Davis Driver, Chairperson
Nancy Washburn, Trustee #3
Ram Bhatia, Trustee #5
Tashe Bozinovski, Commissioner
Joe Maier, Commissioner
Frank Risler, Commissioner
Thomas VanBeckum, Commissioner

PLAN COMMISSION AGENDA

January 17, 2024
1:00 PM
Village Hall, Room B114 Ebe Auditorium
8811 Campus Drive, Mount Pleasant, WI 53406

A. CALL TO ORDER
B. ROLL CALL
C. MEETING MINUTES
1. December 20, 2023

D. OLD BUSINESS
1. None

E. NEW BUSINESS
1. 2806 Green Haze Avenue Zoning Map Amendment; ZMA-23-13
2. 1200 NE Frontage Road Site Plan Review; SP-23-28
3. 4800 90th Street Site Plan Review; SP-23-29

F. STAFF REPORTS
1. None

G. ADJOURN

Persons with disabilities who need assistance to participate in this meeting should request assistance from the Village Administrator or Clerk's Office by calling (262) 664-7800 with as much notice as possible.

The village gives notice that a majority of the Village Board may be present to gather information about items that appear on this agenda, of which they may have decision-making responsibility. This attendance constitutes a meeting of the Village Board, according to State ex rel. Badke v. Greendale Village BD., 173 Wis.2d 553, 494 N.W.2d 408 (1993), and the village notices it as such, although the Village Board will not take any formal action.

Posted: Thursday, January 11, 2024 at 1:30 PM

PLAN COMMISSION MEETING MINUTES

December 20th at 1:00 PM
Village Hall, Ebe Auditorium
8811 Campus Drive, Mount Pleasant, WI 53406

Staff Present: Community Development Director Sam Schultz, Planner II Robin Palm, Village Assessor Dan McHugh, Communications Coordinator Matt Prochaska, Parks & Recreation Manager George Baumgardt and Community Development Intern Emily Wagner.

A. CALL TO ORDER

Chairperson Driver called the meeting to order at 1:04 PM.

B. ROLL CALL

Director Schultz performed roll call. Chairperson Driver, Commissioner Maier, Commissioner VanBeckum, Commissioner Risler, Trustee Washburn and Trustee Bhatia, were present. Commissioner Bozinovski was excused.

C. MEETING MINUTES

1. **Meeting of November 15th, 2023**
    a. Motion by Commissioner Risler to approve the minutes of November 15th 2023. Motion seconded by Trustee Bhatia. On voice vote, motion carried.

D. OLD BUSINESS

None.

E. NEW BUSINESS

1. **4607 Lathrop Avenue Certified Survey Map CSM-23-14**
   Director Schultz discussed how the applicant applied to re-divide one parcel and create three parcels along the east side of Lathrop Avenue. The village staff recommend the Plan Commission **moves to approve 4607 Lathrop Avenue CSM-23-14 subject to the recommended conditions for approval.** Motion by Trustee Washburn to approve 4607 Lathrop Avenue Certified Survey Map CSM-23-14. Motion Seconded by Commissioner Maier. On voice vote, motion carried.

2. **Spring Street Certified Survey Map CSM-23-15**
   Director Schultz detailed how the applicant applied to create three parcels along the East Frontage Road to sell separately. The village staff recommends that the Plan Commission **move to approve the Spring Street Certified Survey Map; CSM-23-15 subject to the recommended conditions for approval.** Motion by Trustee Bhatia to approve Spring Street Certified Survey Map CSM-23-15. Motion Seconded by Commissioner Risler. On voice vote, motion carried.

3. **Ordinance 27-2023 S. Green Bay Road Zoning Map Amendment ZMA-23-10**
   Community Development Intern Emily Wagner Parks discussed how Primestone Residential, LLC applied to amend the zoning map for approximately 34.31 acres between Old Green Bay Road and Royal Oaks Drive. The applicant wishes to construct a 213-unit moderate-density development with 77 detached houses and 135 townhouses. The applicant applied to amend the map from Limited Agricultural (AG-1) to Moderate Density Residential (RM-1). This map amendment and subsequent development would

DRAFT

support the village's goals reported through findings in its Housing Affordability Analysis, including increasing supply to address the village's low vacancy rates and increasing housing options.
This application relates only to the property's zoning. Any future development on the property would require a land division application and site plan reviews. The village staff will also emphasize the importance of connecting the existing three stubbed roadways (one north, two east) to Old Green Bay Road and Braun Road as shown on the conceptual site plan below. These connections should provide better traffic circulation and public safety connectivity throughout the neighborhood. The village staff recommends the Plan Commission **moves to approve Ordinance 27-2023: S. Green Bay Road Zoning Map Amendment; ZMA-23-10.** Motion by Trustee Bhatia to approve Ordinance 27-2023: S. Green Bay Road Zoning Map Amendment ZMA-23-10. Motion Seconded by Trustee Washburn. On voice vote, motion carried.

4. **Ordinance 30-2023: 3909 Northwestern Avenue Zoning Map Amendment ZMA-23-11**
   Planner II Robin Palm detailed James Spodick's request to amend the zoning map for five parcels between Hanlon Drive and CTH MM along Northwestern Avenue (WI 38). The applicant plans to fix up and lease the buildings to tenants. In the long-run, the applicant wishes to redevelop the properties. The village staff believe the C-2 district properly balances the property's location along WI 38 with the adjacent residential neighborhood. The village staff recommends the Plan Commission **moves to approve Ordinance 30-2023: 3909 Northwestern Avenue Zoning Map Amendment; ZMA-23-12.** Motion by Trustee Washburn to approve Ordinance 30-2023: 3909 Northwestern Avenue Zoning Map Amendment ZMA-23-11. Motion Seconded by Trustee Bhatia. On voice vote, motion carried.

5. **Ordinance 31-2023: Spring Street Zoning Map Amendment ZMA-23-12**
   Planner II Robin Palm reported that John Kuhn (Boerke) requested permission to amend the zoning map for a parcel of land along Spring Street from AG-2 to C-3. The application is on behalf of the landowner who wishes to prepare the land for sale. The comprehensive plan recommends mixed BP/Commercial development for the property. The property lies within Tax Incremental District No. 7. The village staff recommends the Plan Commission **moves to approve Ordinance 31-2023: Spring Street Zoning Map Amendment; ZMA-23-12.** Motion by Commissioner Maier to approve Ordinance 31-2023: Spring Street Zoning Map Amendment ZMA-23-12. Motion Seconded by Commissioner Risler. On voice vote, motion carried.

STAFF REPORTS

1. **2023 Parks and Recreation Report**
   Parks and Recreation Manager, George Baumgardt, delivered the end of the year report for his department. This report included various updates about the existing and new parks in Mount Pleasant this past year, changes in playground programming, and partnerships with donation and signage. He detailed changes in participation within various parks and recreation programs, special events and performance as well as overall recreation and permitting value changes between 2022 and 2023.

2. **2023 Planning Report**
   Planner II Robin Palm discussed the actions taken on behalf of the Community Development Department this year. He reported on the various active and completed permits as well as active and completed municipal complaints in 2023. Additionally, he highlighted several projects of the department including Leo Living Project, Pike Rover Crossing, Tivoli Green and Microsoft. Lastly he reported on several zoning and staffing updates with a brief summation of projects upcoming in 2024.

ADJOURN

DRAFT

Motion by Commissioner Risler to adjourn the meeting at 3:50 pm. Commissioner Maier seconded the motion. On a voice vote, motion carried.

DRAFT

EXECUTIVE SUMMARY

Plan Commission Meeting of January 22, 2024

Project

Ordinance 01-2024: 2806 Green Haze Avenue Zoning Map Amendment; ZMA-23-13

Summary

Jacob Gunia applied to amend the zoning map from RL-1 to RE. The existing home sits across two parcels of land, which the applicant wishes to merge. The subsequent lot would be greater than the maximum width for the RL-1 district but would comply with the RE district lot width regulations.

Contents

Project 1
Summary 1
Contents 1
Parcel ID(s) 2
Owner 2
Applicant 2
Map 2
Consistency with the Comprehensive Plan 2
Chapter 90: Zoning 2
ARTICLE 10: Introductory Provisions 2
ARTICLE 100: Base Districts 3
Division 90-110: Commercial Districts 3
ARTICLE 200: Overlay Districts 3
ARTICLE 300: Uses 3
ARTICLE 400: Village-Wide Regulations 3
ARTICLE 500: Administration and Procedures 3
Division 90-530: Zoning Map Amendments 3
ARTICLE 600: Measurements and Terminology 4
Fiscal Impact 4
Additional Considerations 4
Conditions 4
Recommendation 4
Prepared By 4

Parcel ID(s)

151032201138000 and 151032201139000

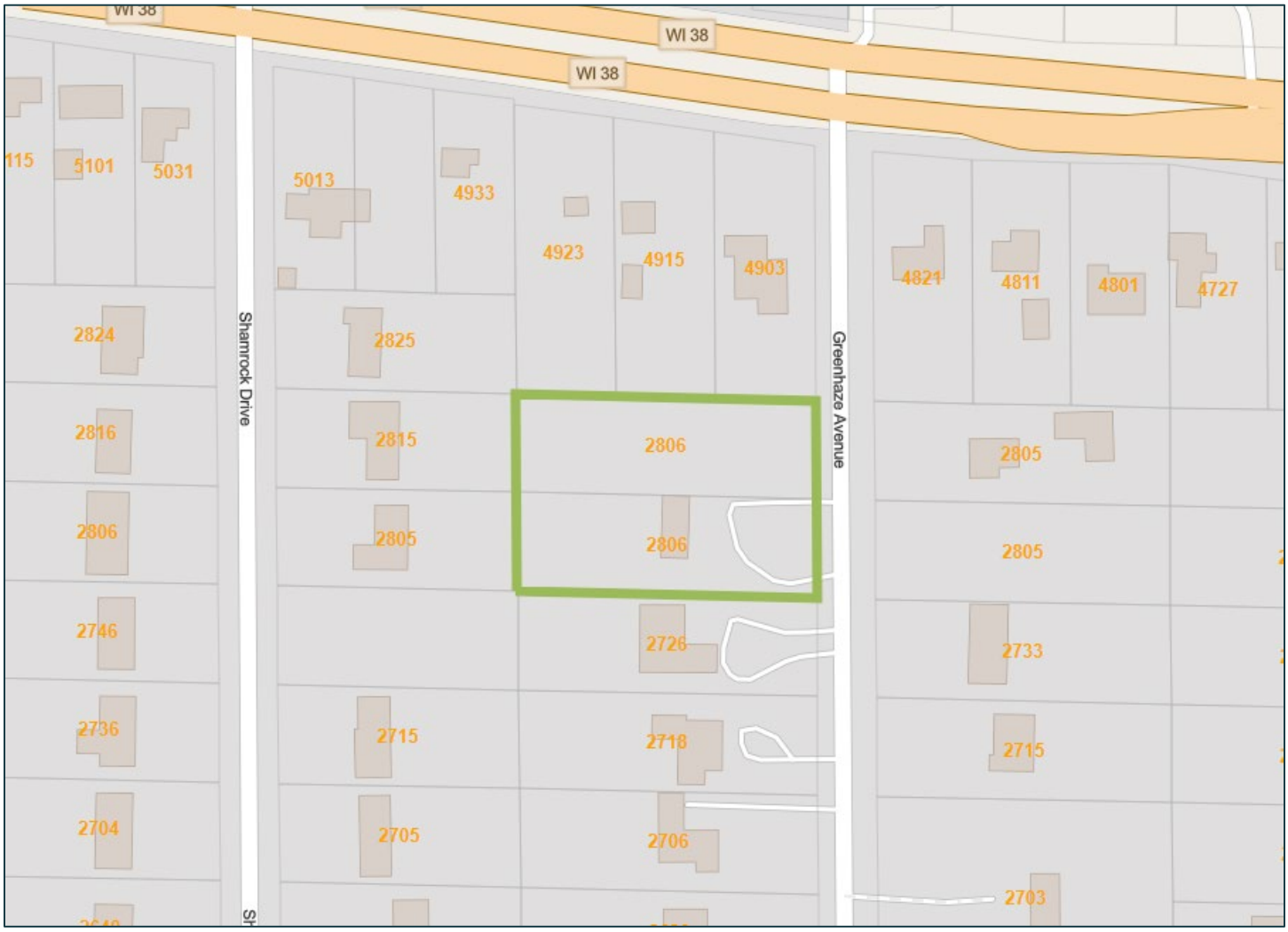
Owner

I-94 & Associates

Applicant

John Kuhn on behalf of and with permission from the owner

Map



Consistency with the Comprehensive Plan

The application follows the *Residential Areas – Incl. Churches, Multi-family* recommendation of the land use element of ***A Multi-Jurisdictional Plan for Racine County: 2035***. Neither the ***Village of Mount Pleasant Master Bicycle Plan 2030*** nor ***A Park and Open Space Plan for the Village of Mount Pleasant: 2050*** contain any recommendations for the property.

Chapter 90: Zoning

ARTICLE 10: Introductory Provisions

See ARTICLE 10: Introductory Provisions.

ARTICLE 100: Base Districts

Division 90-110: Commercial Districts

§ 90-110.10: Districts established.

Existing: RL-1 (Low-Density Residential)

Proposed: RE (Estate Residential)

§ 90-110.20: District descriptions.

The RE (Residential Estate) District is primarily intended to accommodate detached houses on very large lots, and very limited keeping of horses or farm animals.

ARTICLE 200: Overlay Districts

Not applicable.

ARTICLE 300: Uses

The existing single household (per lot) is permitted by-right within the RE zoning district.

ARTICLE 400: Village-Wide Regulations

Not applicable.

ARTICLE 500: Administration and Procedures

Division 90-530: Zoning Map Amendments

§ 90-530.10: Authority to initiate.

The applicant has the authority to initiate.

§ 90-530.20: Preapplication meeting.

The applicant met with the village staff before filing the application.

§ 90-530.30: Application filing.

The applicant filed the proper applications.

§ 90-530.40: Staff recommendation.

See **RECOMMENDATION**.

§ 90-530.50: Public hearing notice.

The village staff posted a Class 2 notice, mailed public hearing notices, and sent the sign notice language to the applicant for public posting.

§ 90-530.60: Plan Commission recommendation.

Proposed Zoning Map amendments must be referred to the Plan Commission for consideration in a public meeting. Following review of the proposed Zoning Map amendment, the Plan Commission must act to recommend that the proposed Zoning Map amendment be approved, approved with modifications, or denied. The Plan Commission's recommendation must be transmitted to the Village Board.

§ 90-530.70: Village Board hearing and decision.

