR SERVICE AREAS SHALL HAVE A SOUND TRANSMISSION CLASS OF NOT LESS THAN 50, OR NOT LESS THAN 45 IF FIELD TESTED, FOR AIR-BORNE NOISE WHEN TESTED IN ACCORDANCE WITH ASTM E90. WE ARE USING USG DETAIL GA WP 3370 WHICH IS (2) 2X4 STUD WALLS BUILT 1" APART WITH 3 1/2" BATTS IN ONE WALL AND 5/8 GYP. BD. ON OUTER FACES FOR A TOTAL THICKNESS OF 9 1/4". ON PROVIDED PLAN THIS APPEARS TO BE A SINGLE STUD WALL.

**15. SITE PLAN**
- 15.0.1. SITE PLAN APPEARS TO INDICATE A ROOM AT THE END OF EACH BUILDING THAT THE FLOOR PLAN DOES NOT INDICATE. REMOVE ON SITE PLAN, THIS WAS FOR SPRINKLER THAT WE ARE NOW PUTTING INSIDE




2 A-100 **SECOND/THIRD FLOOR OVERALL PLAN**
SCALE: 1/8" = 1'-0"




1 A-100 **GROUND FLOOR OVERALL PLAN**
SCALE: 1/8" = 1'-0"

haag müller, inc.
Architecture • Engineering • Interiors
101 East Grand Avenue, Suite 1
Port Washington, Wisconsin 53074
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**OVERALL PLANS**

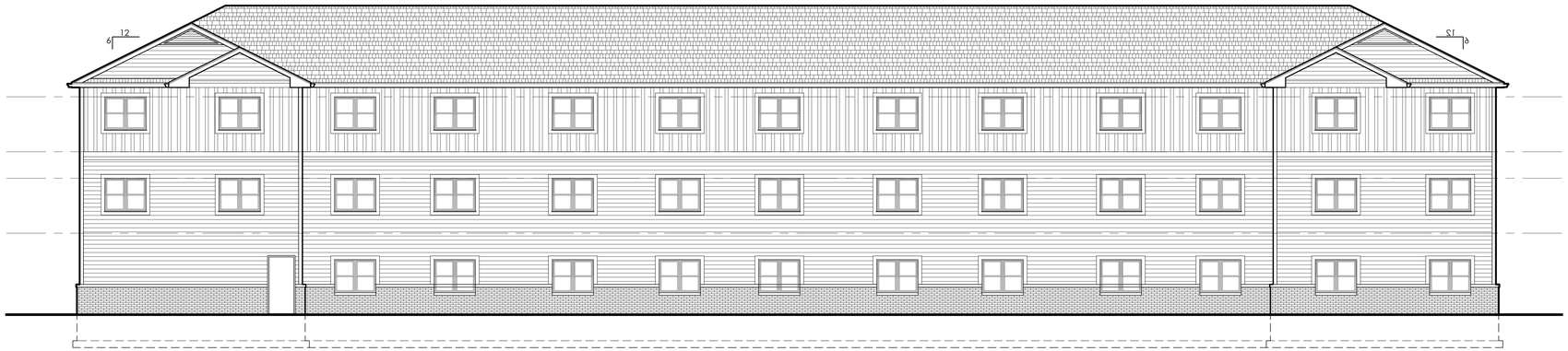
NEW MULTI-TENANT APARTMENT BUILDING
**FOREST RIVER APARTMENTS**
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

| REVISIONS TO DRAWING SET | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| 1 | | |

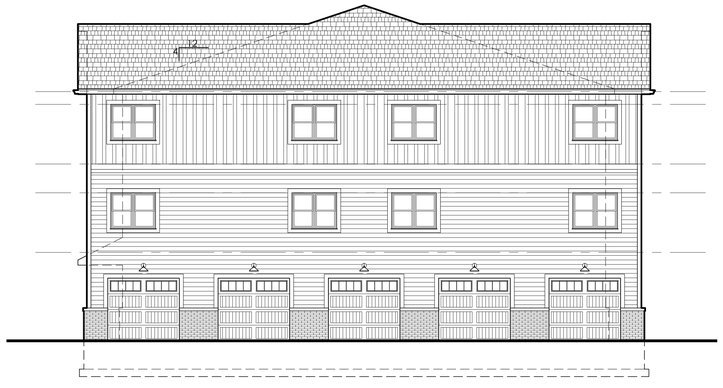
| | |
|---|---|
| DATE: | 02-28-2025 |
| PROJ. NO: | 2412130 |
| DRAWN BY: | XX |
| SHEET | |

**A-100**

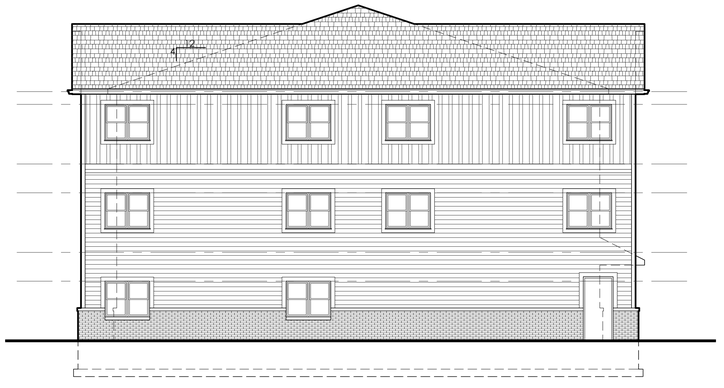
1 A-201 **EXTERIOR ELEVATIONS**
SCALE: 1/8" = 1'-0"



2 A-201 **EXTERIOR ELEVATIONS**
SCALE: 1/8" = 1'-0"



4 A-201 **EXTERIOR ELEVATIONS**
SCALE: 1/8" = 1'-0"



3 A-201 **EXTERIOR ELEVATIONS**
SCALE: 1/8" = 1'-0"

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**ELEVATIONS**

NEW MULTI-TENAANT APARTMENT BUILDING
**FOREST RIVER APARTMENTS**
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

| REVISIONS TO DRAWING SET | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| . | | |

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|---|---|
| **DATE:** | 02-28-2025 |
| **PROJ. NO:** | 2412130 |
| **DRAWN BY:** | TDL |
| **SHEET** | |

**A-201**

1 A-201a **COLORED EXTERIOR ELEVATIONS**
SCALE: 1/4" = 1'-0"

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**COLOR ELEVATIONS**

NEW MULTI-TENAANT APARTMENT BUILDING
**FOREST RIVER APARTMENTS**
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

REVISIONS TO DRAWING SET

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | | |

| | |
|---|---|
| **DATE:** | 02-28-2025 |
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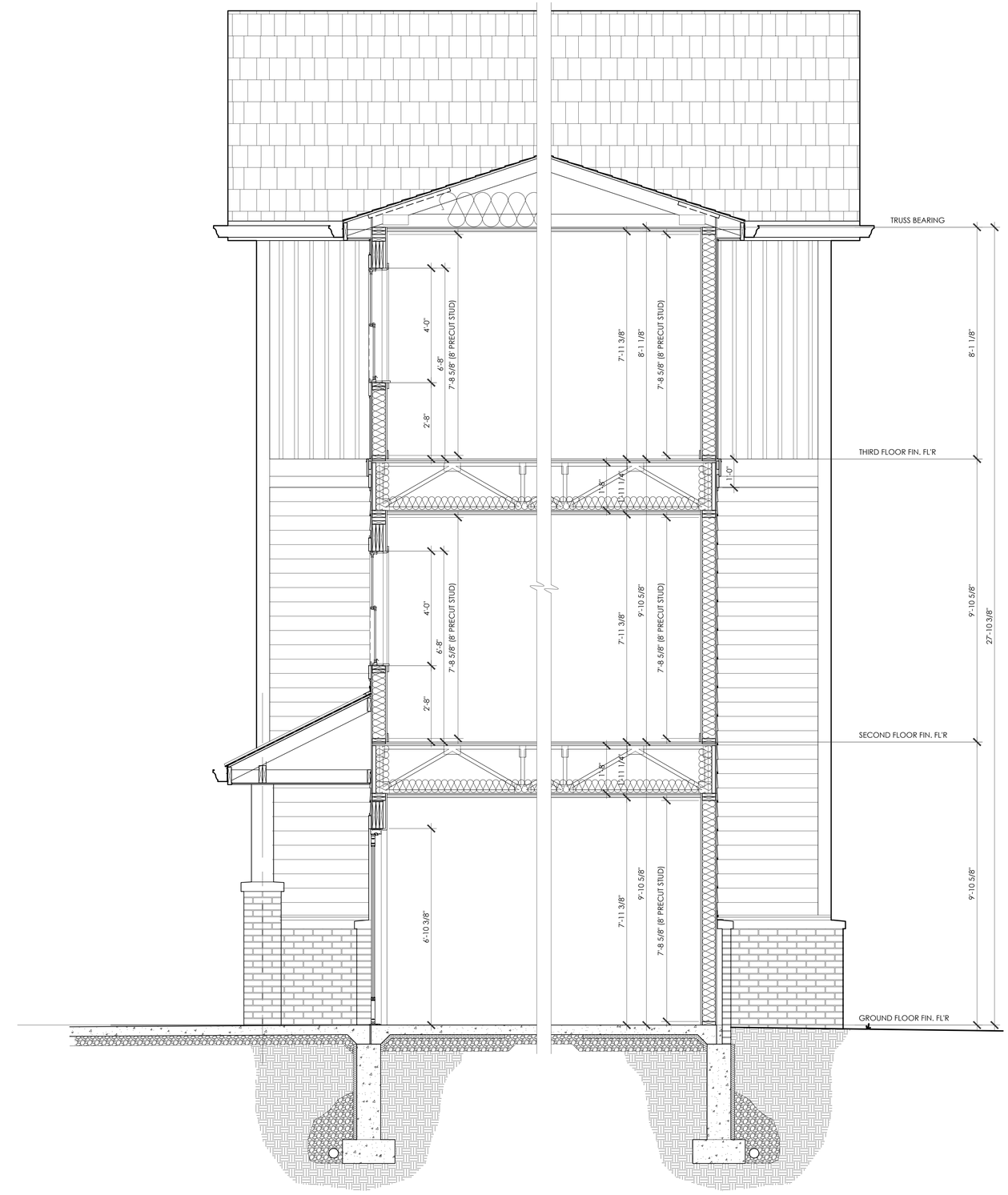
| **DRAWN BY:** | TDL |
| **SHEET** | |

**A-201a**




2 A-301 **WALL SECTION**
SCALE: 1/2" = 1'-0"

1 A-301 **WALL SECTION**
SCALE: 1/2" = 1'-0"

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# SECTIONS

NEW MULTI-TENAANT APARTMENT BUILDING
**FOREST RIVER APARTMENTS**
3000 FOREST AVENUE
TWO RIVERS, WISCONSIN

| REVISIONS TO DRAWING SET | | |
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| | |
|---|---|
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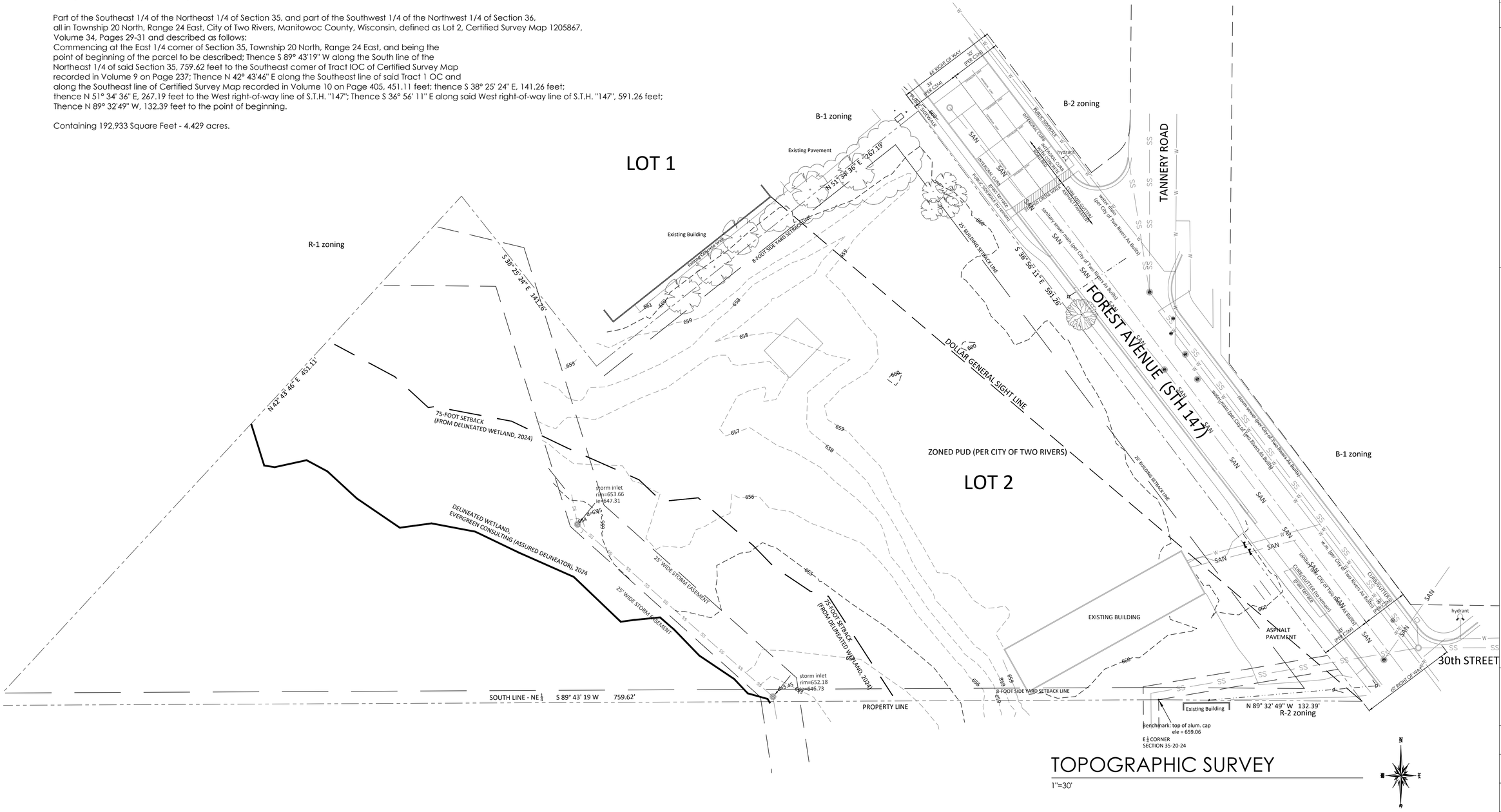
| **PROJ. NO:** | 2412130 |
| **DRAWN BY:** | TDL |
| **SHEET** | |

**A-301**

# LEGAL DESCRIPTION

Part of the Southeast 1/4 of the Northeast 1/4 of Section 35, and part of the Southwest 1/4 of the Northwest 1/4 of Section 36, all in Township 20 North, Range 24 East, City of Two Rivers, Manitowoc County, Wisconsin, defined as Lot 2, Certified Survey Map 1205867, Volume 34, Pages 29-31 and described as follows:
Commencing at the East 1/4 comer of Section 35, Township 20 North, Range 24 East, and being the point of beginning of the parcel to be described; Thence S 89° 43'19" W along the South line of the Northeast 1/4 of said Section 35, 759.62 feet to the Southeast comer of Tract IOC of Certified Survey Map recorded in Volume 9 on Page 237; Thence N 42° 43'46" E along the Southeast line of said Tract 1 OC and along the Southeast line of Certified Survey Map recorded in Volume 10 on Page 405, 451.11 feet; thence S 38° 25' 24" E, 141.26 feet; thence N 51° 34' 36" E, 267.19 feet to the West right-of-way line of S.T.H. "147"; Thence S 36° 56' 11" E along said West right-of-way line of S.T.H. "147", 591.26 feet; Thence N 89° 32'49" W, 132.39 feet to the point of beginning.

Containing 192,933 Square Feet - 4.429 acres.




## TOPOGRAPHIC SURVEY

1"=30'

CALL DIGGERS' HOTLINE
1-800-242-8511
TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

HOMELAND SURVEYING, LLC
2079 COLD SPRINGS ROAD
SAUKVILLE, WI 53080
(262) 689-6885
homeland@2079@gmail.com

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

SITE DESIGN AND ENGINEERING, LLC
PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 202-2877
jbsitedesign1@gmail.com

## Issue Dates

| Revision | Date |
|---|---|
| #1 CITY OF TWO RIVERS REVIEW COMMENTS DATED 11-07-24 | 11-22-24 |
| #3 REVISED LANDSCAPE PLAN TO ELIMINATE ALL PROPOSED LANDSCAPING WITHIN SIGHT LINE | 03-26-26 |

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

DRAWN BY

CHECKED BY

DATE
10/22/2024

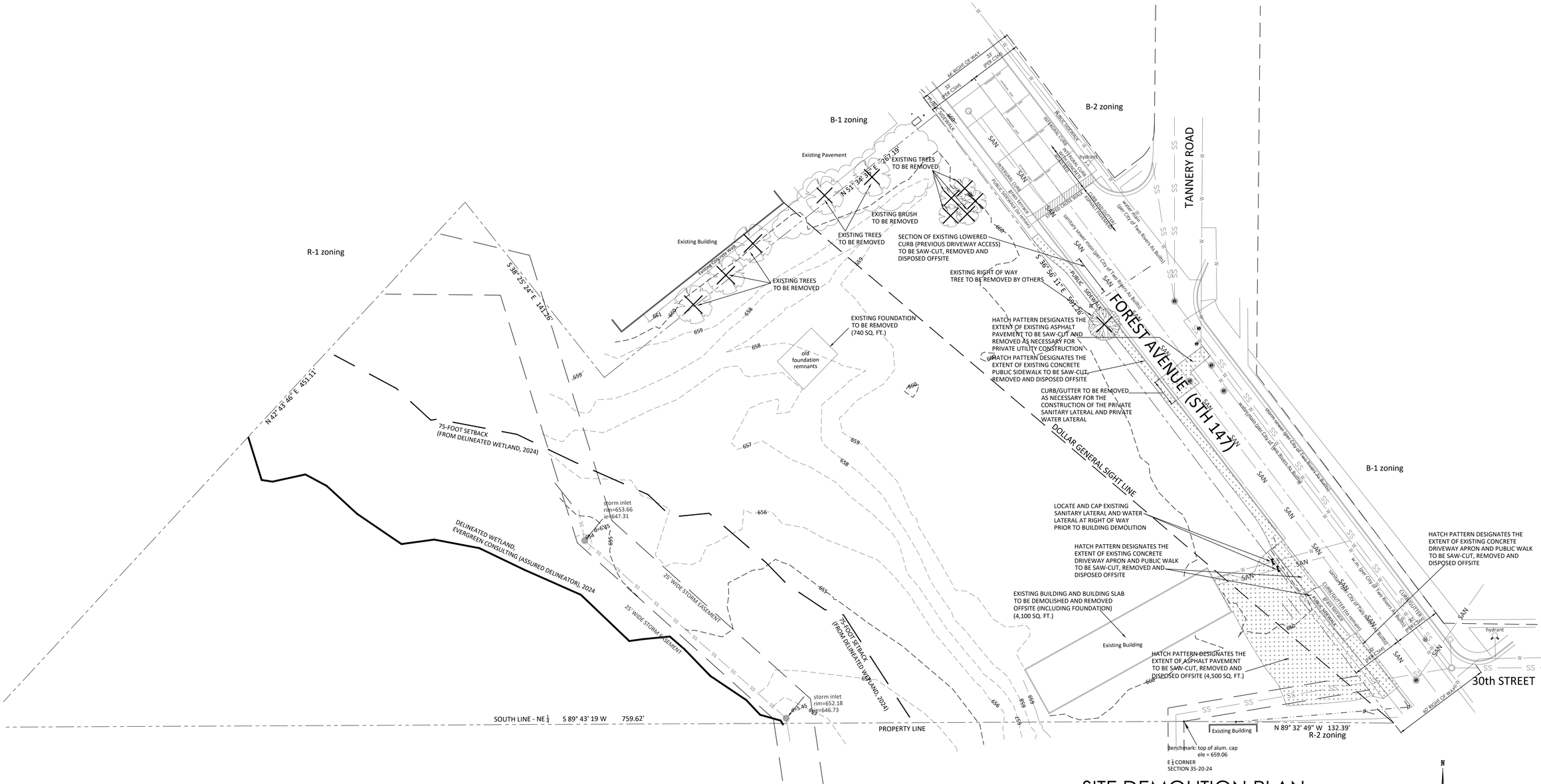
PROJECT NO.
2023-15

SHEET NO.
C 1

# SITE DATA

LOT 2 - 192,933 SQUARE FEET (4.429 AC.)

| | | |
|---|---|---|
| EXISTING PAVED PARKING LOT (TO BE REMOVED) | = | 4,500 SQUARE FEET |
| EXISTING BUILDING FOOTPRINT (TO BE REMOVED) | = | 4,100 SQUARE FEET |
| EXISTING CONCRETE SLAB (TO BE REMOVED) | = | 740 SQUARE FEET |
| PRE DEVELOPED IMPERVIOUS AREA | = | 9,340 SQUARE FEET |




# SITE DEMOLITION PLAN

1"=30'

CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

SITE DESIGN AND ENGINEERING, LLC
PO BOX 1067
MANITOWOC, WISCONSIN 54568
(920) 207-8977
jpsitedesign1@gmail.com

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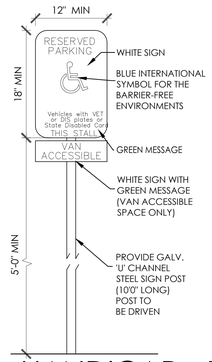
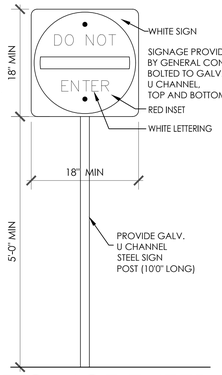
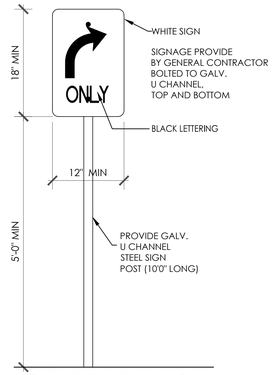


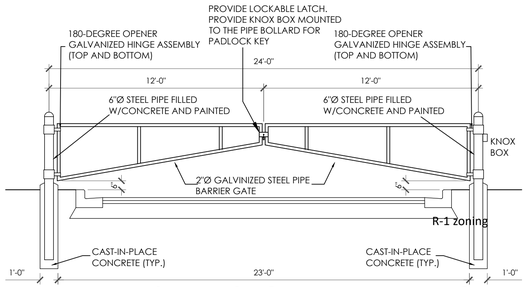

HANDICAP SIGNAGE




DO NOT ENTER SIGNAGE




'RIGHT TURN ONLY' SIGNAGE




BARRIER SWING GATE ELEVATION

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| PRE DEVELOPED IMPERVIOUS AREA | = | 9,340 SQUARE FEET |
| PROPOSED BUILDING #1 ROOF AREA (WITH OVERHANG) | = | 10,900 SQUARE FEET |
| PROPOSED BUILDING #2 ROOF AREA (WITH OVERHANG) | = | 10,900 SQUARE FEET |
| PROPOSED PAVEMENT AREA | = | 24,356 SQUARE FEET |
| POST DEVELOPED IMPERVIOUS AREA | = | 46,156 SQUARE FEET (36,816 SQ. FT. ADDITION) |
| TOTAL LAND DISTURBANCE | = | 97,000 SQUARE FEET (+/-) (2.23 AC.) |

23.9% PROPOSED LOT COVERAGE

PARCEL CURRENTLY ZONED PUD (PLANNED UNIT DEVELOPMENT)

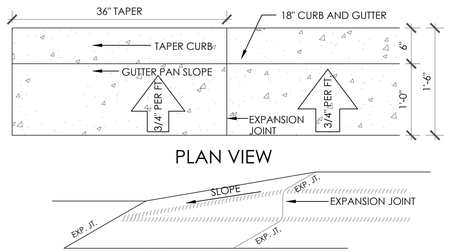
SETBACK REQUIREMENTS:
25-FOOT FRONT YARD SETBACK (PURSUANT TO 10-1-38, A., (1.)
8-FOOT SIDE YARD SETBACK (FOR ADJACENT TO OTHER DISTRICTS PURSUANT TO 10-1-38, B.)
00-FOOT SIDE YARD SETBACK (FOR ADJACENT TO B-1 DISTRICT)
00-FOOT REAR YARD SETBACK

PARKING COUNT REQUIREMENT (PURSUANT TO ZONING ORDINANCE SECTION 10-1-13, L.)

FOR MULTI-FAMILY DEVELOPMENTS - 1.5 SPACES PER UNIT
(52) TOTAL UNITS
**(78) STANDARD PARKING SPACES REQUIRED**

(15) GARAGE SPACES PROVIDED (BUILDING #1)
(15) 'AT GRADE' SPACES IN FRONT OF EACH GARAGE DOOR (BUILDING #1)
(15) GARAGE SPACES PROVIDED (BUILDING #2)
(15) 'AT GRADE' SPACES IN FRONT OF EACH GARAGE DOOR (BUILDING #2)
(20) 'AT GRADE' SPACES ACROSS THE PROPOSED DRIVEWAY
**(80) STANDARD SPACES PROVIDED**

(2) 'AT GRADE' HANDICAP SPACES

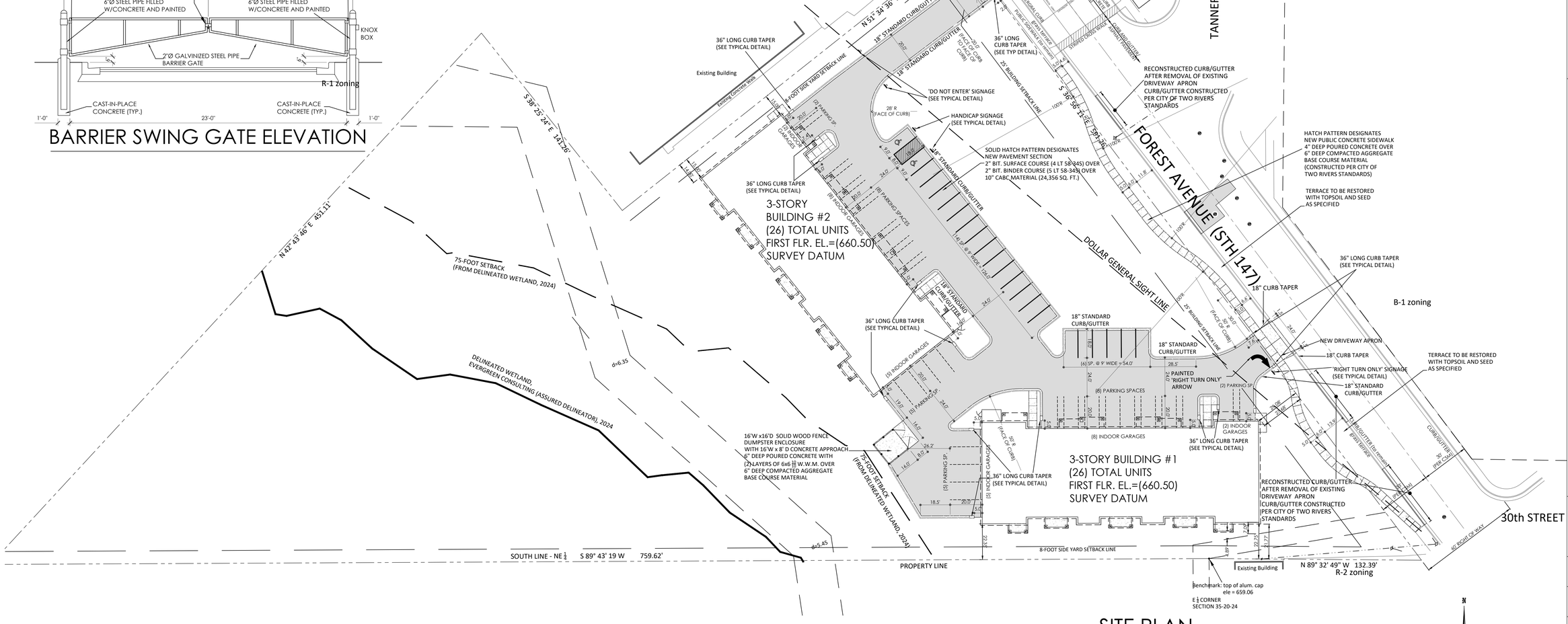



PLAN VIEW




ISOMETRIC VIEW

# TAPER FOR CURB & GUTTER




SITE PLAN

1"=30'

CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

| NO. | REVISIONS | DATE |
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jsite.design1@gmail.com

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SHEET NO.
C 3

## SITE DEVELOPMENT AND EROSION CONTROL NOTES:

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 THE WDNR.

KEEP A COPY OF THE CURRENT AND APPROVED EROSION CONTROL PLAN ONSITE THROUGHOUT THE DURATION OF THE PROJECT.

THE OWNER'S REPRESENTATIVE, IS RESPONSIBLE FOR THE ROUTINE SITE INSPECTION AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ONSITE AND MAKE THEM AVAILABLE UPON REQUEST.

THE SELECTED EARTHWORK CONTRACTOR, UNDER THE DIRECTION OF THE OWNER'S REPRESENTATIVE, SHALL INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

WHEN POSSIBLE, PRESERVE EXISTING VEGETATION.

INSTALL PERIMETER EROSION CONTROLS AND STONE TRACKING PAD ENTRANCE PRIOR TO ANY LAND DISTURBANCE ACTIVITIES AND/OR SITE CLEARING/TOPSOIL STRIPPING. USE WDNR TECHNICAL STANDARD #1057 FOR STONE TRACKING PADS.

STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREAS (BARE GROUND).
FOLLOW STEPS DEFINED WITHIN WDNR TECHNICAL STANDARD #1067.

INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD #1056 FOR SILT FENCING. REMOVE SEDIMENT FROM BEHIND SILT FENCING AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT. PERIMETER SILT FENCING WILL BE INSTALLED UPON ISSUANCE OF THE NOTICE OF INTENT.

SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO REPAIR ALL BREAKS AND/OR GAPS IN THE SILT FENCE IMMEDIATELY.

UPON COMPLETION OF TOPSOIL STRIPPING AND STABILIZATION, IT IS THE CONTRACTORS ANTICIPATION TO EXCAVATE AND CONSTRUCT FOR FOOTING AND FOUNDATION AS WELL AS COMPACT THE EXISTING SUB GRADE MATERIAL WITHIN THE PROPOSED GRAVEL MANEUVERING AREA PARKING LOT AREA. ONCE THE BUILDING PADS CONSTRUCTION IS COMPLETE AND THE COMPACTED STONE MANEUVERING AREAS HAVE BEEN ESTABLISHED AND HAS BEEN APPROVED TOPSOIL WILL BE REPLACED WITHIN AREAS OF BARE GROUND AND STABILIZE WITH EROSION MATTING (AS DEFINED) AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.

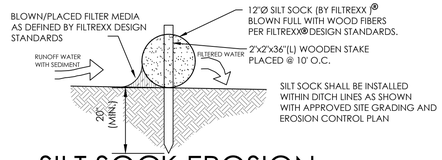
SELECTED EARTHWORK CONTRACTOR IS RESPONSIBLE TO STABILIZE THE TEMPORARY STOCKPILES AND AREAS SURROUNDING THE STOCKPILES IMMEDIATELY. DUE TO THE PROPOSED CONSTRUCTION SCHEDULE STOCKPILES LEFT INACTIVE OVER THE WINTER MUST BE STABILIZED WHILE WEATHER CONDITIONS ALLOW (PRIOR TO FROST CONDITIONS).

EARTHWORK CONTRACTOR TO STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR MORE THAN 14 DAYS, AFTER OCTOBER 15 STABILIZE WITH A POLYMER AND DORMANT SEED MIX AS APPROPRIATE FOR THE REGION AND SOIL TYPE.

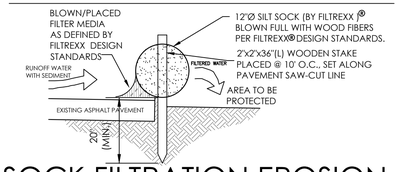
SELECTED EARTHWORK CONTRACTOR WILL BE RESPONSIBLE TO INSTALL ANY/ALL ADDITIONAL EROSION CONTROL AND SEDIMENT CONTROL MEASURES DEEMED NECESSARY BY THE CITY OF TWO RIVERS AND/OR THE OWNER'S REPRESENTATIVE.




