

A G E N D A CITY OF WAUPUN PLAN COMMISSION Waupun City Hall – 201 E. Main Street, Waupun WI Wednesday, February 20, 2019 at 4:45 PM

CALL TO ORDER

ROLL CALL

PERSONS WISHING TO ADDRESS THE PLAN COMMISSION--State name, address, and subject of comments. (2 *Minutes*)

No Public Participation after this point.

FUTURE MEETINGS AND GATHERING INVOLVING THE PLAN COMMISSION

CONSIDERATION - ACTION

- 1. Discuss / Approve minutes of the December 12, 2018 meeting.
- 2. Discuss / Approve Site Plan for Summit Credit Union in Shaler Dr.
- 3. Discuss / Approve Preliminary Plat of Spirit Fields.

ADJOURNMENT

Upon reasonable notice, efforts will be made to accommodate disabled individuals through appropriate aids and services. For additional information, contact the City Clerk at 920-324-7915.

City of Waupun

Plan Commission Special Meeting 12/12/18 - Minutes 4:45 p.m.

CALL TO ORDER ROLL CALL (4:47 p.m. by Jeff Daane)

Present: TerBeest, Daane, Medema, Drews

Absent: Matoushek, Lueck (excused), Nickel (excused)

Also in attendance was Matt Navis, of Navis Properties.

No persons in attendance wishing to address the Plan Commission.

ACTION

- 1. Motion TerBeest, second Medema to approve minutes from the November 14, 2018 meeting. Carried 4-0.
- 2. Discuss / Approve Site Plan for Navis Properties on Gateway Dr.
 - a. Matt Navis in attendance to review plan to equipment lot on Gateway drive and install a storm water pond on the site. Site will drain to the existing storm water system. Current site will be graded and drain as appropriate. Daane commented that they will need to get a storm water maintenance agreement drawn up and submitted to county which will require yearly inspection. Navis acknowledge requirement and will file appropriate paperwork.
 - b. Motion/Second: Motion Medema, second Drews. Roll Call: Medema Y; Drews Y; TerBeest Y; Daane Y (carried 4-0).
- 3. Discuss / Approve Minor Subdivision Letter of Intent for Born Rentals at N11203 CR I and W6147 Milligan Rd. in the Town of Chester.
 - a. Schlieve noted that future land-use maps recently approved do not have the city expanding near the proposed location. There is no opposition from the City.
 - Motion TerBeest, second Medema. Roll Call: Drews Y; TerBeest Y; Medema Y; Daane Y Carried 4-0

ADJOURNMENT

- 1. Motion TerBeest, second Drews to adjourn. Carried 4-0
- 2. Meeting adjourned 5:00 p.m.



Summit Credit Union Lot 2 of CSM 6810 Shaler Drive Waupun, WI

Plan Commission



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To: Date:	Waupun Plan Commission February 5, 2019
Project:	Summit Credit Union Branch Office Lot 2 of CSM 6810 Shaler Drive Waupun, WI
Applicar Contact:	
Architec	t: Strang, Inc. 811 E Washington Ave., Suite 200 Madison, WI 53703 Attn: Austen Conrad 608-276-9200
Civil Enginee	JSD Professional Services r: 161 Horizon Drive, Suite 101 Verona, Wisconsin 53593 Attn: Bill Dunlop 608-848-5060
Landsca Architec	-
Table of	f Contents
1	Contact Information
2 3	Letter of Intent Response Letter to Staff Review Comments
6	Civil and Landscaping Plans
15	Site Lighting Plans
21	Floor Plan and Elevations
24	Exterior Building Materials
25	Signage
27	Storm Water Management Plan

Request

Applicant is seeking Plan Commission approval on the use of the property in general as well as the building design prior to moving forward with permitting.

Description of Intended Use

Financial Institution:

Operational characteristics will be those of a typical financial institution. Two drive-through teller aisles and one drivethrough ATM aisle will serve credit union members from their autos. The building will have a walk-in lobby for credit union members who wish to conduct business with a teller or financial adviser, and for people wishing to become members of the credit union. The "back of house" area will contain storage, a staff break room, and other support spaces.

For walk-in customers, the lobby will be open from approximately 9:00 am until 5:00 pm Monday through Thursday, 9:00 am – 6:00 pm Friday, and 9:00 am to noon on Saturday.

The drive-through teller lanes will be open from approximately 8:00 am to 6:00 pm Monday through Friday and from 8:30 am to 1:00pm on Saturday. An ATM machine on the outer-most drive-through lane will be available at all times.

Daily Traffic Expected: 100 walk-in customers, 200 drive-through customers.

Design Narrative

The site and building is designed in response to Summit Credit Union's desire for a highly visible facility that reaches out to the community, while being responsive to the integrity of its contextual fabric. The massing and design composition of the building is such that it presents a pleasing face to the public realm on all four sides of the site. The design of the drive-up canopy is inextricably linked to the rest of the building in terms of design character and materials.

Floor-to-ceiling windows allow for much of the building to rely on natural daylighting. To underscore Summit's commitment to sustainability, large east facing vertical sail-shaped fabric sunshades reduce solar heat gain and glare on the east facing curtainwall of the branch and provide cool, diffuse daylighting to the interior. Please refer to the attached exterior materials sheet with photographs of the Summit Credit Union Monona branch for an idea of the building design forms and details, as well as the exterior materials and finishes on the project.

As a member-owned cooperative, Summit Credit Union believes they have an obligation to do what is best for its members, and collectively be good citizens of the community. The design and architecture of the Summit Credit Union branch clearly represents the credit union's mission and vision into the future.

Zoning Data

Current Zoning: B-4 – Interchange Business District.

Proposed Use: Single story financial institution with detached drive-through teller facilities.

Project Statistics

Lot Area: 44,246 sq. ft.

Lot Coverage: Impervious = 29,687 sq. ft. (67.1% of site)

• Building "footprint", parking and drive aisles, sidewalk.

Pervious area = 14,559 sq. ft. (32.9% of site)

• Lawn, landscaped areas, drainage ways.

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Building Area: Building: 3,693 gross square feet (GSF) Drive Thru Canopy: 644 GSF Total "footprint": 4,337 GSF

Building height: 1 story, 24'-0" feet to top of highest coping

Parking: 25 parking stalls provided on site (including 1 handicapped accessible stall)



VERONA | WAUKESHA | KENOSHA | APPLETON | WESTON

Memorandum

www.jsdinc.com

To: From:	Jeff Daane (City of Waupun- Director of Public Works), Trista Steinback (City of Waupun) Matt Saunders E.I.T.
Re:	Summit Credit Union- Comment Response
JSD Project #:	18-8818
Date:	February 5, 2019
CC:	Jason Laue (MSA), Eric Thompson (MSA), Bill Dunlop P.E. (JSD Professional Services)

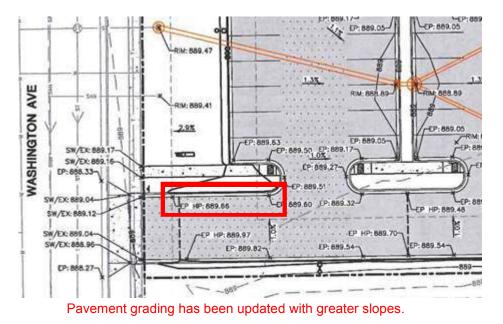
This memorandum shall serve as the comment response to the MSA, on behalf of City of Waupun, Plan and SWMP Review comments received on January 23, 2019. Responses to the questions/comments are shown in red below.

Site Plan Comments

1. The overall parking lot area for this site does not appear to have much slope proposed (several areas with 0.5% to 1.1% slope). Over time the asphalt parking lot could settle or develop ruts in it, which could cause water to pool in different places within the parking lot. The onsite storm sewer is proposed with only about 2-feet of cover. The developer may want to consider raising the site slightly to achieve some higher drainage slopes (recommend 1.5% or higher) or lower the storm sewer structures (if the storm sewer is reconfigured based on Eric's comment).

The grading has been updated to have greater slopes. The existing storm pipe stub was too high to create better slopes on the site. The stormwater is now being discharged directly to the reginal basin to the south allowing for better drainage across the site.

2. There appears to be an area with minimum slope as shown below. Recommend the spot grades be adjusted to improve drainage above a 1.0% at minimum.



3. On the Utility Plan Sheet, the water lateral annotation as well as Note #21 indicate that the proposed PVC water lateral shall be installed with a minimum bury of 6.5 feet. On past projects, the bury depth for PVC water piping was 7.0 feet. Recommend this be revised for consistency.

Note #21, now note #22, indicates that insulation shall be installed if the pipe is above 7-feet bury. The pipe callout has been updated to have a min bury of 7.0-feet.

4. On the Utility Plan Sheet, Note #11 indicates that the City DPW shall be contacted prior to connecting to public utilities. Do you want this clarified for storm only and that Waupun Utilities should be contacted for sanitary and water?

Note #11 has been updated to state that DPW shall be contacted for storm sewer connection. Note #12 has been added to state that Waupun Utilities shall be contacted for connection to sanitary and water.

- 5. Show a proposed slope for the gutter on the 18" reject curb and gutter detail.
 - The thickness at the end of the curb has been added to the detail.
- 6. Recommend that the developer submit copies of their State permit approvals to the City as well as execute/record the long term maintenance agreement with the City.

The NOI permit will be submitted. The maintenance agreement will be recorded with the city. Eric Tomson MSA- SWMP Comments

I've taken a review of the site. Below are my comments (underlined items are the noteworthy items) – in addition to the comments under item 4, which are the only item below requiring a revision to what has been submitted, the City should consider having the developer revise the plans to construct a new outfall directly to the regional pond. This will result in a new outfall to the pond that is technically off-site from the owner's property and therefore might add to future City maintenance (you could still identify the outfall as their responsibility, you'd just have to always give them permission to make repairs in the pond); however, I think this is a small trade to keeping that much additional runoff from entering the City's storm sewer system.

 Peak Discharge Rate Control & Stormwater Quality Treatment. The site is adjacent to the north of the Meadowview School Pond. This pond was designed in 2013 and was sized to accommodate development of this lot at 85% impervious. The current plans call for construction of 29,687 sf of impervious on a 44,246 sf lot – or 67% impervious.

The site's proposed impervious area ratio is below the maximum allowable by design and so <u>the</u> <u>existing regional pond will be sufficient to provide peak discharge rate control</u>. Note, however, that the site is located within Rock River Total Maximum Daily Load Reach 3 which has a requirement to achieve 56% TSS and 87% TP reductions. The TMDL was approved The City's recent Stormwater Quality Plan update determined that the Meadowview School regional pond achieves 86.5% TSS reduction and 65.5% TP reduction. Therefore, the pond can provide TSS reduction to satisfy TMDL requirements, however, it cannot achieve TMDL TP reduction requirements.

The report states that to achieve compliance with the TMDL load reduction requirements it is necessary to achieve 21.5% additional TP reduction on site (21.5% onsite + 65.5% regional = 87% TMDL requirement); however, pollutant load reductions of this nature are not cumulative. Regardless, the current development plan includes installation of five (5) 2-ft x 3-ft, 3-foot deep sumps within catch basin inlets. These sumps are reported to achieve 28.6% *particulate* phosphorus removal; however, MSA's modeling predicts only a 17.7% *Total* Phosporus reduction. Even when accounting for the regional pond performance, this will not result in is not a cumulative TP reduction of 87% for the site; however, it is unlikely that additional practices will significantly improve TP reduction on the site (it takes 50 sumped inlets just to double the on-site TP reduction). Additionally, the site appears to be unsuitable for infiltration practices which might be more effective at TP control. As such it is accepted that the proposal provides the maximum extent practicable water quality treatment for the site.

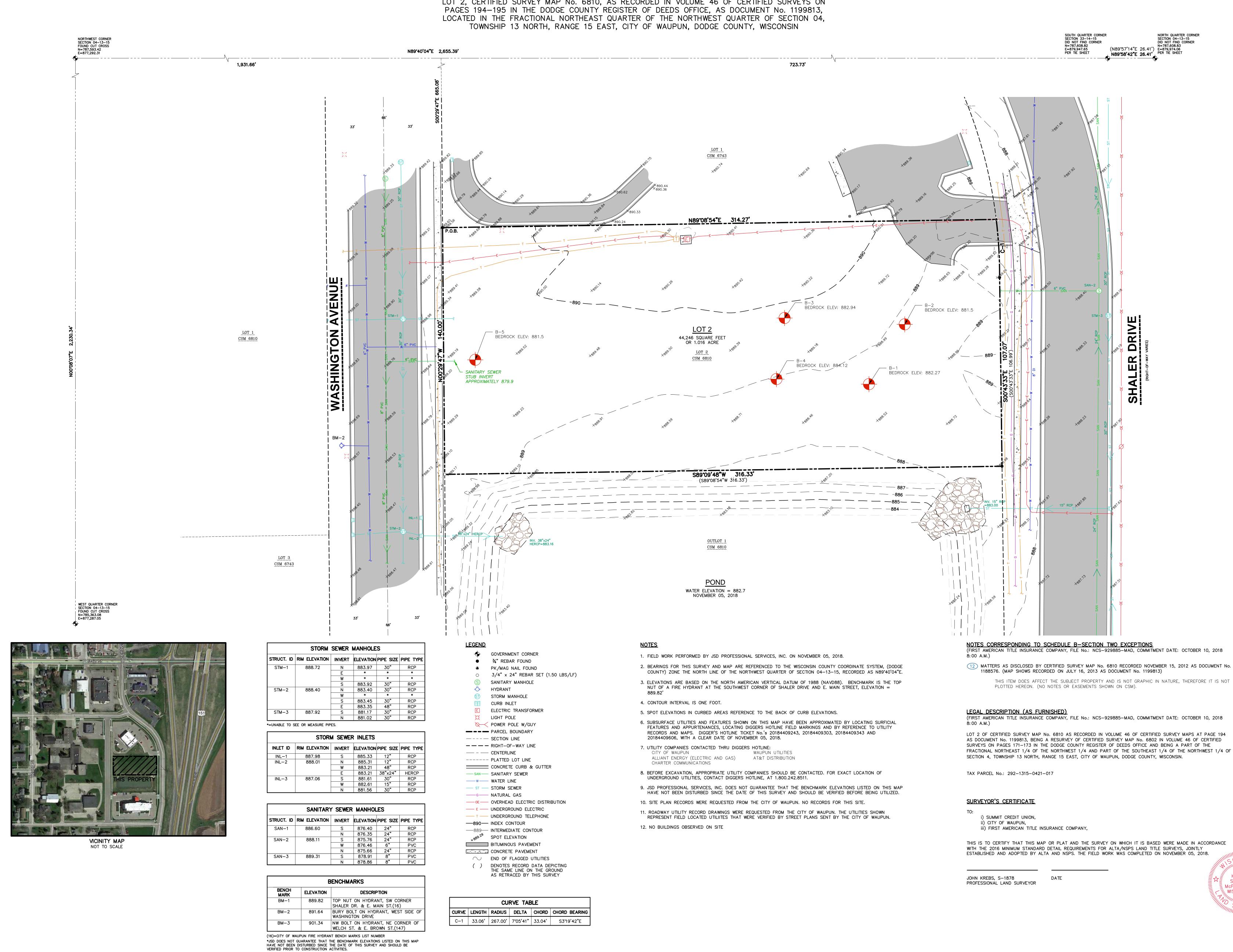
- 2.) Infiltration. Soil borings for the site indicate the presence of a 5-foot layer of clay over a layer of probably bedrock. <u>As such, it is acknowledged that the site is unsuitable for installation of infiltration practices</u> (whether for infiltration as a management practice or for improved TP reduction) Noted.
- 3.) Low Floor Elevation. The proposed low floor elevation of the new building is 890.6. The estimated 100yr flood elevation in the regional pond is 888.6 and so two (2) feet of freeboard is provided in compliance with the City's floodplain management ordinance.

Noted.

4.) Long Term Maintenance Agreement. <u>The LTMA references the City of Watertown and should be</u> revised. Additionally, the following language should be inserted in place of the language under exhibit <u>B.</u>

- a. The owner shall maintain all components of the storm sewer system including, but not limited to storm sewer pipes, inlets, manholes, and outfalls.
- b. Storm sewer inlets and outfalls shall be inspected monthly for obstructions that may reduce their hydraulic capacity. Structure openings should immediately be cleared of any accumulated trash, debris, or other obstructions. Evidence of structural or foundation material failure should be repaired immediately.
- c. All inlet sumps (5) shall be inspected at least twice annually, once after completion of snowmelt (late April through May) and once in the Fall (October or November) before snow fall. If any sump is determined to have accumulated more than 18-inches of sediment (less than 18 inches of depth below the invert of the outlet pipe) then all sumps shall be cleaned. Cleaning should be accomplished by vactoring and all removed water and sediment shall be disposed of in a manner that does not release water or sediment removed from the sumps to a surface water body.
- d. The owner shall maintain records of the dates and findings of inspections of the stormwater management system and the cleaning and replacement of system components. The owner shall provide copies of all records to the City of Waupun upon request.