Upon receipt of the Plan Commission's recommendation, the Village Board must hold a public hearing on the proposed Zoning Map amendment. Following the close of the public hearing, the Village Board must act to approve, approve with modifications (e.g., reducing the land area involved in the rezoning or recommending another less intensive zoning classification) or deny the proposed Zoning Map amendment. If the Plan Commission's recommendation has not been forwarded to the Village Board within 60 days of referral of the proposed Zoning Map amendment to the Plan Commission, the Village Board may hold the required hearing and take action without receipt of the recommendation.

§ 90-530.80: Review criteria and standards.

Zoning Map amendments are legislative decisions of the Village Board based on consistency with the Comprehensive Plan and promotion of the public health, safety, and general welfare. In acting on a Zoning Map amendment, the Village Board must give due consideration to existing conditions, conservation of property values, building development providing best advantage to the Village, the current use of property the cost of providing municipal services to the property and uses served by the Zoning Map amendment.

§ 90-530.90: Successive applications.

If the Village Board denies a proposed Zoning Map amendment, no Zoning Map amendment application requesting the same or more intensive zoning for the subject property may be filed for or accepted for processing by the Village for one year from the date of final action by the Village Board unless the Village Board expressly acts to deny the previous application without prejudice or the new application is substantially different than the one that was denied.

ARTICLE 600: Measurements and Terminology

The application is subject to these regulations.

Fiscal Impact

This zoning map amendment will not affect the current assessed value of either property. Merging the properties will limit the long-term assessed value of the cumulative property because it will not allow the construction of a second detached house on the subject property. That said, the village permitted the existing home in a location that does not conform to the current or former zoning setbacks. So, while the village staff does not believe there is a reason to deny this merge due to fixing a previous problem the village permitted, they discourage downzoning like this within platted subdivisions as they reduce both the cumulative number of housing units and the cumulative assessed value of the village when done often.

Additional Considerations

None.

Conditions

The village staff recommend the following condition:

1. The Village President shall sign Ordinance 01-2024 when the applicant provides recorded proof from the Racine County Register of Deeds that they merged the properties.

Recommendation

The village staff recommends the Plan Commission *moves to recommend approval of Ordinance 01-2024: 2806 Green Haze Avenue Zoning Map Amendment; ZMA-23-13*.

Prepared By

Samuel Schultz, Community Development Director

Ordinance 01-2024

2806 Green Haze Avenue Zoning Map Amendment; ZMA-23-13

The Village Board of the Village of Mount Pleasant, Racine County, Wisconsin, ordains that:

1. The Village Board amends the Zoning Map as referenced in **§ 90-10.100: ZONING MAP** as follows:
    a. Parcels 151032201139000 and 151032201138000 from RL-1 (Low-Density Residential) to RL-1 (Estate Residential);
2. That per **§ 90-10.100(B)**, the Village Board directs the Community Development Director to revise the official Zoning Map to reflect its amendment as soon as possible; and
3. That this ordinance shall take effect upon the date of adoption of this ordinance and publication as provided by law.

Adopted January 22, 2024.

The Village of Mount Pleasant, Wisconsin

X

David DeGroot
Village President

X

Jill Firkus
Deputy Clerk/Treasurer

My wife and I are considering putting a garage addition on our house. We are currently debating between an attached vs detached garage/shed.

As part of our investigation, we talked to the village building office about the details of a building permit. They advised us that because the land our house sits on is actually two lots, it wouldn't be possible to build without combining the two lots on our property. Further, after the combination, the single lot would be over the size limit for the current zoning and the combined lot would need to be rezoned from RL-1 to RE.

My attorney Robert Henzl has drafted a deed to merge the lots. He has also been in communication with Samuel Schultz. Samuel directed us to this process to rezone the properties.

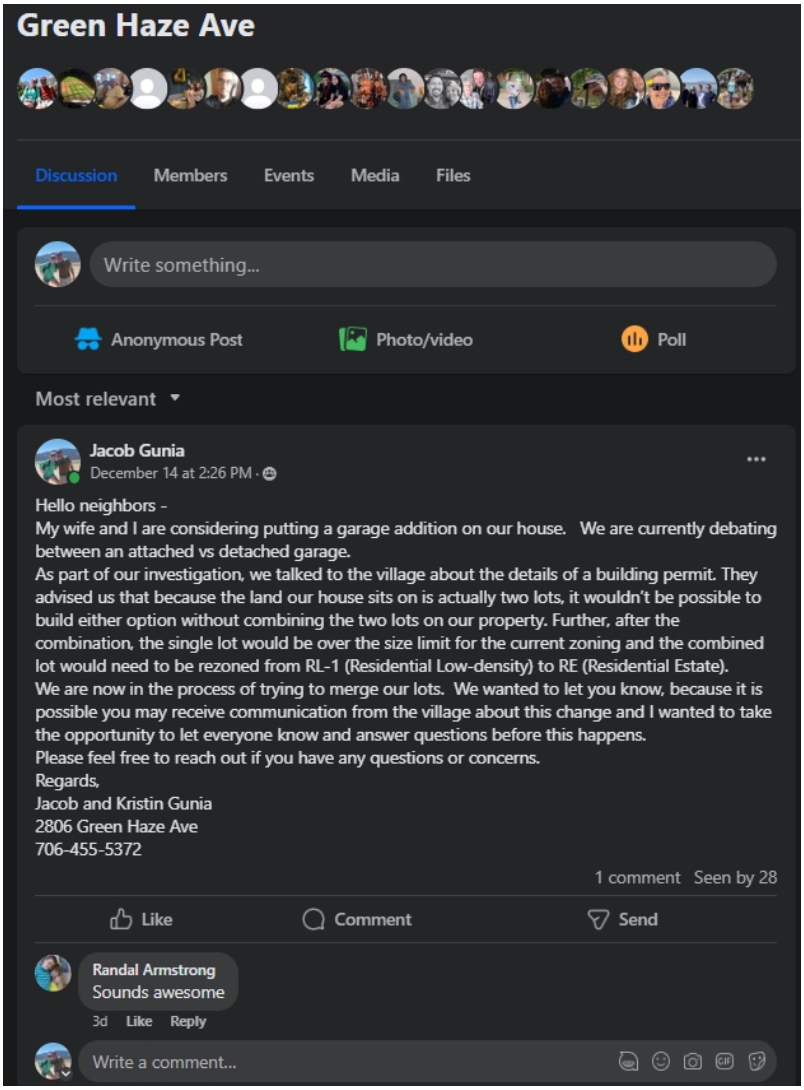
Regards,

Jacob Gunia

12/18/2023

Neighbor communication summary

Communication with neighbors was done via two means. The first was on Facebook. Our neighborhood has a group on Facebook and most residents are on this group. On December 14th I posted on the group informing them of the rezoning application. As of December 18th, the only response to the post was “Sounds Awesome”, and 28 people in the group had seen the post. A screenshot of the post is shown below:



The second method was via flyer. There are three neighbors to the north of my property who live on Northwester Ave. I suspected they were not on the “Green Haze Ave” Facebook group. So I printed the text of the post and put a flyer in their mailboxes.

Since I have received no negative feedback, and this application is pretty straightforward, I have made no changes to our original plans.

Regards,

Jacob Gunia

Plat of a survey for **JOHN MALLON** of Lots 4 & 5, Block 1, Geraghty's Grove, a recorded plat in the Village of Mt. Pleasant, Racine County, Wisconsin.

Lot 4 151-03-22-01-138-000 #54591

Lot 5 151-03-22-01-139-000 #54645

Certificate

The above-described property has been surveyed under my direction and the map hereon drawn is a correct representation thereof.

09/26/2005 Mark R Madsen

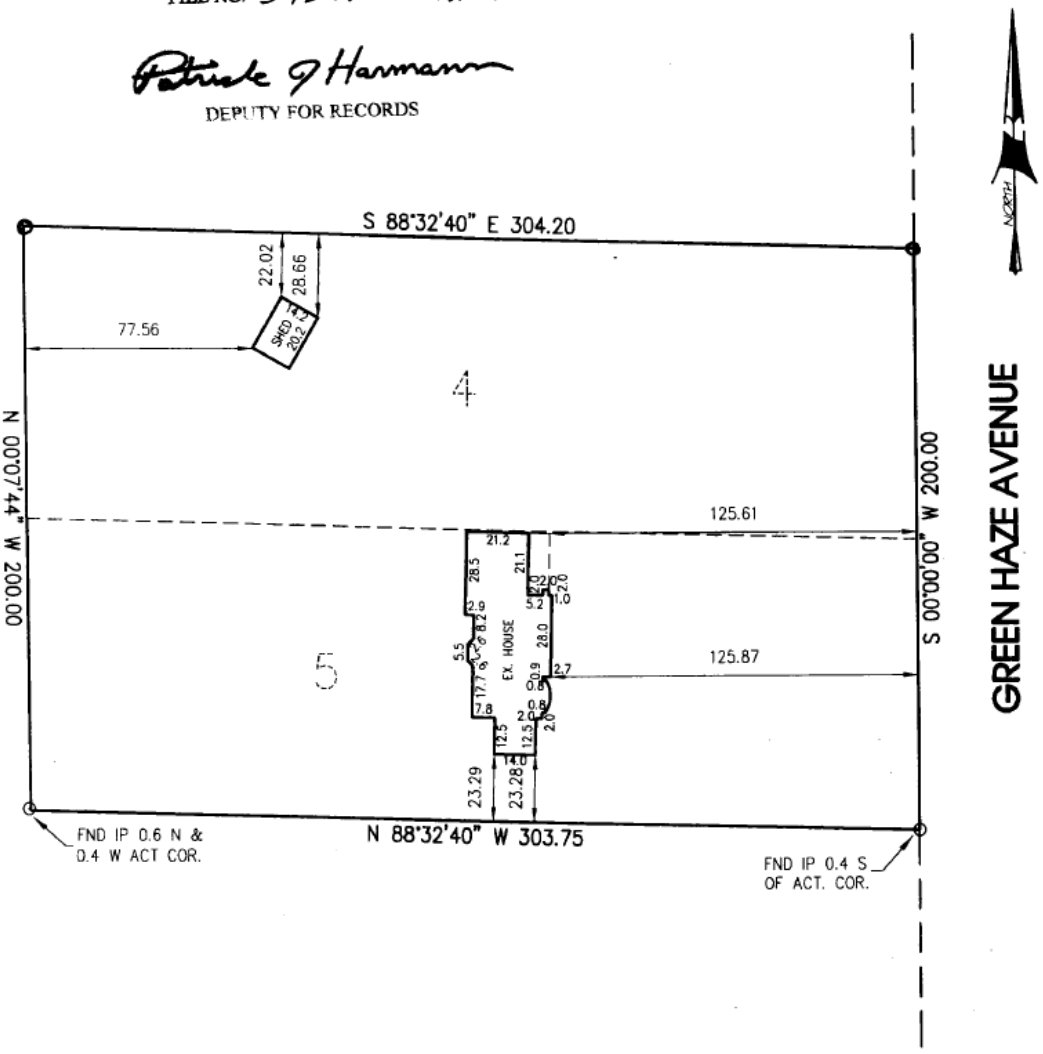
WISCONSIN MARK R. MADSEN S-2271 RACINE, WI LAND SURVEYOR

RACINE COUNTY SURVEYOR

FILE NO. 54591 DATE: 11/29/05

Patrick J Hartmann

DEPUTY FOR RECORDS



BEARING BASE: WEST LINE OF GREEN-HAZE AVENUE ASSUMMED TO BEAR SOUTH.

ALL ELEVATIONS REFER TO NATIONAL GEODETIC DATUM OF 1929.

LEGEND

- ● = SET 1" IRON PIPE
- ○ = IRON STAKE FOUND
- ⊙ = P.K. NAIL
- Ⓥ = SET CHISEL "V"
- —— = DRAINAGE
- ⊗ = SET CHISEL "X"
- □ = RACKBAR FOUND
- x 999.99 = EX. SPOT GRADE

FIELD WORK 9-22-05 BY TTH JRN

DRAWN 9-23-05 BY JER SCB

SCALE 1" = 50'

JOB NO. 2005.324

SHEET 1 OF 1 SHEETS

NM & B Nielsen Madsen & Barber, S.C.

1339 Washington Avenue Racine, Wisconsin 53403

Phone (262) 634-5588

Facsimile (262) 634-5024 E-mail nmb@nmbsc.net

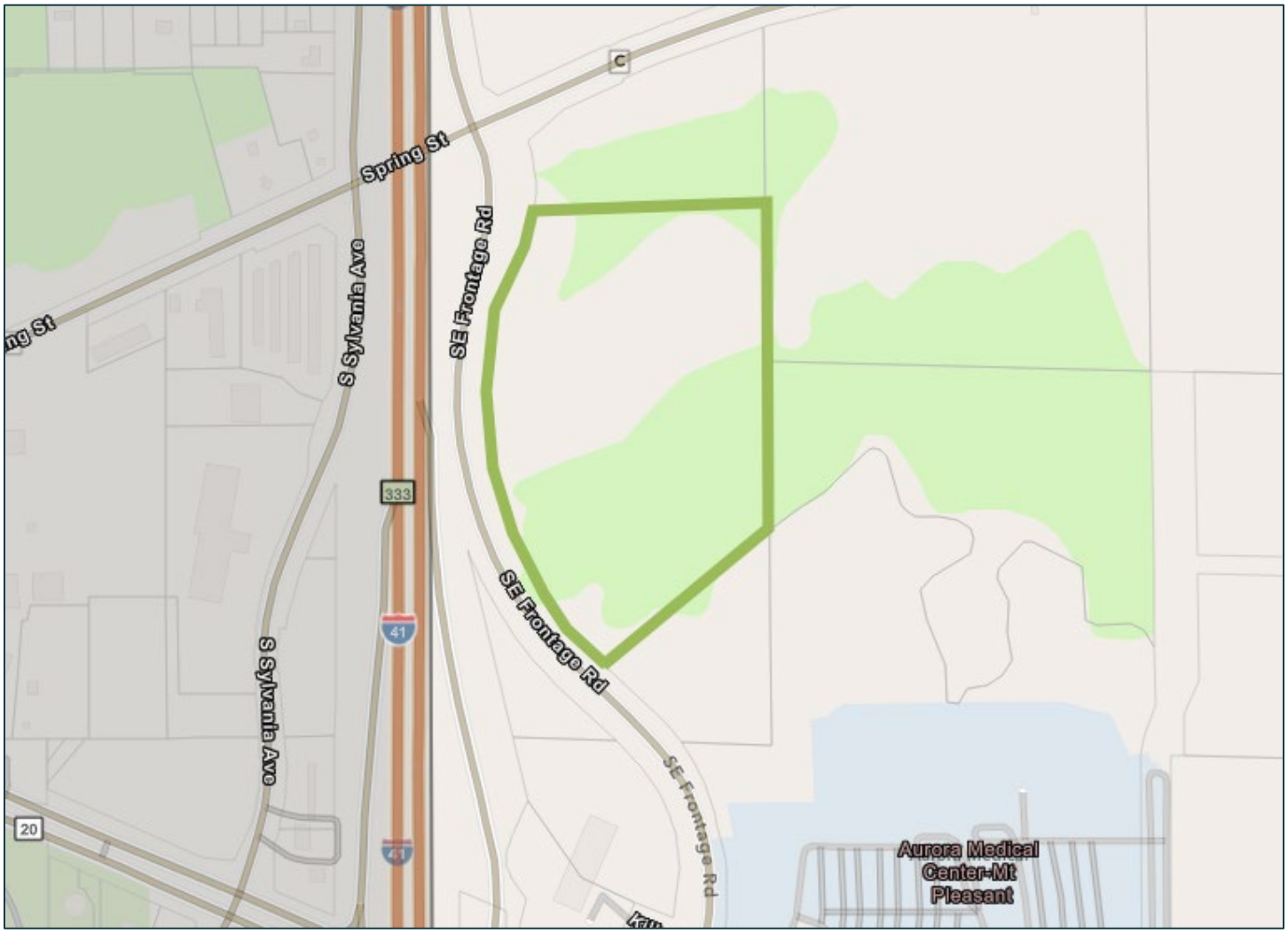
EXECUTIVE SUMMARY

Plan Commission Meeting of January 17, 2023

Summary

Ryan Schmitz, (*Plunkett Raysich Architects, LLP*), applied on behalf of Educators Credit Union (*ECU*) to construct a new, approximately 42,000 square foot office building. The building will function as a new headquarters for ECU and include a detached ATM, site parking, a related patio area, a basketball and pickle ball court, site trails, and a stormwater pond.