## SILT FENCE SECTION & DETAIL

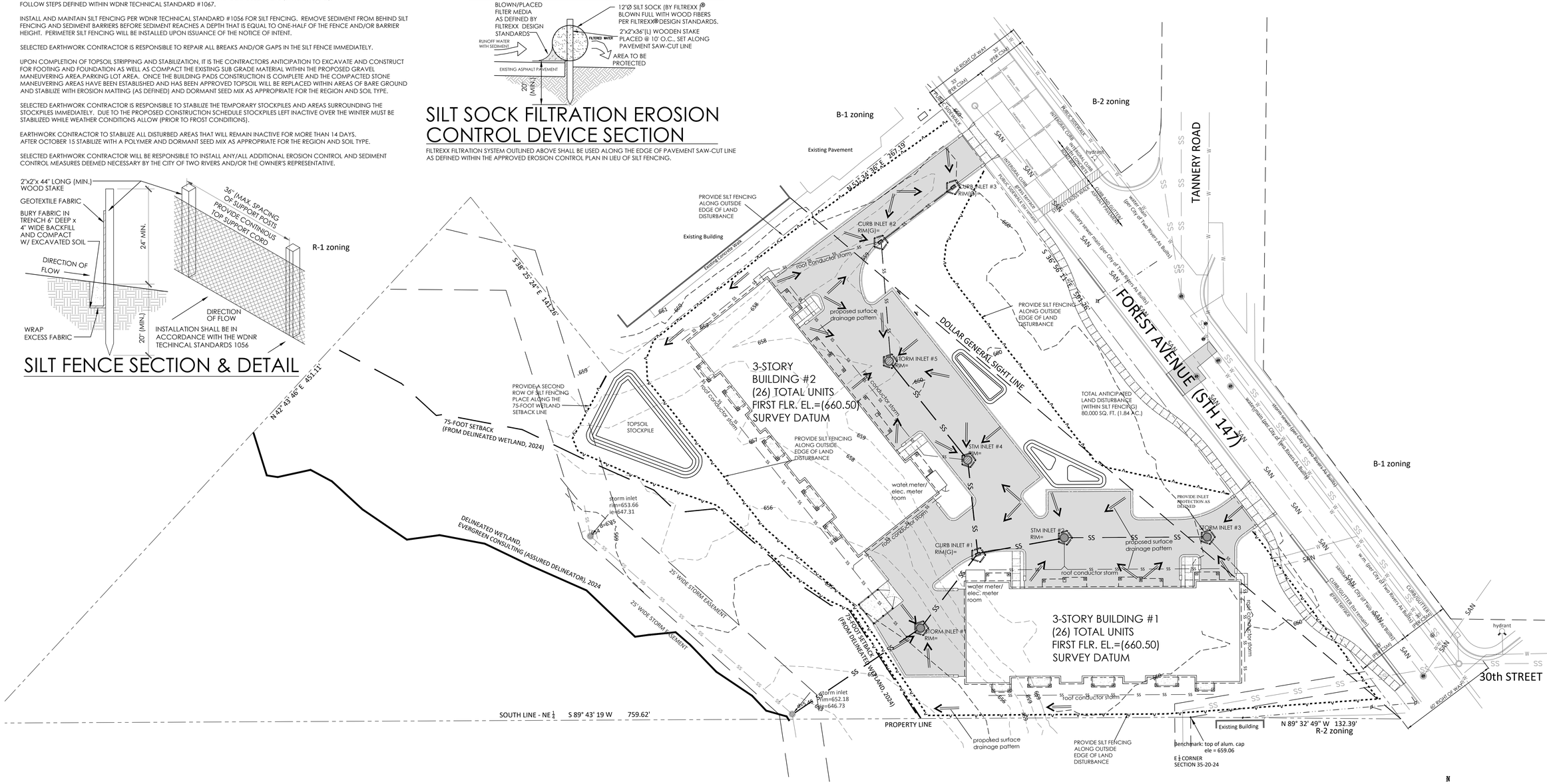



## SILT SOCK EROSION CONTROL DEVICE SECTION




## SILT SOCK FILTRATION EROSION CONTROL DEVICE SECTION

FILTREXX FILTRATION SYSTEM OUTLINED ABOVE SHALL BE USED ALONG THE EDGE OF PAVEMENT SAW-CUT LINE AS DEFINED WITHIN THE APPROVED EROSION CONTROL PLAN IN LIEU OF SILT FENCING.




## SITE GRADING AND EROSION CONTROL PLAN

1"=30'

CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

SITE DESIGN AND ENGINEERING, LLC
PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-0977
jbsitedesign1@gmail.com

### Issue Dates

| Revision | Date |
|---|---|
| #1 CITY OF TWO RIVERS REVIEW COMMENTS DATED 11-07-24 | 11-22-24 |
| #3 REVISED LANDSCAPE PLAN TO ELIMINATE ALL PROPOSED LANDSCAPING WITHIN SIGHT LINE | 03-26-26 |

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
3000 FOREST AVENUE
CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

DRAWN BY

CHECKED BY

DATE
10/22/2024

PROJECT NO.
2023-15

SHEET NO.
C 4

# LANDSCAPE NOTES

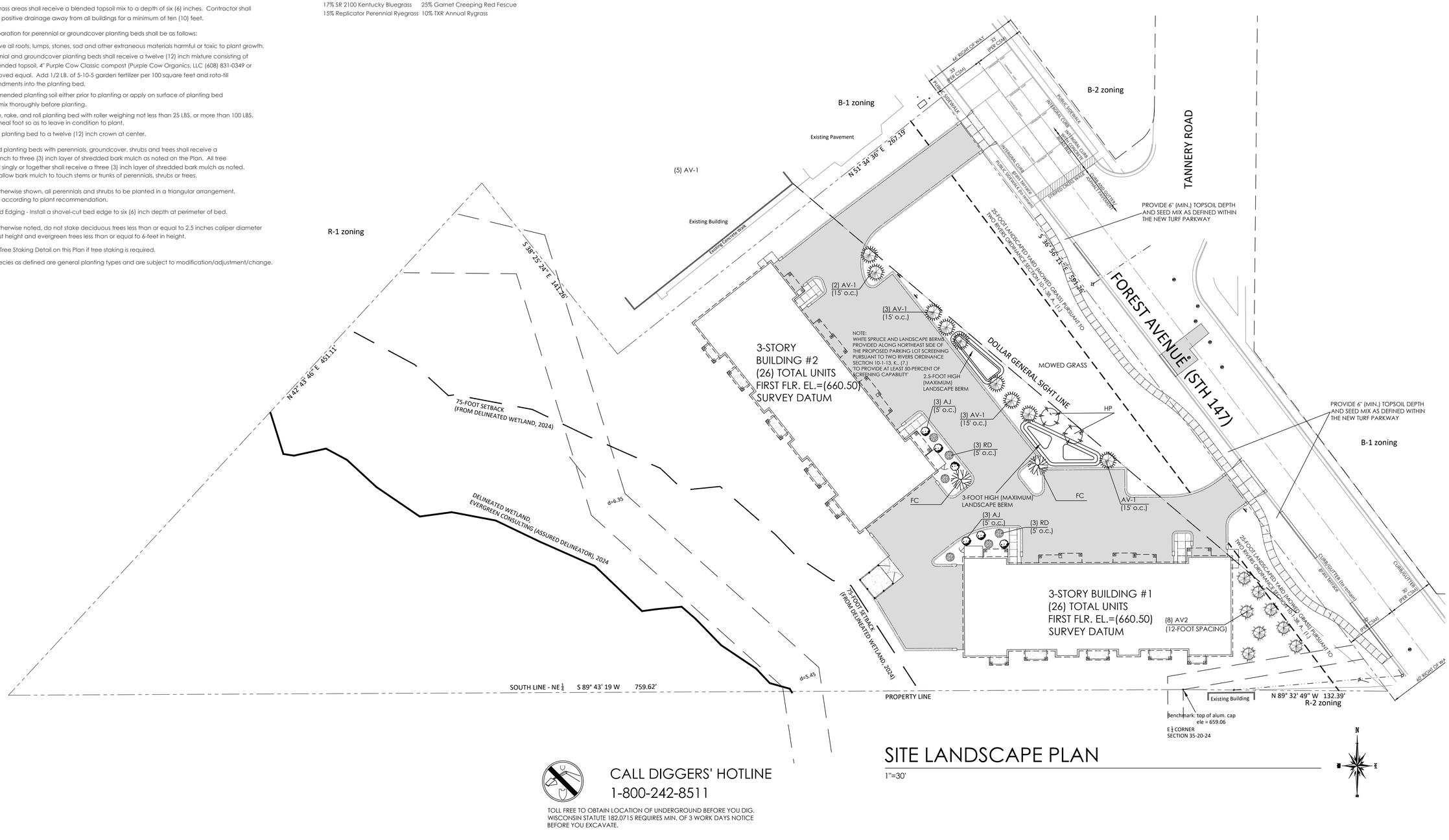
## LANDSCAPE INSTALLATION:

1. All written dimensions supersede scaled dimensions.
2. The Contractor shall verify location of all underground utilities and additional information prior to commencing construction.
3. Rough grading and drainage construction is to be completed prior to Landscape Contractor's work. Verify all existing site and grading conditions prior to construction.
4. All work shall be in conformance with all applicable local codes and ordinances.
5. All areas disturbed by grading or site construction shall be fine graded, planted or seeded. See notes for specified seed mixes and installation procedures.
6. Contractor shall verify plant quantities shown on the Plan and provide a list to the client identifying the species and size to be used throughout the project. The Owner's representative reserves the right to reject any substandard planting material. Rejected material shall be removed from the project site immediately.
7. All turf grass areas shall receive a blended topsoil mix to a depth of six (6) inches. Contractor shall provide positive drainage away from all buildings for a minimum of ten (10) feet.
8. Soil preparation for perennial or groundcover planting beds shall be as follows:
   - A. Remove all roots, lumps, stones, sod and other extraneous materials harmful or toxic to plant growth.
   - B. Perennial and groundcover planting beds shall receive a twelve (12) inch mixture consisting of 8" blended topsoil, 4" Purple Cow Classic compost (Purple Cow Organics, LLC (608) 831-0349 or approved equal. Add 1/2 LB. of 5-10-5 garden fertilizer per 100 square feet and roto-till amendments into the planting bed.
   - C. Mix amended planting soil either prior to planting or apply on surface of planting bed and mix thoroughly before planting.
   - D. Grade, rake, and roll planting bed with roller weighing not less than 25 LBS. or more than 100 LBS. per lineal foot so as to leave in condition to plant.
   - E. Grade planting bed to a twelve (12) inch crown at center.
9. All mixed planting beds with perennials, groundcover, shrubs and trees shall receive a two (2) inch to three (3) inch layer of shredded bark mulch as noted on the Plan. All tree planted singly or together shall receive a three (3) inch layer of shredded bark mulch as noted. Do not allow bark mulch to touch stems or trunks of perennials, shrubs or trees.
10. Unless otherwise shown, all perennials and shrubs to be planted in a triangular arrangement, spaced according to plant recommendation.
11. Plant Bed Edging - Install a shovel-cut bed edge to six (6) inch depth at perimeter of bed.
12. Unless otherwise noted, do not stake deciduous trees less than or equal to 2.5 inches caliper diameter at breast height and evergreen trees less than or equal to 6-feet in height.
13. See the Tree Staking Detail on this Plan if tree staking is required.
14. Plant species as defined are general planting types and are subject to modification/adjustment/change.

| SYMBOL | MARK | QTY. | BOTANICAL NAME | COMMON NAME | PLANTED SIZE |
|---|---|---|---|---|---|
| | | | | | |
| | AV-1 | 9 | PICEA GLAUCA | WHITE SPRUCE | 2" DIA. |
| | AV-2 | 8 | THUJA PLICATA | GREEN GIANT ARBORVITAE | 2" DIA. |
| | FC | 2 | MALUS HYBRID 'PRAIRIEFIRE' | PRAIRIFIRE FLOWERING CRABTREE | 2" DIA. |
| | HP | 3 | POPULUS X CANADENSIS | HYBRID POPLAR | 2" DIA. |
| | AJ | 6 | JUNIPERUS HORIZONTALIS 'PLUMOSA' | ANDORRA JUNIPER | 12"-15" |
| | RD | 6 | CORNUS SERICEA | ARTIC FIRE DOGWOOD | 30"-36" |

SEED MIXES:

SEEDED TURF for LAWN AREAS:
Sow at 5 lbs. / 1,000 sq. ft.
"Supreme Lawn Seed Mix"
Available from Reinders, Inc. (800) 785-3301, or approved equal
To be installed and maintained per supplier's specifications.
17% Mercury Kentucky Bluegrass 16% America Kentucky Bluegrass
17% SR 2100 Kentucky Bluegrass 25% Garnet Creeping Red Fescue
15% Replicator Perennial Ryegrass 10% TXR Annual Rygrass




# SITE LANDSCAPE PLAN

1"=30'

CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

SITE DESIGN AND ENGINEERING, LLC
P.O. BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-8977
jbsitedesign1@gmail.com

## Issue Dates

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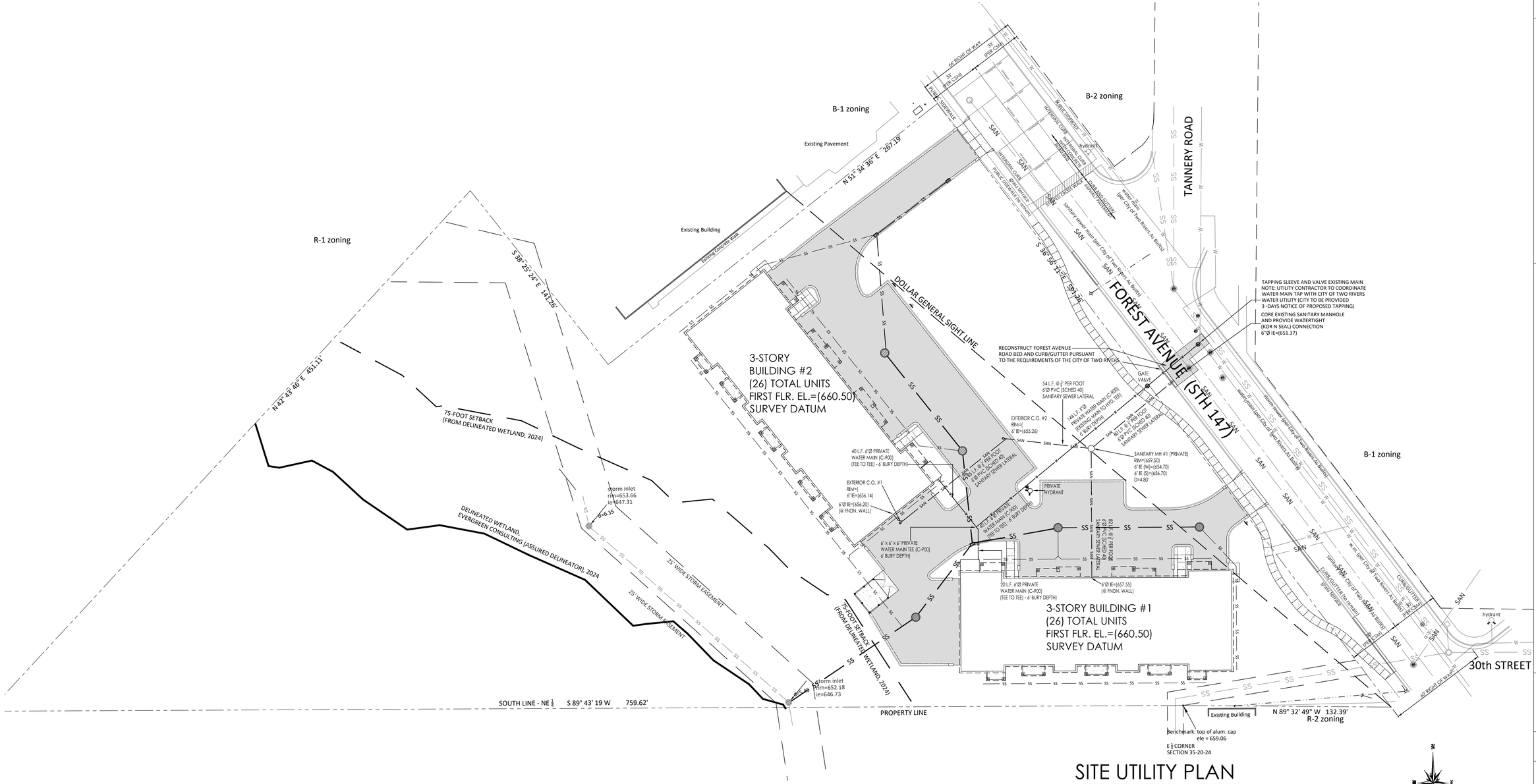
SHEET NO.
C 5




# SITE UTILITY PLAN

1"=30'

CALL DIGGERS' HOTLINE
1-800-242-8511

TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND BEFORE YOU DIG.
WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE
BEFORE YOU EXCAVATE.

| NO. | REVISIONS | DATE |
|---|---|---|
| | | |

SITE DESIGN AND ENGINEERING, LLC
PO BOX 1067
MANITOWOC, WISCONSIN 54568
(920) 207-8977
jpstledesign1@gmail.com

## Issue Dates

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|---|---|
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CITY OF TWO RIVERS, WISCONSIN

SHEET TITLE

DRAWN BY

CHECKED BY

DATE
10/22/2024

PROJECT NO.
2023-15

SHEET NO.
C 6

TWO RIVERS WISCONSIN

# LAND DEVELOPMENT APPLICATION

APPLICANT RENEE'S POPCORN TELEPHONE 920.482.2884

MAILING ADDRESS 2716 MEMORIAL DR. (Street) TWO RIVERS (City) WI (State) 54241 (Zip)

PROPERTY OWNER CHRIS HYTRY DERRINGTON TELEPHONE 920.629.5442

MAILING ADDRESS SAME (Street) (City) (State) (Zip)

REQUEST FOR:

- ____ Comprehensive Plan Amendment
- ✓ Site/Architectural Plan Approval
- ____ Subdivision Plat or CSM Review
- ____ Zoning District Change
- ✓ Conditional Use
- ____ Annexation Request
- ✓ Variance/Board of Appeals
- ____ Other

STATUS OF APPLICANT: ____ Owner ✓ Agent ____ Buyer ____ Other

DOUG SCHWALBE · KELLER 920.427.4425

PROJECT LOCATION 2702 18TH STREET TYPE OF STRUCTURE NEW PRE-ENGINEERED

PRESENT ZONING I-2 INDUSTRIAL DIST. REQUESTED ZONING SAME

PROPOSED LAND USE POPCORN PRODUCTION & DISTRIBUTION

PARCEL # 053202102011O6 ACREAGE 3.75 ACRES

LEGAL DESCRIPTION LOT 2 EX. CSM V.31, P.193 (SURVEY ATTACHED) 12.2.19

***NOTE: Attach a one-page written description of your proposal or request.***

---

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed _____ Date 4.8.2026

(~~Property Owner~~) AGENT · KELLER, INC.

---

Fee Required

| | |
|---|---|
| $ 350 | Comprehensive Plan Amendment |
| $ t/b/d | Site/Architectural Plan Approval (Listed in Sec 1-2-1) |
| $ t/b/d | CSM Review ($10 lot/$30 min) |
| | Subdivision Plat (fee to be determined) |
| $ 350 | Zoning District Change |
| $ 350 | Conditional Use |
| $ t/b/d | Annexation Request (State Processing Fees Apply) |
| $ 350 | Variance/Board of Appeals |
| $ t/b/d | Other |

Schedule

Application Submittal Date _____

Date Fee(s) Paid _____

Plan(s) Submittal Date _____

Plan Comm Appearance _____

$_____ TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

11/22/16, 03/25/13, 01/01/06, 12/16/20
Land Development Application.docx

Keller
Planners | Architects | Builders
*Offices in Fox Cities, Madison, Milwaukee, & Wausau*

Adam Taylor
Zoning Administrator
City of Two Rivers
1717 E. Park Street
Two Rivers, WI 54241

**Project Narrative for Plan Commission Meeting - April 13,2026**

**Existing facility:** Renee's Popcorn wishes to relocate from their existing facility at 2716 Memorial Drive in Two Rivers. Current location is approximately 2,600 Square feet. Focus on popcorn production has seen a large and steady increase in business. Adding on to existing facility is not feasible. Renee's wants to increase efficiency and increase the total number of orders they can ship with a new, well designed facility. Renee's currently operates one shift with approximately 5 full-time workers. Semi-truck traffic is limited to about one full sized semi and trailer per week. Employees unload truck by hand and carry raw materials into existing facility for storage by hand and by cart.

**Proposed facility:** New 6,000 square foot facility will allow Renee's to conduct their operations safely and efficiently and allow room for expansion within their proposed footprint. New facility will include a dock height door for semi truck deliveries. They are requesting permission to locate the dock in front wall as shown on attached plans. (Keller Preliminary Plans Dated Rev 3 04.06.2026) Building exterior is prefinished architectural steel consistent with surrounding buildings. A colored rendering is not included with this original submittal but will be available to share at Plan Commission Meeting on April 13th. Owners anticipate the same one-shift operation and one semi-truck traffic per week. Orders will ship with multiple LTL carriers including UPS, Fed-EX, and USPS.

Possible future expansion is shown on prelim site plan.
2026 Construction is anticipated.

Thank you!

**Doug Schwalbe**
**KELLER, INC.**
**PLANNERS/ARCHITECTS/BUILDERS**
**920-427-4425**

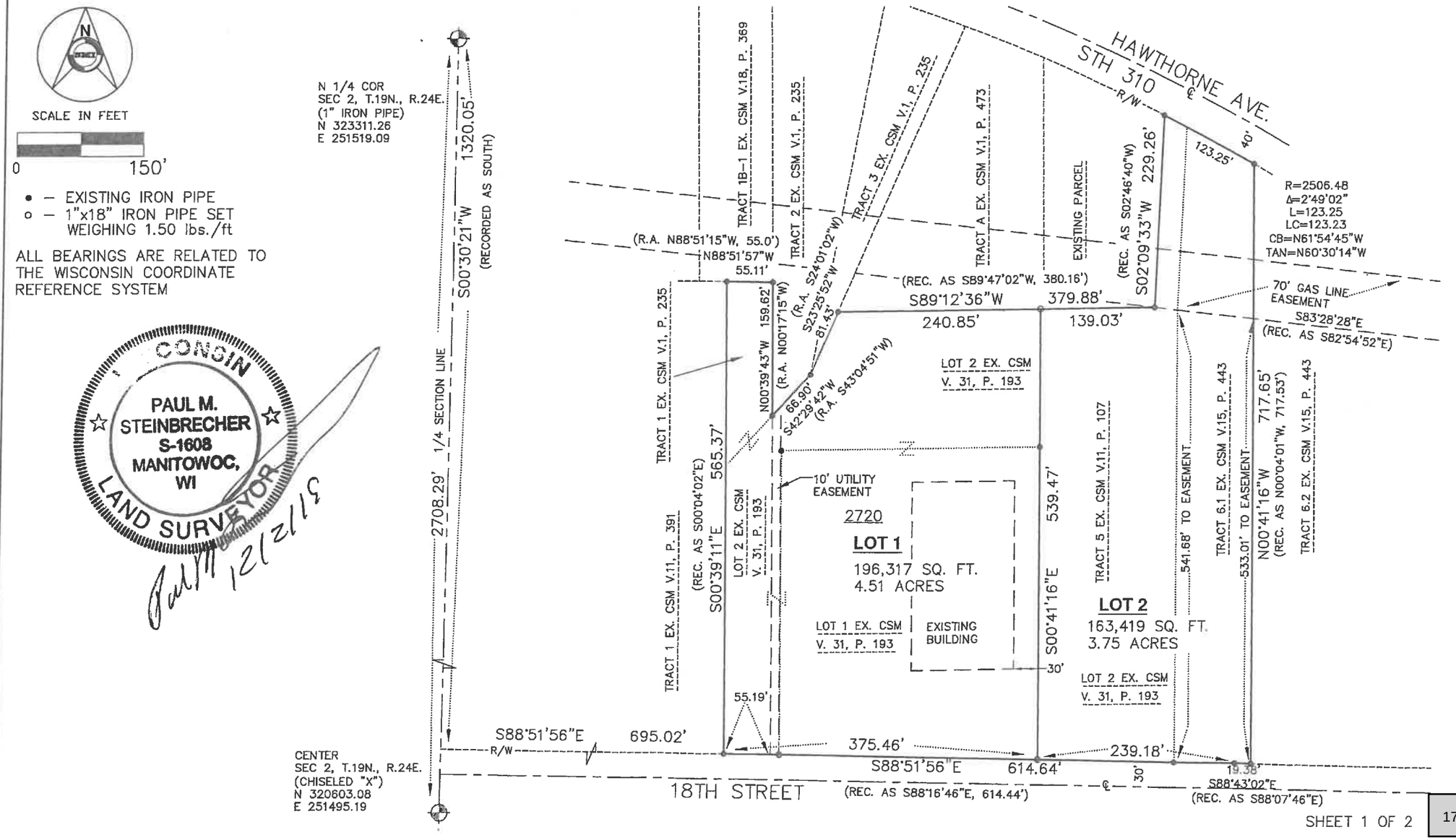
19303CS

COPY

STATE OF WI - MTWC CO
KRISTI TUESBURG REG/DEEDS
RECEIVED FOR RECORD
06/19/2020 11:06:53 AM

SMI
CIVIL & STRUCTURAL ENGINEERS
102 REVERE DRIVE
MANITOWOC, WI. 54220-3147
PHONE 684-5583 FAX 684-5584

# CERTIFIED SURVEY MAP LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 2, T.19N., R.24E., CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN BEING A RESURVEY OF TRACT 5 OF A CERTIFIED SURVEY RECORDED IN VOLUME 11, PAGE 107, TRACT 6.1 OF A CERTIFIED SURVEY RECORDED IN VOLUME 15, PAGE 443 AND PART OF TRACT 1 OF A CERTIFIED SURVEY RECORDED IN VOLUME 1, PAGE 235, ALSO BEING A RESURVEY OF LOTS 1 AND 2 OF A CERTIFIED SURVEY RECORDED IN VOLUME 31, PAGE 193




PAUL M. STEINBRECHER
S-1608
MANITOWOC, WI
WISCONSIN
LAND SURVEYOR

12/2/19

DOC # 1220664 VOL 34 PG 282

19303CS

# CERTIFIED SURVEY MAP LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 2, T.19N., R.24E., CITY OF TWO RIVERS, MANITOWOC COUNTY, WISCONSIN BEING A RESURVEY OF TRACT 5 OF A CERTIFIED SURVEY RECORDED IN VOLUME 11, PAGE 107, TRACT 6.1 OF A CERTIFIED SURVEY RECORDED IN VOLUME 15, PAGE 443 AND PART OF TRACT 1 OF A CERTIFIED SURVEY RECORDED IN VOLUME 1, PAGE 235, ALSO BEING A RESURVEY OF LOTS 1 AND 2 OF A CERTIFIED SURVEY RECORDED IN VOLUME 31, PAGE 193

STATE OF WI - MTWC CO
KRISTI TUESBURG REG/DEEDS
RECEIVED FOR RECORD
06/19/2020 11:06:53 AM

SMI
CIVIL & STRUCTURAL ENGINEERS
102 REVERE DRIVE
MANITOWOC, WI. 54220-3147
PHONE 684-5583 FAX 684-5584

SURVEYOR'S CERTIFICATE

I, Paul M. Steinbrecher, Professional Land Surveyor with SMI do hereby certify that I have surveyed and mapped the following described tract:

A tract of land in the NW 1/4 of the NE 1/4 of Section 2, T. 19 N., R. 24 E., City of Two Rivers, Manitowoc County, Wisconsin, being a resurvey of Tract 5 of a Certified Survey recorded in Volume 11, Page 107, Tract 6.1 of a Certified Survey recorded in Volume 15, Page 443 and part of Tract 1 of a Certified Survey recorded in Volume 1, Page 235, also being a resurvey of Lots 1 and 2 of a Certified Survey recorded in Volume 31, Page 193 described as follows:

Commencing at the North 1/4 corner of said Section 2, thence S00°30'21"W (recorded as South) along the 1/4 section line 1320.05 feet to the north right of way of 18th street extended to the 1/4 section line, thence S88°51'56"E (recorded as S88°16'46"E) along said right of way 695.02 feet to the point of real beginning, thence continue S88°51'56"E 614.64 feet (recorded as S88°16'46"E, 614.44 feet), thence S88°43'02"E (recorded as S88°07'46"E) 19.38 feet, thence N00°41'16"W 717.65 feet (recorded as N00°04'01"W, 717.53 feet) to the south right of way of Hawthorne Ave. (S.T.H. 310), also being a point on a 2506.48 foot radius right of way curve to the left, thence Northwesterly along the arc of said curve 123.25 feet (chord N61°54'45"W, 123.23 feet), thence S02°09'33"W (recorded as S02°46'40"W) 229.26 feet, thence S89°12'36"W 379.88 feet (recorded as S89°47'02"W, 380.16 feet), thence S23°25'52"W (recorded as S24°01'02"W) 81.43 feet, thence S42°29'42"W (recorded as S43°04'51"W) 66.90 feet, thence N00°39'43"W (recorded as N00°17'15"W) 159.62 feet, thence N88°51'57"W 55.11 feet (recorded as N88°51'15"W, 55.0 feet), thence S00°39'11"E (recorded as S00°04'02"E) 565.37 feet to the point of real beginning.

Said tract contains 8.26 acres (359,736 square feet). (recorded as 8.25 acres (359,686 square feet)).

I further certify that the adjacent map is a true representation of said property and correctly shows the exterior boundary lines and correct measurements thereof. Also that I have fully complied with the requirements of Chapter 236.34 of the Wisconsin Statutes and the City of Two Rivers Subdivision Ordinance.

Dated 12/2/19

Paul M Steinbrecher

Paul M. Steinbrecher
Reg. Land Surveyor, S-1608

WISCONSIN
PAUL M. STEINBRECHER
S-1608
MANITOWOC, WI
LAND SURVEYOR

CITY OF TWO RIVERS APPROVAL STAMP

THIS SURVEY MAP HAS BEEN REVIEWED AND APPROVED BY THE CITY OF TWO RIVERS

DATE: 12/13/2019

SIGNED: Gregory C. Buckley

OWNER'S CERTIFICATE

As owners we hereby certify that we caused the land described on this map to be surveyed, mapped, divided and dedicated as represented on this map.

Dated 4-30-2020

Lynn Caruso-Stueck

Owner Lot 1 Ex. CSM – Ironwood Plastics, Inc.,
Lynn Caruso-Stueck, General Manager

Gregory C. Buckley

Owner: Lot 2 Ex. CSM – City of Two Rivers, Greg Buckley – City Manager

## SHEET INDEX


C1.0 CONCEPTUAL SITE PLAN
A1.0 FLOOR PLAN
A2.0 BUILDING ELEVATIONS
A3.0 BUILDING CROSS SECTIONS
A7.0 MEZZANINE FLOOR PLAN, REFLECTED CEILING PLAN & FOUNDATION PLAN
EQ1.0 EQUIPMENT FLOOR PLAN & SCHEDULE


## BUILDING & FIRE AREA SQUARE FOOTAGES

| FLOOR AREAS | PROPOSED |
|---|---|
| SECOND FLOOR | ------- S.F. |
| FIRST FLOOR | 6,000 S.F. |
| CANOPIES (COLUMN SUPPORTED) | ------- S.F. |
| BASEMENT | ------- S.F. |
| BUILDING AREA SUB-TOTALS | 6,000 S.F. |
| MEZZANINES | 158 S.F. |
| FIRE AREA TOTALS | 6,158 S.F. |

## BUILDING CODE ANALYSIS

**APPLICABLE CODES**
2021 International Building Code (w/ WI Amendments)
2021 IECC
2021 IEBC (Level # Alteration)

**OCCUPANCY**
S1, F1
Accessory Use
---
Incidental Use
---
High-Piled Combustible Storage YES/NO
Hazardous Materials YES/NO
Multiple Control Areas YES/NO

**HEIGHT & AREA**
Building Height: -'--" Maximum Allowed: -'--"
Number of Stories: -- Maximum Allowed: --
Total Building Area: -,--- S.F. Maximum Allowed: -,--- S.F.
Total Fire Area: -,--- S.F. Maximum Allowed: -,--- S.F.
Mixed/Separated Occupancies
Unlimited Area Building YES/NO

**CONSTRUCTION TYPE**
Construction Classification IIB
Fire Separation Distance 10'-0"

**FIRE PROTECTION SYSTEMS**
Assumed Sprinkler Type FUTURE NFPA 13
Fire Alarm System NO

**MEANS OF EGRESS**
Occupant Load --
Panic Hardware NO

**STRUCTURAL DESIGN**
Risk Category II
Design Loads
Roof Live Load 20 psf
Walk-on IMP Ceiling Live Load -- psf
Steel Framing
Collateral Load 5 psf
Wood Truss
Top Chord Dead Load -- psf
Bottom Chord Load -- psf
Mezzanine/Second Floor/Basement
Live Load -- psf
Point Load (Partition) -- psf
Snow Load Criteria
Ground Snow Load (Pg) 35 psf
Exposure Factor (Ce) 1.0
Thermal Factor (Ct) 1.0
Wind Loads
Wind Load 105 MPH
Surface Roughness B
Exposure Category B
Earthquake Load Criteria
Soil Site Class D
Ss --
S1 --

**PLUMBING SYSTEMS**
Mens WC Required #
Womens WC Required #
Drinking Fountain Required #
Other Source YES/NO
Ambulatory Stall Required YES/NO

**MECHANICAL SYSTEMS**
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU
NO BOILERS OVER 15 PSI AND 10 HORSEPOWER

## SITE INFORMATION

**SITE CONTENT**
Building Size -,--- S.F. -.--%
Hard Surface -,--- S.F. -.--%
Green Space -,--- S.F. -.--%
Parcel Size (Approx.) -,--- S.F. -.-- Acres
Parking Provided -- Stalls
Area of Disturbance -,--- S.F.

**ZONING**
Property Zoning --
Setbacks FY -'--" SY -'--" RY -'--"
Hard Surface Setback -'--"
Coverage Limit --%
Greenspace Requirement --%
Parking Required -- Stalls
Refuse Enclosure YES/NO
RTU SCREENING YES/NO

NORTH

## CONCEPTUAL SITE PLAN

1" = 50'-0"

0' 25' 50' 100' 200'

THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. BACKGROUND INFORMATION TAKEN FROM LOCAL GIS DATE. AERIAL IMAGERY AND/OR CLIENT PROVIDED INFORMATION, EASEMENTS, STREAMS AND ROADS ARE APPROXIMATE IN NATURE. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.