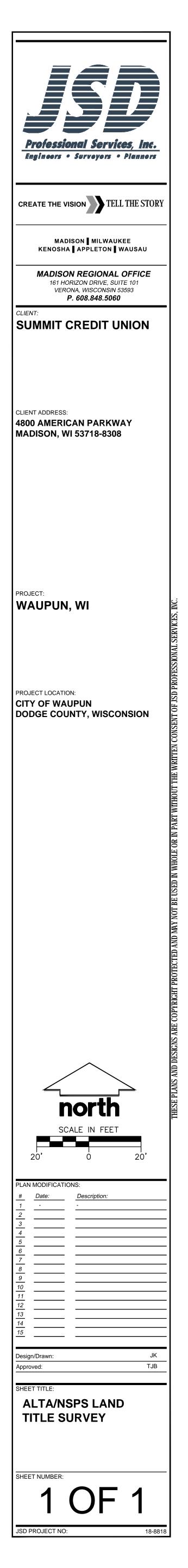
Text from a, b, c, and d has been added to the maintenance agreement.

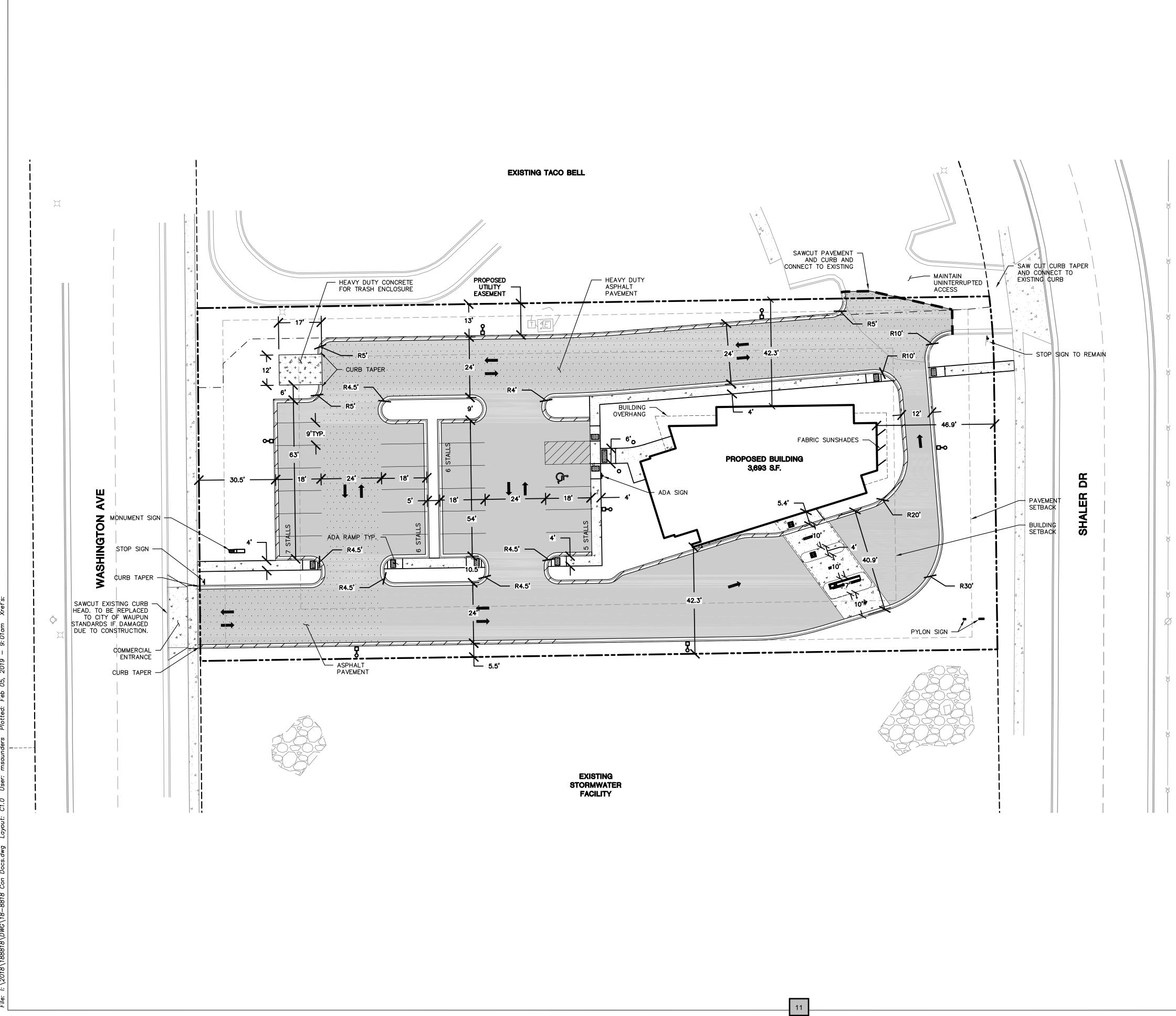


ALTA/NSPS LAND TITLE SURVEY

LOT 2, CERTIFIED SURVEY MAP No. 6810, AS RECORDED IN VOLUME 46 OF CERTIFIED SURVEYS ON



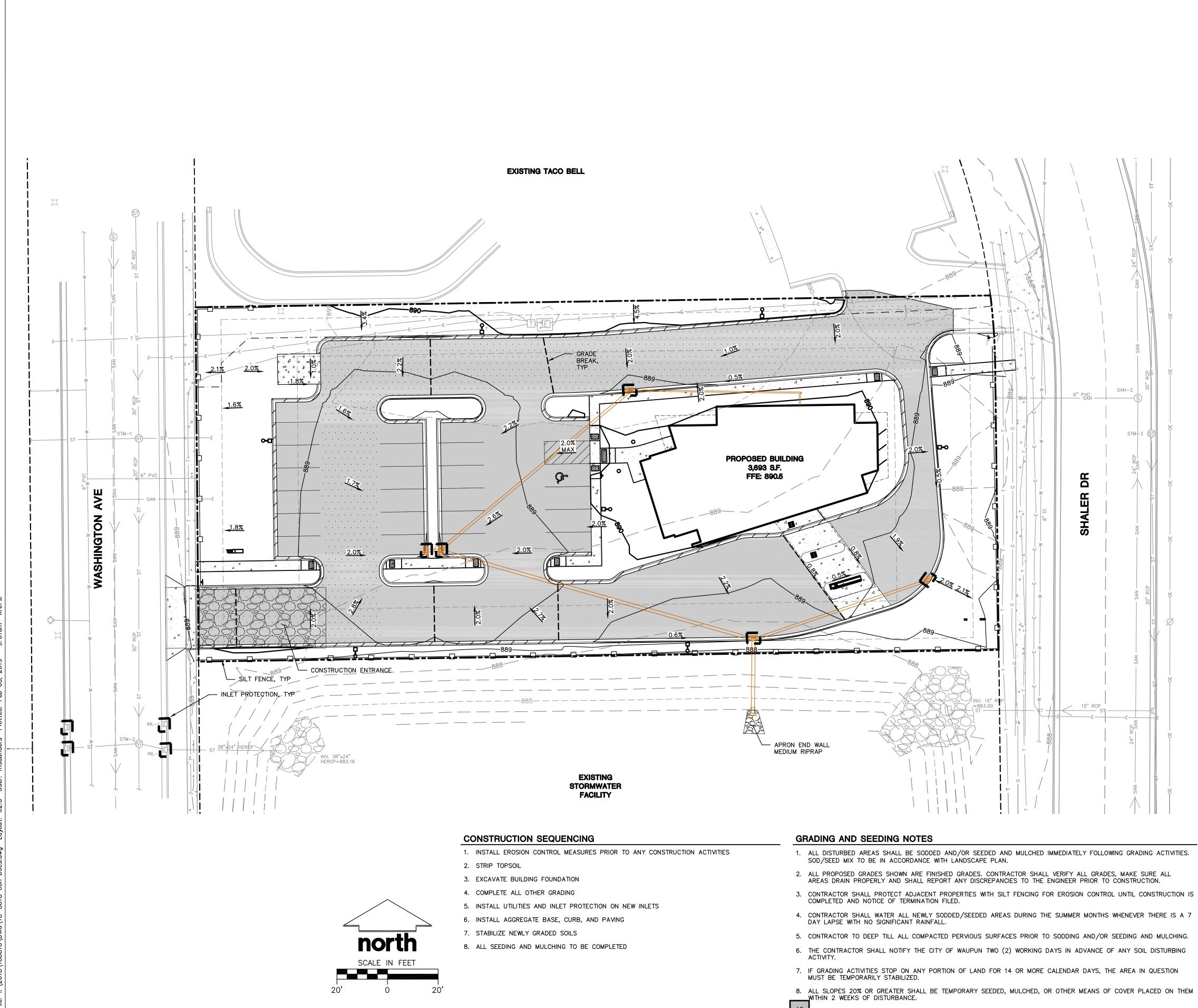




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JSD PROJECT NO:

18-8818



- 1. ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES.

- 4. CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7

- 8. ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM

	GEND		
_		PROPERTY LINE	
—		RIGHT-OF-WAY	
	- · · · ·	EASEMENT LINE	
		BUILDING OUTLINE	
		BUILDING OVERHANG	
		EDGE OF PAVEMENT	
_		STANDARD CURB AND GUTTER	
Z		REJECT CURB AND GUTTER	Professiona
		ASPHALT PAVEMENT	Engineers + Su
		HEAVY DUTY ASPHALT PAVEMENT	
	4	CONCRETE PAVEMENT	
, ,	+ + + + + + + + + + + + + + + + + + +	HEAVY DUTY CONCRETE PAVEMENT	
	~□	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)	
		SIGN	
	978	- EXISTING 1' CONTOUR	MADISON
	— — —980— — — —	- EXISTING 5' CONTOUR	KENOSHA A
	978	- PROPOSED 1' CONTOUR	
	980	- PROPOSED 5' CONTOUR	MADISON R
-		STORM SEWER	161 HORIZO VERONA,
		- SILT FENCE - GRADE BREAK	P. 6
		- GRADE DREAR	
			CLIENT:
	ר_י	INLET PROTECTION, TYPE D	CLIENT:
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MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.

7. INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES.

8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.): A. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

B. BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION. C. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL

STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.

11. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, AND/OR ENGINEER SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.

12. ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING AND DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING, WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. REFER BELOW TO "CSECR" NOTE NO. FIFTEEN (15) FOR STABILIZATION PRACTICES FOR POTENTIAL INTERIM STABILIZÀTIÓN.

13. CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON VEGETATIVE STABILIZATION AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.

14. CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.

15. STABILIZATION PRACTICES:

15.1.

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

15.2. * THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.

15.3. * CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. 15.4. * STABILIZATION MEASURES SHALL BE DETERMINED BASED ON

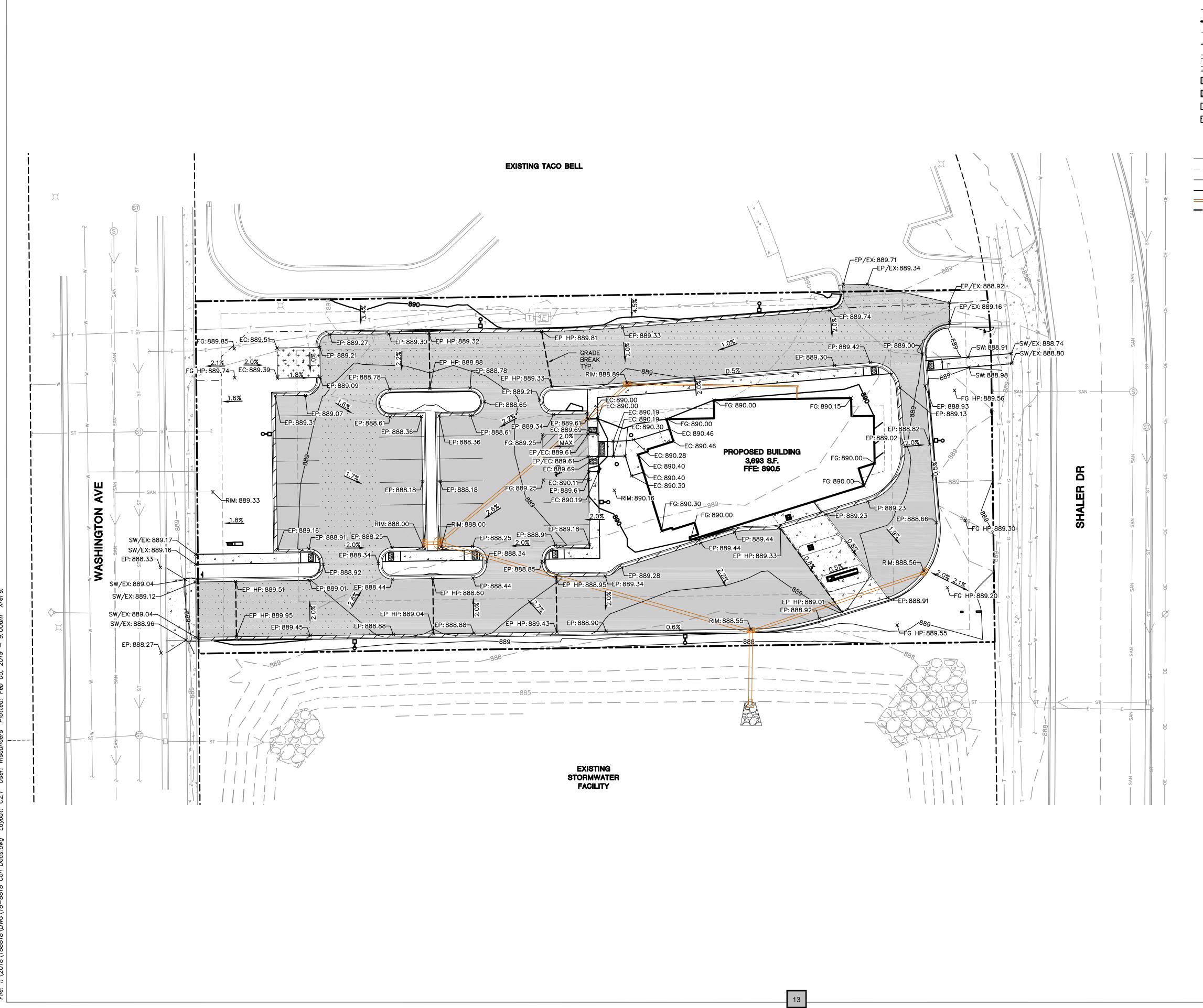
SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES: * PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION * TEMPORARY SEEDING; MAY CONSIST OF SPRING

OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE) * HÝDRO-MULCHING WITH A TACKIFIER