Map



Contents

Summary 1
Map 1
Contents 1
Project 3

Parcel Id(S) 3
Owner 3
Applicant 3
Comprehensive Plan 3
Local Planning Area 3
Zoning District 3
Consistency with Comprehensive Plan and Local Planning Area 3
Chapter 90: Zoning 4
ARTICLE 10: Introductory Provisions 4
ARTICLE 100: Base Districts 4
Division 90-110: Residential Districts 4
ARTICLE 200: Overlay Districts 4
ARTICLE 300: Uses 4
Division 90-310: Allowed Uses 4
Division 90-320: Use Classification System 4
Division 90-330: Accessory Uses and Structures 4
Division 90-340: Horses and Farm Animals 4
Division 90-350: Wireless Telecommunications 4
ARTICLE 400: Village-Wide Regulations 4
Division 90-405: Architectural Standards 4
Division 90-410: Sewer and Water Service 5
Division 90-420: Parking and Access 5
Division 90-425: Outdoor Lighting 5
Division 90-430: Landscape and Screening 5
Division 90-435: Fences and Walls 5
Division 90-437: Intersection Visibility 5
Division 90-440: Signs 5
Division 90-450: Performance Standards 6
Division 90-460: Nonconformities 6
Division 90-480: Bluff and Ravine Setbacks 6
Division 90-490: Flood Protection 6
Division 90-495: Shoreland Protection 6
ARTICLE 500: Administration and Procedures 6
ARTICLE 600: Measurements and Terminology 6
Fiscal Impact 6
1200 NE Frontage Road Fiscal Analysis Spreadsheet 6

Contribution to Paying for Village Services 6
Descriptions 6
Ongoing Costs for Providing Services 6
Descriptions 6
Productivity 7
Descriptions 7
Additional Staff Considerations 7
Conditions 7
Recommendation 7
Prepared By 7

Project

1200 NE Frontage Road Site Plan Review SP-23-28

Parcel Id(S)

151032207013010

Owner

I-94 & Associates

Applicant

Plunkett Raysich Architects, LLP on behalf of ECU and with permission from the owner

Comprehensive Plan

Mixed BP/Commercial

Local Planning Area

1

Zoning District

C-3 (High-Intensity Commercial)

Consistency with Comprehensive Plan and Local Planning Area

The application follows the land use element of ***A Multi-Jurisdictional Plan for Racine County: 2035***. The ***Village of Mount Pleasant Master Bicycle Plan 2030*** does not recommend any improvements for the property. ***A Park and Open Space Plan for the Village of Mount Pleasant: 2050*** recommends protecting the environmental corridors contained within the subject property.

Chapter 90: Zoning

ARTICLE 10: Introductory Provisions

The application follows this article.

ARTICLE 100: Base Districts

Division 90-110: Residential Districts

§ 90-130.10: Districts established.

C-3 (High-Intensity Commercial)

§ 90-130.20: District Descriptions.

C-3. The C-3 District accommodates high-intensity commercial, moderate-intensity manufacturing, and upperstory residential uses. The village intends the C-3 district to support these regional uses concentrated within large nodes or along regional commercial corridors.

§ 90-140.30: Allowed Uses.

Uses are allowed in commercial districts in accordance with the use regulations of Division 90-310.

§ 90-130.40: Lot and building regulations.

The applicant did not submit architectural elevations for the Pergola, Basketball and Pickle Ball Court, or the ITM structure.[i]

The C-3 district does not allow accessory buildings in the front yard.[ii]

§ 90-130.50: Other regulations.

(a) Article 400: Village-Wide Regulations apply to all buildings and uses contained within the C zoning districts.

(b) Not applicable.

ARTICLE 200: Overlay Districts

Not applicable.

ARTICLE 300: Uses

Division 90-310: Allowed Uses

The C-3 district allows *Office*, *Business or professional*, *Financial service*, *Natural resource preservation*, and *Sports and recreation, participant, Outdoor* use types by-right.

Division 90-320: Use Classification System

See § 90-320.70(i), § 90-320.80(f), § 90-320.80(i), and § 90-320.80(o).

Division 90-330: Accessory Uses and Structures

Not applicable.

Division 90-340: Horses and Farm Animals

Not applicable.

Division 90-350: Wireless Telecommunications

Not applicable.

ARTICLE 400: Village-Wide Regulations

Division 90-405: Architectural Standards

The village prohibits spandrel glass products from exterior facades.[iii]

The applicant did not submit architectural elevations for the trash enclosure or ITM.[iv]

The applicant did not provide a pitch for the roof nor a height for the roof enclosure.[v]

Division 90-410: Sewer and Water Service

The property does not lie within 350 of either municipal water or sewer. The applicant plans to extend municipal water to the property.

Division 90-420: Parking and Access

§ 90-420.20: Parking ratios.

The applicant did not provide any short-term or long-term bicycle parking spaces. The ordinance requires three short-term and two long-term bicycle parking spaces.[vi]

§ 90-420.70: Sidewalks and pedestrian circulation.

§ 90-420.70(a) requires sidewalks or multi-use pathways along all sides of every lot that abuts a public street. The Wisconsin Department of Transportation holds final authority to require sidewalks in their right-of-way.[vii]

§ 90-420.70(c) requires that the internal pedestrian circulation system connects the main building entrance to all sidewalks located along street frontages abutting the site. The required connection must follow a direct route and not involve significant out-of-direction travel for system users.[viii]

§ 90-420.100: Parking area layout and design.

The parking stall lengths of 18 feet are one foot longer than required by ordinance (17.0 feet for 90-degree parking stalls). The parking area aisle widths are two feet wider than required by ordinance (22.0 feet for 90-degree parking stalls). The staff acknowledge that some of these increase widths may be so that emergency vehicles meet turning radii; however, the applicant could choose to reduce some pavement area if they wish.

§ 90-420.120: Stacking spaces.

The ATM does not include a bypass lane of 10 feet and the applicant did not submit an exhibit showing the required stacking spaces. Additionally, the ordinance prohibits stacking lanes between the principal building and the front street.[ix]

§ 90-420.130: Traffic impact analyses.

The applicant provided a traffic engineering analysis from RA Smith which did not recommend a traffic impact analysis, as the average daily traffic is below those required by ordinance. The ITM does not qualify as a drive-through use per § 90-320.110(a).

Division 90-425: Outdoor Lighting

The village limits all outdoor lighting to no greater than 3000K CCT and requires that building façade lighting be fully shielded, fully confined from projecting into the sky by eaves, roofs, or overhangs, and mounted as flush to a wall as possible.[x]

Division 90-430: Landscape and Screening

The applicant did not submit a detail for the trash enclosure screening; however, the application meets the screening requirements of § 90-430.60(c).

Division 90-435: Fences and Walls

The applicant did not submit a detail for the sport court fencing.[xi]

Division 90-437: Intersection Visibility

The application meets these requirements.

Division 90-440: Signs

The applicant must apply for a sign permit separately.

Division 90-450: Performance Standards
The application meets these requirements.

Division 90-460: Nonconformities
Not applicable.

Division 90-480: Bluff and Ravine Setbacks
Not applicable.

Division 90-490: Flood Protection
This application meets these requirements.

Division 90-495: Shoreland Protection
This application meets these requirements.

ARTICLE 500: Administration and Procedures
DIVISION 90-540: SITE PLAN REVIEW controls the application procedures for this site plan review.

ARTICLE 600: Measurements and Terminology
Article 600 controls the measurements and terminology used within this review.

Fiscal Impact

1200 NE Frontage Road Fiscal Analysis Spreadsheet		
EVALUATION OF THE DEVELOPMENT'S CONTRIBUTION TO, AND DEMANDS FROM, THE VILLAGE.		
Contribution to Paying for Village Services		**Descriptions**
Land Market Value	$2,660,473.91	*Value of land (most recent market land value, excluding exemptions)*
Estimated New Development Market Value	$16,000,000.00	*Projected value of new development (per the developer)*
Total Estimated Taxable Value	$18,660,473.91	*Sum of land value and new development value*
Village Property Tax Rate	$0.00626409	*Current Village property tax rate*
Expected Year 1 Property Tax to Village	$116,890.89	*Tax rate applied to the total taxable value*
Expected Property Taxes to Village over 40 years	$5,898,776.51	*Year 1 property tax value extrapolated over 40-year timeframe with annual escalation*
Ongoing Costs for Providing Services		**Descriptions**
Developed Acres	20.06	*Number of acres within the development with proposed improvements*
Total Estimated Public Road Replacement Cost	$1,309,828.79	*Estimated cost to replace public roads (1.0x for local, 1.3x for collector, 2.0x for arterial). Based on 2023 $4,000,000 per mile.*
Estimated Year 1 Public Road Cost	$32,745.72	*Total public road replacement cost divided by the number of years (40 on average) before infrastructure needs to be completely replaced*
Total Escalated Public Road Replacement Cost	$5,443,274.44	*Year 1 public road cost extrapolated over 40-year timeframe with annual escalation*
Total Annual Village Cost	$32,745.72	*Sum of estimated annual Village infrastructure cost and estimated annual Village service costs based on Year 1 value*

Productivity			Descriptions
Estimated Taxable Value Per Acre	$930,233.00		*Total Estimated Taxable Value divided by total acres*
Estimate Net Value Per Acre	$864,937.44		*Total Estimated Taxable Value minus Public Road Replacement Cost, divided by total acres*
Annual Project Net Revenue	$84,145.17		*Difference between the annual contribution to the Village and total annual Village cost (based on Year 1 values)*
Gain/(Loss) over 40-year period	$455,502.07		*Total escalated expected property taxes minus (escalated Village infrastructure cost plus escalated annual Village service costs) over 40 years*
Revenue to Cost Ratio	3.57	:1	*Year 1 estimated revenue divided by the annual cost to the Village (>1:1 is net positive)*
Private to Public Ratio	14.25	:1	*Total taxable value divided by total estimated road replacement cost (40:1 is net positive target)*
Est Years to repay public liabilities	37		*# of years from escalated cumulative tax revenues to repay total escalated public road replacement cost*

Additional Staff Considerations

None.

Conditions

The village staff recommend the conditions contained within the endnotes for approval.

Recommendation

The Village staff recommend that the Plan Commission moves to **approve the 1200 NE Frontage Road Site Plan Review SP-23-28 subject to the conditions for approval**.

Prepared By

Samuel Schultz, Community Development Director

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[i] The applicant shall submit architectural plans for all structures (as defined in § 90-620.230: Terms beginning with S) for site plan review before the village shall issue building permits for those buildings per § 90-540.20: Applicability.

[ii] The applicant shall move the location of the ITM or apply for a variance for its location in the front yard before the village issues any building permits per § 90-130.40(a) and § 90-420.120(f).

[iii] The applicant shall update the architectural elevations to remove spandrel glass.

[iv] The applicant shall submit architectural elevations for the trash enclosure and ITM.

[v] The applicant shall update the architectural elevations to show the roof pitch and the height of the metal roof enclosure. The roof pitch shall not be less than 5:12 and the metal roof enclosure shall not be less than 36 inches tall.

[vi] The applicant shall amend the site plan to provide three short-term and two long-term bicycle parking spaces that meet the design and location requirements of § 90-420.60: Bicycle parking.

[vii] The applicant shall amend the site plan to provide sidewalks or multi-use pathways unless they provide a written statement from the Wisconsin Department of Transportation saying the department does not require such facilities within their right-of-way per § 90-420.70(a).

[viii] The applicant shall update the site plan to connect the main building entrance to all sidewalks located along street frontages abutting the site using the internal pedestrian circulation system per § 90-420.70(c).

[ix] The applicant shall amend the site plan to show the two required stacking spaces and a bypass lane at least 10 feet wide.

[x] The applicant shall update the lighting plan to revise the CCT of the architectural uplighting to no greater than 3000K. The catalog choices on Spectrum Lighting Sheet 1 state 40K, while the highlighted choices within the product sheets show 30K. The applicant shall also clarify the lighting levels beyond the eaves on Spectrum Lighting Sheets 3 and 4. The submitted sheets are not legible.

[xi] The applicant shall apply for a fence permit for any proposed site fencing.

Educators Credit Union
Plan of Operation
East Frontage Road
December 4, 2023

Educators Credit Union intends to relocate their existing headquarters on Willow Road to a new Headquarters building on a previously undeveloped site on East Frontage Road. Site procurement is currently underway. Preliminary plans for this building detail approximately 42,000 sq.ft. within a 3-story building. Anticipated site development of approximately 15 acres of green field land along the eastern side of I-94 to include: parking for up to 150 vehicles, access drives and sidewalk paving, remote drive-up ATM machine and canopy. Other site features include pickleball/basketball court and an enclosure(s) for generator, chiller, transformer, and trash collection.

Building construction proposed to be Type IIB (Non-combustible) and fully sprinklered. Primary structure to include concrete slab-on-grade with 4' depth frost walls, structural steel frame of columns and beams, steel roof and floor joists and deck, cold-formed steel studs for infill wall framing, and CMU stair and elevator shafts. Cladding to include: anchored stone veneer, Wood-look metal siding planks, ACM or single skin metal paneling, aluminum storefront and curtain wall glazing systems. Building will include a 3-stop, machine room-less traction type elevator. Major interior spaces include: open offices work spaces, private offices, toilet rooms, conference rooms, working café, board room and fitness room.