# PROPOSED FOR:

# RENEE'S POPCORN

# TWO RIVERS, WISCONSIN


Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
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PROPOSED FOR: RENEE'S POPCORN
18TH STREET
TWO RIVERS, WISCONSIN 54241


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| 2 | 03.31.2026 | ACM |
| 3 | 04.06.2026 | ACM |
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| 6 | | |

PROJECT MANAGER: D. SCHWALBE
DESIGNER: S. KLESSIG
INTERIOR DESIGNER: -------
DRAWN BY: ACM
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P26062
CONTRACT NO: -------
DATE: 03.12.2026
SHEET: C1.0

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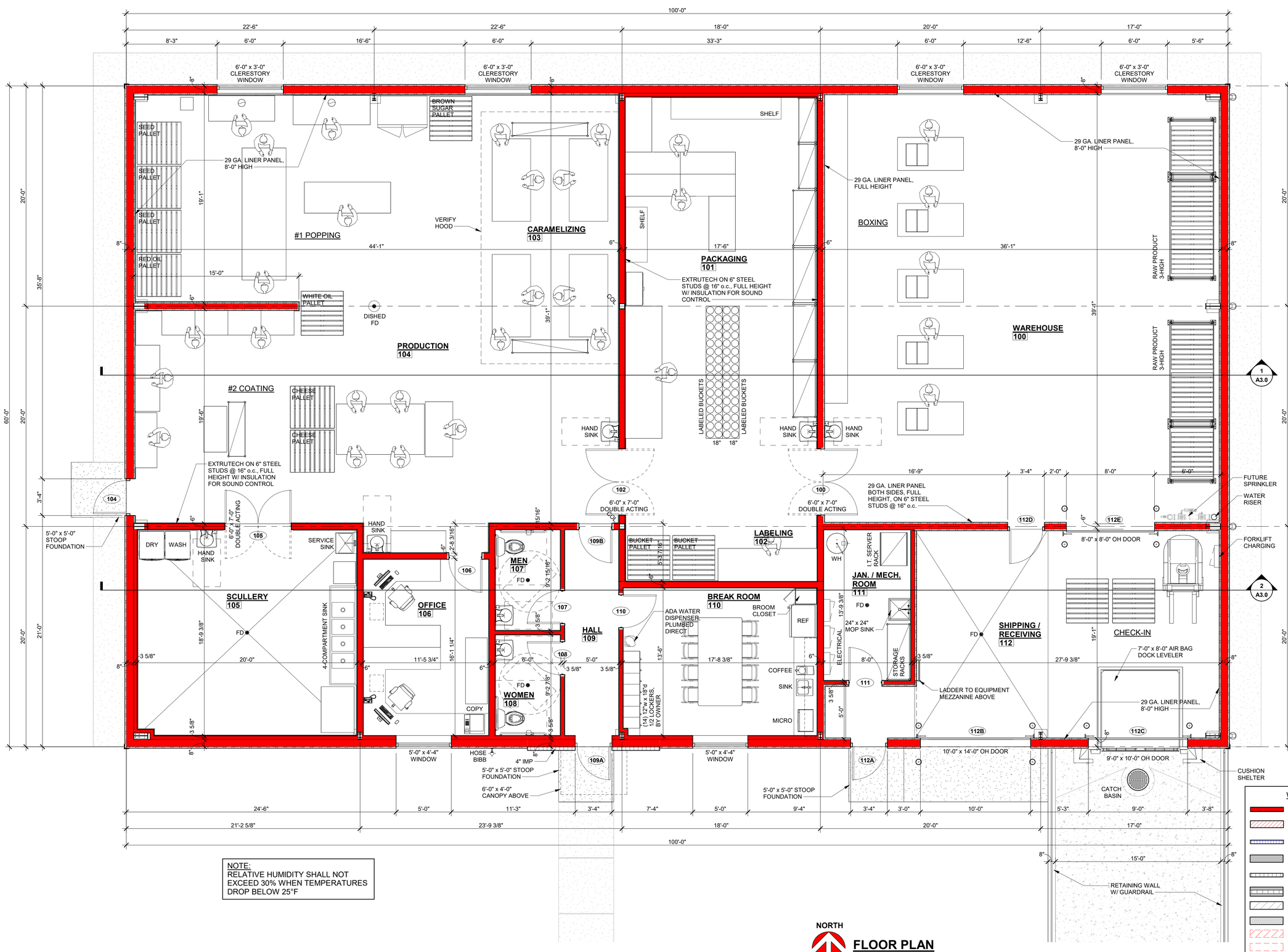


NOTE:
RELATIVE HUMIDITY SHALL NOT EXCEED 30% WHEN TEMPERATURES DROP BELOW 25°F

NORTH

## FLOOR PLAN
1/4" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- NEW IMP WALL
- NEW PRECAST WALL
- EXISTING MASONRY WALL
- TYPICAL EXISTING WALL
- DEMO MASONRY WALL
- DEMO WALLS
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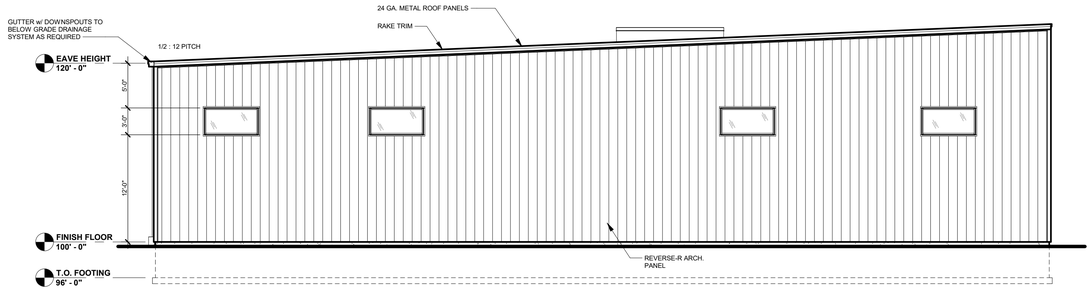
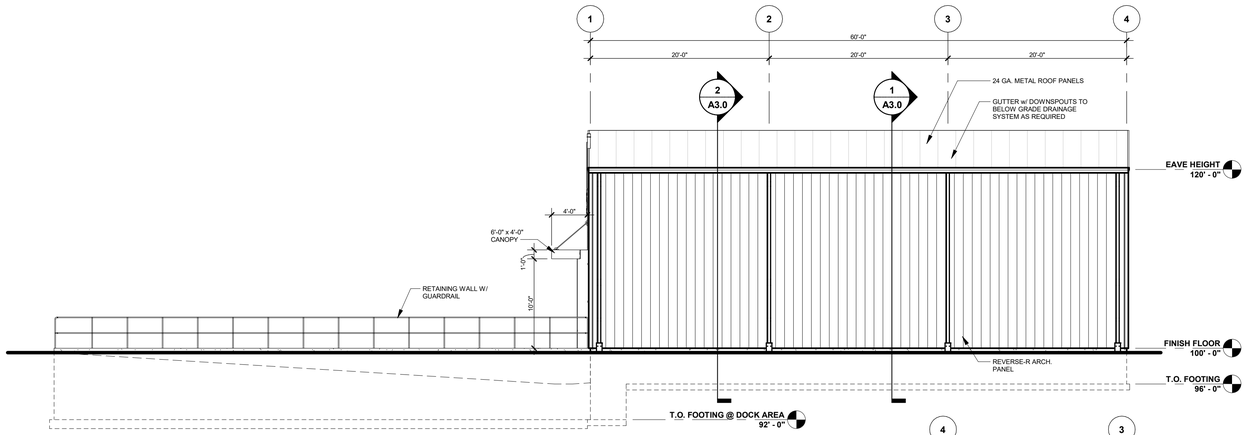
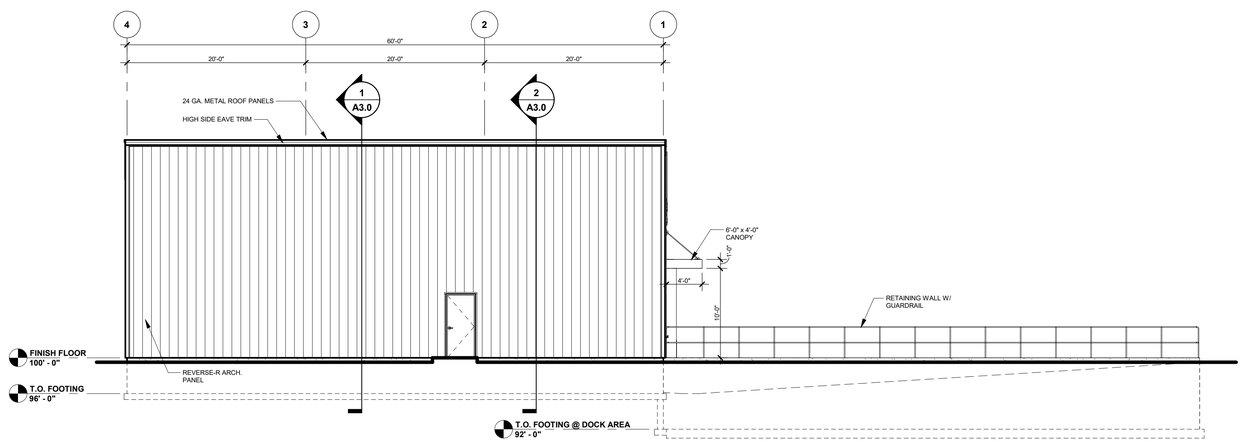


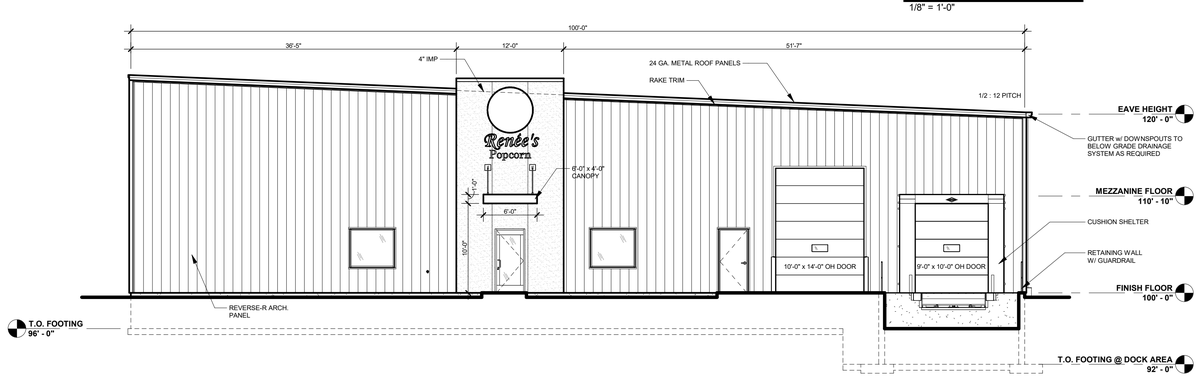

## NORTH ELEVATION
1/8" = 1'-0"




## EAST ELEVATION
1/8" = 1'-0"




## WEST ELEVATION
1/8" = 1'-0"




## SOUTH ELEVATION
1/8" = 1'-0"

| DOOR & WINDOW VALUES | | |
|---|---|---|
| WINDOWS: | U VALUE | 0.4 |
| | SHGC | 0.327 |
| | VT | 0.6 |
| DOORS: (SWINGING) | U VALUE | 0.38 |
| O.H. DOORS: (NON-SWINGING) | U VALUE | 0.11 |
| DOORS: (>50% GLAZING) | U VALUE | 0.701 |
| | SHGC | 0.238 |
| | VT | 0.39 |

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SHEET: A2.0

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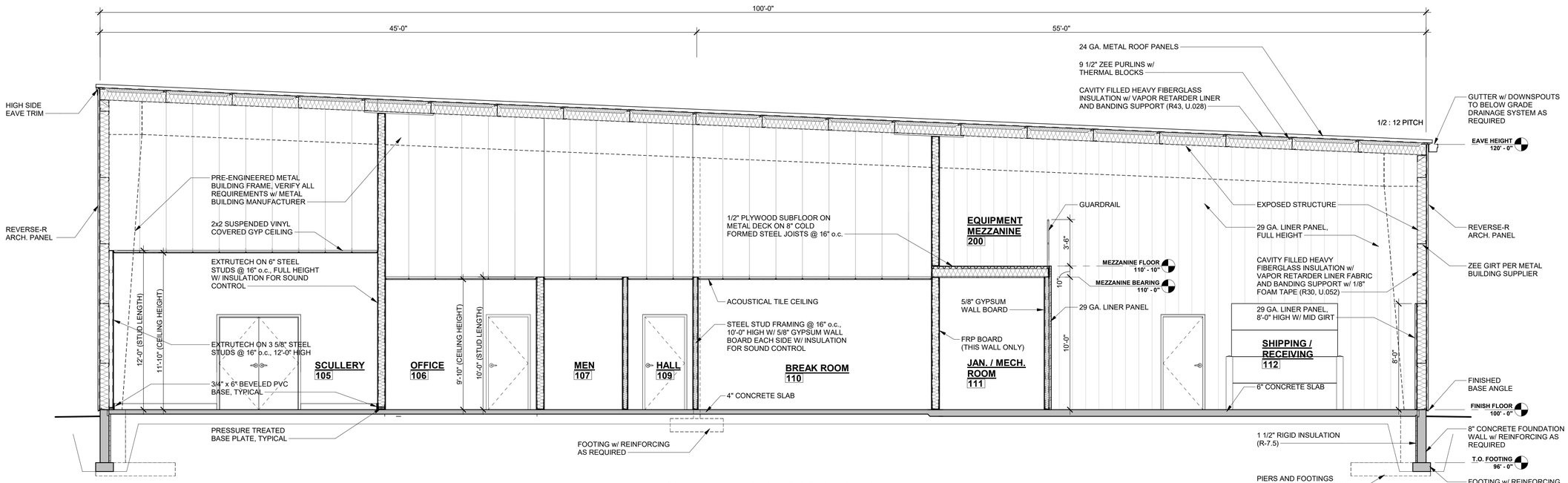
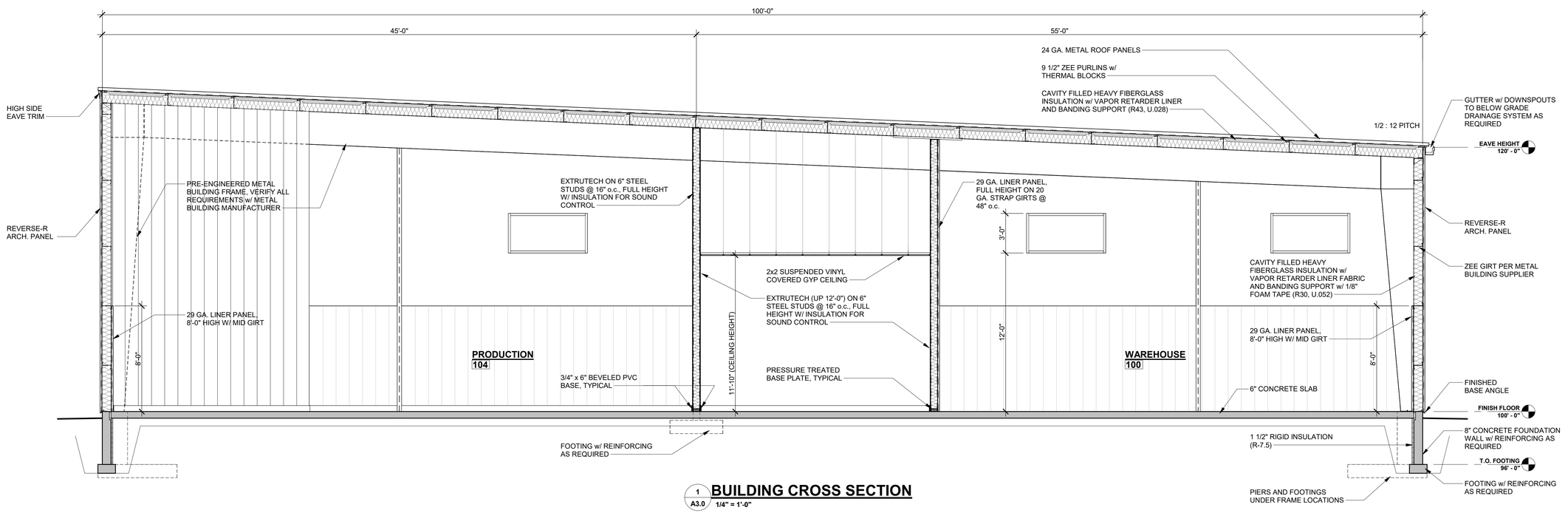



**2 A3.0 BUILDING CROSS SECTION**
1/4" = 1'-0"




**1 A3.0 BUILDING CROSS SECTION**
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**DATE:** 03.12.2026
**SHEET:** A3.0

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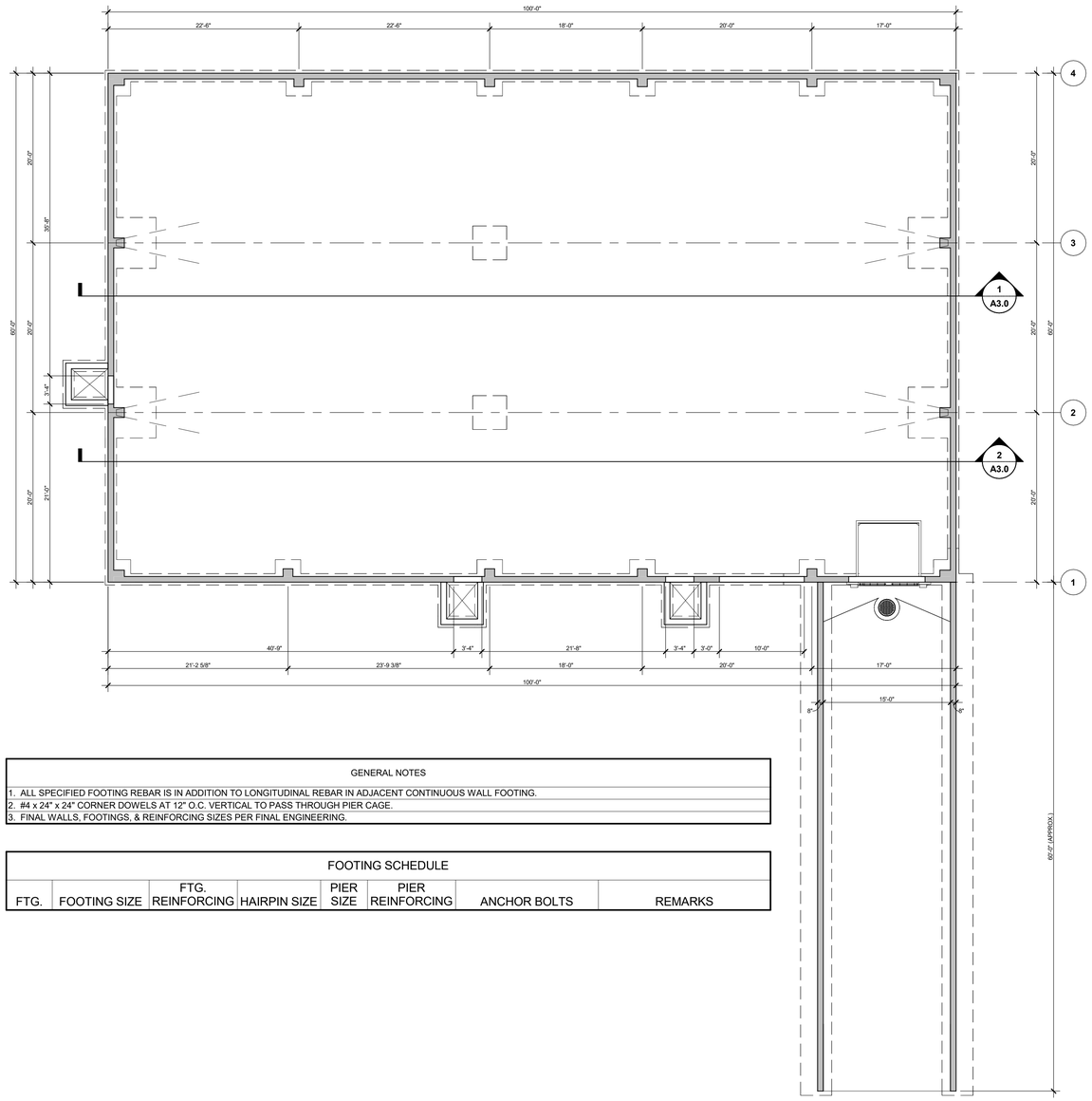
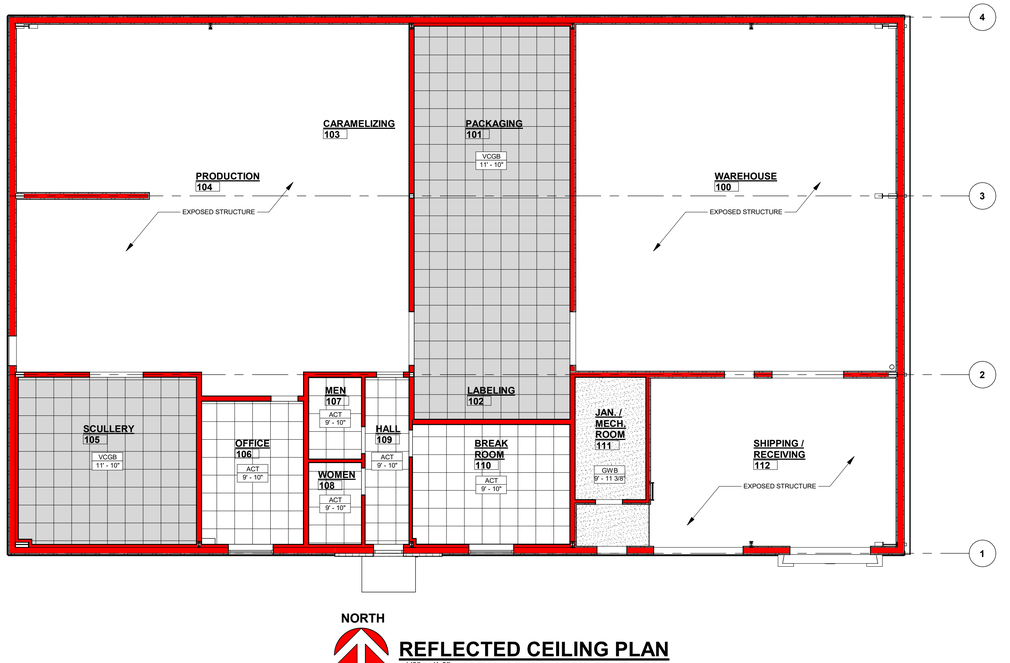



| GENERAL NOTES |
|---|
| 1. ALL SPECIFIED FOOTING REBAR IS IN ADDITION TO LONGITUDINAL REBAR IN ADJACENT CONTINUOUS WALL FOOTING. |
| 2. #4 x 24" x 24" CORNER DOWELS AT 12" O.C. VERTICAL TO PASS THROUGH PIER CAGE. |
| 3. FINAL WALLS, FOOTINGS, & REINFORCING SIZES PER FINAL ENGINEERING. |

| FOOTING SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| FTG. | FOOTING SIZE | FTG. REINFORCING | HAIRPIN SIZE | PIER SIZE | PIER REINFORCING | ANCHOR BOLTS | REMARKS |

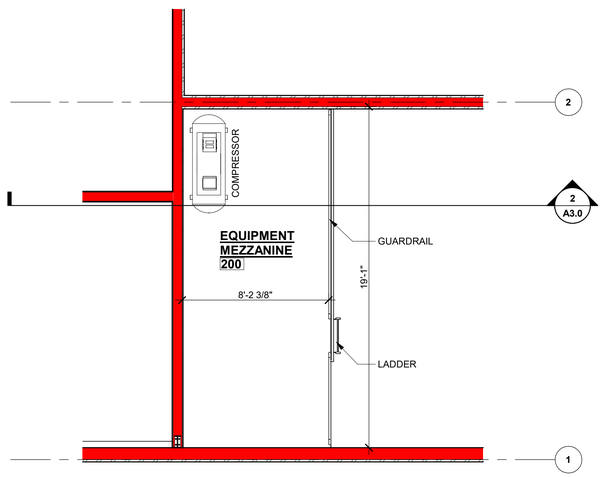
NORTH

## FOUNDATION PLAN
1/8" = 1'-0"




NORTH

## REFLECTED CEILING PLAN
1/8" = 1'-0"




NORTH

## MEZZANINE FLOOR PLAN
1/4" = 1'-0"

GRID LAYOUT FOR ESTIMATE ONLY.

ATTIC COMPARTMENTALIZATION REQUIRED FOR NO GREATER THAN 3,000 S.F.

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- NEW COOLER/ FREEZER WALLS
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SHEET: A7.0

PRELIMINARY - NOT FOR CONSTRUCTION

## EQUIPMENT SCHEDULE

| ITEM NO. | EQUIPMENT DESCRIPTION | MODEL NO. | QTY | ELECTRICAL VOLTS | AMPS | H.P. | K.W. | PHASE | KVA | | PLUMBING H.W. | C.W. | DRAIN | VENT | | | AIR PRESS. | BARS | I / MIN. | | GAS SUPPLY SIZE | PRESS. | B.T.U.H. | | VENTILATING SIZE | CFM | | EXHAUST | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | THE DOUGLAS (50"w x 36"d x 72"h) | SD - 20 - EL - EL | 1 | 480V | 50 | | | 3 | | | | | | | | | | | | | | | | | | | | | |
| 2 | JACKSON (24"w x 24"d x 33"h) | DISHSTAR HT-E-SEER | 1 | 208V | 26 | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | CORNADO - POPPER (84"w x 32"d x 70"h) | 83319E | 1 | 208/240 | | | | SINGLE | | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | | | | | |
| 4 | 4 BIB WARMER (16"w x 16"d x 50"h) | | 1 | 120V | | | | | | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | N/A | N/A | | N/A | |
| 5 | PEBBLES & BAM BAM - POPPER (72"w x 28"d x 76"h) | | 1 | 208V | | | | SINGLE | | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | | | | | |
| 6 | CARMELIZER (90"w x 42"d x 76"h) | 2630D | 1(+3) | 208V | 31-7 | | | SINGLE | | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | | | | | 50A RECEPTACLE |
| 7 | HOPPER / SEALER / STAIRS (144"w x 40"d x 110"h) | ME109 / #SEAL-E-7 | 1 | 120V(x2) | 3-5 AMP | | | | | | N/A | N/A | N/A | N/A | | | 150 PSI | | | | N/A | N/A | N/A | | N/A | N/A | | N/A | AIR COMPRESSOR KEPT SEPARATE |
| 8 | TUMBLERS (27"w x 36"d x 60"h) | 2703-00-000 | 4(+2) | 120V(x6) | | | | | | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | N/A | N/A | | N/A | |
| 9 | OIL TABLE (60"w x 24"d x 54"h) | BIXX-X | 1 | 120V(x4) | | | | | | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | N/A | N/A | | N/A | |
| 10 | PRODUCTION FRIDGE (54"w x 34"d x 84"h) | | 1 | 120V | | | | | | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | N/A | N/A | | N/A | |
| 11 | BETTY WHITE WITH TABLE (60"w x 30"d x 56"h) | | 1 | 120V | 7 | | | | | | | | | | | | | | | | | | | | | | | | |
| 12 | LG TABLE (96"w x 55"d x 36"h) | | 1 | N/A | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13 | MED TABLE (94"w x 34"d x 34"h) | | 1 | 120V(x2) | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14 | SMALL TABLE (25"w x 50"d x 39"h) | | 1 | 120V(x2) | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15 | OIL WIRE RACK (59"w x 18"d x 80"h) | | 1 | N/A | N/A | N/A | N/A | N/A | N/A | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | N/A | N/A | | N/A | |
| 16 | CARAMEL RACK (82"w x 14"d x 89"h) | | 1 | N/A | N/A | N/A | N/A | N/A | N/A | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | N/A | N/A | | N/A | |
| 17 | WIRE RACK (POPCORN) (48"w x 18"d x 80"h) | | 1 | N/A | N/A | N/A | N/A | N/A | N/A | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | N/A | N/A | | N/A | |
| 18 | BUBBLE / LABELING TABLE (9'w x 3'd x 2'-11"h) | | 1(+1) | N/A | N/A | N/A | N/A | N/A | N/A | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | N/A | N/A | | N/A | |
| 19 | LABEL PRINTING TABLE (6'w x 2'd x 4'h) | | 1 | 120V(x4) | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20 | SHIP STATION (6'w x 3'd x 5'h) | | 5 | 120V(x5) | | | | SINGLE | | | | | | | | | | | | | | | | | | | | | |
| 21 | SILVER RACK (5'w x 2'd x 7'h) | | 3 | N/A | N/A | N/A | N/A | N/A | N/A | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | N/A | N/A | | N/A | |
| 22 | GREEN RACK (5'w x 2'd x 6'h) | | 1 | N/A | N/A | N/A | N/A | N/A | N/A | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | N/A | N/A | | N/A | |
| 23 | TABLE - BUCKET PREP (5'w x 2'd x 2'-11"h) | | 2 | N/A | N/A | N/A | N/A | N/A | N/A | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | N/A | N/A | | N/A | |
| 24 | TABLE - TIN (5'w x 2'd x 2'-11"h) | | 1 | N/A | N/A | N/A | N/A | N/A | N/A | | N/A | N/A | N/A | N/A | | | N/A | N/A | N/A | | N/A | N/A | N/A | | N/A | N/A | | N/A | |
| 25 | BIN TABLE (5'w x 2'-5"d x 2'-6"h) | | 4 | 120V | | | | | | | | | | | | | | | | | | | | | | | | | |
| 26 | DEHUMIDIFIER - CEILING | | | 120V | | | | SINGLE | | | | | | | | | | | | | | | | | | | | | |
| 27 | AIR COMPRESSOR (MASTERFORCE) | 207-1504 | 1 | 120V | | | | | | | | | | | | | 150 PSI | | | | | | | | | | | | LOCATED ON MEZZANINE |
| 28 | FILE CABINET (36"w x 18"d x 65"h) | | 1 | N/A | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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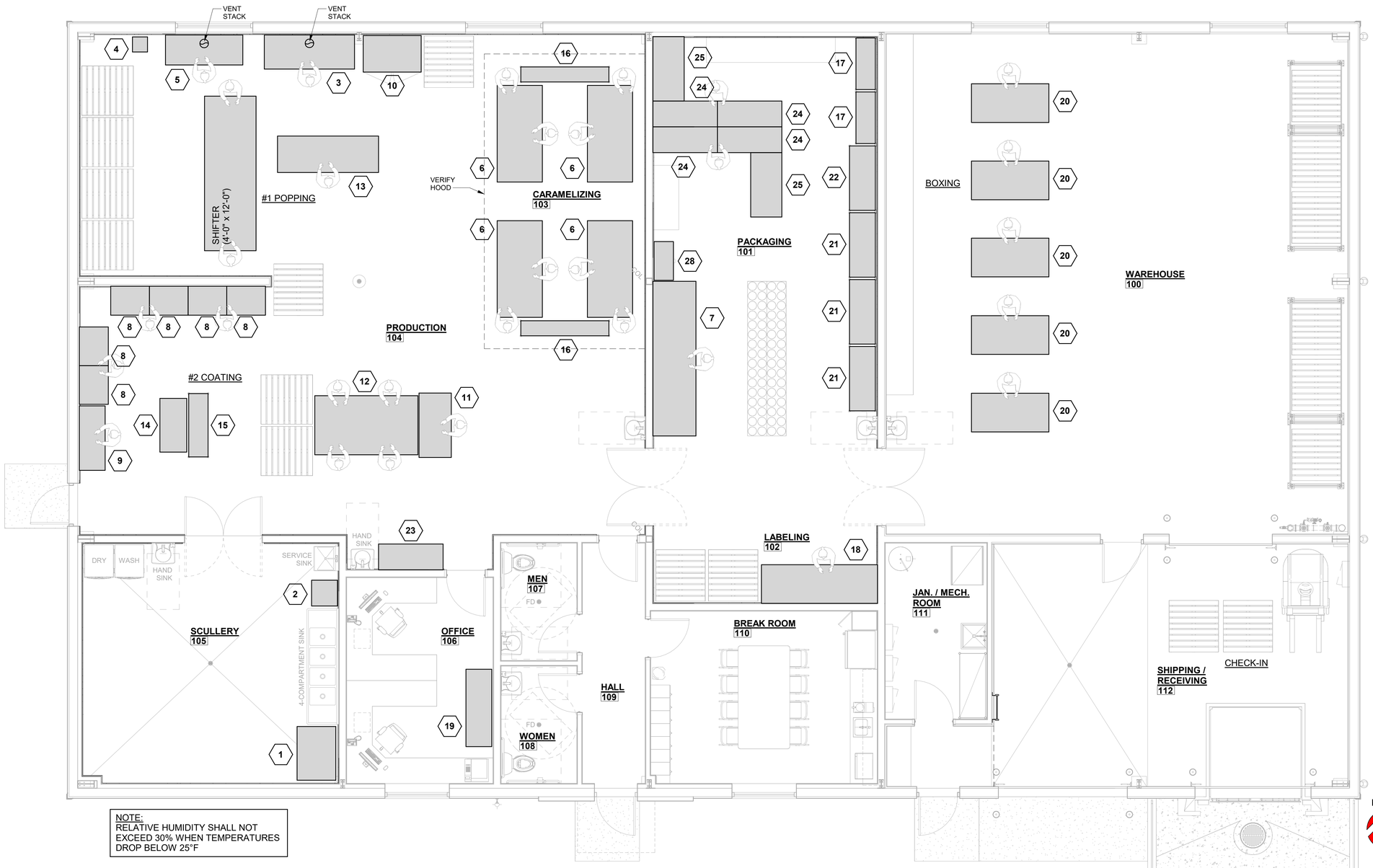