* GEOTEXTILE EROSION MATTING * SODDING

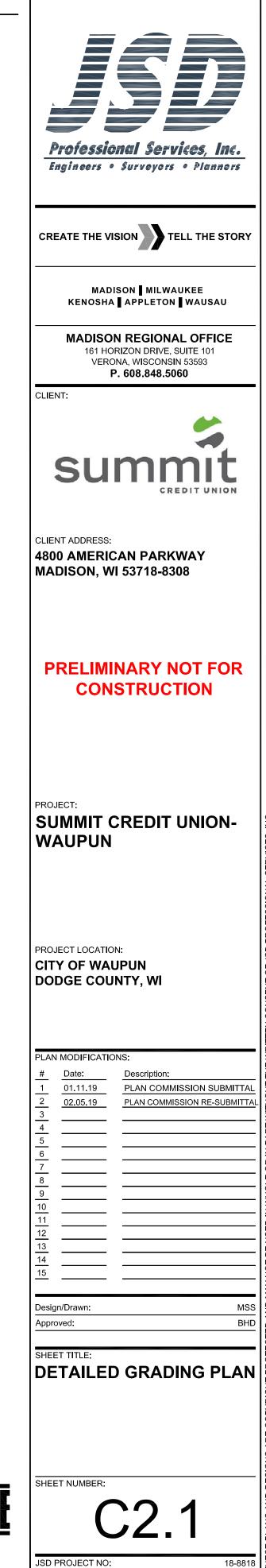


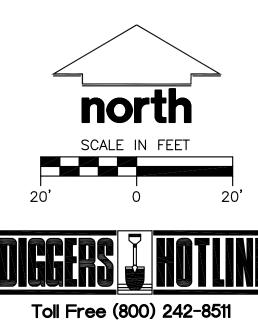
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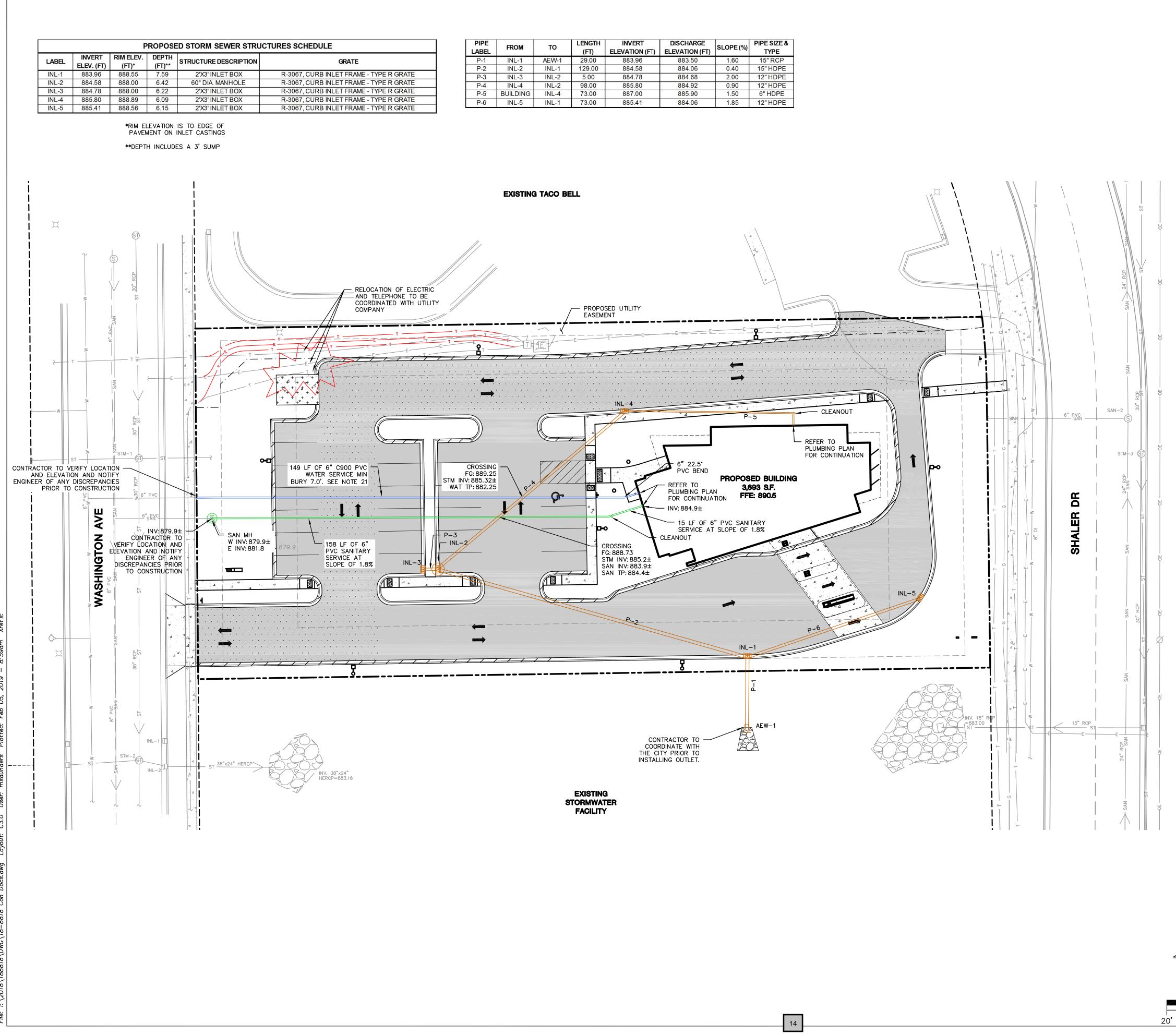


LEGEND

PROPERTY LINE
RIGHT-OF-WAY
EASEMENT LINE
BUILDING OUTLINE
BUILDING OVERHANG
EDGE OF PAVEMENT
STANDARD CURB AND GUTTER
REJECT CURB AND GUTTER
ASPHALT PAVEMENT
HEAVY DUTY ASPHALT PAVEMENT
CONCRETE PAVEMENT
HEAVY DUTY CONCRETE PAVEMENT
LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
SIGN
EXISTING 1' CONTOUR
EXISTING 1 CONTOUR
EXISTING 5' CONTOUR
EXISTING 5' CONTOUR PROPOSED 1' CONTOUR
EXISTING 5' CONTOUR PROPOSED 1' CONTOUR PROPOSED 5' CONTOUR



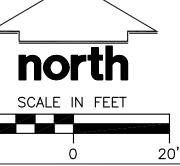




LENGTH (FT)	INVERT ELEVATION (FT)	DISCHARGE ELEVATION (FT)	SLOPE (%)	PIPE SIZE & TYPE
29.00	883.96	883.50	1.60	15" RCP
129.00	884.58	884.06	0.40	15" HDPE
5.00	884.78	884.68	2.00	12" HDPE
98.00	885.80	884.92	0.90	12" HDPE
73.00	887.00	885.90	1.50	6" HDPE
73.00	885.41	884.06	1.85	12" HDPE

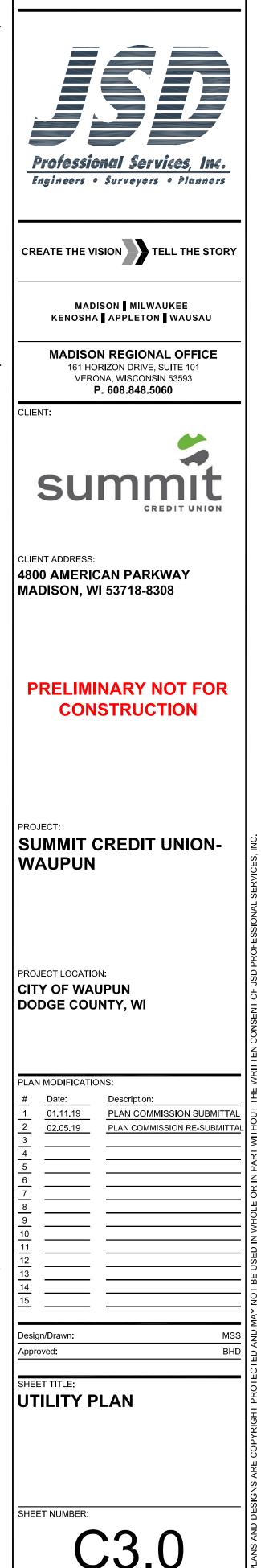
LEGEND	
	PROPERTY LINE
	RIGHT-OF-WAY
	EASEMENT LINE
	BUILDING OUTLINE
	BUILDING OVERHANG
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER
	ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
4	CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
⊶⊡	LIGHT POLE (REFER TO PHOTOMETRIC PLAN)
<u> </u>	ADA PARKING BOLLARDS/SIGNS
	SANITARY SEWER
	WATERMAIN
	STORM SEWER
UTILITY NOTES:	

- 1. IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- 2. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- 3. THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
- 4. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH ENGINEERING PLANS DESIGNED TO MEET ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDSPS, AND WDNR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR: * EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
- * OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR
- PROPOSED WORK TO OBTAIN OCCUPANCY. * VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
- * NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY
- UNDERGROUND IMPROVEMENTS. NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- 8. THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- 10. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- 11. CONTRACTOR SHALL CONTACT THE CITY OF WAUPUN PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC STORM SEWER. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
- 12. CONTRACTOR SHALL CONTACT THE CITY OF WAUPUN UTILITIES A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC SANITARY AND WATER. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
- 13. CONTRACTOR MUST CONTACT AND IS REQUIRED TO NOTIFY THE CITY OF WAUPUN WATER UTILITY 48 HOURS IN ADVANCE OF CONNECTING TO THE PUBLIC UTILITY.
- 14. ALL PRIVATE SANITARY BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-2.
- 15. ALL PRIVATE STORM BUILDING PIPE AND TUBING SHALL CONFORM TO SPS 384.30-3.
- 16. ALL PRIVATE PIPE AND TUBING FOR WATER SERVICE SHALL CONFORM TO SPS 384.30-4.
- 17. ALL PRIVATE STORM PIPE SHALL CONFORM TO SPS 382.40(8)(B)4.A.
- 18. ALL PRIVATE PIPE SHALL BE INSTALLED PER SPS 382.40-8.
- 19. ALL LOCATIONS WHERE STORM SEWER AND WATER MAIN ARE CROSSING AND LESS THAN 3 FEET OF VERTICAL/HORIZONTAL SEPARATION IS PROVIDED, WATER MAIN SHALL BE INSULATED PER STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN LATEST EDITION. INSULATION SHALL CREATE A "BOX" ENCLOSING THE TOP AND SIDES OF WATER MAIN.
- 20. ADJUST ALL EXISTING PUBLIC WATER VALVE BOXES, HYDRANTS, MANHOLE CASTINGS, AND INLET CASTINGS TO GRADE WITH ACCORDANCE WITH THE STANDARDS OF THE MUNICIPALITY. REPLACE VALVE BOXES, HYDRANT SHOES, AND MANHOLE/INLET SECTIONS AS REQUIRED.
- 21. SEE ELECTRICAL AND LIGHTING PLANS FOR SITE ELECTRIC, CABLE AND FIBER OPTICS FOR DETAILS AND ROUTING.
- 22. IF BEDROCK IS ENCOUNTERED ALONG THE WATERMAIN ROUTE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER. THE ENGINEER MAY AUTHORIZE THE WATERMAIN TO BE BE LAID ON TOP OF THE BEDROCK UP TO A MINIMUM OF FIVE(5) FEET OF COVER OVER THE TOP OF THE PIPE. IF WATERMAIN IS LAID WITH LESS THAN 7.0 FEET OF COVER, FOUR(4) INCHES OF 2'X8' POLYSTYRENE INSULATION SHALL BE CENTERED OVER THE WATERMAIN.