The anticipated build-out value of the development is 17 million.

It is anticipated that a maximum of 125 employees will be onsite Monday-Friday 7:00 AM to 6:00 PM, Saturday 7:00 AM to 2:00 PM, and closed Sunday.

Frequency of deliveries will be minimal other than an occasional office supply delivery, garbage, and recycling pick-ups. Visitors are limited to occasional vendors and contractors.

Flammable liquids or hazardous materials will not be used as part of the operation.

The project expects to break ground in spring of 2024 with occupancy of summer 2025.

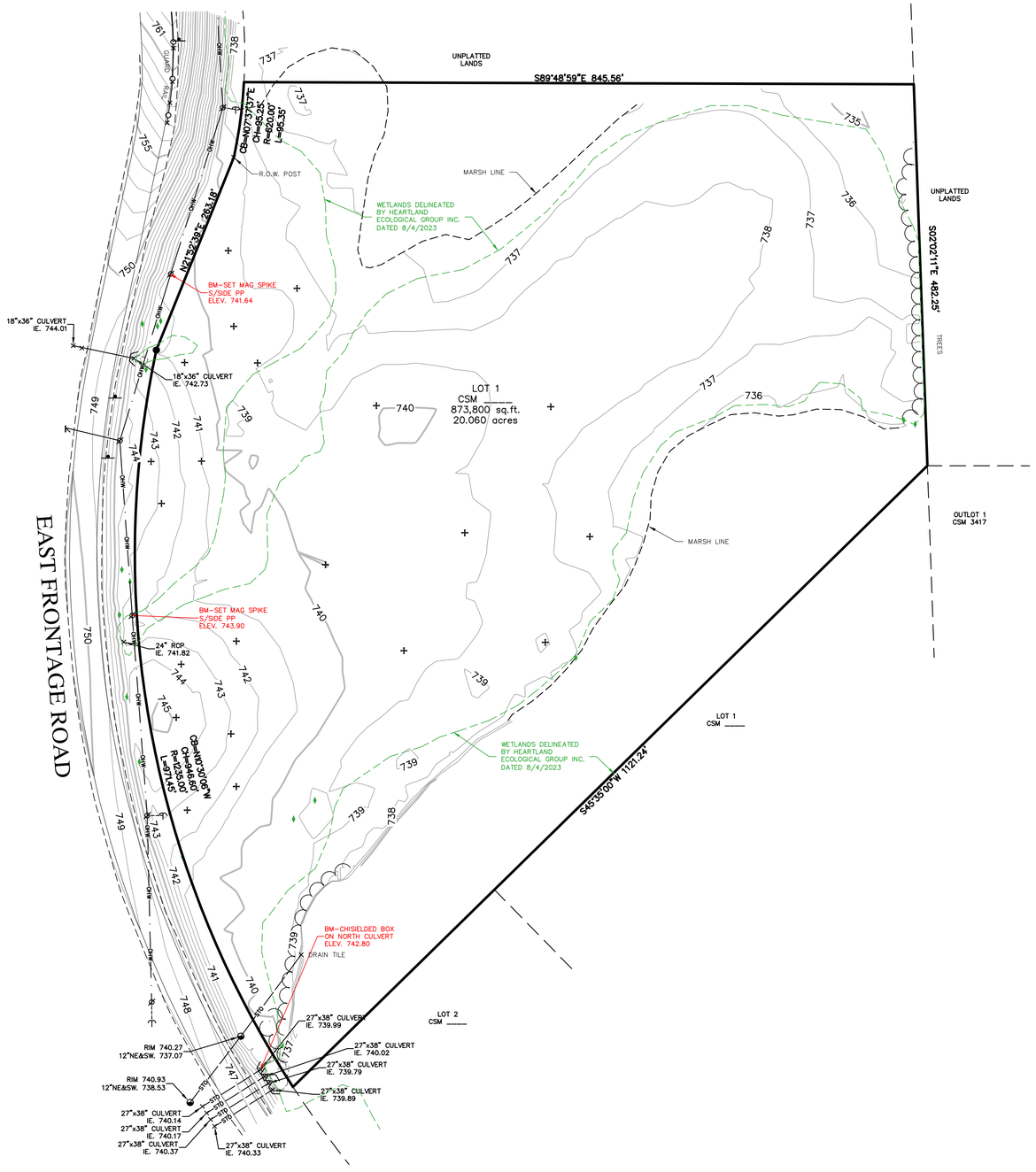
If there is any additional information required, please contact Glenn Brusky at 414-325-2341. Thank you for your consideration of this application.

Glenn Brusky
VP of Facilities
Educators Credit Union

TOPOGRAPHIC MAP

Lot 1 in Certified Survey Map No. _____, being in the Northwest 1/4 and Southwest 1/4 of the Fractional Southwest 1/4 of Section 7, Township 3 North, Range 22 East, in the Village of Mount Pleasant, Racine County, Wisconsin.

Drawing No. 169189-RMK
November 28, 2023



GRAPHIC SCALE
40 0 40 80 160
1" = 80'

LEGEND

- BOLLARD
- SOIL BORING/MONITORING WELL
- FLAGPOLE
- MAILBOX
- SIGN
- AIR CONDITIONER
- CONTROL BOX
- TRAFFIC SIGNAL
- CABLE PEDESTAL
- POWER POLE
- GUY POLE
- GUY WIRE
- LIGHT POLE
- SPOT/YARD/PEDESTAL LIGHT
- HANDICAPPED PARKING
- PULL BOX
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- IRRIGATION CONTROL BOX
- WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB

—EDGE OF TREES
S —SANITARY SEWER
STO—STORM SEWER
W —WATERMAIN
G —MARKED GAS MAIN
E —MARKED ELECTRIC
OHW—OVERHEAD WIRES
B —BUREAU ELEC. SERV.
T —MARKED TELEPHONE
TV—MARKED CABLE TV LINE
FO—MARKED FIBER OPTIC
(P) —UTILITY PER PLAN
780 INDICATES EXISTING CONTOUR ELEVATION
× 780.55 INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

NOTES:
Bearings are based on the West line of the Southwest 1/4 of Section 7-3-22, which bears North 01°39'57" West. Wisconsin State Plane Coordinate System (NAD27)

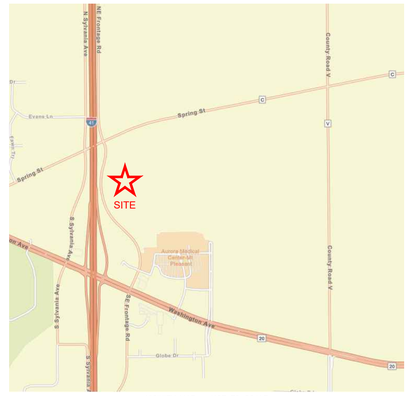
According to flood insurance rate map of the Village of Mount Pleasant, community panel number 55101C0202D, effective date of 5/2/2012, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain).

Elevations refer to NAV88 Datum. Starting benchmark - HARN station DP2199 elevation 743.95'

Boundary obtained from draft Certified Survey Map by Nielsen Madsen & Barber dated 11-6-2023.

No monuments found or set at property corners.

Recorded easements, if any, are not shown.

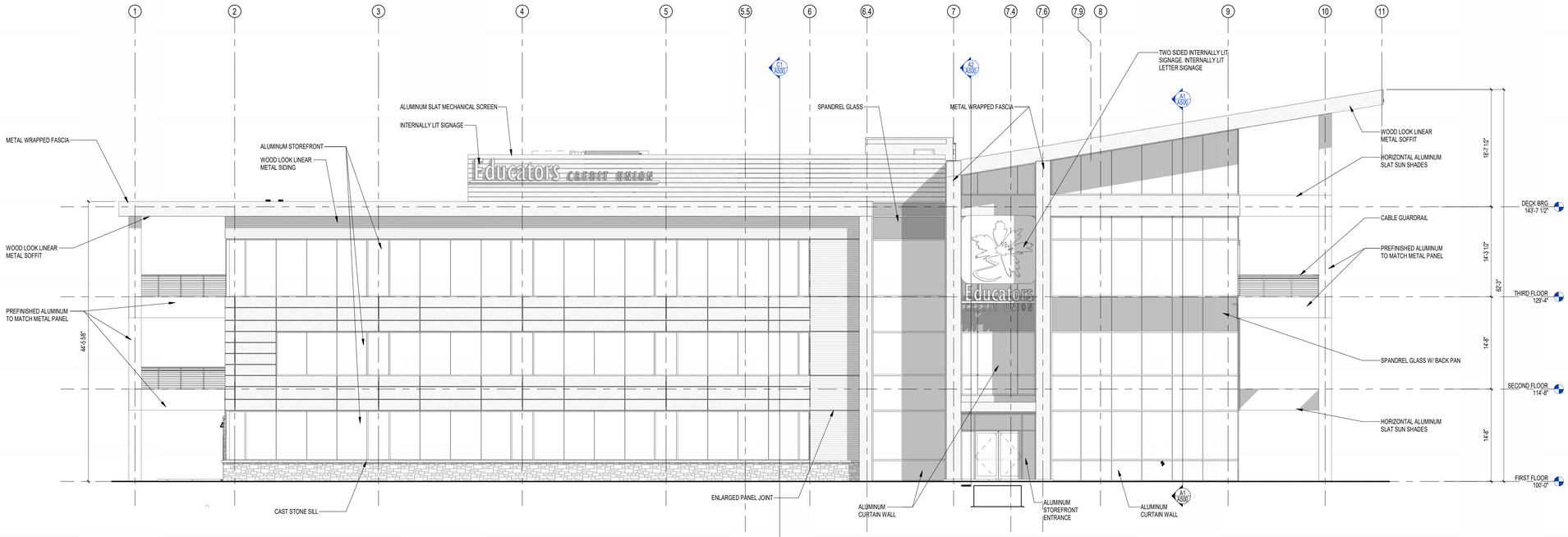


VICINITY MAP – NOT TO SCALE

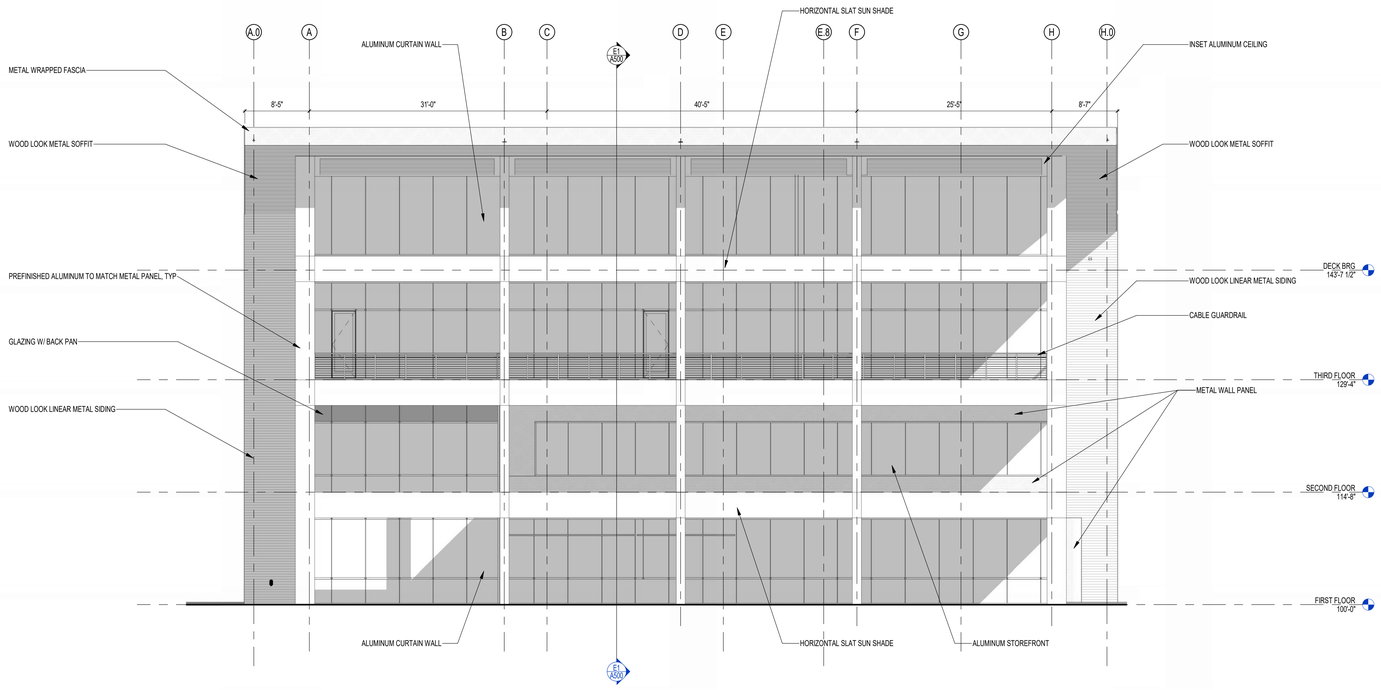
raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

S:\5169189\dwg\ 169189 TM10.dwg \ EAST FRONTAGE ROAD

S:\5169189\dwg\169189 TM10.dwg, EAST FRONTAGE ROAD, 12/1/2023 7:20:43 AM, Rmk



B1 **WEST ELEVATION**
1/8" = 1'-0"



E1 **SOUTH ELEVATION**
1/8" = 1'-0"

EXTERIOR ELEVATIONS SYMBOLS LEGEND

- SECTION REFERENCE (1 / A101)
- DETAIL REFERENCE (1 / A101)
- ELEVATION NOTE (X)
- WINDOW TYPE (AL01)
- CONSTRUCTION KEYNOTE (X)

EXTERIOR FINISH PATTERNS

- STONE MASONRY
- METAL WALL PANEL
- WOOD-LOOK LINEAR METAL SIDING
- SPANDREL GLASS

EXTERIOR ELEVATIONS GENERAL NOTES

A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR

B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH ALUMINUM TRIM TO MATCH

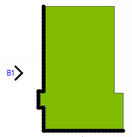
C. REFER TO SHEET A891 FOR WINDOW FRAME ELEVATIONS

D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

E. PROVIDE CONTROL JOINTS AS SHOWN ON ELEVATIONS AND AT ALL INSIDE CORNERS.

EXTERIOR ELEVATION NOTES

MARK	DESCRIPTION



KEY PLAN

PLUNKETT RAYSICH ARCHITECTS, LLP
309 south water street, milwaukee, wisconsin 53204 t 414.220.3900
2310 crossroads drive, suite 1000, madison, wisconsin 53718 t 608.241.4844
1970 main street, suite 201, sarasota, florida 34236 t 941.444.8845
31 tarpon street drive, destin, florida 32541 t 850.269.5627