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REVISIONS

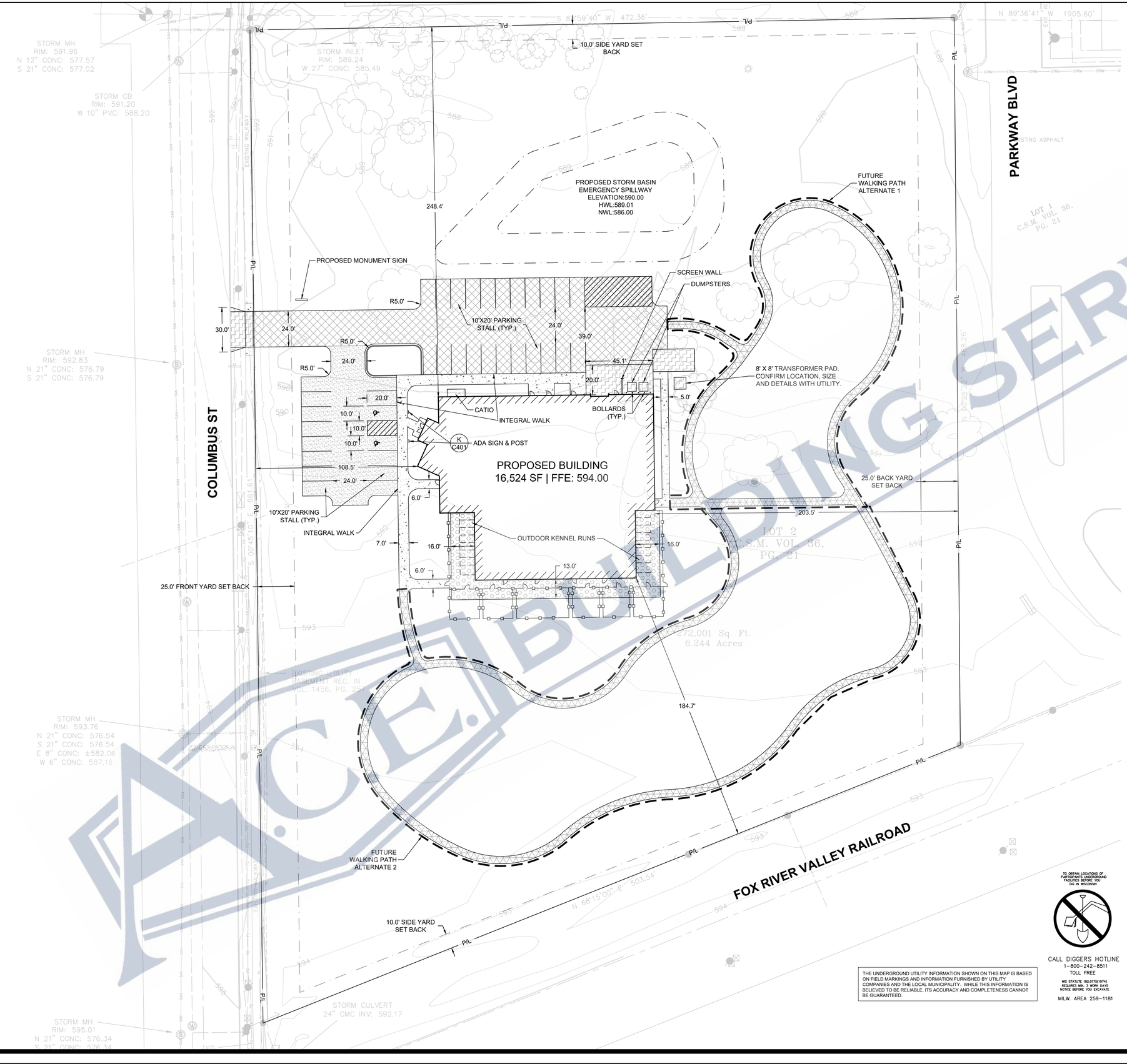
| | | |
|---|---|---|
| 1 | 03.25.2026 | ACM |
| 2 | 03.31.2026 | ACM |
| 3 | 04.06.2026 | ACM |
| 4 | | |
| 5 | | |
| 6 | | |

PROJECT MANAGER: D. SCHWALBE
DESIGNER: S. KLESSIG
INTERIOR DESIGNER: -------
DRAWN BY: ACM
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P26062
CONTRACT NO: -------
DATE: 03.12.2026
SHEET: EQ1.0

PRELIMINARY - NOT FOR CONSTRUCTION

LAKESHORE HUMANE SOCIETY INC

DRAFT




GRAPHIC SCALE
0 30 60

| SITE INFORMATION | | | |
|---|---|---|---|
| SITE AREA | 271999 | 6.244 AC | |
| SITE DISTURBED AREA | 134000 | 3.076 AC | |
| EXISTING IMPERVIOUS AREA | 0 | 0.000 AC | 0.0 % |
| PROPOSED IMPERVIOUS AREA | 42531 | 0.976 AC | 15.6 % |
| TOTAL PARKING SPACES | 37 | | |
| ADA PARKING SPACES | 2 | | |

**LEGEND:**

- E C401 — 4" CONCRETE WALK
- G C401 — 6" CONCRETE PAVEMENT
- D C401 — 8" CONCRETE PAVEMENT
- B C401 — 3" ASPHALT SURFACE
- C C401 — 4" ASPHALT SURFACE
- F C401 — 4" CONCRETE WALKING PATH
- A C401 — CURB & GUTTER (ACCEPT)
- A C401 — CURB & GUTTER (REJECT)

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WIS STATUTE 182.0175(1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

**GENERAL NOTES:**

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

# SITE PLAN

| REVISION DESCRIPTION | DATE | REV. BY |
|---|---|---|
| | | |

A.C.E. BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:
LAKESHORE HUMANE SOCIETY
COLUMBUS STREET
TWO RIVERS WI 54241

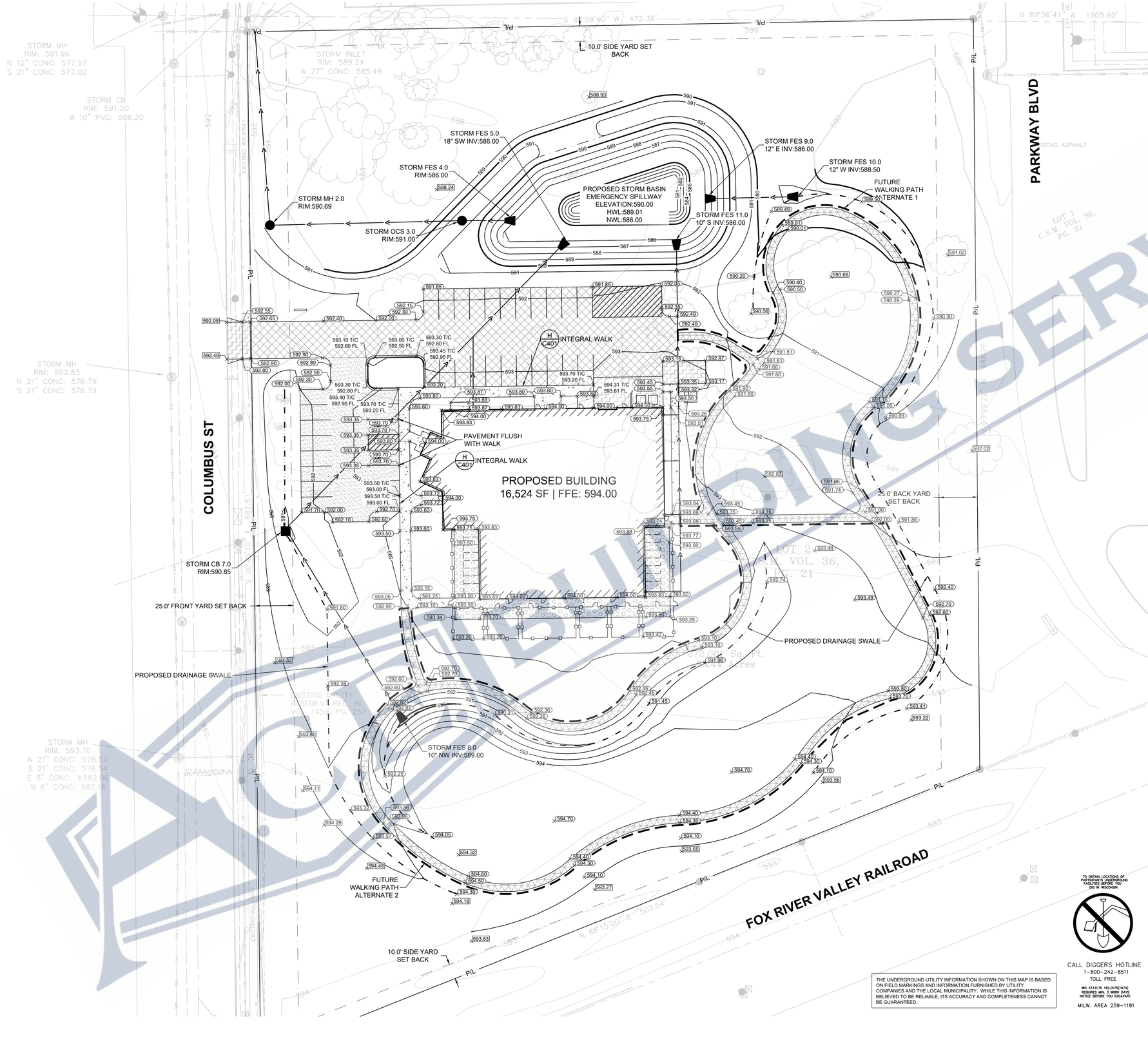
THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

| SHEET INFORMATION | |
|---|---|
| A.C.E. JOB NO. | 260/23 |
| DATE: | 3/2/2026 |
| DRAWN BY: | ASC |
| SCALE: | 1" = 30' |

SHEET
C100

DRAFT






GRAPHIC SCALE
0 30 60

**LEGEND:**

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- G C401 — 6" CONCRETE PAVEMENT
- D C401 — 8" CONCRETE PAVEMENT
- B C401 — 3" ASPHALT SURFACE
- C C401 — 4" ASPHALT SURFACE
- F C401 — 4" CONCRETE WALKING PATH
- A C401 — CURB & GUTTER (ACCEPT)
- A C401 — CURB & GUTTER (REJECT)
- GRADE BREAK LINE
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- 100.50 T/C / 100.00 FL — PROPOSED CURB & GUTTER SPOT GRADE T/C: TOP OF CURB GRADE FL: FLOW LINE CURB GRADE
- 100.00 — PROPOSED SURFACE SPOT GRADE
- TW: 100.00 BW: 100.00 — PROPOSED TOP OF WALL AT FINISHED GRADE / PROPOSED BOTTOM OF WALL AT FINISHED GRADE
- 100.00 — EXISTING SURFACE SPOT GRADE (MATCH)

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TO OBTAIN LOCATIONS OF FACILITIES OWNED BY MEMBERS OF THIS NOTIFICATION ASSOCIATION YOU MUST CONTACT THEM DIRECTLY

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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MILW. AREA 259-1181

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# GRADING PLAN

| REV. | BY | DATE | REVISION DESCRIPTION |
|---|---|---|---|

A.C.E. BUILDING SERVICE
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3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:
LAKESHORE HUMANE SOCIETY
COLUMBUS STREET
TWO RIVERS WI 54241

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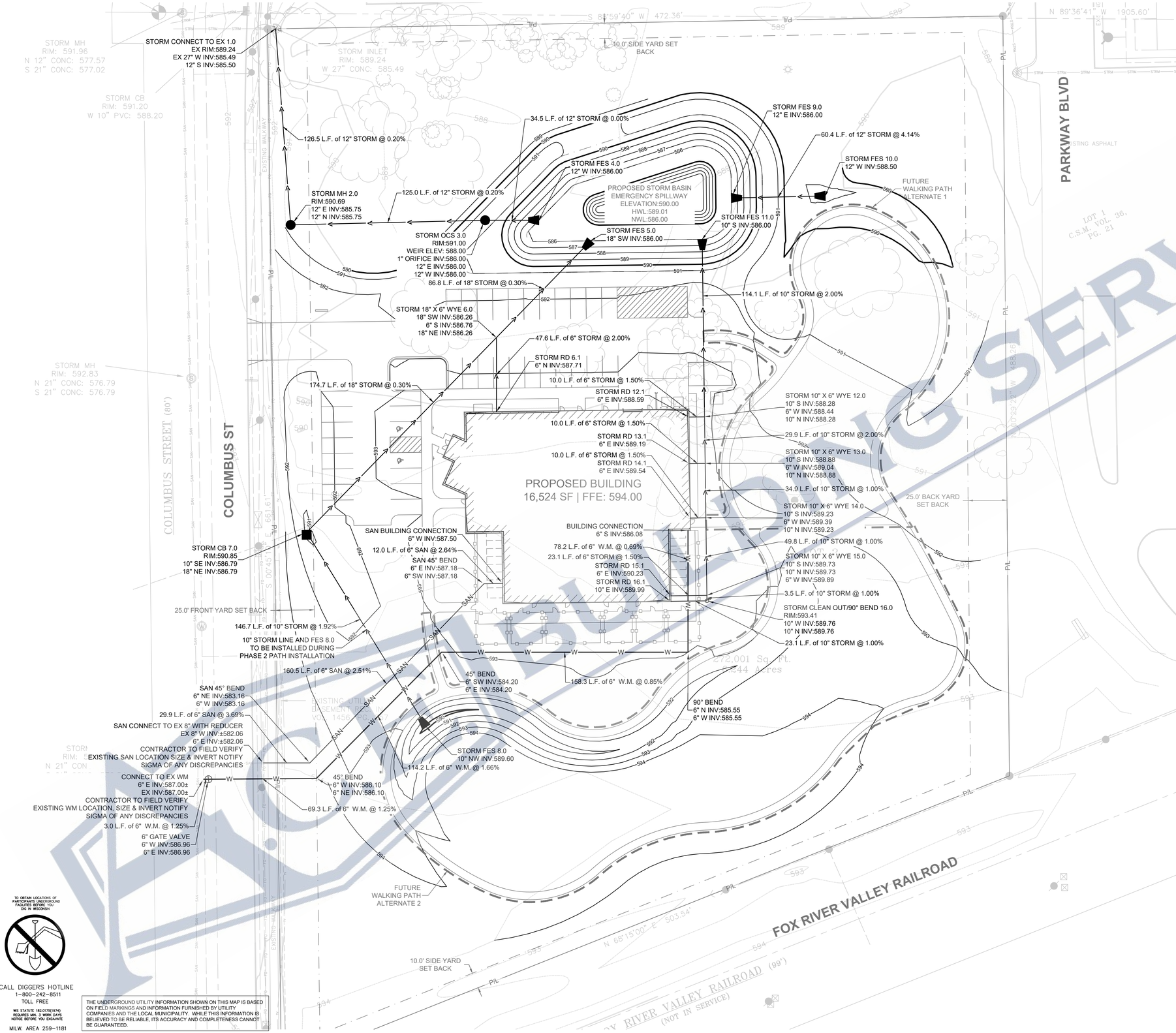
| SHEET INFORMATION | |
|---|---|
| A.C.E. JOB NO. | 260/23 |
| DATE: | 27/03/2026 |
| DRAWN BY: | ASC |
| SCALE: | 1" = 30' |
| SHEET | C200 |

DRAFT

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5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
12. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44,45,46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

# UTILITY PLAN

| REVISION DESCRIPTION | DATE | REV. BY |
|---|---|---|
| | | |

ACE BUILDING SERVICE
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PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:
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COLUMBUS STREET
TWO RIVERS WI 54241

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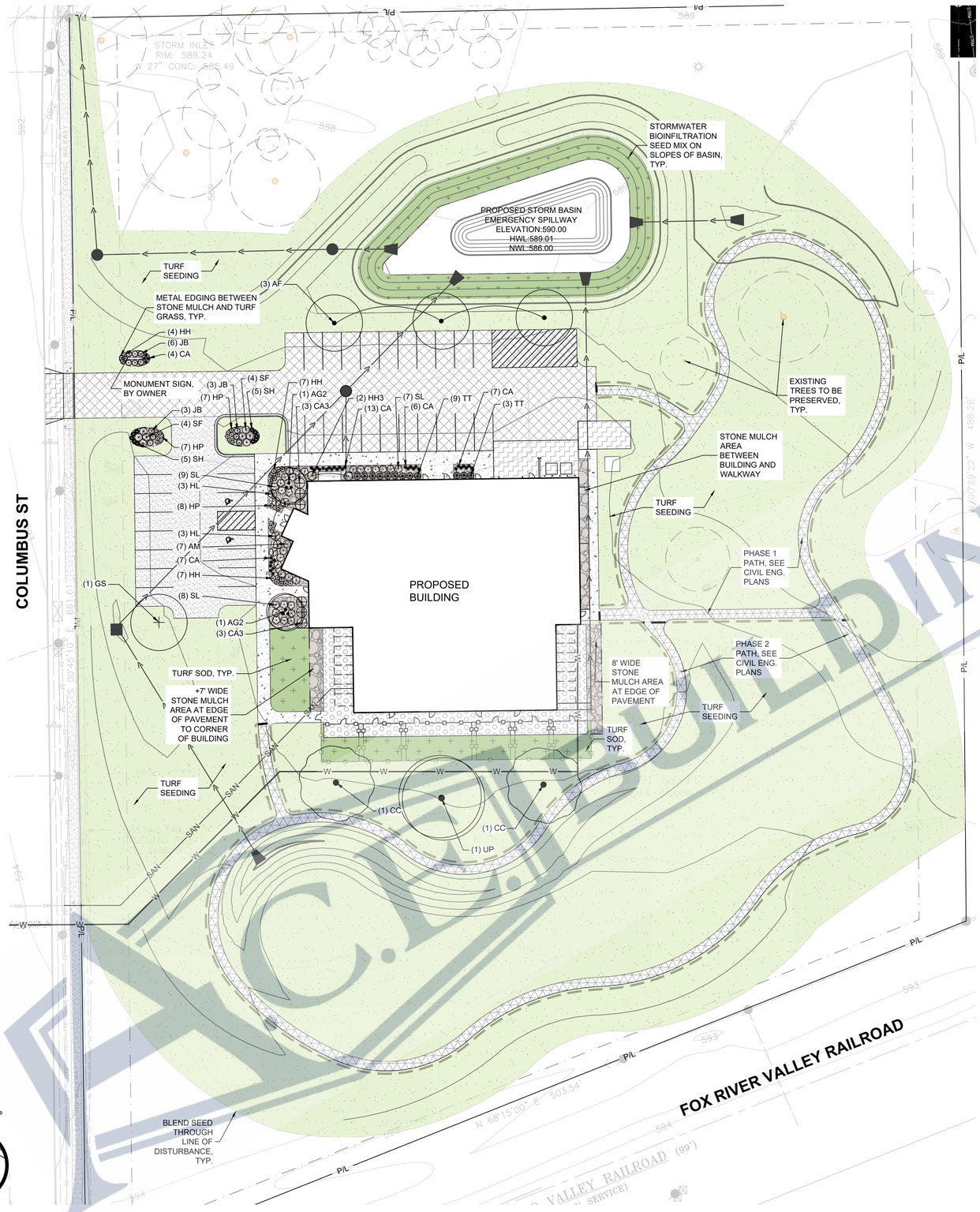
| SHEET INFORMATION | |
|---|---|
| A.C.E. JOB NO. | 260/23 |
| DATE: | 3/2/2026 |
| DRAWN BY: | ASC |
| SCALE: | 1" = 30' |
| SHEET | |

**C300**

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MILW. AREA 259-1181

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# PLANT SCHEDULE

| SYMBOL | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
|---|---|---|---|---|---|
| **DECIDUOUS TREES** | | | | | |
| | AF | Acer x freemanii 'Ed Gartner' / Ed Gartner Freeman Maple | 2.5" Cal. | B&B | 3 |
| | CC | Celtis occidentalis 'Chicagoland' / Chicagoland Hackberry | 2.5" Cal. | B&B | 2 |
| | GS | Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust | 2.5" Cal. | B&B | 1 |
| | UP | Ulmus x 'Morton Glossy' / Triumph™ Elm | 2.5" Cal. | B&B | 1 |
| **ORNAMENTAL TREES** | | | | | |
| | AG2 | Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry | 6` Ht. (Multi-Stem) | B&B | 2 |
| **DECIDUOUS SHRUBS** | | | | | |
| | AM | Aronia melanocarpa elata / Glossy Black Chokeberry | 2.5` Ht. | Cont. | 7 |
| | CA3 | Cornus sericea 'Alleman's Compact' / Dwarf Red Twig Dogwood | 3 gal. | Cont. | 6 |
| | SL | Diervilla lonicera 'Jewel' / Jewell Bush Honeysuckle | 3 gal. | Cont. | 24 |
| | HL | Hydrangea paniculata 'SMHPLQF' / Little Quick Fire® Panicle Hydrangea | 3 gal. | Cont. | 6 |
| | HH3 | Hydrangea quercifolia 'PIIHQ-I' / Jetstream™ Oakleaf Hydrangea | 3 gal. | Cont. | 2 |
| | SF | Spiraea x bumalda 'Froebelii' / Frobel Spirea | 3 gal. | Cont. | 8 |
| **EVERGREEN SHRUBS** | | | | | |
| | JB | Juniperus sabina 'Blue Forest' / Blue Forest Juniper | 3 gal. | Cont. | 12 |
| | TT | Taxus x media 'Tauntonii' / Taunton's Anglo-Japanese Yew | 2` Ht. | Cont. | 12 |
| **ORNAMENTAL GRASSES** | | | | | |
| | CA | Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass | 1 gal. | Cont. | 37 |
| | SH | Sporobolus heterolepis / Prairie Dropseed | 1 gal. | Cont. | 10 |
| **PERENNIALS** | | | | | |
| | HH | Hemerocallis x 'Hyperion' / Hyperion Daylily | 1 gal. | Cont. | 18 |
| | HP | Hemerocallis x 'Pardon Me' / Pardon Me Daylily | 1 gal. | Cont. | 22 |

| Botanical Name | Common Name | PLS Ounces/Acre |
|---|---|---|
| | | |
| **Wildflower Forbs:** | | |
| *Alisma subcordatum* | Mud Plantain | 1.00 |
| *Asclepias incarnata* | Marsh (Red) Milkweed | 2.00 |
| *Aster novae-angliae* | New England Aster | 1.00 |
| *Cassia hebecarpa* | Wild Senna | 6.00 |
| *Eupatorium maculatum* | Spotted Joe Pye Weed | 0.50 |
| *Eupatorium perfoliatum* | Boneset | 0.50 |
| *Helianthus grosseserratus* | Sawtooth Sunflower | 0.75 |
| *Liatris spicata* | Marsh Blazing Star | 1.50 |
| *Mimulus ringens* | Monkey Flower | 0.15 |
| *Monarda fistulosa* | Wild Bergamot | 1.25 |
| *Parthenium integrifolium* | Wild Quinine | 2.00 |
| *Penthorum sedoides* | Ditch Stonecrop | 0.10 |
| *Pycnanthemum virginianum* | Mountain Mint | 0.50 |
| *Rudbeckia hirta* | Black-Eyed Susan | 2.00 |
| *Rudbeckia subtomentosa* | Sweet Black-Eyed Susan | 2.00 |
| *Silphium perfoliatum* | Cup Plant | 4.00 |
| *Solidago reddellii* | Riddell's Goldenrod | 1.00 |
| *Verbena hastata* | Blue Vervain | 2.00 |
| *Vernonia fasciculata* | Ironweed | 1.50 |
| | | |
| | Totals = | 29.75 |
| **Perennial Grasses, Sedges & Rushes:** | | |
| *Carex grayi* | Common Bur Sedge | 4.00 |
| *Carex lupulina* | Common Hop Sedge | 2.00 |
| *Carex vulpinoidea* | Brown Fox Sedge | 1.00 |
| *Elymus virginicus* | Virginia Wild Rye | 32.00 |
| *Glyceria grandis* | Reed Manna Grass | 2.00 |
| *Juncus dudleyi* | Dudley's Rush | 0.50 |
| *Leersia oryzoides* | Rice Cut Grass | 8.00 |
| *Panicum virgatum* | Switchgrass | 4.00 |
| *Poa palustris* | Fowl Bluegrass | 6.00 |
| *Scirpus atrovirens* | Dark-Green Bulrush | 0.50 |
| *Scirpus cyperinus* | Wool Grass | 0.25 |
| *Sorghastrum nutans* | Indian Grass | 2.00 |
| *Spartina pectinata* | Prairie Cordgrass | 4.00 |
| | | |
| | Totals = | 66.25 |

A STORMWATER BIOINFILTATION SEED MIX
SCALE:NTS

DRAFT

**LANDSCAPE LEGEND:**

- TURFGRASS SEED
- TURFGRASS SOD
- STONE MULCH
- STORMWATER BIOINFILTRATION SEED MIX
- EXISTING TREE TO BE PRESERVED
- P/L — PROPERTY LINE
- PLANT BED AND STONE MULCH AREA METAL EDGING

**LEGEND:**

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- D C401 — 8" CONCRETE PAVEMENT
- B C401 — 3" ASPHALT SURFACE
- C C401 — 4" ASPHALT SURFACE
- F C401 — 4" CONCRETE WALKING PATH
- A C401 — CURB & GUTTER (ACCEPT)

GRAPHIC SCALE
0 30 60

**LANDSCAPE GENERAL NOTES:**

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
4. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
6. PROVIDE 3" STONE MULCH OVER LANDSCAPE FABRIC FOR ALL PLANTED LANDSCAPE BEDS. INSTALL METAL EDGING BETWEEN EDGE OF PLANT BED AND STONE MULCH AREAS THAT ARE ADJACENT TO LAWN AREAS. PROVIDE 3" DEPTH TWICE SHREDDED BARK MULCH FOR TREES THAT ARE PLANTED SINGLY IN LAWN AREAS.

# LANDSCAPE PLAN

Section 3, ItemC.

| REVISION DESCRIPTION | DATE | REV. BY |
|---|---|---|
| | | |

A.C.E. BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:
LAKESHORE HUMANE SOCIETY
COLUMBUS STREET
TWO RIVERS WI 54241

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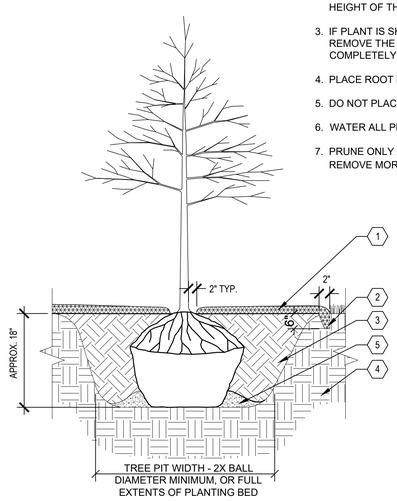
| SHEET INFORMATION | |
|---|---|
| A.C.E. JOB NO. | 260/23 |
| DATE: | 3/27/2026 |
| DRAWN BY: | ASC |
| SCALE: | 1" = 30' |
| SHEET | L100 |

DRAFT



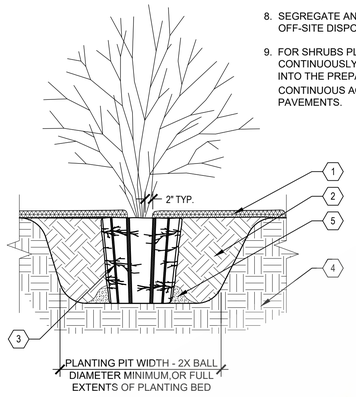
NOTES:
1. PLANT EACH TREE SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET ENTIRELY. REMOVE ALL TWINE, ROPE, AND BURLAP COMPLETELY FROM ALL ROOT BALLS.
4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
5. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN ⅓ OF THE ORIGINAL PLANT MASS.




1. 3" DEPTH SHREDDED HARDWOOD BARK MULCH. PROVIDE 4'-0" DIAMETER MULCH RINGS AT THE BASE OF ANY TREES PLANTED IN LAWN.
2. PROVIDE SPADED EDGE, 2" WIDE, 6" DEEP FOR ENTIRE PERIMETER OF BARK MULCH RINGS AT BASE OF TREES PLANTED IN LAWNS
3. PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED.
4. PREPARED SUBGRADE
5. TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES NOT SHIFT

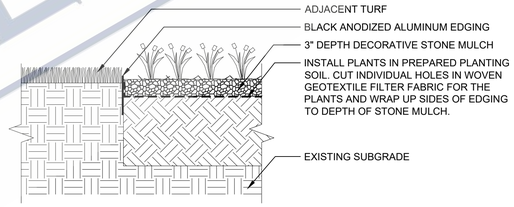
A TYPICAL TREE PLANTING
SCALE:NTS

NOTES:
1. MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING TO LOOSEN POT-BOUND ROOTS.
2. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN ⅓ OF THE ORIGINAL PLANT MASS.
8. SEGREGATE ANY SOIL FROM BELOW WARNING LAYER EXCAVATED DURING PLANTING FOR OFF-SITE DISPOSAL. COORDINATE DISPOSAL WITH ENVIRONMENTAL CONSULTANT.
9. FOR SHRUBS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD ½" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.

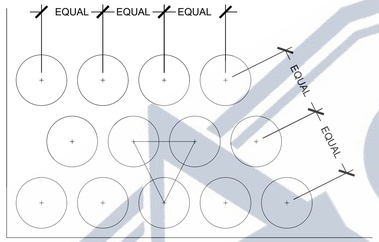



1. 3" DEPTH STONE MULCH IN LANDSCAPE BEDS, SEE DETAIL C/L200. KEEP 2" CLEAR OF STEMS
2. PLANTING SOIL AS SPECIFIED, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
3. 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND PERIMETER
4. PREPARED SUBGRADE
5. TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES NOT SHIFT

B TYPICAL SHRUB PLANTING
SCALE:NTS




C STONE MULCH PLANTING BED
SCALE:NTS

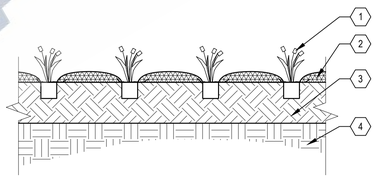



NOTES
1. SET FINISH GRADE OF PLANTING AREA 2" BELOW FINISH SURFACE OF PAVING, CURB, OR HEADER
2. SEE PLANTING SCHEDULE FOR SPACING OF ALL SHRUBS AND GROUNDCOVERS
3. ALL SHRUBS / GROUNDCOVER TO BE PLANTED AT EQUAL SPACING (TRIANGULAR) UNLESS OTHERWISE INDICATED ON PLANS.
4. TO DETERMINE APPROPRIATE PLANT QUANTITIES REFER TO THE PLANTING SCHEDULE OR PLAN.

1. EDGE OF ADJACENT PAVEMENT
2. SHRUB, PERENNIAL OR ORNAMENTAL GRASS PLANT CENTER LOCATION

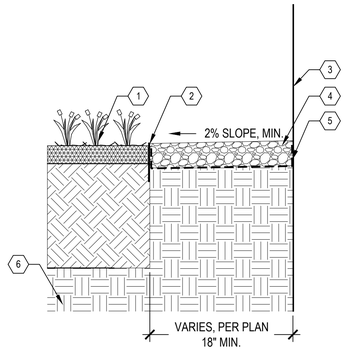
D TYPICAL PLANT SPACING
SCALE:NTS

NOTES:
1. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
4. WATER ALL PLANTS THOROUGHLY WITHIN 2 HOURS OF INSTALLATION.
5. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY OR DEAD PLANT PARTS. DO NOT REMOVE MORE THAN ⅓ OF THE ORIGINAL PLANT MASS.
6. FOR PLANTS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD ½" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.



KEYED LEGEND
1. PERENNIAL, ORNAMENTAL GRASS, OR GROUNDCOVER PLUG, SEE LANDSCAPE PLAN SHEET L100
2. 3" DEPTH STONE MULCH IN LANDSCAPE BEDS, SEE DETAIL C/L200. KEEP 3" CLEAR OF STEMS
3. PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
4. PREPARED SUBGRADE

E TYPICAL PERENNIAL AND ORNAMENTAL GRASS PLANTING
SCALE:NTS




KEYED LEGEND
1. ADJACENT PLANTING BED OR TURF AREA
2. BLACK ANODIZED ALUMINUM EDGING
3. BUILDING FACE OR PAVEMENT
4. 3" DEPTH STONE MULCH
5. WOVEN GEOTEXTILE FILTER FABRIC, WRAP UP SIDES OF BUILDING AND EDGING
6. PREPARED SUBGRADE

F STONE MULCH MAINTENANCE EDGE
SCALE:NTS

# LANDSCAPE DETAILS

| REV. | BY | DATE | REVISION DESCRIPTION |
|---|---|---|---|

A.C.E. BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:
LAKESHORE HUMANE SOCIETY
COLUMBUS STREET
TWO RIVERS WI 54241

THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

| SHEET INFORMATION | |
|---|---|
| A.C.E. JOB NO. | 260/23 |
| DATE: | 3/27/2026 |
| DRAWN BY: | ASC |
| SCALE: | 1" = 30' |
| SHEET | |

L200

DRAFT

## PLANTING QUALITY ASSURANCE

1. PLANTS ARE TO BE INSPECTED UPON DELIVERY TO PROJECT SITE AND THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT REPRESENTATIVE MAY REJECT ANY SPECIMENS NO LONGER MEETING THE SPECIFIED STANDARDS OR THAT HAVE BEEN DAMAGED IN TRANSIT.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY/HYBRID/CULTIVAR SPECIFIED, AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE SITE LOCATION. SPECIMENS NURSERY-DUG TO BE REPLANTED SHALL HAVE BEEN FRESHLY DUG AND PROPERLY PREPARED FOR PLANTING.
3. TREES:
   - 3.1. SHALL BE TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED OTHERWISE, AND SHRUBS WITH DAMAGED OR CUT MAINSTEM(S), WILL BE REJECTED.
   - 3.2. WITH A DAMAGED, CUT OR CROOKED LEADER, ABRASION OF BARK, SUNSCALD, FROST CRACK, DISFIGURING KNOTS, INSECTS (INCLUDING EGGS AND LARVAE) OR INSECT DAMAGE, CANKERS/CANKEROUS LESIONS OR FUNGAL MATS, MOLD, PREMATURELY-OPENED BUDS, OR CUTS OF LIMBS OVER ¾" DIAMETER THAT ARE NOT COMPLETELY CALLUSED WILL BE REJECTED.
   - 3.3. SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, AND BE FREE FROM PHYSICAL DAMAGE OR OTHER HINDRANCES TO HEALTHY GROWTH.
   - 3.4. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH SOLID BALLS OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY THE AMERICAN STANDARDS FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE BOTH FIBROUS AND FEEDING ROOTS. BALLS SHALL BE SECURELY WRAPPED WITH BURLAP, AND TIGHTLY BOUND WITH ROPE OR TWINE. NO PLANTS SHALL BE BOUND WITH ROPE OR WIRE IN SUCH A MANNER AS TO DAMAGE BARK OR BREAK BRANCHES. THE ROOT FLARE SHOULD BE WITHIN THE TOP 2" OF THE SOIL BALL. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED IF THE BALL IS DRY, CRACKED, OR BROKEN BEFORE OR DURING PLANTING.
4. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED WITHIN THE PLANT SCHEDULE.