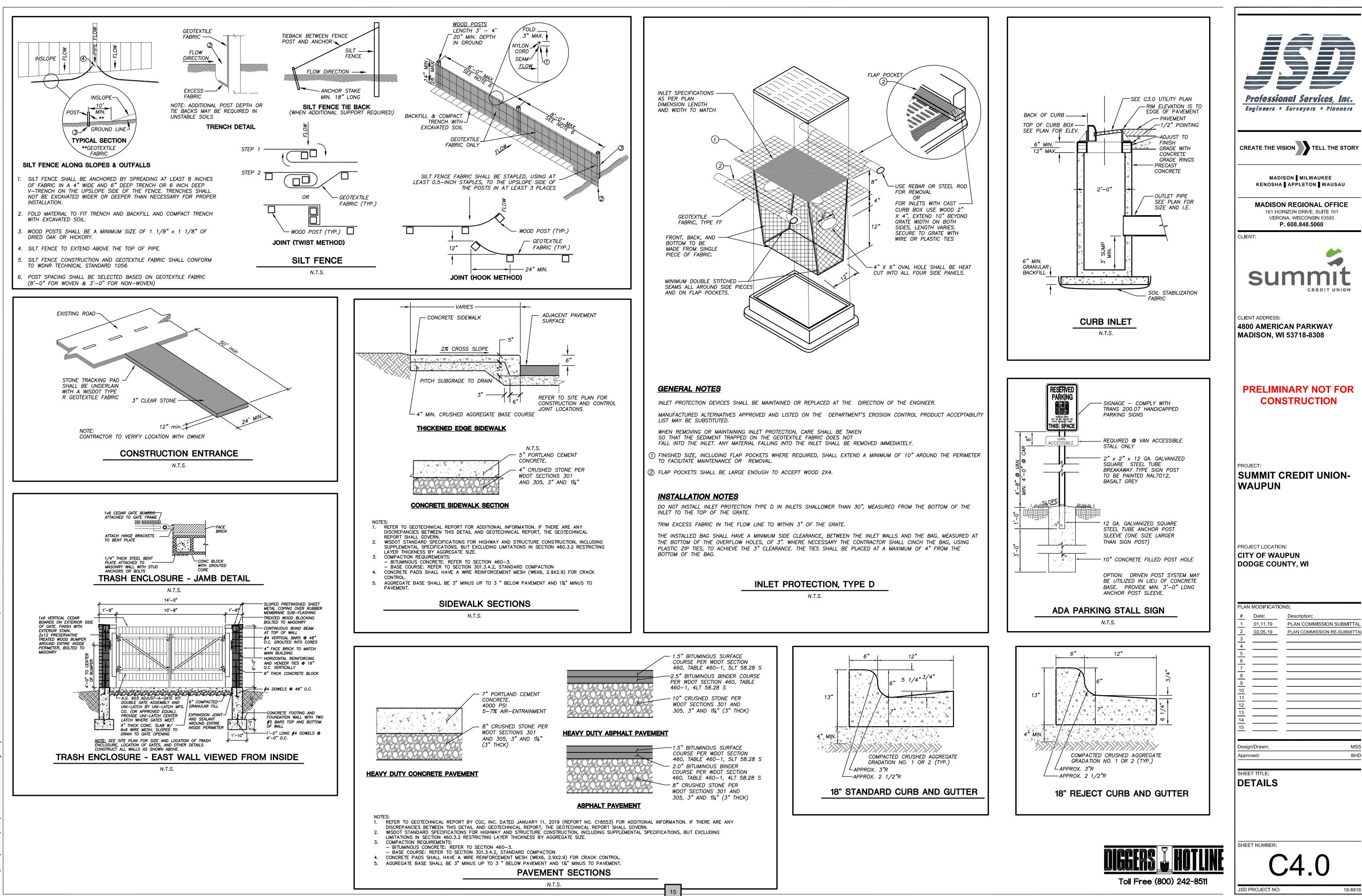


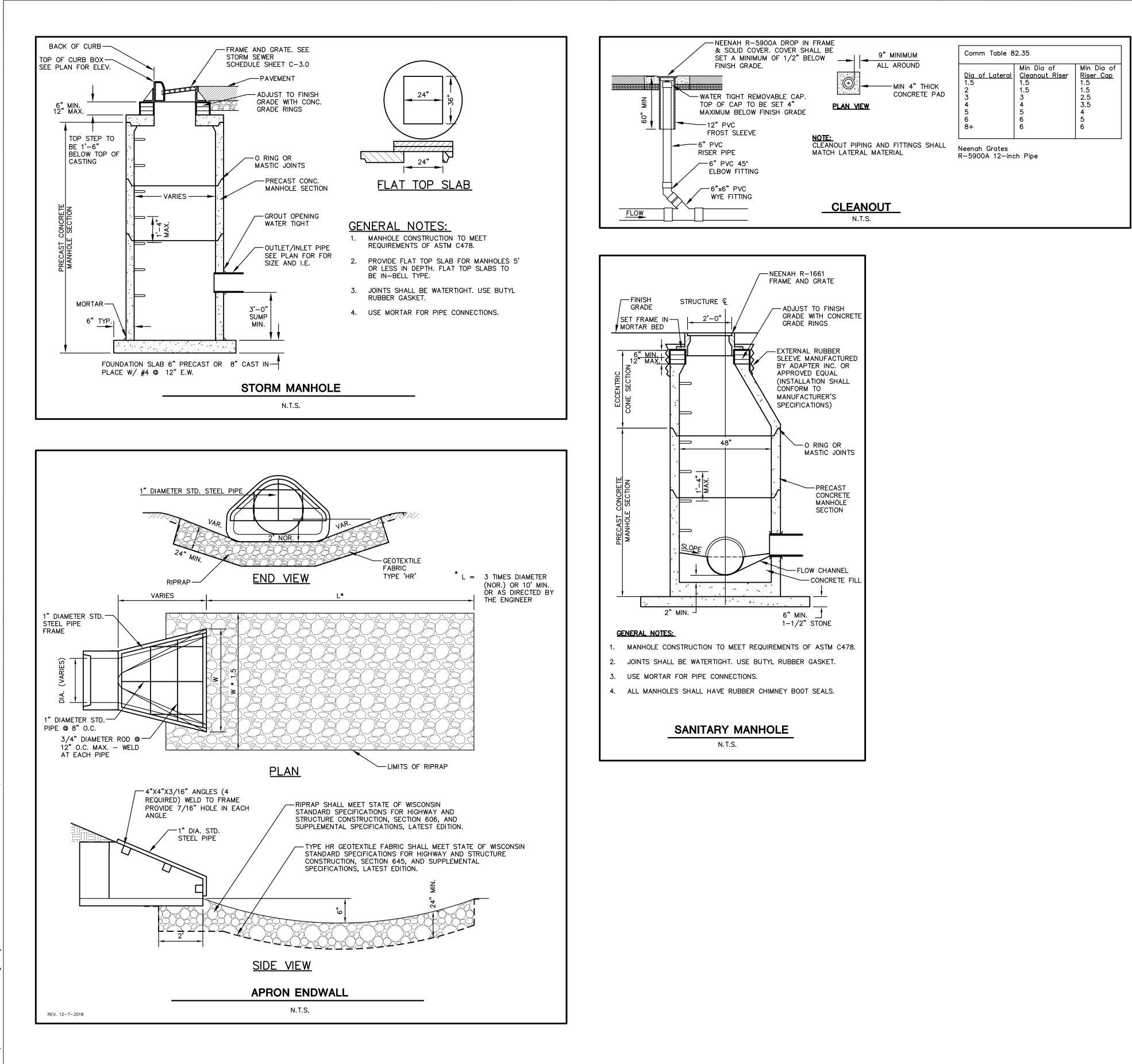


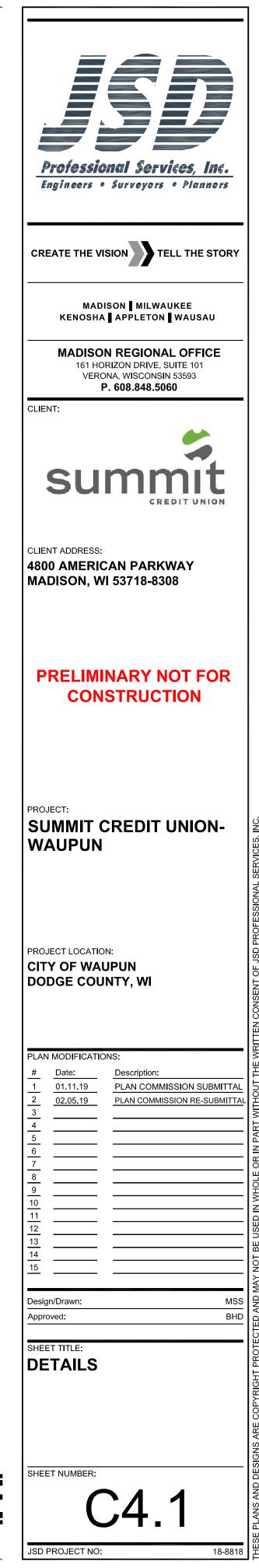
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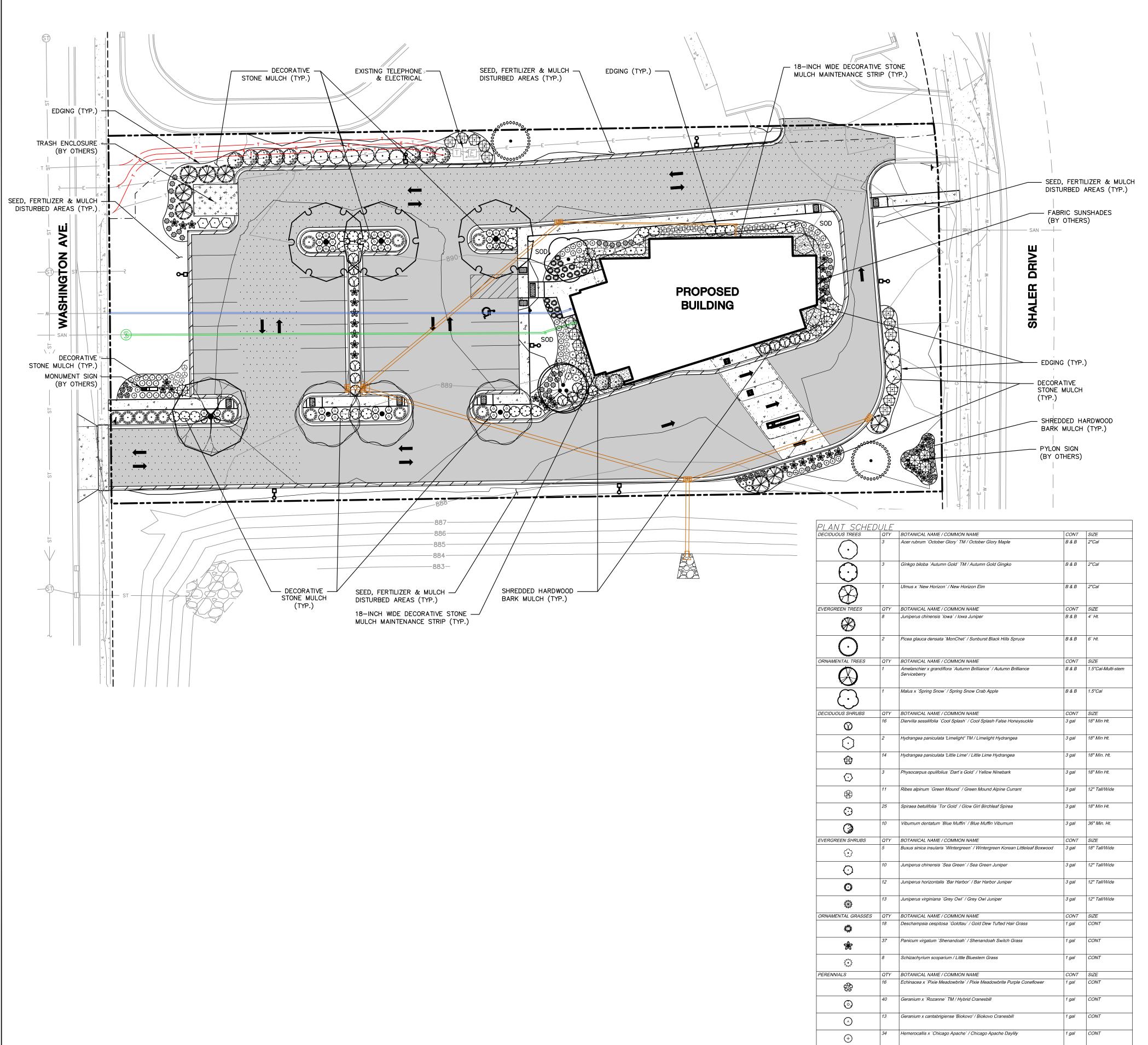
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FLANT JUHLU	ULL			
DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
	3	Acer rubrum `October Glory` TM / October Glory Maple	B & B	2"Cal
(\cdot)				
$\overline{(\cdot)}$	3	Ginkgo biloba `Autumn Gold` TM / Autumn Gold Gingko	B & B	2"Cal
Ŕ	1	Ulmus x `New Horizon` / New Horizon Elm	B & B	2"Cal
	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
\bigotimes	8	Juniperus chinensis `Iowa` / Iowa Juniper	B & B	4` Ht.
\odot	2	Picea glauca densata `MonChet` / Sunburst Black Hills Spruce	B & B	6` Ht.
ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
\bigcirc	1	Amelanchier x grandiflora `Autumn Brilliance` / Autumn Brilliance Serviceberry	B & B	1.5"Cal-Multi-stem
(\cdot)	1	Malus x `Spring Snow` / Spring Snow Crab Apple	B & B	1.5"Cal
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
Ø	16	Diervilla sessilifolia `Cool Splash` / Cool Splash False Honeysuckle	3 gal	18" Min Ht.
\bigcirc	2	Hydrangea paniculata 'Limelight' TM / Limelight Hydrangea	3 gal	18" Min Ht.
	14	Hydrangea paniculata 'Little Lime' / Little Lime Hydrangea	3 gal	18" Min. Ht.
\bigcirc	3	Physocarpus opulifolius `Dart`s Gold` / Yellow Ninebark	3 gal	18" Min Ht.
	11	Ribes alpinum `Green Mound` / Green Mound Alpine Currant	3 gal	12" Tall/Wide
\odot	25	Spiraea betulifolia `Tor Gold` / Glow Girl Birchleaf Spirea	3 gal	18" Min Ht.
0	10	Viburnum dentatum 'Blue Muffin' / Blue Muffin Viburnum	3 gal	36" Min. Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
$\langle \cdot \rangle$	5	Buxus sinica insularis 'Wintergreen' / Wintergreen Korean Littleleaf Boxwood	3 gal	18" Tall/Wide
\odot	10	Juniperus chinensis `Sea Green` / Sea Green Juniper	3 gal	12" Tall/Wide
O	12	Juniperus horizontalis `Bar Harbor` / Bar Harbor Juniper	3 gal	12" Tall/Wide
₩	13	Juniperus virginiana `Grey Owl` / Grey Owl Juniper	3 gal	12" Tall/Wide
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
200	18	Deschampsia cespitosa `Goldtau` / Gold Dew Tufted Hair Grass	1 gal	CONT
×	37	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	1 gal	CONT
۲	8	Schizachyrium scoparium / Little Bluestem Grass	1 gal	CONT
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE
÷	16	Echinacea x `Pixie Meadowbrite` / Pixie Meadowbrite Purple Coneflower	1 gal	CONT
\odot	40	Geranium x `Rozanne` TM / Hybrid Cranesbill	1 gal	CONT
	13	Geranium x cantabrigiense 'Biokovo' / Biokovo Cranesbill	1 gal	CONT
(+)	34	Hemerocallis x 'Chicago Apache' / Chicago Apache Daylily	1 gal	CONT
\bigcirc	21	Perovskia atriplicifolia `Little Spire` TM / Little Spire Russian Sage	1 gal	CONT
	_	1	_	

Sedum x `Autumn Joy` / Autumn Joy Sedum

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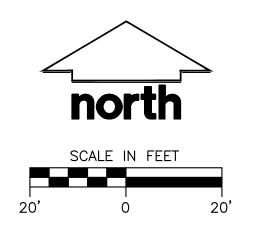
1 gal CONT

IRRIGATION (SEE SPECS	<u>5):</u>	LANDSCAPING:	
BASE BID – DRIP IRRIGATION PROVIDED IN ALL PLANT BED AREAS SURROUNDING BUILDING		LANDSCAPING TO BE INSTALLED AFTER COMPLETION OF THE BUILDING	
ALTERNATE BID – POP ALL PERIMETER PLANTI AREAS	UP IRRIGATION FOR NG BEDS AND TURFGRASS	INSTALLATION OF LANDSCAPING NOT TO AFFECT OPERATIONS OF THE BUILDING	Professiona
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	RIGHT-OF-WAY		
	BUILDING OUTLINE		CREATE THE VISION
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	LANDSCAPE EDGING		MADISON KENOSHA AF
	STANDARD CURB AND GUTT	ER	KENOSHA AP
	ASPHALT PAVEMENT		MADISON RI
	HEAVY DUTY ASPHALT PAVI	EMENT	161 HORIZOI VERONA, V
4	CONCRETE PAVEMENT		P. 60
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	DECORATIVE STONE MAINTEN	NANCE BED	
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IRRIGATION (SEE SPEC	S):	ר I
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	BUILDING OVERHANG	
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	LANDSCAPE EDGING	KENOSHA AF
	STANDARD CURB AND GUTTER	
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	CONCRETE PAVEMENT	P. 60
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GENERAL NOTES:

- NOTES AND LEGEND.
- AGENCIES.
- IN THE TITLE BLOCK.



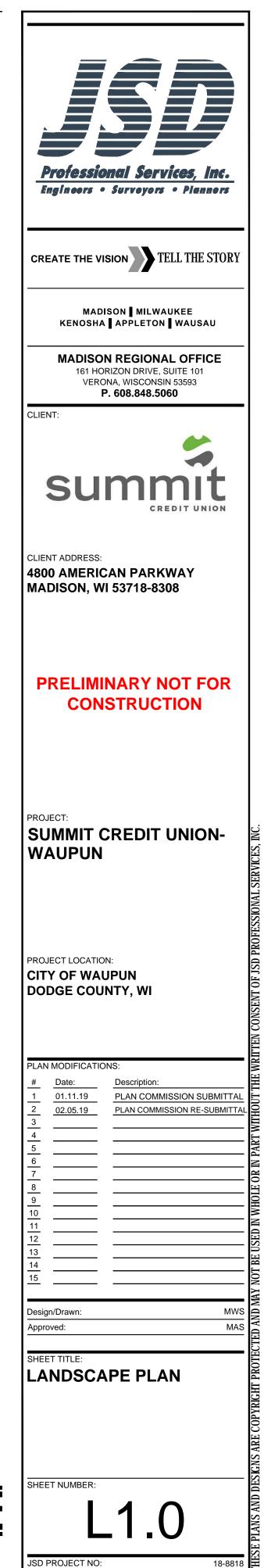
1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS

2. ALL WORK IN THE ROW SHALL BE IN ACCORDANCE WITH THE CITY OF WAUPUN STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION. 3. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY

4. DRAWING FOR REVIEW - NOT FOR CONSTRUCTION UNLESS OTHERWISE NOTED

5. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL FINE GRADING AND TOPSOILING WITH GENERAL CONTRACTOR

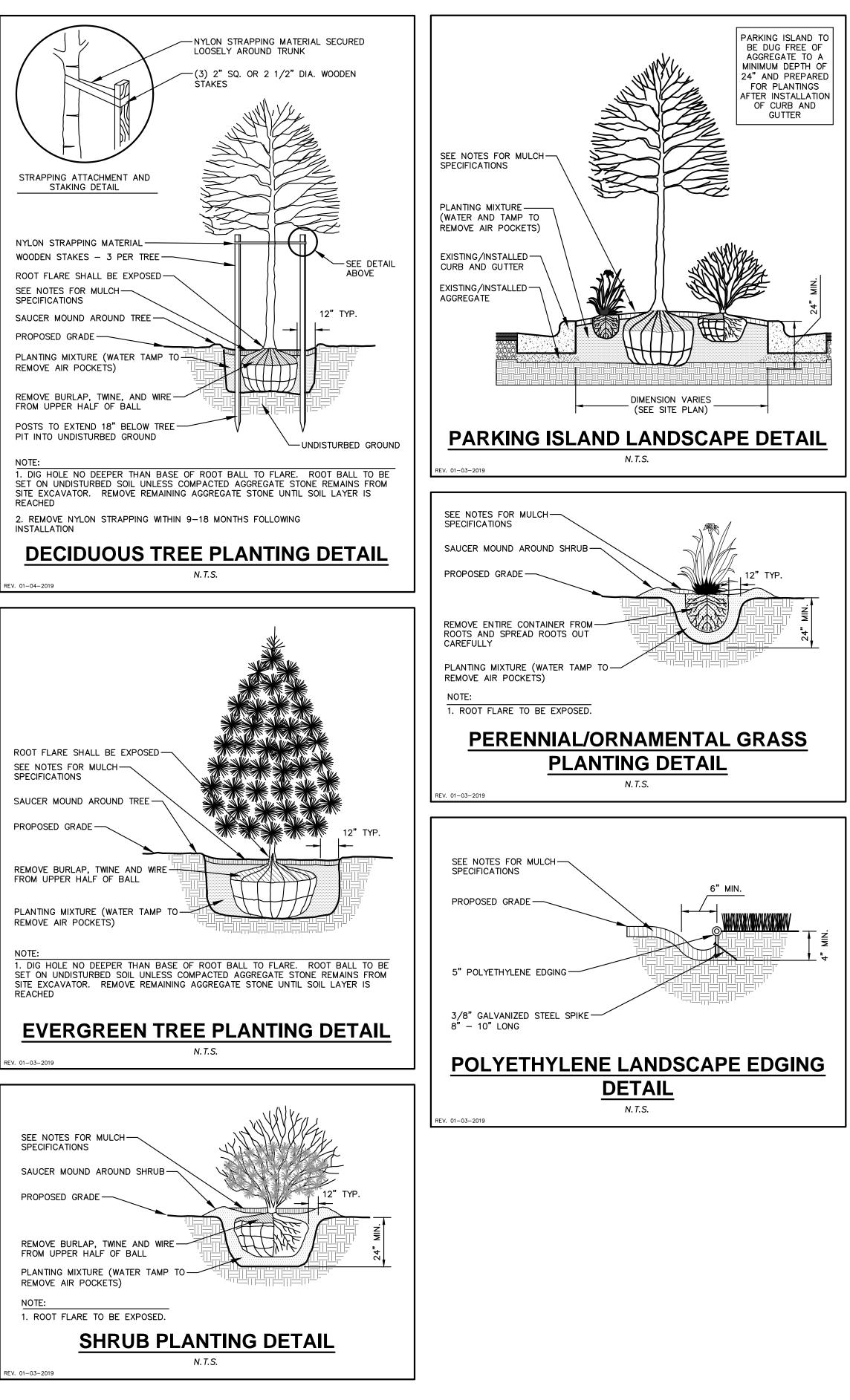
REFER TO SHEET L2.0 FOR ADDITIONAL DETAILS, NOTES AND SPECIFICATION INFORMATION INCLUDING MATERIALS, GUARANTEE AND EXECUTION RELATED TO LANDSCAPE PLAN





NYLON STRAPPING MATERIAL SECULOSELY AROUND TRUNK (3) 2" SQ. OR 2 1/2" DIA. WOOD STAKES STRAPPING ATTACHMENT AND STAKING DETAIL
NYLON STRAPPING MATERIAL WOODEN STAKES – 3 PER TREE ROOT FLARE SHALL BE EXPOSED SEE NOTES FOR MULCH SPECIFICATIONS SAUCER MOUND AROUND TREE PROPOSED GRADE PLANTING MIXTURE (WATER TAMP TO REMOVE AIR POCKETS) REMOVE BURLAP, TWINE, AND WIRE FROM UPPER HALF OF BALL POSTS TO EXTEND 18" BELOW TREE
PIT INTO UNDISTURBED GROUND NOTE: 1. DIG HOLE NO DEEPER THAN BASE OF ROOT BALL TO FLARE. ROOT BA SET ON UNDISTURBED SOIL UNLESS COMPACTED AGGREGATE STONE REMA
SITE EXCAVATOR. REMOVE REMAINING AGGREGATE STONE UNTIL SOIL LAY REACHED 2. REMOVE NYLON STRAPPING WITHIN 9–18 MONTHS FOLLOWING INSTALLATION DECIDUOUS TREE PLANTING DE
N.T.S.