EDUCATORS CREDIT UNION
NEW CORPORATE HEADQUARTERS
Spring St & SE Frontage Rd... Sturtevant, WI 53177

REVISIONS:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
BID PACKAGE:
DATE: 12/01/2023
JOB NO: 230100-02
SHEET NO: A400

NOT FOR CONSTRUCTION
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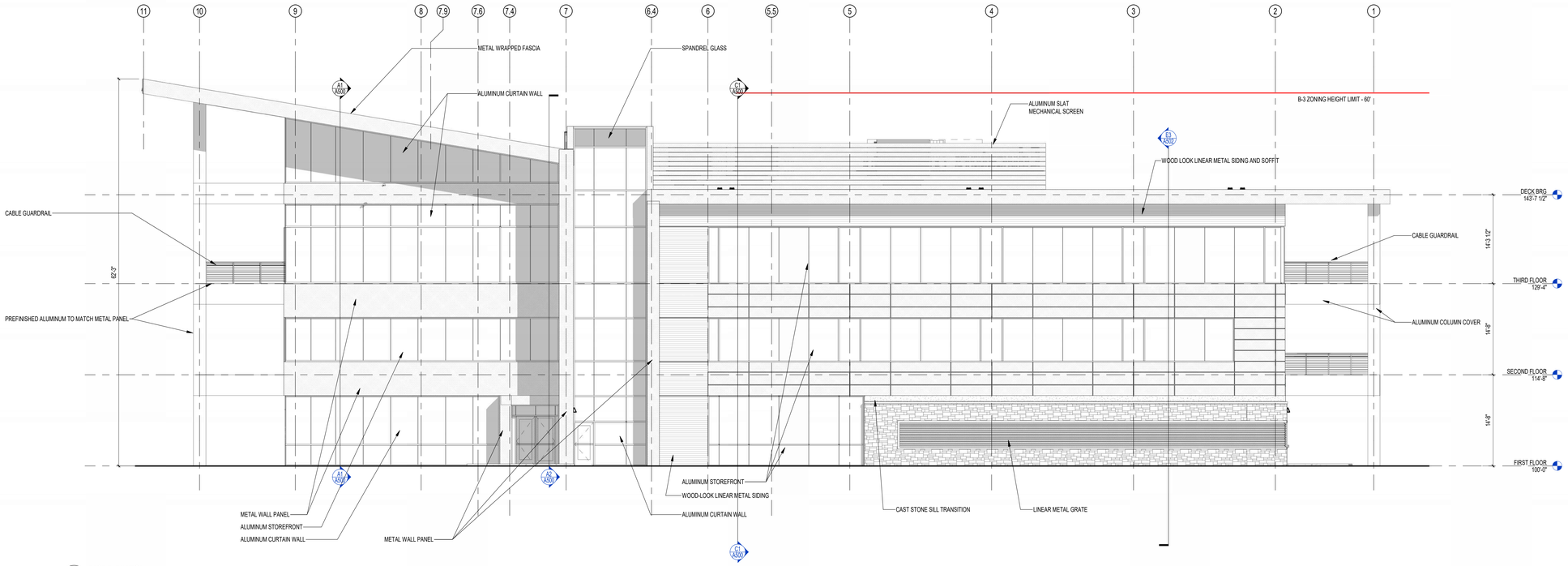
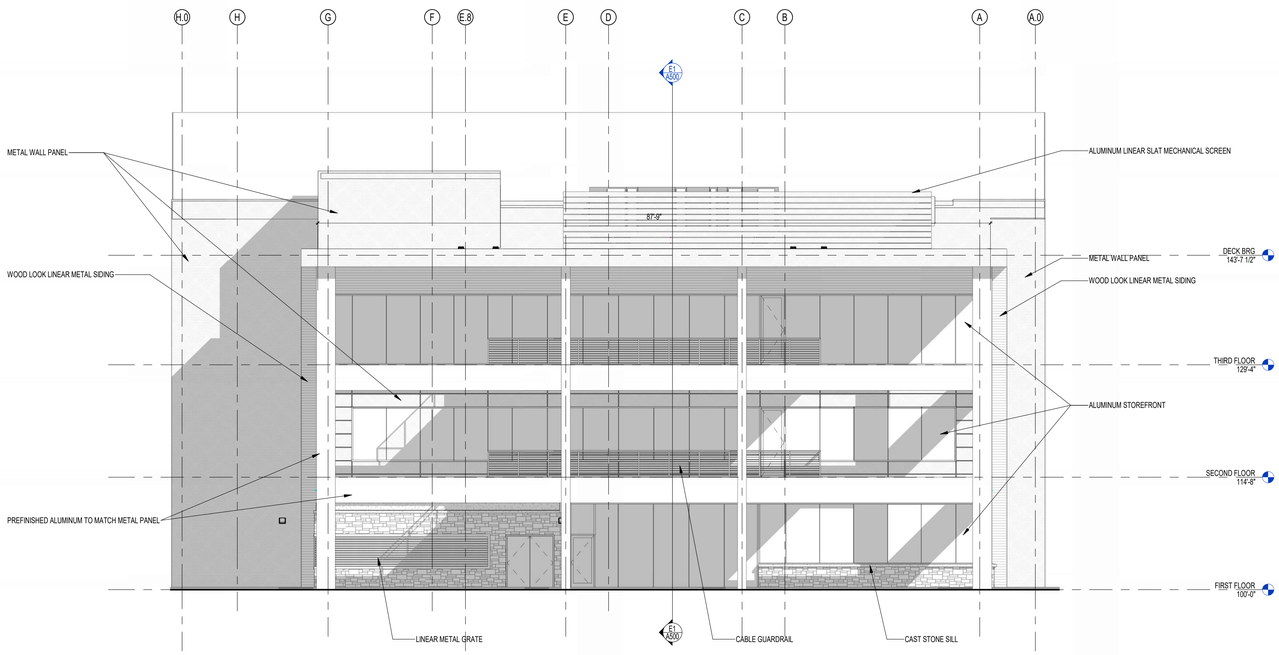
DRAWN BY: CJB 12/19/2023 10:04:25 AM



B1 **EAST ELEVATION**
1/8" = 1'-0"



E1 **NORTH ELEVATION**
1/8" = 1'-0"

EXTERIOR ELEVATIONS SYMBOLS LEGEND

SECTION REFERENCE
DETAIL REFERENCE
ELEVATION NOTE
WINDOW TYPE
CONSTRUCTION KEYNOTE

EXTERIOR FINISH PATTERNS

STONE MASONRY
METAL WALL PANEL
WOOD-LOOK LINEAR METAL SIDING
SPANDREL GLASS

EXTERIOR ELEVATIONS GENERAL NOTES

A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR

B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH ALUMINUM TRIM TO MATCH

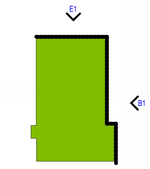
C. REFER TO SHEET A891 FOR WINDOW FRAME ELEVATIONS

D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

E. PROVIDE CONTROL JOINTS AS SHOWN ON ELEVATIONS AND AT ALL INSIDE CORNERS.

EXTERIOR ELEVATION NOTES

MARK	DESCRIPTION



KEY PLAN

PLUNKETT RAYSICH ARCHITECTS, LLP
309 south water street, milwaukee, wisconsin 53204 t 414.810.3900
1400 crystal drive, suite 200, arlington, virginia 22202 t 941.444.8845
1970 main street, suite 201, sarasota, florida 34236 t 941.444.8845
91 tarpon street, suite 200, tarpon springs, florida 34689 t 727.940.5627

EDUCATORS CREDIT UNION
NEW CORPORATE HEADQUARTERS

Spring St & SE Frontage Rd... Sturtevant, WI 53177

REVISIONS:

EXTERIOR ELEVATIONS

DESIGN DEVELOPMENT
BID PACKAGE:
DATE: 12/01/2023
JOB NO: 230100-02
SHEET NO: A401

NOT FOR CONSTRUCTION
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DRAWN BY: CJB 12/19/2023 10:05:26 AM

View from Northwest

View from Southwest

View from Southeast

View from South

PLUNKETT RAYSICH ARCHITECTS, LLP
309 south water street, milwaukee, wisconsin 53204 t 414.357.3900
2310 crossroads drive, madison, wisconsin 53718 t 608.661.1158
1970 main street, suite 201, sarasota, florida 34236 t 941.444.8845
31 canyon arroyo drive, ocala, texas 78010 t 512.649.5437

EDUCATORS CREDIT UNION
NEW CORPORATE HEADQUARTERS
Spring St & SE Frontage Rd.... Sturtevant, WI 53177

REVISIONS:

RENDERINGS

DESIGN DEVELOPMENT
BID PACKAGE:
DATE: 12/01/2023
JOB NO: 230100-02
SHEET NO: A001

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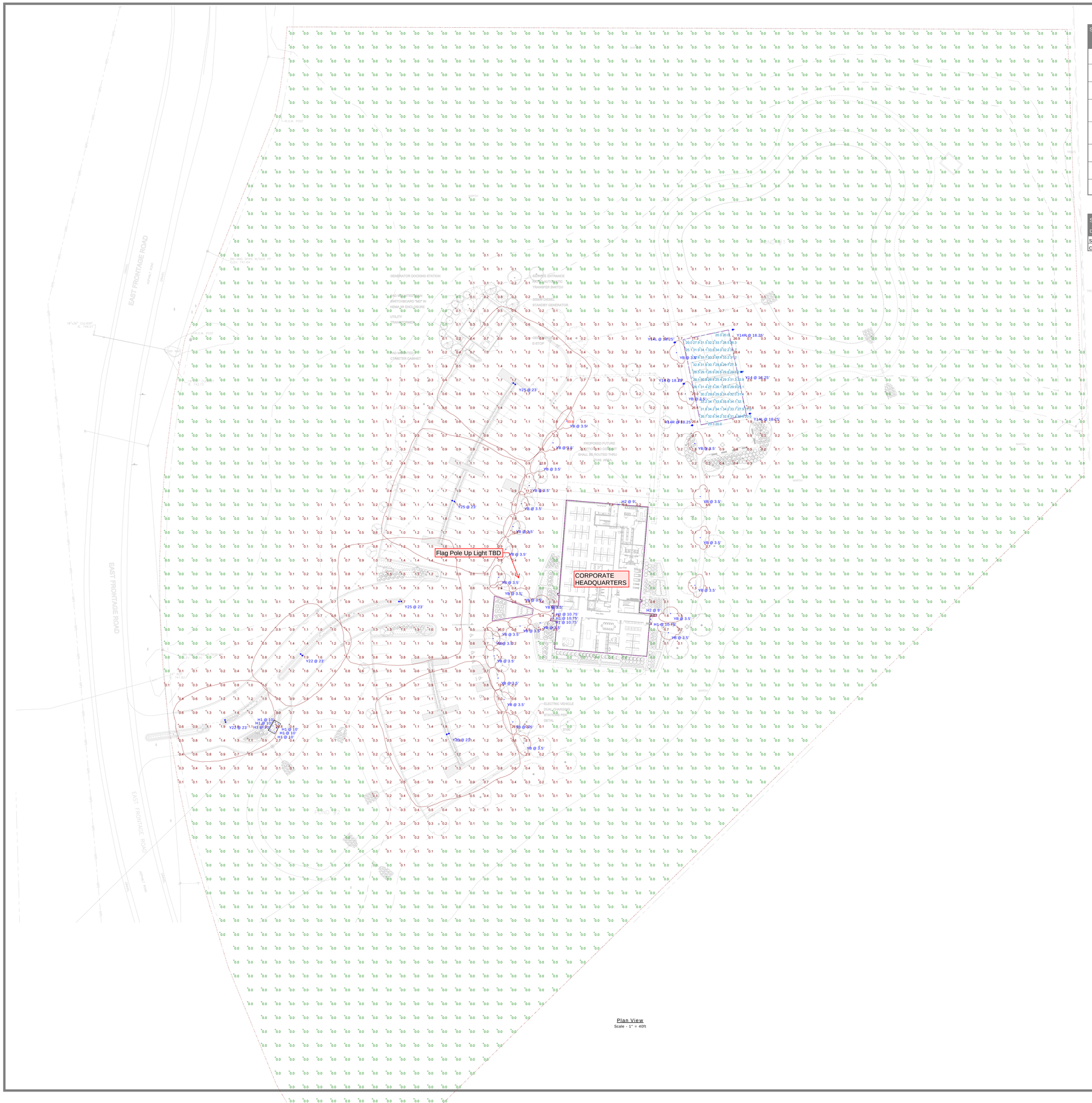


Plan View
Scale - 1" = 40ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	H1	10	Kirlin	LRC-06LDN	6IN SQUARE, 80CRI, 3000K, 1000LM, NORMAL FLOOD	1	896	0.9	8.8
	H2	2	Lithonia Lighting	WDGE1 LED P2 30K 80CRI VF	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT FORWARD OPTIC	1	1872	0.9	15.0178
	Y14	2	Lithonia Lighting	DSX2 LED P8 30K 80CRI BLC4	D-Series Size 2 Area Luminaire P8 Performance Package 3000K CCT 80 CRI Type 4 Extreme Backlight Control	1	36851	0.9	462.45
	Y14L	2	Lithonia Lighting	DSX2 LED P8 30K 80CRI LCCO	D-Series Size 2 Area Luminaire P8 Performance Package 3000K CCT 80 CRI Left Corner Cutoff Extreme Backlight Control	1	36002	0.9	462.45
	Y14R	2	Lithonia Lighting	DSX2 LED P8 30K 80CRI RCCO	D-Series Size 2 Area Luminaire P8 Performance Package 3000K CCT 80 CRI Right Corner Cutoff Extreme Backlight Control	1	36002	0.9	462.45
	Y22	2	Lithonia Lighting	DSX1 LED P1 30K 80CRI T2M	D-Series Size 1 Area Luminaire P1 Performance Package 3000K CCT 80 CRI Type 2 Medium	1	6539	0.9	101.8
	Y25	4	Lithonia Lighting	DSX1 LED P3 30K 80CRI TSW	D-Series Size 1 Area Luminaire P3 Performance Package 3000K CCT 80 CRI Type 5 Wide	1	12721	0.9	204.34
	YB	28	Luminis Lighting	BVA11B-L1L24-TYP3	BVA11B	1	2144	0.9	30.5