## PLANTING PROJECT CONDITIONS:

1. VERIFY SERVICE AND UTILITY LOCATIONS, AND DIMENSIONS OF CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
2. INTERRUPTION OF EXISTING SERVICES OR UTILITIES; DO NOT INTERRUPT SERVICES OR UTILITIES UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICES OR UTILITIES ACCORDING TO REQUIREMENTS INDICATED:
   - 2.1. NOTIFY OWNER'S PROJECT REPRESENTATIVE NO FEWER THAN TWO DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF EACH SERVICE OR UTILITY.
   - 2.2. DO NOT PROCEED WITH INTERRUPTION OF SERVICES OR UTILITIES WITHOUT REPRESENTATIVE'S WRITTEN PERMISSION.
3. PLANTING RESTRICTIONS: PLANTING SHALL OCCUR DURING THE FOLLOWING ACCEPTABLE INSTALLATION PERIODS:
   - 3.1. DECIDUOUS TREES AND SHRUBS - APRIL 15 TO OCTOBER 15.
   - 3.2. NATIVE SEEDING AND TURFGRASS: APRIL 15 - OCTOBER 15
4. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
5. CONTRACTOR SHALL PROTECT ALL EXISTING AND/OR NEWLY INSTALLED PLANTS, LAWNS, AND GRASS AREAS FROM DAMAGE AT ALL TIMES. DAMAGED PLANTS, LAWNS OR GRASS AREAS SHALL BE REPLACED OR TREATED AS REQUIRED TO CONFORM TO SPECIFICATIONS HEREIN FOR FRESH STOCK. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY DURING THE INSTALLATION PERIOD. UNDER NO CONDITION SHALL DEBRIS FROM PLANTING ACTIVITIES RESULT IN A SAFETY HAZARD ON-SITE OR ADJACENT OFF-SITE PROPERTY. DAMAGE TO SITE IMPROVEMENTS OR ADJACENT LANDSCAPES INCURRED AS A RESULT OF PLANTING OR REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR THAT CAUSES THE DAMAGE AT NO COST TO THE OWNER.
6. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
   - 6.1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN PLANTING AREAS.
   - 6.2. DO NOT MIX OR PLACE SOILS IN FROZEN, WET, OR MUDDY CONDITIONS.

## PLANTING DELIVERY, STORAGE, & HANDLING:

1. BULK MATERIALS;
   - 1.1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.
3. HANDLE PLANTING STOCK BY ROOT BALL.
4. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN SHADED LOCATION, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
   - 4.1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
   - 4.2. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.

## EXCAVATION FOR TREES & SHRUBS

1. EXCAVATE CIRCULAR PLANTING PITS AS INDICATED IN DRAWINGS. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
   - 1.1. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
   - 1.2. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.
   - 1.3. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.
   - 1.4. MAINTAIN REQUIRED ANGELS OF REPOSE OF ADJACENT MATERIALS AS SHOWN IN DRAWINGS. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
   - 1.5. MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
   - 1.6. KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.
2. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL IF THEY CONFORM TO THE REQUIREMENTS LISTED IN THESE SPECIFICATIONS.
3. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
4. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

## TREE & SHRUB PLANTING

1. BEFORE PLANTING VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS. PLANT MATERIAL WITHOUT ROOT FLARE VISIBLE OR PLANTED TOO LOW WILL BE RE-PLANTED AT THE REQUEST OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
2. PLANTS FOUND TO HAVE STEM GIRDLING ROOTS AND/OR KINKED ROOTS AT THE TIME OF PLANTING WILL BE REJECTED AND REPLACEMENTS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
3. REMOVE ALL TWINE, STRING, WIRE, AND ALL OTHER NON-BIODEGRADABLE MATERIAL ENTIRELY FROM ROOT BALL AREA.
4. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE. DO CUT TREE LEADERS.
5. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES.
   - 5.1. USE SOIL MATERIALS FROM EXCAVATION FOR BACKFILL.
   - 5.2. CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM THE ENTIRE ROOT BALL. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
   - 5.3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
   - 5.4. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.

## TREE & SHRUB MATERIAL:

1. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN AND DRAWINGS.; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
   - 1.1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾" IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
   - 1.2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A STATE CERTIFIED NURSERY.
   - 1.3. PLANT MATERIAL SHALL BE PROVIDED IN THE CONTAINER TYPE INDICATED IN THE DRAWINGS (B&B, CONTAINER, BARE ROOT, ETC.), UNLESS THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT THAT SUBSTITUTION OF CONTAINER TYPE IS ACCEPTABLE.
2. FURNISH TREES WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
3. SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.

## PLANTING SOIL:

PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE WIDTH OF LANDSCAPE AREAS, AND A MINIMUM OF 3X THE DIAMETER OF THE ROOT BALL LENGTHWISE

1. INSTALL PLANTING SOIL FOR PLANT BEDS IN 6" LIFTS, MINIMUM 8" DEPTH.
2. DO NOT APPLY PLANTING SOIL TO SATURATED OR FROZEN SUBGRADES.
3. PLANTING SOIL SHALL BE A MIX OF 6-PARTS TOPSOIL, 1-PART COMPOST (APPROVED FOR USE ON THE PROJECT), THOROUGHLY BLEND PLANTING SOIL OFF-SITE BEFORE SPREADING.
   - 3.1. THE PROJECT WILL ACCEPT ONLY CLEAN, SALVAGED OR IMPORTED TOPSOIL CAPABLE OF PASSING THE 1" SIEVE, FREE OF ROCKS, DEBRIS, AND OF NOXIOUS WEEDS.
   - 3.2. STRIPPED, SALVAGED, OR MINED TOPSOIL MUST BE TAKEN FROM THE TOP 6-INCHES OF THE A-HORIZON, HAVING A DARK BROWN TO BLACK COLOR WITH A GRANULAR STRUCTURE AND CLAY CONTENT OF LESS THAN 25%, VERIFIED WITH A RIBBON TEST THAT YIELDS NO MORE THAN 1-INCH.

## METAL EDGING

1. STANDARD PROFILE, COMMERCIAL-GRADE, EXTRUDED ALUMINUM EDGING, FABRICATED IN STANDARD LENGTHS WITH INTERLOCKING SECTIONS WITH LOOPS STAMPED FROM FACE OF SECTIONS TO RECEIVE STAKES.
   - 1.1. BASIS OF DESIGN: CLEANLINE BY PERMALOC OR APPROVED EQUAL.
   - 1.2. EDGING SIZE: 3/16-INCH-WIDE BY 5.5 INCHES DEEP
   - 1.3. STAKES: ALUMINUM, ASTM 221, ALLOY 6061-T6, 18-INCHES LONG.
   - 1.4. FINISH: BLACK DURAFLEX.
   - 1.5. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, AVAILABLE MANUFACTURERS OFFERING PRODUCTS THAT MAY BE INCORPORATED INTO THE WORK INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: CURV-RITE, INC., PERMALOC CORPORATION, RUSSELL, J.D. COMPANY (THE), SURE-LOC EDGING CORPORATION
2. INSTALL METAL EDGE IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.
3. ENSURE THAT METAL EDGING IS PROPERLY INSTALLED AND SECURED BEFORE INSTALLING STONE MULCH.

## STONE MULCH MATERIAL & INSTALLATION:

1. SHALL BE HARD, DURABLE, STONE, WASHED FREE OF LOAM, SAND, CLAY, AND OTHER FOREIGN SUBSTANCES, OF THE FOLLOWING TYPE, SIZE RANGE, AND COLOR:
   - 1.1. MATERIAL: ANGULAR WASHED STONE.
   - 1.2. SIZE: 1-1/2" DIAMETER
   - 1.3. DEPTH: 3" MINIMUM DEPTH PLACED IN ONE LIFT
   - 1.4. COLOR RANGE: BLEND OF DARK GREY & BLUE TONES
   - 1.5. BASIS OF DESIGN: 1-1/2" 'AMERICAN HERITAGE' AGGREGATE BY COUNTY MATERIALS.
2. LIGHTLY COMPACT AREAS TO RECEIVE STONE MULCH
3. INSTALL WEED BARRIER FABRIC IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS; COMPLETELY COVER AREA TO BE MULCHED, OVERLAPPING EDGES OF FABRIC LENGTHS A MINIMUM OF 6-INCHES AND SECURING SEAMS WITH GALVANIZED PINS. WEED BARRIER FABRIC SHALL BE WRAPPED VERTICALLY UP THE OUTSIDE EDGES OF SURROUNDING CONCRETE FLATWORK OR CURB AND SECURED IN PLACE. HOLD FABRIC 2" CLEAR OF TOP OF ADJACENT CURB AND CONCRETE FLATWORK SO IT IS NOT VISIBLE FROM SURFACE.
4. PLACE AND FINISH STONE MULCH AS INDICATED IN DRAWINGS, ENSURING A SMOOTH, LEVEL TOP SURFACE FOR ALL STONE MULCH AREAS HELD APPROXIMATELY 1/2" BELOW THE TOP SURFACE OF ADJACENT PAVED AREAS OR METAL EDGING.

## BARK MULCH MATERIAL & INSTALLATION

1. TWICE-SHREDDED HARDWOOD BARK MULCH TO BE PROVIDED AS TOP-DRESSING FOR ALL AT-GRADE PLANTING BEDS IN LOCATIONS INDICATED ON PLANTING PLANS.
   - 1.1. SIZE RANGE: MAXIMUM 2.5" TO 3"
   - 1.2. COLOR: NATURAL, UN-DYED
   - 1.3. PROVIDE 3" DEPTH MULCH FOR ALL PLANTING BEDS INDICATED AS BARK MULCH PLANTING BED.
2. KEEP BARK MULCH 2" CLEAR OF ALL STEMS OF PLANT MATERIAL.

## TURF SEEDING:

1. DELIVERY:
   - 1.1. DELIVER PACKAGED SEED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS LABELED AS TO NAME AND ADDRESS OF SUPPLIER; SPECIFIC BLEND OF SEED; AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.
2. PROJECT CONDITIONS:
   - 2.1. SEED DURING ONE OF THE FOLLOWING PERIODS.
     - 2.1.1. SPRING SEEDING SEASON: APRIL 1 TO JUNE 15.
     - 2.1.2. FALL SEEDING SEASON: AUGUST 15 TO OCTOBER 1.
3. PRODUCTS
   - 3.0.1. PROVIDE THE FOLLOWING FOR TURFGRASS SEED BASIS OF DESIGN: REINDEERS DELUXE 50 SEED MIX OR APPROVED EQUAL
   - 3.0.2. TURFGRASS SEED MIX TO BE FERTILIZED WITH 'SCOTT'S STARTER FERTILIZER' BY THE 'SCOTTS MIRACLE-GRO COMPANY' OR APPROVED EQUAL.
4. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN MET.
5. REMOVE ANY AND ALL UNDESIRABLE VEGETATION THAT HAS GERMINATED IN THE AREAS TO BE SEEDED OR SODDED. CONTRACTOR SHALL EVALUATE THE USE OF A BROAD SPECTRUM, NON-PERSISTENT GLYSOPHATE-BASED HERBICIDE BASED ON SITE CONDITIONS.
   - 5.1. DO NOT APPLY SEED UNTIL FIVE TO SEVEN DAYS AFTER LAST HERBICIDE TREATMENT.
6. FINISH GRADING: GRADE AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS ½ INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE IMMEDIATELY SEEDED AND STABILIZED WITH EROSION CONTROL MATERIAL
7. MOISTEN PREPARED AREA BEFORE SEEDING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE DRY BEFORE SEEDING OR SODDING. DO NOT CREATE MUDDY SOIL.
8. NO SEEDING SHALL OCCUR ON FROZEN GROUND OR AT TEMPERATURES LOWER THAN 32 DEGREES FARENHEIT OR IN THE FOLLOWING 5 DAYS AFTER PLANNED SEEDING OR SODDING.
9. SEEDING RATES TO BE PERFORMED IN ACCORDANCE WITH SEED SUPPLIER RECOMMENDATIONS.

## NATIVE SEEDING:

1. PROVIDE THE FOLLOWING SEED TYPES FROM: AGRECOL LLC 10101 N. CASEY ROAD EVANSVILLE, WISCONSIN 53536:
   - 1.1. AGRECOL'S 'STORMWATER/BIOINFILTRATION (SWB)' FOR AREAS SHOWN AS 'STORMWATER BIOINFILTRATION SEED MIX'
   - 1.2. REFER TO DETAIL A ON SHEET L100, FOR SEED MIX COMPOSITION.
2. REFER TO CIVIL PLANS FOR LOCATIONS AND EXTENTS OF EROSION CONTROL MAT. IN GENERAL, PROVIDE CURLEX NET FREE FOR SEEDED AREAS WITH SLOPES OF 4:1 OR LESS AND CURLEX II EROSION CONTROL MAT IN ALL OTHER SEEDED AREAS. PROVIDE MANUFACTURER'S STANDARD BIODEGRADABLE ANCHORING STAKES (OR ALTERNATIVE SOURCE FOR BIODEGRADABLE STAKES, IF APPROVED IN WRITING BY OWNER'S REPRESENTATIVE). INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
3. WITHIN 4 WEEKS FOLLOWING THE ISSUANCE OF THE NOTICE TO PROCEED, SUBMIT NAME AND LOCATION OF SEED SUPPLIER(S) AND A COMPLETE LIST OF EACH SEED MIX BY WEIGHT AND PROPORTION THAT IS BEING SUPPLIED BEFORE THE SEED MIX IS ORDERED. SUBSTITUTIONS WILL NOT BE PERMITTED. PROVIDE GEOGRAPHIC ORIGINS OF EACH SEED SPECIES.
4. ALL SEED MATERIAL SHALL ORIGINATE FROM LOCAL SOURCES TO THE EXTENT POSSIBLE, SPECIFICALLY FROM USDA PLANT HARDINESS ZONE 4 OR LOWER.
5. ALL SEEDING ZONE BOUNDARIES SHALL BE SURVEYED AND STAKED ON THE PROJECT SITE BY THE CONTRACTOR. NO SEED MIX SHALL BE INSTALLED UNTIL THE GRADE PREPARATION AND LAYOUT HAVE BEEN APPROVED.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST SEED LIMITS WITHOUT ADJUSTING TOTAL SEEDED AREAS, TO MEET FIELD CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER.
7. COORDINATION IS REQUIRED TO ENSURE RAINFALL/GROUNDWATER SEEPAGE DOES NOT RESULT IN SOIL MOISTURE CONDITIONS THAT WILL CAUSE EXCESSIVE RUTTING DURING SEEDING AND MULCHING OPERATIONS. FAILURE TO MEET THIS REQUIREMENT WILL NOT BE AN ACCEPTABLE REASON FOR NOT INSTALLING THE SEED AS SPECIFIED.
8. WHERE SEEDING OCCURS IN CLOSE PROXIMITY TO OTHER SITE IMPROVEMENTS OR AREAS TO REMAIN UNDISTURBED SUCH AS EXISTING WETLANDS AND UPLANDS AREAS, CARE SHALL BE TAKEN TO NOT DISTURB THE EXISTING CONDITIONS. ANY AREAS DAMAGED DURING PLANTING OPERATIONS SHALL BE PROMPTLY RESTORED TO THEIR ORIGINAL CONDITION AT NO COST TO THE OWNER.
9. FOLLOWING NATIVE SEED MIX INSTALLATION, THE LANDSCAPE ARCHITECT AND CONTRACTOR SHALL CONDUCT A SUBSTANTIAL COMPLETION INSPECTION ON ALL SEEDED AREAS. (SEE WARRANTY, MAINTENANCE AND ACCEPTANCE PERIOD)
10. GENERAL INSTALLATION:
    - 10.1. SEEDING OF NATIVE SEED MIXES SHALL OCCUR IN THE EARLY SPRING:
      - 10.1.1. APRIL 15 THROUGH MAY 31.
    - 10.2. DO NOT SOW SEED DURING ADVERSE WEATHER OR WHEN WIND SPEEDS EXCEED TEN MILES PER HOUR.
    - 10.3. DO NOT SOW SEED IN AREAS WHERE STANDING WATER IS PRESENT.
11. GRADE PREPARATION:
    - 11.1. SUBGRADE AND FINISH GRADE PREPARATION SHALL BE IN ACCORDANCE WITH SITE EARTHWORK REQUIREMENTS, AND TOPSOIL SHALL BE A MINIMUM 4 INCHES DEEP IN NON-BIORETENTION AREAS AFTER LIGHT COMPACTION TO PREVENT SETTLEMENT. BIORETENTION AREAS SHALL HAVE SOIL MIX PLACED PER DETAIL.
    - 11.2. PRIOR TO SEEDING, REPAIR ANY RUTS, RILLS, OR GULLIES GREATER THAN 2 INCHES IN DEPTH TO CREATE SMOOTH CONTINUOUS GRADES.
    - 11.3. IF THE PREPARED GRADE IS ERODED OR COMPACTED BY RAINFALL OR OTHER REASONS, REWORK THE TOPSOIL TO THE FULL 4-INCH DEPTH.
    - 11.4. IMMEDIATELY BEFORE SEEDING, SCARIFY, LOOSEN, FLOAT, AND DRAG TOPSOIL AS NECESSARY TO BRING IT TO THE PROPER CONDITION. REMOVE FOREIGN MATTER LARGER THAN 1-INCH DIAMETER.
    - 11.5. NO FURTHER GRADE PREPARATION IS REQUIRED.
12. IF REQUIRED DUE TO CONSTRUCTION SEQUENCING, SEED THE SITE WITH A TEMPORARY COVER CROP TO HOLD IT FOR SPRING SEEDING AS FOLLOWS:
    - 12.1. IF SEEDED MAY 15 THROUGH SEPTEMBER 1: MIX OF 32 POUNDS PER ACRE OF SEED OATS (AVENA SATIVA) AND 5 POUNDS PER ACRE OF ANNUAL RYE (LOLLIUM MULTIFLORUM).
    - 12.2. IF SEEDED SEPTEMBER 1 THROUGH OCTOBER 15: 20 POUNDS PER ACRE WINTER WHEAT (TRITICUM AESTIVUM) OR REGREEN STERILE WHEAT/WHEATGRASS HYBRID (TRITICUM AESTIVUM X ELYTRIGIA ELONGATAFROM).
13. BROADCASTING:
    - 13.1. FOR SPRING SEEDING OF NATIVE SEED, SOW SEED DIRECTLY ONTO BARE GROUND OR GROUND WHERE THE PREVIOUS YEAR'S PLANT STUBBLE HAS BEEN CUT TO 2-INCH HEIGHT.
    - 13.2. INCREASE THE VOLUME OF THE BROADCASTED SEED MIX BY MIXING IT WITH AN APPROVED CARRIER. ACCEPTABLE CARRIER MATERIAL INCLUDES MOISTENED COMPOST, PEAT MOSS, CORN COB BLAST MEDIA, OR COARSE-GRADE VERMICULITE. SAND AND SAWDUST ARE UNACCEPTABLE CARRIER MATERIALS. USE ONE BUSHEL BASKET OF CARRIER PER 1,000 SQUARE FEET OF AREA TO BE SEEDED (A BUSHEL EQUALS 8 GALLONS OR 1.24 CUBIC FEET).
      - 13.2.1. USE HALF OF THE TOTAL SEED QUANTITY AND CROSS THE ENTIRE AREA TO BE SEEDED, EVENLY SPREADING THE SEED. WALK PERPENDICULAR TO THE ORIGINAL SEEDING AND EVENLY BROADCAST THE SECOND HALF OF THE SEED.
      - 13.2.2. LIGHT SEEDS, AWNED SEEDS, OR BEARDED SEEDS TEND TO RISE TO THE TOP OF THE SPREADER, THEREFORE, MIX SEED ACCORDINGLY AS PLANTING COMMENCES.
      - 13.2.3. RAKE OR DRAG THE SEED INTO THE SOIL, BUT NOT MORE THAN 1/4-INCH DEEP. ROLL THE AREA WITH A ROLLER TO FIRM THE SEED INTO THE SOIL. ROLLING IS NOT NECESSARY ON DORMANT SEEDINGS.
14. DRILL SEEDER OR DROP SEEDER/SPREADER:
    - 14.1. FOR SPRING DRILL SEEDING, SOW SEED DIRECTLY ONTO BARE GROUND OR GROUND WHERE THE PREVIOUS YEAR'S PLANT STUBBLE HAS BEEN CUT TO 2-INCH HEIGHT; FOR SPRING DROP SEEDING, CULTIVATE THE GROUND BEFORE INSTALLING SEED MIX.
    - 14.2. CHECK THE EQUIPMENT FREQUENTLY TO ENSURE THE SEED IS DISPERSING EVENLY AND IS NOT CLOGGING.
    - 14.3. IF THE EQUIPMENT IS NOT EQUIPPED WITH A ROLLER, PASS OVER THE SEEDED AREA WITH A ROLLER TO FIRM THE SEED INTO THE SOIL. ROLLING IS NOT NECESSARY WITH DORMANT SEEDING.
    - 14.3.1. DO NOT MIX THE NATIVE SEED WITH ANY CARRIER MATERIAL.
    - 14.3.2. EVENLY DISTRIBUTE THE SEED ACROSS THE ENTIRE SITE TO BE SEEDED.
    - 14.4. KEEP THE TOPSOIL MOIST (TO A DEPTH OF 3 INCHES) FOR 3-6 WEEKS FOLLOWING SEEDING; AFTERWARD, APPLY ONE INCH OF WATER DURING THE GROWING SEASON IF RAIN HAS NOT OCCURRED FOR MORE THAN ONE WEEK. DO NOT APPLY WATER WITH SUCH A FORCE AS TO DISTURB SEED, SEEDLINGS, AND/OR TOPSOIL, OR THAT WOULD RUN OFF SOIL SURFACE.
15. ALL AREAS OVER WHICH HAULING OPERATIONS HAVE BEEN CONDUCTED SHALL BE KEPT CLEAN ON A DAILY BASIS. PROMPTLY REMOVE ALL MATERIALS SPILLED ON PAVEMENT.
16. UPON COMPLETION OF SEED INSTALLATION, REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL TRASH AND DEBRIS INCLUDING ANY MATERIAL REMOVED DURING GRADE PREPARATION.
17. RESTORE ANY EXISTING AREAS DAMAGED BY OPERATIONS UNDER THE CONTRACT. RESTORATION SHALL INCLUDE FINISH GRADING AND SEEDING AS REQUIRED TO MATCH EXISTING GRADE AND/OR WETLANDS, AND MAINTENANCE OF RESTORED AREAS.
18. ANY DAMAGE BY THE CONTRACTOR TO ESTABLISHED OR NEWLY SEEDED AREAS NOT WITHIN THE PROJECT SCOPE OF WORK SHALL BE REPAIRED AND RESEEDED AT NO COST TO THE OWNER.

## CLEAN-UP AND PROTECTION

1. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
2. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
3. AFTER INSTALLATION REMOVE ALL NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, STRING, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.

## VEGETATION MONITORING AND MANAGEMENT

**MANAGEMENT AND MONITORING:**
THE MANAGEMENT AND MONITORING OF NATIVE PLANTINGS (INCLUDING SEED MIXES, FORBS AND PLUGS) SHOULD BE DIRECTED TOWARD THE GOAL OF CREATING A STABLE, NATIVE PLANT COMMUNITY. INVASIVE AND WEEDY PLANT SPECIES WILL NEED TO BE CONTROLLED UNTIL THE DESIRED NATIVE PLANT COMMUNITIES ARE ESTABLISHED. THIS TYPICALLY WILL TAKE THREE (3) TO FIVE (5) YEARS AFTER SOWING OR PLUG INSTALLATION.

**UNDESIRABLE PLANT CONTROL:**
OVERALL MANAGEMENT OF VEGETATED AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO: RESEEDING OR REPLANTING DAMAGED OR NON-ACTIVE GROWTH AREAS, IRRIGATION, STRATEGIC MOWING TO REDUCE WEED COVER AND PREVENT WEED SEED SET, REMOVAL OF TREE SEEDLINGS, TARGETED HERBICIDE APPLICATION(S), AND MECHANICAL WEED CONTROL (HAND PULLING AND SEED HEAD REMOVAL). SELECTED HERBICIDE APPLICATIONS SHOULD BE DONE SPARINGLY AND ONLY WHEN NECESSARY. SELECTION

## WALL TYPES:

**W-1**
LOWER WALL
- 5/8" GYPSUM BOARD
- 6" - 20 GA. STEEL STUD, 16" O.C. TO 10'-0" A.F.F.
- 6" (R-19) FIBERGLASS INSULATION FULL HEIGHT OF STEEL STUD WALL WITH 6 MIL VAPOR BARRIER. EXTEND VAPOR BARRIER ABOVE TOP OF STUD WALL, LAP AND TAPE STUD WALL VAPOR BARRIER TO VAPOR BARRIER FACING ON METAL BUILDING INSULATION ABOVE FOR CONTINUOUS ASSEMBLY
- 1-7/8" AIR SPACE
- 2" (R-10) RIGID INSULATION BOARD TO 8'-0" A.F.F. (HEIGHT OF EXTERIOR MASONRY WALL)
- 8" MASONRY TO 8'-0" A.F.F. LIGHTLY REINFORCED AND FOAMED IN PLACE EMPTY CORES

UPPER WALL
- PEMB WALL WITH 9-1/4" (R-30) METAL BUILDING INSULATION AND EXTERIOR METAL WALL PANEL ABOVE 8'-0" HIGH MASONRY

**W-2**
LOWER WALL
- 6" MASONRY TO 9'-4" A.F.F. LIGHTLY REINFORCED
- 1-7/8" AIR SPACE
- 2" (R-10) RIGID INSULATION BOARD TO 8'-0" A.F.F. (HEIGHT OF EXTERIOR MASONRY WALL)
- 8" MASONRY TO 8'-0" A.F.F. LIGHTLY REINFORCED AND FOAMED IN PLACE EMPTY CORES

UPPER WALL
- PEMB WALL WITH 9-1/4" (R-30) METAL BUILDING INSULATION AND EXTERIOR METAL WALL PANEL ABOVE 8'-0" HIGH MASONRY

**W-3**
LOWER WALL
- 6" MASONRY TO 10'-0" A.F.F. LIGHTLY REINFORCED
- PEMB WALL WITH 9-1/4" (R-30) METAL BUILDING INSULATION AND EXTERIOR METAL WALL PANEL

UPPER WALL
- HORIZONTAL STRAPPING 24" O.C. OVER STEEL STUD WITH PVC WALL PANELING TO UNDERSIDE ROOF DECK
- 3-5/8" - 20 GA. STEEL STUD, 16" O.C. EXTENDING FROM ABOVE 10'-0" HIGH MASONRY TO UNDERSIDE ROOF DECK WITH DEEP SLIP TOP TRACK
- PEMB WALL WITH 9-1/4" (R-30) METAL BUILDING INSULATION AND EXTERIOR METAL WALL PANEL

**W-4**
- 26 GA. METAL LINER PANEL TO 8'-0" A.F.F.
- PEMB WALL WITH 9-1/4" (R-30) METAL BUILDING INSULATION AND EXTERIOR METAL WALL PANEL

**W-5**
- 5/8" GYPSUM BOARD
- 3-5/8" - 20 GA. STEEL STUD, 16" O.C. TO UNDERSIDE OF ROOF DECK WITH DEEP LEG SLIP TOP TRACK
- 3-1/2" FIBERGLASS INSULATION FULL HEIGHT OF STEEL STUD WALL
- PEMB WALL WITH 9-1/4" (R-30) METAL BUILDING INSULATION AND EXTERIOR METAL WALL PANEL

**W-6**
LOWER WALL
- 5/8" GYPSUM BOARD
- 6" - 20 GA. STEEL STUD, 16" O.C. TO 12'-0" A.F.F.
- 6" (R-19) FIBERGLASS INSULATION FULL HEIGHT OF STEEL STUD WALL WITH 6 MIL VAPOR BARRIER. EXTEND VAPOR BARRIER ABOVE TOP OF STUD WALL, LAP AND TAPE STUD WALL VAPOR BARRIER TO VAPOR BARRIER FACING ON METAL BUILDING INSULATION ABOVE FOR CONTINUOUS ASSEMBLY
- 2" (R-10) RIGID INSULATION BOARD TO 10'-0" A.F.F. (HEIGHT OF EXTERIOR MASONRY WALL)
- 12" MASONRY TO 10'-0" A.F.F. LIGHTLY REINFORCED AND FOAMED IN PLACE EMPTY CORES

UPPER WALL
- PEMB WALL WITH 9-1/4" (R-30) METAL BUILDING INSULATION AND EXTERIOR METAL WALL PANEL ABOVE 10'-0" HIGH MASONRY

**W-7**
LOWER WALL
- 12" MASONRY TO 10'-0" A.F.F. LIGHTLY REINFORCED

UPPER WALL
- PEMB WALL WITH 9-1/4" (R-30) METAL BUILDING INSULATION AND FULL HEIGHT INTERIOR (KENNEL SIDE) METAL WALL PANEL ABOVE 10'-0" HIGH MASONRY

**W-8**
LOWER WALL
- 12" MASONRY TO 10'-0" A.F.F. LIGHTLY REINFORCED AND FOAMED IN PLACE EMPTY CORES

UPPER WALL
- PEMB WALL WITH 9-1/4" (R-30) METAL BUILDING INSULATION AND FULL HEIGHT INTERIOR (KENNEL SIDE) METAL WALL PANEL ABOVE 10'-0" HIGH MASONRY

**W-9**
- 5/8" GYPSUM BOARD
- 3-5/8" - 20 GA. STEEL STUD, 16" O.C. TO 12'-0" A.F.F
- 3-1/2" FIBERGLASS INSULATION FULL HEIGHT OF STEEL STUD WALL

**W-10**
- 5/8" GYPSUM BOARD
- 3-5/8" - 20 GA. STEEL STUD, 16" O.C. TO 12'-0" A.F.F.
- 3-1/2" FIBERGLASS INSULATION FULL HEIGHT OF STEEL STUD WALL
- PEMB WALL WITH 9-1/4" (R-30) METAL BUILDING INSULATION AND EXTERIOR METAL WALL PANEL

**W-11**
- 5/8" GYPSUM BOARD
- 3-5/8" - 20 GA. STEEL STUD, 16" O.C. TO 12'-0" A.F.F.
- 5/8" GYPSUM BOARD

**W-12**
- 5/8" GYPSUM BOARD
- 3-5/8" - 20 GA. STEEL STUD, 16" O.C. TO 12'-0" A.F.F

**W-13**
- 5/8" GYPSUM BOARD
- 6" - 20 GA. STEEL STUD, 16" O.C. TO 14'-0" A.F.F
- 6" (R-19) FIBERGLASS INSULATION FULL HEIGHT OF STEEL STUD WALL WITH 6 MIL VAPOR BARRIER
- 5/8" EXTERIOR GYPSUM SHEATHING
- 5/8" SIDING

**W-14**
- 5/8" GYPSUM BOARD
- 6" - 20 GA. STEEL STUD, 16" O.C. TO 16'-0" A.F.F
- 6" (R-19) FIBERGLASS INSULATION FULL HEIGHT OF STEEL STUD WALL WITH 6 MIL VAPOR BARRIER
- 5/8" EXTERIOR GYPSUM SHEATHING
- 5/8" SIDING

**W-15**
LOWER WALL
- 12" MASONRY TO 10'-0" A.F.F. LIGHTLY REINFORCED AND FOAMED IN PLACE EMPTY CORES

UPPER WALL
- PEMB WALL WITH 9-1/4" (R-30) METAL BUILDING INSULATION WITH EXTERIOR METAL WALL PANEL ABOVE 10'-0" HIGH MASONRY

**W-16**
LOWER WALL
- 8" MASONRY TO 10'-0" A.F.F. LIGHTLY REINFORCED AND FOAMED IN PLACE EMPTY CORES
- 2" (R-10) RIGID INSULATION BOARD TO 10'-0" A.F.F. (HEIGHT OF EXTERIOR MASONRY WALL)
- 4" MASONRY TO 10'-0" A.F.F.