EV. 01-04-2019 ROOT FLARE SHALL BE EXPOSED SEE NOTES FOR MULCH-SPECIFICATIONS SAUCER MOUND AROUND TREE PROPOSED GRADE -REMOVE BURLAP, TWINE AND WIRE-FROM UPPER HALF OF BALL PLANTING MIXTURE (WATER TAMP REMOVE AIR POCKETS) REACHED



GENERAL NOTES

- ONLY WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE IN ACCORDANCE WITH LOCALLY ACCEPTED BEST HORTICULTURAL PRACTICES.
- . MATERIALS PLANTS: ALL PLANTS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1-2004. PLANTS SHALL BE TRUE TO SPECIES AND VARIETY SPECIFIED AND NURSERY GROWN IN ACCORDANCE WITH GOOD PLANTS SHALL BE FRESHLY DUG (DURING THE MOST RECENT FAVORABLE HARVEST SEASON). PLANTS SHALL BE SO TRAINED IN LARVAE). THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS AND SHALL BE FREE FROM PHYSICAL DAMAGE OR OTHER MINIMUM BRANCHING HEIGHT OF SIX (6) FEET ABOVE THE GROUND TO ALLOW ADEQUATE VISUAL AND PHYSICAL CLEARANCE.
- THE MONTHS FROM APRIL TO OCTOBER.
- PRIVATE PROPERTY.
- 6. ANY SUBSTITUTIONS IN PLANT TYPE, LOCATION, OR SIZE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 7. CONTRACTOR TO VERIFY PLANT MATERIAL QUANTITIES. QUANTITIES SHOWN ON PLAN TAKE PRECEDENCE OVER THOSE ON SCHEDULE.

LANDSCAPE MATERIAL NOTES

- INSTALLATION.
- . MATERIALS TOPSOIL: TOPSOIL TO BE CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 3/4" IN APPLY SOIL AMENDMENTS TO ALL LANDSCAPE AREAS PER SOIL TEST.
- MATERIALS SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED FREE WOVEN WEED BARRIER FABRIC.
- STONE, MADISON, WI. APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH NO PLASTIC/IMPERVIOUS BARRIERS WILL BE PERMITTED. EXAMPLE: BLACK VISQUEEN.
- WEED-PREVENTER SHOULD BE MIXED WITH MULCH USED TO INSTALL TREE RING AS WELL AS TOPICALLY APPLIED TO COMPLETED INSTALLATION OF TREE RING.
- 6. MATERIALS POLYETHYLENE EDGING: EDGING SHALL BE 5" DEEP, POLYETHYLENE EDGING. OWNER'S REPRESENTATIVE SHALL APPROVE PRODUCT SPECIFICATION PROVIDED BY LANDSCAPE CONTRACTOR.
- . MATERIALS IRRIGATION
- PERIMETER PLANT BEDS AND TURFGRASS AREAS.

SEEDING & SODDING NOTES

- MATERIALS TURFGRASS SEED: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND EARTH CARPET'S "MADISON PARKS" GRASS SEED, OR EQUIVALENT AS APPROVED BY THE OWNER'S REPRESENTATIVE, INSTALLED PER MANUFACTURER'S PER 1000 SQUARE FEET. FERTILIZE AND MULCH PER MANUFACTURER'S RECOMMENDATIONS
- 2. MATERIALS SOD: DISTURBED LAWN AREAS LABELED ON PLAN AS SUCH, SHALL RECEIVE 6" OF TOPSOIL AND A PREMIUM GRADE TURFGRASS UP AND HANDLED WITHOUT DAMAGE. TURFGRASS SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT IS BE RELATIVELY FREE OF THATCH, UP TO 0.5 INCH ALLOWABLE (UNCOMPRESSED). TURFGRASS SOD SHALL BE REASONABLY FREE (10 LEAF WEEDS. THE SOD SUPPLIER SHALL MAKE RECOMMENDATIONS TO THE CONTRACTOR REGARDING WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER SOD IS INSTALLED.

CONTRACTOR AND OWNER RESPONSIBILITY NOTES

- GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER'S CONTRACTOR SHALL REPLACE (AT NO COST TO OWNER) ANY PLANTS THAT ARE DEAD OR NOT IN A VIGOROUS THRIVING CONDITION. REPLACEMENT PLANTS SHALL BE OF THE SAME KIND AND SIZE AS ORIGINALLY SPECIFIED UNLESS OTHERWISE DIRECTED BY OWNER'S TO OWNER. CONTRACTOR SHALL PROVIDE A ONE (1)-YEAR STRAIGHTENING GUARANTEE FOR ALL TREES.
- CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER'S REPRESENTATIVE PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.
- 3. MAINTENANCE: (CONTRACTOR) FOR ALL PLANTINGS, SEEDED AREAS AND SODDED LAWN AREAS: THE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AND LAWN AREAS FOR A MINIMUM TIME PERIOD OF 60 DAYS, UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY WATERING PLANTS AND LAWN/TURFGRASS DURING THIS 60 DAY ESTABLISHMENT PERIOD. CONTRACTOR IS RESPONSIBLE FOR THE ESTABLISHMENT OF HEALTHY VIGOROUS PLANT MATERIALS AND LAWN/TURFGRASS GROWTH. CONTRACTOR IS ALSO RESPONSIBLE FOR ANY PRUNING OF PLANT MATERIALS, AND SHAPING AND/OR REPLACEMENT OR SUPPLEMENT OF IN A MANICURED CONDITION UNTIL THE TIME WHEN THE OWNER'S ACCEPTANCE IS GIVEN.

GENERAL: ALL WORK IN THE R-O-W AND PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES. LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE DONE TO UTILITIES. CONTRACTOR MUST CALL 1-800-382-5544 FOR UTILITY LOCATIONS AT LEAST THREE DAYS PRIOR TO DIGGING. HAND DIG AND INSTALL ALL PLANTS THAT ARE NEAR EXISTING UTILITIES. PROTECT PREVIOUSLY INSTALLED WORK OF OTHER TRADES. CONTRACTOR IS RESPONSIBLE FOR STAKING THE PLANT MATERIALS FOR REVIEW BY OWNER PRIOR TO DIGGING AND PLACEMENT AND SHALL COORDINATE ALL FINE GRADING AND RESTORATION WITH THE GRADING CONTRACTOR.

2. DELIVERY AND HANDLING: DO NOT DELIVER MORE PLANT MATERIALS THAN CAN BE PLANTED IN ONE DAY, UNLESS ADEQUATE, APPROPRIATE AND SECURE STORAGE IS PROVIDED AND APPROVED BY OWNER'S REPRESENTATIVE. AT ALL TIMES, PROTECT ALL PLANT MATERIALS FROM WIND AND DIRECT SUN. DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS. PROTECT PLANTS DURING DELIVERY AND DO NOT PRUNE PRIOR TO DELIVERY. ALL TREES AND SHRUBS SHALL BE PLANTED ON THE DAY OF DELIVERY; IF THIS IS NOT POSSIBLE, PROTECT THE PLANT MATERIALS NOT PLANTED BY STORING THEM IN A SHADED, SECURE AREA, PROTECTING THE ROOT MASS WITH WET SOIL, MULCH, HAY OR OTHER SUITABLE MEDIUM. CONTRACTOR TO KEEP ALL PLANT MATERIALS ADEQUATELY WATERED TO PREVENT ROOT DESICCATION. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING. DO NOT PICK UP CONTAINER OR BALLED PLANTS BY STEM OR ROOTS. ALL PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE CONTAINER OR BALL. PERFORM ACTUAL PLANTING

HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS. DEVELOPMENT AND APPEARANCE AS TO BE UNQUESTIONABLY SUPERIOR IN FORM, COMPACTNESS, AND SYMMETRY. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AND FREE OF DISEASE AND INSECTS (ADULT EGGS, PUPAE OR CONDITIONS THAT WOULD PREVENT THRIVING GROWTH OR PREMATURE MORTALITY. PLANTS SHALL BE OF THE HIGHEST QUALITY, POSSESS TYPICAL GROWTH HABITS AND FORM FOR THEIR SPECIES AND BE FREE OF INJURY. PARKWAY TREES AND PARKING LOT TREES SHALL HAVE A

PRUNING: THE CONTRACTOR SHALL PRUNE ALL TREES AND REPAIR ANY INJURIES THAT OCCURRED DURING THE PLANTING PROCESS. DOUBLE LEADERS, DEAD BRANCHES, AND LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS, SHALL BE PRUNED. THIS SHALL BE THE ONLY PRUNING ALLOWED AT PLANTING. PRUNING SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD FOR TREE CARE OPERATIONS, ANSI A300. PRUNE TREES IN ACCORDANCE WITH NAA GUIDELINES. DO NOT TOP TREES. PRUNE SHRUBS ACCORDING TO STANDARD HORTICULTURAL PRACTICES. ON CUTS OVER 3/4" IN DIAMETER AND BRUISES OR SCARS ON BARK, TRACE THE INJURED CAMBIUM LAYER BACK TO LIVING TISSUE AND REMOVE. SMOOTH AND SHAPE WOUNDS SO AS NOT TO RETAIN WATER. TREAT THE AREA WITH AN APPROVED INCONSPICUOUS LATEX BASED ANTISEPTIC TREE PAINT, IF PRUNING OCCURS "IN SEASON". DO NOT PRUNE ANY OAK TREES DURING

5. CLEANUP: THE WORK AREA SHALL BE KEPT SAFE AND NEAT AT ALL TIMES. DISPOSED OF EXCESS SOIL. REMOVE ALL CUTTINGS AND WASTE MATERIALS. SOIL AND BRANCHES. BIND AND WRAP THESE MATERIALS, ANY REJECTED PLANTS, AND ANY OTHER DEBRIS RESULTING FROM ALL PLANTING TASKS AND PROMPTLY CLEAN UP AND REMOVE FROM THE PROJECT SITE. UNDER NO CIRCUMSTANCES SHALL THE ACCUMULATION OF SOIL, BRANCHES OR OTHER DEBRIS BE ALLOWED UPON A PUBLIC PROPERTY IN SUCH A MANNER AS TO RESULT IN A PUBLIC SAFETY HAZARD OR DAMAGE. LIKEWISE, UNDER NO CIRCUMSTANCES SHALL ANY DEBRIS OR INCIDENTAL MATERIALS BE ALLOWED UPON ADJACENT

1. MATERIALS - PLANTING MIXTURE: ALL HOLES EXCAVATED FOR TREES, SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES SHALL BE BACKFILLED WITH TWO (2) PARTS TOPSOIL, ONE (1) PART SAND AND ONE (1) PART COMPOST. SOIL MIXTURE SHALL BE WELL BLENDED PRIOR TO

DIAMETER, AND FREE FROM TOXINS OR OTHER DELETERIOUS MATERIALS. TOPSOIL SHALL HAVE A pH VALUE BETWEEN 6 AND 7. TOPSOIL AND PLANTING SOIL SHALL BE TESTED TO ENSURE CONFORMANCE WITH THESE SPECIFICATIONS AND SHALL BE AMENDED TO MEET THESE SPECIFICATIONS. PROVIDE TEST RESULTS TO OWNER'S REPRESENTATIVE PRIOR TO PLACEMENT. DO NOT PLACE FROZEN OR MUDDY TOPSOIL.

SHREDDED HARDWOOD BARK MULCH INSTALLED TO A MINIMUM AND CONSISTENT DEPTH OF 3-INCHES. SHREDDED HARDWOOD BARK MULCH SIZE & COLOR TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. FERTILIZER SHALL BE IN ACCORDANCE WITH APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. SHREDDED HARDWOOD BARK MULCH AREAS SHALL NOT RECEIVE

4. MATERIALS - STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE DECORATIVE STONE MULCH SPREAD TO A MINIMUM AND CONSISTENT DEPTH OF 4" INCHES. DECORATIVE STONE MULCH TO BE 1-INCH MERRIMAC STONE AS PROVIDED BY MADISON BLOCK & APPLICABLE LOCAL, COUNTY AND STATE OF WISCONSIN REQUIREMENTS. STONE MULCH AREAS SHALL RECEIVE WOVEN WEED BARRIER FABRIC.

5. MATERIALS - TREE & SHRUB RINGS: ALL TREES AND/OR SHRUBS PLANTED IN SEEDED OR SODDED LAWN AREAS TO BE INSTALLED WITH A MINIMUM 4' DIAMETER SHREDDED HARDWOOD BARK MULCH TREE RING SPREAD TO A CONSISTENT DEPTH OF 3-INCHES. ALL TREE RINGS SHOULD BE INSTALLED WITH A 5" DEPTH SHOVEL CUT EDGE, ANGLED 45 DEGREES INTO SOIL. A PRE-EMERGENT GRANULAR HERBICIDE

A. BASE BID: TEMPORARY DRIP IRRIGATION (DARK BROWN IN COLOR) TO BE INSTALLED IN ALL PLANT BEDS SURROUNDING THE BUILDING. B. ALTERNATE BID: PERMANENT IN-GROUND IRRIGATION SYSTEM TO BE INSTALLED WITH COVERAGE AREA TO INCLUDE ALL PARKING LOT

RECOMMENDATIONS. IN ADDITION TO TURFGRASS SEED, ANNUAL RYE SHALL BE APPLIED TO ALL DISTURBED AREAS AT A RATE OF 1 1/2 LBS

SOD. ONLY IMPROVED TYPES OF SOD (ELITE) ARE ACCEPTABLE. TURFGRASS SHALL BE MACHINE CUT AT A UNIFORM THICKNESS OF .60 INCH, PLUS OR MINUS .25 INCH, AT TIME OF CUTTING. MEASUREMENT FOR THICKNESS SHALL EXCLUDE TOP GROWTH AND THATCH. LARGE ROLL TURFGRASS SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH (36-48 INCHES) AND LENGTH. BROKEN PADS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTABLE. STANDARD SIZE SECTIONS OF TURGRASS SOD SHALL BE STRONG ENOUGH SO THAT THEY CAN BE PICKED EXCESSIVELY DRY OR WET, AS THIS MAY ADVERSELY AFFECT ITS SURVIVAL. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY THE OWNER. TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED/TRANSPLANTED WITHIN A PERIOD OF 24 HOURS. TURFGRASS SOD SHALL WEEDS/100 SQ. FT.) OF DISEASES, NEMATODES AND SOIL-BORNE INSECTS. ALL TURFGRASS SOD SHALL BE FREE OF GRASSY AND BROAD

REPRESENTATIVE. PLANTS SHALL BE ALIVE AND IN HEALTHY AND FLOURISHING CONDITION AT THE END OF THE GUARANTEE PERIOD. THE REPRESENTATIVE. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT, INCLUDING BUT NOT LIMITED TO BEDDING, EDGING, MULCH, ETC. REPLACE PLANTS DAMAGED AT TIME OF PLANTING. REPAIR AREAS DISTURBED IN ANY WAY DURING PLANT REPLACEMENT AT NO COST

DEFICIENT SHREDDED HARDWOOD BARK MULCH DURING THIS PERIOD. LONG TERM PLANT MATERIALS AND LAWN/TURFGRASS MAINTENANCE AND ANY PROGRAM FOR SUCH IS THE RESPONSIBILITY OF THE OWNER. ALL PLANTINGS AND LAWN/TURFGRASS AREAS SHALL BE MAINTAINED

MAINTENANCE: (OWNER) THE OWNER IS RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AND WEED BARRIER FABRIC AS NECESSARY FOLLOWING THE ONE (1) YEAR CONTRACTOR GUARANTEE PERIOD.