Statistics

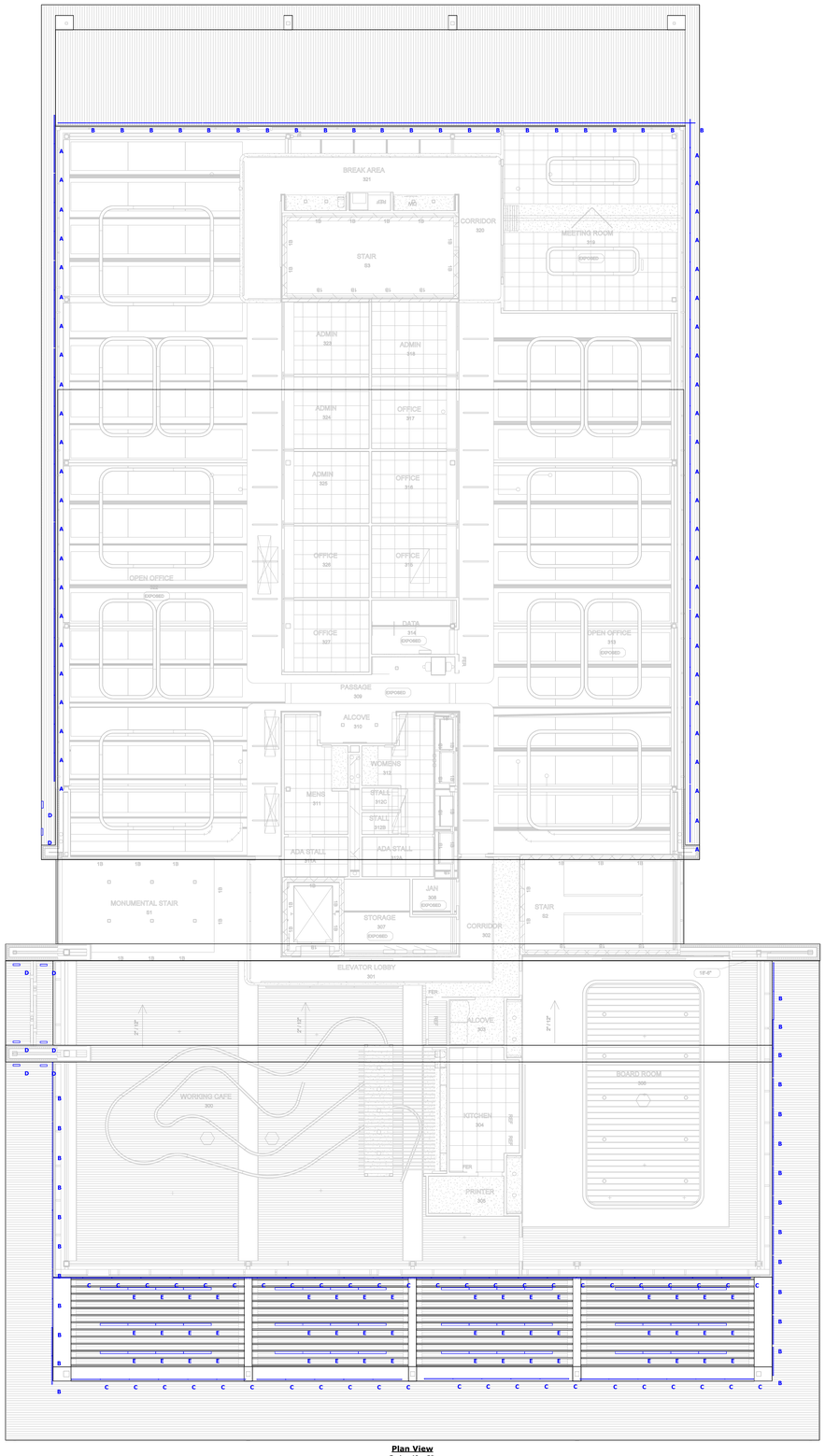
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE	+	0.3 fc	33.9 fc	0.0 fc	N/A	N/A
COURT	+	30.0 fc	34.2 fc	20.0 fc	2.0:1	2.0:1

ENGINEERING DESIGN BY MSA
(800) 362-4505 • www.msa-ps.com

EDUCATORS CREDIT UNION
NEW CORPORATE HEADQUARTERS

Designer
BH
Date
12/19/2023
Scale
1"=40'-0"
Drawing No.

Summary



Plan View
Scale - 1" = 8ft

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
	A		48	Insight Lighting	PEX/4W/40K/ASY/48"		1	3408	1	41.25	Max: 4905cd
	B		47	Insight Lighting	PEX/7W/40K/ASY/48"		1	3408	1	41.25	Max: 8583cd
	C		46	Insight Lighting	PEX/10W/40K/ASY/48"		1	3408	1	41.25	Max: 12262cd
	D		8	Color Kinetics	eW Blast 3000k Gen 5-eng Native	Prototype	1	3281	1	46.313	Max: 118511cd
	E		48	FINELITE, INC.	HP-4-WM-WL-D-4ft-S-835-F		160	9	1	14.4	Max: 514cd

*No substitutions shall be allowed without prior approval from engineer of record and lighting designer.

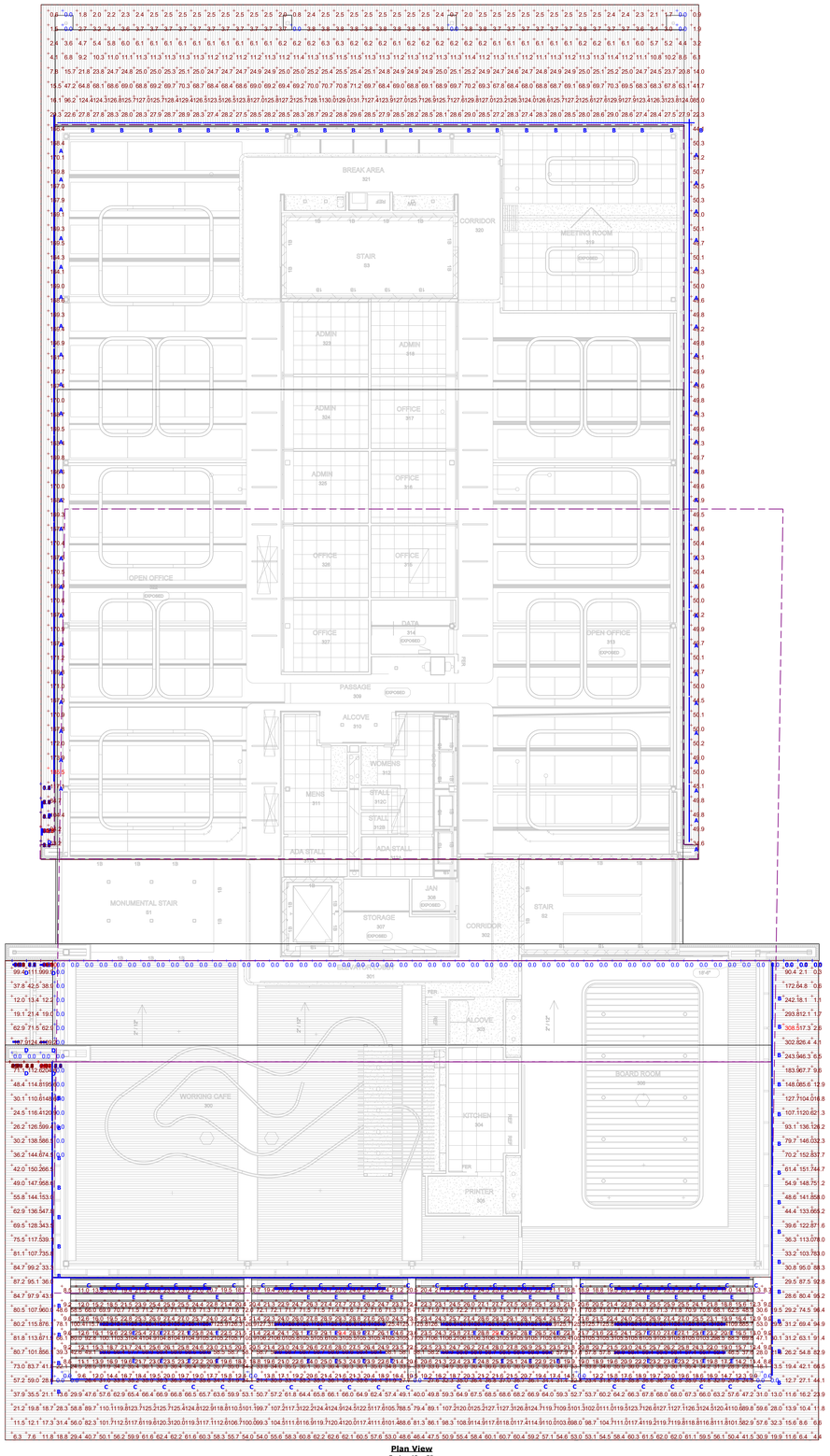
All light levels are approximate.
Values will vary due to actual LED/driver combinations, reflectances (currently set at 80/50/20), environmental conditions, and obstructions. Calculations are based on our interpretation of information provided to us.
This design remains the property of Spectrum Lighting and may not be altered without written permission.

VISUAL

Educators Credit Union

Designer
BGG
Date
12/15/2023
Scale
Not to Scale
Drawing No.

Summary



Plan View
Scale - 1" = 8ft

All light levels are approximate.
Values will vary due to actual LED/driver combinations, reflectances (currently set at 80/50/20), environmental conditions, and obstructions. Calculations are based on our interpretation of information provided to us. This design remains the property of Spectrum Lighting and may not be altered without written permission.

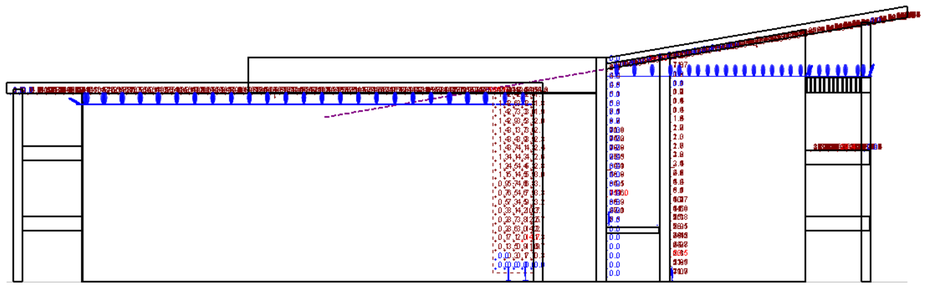
SPECTRUM lighting

VISUAL

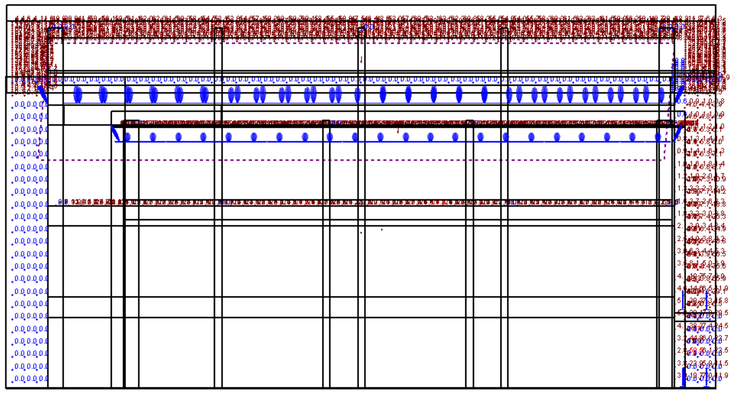
Educators Credit Union

Designer
BGG
Date
12/15/2023
Scale
Not to Scale
Drawing No.

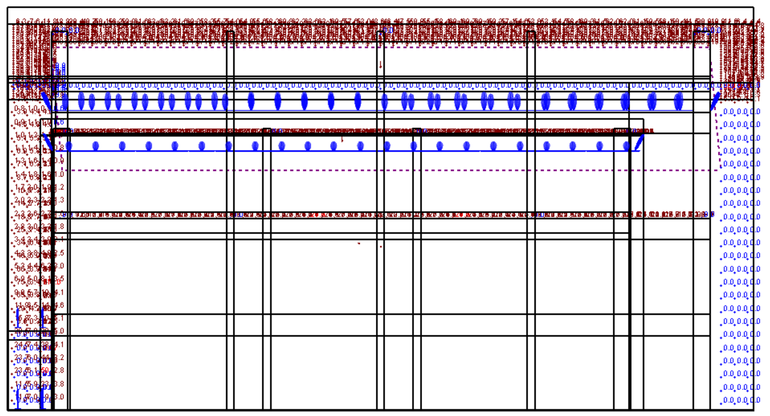
Summary



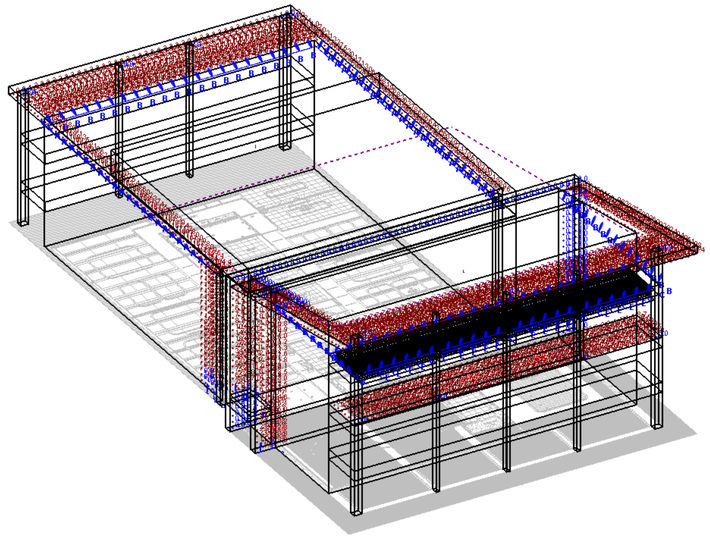
View #1



View #3



View #2



View #4

All light levels are approximate.
Values will vary due to actual LED/driver combinations, reflectances (currently set at 80/50/20), environmental conditions, and obstructions.
Calculations are based on our interpretation of information provided to us.
This design remains the property of Spectrum Lighting and may not be altered without written permission.