UPPER WALL
- PEMB WALL WITH 9-1/4" (R-30) METAL BUILDING INSULATION WITH EXTERIOR METAL WALL PANEL ABOVE 10'-0" HIGH MASONRY

**W-17**
- 5/8" GYPSUM BOARD
- 3-5/8" - 20 GA. STEEL STUD, 16" O.C. TO 12'-0" A.F.F.
- 5/8" GYPSUM BOARD

**W-18**
- 5/8" GYPSUM BOARD
- 3-5/8" - 20 GA. STEEL STUD, 16" O.C. TO UNDERSIDE ROOF DECK WITH DEEP LEG SLIP TOP TRACK
- 3-1/2" SOUND ATTENUATION FULL HEIGHT OF STUD WALL
- 5/8" GYPSUM BOARD

**W-19**
- 5/8" GYPSUM BOARD
- 3-5/8" - 20 GA. STEEL STUD, 16" O.C. TO 10'-0" A.F.F.
- 5/8" GYPSUM BOARD

**W-20**
- 5/8" GYPSUM BOARD
- 6" - 20 GA. STEEL STUD, 16" O.C. TO UNDERSIDE ROOF DECK WITH DEEP LEG SLIP TOP TRACK
- 6" SOUND ATTENUATION FULL HEIGHT OF STUD WALL

**W-21**
- 5/8" GYPSUM BOARD
- 6" - 20 GA. STEEL STUD, 16" O.C. TO UNDERSIDE ROOF DECK WITH DEEP LEG SLIP TOP TRACK
- 6" SOUND ATTENUATION FULL HEIGHT OF STUD WALL
- 5/8" GYPSUM BOARD

**W-22**
- 5/8" GYPSUM BOARD
- 1-1/2" - STEEL FURRING, 16" O.C. TO 10'-0" A.F.F.
- 8" MASONRY TO UNDERSIDE OF ROOF DECK, LIGHTLY REINFORCED AND FOAMED IN PLACE EMPTY CORES

**W-23**
- 8" MASONRY TO UNDERSIDE OF ROOF DECK, LIGHTLY REINFORCED AND FOAMED IN PLACE EMPTY CORES

**W-24**
LOWER WALL
- 8" MASONRY TO 10'-0" A.F.F. LIGHTLY REINFORCED

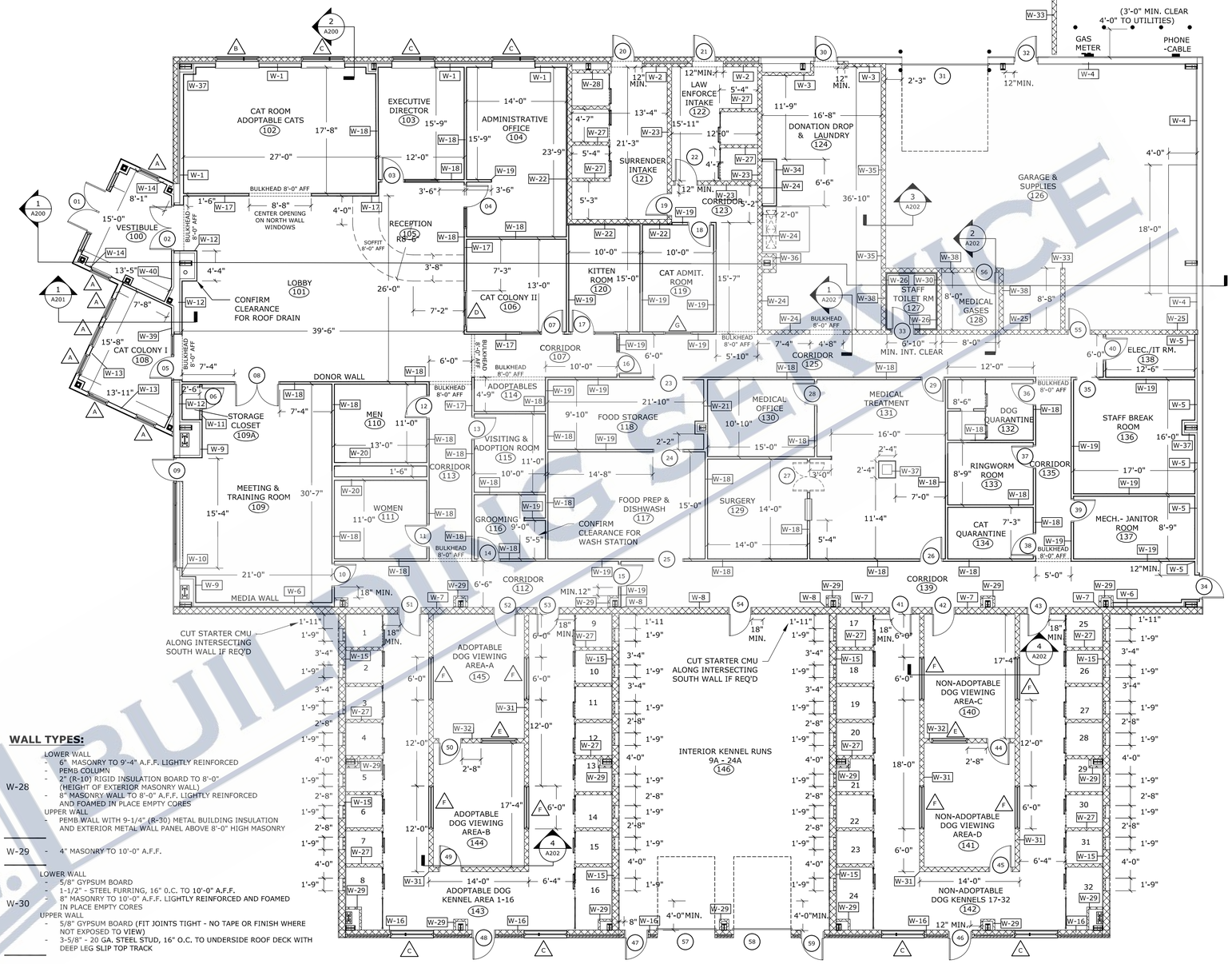
UPPER WALL
- 1/2" PVC LINER PANEL FROM 10'-0" A.F.F. TO UNDERSIDE ROOF DECK
- HORIZONTAL STRAPPING 24" O.C. OVER FACE OF STEEL STUD
- 6" - 20 GA. STEEL STUD, 16" O.C. EXTENDING FROM ABOVE 10'-0" HIGH MASONRY TO UNDERSIDE ROOF DECK WITH DEEP SLIP TOP TRACK

**W-25**
LOWER WALL
- 8" MASONRY TO 10'-0" A.F.F. LIGHTLY REINFORCED AND FOAMED IN PLACE EMPTY CORES

UPPER WALL
- 1/2" PVC LINER PANEL FROM 10'-0" A.F.F. TO UNDERSIDE ROOF DECK
- HORIZONTAL STRAPPING 24" O.C. OVER FACE OF STEEL STUD
- 6" - 20 GA. STEEL STUD, 16" O.C. EXTENDING FROM ABOVE 10'-0" HIGH MASONRY TO UNDERSIDE ROOF DECK WITH DEEP SLIP TOP TRACK
- 6" (R-19) FIBERGLASS INSULATION FULL HEIGHT OF STEEL STUD WALL
- 5/8" GYPSUM BOARD FROM 10'-0" A.F.F. TO UNDERSIDE OF ROOF DECK (FIT JOINTS TIGHT - NO TAPE OR FINISH WHERE NOT EXPOSED TO VIEW)

**W-26**
- 5/8" GYPSUM BOARD
- 1-1/2" - STEEL FURRING, 16" O.C. TO 10'-0" A.F.F.
- 8" MASONRY TO 10'-0" A.F.F. LIGHTLY REINFORCED AND FOAMED IN PLACE EMPTY CORES

**W-27**
- 6" MASONRY TO 8'-0" A.F.F. LIGHTLY REINFORCED. SUPPORTS CHAIN LINK FENCE ABOVE - SEE DETAILS ON SHEET A003




## WALL TYPES:

**W-28**
LOWER WALL
- 6" MASONRY TO 9'-4" A.F.F. LIGHTLY REINFORCED
- PEMB COLUMN
- 2" (R-10) RIGID INSULATION BOARD TO 8'-0" (HEIGHT OF EXTERIOR MASONRY WALL)
- 8" MASONRY WALL TO 8'-0" A.F.F. LIGHTLY REINFORCED AND FOAMED IN PLACE EMPTY CORES

UPPER WALL
- PEMB WALL WITH 9-1/4" (R-30) METAL BUILDING INSULATION AND EXTERIOR METAL WALL PANEL ABOVE 8'-0" HIGH MASONRY

**W-29** - 4" MASONRY TO 10'-0" A.F.F.

**W-30**
LOWER WALL
- 5/8" GYPSUM BOARD
- 1-1/2" - STEEL FURRING, 16" O.C. TO 10'-0" A.F.F.
- 8" MASONRY TO 10'-0" A.F.F. LIGHTLY REINFORCED AND FOAMED IN PLACE EMPTY CORES

UPPER WALL
- 5/8" GYPSUM BOARD (FIT JOINTS TIGHT - NO TAPE OR FINISH WHERE NOT EXPOSED TO VIEW)
- 3-5/8" - 20 GA. STEEL STUD, 16" O.C. TO UNDERSIDE ROOF DECK WITH DEEP LEG SLIP TOP TRACK

**W-31** - 8" MASONRY TO 12'-0" A.F.F. LIGHTLY REINFORCED

**W-32** - 8" MASONRY TO 10'-0" A.F.F. LIGHTLY REINFORCED

**W-33** - 8" MASONRY TO 8'-0" A.F.F. LIGHTLY REINFORCED

**W-34** - CHASE WALL- 5/8" GYPSUM - 3-5/8" STEEL STUD WALL TO UNDERSIDE OF DECK

**W-35**
LOWER WALL
- 8" MASONRY TO 10'-0" A.F.F. LIGHTLY REINFORCED AND FOAMED IN PLACE EMPTY CORES

UPPER WALL
- 1/2" PVC LINER PANEL FROM 10'-0" A.F.F. TO UNDERSIDE ROOF DECK
- HORIZONTAL STRAPPING 24" ON CENTER OVER FACE OF STEEL STUD
- 6" - 20 GA. STEEL STUD, 16" O.C. EXTENDING FROM ABOVE 10'-0" HIGH MASONRY TO UNDERSIDE ROOF DECK WITH DEEP SLIP TOP TRACK
- 6" (R-19) FIBERGLASS INSULATION FULL HEIGHT OF STEEL STUD WALL
- 2" x 5/8" - 18-GA. SUB-GIRT 24" ON CENTER OVER FACE OF STUD
- 1/2" PVC LINER PANEL FROM 10'-0" A.F.F. TO UNDERSIDE ROOF DECK

**W-36**
LOWER WALL
- 6" MASONRY TO 10'-0" A.F.F. LIGHTLY REINFORCED

UPPER WALL
- 1/2" PVC LINER PANEL FROM 10'-0" A.F.F. TO UNDERSIDE ROOF DECK
- HORIZONTAL STRAPPING 24" ON CENTER OVER FACE OF STEEL STUD
- 3-5/8" - 20 GA. STEEL STUD, 16" O.C. EXTENDING FROM ABOVE 10'-0" HIGH MASONRY TO UNDERSIDE ROOF DECK WITH DEEP SLIP TOP TRACK

**W-37**
- 5/8" GYPSUM BOARD
- 3-5/8" - 20 GA. STEEL STUD, 16" O.C. TO 12'-0" A.F.F.

**W-38**
LOWER WALL
- 8" MASONRY TO 10'-0" A.F.F. LIGHTLY REINFORCED

UPPER WALL
- 1/2" PVC LINER PANEL FROM 10'-0" A.F.F. TO UNDERSIDE ROOF DECK
- HORIZONTAL STRAPPING 24" ON CENTER OVER FACE OF STEEL STUD
- 6" - 20 GA. STEEL STUD, 16" O.C. EXTENDING FROM ABOVE 10'-0" HIGH MASONRY TO UNDERSIDE ROOF DECK WITH DEEP SLIP TOP TRACK
- 6" (R-19) FIBERGLASS INSULATION FULL HEIGHT OF STUD WALL

## FLOOR PLAN - INTERIOR DIMENSIONED PLAN

1/8" = 1'-0"

N

### WALL TYPE NOTES:

1. ALL INTERIOR STEEL STUD WALL DIMENSIONS ARE TAKEN FROM FACE OF STUD TO FACE OF STUD
2. THE TYPE OF WALL CONSTRUCTION IS LISTED IN ORDER FROM SIDE OF WALL WHERE TAG IS LOCATED
3. ALL INTERIOR STUD WALLS NOT LABELED SHALL BE 3-5/8" STEEL STUD WALLS EXTENDING THE HEIGHT OF THE ADJACENT WALL WITH 5/8" GYPSUM
4. GYPSUM BOARD AND INSULATION TO EXTEND THE FULL HEIGHT OF THE STUD WALL AS NOTED. TAPE AND FINISH GYPSUM TO MIN. 6" ABOVE SUSPENDED CEILING IF DRYWALL JOINTS ARE TIGHT. IF JOINTS ARE NOT TIGHT, THEN TAPE AND APPLY ONE COAT OF JOINT COMPOUNT IN AREA WHERE ABOVE SUSPENDED CEILINGS
5. STANDARD MASONRY UNITS TO HAVE BULL NOSE OUTSIDE CORNERS EXCEPT AT INTERIOR KENNEL PARTITION WALLS BETWEEN KENNELS 1-32 (WALL TYPE W-27) IN NON-ADOPTABLE DOG KENNEL - 142, ADOPTABLE DOG KENNEL - 143, SURRENDER INTAKE - 121 AND LAW ENFORCEMENT INTAKE - 122.
6. MASONRY INJECTED FOAM TO BE COREFOAM PRODUCT OR EQUAL BASED ON MATCHING R/U-VALUES OF THE COREFOAM PRODUCT SPEC.
7. DRYWALL SOFFITS AND BULKHEAD ELEVATIONS AS NOTED ON DRAWINGS
8. IN AREAS OF DIFFERING STACKED EXTERIOR WALL TYPES MUST ENSURE THAT HAVE CONTINUOUS VAPOR BARRIER - (EXAMPLE - CONTINUOUS VAPOR BARRIER NEEDS TO EXTEND FROM THE INSULATED STEEL STUD WALL CONSTRUCTED ON INTERIOR SIDE OF EXTERIOR MASONRY WALL WITH STUD WALL VAPOR BARRIER LAPPING OVER AND BEING TAPED TO THE METAL BUILDING INSULATION FACING/VAPOR BARRIER ABOVE THE MASONRY.
9. WHERE STEEL STUD WALLS RUN PARALLEL TO ROOF PURLINS, FURNISH AND INSTALL STRUT AT UNDERSIDE OF PURLIN TO FASTEN SLIP TRACK. ALLOW DRYWALL TO EXTEND UP INTO THE PURLIN CAVITY TO THE UNDERSIDE OF THE METAL BUILDING INSULATION. PROVIDE A CLEAN AND STRAIGHT EDGE WHERE TOP OF DRYWALL INTERSECTS THE ROOF INSULATION OR FURNISH AND INSTALL VINYL CAP

PRELIMINARY - NOT FOR CONSTRUCTION

| REV. BY | DATE | REVISION DESCRIPTION |
|---|---|---|
| TLG | 2/27/26 | PROGRESS DRAWINGS |
| TLG | 3/25/26 | ARCH. QUOTE DRAWINGS |

A.C.E. BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:

# NEW ANIMAL SHELTER FACILITY

LAKESHORE HUMANE SOCIETY
COLUMBUS STREET
TWO RIVERS, WI 54241

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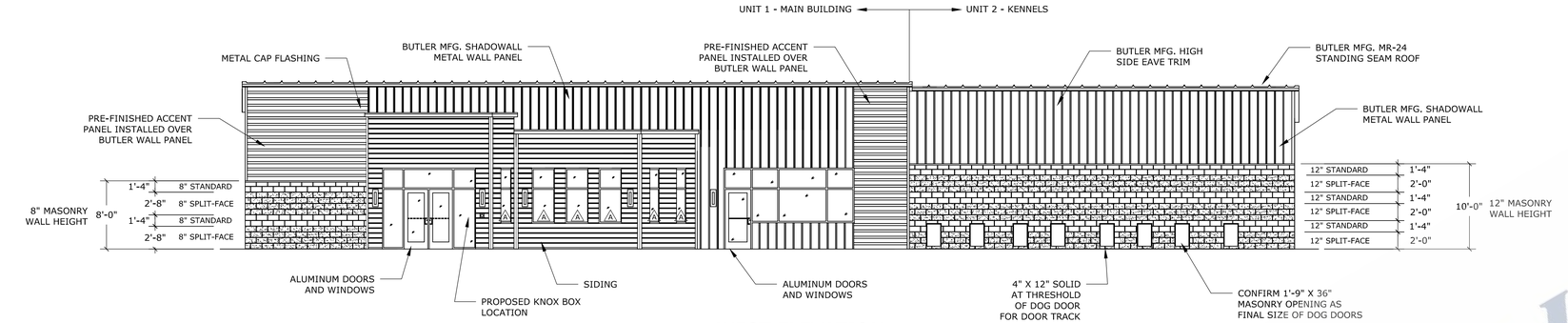
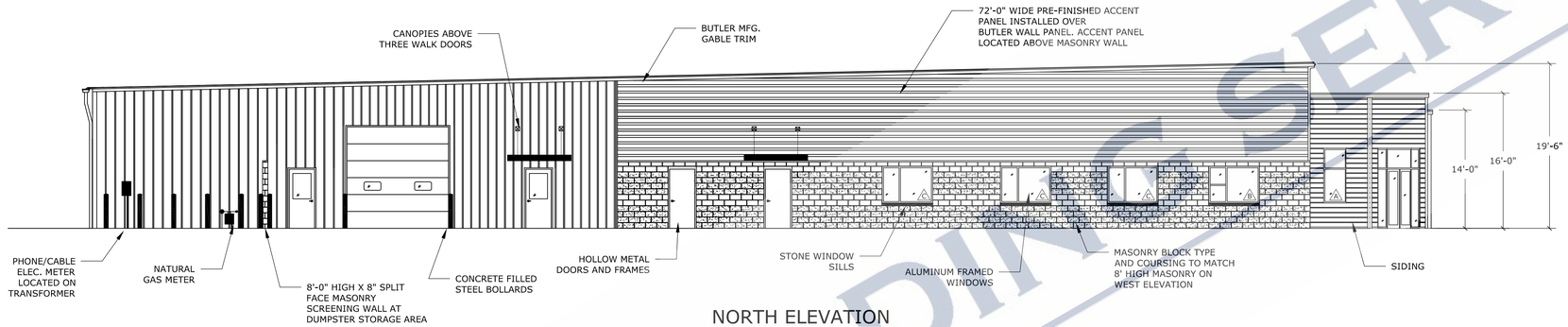
| SHEET INFORMATION | |
|---|---|
| A.C.E. JOB NO. | 260/26 |
| DATE: | 1/20/25 |
| DRAWN BY: | TLG |
| SCALE: | SEE DRAWING |

SHEET
A101

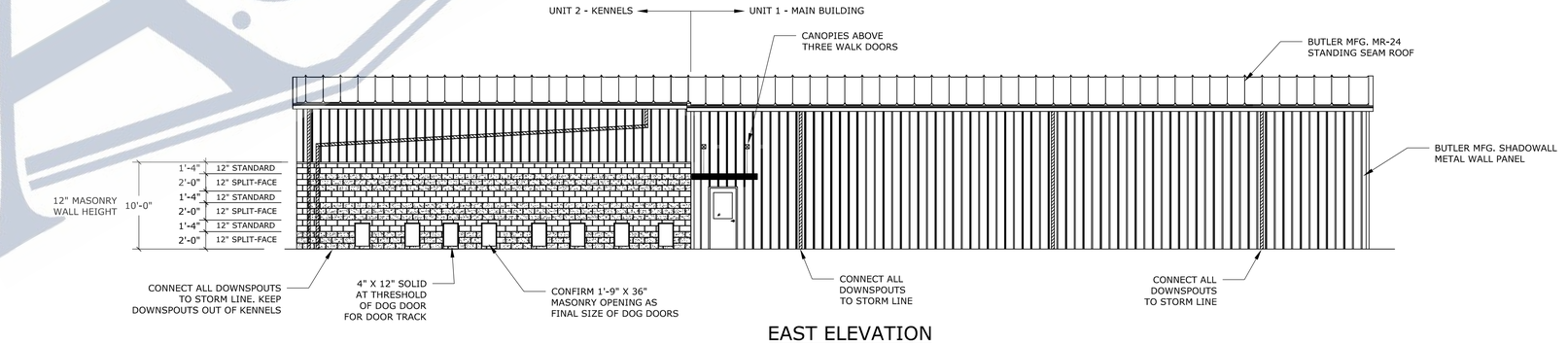



## WEST ELEVATION
1/8" = 1'-0"




## NORTH ELEVATION
1/8" = 1'-0"

## SOUTH ELEVATION
1/8" = 1'-0"




## EAST ELEVATION
1/8" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

A.C.E. BUILDING SERVICE

Section 3, ItemC.

| REVISION DESCRIPTION | DATE | REV. BY |
|---|---|---|
| PROGRESS DRAWINGS | 2/27/26 | TLG |
| ARCH. QUOTE DRAWINGS | 3/25/26 | TLG |

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SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:

# NEW ANIMAL SHELTER FACILITY

LAKESHORE HUMANE SOCIETY
COLUMBUS STREET
TWO RIVERS, WI 54241

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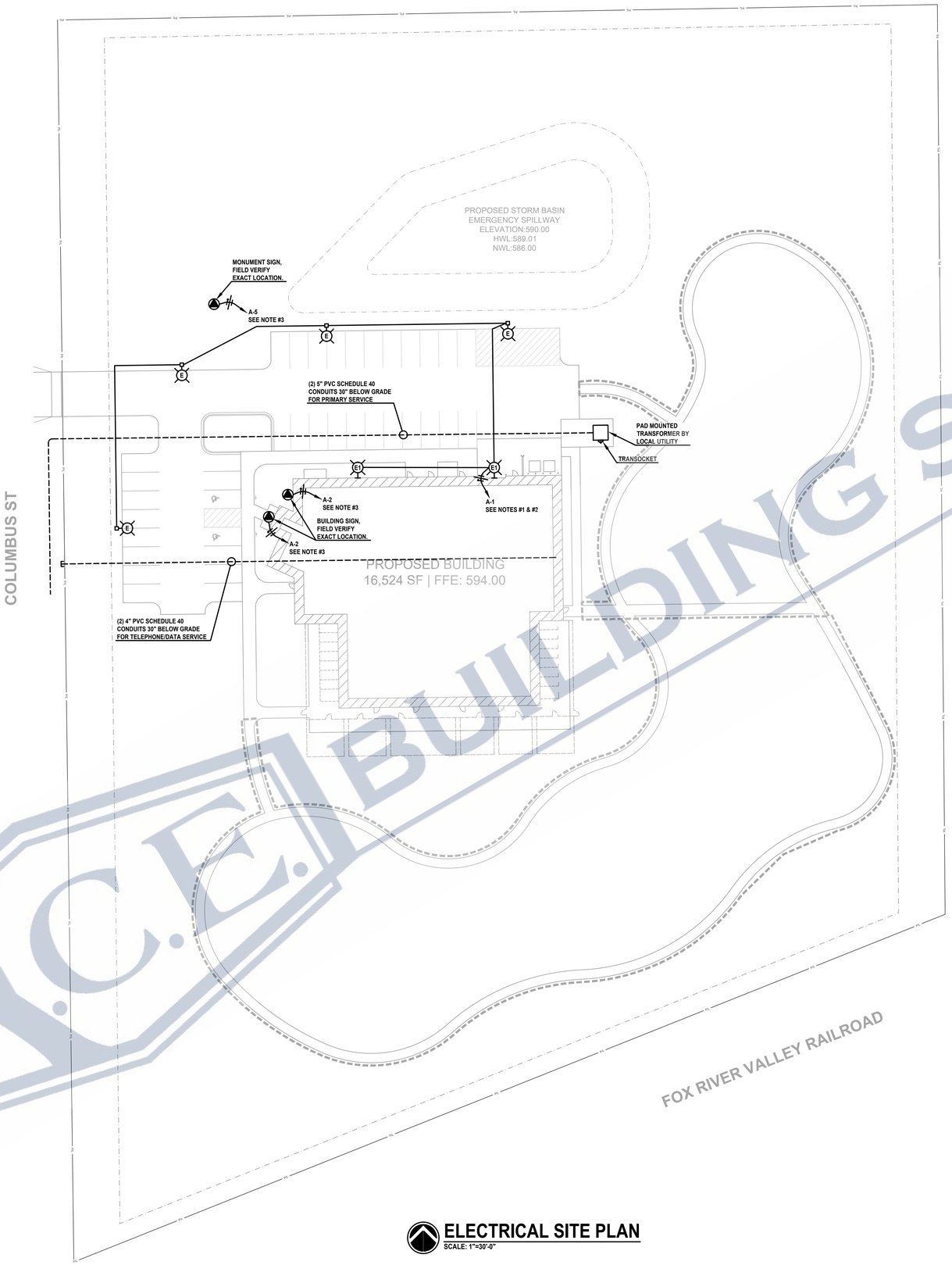
| SHEET INFORMATION | |
|---|---|
| A.C.E. JOB NO. | 260/26 |
| DATE: | 1/20/25 |
| DRAWN BY: | TLG |
| SCALE: | SEE DRAWING |

SHEET
A300

**NOTES:**

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS ON THAT CIRCUIT TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
2. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.
3. E.C. TO PROVIDE JUNCTION BOX INSIDE BUILDING WITH 3/4" CONDUIT BACK TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF FOR FUTURE LIGHTING OF BUILDING SIGNS.




## ELECTRICAL SITE PLAN

SCALE: 1"=30'-0"

A.C.E. BUILDING SERVICE

WISCONSIN
DAVID B. KORNACKI
E-33120-6
NEW BERLIN
WI
PROFESSIONAL ENGINEER

Date: 03/30/26

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151
Corporation Registration #33120-6-1K10672

| REVISION DESCRIPTION | DATE | REV. BY |
|---|---|---|
| ISSUED FOR PERMIT & BID | 03/30/26 | D.B.K. |

A.C.E. BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6155 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:

# NEW ANIMAL SHELTER FACILITY

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TWO RIVERS, WI 54241

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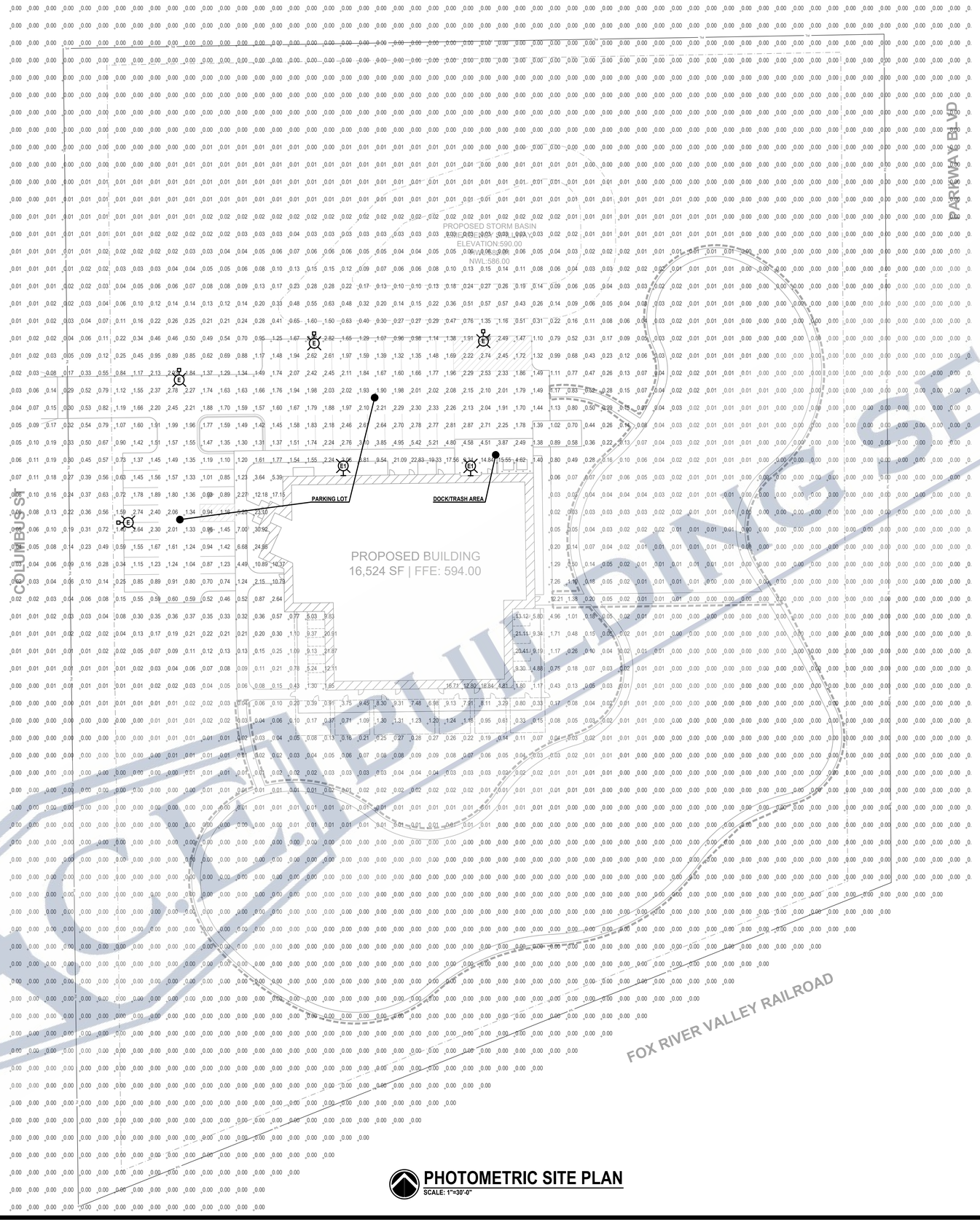
| SHEET INFORMATION | |
|---|---|
| A.C.E. JOB NO. 260/26 (26045) | |
| DATE: | 03/30/26 |
| DRAWN BY: | S.M.B. |
| SCALE: | AS NOTED |
| SHEET | E1.0 |




## PHOTOMETRIC SITE PLAN

SCALE: 1"=30'-0"

**LIGHTING ANALYSIS NOTES: (PARKING LOT)**

1. AVERAGE FOOTCANDLES: 1.84
2. MAXIMUM FOOTCANDLES: 5.42
3. MINIMUM FOOTCANDLES: 0.70
4. MAXIMUM/MINIMUM RATIO: 7.7:1
5. AVERAGE/MINIMUM RATIO: 2.6:1

**LIGHTING ANALYSIS NOTES: (DOCK/TRASH AREA)**

1. AVERAGE FOOTCANDLES: 7.48
2. MAXIMUM FOOTCANDLES: 15.55
3. MINIMUM FOOTCANDLES: 2.49
4. MAXIMUM/MINIMUM RATIO: 6.2:1
5. AVERAGE/MINIMUM RATIO: 3.0:1

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151
Corporation Registration #33120-6-1K10672

| REVISION DESCRIPTION | DATE | REV. BY |
|---|---|---|
| ISSUED FOR PERMIT & BID | 03/30/26 | D.B.K. |

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3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:

# NEW ANIMAL SHELTER FACILITY

LAKESHORE HUMANE SOCIETY
COLUMBUS STREET
TWO RIVERS, WI 54241

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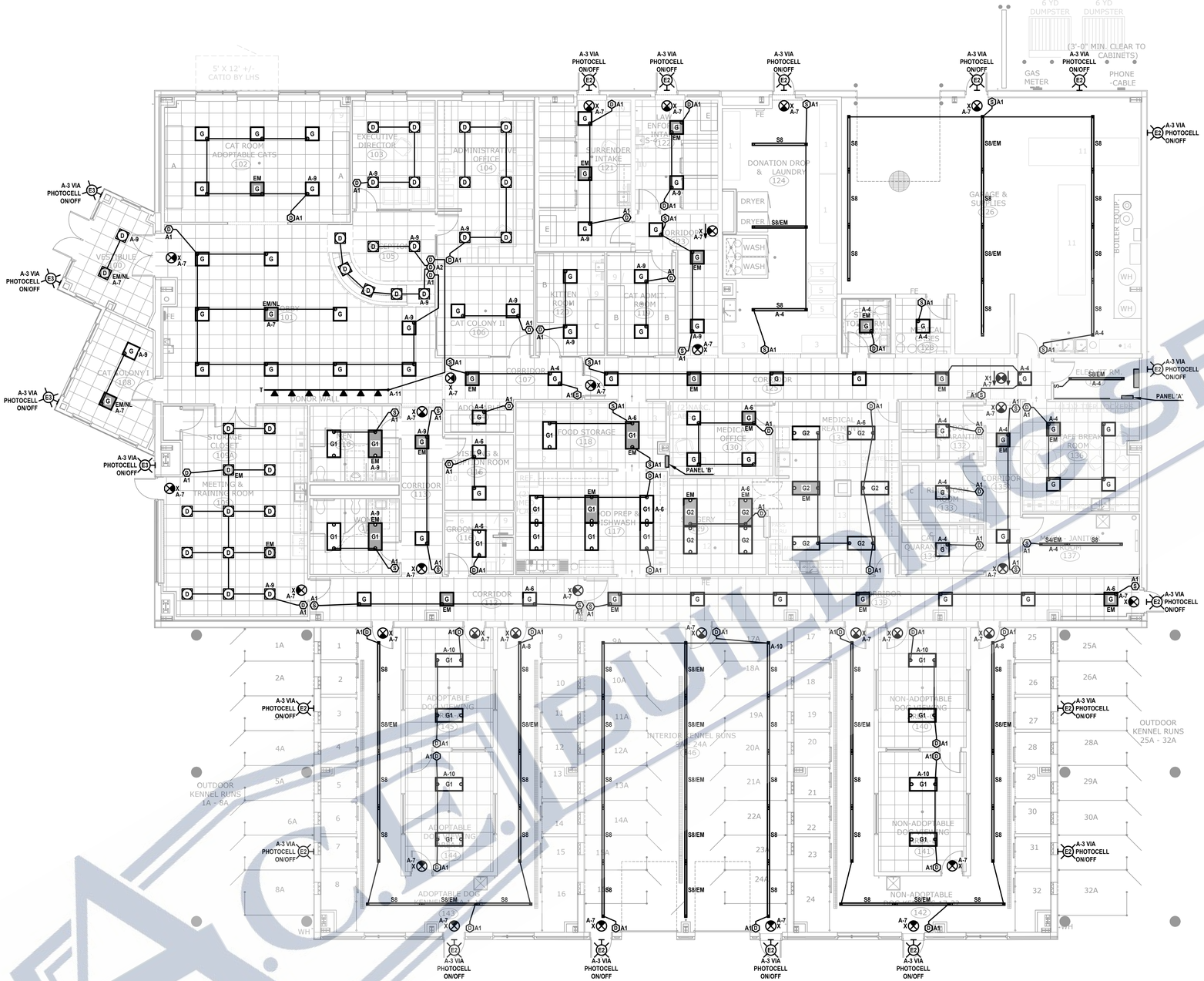
WISCONSIN
DAVID B. KORNACKI
E-33120-6
NEW BERLIN
WI
PROFESSIONAL ENGINEER

Date: 03/30/26

| SHEET INFORMATION | |
|---|---|
| A.C.E. JOB NO. 260/26 (26045) | |
| DATE: | 03/30/26 |
| DRAWN BY: | S.M.B. |
| SCALE: | AS NOTED |

SHEET

**E1.1**




## LIGHTING PLAN

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

A.C.E. BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54220
PHONE: 920-682-6105 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

| REVISION DESCRIPTION | DATE | REV. BY |
|---|---|---|
| ISSUED FOR PERMIT & BID | 03/30/26 | D.B.K. |

PROJECT INFORMATION:

# NEW ANIMAL SHELTER FACILITY

LAKESHORE HUMANE SOCIETY
COLUMBUS STREET
TWO RIVERS, WI 54241

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| SHEET INFORMATION | |
|---|---|
| A.C.E. JOB NO. 260/26 (26045) | |
| DATE: | 03/30/26 |
| DRAWN BY: | S.M.B. |
| SCALE: | AS NOTED |
| SHEET | |

**E3.0**



WISCONSIN
DAVID B. KORNACKI
E-33120-6
NEW BERLIN WI
PROFESSIONAL ENGINEER

Date: 03/30/26

KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151
Corporation Registration #33120-6-1K10672

# LAND DEVELOPMENT APPLICATION

APPLICANT Rettler Corporation (Chase Rettler) TELEPHONE 715-341-2633

MAILING ADDRESS 3317 Business Park Drive (Street) Stevens Point (City) WI (State) 54482 (Zip)

PROPERTY OWNER City of Two Rivers TELEPHONE 920-793-5523

MAILING ADDRESS 1717 E Park Street (Street) Two Rivers (City) WI (State) 54241 (Zip)

REQUEST FOR:

| | | | |
|---|---|---|---|
| ____ | Comprehensive Plan Amendment | ____ | Conditional Use |
| X | Site/Architectural Plan Approval | ____ | Annexation Request |
| ____ | Subdivision Plat or CSM Review | ____ | Variance/Board of Appeals |
| ____ | Zoning District Change | ____ | Other |

STATUS OF APPLICANT: ____ Owner X Agent ____ Buyer ____ Other

PROJECT LOCATION 1300 35th Street, Two Rivers, WI 54241 TYPE OF STRUCTURE Baseball Field (excluding building)

PRESENT ZONING C-1 Conservancy REQUESTED ZONING N.A.