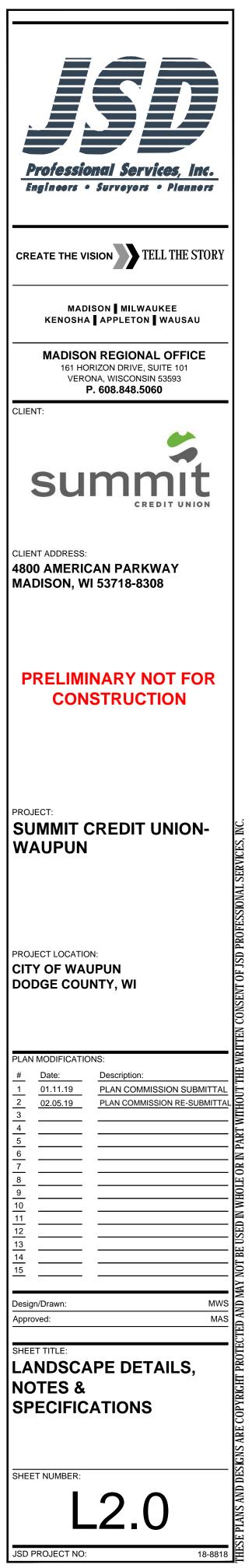


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	1.60 1.45 1.27 1.10 0.58 0.89 0.81 0.72 0.64 0.43 0.17 0.12 0.09 0.09 0.08 0.07 0.06 0.04 0.03 0.02
	1.60 1.48 1.37 1.24 1.18 1.11 1.04 0.54 0.54 0.54 0.54 0.51 0.13 0.10 0.12 0.11 0.09 0.07 0.04 0.03 0.02
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	1.52 1.48 1.45 1.41 1.40 1.41 1.41 1.34 1.34 1.31 0.51 0.51 0.12 0.12 0.12 0.12 0.12 0.13 0.59 0.50 0.00 0.00 0.00
	$\frac{1}{127}$ $\frac{1}{129}$ $\frac{1}{136}$ $\frac{1}{151}$ $\frac{1}{166}$ $\frac{1}{160}$ $\frac{1}{150}$ $\frac{1}{164}$ $\frac{1}{124}$ $\frac{1}{124}$ $\frac{1}{124}$ $\frac{1}{128}$ $\frac{1}$
	OP1.T3M
	1.18 1.54 1 2.64 2.28 2.64 1.55 0.95 0.43 0.28 0.31 0.28 0.25 0.11 0.68 0.66 0.65
	1.20 1.21 1.56 2.12 2.16 1.85 1.38 0.62 0.36 0.22 0.26 0.25 0.23 0.11 0.07 0.06 0.04
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	2 0.53 0.71 0.53 1.14 1.24 1.34 1.38 1.48 1.07 0.38 0.15 0.18 0.21 0.21 0.16 0.09 0.06 0.04 0.03
	0.59 0.56 0.63 0.78 0.52 1.06 1.16 1.19 1.24 087 0.27 0.13 0.16 0.18 0.17 0.13 0.09 0.06 0.04 0.03
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Ν	

EXTERIOR LIGHTING CALCULATIONS

SCALE 1" = 20'-0"

1

LC100

LUMINAIRE SCH	EDULE	
SYMBOL	LABEL	DI
0	OB1.360	36
	OP1.T3M	LE
	OP1.TFTM	LE
	OL1	LI
0	OD1	E

SCHEMATIC DESIGN SET | NOT FOR CONSTRUCTION |



SCHEMATIC DESIGN SET | NOT FOR CONSTRUCTION | PROJECT TITLE

SUMMIT BRANCH - WAUPUN

ARCHITECTURE | ENGINEERING | INTERIOR DESIGN 811 E. WASHINGTON AVE. SUITE 200 | MADISON, WI 53703 TBD SHALER DRIVE WAUPUN, WI DESCRIPTION

360 DEGREE DISTRIBUTION BOLLARD, 4000K

LED SITE LIGHT ON 18 FT POLE WITH A 6 INCH TALL CONCRETE BASE, 4000K

LED SITE LIGHT ON 18 FT POLE WITH A 6 INCH TALL CONCRETE BASE, 4000K

LINEAR AIMABLE UP-LIGHT MOUNTED IN STRUCTURE OF CANOPY, 4000K

EXTERIOR DOWNLIGHT, 4000K

SCHEMATIC DESIGN SET | NOT FOR CONSTRUCTION |

SHEET NAME EXTERIOR LIGHTIN	G CALCULATIONS		
PROJECT NO.	2018149		COPYRIGHT STRANG, INC. 2019
DATE:	01-07-2019	SHEET NO.	
DRAWING SET	PLAN REVIEW		LUIUU

LED Bollards with rotationally symmetrical distribution

Post construction: One piece extruded aluminum, with a one piece aluminum top housing and base, internally welded into an assembly. Die castings are marine grade, copper free (≤ 0.3% copper content) A360.0 aluminum alloy.

Enclosure: Heavy walled, die-cast aluminum cap. Clear $\frac{3}{10}$ " thick borosilicate glass with pure anodized aluminum cone reflector. Fully gasketed using high temperature silicone rubber O-ring gaskets.

Electrical: 14.4 W LED luminaire, 20 total system watts, -20°C start temperature. Integral 120 V through 277 V electronic LED driver, 0-10V, TRIAC, and ELV dimmable. LED module(s) are available from factory for easy replacement.

Standard LED color temperature is 3000K with a >80 CRI. Available in 4000K (>80 CRI); add suffix K4 to order.

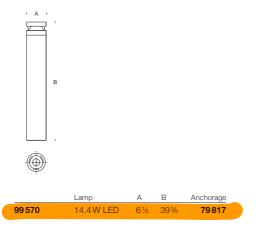
Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Anchor base: Heavy cast aluminum, slotted for precise alignment. Mounts to BEGA 79817 anchorage kit (supplied).

Finish: All BEGA standard finishes are polyester powder coat with minimum 3 mil thickness. Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

UL listed for US and Canadian Standards, suitable for wet locations. Protection class IP65.

Luminaire Lumens: 746





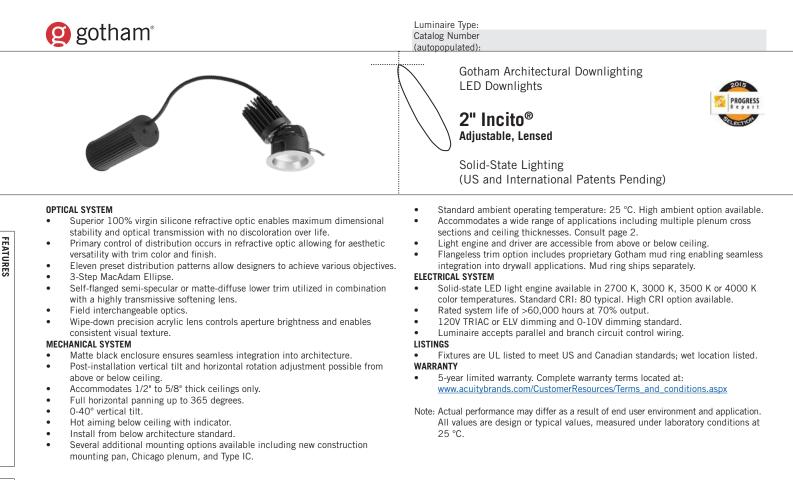
1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 FAX (805) 566-9474 www.bega-us.com ©copyright BEGA 2017 Updated 09/17

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Type: BEGA Product: Project: Voltage: Color: Options: Modified:

SUMMIT CREDIT UNION WAUPUN

TYPE: OB1.360



EXAMPLE: ICO ADJL 35/10 2AR LSS 20D MVOLT UGZ

E/OAMT EE		. 33/10 ZAK L33	200 111	OEI OGE								
Series	Color	temperature	Nomi	nal lumen values ¹	Apertu	re/Trim color	Trim St	yle	Finis	h	Beam	
ICO ADJL	27/ 30/ 35/ 40/	2700 K 3000 K 3500 K 4000 K	05 07 10 15 ²	500 lumens 750 lumens 1000 lumens 1500 lumens	2AR 2PR 2WTR 2GR 2WR ³ 2BR ³	Clear Pewter Wheat Gold White Black	(blank) FL	Self- flanged Flangeless	LSS	Semi- specular Matte diffuse	15D 20D 25D 35D 40D 45D 3515D 5020D 5060D 6070D	 15° beam angle 20° beam angle 25° beam angle 30° beam angle 35° beam angle 40° beam angle 45° beam angle Elliptical 35° x 15° beam angle Elliptical 50° x 20° beam angle Elliptical 50° x 60° beam angle Elliptical 60° x 70° beam angle

Voltage	Driver		Options			
MVOLT ⁴ 120 277	UGZ ⁵	Universal dimming to 1% (0-10V, 120V TRIAC or ELV)	SF ^{6,7} TRW ^{8,9} TRBL ^{9,10} CP ¹¹ NPP16D ^{6,7} NPP16DER ^{6,7}	Single fuse White painted flange Black painted flange Chicago plenum nLight® network power/relay pack with 0-10V dimming. nLight® network power/relay pack with 0-10V dimming. ER control fixtures on emergency circuit.	CRI90 HAO ² ICAT ² NCH	High CRI (90+) High ambient (40°C) IC/Airtight housing construction New construction housing

 ACCESSORIES order as separate catalog numbers (shipped separately)

 OPTC2¹²
 Additional optics available for field installation

 OPTC2 KIT
 Kit including a field interchangeable optic for each of the 13 preset beam distribution patterns

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ORDERING INFORMATION

Conyers GA 30012 P 800.315.4982 | gothamlighting.com 4/16. Specifications subject to change without notice. TYPE: OD1



OVERVIEW • SPECIFICATIONS • ORDERING

INTERIOR + EXTERIOR | L50 ASYM

DATE

PROJECT

FIRM

TYPE: OI 1

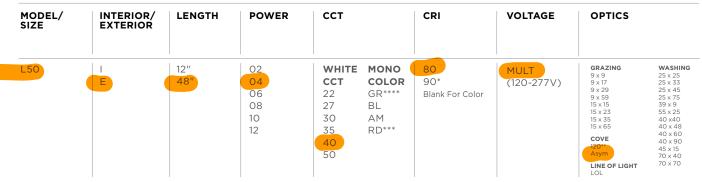
TRŌV®

THE L50 INCLUDES PATENTED OPTICAL DESIGN THAT DELIVERS THE WIDEST RANGE OF BEAM ANGLE OPTIONS FOR PRECISE COVE, WALL GRAZING, WALL WASHING OR LINE OF LIGHT APPLICATIONS. EXCLUSIVE FLIP TO FLATTM HINGE DESIGN PROVIDES FLEXIBILITY WHEN MANAGING SMALL COVE DETAILS. TROV OFFERS SMOOTH, FLICKER FREE DIMMING DOWN TO 0%.

FEATURES :

- DIM TO 0%, ELV REVERSE PHASE
- 24 BEAM ANGLES
- MULTI-VOLT
- FLIP TO FLAT™
- 6 CCT OPTIONS
- 80+ AND 90+ CRI OPTIONS
- IP54 INTERIOR AND IP66 EXTERIOR OPTIONS





EXAMPLE: L50-I-48-10-27-90-MULT-15x65 *90 CRi not available in 2200K or 5000K **120 is only available with Exterior option. See L35 spec sheet for interior cove options. ***Red is not available in 12W or 10W. ****Green is not available in 12W.

PERFORMANCE	WATTS	OPTIC	LUMEN OUTPUT	EFFICACY
	2W	ASYM	110 lm/LF (361 lm/m)	55 Im/W
	4W	ASYM	302 lm/LF (1037 lm/m)	76 lm/W
	6W	ASYM	482 lm/LF (1614 lm/m)	80 lm/W
	8W	ASYM	675 lm/LF (2224 lm/m)	84 lm/W
	10W	ASYM	785 lm/LF (2644 lm/m)	79 lm/W
	12W	ASYM	923 Im/LF (2752 lm/m)	77 lm/W

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA

COLOR RENDERING INDEX	80+, 90+			
COLOR CONSISTENCY	2-STEP MACADAM ELL	IPSE		
LUMEN DEPRECIATION / RATED LIFE	WATTS L70 @ 25C	L70 @ 50C	L90 @ 25C	L90 @ 50C
	2W-12W >150,000	>70,000	>50,000	>25,000

ELECTRICAL POWER CONSUMPTION

2W*/LF (6.6W/M) ; 4W/LF (13.2W/M) ; 6W/LF (19.8W/M) ; 8W/LF (26.4W/M) ; 10W/LF (33W/M) ; 12W/FL (39.6W/M) * 3W/LF (9.9W/M) at 220V -277V

MAX FIXTURE RUN LENGTH		2W	/LF	4W	/LF	6W	/LF	8W	/LF	10W	//LF	12W	/LF
	Volts	Max Run all 1'	Max Run all 4'										
	120	214	214	186	186	152	152	114	114	91	91	76	76
	220	374	392	340	340	277	277	209	209	95	167	95	139
	277	374	494	374	428	349	349	263	263	95	190	95	175
POWER FACTOR	4W, 6W	, 8W, 10	W, 12W >	>0.9, 2W	<0.9								
OPERATING VOLTAGE	MULTIV	OLT: 110	-277VAC	c, 50/60	Hz								
DRIVER	INTEGR	AL TO F	IXTURE	; DE-RA	TED PO	WER AN	ID SYNC	HRONO	US STAI	RT-UP A	T FULL	BRIGHT	NESS
STARTUP TEMPERATURE	-40°F T	0 122° F	(-40°C T	O 50°C)									
OPERATING TEMPERATURE	-40°F T	0 122° F	(-40°C T	O 50°C)									
STORAGE TEMPERATURE	-40°F T	0 176°F	(-40°C T	O 80°C)									

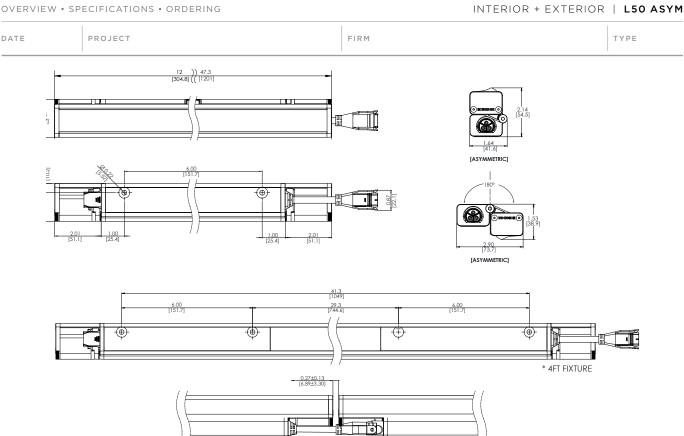
ECOSENSE LIGHTING INC. 837 NORTH SPRING STREET SUITE 103 LOS ANGELES, CA 90012	 P• 310.496.6255 F• 310.496.6256 T• 855.632.6736 855.6.ECOSEN 	SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. VISIT ECOSENSELIGHTING COM FOR THE MOST CURRENT SPECIFICATIONS. © 2017 ECOSENSE LIGHTING INC. ALL RIGHTS RESERVED. ECOSENSE, THE ECOSENSE LIGO, RISE, TROV, SLIM COVE AND ECOSPEC ARE REGISTERED TRADEMARKS OF ECOSENSE LIGHTING INC. FREEDOM TO CREATE'*	ECOSENSELIGHTING.COM	1/3
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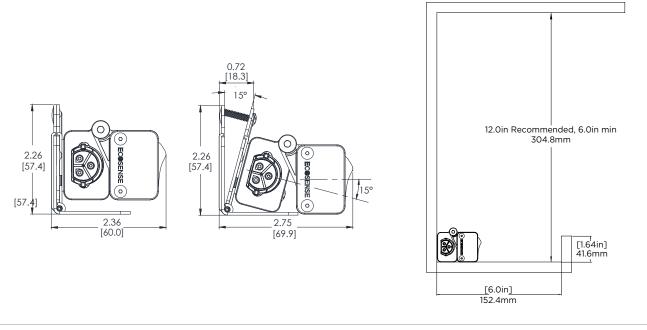


TRŌV®

OVERVIEW • SPECIFICATIONS • ORDERING



Fine Adjustable L-Bracket:



ECOSENSE LIGHTING INC. 837 NORTH SPRING STREET SUITE 103 LOS ANGELES, CA 90012

P • 310.496.6255 F • 310,496,6256 855.632.6736 т٠ 855.6.ECOSEN SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE. VISIT ECOSENSELIGHTING.COM FOR THE MOST CURRENT SPECIFICATIONS. 02107 ECOSENSE LIGHTING INC. ALL RIGHTS RESERVED. ECOSENSE THE ECOSENSE LOGO. RISE, TROV. SLINI COVE AND ECOSPEC ARE REGISTERED TRADEMARKS OF ECOSENSE LIGHTING INC. FREEDOM TO CREATE™

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3/3

20171120

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		D-Series Size 0 LED Area Luminair	Type
	d"series		Hit the Tab key or mouse over the page to see all interactive elements. Capable Luminaire This item is an A+ capable luminaire, which has been
Specific	ations		designed and tested to provide consistent color appearance and system-level interoperability.
EPA:	0.95 ft ² (.09 m ²)		 All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
Length: Width: Height:	26" (66.0 cm) 13" (33.0 cm) 7"		 This luminaire is A+ Certified when ordered with DTL[®] controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
Weight (max):	(17.8 cm) 16 lbs (7.25 kg)		 This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹
			To learn more about A+, visit <u>www.acuitybrands.com/aplus</u> .
			1. See ordering tree for details.
	options indicated background.		2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

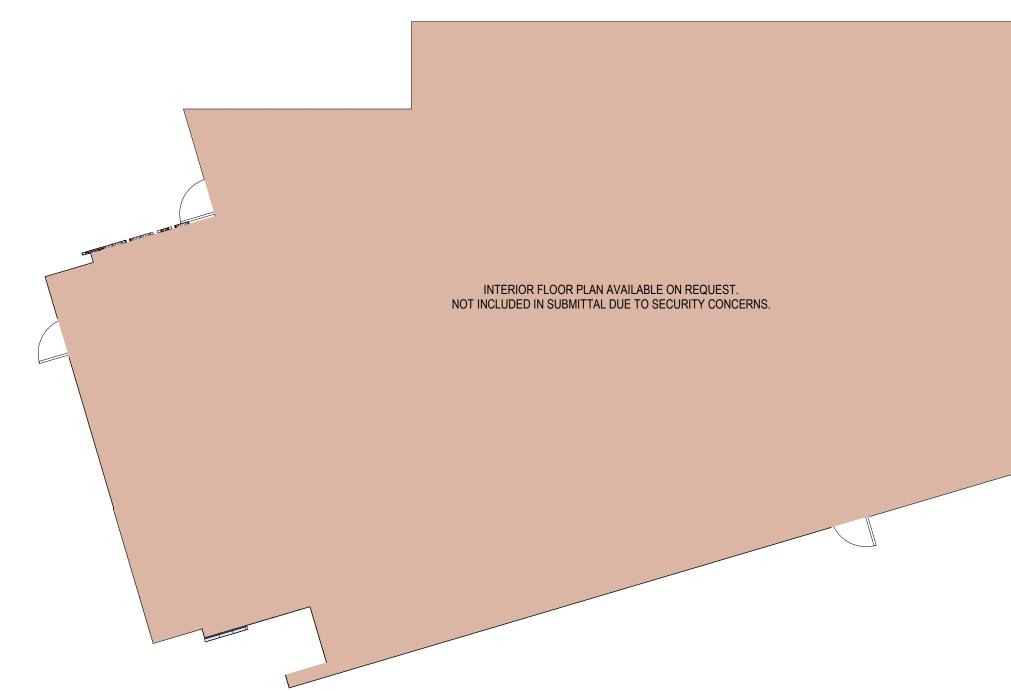
Orde	ring Information				EXAMPLE	:DS>	(0 LED P6 40K T3N	MVOLT S	SPA DDBX
DSX0 LED									
eries	LEDs	Color temperature	Distribution			Volta	ige Mounting		
DSX0 LED	Forward optics P1 P4 P7 P2 P5 P3 P6 Rotated optics P10 ¹ P12 ¹ P11 ¹ P13 ¹ P13 ¹	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted ²	T3S Type III T3M Type III T4M Type IV TFTM Forwar mediuu	short medium short medium medium d throw	T5S Type V short T5M Type V medium TSW Type V wide BLC Backlight control ^{2,3} LCC0 Left corner cutoff ^{2,3} RCC0 Right corner cutoff ^{2,3}	MVC 120 208 240 277 347 480	5.6 RPA R 5.6 WBA V 6 SPUMBA S 5.6.7 RPUMBA R 5.6.7 Shipped separatel KMA8 DDBXD U	quare pole mountiny tound pole mounting Vall bracket quare pole universal guound pole universal y Aast arm mounting t specify finish) ⁹	mounting adaptor
ontrol op Shipped i NLTAIR2 PER	installed nLight AIR generation 2 enabled ¹⁰ NEMA twist-lock receptacle only (co	· · · ·		PIRH1FC3V BL30	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient enabled at 1fc ⁵¹⁵¹⁴ Bi-level switched dimming, 30%		Other options Shipped installed HS House-side shield ²⁰ SF Single fuse (120, 277, 347		Dark bronze Black Natural aluminun
PER5 PER7 DMG PIR PIRH PIRHN	Five-wire receptacle only (control or Seven-wire receptacle only (control 0-10V dimming extend out back of Bi-level, motion/ambient sensor, 8-1 Bi-level, motion/ambient sensor, 15- Network, Bi-Level motion/ambient se	ordered separate) ^{11,12} housing for external control (control 5' mounting height, ambient sensor e 30' mounting height, ambient sensor	enabled at 5fc ^{5,13,14} enabled at 5fc ^{5,13,14}	BL50 PNMTDD3 PNMT5D3 PNMT6D3 PNMT7D3 FA0	Bi-level switched dimming, 50% Part night, dim till dawn ^{5,18} Part night, dim 5 hrs ^{5,18} Part night, dim 6 hrs ^{5,18} Part night, dim 7 hrs ^{5,18} Field adjustable output ¹⁹	6 5,16,17	DF Double fuse (208, 240, 48 L90 Left rotated optics ¹ R90 Right rotated optics ¹ DDL Diffused drop lens ²⁰ Shipped separately BS Bird spikes ²¹ EGS	0V) ⁶ DWHXD DDBTXD DBLBXD DNATXD DWHGXD	White Textured dark bron Textured black Textured natural aluminum Textured white