PROPOSED LAND USE Athletic Field (existing use)

PARCEL # 236-101-012-1 ACREAGE 14.4

LEGAL DESCRIPTION Lot 1 CSM V33 P19, Two Rivers, Manitowoc, Wisconsin

***NOTE: Attach a one-page written description of your proposal or request.***

---

The undersigned certifies that he/she has familiarized himself/herself with the state and local codes and procedures pertaining to this application. The undersigned further hereby certifies that the information contained in this application is true and correct.

Signed _____ Date _____
(Property Owner)

---

Fee Required

| | |
|---|---|
| $ 350 | Comprehensive Plan Amendment |
| $ t/b/d | Site/Architectural Plan Approval (Listed in Sec 1-2-1) |
| $ t/b/d | CSM Review ($10 lot/$30 min) Subdivision Plat (fee to be determined) |
| $ 350 | Zoning District Change |
| $ 350 | Conditional Use |
| $ t/b/d | Annexation Request (State Processing Fees Apply) |
| $ 350 | Variance/Board of Appeals |
| $ t/b/d | Other |

Schedule

Application Submittal Date _____

Date Fee(s) Paid _____

Plan(s) Submittal Date _____

Plan Comm Appearance _____

$_____ TOTAL FEE PAID APPLICATION, PLANS & FEE RECEIVED BY _____

RETTLER corporation

April 7, 2026

Jeffrey Sachse, MPA
Community and Economic Development Director
City of Two Rivers

Two Rivers Youth Sports is applying for and seeking approval of a Site Plan Review for a proposed youth baseball field at The Vietnam Veterans Memorial Park in The City of Two Rivers, Wisconsin. The project also includes the future construction of a restroom/concession building and two dugout buildings that are not included in the scope of this application which have previously been submitted to the City for review.

The proposed project includes demolition of an existing youth baseball field and chain link backstop. The proposed redeveloped youth baseball field includes concrete sidewalks, bleacher seating, a skinned infield, warning track, 8' high black vinyl perimeter fence, netted backstop, flag pole, reinstalled scoreboard, combination bullpen and batting cages, and future athletic lighting. The project will include storm sewer with a detention basin east of the proposed youth baseball field to reduce peak stormwater runoff rates and underdrain throughout the proposed field to facilitate subsurface drainage. Sanitary sewer and water service to the concession/restroom building is proposed to connect to the respective municipal mains in Riverview Drive.

Thank you for your review and consideration of this project.

Sincerely,

Chase Rettler, P.E.
Civil Engineer, Partner
Rettler Corporation

# TWO RIVERS YOUTH SPORTS

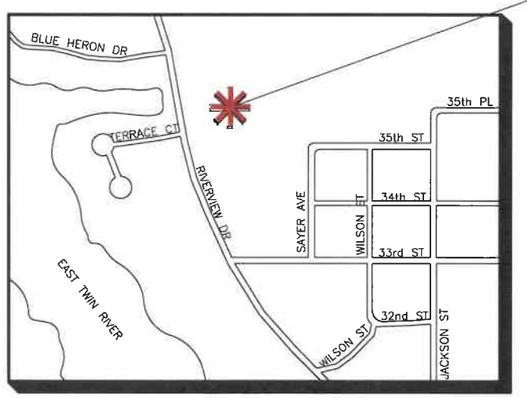
## *BASEBALL FIELD REDEVELOPMENT PROJECT*

**OWNER**

***TWO RIVERS PARKS AND RECREATION***
1520 17TH ST.
TWO RIVERS, WI 54241
PHONE: 920-793-5592

**PROJECT MANAGER**
**LANDSCAPE ARCHITECT / ENGINEER (LA/E)**

***RETTLER CORPORATION***
3317 BUSINESS PARK DRIVE
STEVENS POINT, WISCONSIN 54482
PHONE: 715-341-2633




RETTLER PROJECT #25.057
*LOCATION MAP - NOT TO SCALE*

**PROJECT LOCATION**

VIETNAM VETERANS MEMORIAL PARK
1200 35TH ST
TWO RIVERS, WI 54241

**CIVIL/LANDSCAPE PLAN SHEET INDEX**


| | |
|---|---|
| TS | TITLE SHEET |
| C100 | EXISTING SITE PLAN |
| C200 | SITE DEMOLITION PLAN |
| C300 | SITE LAYOUT PLAN |
| C400 | SITE GRADING PLAN |
| C500 | SITE UTILITY PLAN |
| C600 | CONSTRUCTION DETAILS |
| C601 | CONSTRUCTION DETAILS |
| C602 | CONSTRUCTION DETAILS |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REV DATE
03/12/26

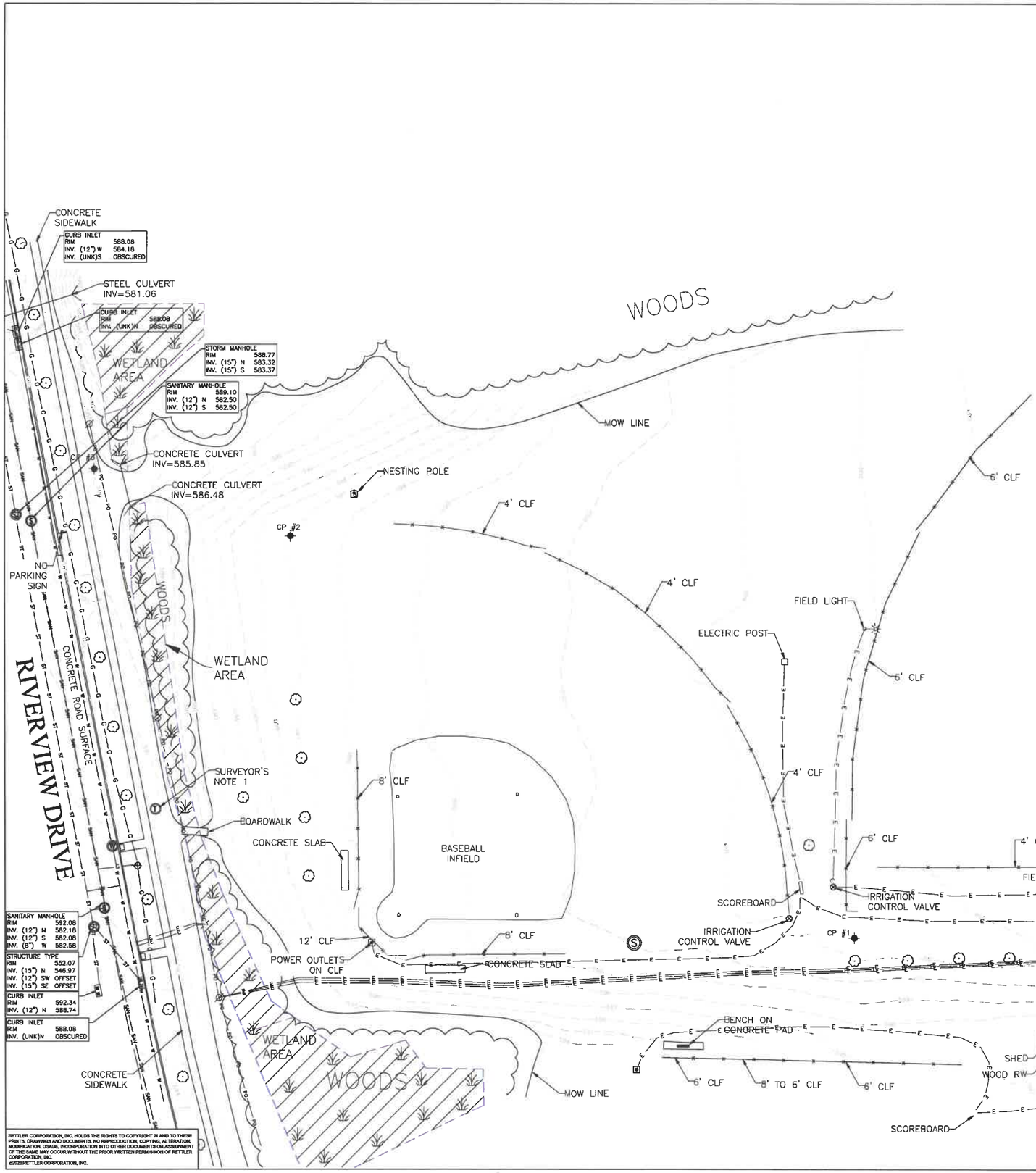
DRAWN: LE
CHECKED: JK
DOCUMENT NO. 25.057

RETTLER corporation
■ 3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715 - 341 - 2633, Fax: 715 - 341 - 0431
■ email: info @ rettler.com, website: www.rettler.com

TWO RIVERS YOUTH SPORTS
BASEBALL FIELD REDEVELOPMENT PROJECT
TITLE SHEET

TWO RIVERS PARKS AND RECREATION
1520 17TH ST.
TWO RIVERS, WI 54241

TS

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## LEGEND

- LIGHT POLE
- POWER POLE
- GUY
- ELECTRIC METER
- ELECTRICAL BOX
- ELECTRIC OUTLETS
- GAS METER
- GAS VALVE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- SANITARY MANHOLE
- WATER MANHOLE
- STORM MANHOLE
- UTILITY MANHOLE
- CATCH BASIN
- CATCH BASIN
- CATCH BASIN
- WATER VALVE
- HYDRANT
- IRRIGATION BOX
- MAILBOX
- BOLLARD
- FENCE
- SANITARY SEWER
- STORM SEWER
- POWER OVERHEAD
- BURIED ELECTRIC
- BURIED GAS
- BURIED TELEPHONE
- WATERMAIN
- FIBER OPTICS
- EDGE OF BITUMINOUS
- VENT PIPE
- BIRDHOUSE
- BASKETBALL HOOP
- FLAG POLE
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH/SHRUB
- CONTOUR LINE
- PLAY EQUIPMENT
- VERTICAL PIPE
- BENCH
- ROCKS
- CONTROL POINT
- 3/4" IRON BAR FOUND
- 1" IRON PIPE FOUND
- 1-1/2" IRON PIPE FOUND
- 2" IRON PIPE FOUND
- CHISELED "X" FOUND

## UNDERGROUND UTILITIES

THESE RECORD DRAWINGS HAVE BEEN PREPARED IN PART, ON THE BASIS OF INFORMATION COMPILED AND FURNISHED BY OTHERS. THE SURVEYOR AND ARCHITECT WILL NOT BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH HAVE BEEN INCORPORATED INTO THIS DOCUMENT AS A RESULT.

SOME UTILITIES HAVE BEEN LOCATED BY MAPS PROVIDED BY OTHERS-LOCATIONS ARE APPROXIMATE.

FIELD VERIFY SANITARY AND STORM SEWER PIPE SIZES AND THEIR LOCATIONS.

UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE BASED IN PART ON MARKINGS BY DIGGERS HOTLINE. (TICKET# 20254602686)

## DESCRIPTION

LOT 1 CSM V33 P19, TWO RIVERS, MANITOWOC, WISCONSIN.

PROJECT SITE ADDRESS:
1300 35TH STREET
TWO RIVERS, WI 54241

## BENCHMARKS

ELEVATIONS BASED ON NAVD 88 USING WISGEOID 18:

BENCHMARK# 1
BURY BOLT OF HYDRANT LOCATED ON NORTHWEST CORNER OF INTERSECTION OF SAYER AVE AND 35TH ST

ELEVATION: 805.81

## SURVEY CONTROL POINTS

COORDINATE SYSTEM BASED ON: NAD83 (2011) WITH MANITOWOC COUNTY COORDINATES USING WISCORS

CP #1 - .75" REBAR
N: 327878.06
E: 257825.70
Z: 801.40

CP #2 - .75" REBAR
N: 327878.02
E: 257543.65
Z: 597.11

CP #3 - 80D NAIL
N: 327911.33
E: 257446.90
Z: 588.21

## SURVEY NOTES

1. UNDERGROUND COMMUNICATIONS LINES IN THIS AREA NOT MARKED BY LOCATORS

| REV | DATE | ISSUED FOR |
|---|---|---|
| | 03/12/26 | |

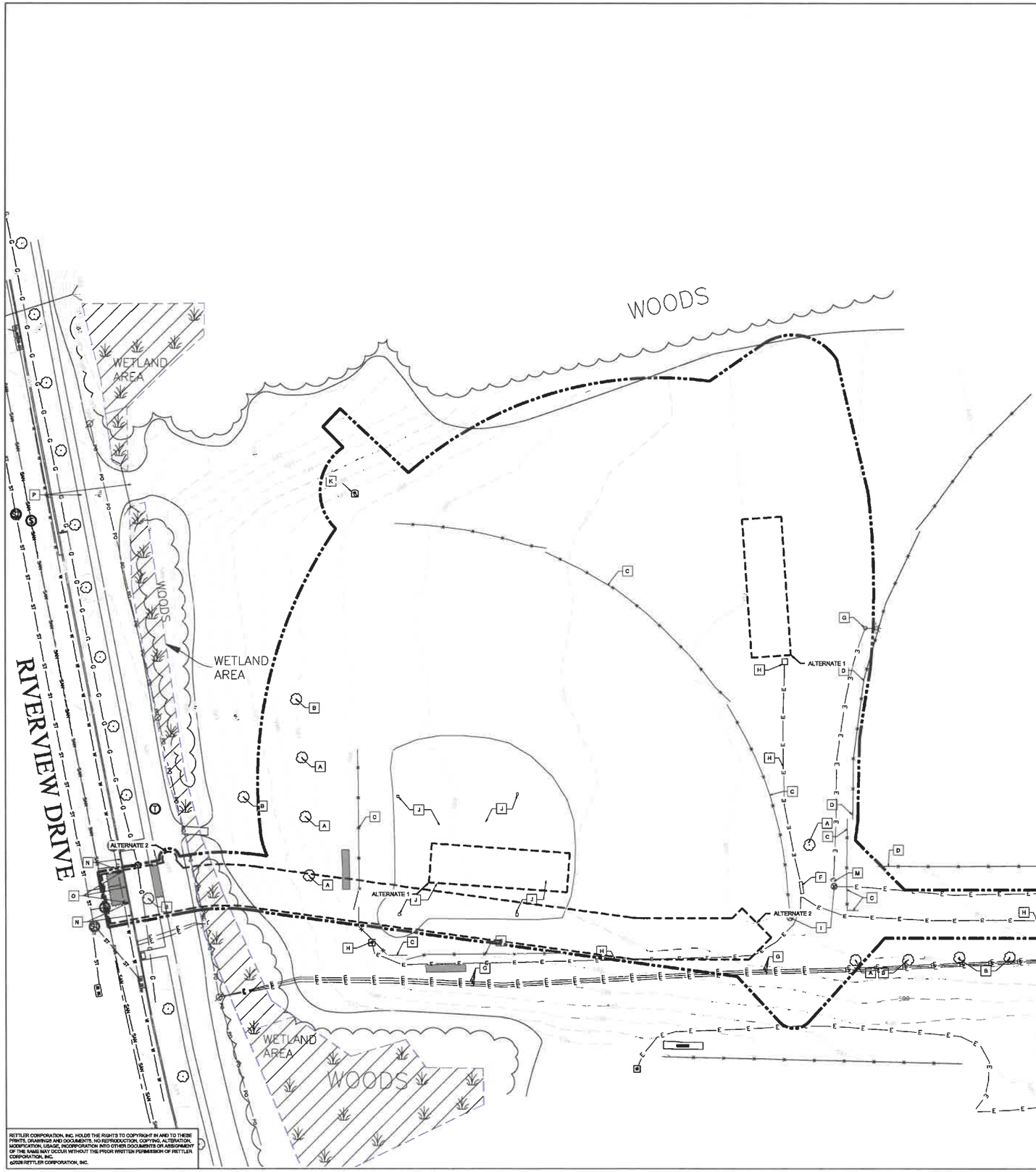
DRAWN: LE
CHECKED: JK
DOCUMENT NO. 25.057

RETTLER corporation
3317 Business Park Drive, Stevens Point, WI 54482
Telephone: 715 - 341 - 2833, Fax: 715 - 341 - 0431
email: info @ rettler.com, website: www.rettler.com

TWO RIVERS YOUTH SPORTS
BASEBALL FIELD REDEVELOPMENT PROJECT
EXISTING SITE PLAN

TWO RIVERS PARKS AND RECREATION
1520 17TH ST.
TWO RIVERS, WI 54241

C100




## GENERAL NOTES

1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO START OF DEMOLITION/CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
3. COORDINATE SITE CONSTRUCTION ACCESS WITH OWNER PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL STRIP AND STOCKPILE ALL TOPSOIL WITHIN THE PROJECT LIMITS AS NEEDED TO CONDUCT ALL CONSTRUCTION DETAILED IN THE PLANS AND SPECIFICATIONS.
5. REMOVE ONLY THE EXISTING TREES AND VEGETATION WITHIN THE PROJECT LIMITS THAT INHIBIT CONSTRUCTION.
6. REMOVE ANY ABANDONED UTILITIES WITHIN THE PROJECT LIMITS THAT INHIBIT CONSTRUCTION.
7. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS PRIOR TO THE BID DATE. ANY DISCREPANCIES FOUND ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT ARCHITECT FOR REVIEW IMMEDIATELY UPON DISCOVERY.
8. ALL ITEMS TO BE REMOVED AND DISPOSED OF SHALL BE TAKEN FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
9. VERIFY ALL REMOVAL AND SALVAGE ITEMS WITH THE OWNER.
10. ALL ITEMS TO BE SALVAGED SHALL BE DELIVERED TO THE OWNER. COORDINATE DELIVERY WITH OWNER.
11. ALL AREAS AND SITE FEATURES DISTURBED BY CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO THE ORIGINAL CONDITION.
12. ALL SITE ENTITIES OUTSIDE THE PROJECT LIMIT LINE SHALL NOT BE DISTURBED.

## DEMOLITION LEGEND

EXISTING CONCRETE AND BASE AGGREGATE REMOVAL

SAWCUT EXISTING PAVEMENT

APPROXIMATE PROJECT LIMITS

## DEMOLITION KEYNOTES

- A REMOVE EXISTING VEGETATION
- B MAINTAIN AND PROTECT EXISTING VEGETATION
- C REMOVE EXISTING CHAIN LINK FENCE
- D MAINTAIN AND PROTECT EXISTING CHAIN LINK FENCE
- E MAINTAIN AND PROTECT EXISTING OSPREY NEST
- F REMOVE EXISTING SCOREBOARD, FOUNDATIONS AND ELECTRICAL. SALVAGE SCOREBOARD TO OWNER
- G MAINTAIN AND PROTECT EXISTING ELECTRICAL UTILITIES
- H REMOVE EXISTING ELECTRICAL UTILITIES
- I REMOVE EXISTING IRRIGATION CONTROL VALVE COORDINATE WITH CITY OF TWO RIVERS PARK AND RECREATION
- J REMOVE EXISTING INFIELD MATERIAL AND BASES
- K MAINTAIN AND PROTECT EXISTING OSPREY NEST STRUCTURE
- L MAINTAIN AND PROTECT EXISTING HARD SURFACE
- M REMOVE EXISTING ATHLETIC FIELD LIGHTING WIRING REPLACE IN KIND OUTSIDE OF PROPOSED RESTROOM/CONCESSION BUILDING AND STORMWATER DETENTION BASIN
- N MAINTAIN AND PROTECT EXISTING CURB AND GUTTER
- O REMOVE EXISTING CURB AND GUTTER
- P CONSTRUCTION ACCESS
  PROVIDE TEMPORARY CURB RAMP
  PHOTO DOCUMENT EXISTING CULVERT, ROADWAY, CURB AND SIDEWALK CONDITION PRIOR TO CONSTRUCTION
  REPLACE DAMAGED CULVERT, ROADWAY, CURB OR SIDEWALK IN KIND

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TWO RIVERS YOUTH SPORTS
BASEBALL FIELD REDEVELOPMENT PROJECT

SITE DEMOLITION PLAN

TWO RIVERS PARKS AND RECREATION
1520 17TH ST.
TWO RIVERS, WI 54241

C200

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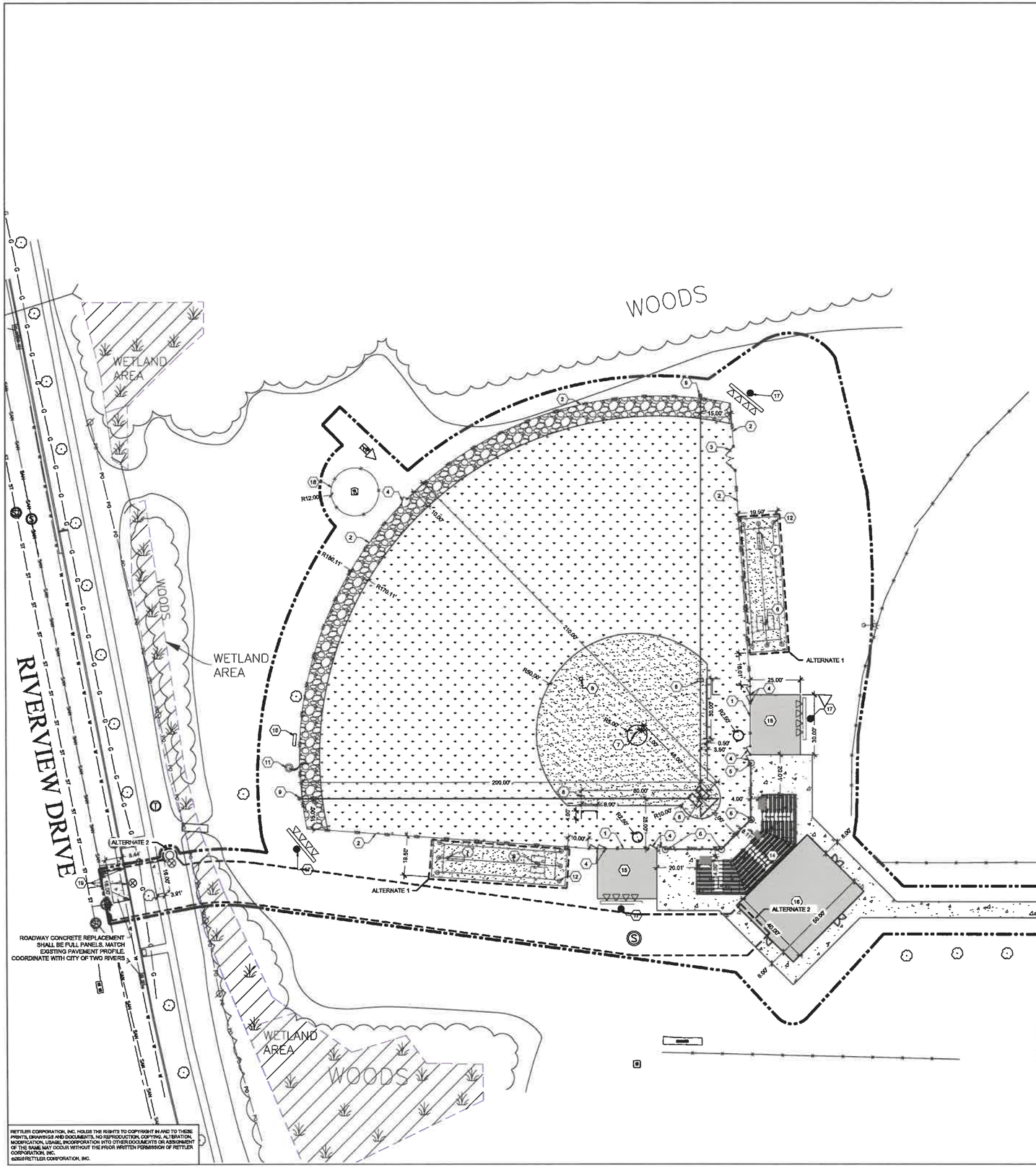


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## GENERAL NOTES - SITE LAYOUT

1. CONTRACTOR SHALL CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING PRIVATE UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
3. ALL PROPOSED DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO THE PROPOSED FEATURES SHOWN.
4. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.
5. SEED ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
6. ALL CONTRACTORS SUBMITTING A BID SHALL VISIT THE SITE AND REVIEW THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID.

## LEGEND - SITE LAYOUT

- CONCRETE, 5" DEPTH / ¾" BASE AGGREGATE DENSE, 6" DEPTH — 1-2 C800
- FUTURE DUGOUT AND RESTROOM/CONCESSION BUILDING BY OTHERS / LEAVE SUBGRADE DOWN 1' FROM PROPOSED FINISH GRADE
- 8" INFIELD MIX — 8 C800
- SOD — 9 C800
- 6" DEEP WARNING TRACK MATERIAL
- 6'H BLACK VINYL CHAIN LINK FENCE — 1-5 C601
- 6'H BLACK VINYL CHAIN LINK FENCE W/ FENCE GUARD — 1-5 C601
- 3'H BLACK VINYL CHAIN LINK FENCE W/ BOTTOM RAIL & FENCE GUARD (COLOR BY OWNER) — 9 C601
- IN-LINE 30'H BACKSTOP NETTING SYSTEM — 9 C601
- APPROXIMATE PROJECT LIMITS

## LAYOUT KEYNOTES - SITE LAYOUT

1. 6'H BLACK VINYL CHAIN LINK FENCE — 1-5 C601
2. 6'H BLACK VINYL CHAIN LINK FENCE W/ FENCE GUARD — 1-5 C601
3. 6'H 12'W BLACK VINYL CHAIN LINK GATE — 7 C601
4. 6'H 4'W BLACK VINYL CHAIN LINK GATE — 6 C601
5. 30'H IN-LINE POLE TENSION NETTING SYSTEM / 3'H BLACK VINYL CHAIN LINK FENCING W/ TOP & BOTTOM RAIL & FENCE GUARD (COLOR BY OWNER) — 9 C601
6. ALL-BURY HOME PLATE
7. PITCHING MOUND W/ PITCHING RUBBER — 6 C800
8. 1ST, 2ND, OR 3RD BASE W/ CH ANCHOR & PLUG — 4 C800
9. 20' FOUL POLE — 3 C800
10. REINSTALL SALVAGED SCOREBOARD - BY OTHERS
11. 20' FLAG POLE - BY OTHERS
12. DOUBLE TENSION SOFTBALL BATTING TUNNEL W/ GROUND SLEEVES - ALTERNATE 1 — 8,10 C901
13. 12" X 12" CONCRETE CURB AND NAILER BOARD
14. GRANDSTANDS - BY OTHERS
15. FUTURE DUGOUTS - BY OTHERS
16. FUTURE CONCESSION/RESTROOM BUILDING - BY OTHERS
17. FUTURE STADIUM LIGHTS - BY OTHERS
18. TEMPORARY CHAIN LINK CONSTRUCTION FENCE TO PROTECT OSPREY NEST STRUCTURE FROM CONSTRUCTION EQUIPMENT. MAY BE REMOVED UPON COMPLETION OF PROJECT
19. 24" ACCEPTING CURB AND GUTTER — 10 C606

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TWO RIVERS YOUTH SPORTS
BASEBALL FIELD REDEVELOPMENT PROJECT
SITE LAYOUT PLAN

TWO RIVERS PARKS AND RECREATION
1520 17TH ST.
TWO RIVERS, WI 54241

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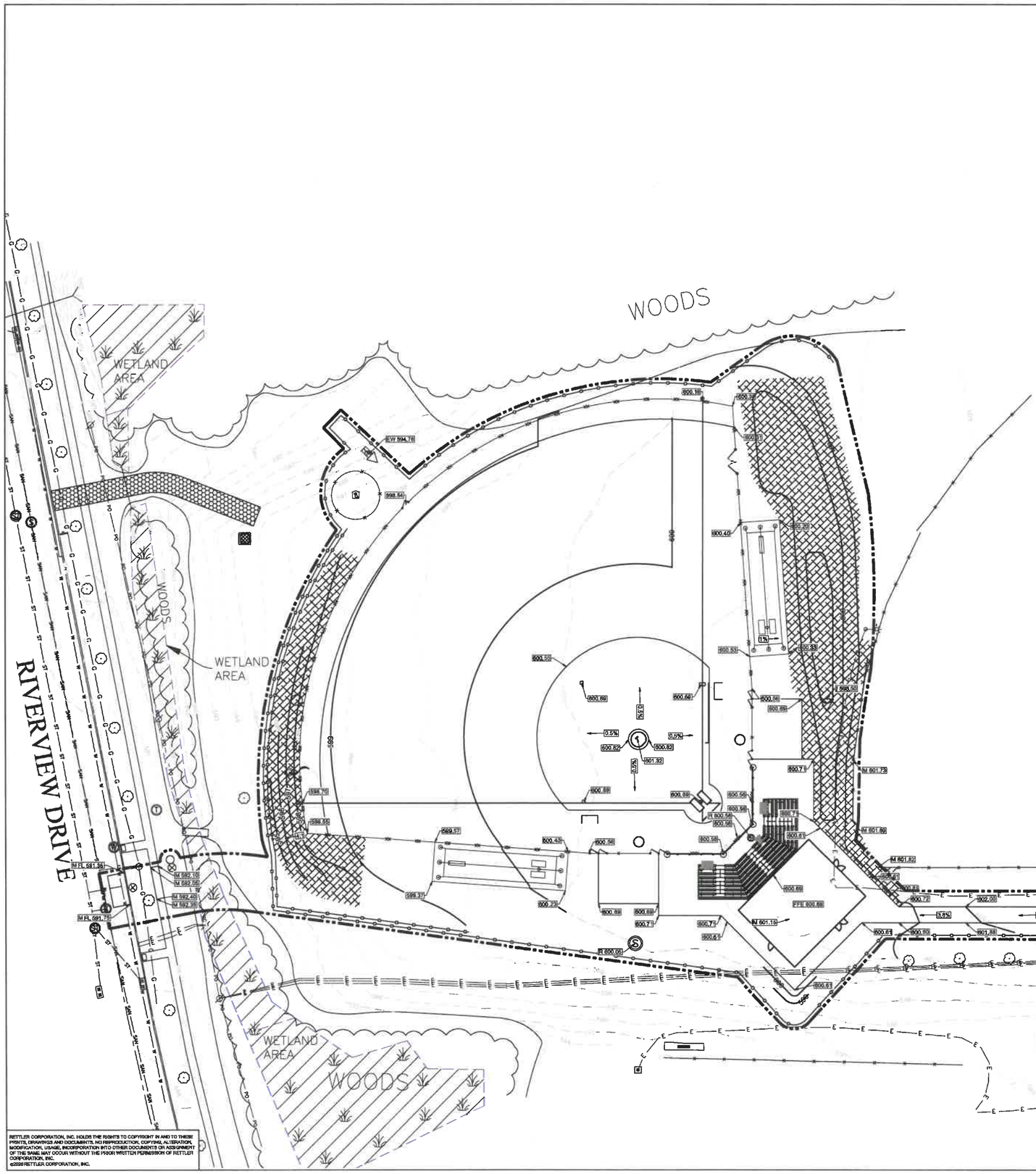


## GENERAL NOTES - SITE GRADING & EROSION CONTROL

1. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE PROJECT MANAGER.
2. SEED / FERTILIZE / AND CRIMP MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS AND WITHIN 3 WORKING DAYS OF FINAL GRADING.
3. ALL EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF GRASS IS ESTABLISHED IN ALL GENERAL LANDSCAPE AREAS, AND THEN REMOVED BY THE SITE CONTRACTOR.
4. ALL WASTE AND UNUSED BUILDING MATERIALS SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
5. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. FLUSHING SHALL NOT BE ALLOWED.
6. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
7. ALL SEDIMENT LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.
8. DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREA, INCLUDING SOIL STOCKPILES LEFT INACTIVE FOR MORE THAN 10 DAYS, SHALL AT A MINIMUM BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER METHODS APPROVED BY THE LOCAL GOVERNING AUTHORITY'S EROSION CONTROL INSPECTOR.
9. IN THE CASE OF LATE SEASON AND WINTER CONSTRUCTION, RESTORATION/LANDSCAPING OF THE SITE SHALL OCCUR NO LATER THAN JUNE 1ST OF THE NEXT CONSTRUCTION SEASON. EROSION CONTROL MEASURES SHALL REMAIN INTACT UNTIL FINAL RESTORATION OF THE SITE IS COMPLETE. FABRIC INSIDE THE INLET AND CATCH BASIN GRATE SHALL BE REMOVED AS SOON AS FREEZING WEATHER OCCURS SO DRAINAGE IS NOT IMPAIRED THROUGHOUT THE WINTER MONTHS. ALL EROSION CONTROL PRACTICES REMOVED OR DAMAGED DUE TO WINTER WEATHER SHALL BE REPLACED IN THE SPRING IMMEDIATELY AFTER THE GROUND THAWS.
10. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF THE WORK DAY.
11. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION AFTER STABILIZATION OF DISTURBED SOIL HAS OCCURRED.
12. MATCH GRADES SHOWN ARE APPROXIMATE. CONTRACTOR TO VERIFY MATCH GRADES AND CONFIRM DESIGN INTENT PRIOR TO CONSTRUCTING FINISHED GRADES.

## GRADING LEGEND

| | |
|---|---|
| PROPOSED CONTOURS | 599 |
| EXISTING CONTOURS | 99 |
| PROPOSED SPOT ELEVATION | 589.00 |
| PROPOSED FINISH FLOOR ELEVATION | FFE 589.00 |
| PROPOSED RIM ELEVATION | R 589.00 |
| PROPOSED FLOWLINE ELEVATION | FL 589.00 |
| PROPOSED INVERT ELEVATION | I 589.00 |
| MATCH EXISTING ELEVATION | M 589.00 |
| APPROXIMATE PROJECT LIMITS | |

## EROSION CONTROL LEGEND

| | |
|---|---|
| CONCRETE TRUCK WASH AREA | 1 C602 |
| STONE TRACKING PAD | 2 C602 |
| EROSION MAT CLASS 1 TYPE A | 3 C602 |
| SILT SOCK | |

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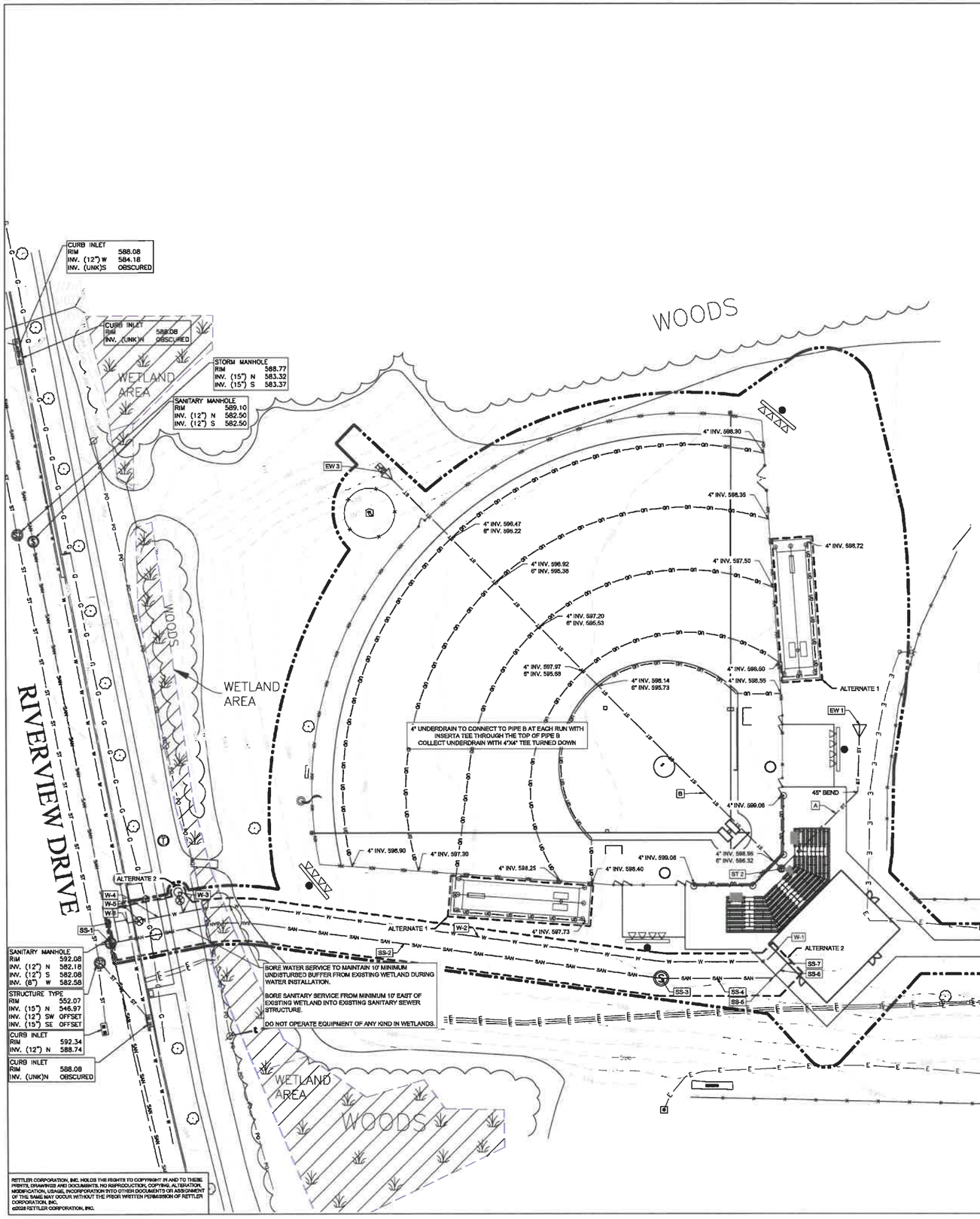


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## SITE UTILITY - GENERAL NOTES

1. ANY EXISTING UTILITIES NOT SHOWN ON THESE DOCUMENTS WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND INCLUDED IN THE BID.
2. ANY EXISTING UTILITIES THAT ARE TO REMAIN BUT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN KIND BY THE CONTRACTOR AND SHALL BE INCLUDED AS PART OF THE BASE BID.
3. COORDINATE ALL UTILITY RELOCATION WITH THE PROPER UTILITY COMPANY.
4. ALL PAVEMENT DISTURBED BY PROPOSED UTILITIES SHALL BE RESTORED IN KIND BY THE CONTRACTOR AND SHALL BE INCLUDED AS PART OF THE BASE BID.
5. PROVIDE A COMPLETE TRACER WIRE SYSTEM ON ALL NON-METALLIC UTILITY PIPING SYSTEMS IN ACCORDANCE WITH THE REQUIREMENTS OF THE WISCONSIN PLUMBING CODE AND DETAILS CONTAINED IN THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. PROVIDE ACCESS TO TRACER WIRE IN ALL MANHOLES & INLETS. SPLICE TRACER WIRE AS NECESSARY.
6. MAINTAIN SEPARATION OF WATER MAIN AND SANITARY OR STORM SEWER PER NR 811.74 AND DSPS 382

## SITE UTILITY - LEGEND

- STORM PIPE — ST
- PERFORATED UNDERDRAIN — UD
- STORM SEWER NUMBER — ST-1
- STORM SEWER STRUCTURE
- STORM SEWER ENDWALL
- SANITARY SEWER PIPE — SAN
- SANITARY SEWER NUMBER — SAN-1
- SANITARY SEWER STRUCTURE
- WATER PIPE — W
- WATER NUMBER — W-1
- WATER VALVE

## STORM SEWER PIPE SCHEDULE

| PIPE ID | FROM STRUCTURE | TO STRUCTURE | LENGTH | SLOPE | PIPE SIZE | PIPE MTL |
|---|---|---|---|---|---|---|
| A | EW 1 | ST 2 | 84 | 1.00% | 4 | PVC |
| B | ST 2 | EW 3 | 270 | 0.50% | 6 | HDPE |

## STORM SEWER STRUCTURE SCHEDULE

**EW 1**
4" INV. 596.50
4" MITERED DRAIN ENDWALL

**ST 2**
RIM 600.58
4" INV. (NE) 597.86
6" INV. (NW) 596.35
DEPTH 4.73
SUMP 0.50
18" MODULAR PVC BASIN
SOLID LID

**EW 3**
6" INV. 596.00
6" MITERED DRAIN ENDWALL
3'X3" LIGHT DOT RIP RAP W/
TYPE R FABRIC
SURROUNDING ENDWALL

## SANITARY SEWER SCHEDULE - ALTERNATE 2

- SS-1 CORE AND BOOT CONNECTION TO EXISTING SANITARY SEWER STRUCTURE COORDINATE INSTALLATION WITH CITY OF TWO RIVERS INV. = 582.32 (FIELD VERIFY)
- SS-2 287 L.F. 4" DR-17 HDPE @ 4.04% SLOPE
- SS-3 SS MH 1
  RIM 600.05
  4" INV. (E) 593.20
  4" INV. (SW) 593.10
  DEPTH 6.95
  48" CONCRETE MANHOLE
  NEENAH R-1550 CASTING TYPE B SOLID LID
- SS-4 54 L.F. 4" SDR 35 PVC @ 1.50% SLOPE
- SS-5 45° BEND
- SS-6 10 L.F. 4" SDR 35 PVC @ 1.50% SLOPE
- SS-7 CONNECT 4" SANITARY SERVICE TO STUB PROVIDED BY INTERIOR PLUMBING CONTRACTOR INV. = 594.19

## WATER SERVICE SCHEDULE - ALTERNATE 2

- W-1 CONNECT 2" HDPE WATER SERVICE TO STUB PROVIDED BY INTERIOR PLUMBING CONTRACTOR APPROX INV. = 593.50
- W-2 291 L.F. 2" SIDR-9 HDPE
- W-3 2"X2"X2" TEE
  8 L.F. 2" SIDR-9
  2" CURB STOP & CURB BOX
  3 L.F. 2" SIDR-9
  VALVE BOX & 2" COMP. X FEMALE THREAD FITTING W/ PLUG
  FG: 592.90
- W-4 24 L.F. 2" SIDR-9 HDPE
- W-5 CURB STOP
- W-8 TAPPING SADDLE AND 2" TAPPING VALVE FIELD VERIFY EXISTING WATER MAIN SIZE, LOCATION, INVERT, AND MATERIAL. COORDINATE INSTALLATION WITH CITY OF TWO RIVERS UTILITY DEPARTMENT

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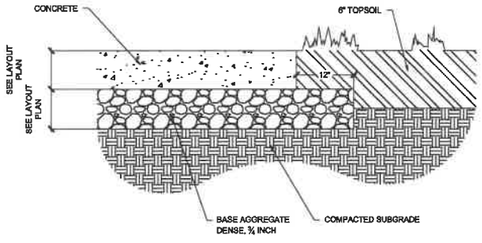
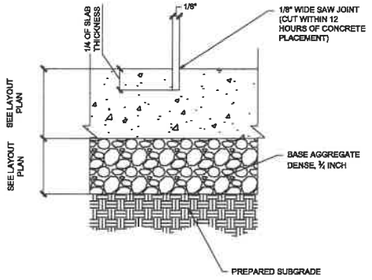
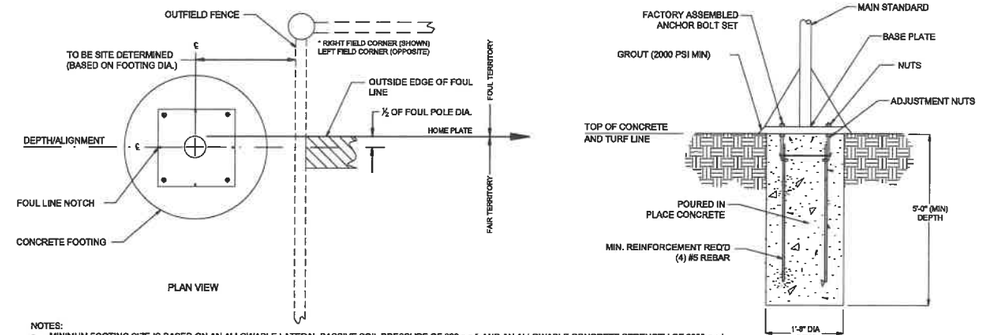



NOTES:
- CONSTRUCTION JOINTS SHALL BE SPACED NO MORE THAN 10'-0" O.C.
- INSTALL GEOTEXTILE FABRIC UNDERNEATH PAVEMENT PER SPECS WHEN APPLICABLE.

## 1. CONCRETE PAVEMENT

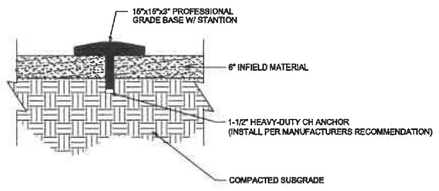



## 2. CONCRETE PAVEMENT CONTROL JOINT (TYP)

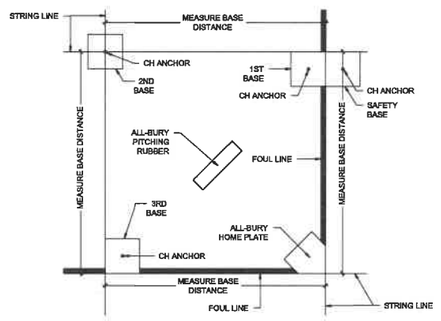



NOTES:
- MINIMUM FOOTING SIZE IS BASED ON AN ALLOWABLE LATERAL PASSIVE SOIL PRESSURE OF 300 p.s.f. AND AN ALLOWABLE CONCRETE STRENGTH OF 3000 p.s.i..
- INSTALL PER MANUFACTURER SPEC.

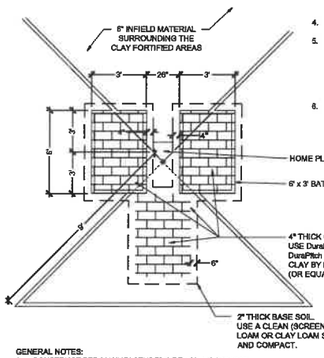
## 3. FOUL POLE FOOTING INSTALLATION DIAGRAM




CH ANCHOR FOR 1ST, 2ND & 3RD BASES



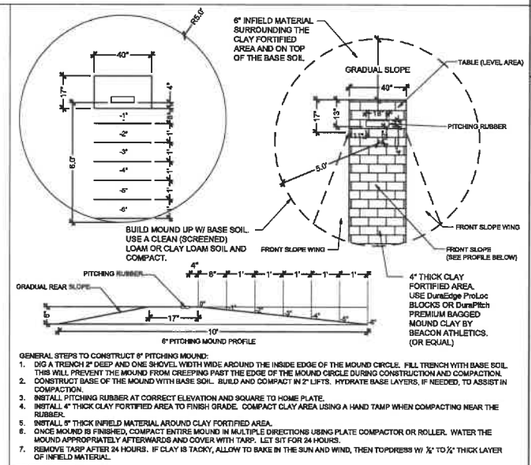

## 4. BASE CH ANCHORS




GENERAL STEPS TO CONSTRUCT BASEBALL BATTER'S BOX & CATCHER'S BOX:
1. CONSTRUCT 2" THICK BASE SOIL LAYER AND COMPACT. HYDRATE BASE LAYER, IF NEEDED, TO ASSIST IN COMPACTION.
2. INSTALL HOME PLATE AT CORRECT ELEVATION AND SQUARE TO FOUL LINES.
3. INSTALL 4" THICK CLAY FORTIFIED AREAS TO FINISH GRADE. COMPACT CLAY AREAS USING A HAND TAMP WHEN COMPACTING NEAR THE HOME PLATE.
4. INSTALL 6" THICK INFIELD MATERIAL AROUND CLAY FORTIFIED AREAS.
5. ONCE BATTER'S AND CATCHER'S BOXES ARE FINISHED, COMPACT ENTIRE HOME PLATE AREA IN MULTIPLE DIRECTIONS USING PLATE COMPACTOR OR ROLLER. WATER THE HOME PLATE AREA APPROPRIATELY AFTERWARDS AND COVER WITH TARP. LET SIT FOR 24 HOURS.
6. REMOVE TARP AFTER 24 HOURS. IF CLAY IS TACKY, ALLOW TO BAKE IN THE SUN AND WIND, THEN TOPDRESS W/ ¾" TO ½" THICK LAYER OF INFIELD MATERIAL.

GENERAL NOTES:
1. CONSTRUCT PER MANUFACTURERS RECOMMENDATION.
2. ALL STRIPING SHALL BE 3" WIDE, WHITE COLORED BY OWNER
3. ALL STRIPING SHALL BE IN ACCORDANCE WITH LITTLE LEAGUE RULES AND REGULATIONS.

## 5. BASEBALL HOME PLATE STRIPING

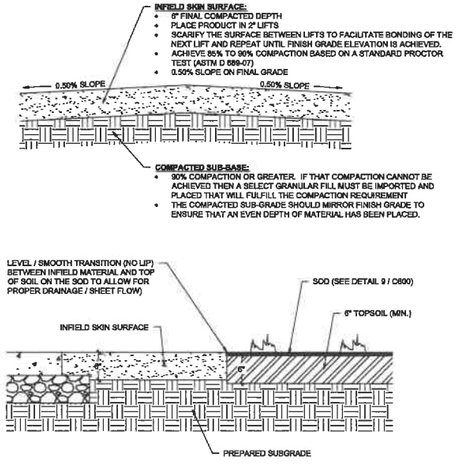



GENERAL STEPS TO CONSTRUCT 6" PITCHING MOUND:
1. DIG A TRENCH 2" DEEP AND ONE SHOVEL WIDTH WIDE AROUND THE INSIDE EDGE OF THE MOUND CIRCLE. FILL TRENCH WITH BASE SOIL. THIS WILL PREVENT THE MOUND FROM CREEPING PAST THE EDGE OF THE MOUND CIRCLE DURING CONSTRUCTION AND COMPACTION.
2. CONSTRUCT BASE OF THE MOUND WITH BASE SOIL. BUILD AND COMPACT IN 2" LIFTS. HYDRATE BASE LAYERS, IF NEEDED, TO ASSIST IN COMPACTION.
3. INSTALL PITCHING RUBBER AT CORRECT ELEVATION AND SQUARE TO HOME PLATE.
4. INSTALL 4" THICK CLAY FORTIFIED AREA TO FINISH GRADE. COMPACT CLAY AREA USING A HAND TAMP WHEN COMPACTING NEAR THE RUBBER.
5. INSTALL 6" THICK INFIELD MATERIAL AROUND CLAY FORTIFIED AREA.
6. ONCE MOUND IS FINISHED, COMPACT ENTIRE MOUND IN MULTIPLE DIRECTIONS USING PLATE COMPACTOR OR ROLLER. WATER THE MOUND APPROPRIATELY AFTERWARDS AND COVER WITH TARP. LET SIT FOR 24 HOURS.
7. REMOVE TARP AFTER 24 HOURS. IF CLAY IS TACKY, ALLOW TO BAKE IN THE SUN AND WIND, THEN TOPDRESS W/ ¾" TO ½" THICK LAYER OF INFIELD MATERIAL.

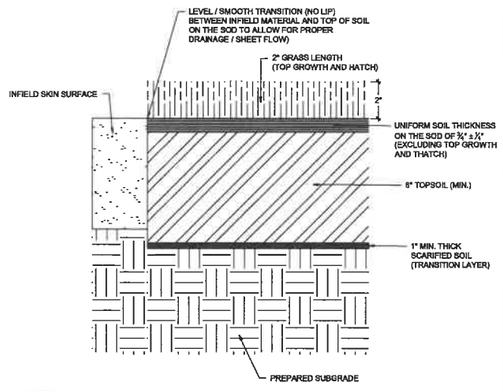
GENERAL NOTES:
1. CONSTRUCT PER MANUFACTURERS RECOMMENDATION.
2. THE DEGREE OF SLOPE FROM A POINT 4" IN FRONT OF THE PITCHER'S PLATE TO A POINT 6' TOWARD HOME PLATE SHALL BE 1" TO 1', AND SUCH DEGREE OF SLOPE SHALL BE UNIFORM. THE PITCHING MOUND IS AN 18' DIAMETER CIRCLE, THE CENTER OF WHICH IS 40' FROM BACK OF HOME PLATE. LOCATE FRONT EDGE OF RUBBER 4" BEHIND CENTER OF MOUND. THE DISTANCE OF THE FRONT EDGE OF RUBBER TO BACK POINT OF HOME PLATE IS 46'.

## 6. 6" BASEBALL PITCHERS MOUND

## 7. NOT USED

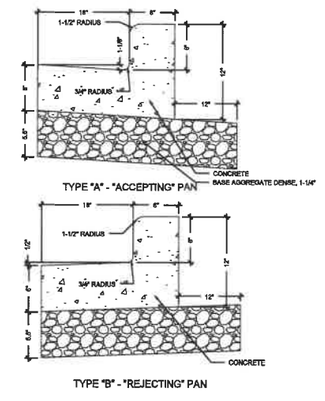



## 8. INFIELD SKIN SURFACE




NOTES:
- INSTALL EDGE BOARDS (METAL OR WOOD) ALONG PERIMETER OF INFIELD SKIN SURFACE THAT IS ADJACENT TO SOD.
- INSTALL TOPSOIL, SOD AND CONCRETE PRIOR TO PLACEMENT OF INFIELD SKIN SURFACE.
- REMOVE EDGE BOARDS AFTER INSTALLATION OF SOD & PRIOR TO PLACEMENT OF INFIELD SKIN SURFACE.

## 9. SOD




TYPE "A" - "ACCEPTING" PAN




TYPE "B" - "REJECTING" PAN

## 10. 24" CURB AND GUTTER

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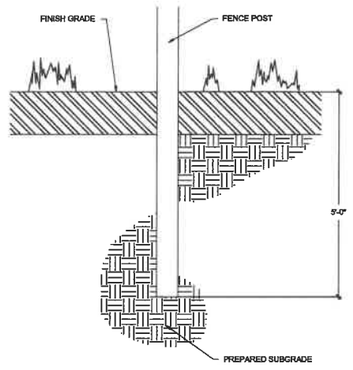
TWO RIVERS YOUTH SPORTS
BASEBALL FIELD REDEVELOPMENT PROJECT
SITE CONSTRUCTION DETAILS

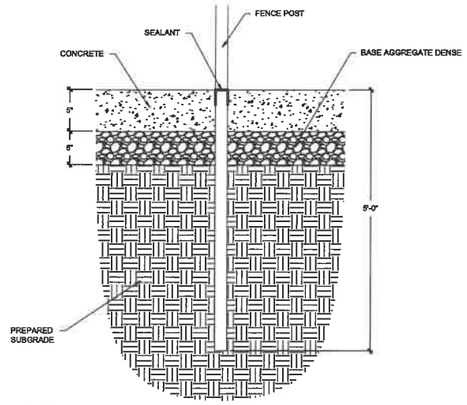
TWO RIVERS PARKS AND RECREATION
1520 17TH ST.
TWO RIVERS, WI 54241

C600



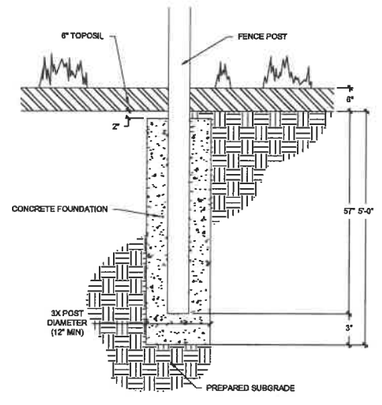

NOTES:
1. SEE LAYOUT SHEET FOR DRIVEN LINE POST LOCATIONS
2. VERIFY EXISTING UTILITIES PRIOR TO DRIVING POSTS.

1. DRIVEN FENCE POST



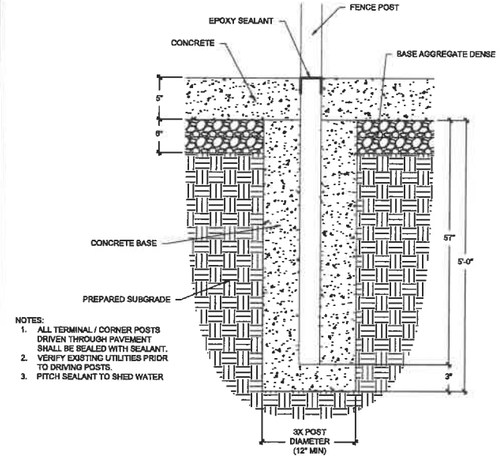

NOTES:
1. FENCE POSTS SHALL BE DRIVEN PRIOR TO CONCRETE PLACEMENT
2. ALL LINE POSTS DRIVEN THROUGH PAVEMENT SHALL BE SEALED WITH SEALANT
3. VERIFY EXISTING UTILITIES PRIOR TO DRIVING POSTS

2. DRIVEN FENCE POST IN PAVEMENT



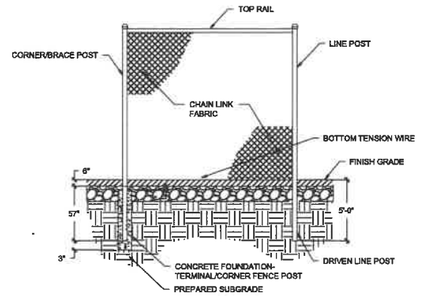

NOTES:
1. VERIFY EXISTING UTILITIES PRIOR TO POST HOLE EXCAVATION.

3. TERMINAL/CORNER FENCE POST

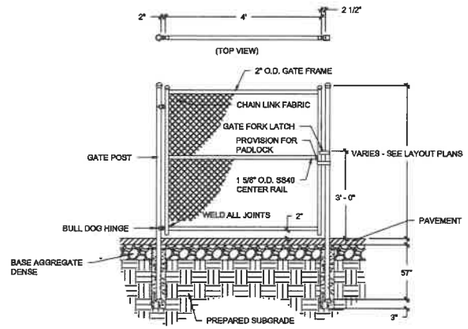



NOTES:
1. ALL TERMINAL / CORNER POSTS DRIVEN THROUGH PAVEMENT SHALL BE SEALED WITH SEALANT.
2. VERIFY EXISTING UTILITIES PRIOR TO DRIVING POSTS.
3. PITCH SEALANT TO SHED WATER

4. TERMINAL/CORNER FENCE POST IN PAVEMENT

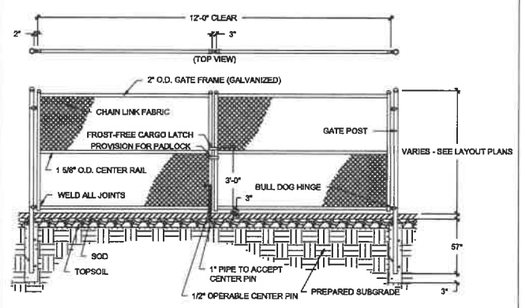



5. 8'H CHAIN LINK FENCE



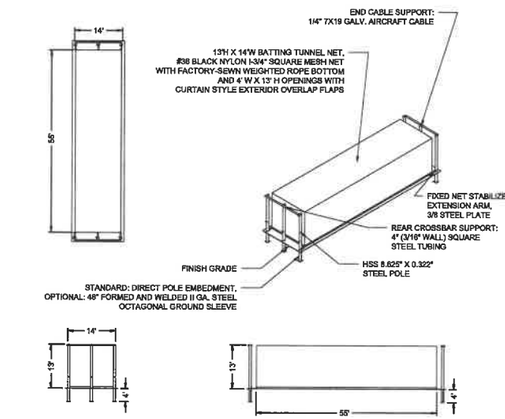

NOTES:
1. SEE SHEET LAYOUT PLAN FOR GATE LOCATIONS.
2. VERIFY EXISTING UTILITIES PRIOR TO DRIVING POSTS.

6. 4' WIDE CHAIN LINK FENCE GATE



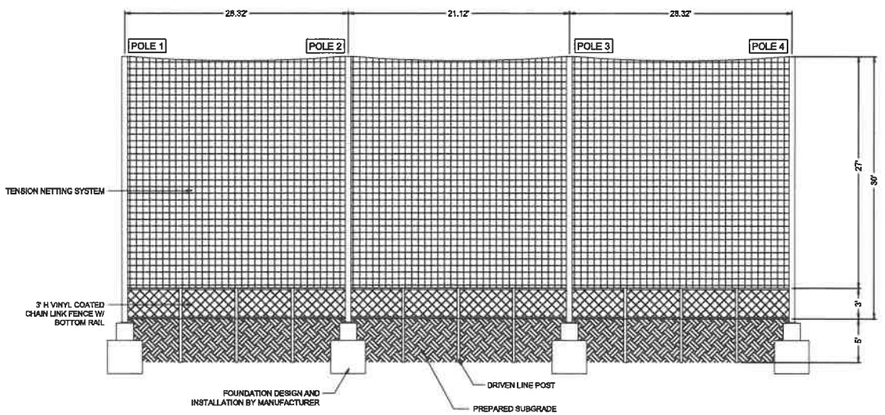

NOTES:
1. SEE LAYOUT PLAN FOR GATE LOCATIONS.
2. VERIFY EXISTING UTILITIES PRIOR TO DRIVING POSTS.

7. 12' WIDE CHAIN LINK FENCE GATE

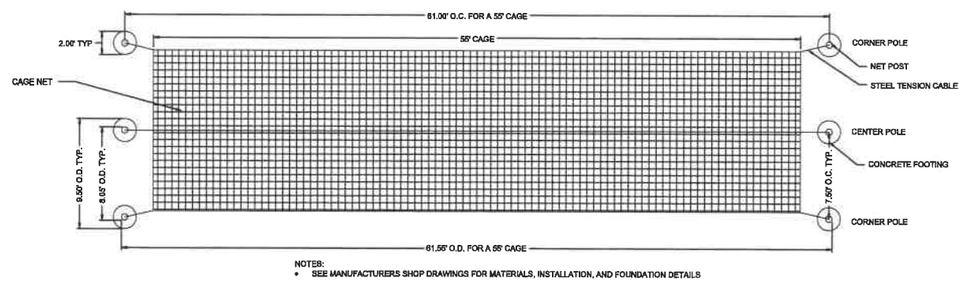



| MODEL | SPORT | TYPE |
|---|---|---|
| BTTSD | SOFTBLL | SINGLE |

8. SINGLE SOFTBALL TENSION BATTING TUNNEL




9. 30'H IN-LINE POLE TENSION NETTING SYSTEM W/ 3' H VINYL COATED CHAIN LINK FENCE BACKSTOP




NOTES:
- SEE MANUFACTURERS SHOP DRAWINGS FOR MATERIALS, INSTALLATION, AND FOUNDATION DETAILS

10. SINGLE SOFTBALL TENSION BATTING TUNNEL LAYOUT

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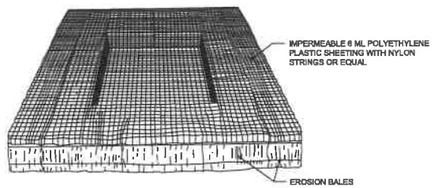
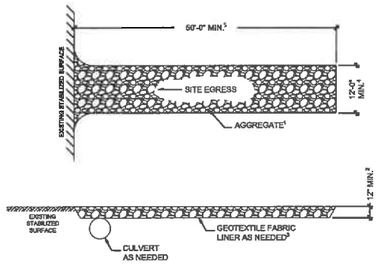



NOTES:
- REQUIRES SIGN SAYING "CONCRETE TRUCK WASH AREA"
- WATER IS HIGHLY ALKALINE AND SHALL NOT BE DISCHARGED FROM WASH-OUT AREA

1. CONCRETE TRUCK WASH AREA

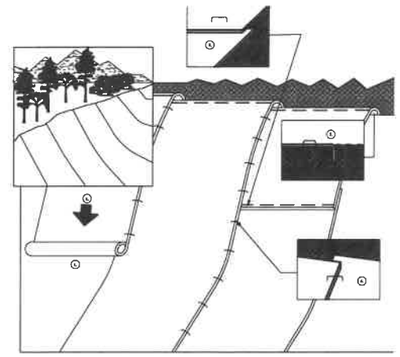



NOTES:
1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION BELOW. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2016 STANDARD SPECIFICATION, SECTION 312, SELECT CRUSHED MATERIAL.

| SIEVE | PERCENT PASSING (BY WEIGHT) |
|---|---|
| 3" | 100 |
| 2-½" | 90-100 |
| 1-½" | 25-60 |
| ¾" | 0-20 |
| #4 | 0-5 |

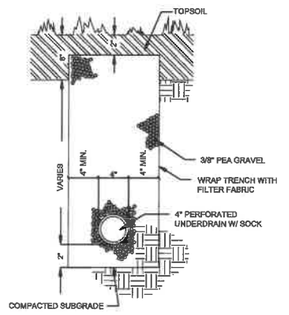
2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLE LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

2. TEMPORARY TRACKING PAD



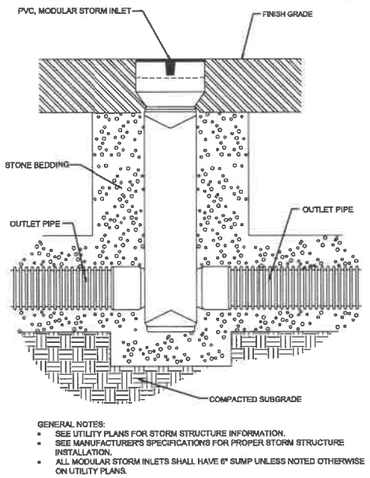
NOTES:
1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O SEED DO NOT SEED PREPARED AREA. CELL-O SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP BY 6" WIDE TRENCH BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN THE SLOPE IN THE DIRECTION OF THE WATER FLOW.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2' OVERLAP.

3. EROSION MAT CLASS **1** TYPE A



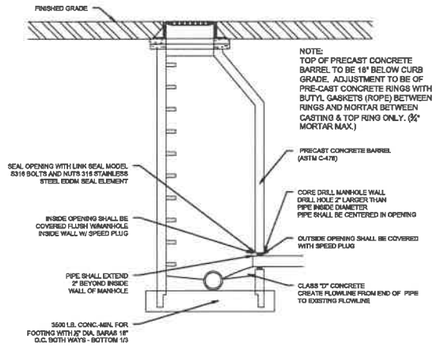

NOTE: SEE UTILITY PLAN FOR 4" UNDERDRAIN LOCATION AND ELEVATIONS

4. 4" UNDERDRAIN

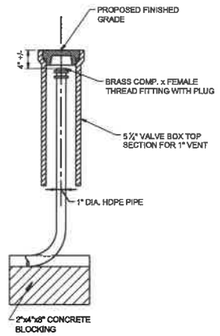



GENERAL NOTES:
- SEE UTILITY PLANS FOR STORM STRUCTURE INFORMATION.
- SEE MANUFACTURER'S SPECIFICATIONS FOR PROPER STORM STRUCTURE INSTALLATION.
- ALL MODULAR STORM INLETS SHALL HAVE 6" SUMP UNLESS NOTED OTHERWISE ON UTILITY PLANS.

5. MODULAR PVC STORM SEWER STRUCTURE




6. SANITARY SEWER MANHOLE

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C602

**CITY OF TWO RIVERS**

**ORDINANCE**

**An Ordinance to amend Section 10-1-24 of the Municipal Code of the City of Two Rivers regarding setback requirements in the Main Street Waterfront Corridor overlay:**

The Council of the City of Two Rivers, Wisconsin, ordains as follows:

**SECTION 1. Section 10-1-35.5 of the Municipal Code of the City of Two Rivers, Wisconsin, is hereby amended to read as follows**:

Sec. 10-1-24. - B-1 business district.

C. *Yard area and height.*

**(3) Front yard and side yard setbacks.** Business buildings have no front or side yard setback requirement, except where a front or side yard abuts a district of a different type. The front or side yard requirement shall then be 50 percent of that required in the abutting district. This requirement does not pertain to properties in the Main Street Waterfront Overlay. Residential buildings must meet the R-3 requirements.

**(4) Rear yard.** There shall be a rear yard having a minimum depth of 20 feet for a building of two stories or less in height. For each additional story or fractional story in height, the depth of such rear yard shall be increased by five feet. This requirement is reduced to 12 feet for properties in the Main Street Waterfront Overlay.

**SECTION 2.** This ordinance shall take effect and be in force following its passage and publication as required by law.

Adopted by the Council of the City of Two Rivers, Manitowoc County, Wisconsin this

_____ day of _____, 2026.

_____

Scott Stechmesser
President, City Council

_____

Kyle Kordell
City Manager

Attest:

_____

Amanda Baryenbruch, City Clerk

Approved as to form and legality:

_____

Sean P. Griffin
City Attorney