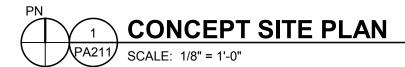
SUMMIT CREDIT UNION WAUPUN



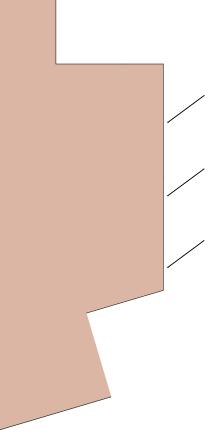
TYPE: OP1

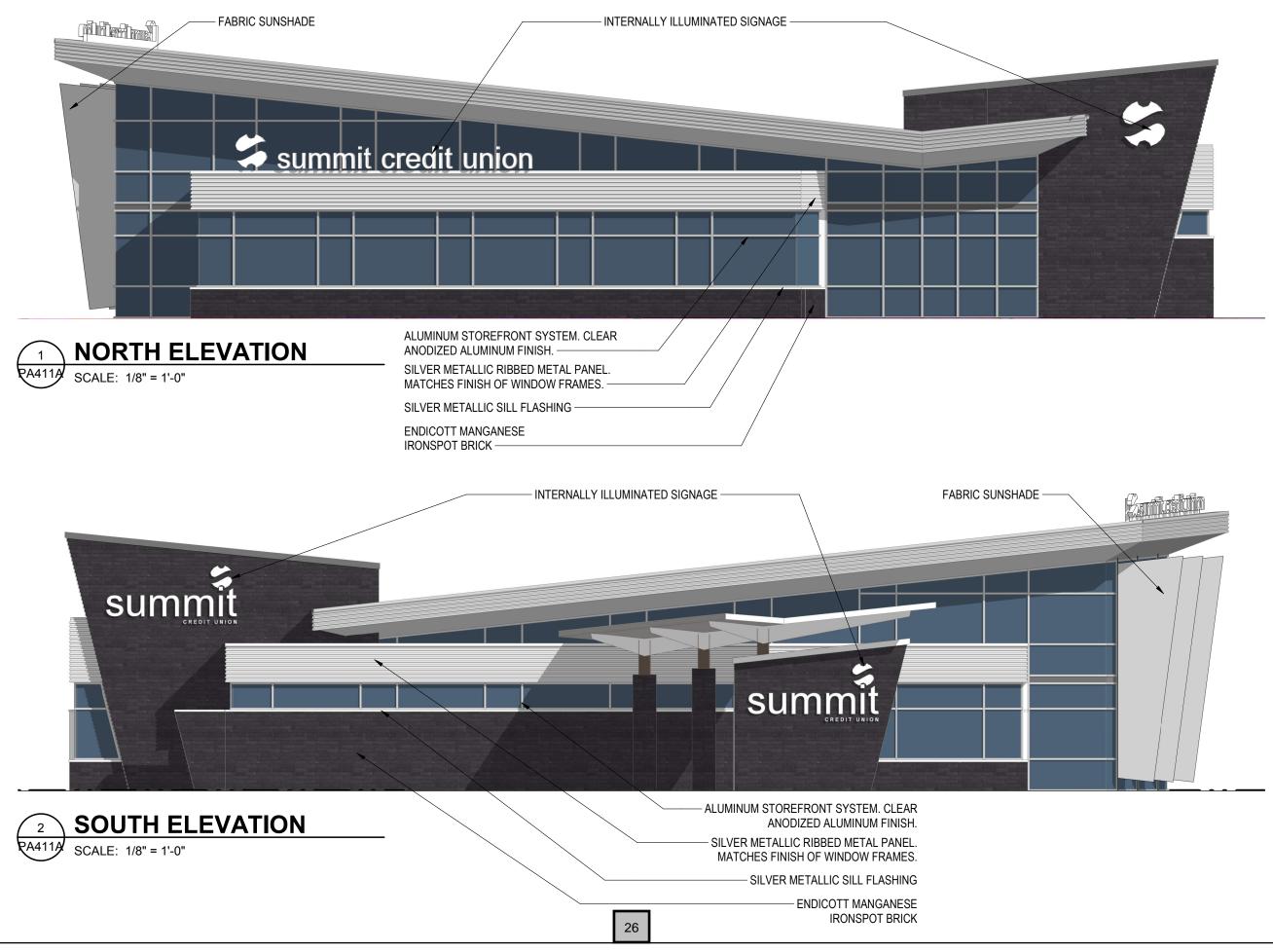
18' POLE



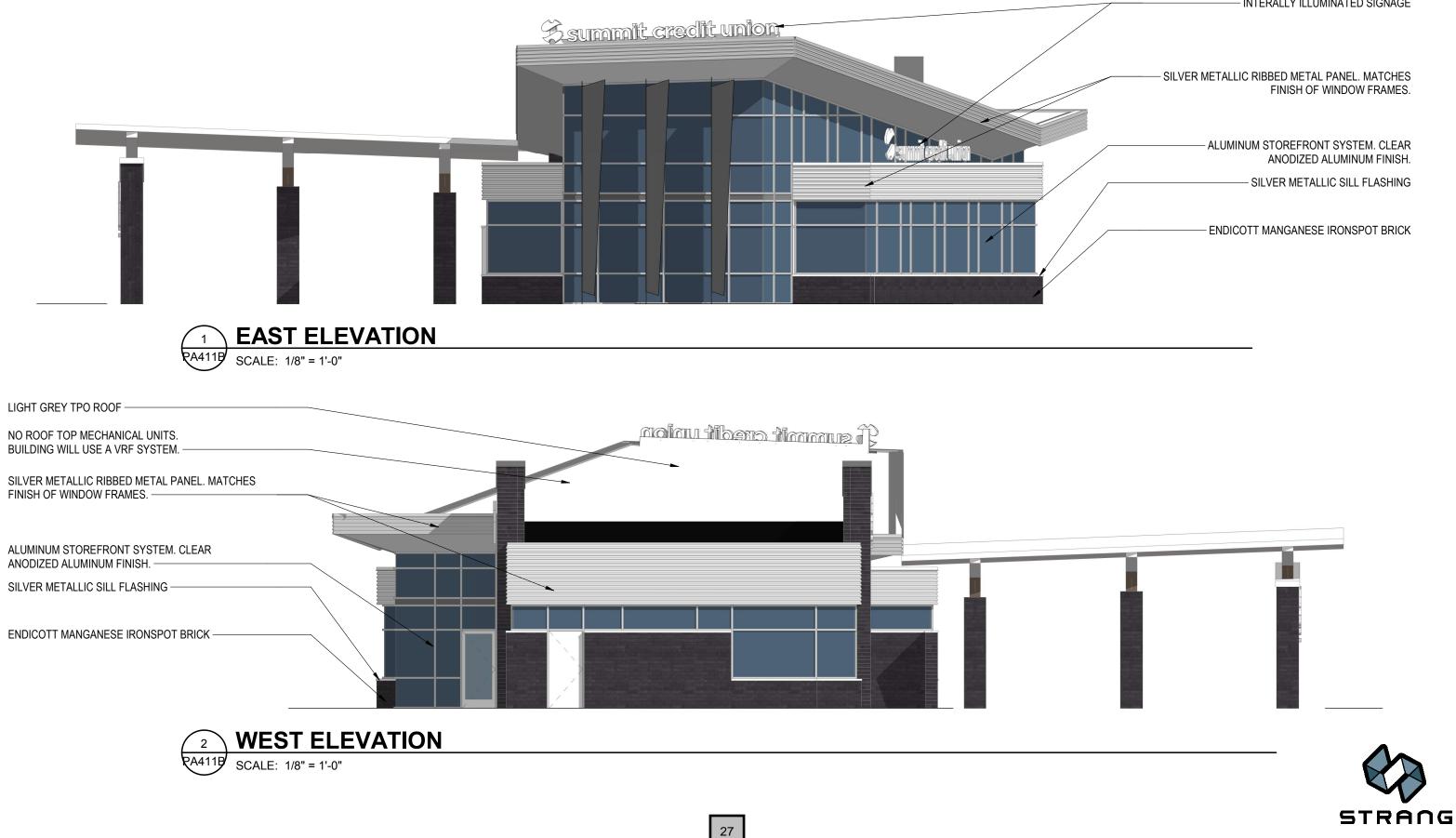












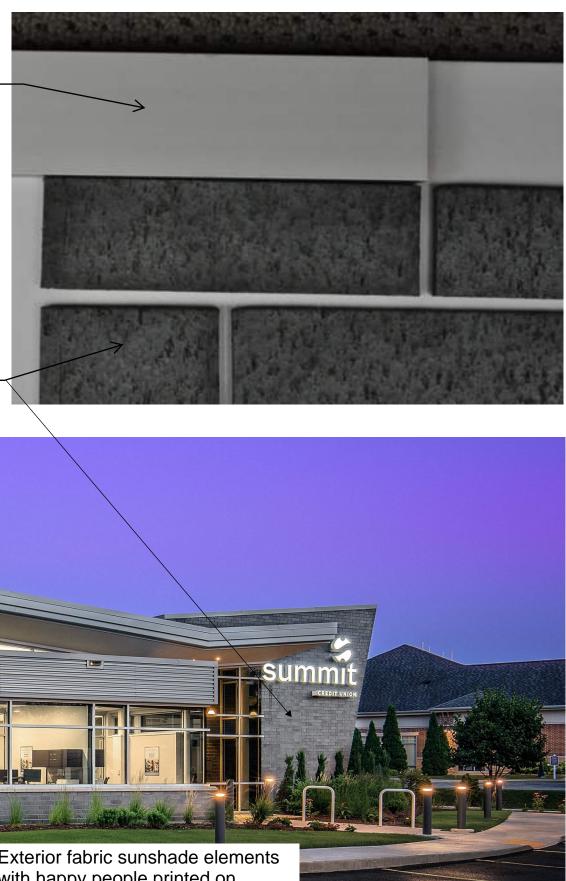


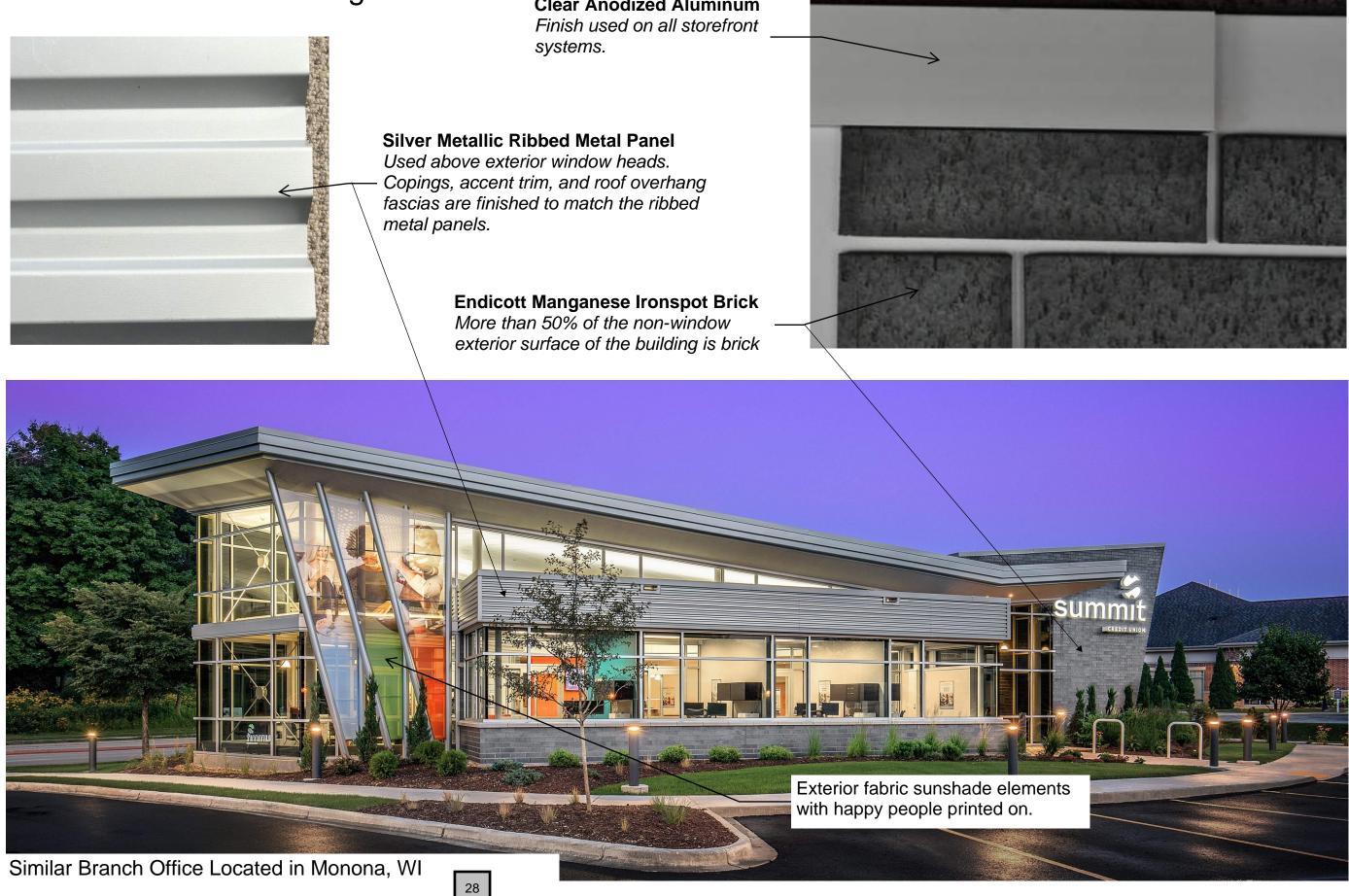
INTERALLY ILLUMINATED SIGNAGE
 — SILVER METALLIC RIBBED METAL PANEL. MATCHES FINISH OF WINDOW FRAMES.
ALUMINUM STOREFRONT SYSTEM. CLEAR ANODIZED ALUMINUM FINISH. SILVER METALLIC SILL FLASHING
ENDICOTT MANGANESE IRONSPOT BRICK

MA001 - Exterior Building Materials

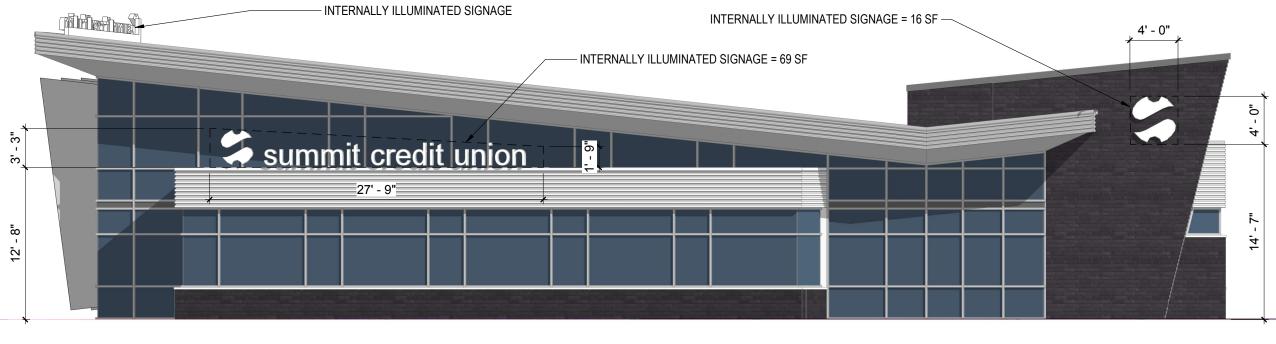


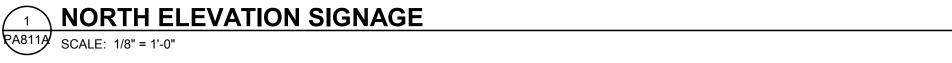
Clear Anodized Aluminum





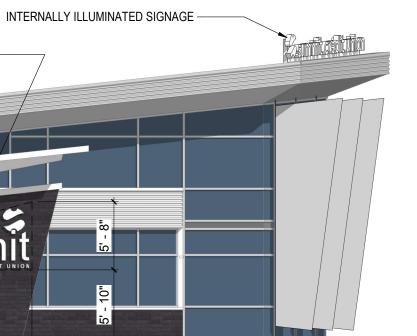




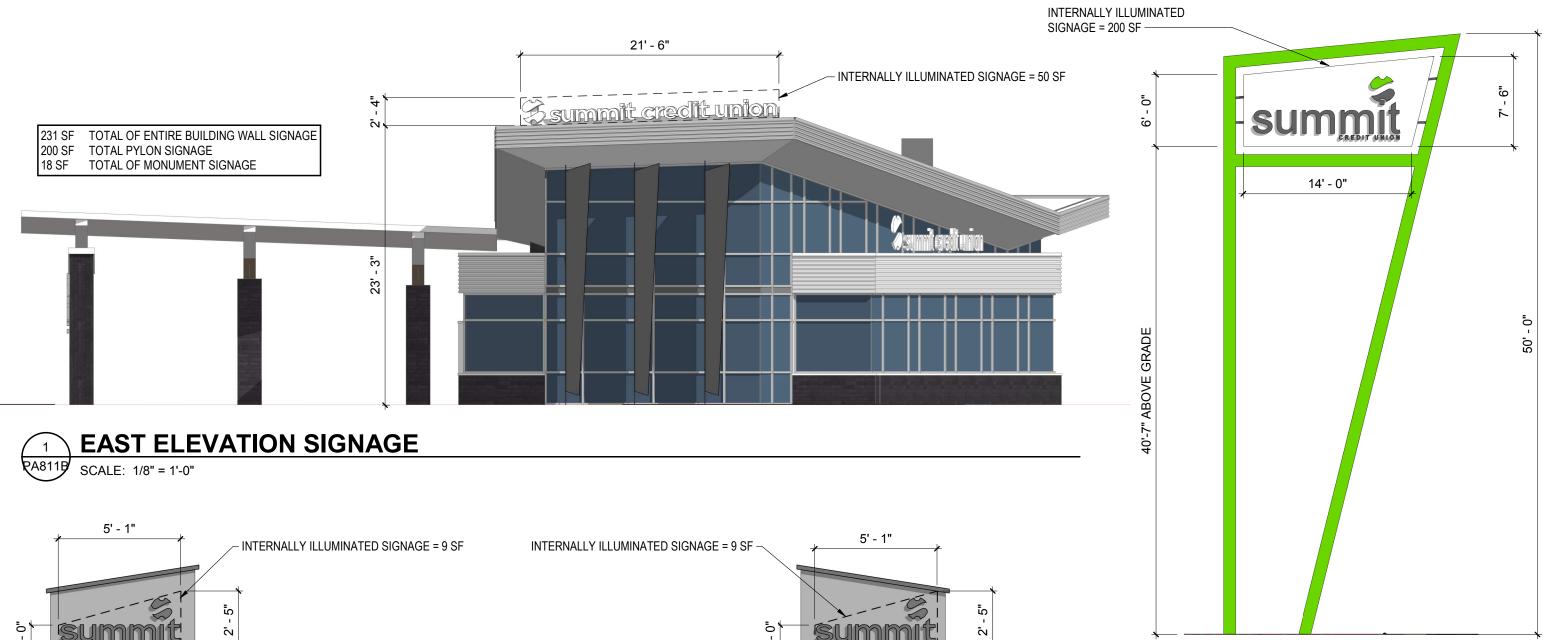


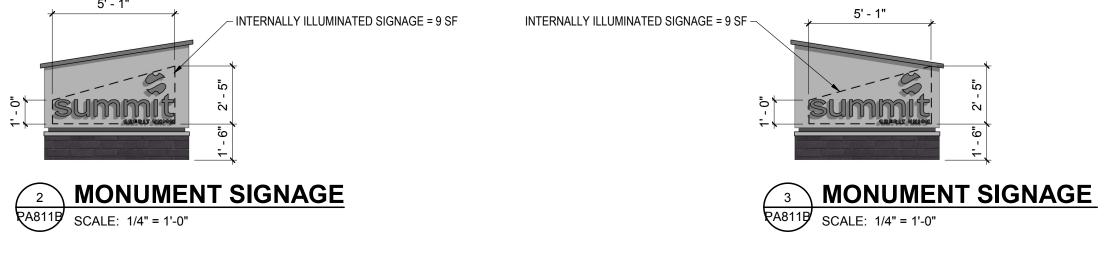
INTERNALLY ILLUMINATED SIGNAGE = 48 SF INTERNALLY ILLUMINATED 11' - 6" SIGNAGE = 48 SF 231 SF TOTAL OF ENTIRE BUILDING WALL SIGNAGE 200 SF TOTAL PYLON SIGNAGE 18 SF TOTAL OF MONUMENT SIGNAGE 5' - 8" . م ī٩, Summit 2' - 8" 14' - 2" 10" ιΩ 11' - 6" SOUTH ELEVATION SIGNAGE 2

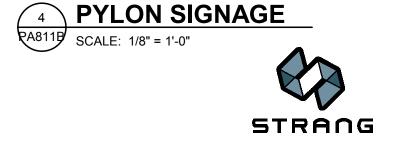
RA811A SCALE: 1/8" = 1'-0"











 a we multiply the spectra and provide spectra and provide		MAYFAIR ESTATES 1ST LANDS BEING LOT 1 OF MAYFAIR ESTATES RECO COUNTY REGISTER OF DEEDS OFFICE AND BEIN OF THE SW 1/4 OF SECTION 4, T.13N.,R 15E., CIT COUNTY, WISCONSIN.	ORDED IN THE DODGE NG PART OF THE SW 1/4
 a we multiply the spectra and provide spectra and provide		SURVEYOR'S CERTIFICATE:	- OWNER'S CERTIFICATE OF DEDICATION -
Model produce (157 54): 54 Min formation 2000; (157 54 min formation 2000; (157 54 min formation 2000; Notes produced (157 54): 55 min formation 2000; (157 54 min formation 2000; (157 54 min formation 2000; Notes produced (157 54): 55 min formation 2000; (157 54 min formation 2000; (157 54 min formation 2000; Notes produced (157 54): 55 min formation 2000; (157 54 min formation 2000; (157 54 min formation 2000; Notes produced (157 54): 55 min formation 2000; (157 54 min formation 2000; (157 54 min formation 2000; Notes produced (157 54): 55 min formation 2000; (157 54 min formation 2000; (157 54 min formation 2000; Notes produced (157 54): 55 min formation 2000; (157 54 min formation 2000; (157 54 min formation 2000; Notes produced (157 54): 55 min formation 2000; (157 54 min formation 2000; (157 54 min formation 2000; Notes produced (157 54 min formation 2000; (157 54 min formation 2000; (157 54 min formation 2000; Notes produced (157 54 min formation 2000; (157 54 min formation 2000; (157 54 min formation 2000; Notes produced (157 54 min formation 2000; (157 54 min formation 2000; (157 54 min formation 2000; Notes produced (158 min formation 2000; (157 54 min formation 2000; (157 54 min formation 2000; Notes produced (158 min		a resurvey of Lot 1 Mayfair Estates and is recorded in the Dodge County Register of Deeds Office and being part of the SW.1/4 of the SW.1/4 of	As Owner(s), I (we) hereby certify that I (we) caused the land described on this PLAT to be surveyed, mapped and dedicated as represented on this PLAT. I (we) also certify that this PLAT is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:
Barege solarements in the Walk laux (Hu 2019 Life data on 51351 file laux = 26374047 E Lether sorth lattice to the lattice laux (Hu 2019 Life data on 51351 file laux = 26374047 E Life data on the sort file data on 51351 file laux = 26374047 E Life data on the sort file data on 51351 file laux = 26374047 E Life data on the sort file data on 51351 file laux = 26374047 E Life data on the sort file data on 51351 file laux = 26374047 E Life data on the sort file data on the sort fil			(1) Department of Administration - Plat Review
Index with the the type th			
Benerging in the monotone is done Statutes are the Circle Visuana Address Cathe Optimizer is surveys see See See See See See See See See			(3) City of Waupun, Dodge County, Wisconsin
In the result Interd Int		complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the City of Waupun Subdivision Control Ordinance in surveying	(4) Dodge County Planning & Development Department
Dent thy of			
thread or o		Michael J. Laue, S-1435	
STATE OF VISIONISMIN Angele Hull City Clerk		Dated: day of, 20	OWNER(S) City of Waupun Mayor/ Jason Westphal
Resolved. Ina Maydie Usables. In the City of Viaconsin, Cit		[]	
Records that days of its data. Data DDDDE COUNTY SI Jacon Woophal, Mayor Data DDDDE COUNTY SI Jacon Woophal, Dath County County County of the City Council of the City of Wappan. Define City of Wappan. Define City City Council of the City of Wappan. Define City City City Council of the City of Wappan. Define City City City City City City City City		CITY COUNCIL RESOLUTION:	
Jason Wesphal, Mayor Date Inversely certify that the foregoing is a true copy of a resolution duly adopted by the City Council of the City of Watupun, Dodg County, Wincontent. Inversely certify that the foregoing is a true copy of a resolution duly adopted by the City Council of the City of Watupun, Dodg County, Wincontent. Inversely certify that the foregoing is a true copy of a resolution duly adopted by the City Council of the City of Watupun, Dodg County, Wincontent. Inversely certify that the foregoing is a true copy of a resolution duly adopted by the City Council of the City of Watupun, Total adopted Dig the City Council of the City of Watupun, Total adopted Dig the City of Vatupun, Total adopted Dig the InterContent adopted Dig the InterCo			DODGE COUNTY) SS Personally came before me this day of, 20, the above named, to me
hereby cardity that the losegoing is a true copy of a resolution duly adopted by the City Council of the City of Waspun. Dodge County, Wilconsin. on the		Jason Westphal, Mayor Date	known to be the person(s) who executed the foregoing instrument and acknowledge the same.
on theday of		I hereby certify that the foregoing is a true copy of a resolution duly adopted by the City Council of the City of	
Ingela inflution Cells		on the day of,	
Initial function definition			
DOGE COUNTY SS ', duly applinted, qualified and store GT; Treasurer, the duly elected, qualified and store GT; Treasurer, on any of the land included in t, on any of the land included in t		Angela Hull,City Clerk	- CERTIFICATE OF TREASURERS -
- PLAN COMMISSION CERTIFICATE - STATE OF WISCONSIN) DODGE COUNTY SS Approved this day of,, _			
Date City Treasurer Date County Treasurer Chairman County Treasurer		STATE OF WISCONSIN) DODGE COUNTY) SS	of the City of Waupun, and, the duly elected, qualified and acting Treasurer of County of Dodge, do hereby certify that in accordance with the records in our respective offices there are no unpaid taxes, unpaid special assessments, or unredeemed tax sales as of, on any of the land included in this
Sectory Address Sectory Addres			Date City Treasurer
SURVEYOR'S SEAL		Chairman	Date County Treasurer There are no Secs. 236.15 Wis. Stats. a Certified
	SURVEYOR'S SEAL		Depar



EDICATION -

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

_____, 20_____ Certified _____

Department of Administration



REVISION ΒY