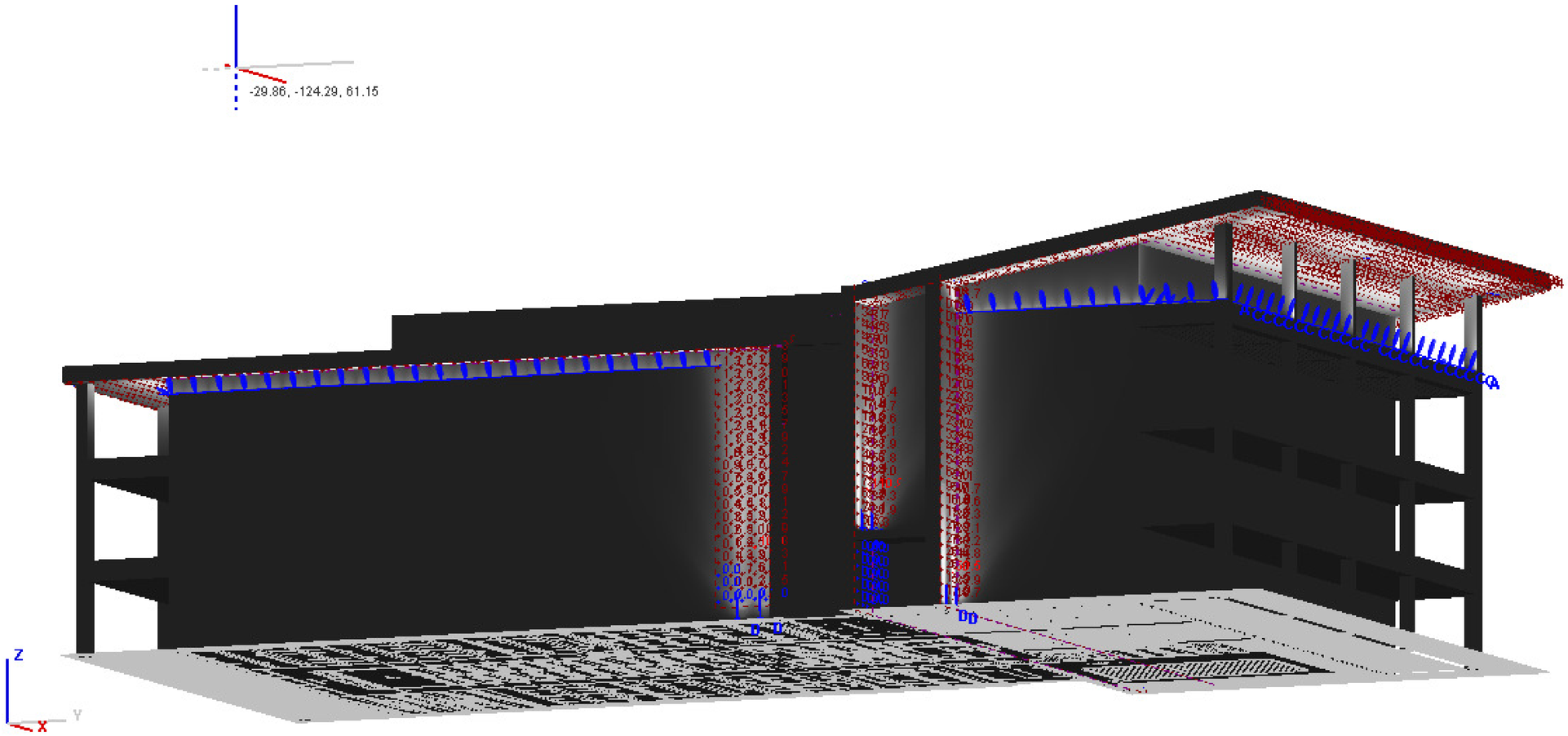
SPECTRUM lighting

VISUAL

Educators Credit Union

Designer
BGG
Date
12/15/2023
Scale
Not to Scale
Drawing No.

Summary



All light levels are approximate.
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Calculations are based on our interpretation of information provided to us.
This design remains the property of Spectrum Lighting and may not be altered without written permission.

SPECTRUM lighting

Designer
BGG
Date
12/15/2023
Scale
Not to Scale
Drawing No.

Summary

VISUAL
Educators Credit Union

CIVIL AND LANDSCAPE CONSTRUCTION PLANS
FOR
EDUCATORS CREDIT UNION - NEW CORPORATE HEADQUARTERS
EAST FRONTAGE ROAD
MOUNT PLEASANT, WI

OWNER:

EDUCATORS CREDIT UNION
GLENN BRUSKY
VP FACILITIES
1326 WILLOW ROAD
MOUNT PLEASANT, WI 53177
414-325-2341
GLENNB@ECU.COM

CIVIL ENGINEER/LANDSCAPE ARCHITECT:

raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

PROJECT MANAGER: ROBERT J HARLEY, P.E.
262-317-3266

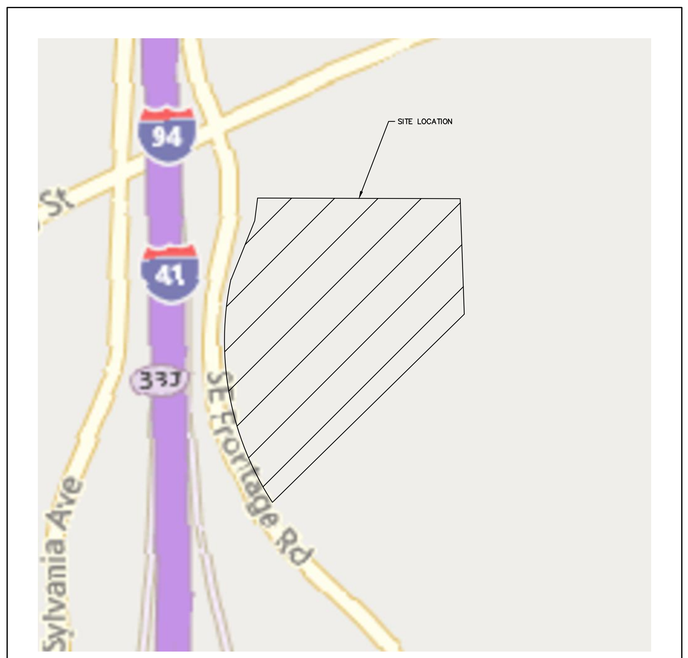
PROJECT ENGINEER: CHRISTOPHER B WHITE, P.E.
262-317-3286

LANDSCAPE ARCHITECT: AMY SCHNEIDER, PLA
262-317-3219

ARCHITECT:

PLUNKETT RAYSICH ARCHITECTS, LLP
RYAN SCHMITZ
414-410-2949
RSCHMITZ@PRARCH.COM

VICINITY MAP



PLAN INDEX

SHEET NO.	DESCRIPTION
C000	TITLE SHEET
C100	OVERALL SITE PLAN
C101	DETAILED SITE PLAN – WEST
C102	DETAILED SITE PLAN – EAST
C200	DETAILED GRADING PLAN – WEST
C201	DETAILED GRADING PLAN – EAST
C300	DETAILED EROSION CONTROL PLAN – WEST
C301	DETAILED EROSION CONTROL PLAN – EAST
C400	DETAILED UTILITY PLAN – WEST
C401	DETAILED UTILITY PLAN – EAST
C500	EROSION CONTROL DETAILS
C501	SITE DETAILS
C502	UTILITY DETAILS
C503	STORM WATER DETAILS
C504	SPECIFICATIONS
L100	OVERALL LANDSCAPE PLAN
L101	LANDSCAPE PLAN – NORTH
L102	LANDSCAPE PLAN – SOUTH
L103	LANDSCAPE DETAILS & SPECIFICATIONS
HX100	FIRE TRUCK PLAN

PLAN PREPARED BY:

CHRISTOPHER WHITE
R.A. SMITH, INC.
(262) 317-3286
christopher.white@rasmith.com

CHRISTOPHER WHITE — REGISTERED ENGINEER
45676-6 — NUMBER

PER THE VILLAGE OF MOUNT PLEASANT DEVELOPMENT GUIDELINES, "PRIOR TO CONSTRUCTION, A PRE-CONSTRUCTION CONFERENCE MUST BE HELD AT THE VILLAGE HALL. THE PRE-CONSTRUCTION CONFERENCE SHALL BE SCHEDULED AND MODERATED BY THE DESIGNING ENGINEER OF RECORD."

P:\3230200\Dwg\Sheets\C000_TS01.dwg - TITLE SHEET

FIELD DATE
November 14, 2023

HORIZONTAL DATUM
Wisconsin State Plane Coordinate System, South Zone (NAD 27).

REFERENCE POINTS
#321052 West 1/4 corner Section 7-3-22 N:274693.067 E:2549757.735
#321053 Southwest 1/4 corner Section 7-3-22 N:272056.590 E:2549834.410

VERTICAL DATUM
NAVD88

STARTING BENCHMARK
NAD27

SITE BENCHMARKS
#5001 Chiseled box on culvert elevation 742.80
#5497 Mag spike West side PP elevation 741.64
#5498 Mag spike West side PP elevation 743.90

Disclaimer:
The above vertical and horizontal reference points were measured on the field date listed hereon for the purpose of locating visible improvements and elevations illustrated on the design survey. The reference points are not intended for construction purposes nor is the perpetuation and/or protection of the reference points ensured. All reference points must be field verified prior to use in construction and/or layout staking.

PLAN DATE: 12/18/2023

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:
–	–	–	–

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311 carpenter drive, suite 1000, austin, texas 78610 | 512.549.5977

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(262) 781-1000
rasmith.com
raSmith
CREATIVITY BEYOND ENGINEERING

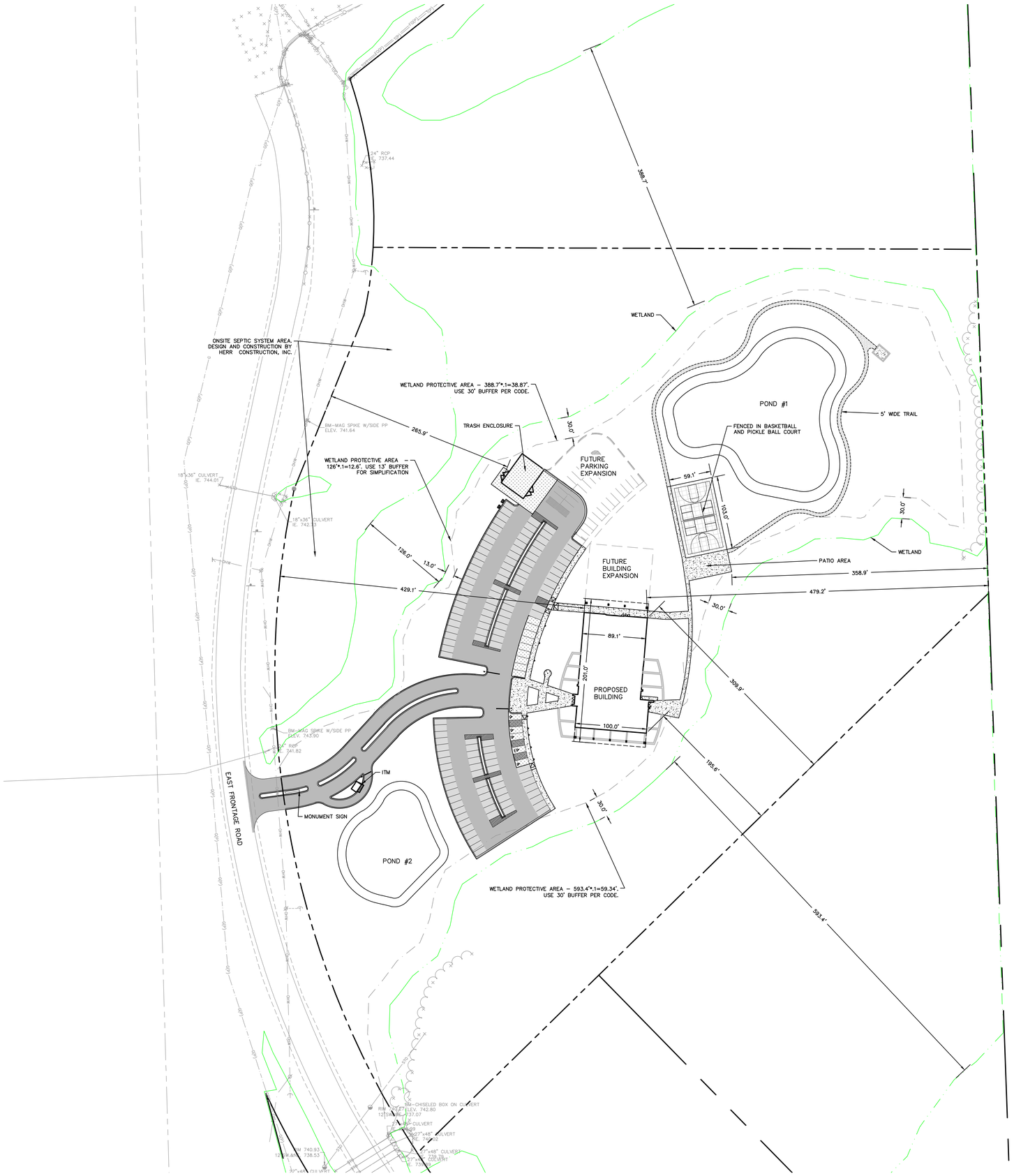
EDUCATORS CREDIT UNION - NEW CORPORATE HEADQUARTERS
MOUNT PLEASANT

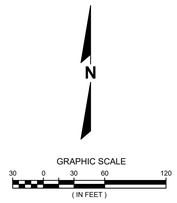
REVISIONS:

TITLE SHEET

DESIGN DEVELOPMENT
BID PACKAGE:
DATE: 12/18/2023
JOB NO: 3230200
SHEET NO: C000

P:\3230200\Dwg\Sheets\3230200_TS01.dwg, TITLE SHEET, 12/18/2023 9:30:51 AM, emig2





LEGEND

- PROPERTY LINE
- WETLAND
- PROPOSED 18" CURB & GUTTER
- PROPOSED SD ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED TRAIL
- PROPOSED BASKETBALL COURT

GENERAL NOTES:

1. EXISTING TOPOGRAPHY OBTAINED BY raSmith NOVEMBER 14, 2023.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE MOUNT PLEASANT EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
4. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
5. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
6. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

PARKING STATISTICS

PROPOSED PARKING	
REGULAR STALLS	141
ADA STALLS	5
TOTAL	146
ADDITIONAL FUTURE PARKING	
REGULAR STALLS	31
TOTAL STALLS FOR FINAL DEVELOPMENT	177

EXISTING CONDITIONS	SQ.FT.	ACRES	COVERAGE
TOTAL AREA	873,797	20.06	
PERVIOUS SPACE	873,797	20.06	100.00%
IMPERVIOUS SPACE	0	0	0.00%
PROPOSED CONDITIONS			
PERVIOUS SPACE	741,340	17.02	84.84%
IMPERVIOUS SPACE*	132,457	3.04	15.16%

*INCLUDES FUTURE BUILDING & PARKING LOT EXPANSION

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1973 main street, suite 201, sarasota, florida 34236 (941) 444 8845
317 canyon meadows, suite 100, austin, texas 78613 (512) 649 0827

EDUCATORS CREDIT UNION - NEW CORPORATE HEADQUARTERS
MOUNT PLEASANT

REVISIONS:

OVERALL SITE PLAN

DESIGN DEVELOPMENT
BID PACKAGE:
DATE: 12/18/2023
JOB NO: 3230200
SHEET NO: C100

P:\3230200\Dwg\Sheets\3230200_SP01.dwg, SITE PLAN, 12/18/2023 9:31:05 AM, emg2

NOT FOR CONSTRUCTION

EDUCATORS CREDIT UNION - NEW
CORPORATE HEADQUARTERS
MOUNT PLEASANT

DETAILED SITE PLAN - WEST

REVISIONS	
DESIGN/DEVELOPMENT	
CONSTRUCTION	
DATE	12/18/2023
JOB NO	3232020
SHEET NO	C101

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2310 Crossroads Drive, Suite 2000, Madison, Wisconsin 53718 | t 608 240 9900
1970 Main Street, Suite 201, Sarasota, Florida 34236 | t 941 444 8845
311 Canyon Mesa Drive, Dubois, Idaho 83423 | t 307 455 2200

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LEGEND

- PROPERTY LINE
- WETLAND
- PROPOSED 18" CURB & GUTTER
- PROPOSED SD ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED TRAIL
- PROPOSED BASKETBALL COURT

GENERAL NOTES:

1. EXISTING TOPOGRAPHY OBTAINED BY rASmith NOVEMBER 14, 2023.
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. DIMENSIONS FOR PROPOSED BUILDING FOUNDATION AND
3. CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE MOUNT PLEASANT EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
4. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB. ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
5. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
6. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

N

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)
1" = 20'

EAST FRONTAGE

NOT FOR CONSTRUCTION

EDUCATORS CREDIT UNION - NEW
CORPORATE HEADQUARTERS
MOUNT PLEASANT

REVISIONS

DETAILED SITE PLAN - EAST

DESIGN/DEVELOPMENT	
CONSTRUCTION	
DATE	12/18/2023
JOB NO	3232020
SHEET NO	C102

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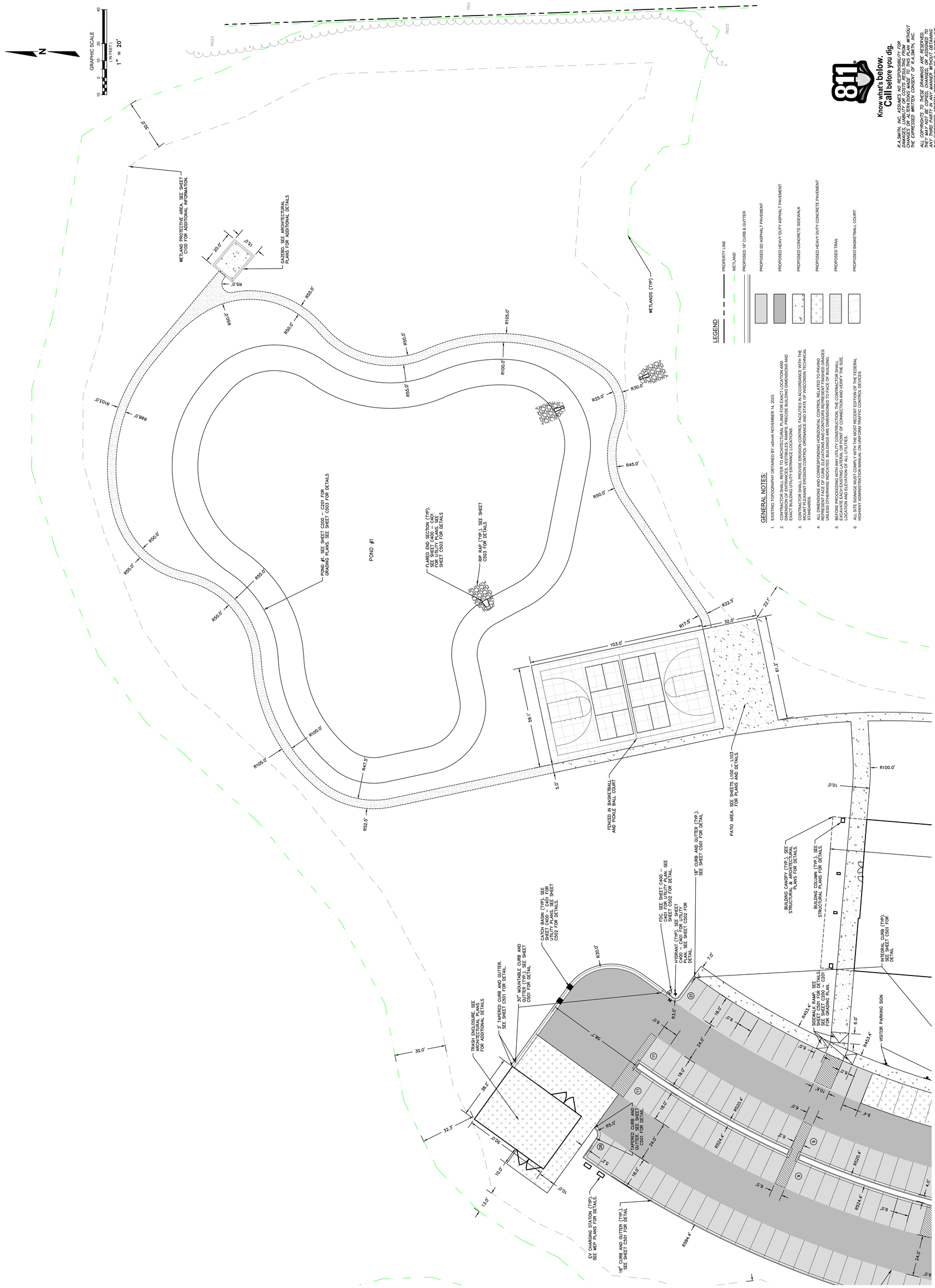
1970 main street, suite 201 sarasota, florida 34236 | f 941 444 8846
311 canyon mere drive, dubai, texas 78610 | t 512 649 9027



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EDUCATORS CREDIT UNION - NEW
CORPORATE HEADQUARTERS
MOUNT PLEASANT

REVISIONS

DETAILED GRADING PLAN - WEST

DESIGN/DEVELOPMENT
RESPONSE:
DATE: 12/18/2023
JOB NO: 3232020
SHEET NO: C200

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1970 main street, suite 201 sarasota, florida 34236 | t 941 444 8845
311 canyon view drive, dadeville, alabama 36910 | t 512 698 9027

GENERAL NOTES:

1. ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE G.O.T. STANDARD SPECIFICATIONS, AS MODIFIED AND SUPPLEMENTED BY THE PROJECT MANUAL AND GEOTECHNICAL REPORT.
3. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
4. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY. SEE SHEETS C080 AND C081 FOR ADDITIONAL EROSION CONTROL INFORMATION.
5. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
6. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL FOR REUSE, EXCAVATION AND EMBANKMENT OF THE BUILDING PAD AND PARKING AREAS, AND DISPOSAL OF UNSUITABLE EXCAVATED MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE, GRADING THE PROPOSED BUILDING AND PAVEMENT AREAS TO SUBGRADE ELEVATION, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE, AND PLACEMENT OF TOPSOIL.
7. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.

LEGEND

- PROPERTY LINE
- WETLAND
- LIMITS OF DISTURBANCE = 7.92 ACRES
- 889 — PROPOSED 1-FOOT GRADE CONTOUR
- 870 — PROPOSED 5-FOOT GRADE CONTOUR
- 740 — EXISTING CONTOUR ELEVATION
- 872.70 — PROPOSED SPOT GRADE
- (872.70) — PROPOSED TOP OF CURB
- × 740.55 — EXISTING SPOT ELEVATION
- PROPOSED CATCH BASIN

DRAIN TILE NOTE TO CONTRACTOR:

THE CONTRACTOR IS RESPONSIBLE TO PRESERVE, PROTECT, AND MAINTAIN FUNCTIONALITY OF ANY EXISTING TILE DRAINS, SEWERS, AND ALL OTHER SUBSURFACE DRAINS, OR PARTS THEREOF. CONTRACTOR TO REPAIR, AT NO EXPENSE TO THE OWNER, ANY DAMAGE TO THESE FACILITIES RESULTING FROM CONSTRUCTION OPERATIONS. SEE SHEET C080 OF THE CONTRACTOR OPERATIONS AND GEOTECHNICAL REPORT FOR MORE INFORMATION.

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N

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1" = 20'

POND #2
TOP: 743.00
NWL: 739.00
BOTTOM: 734.00

FFE: 746.00

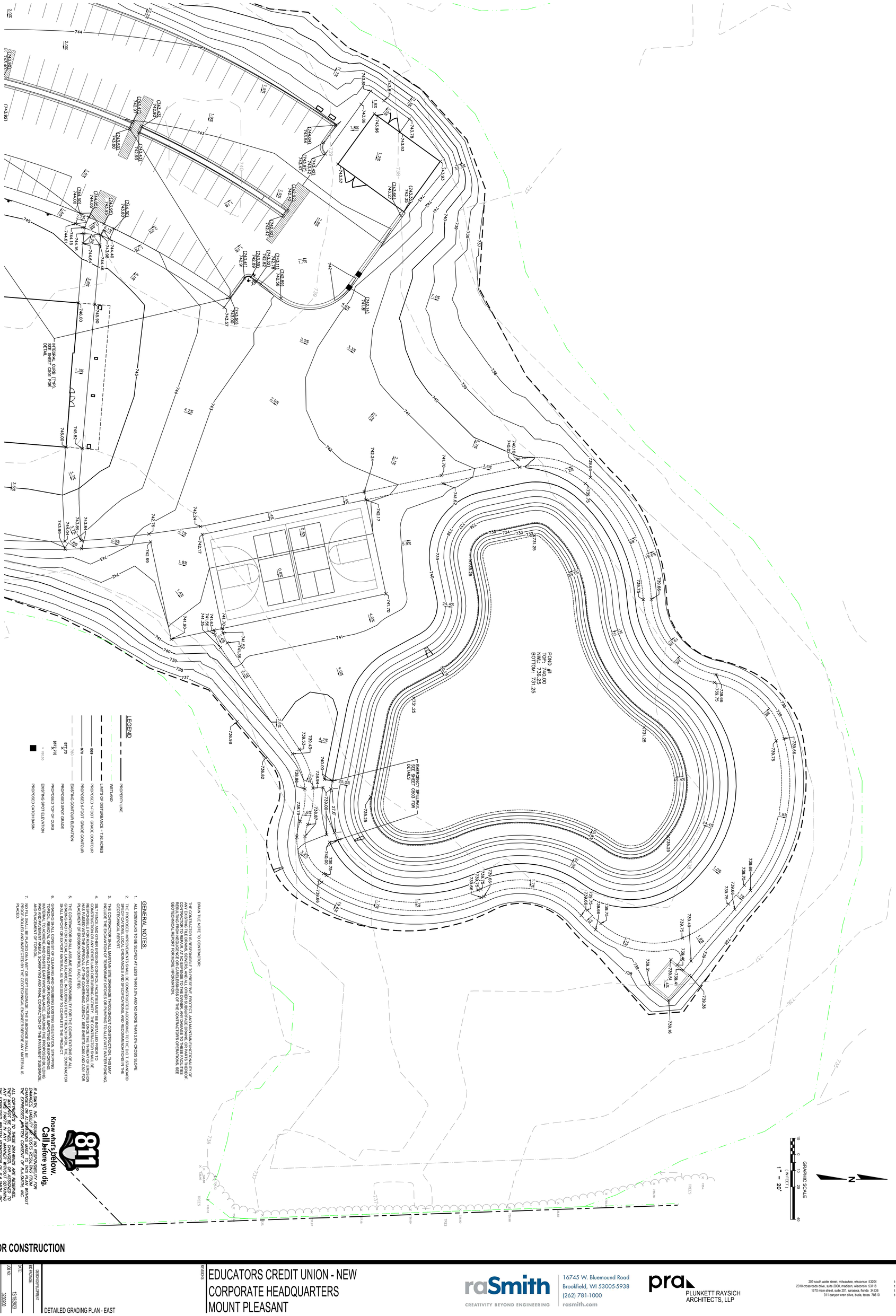
INTEGRAL CURB (TYP). SEE SHEET C501 FOR DETAIL

FLUSH PAVEMENT, SEE SHEET C501 FOR PROPOSED SIDEWALK RAMP TYPE 7A

3" TAPERED CURB. SEE SHEET C501 FOR DETAIL

EMERGENCY SPILLWAY. SEE SHEET C503 FOR DETAILS

EAST FRONTAGE ROAD



LEGEND

- PROPERTY LINE
- WETLAND
- LIMITS OF DISTURBANCE = 7.82 ACRES
- 869 PROPOSED 1-FOOT GRADE CONTOUR
- 870 PROPOSED 5-FOOT GRADE CONTOUR
- EXISTING CONTOUR ELEVATION
- 877.70 X (877.70) PROPOSED SPOT GRADE
- PROPOSED TOP OF CURB
- EXISTING SPOT ELEVATION
- PROPOSED CATCH BASIN

GENERAL NOTES

1. ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
3. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
4. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION AND MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY. SEE SHEETS C500 AND C501 FOR PLACEMENT OF EROSION CONTROL FACILITIES
5. THE EARTHWORK QUANTITIES ARE FOR BIDDING PURPOSES ONLY. THE CONTRACTOR SHALL PERFORM HIS OWN TAKEOFF AND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
6. GRADING SHALL CONSIST OF CLEARING AND GRUBBING EXISTING VEGETATION, STRIPPING TOPSOIL, REMOVING UNSUITABLE MATERIAL, AND PLACING AND COMPACTING SUITABLE MATERIAL TO ACHIEVE AND ON-SITE EARTHWORK BALANCE. GRADING THE PROPOSED BUILDING PAD AND PAVEMENT AREAS, SCARIFYING AND FINAL COMPACTION OF THE PAVEMENT SUBGRADE AND PLACEMENT OF TOPSOIL.
7. ANY UNSUITABLE SOILS, SUCH AS PEAT OR SOFT SUBGRADE, THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.

DRAIN TILE NOTE TO CONTRACTOR

THE CONTRACTOR IS RESPONSIBLE TO PRESERVE, PROTECT, AND MAINTAIN FUNCTIONALITY OF ANY EXISTING TILE DRAINS, SEWERS, AND ALL OTHER SUBSURFACE DRAINS, OR PARTS THEREOF ENCOUNTERED DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLIGENCE OR CARELESSNESS OF THE CONTRACTORS OPERATIONS. SEE GEOTECHNICAL REPORT FOR MORE INFORMATION

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NOT FOR CONSTRUCTION

REVISIONS	
DESIGN/DEVELOPMENT	
BID PACKAGE	
DATE	12/18/2023
JOB NO	3230200
SHEET NO	C201

DETAILED GRADING PLAN - EAST

EDUCATORS CREDIT UNION - NEW CORPORATE HEADQUARTERS MOUNT PLEASANT

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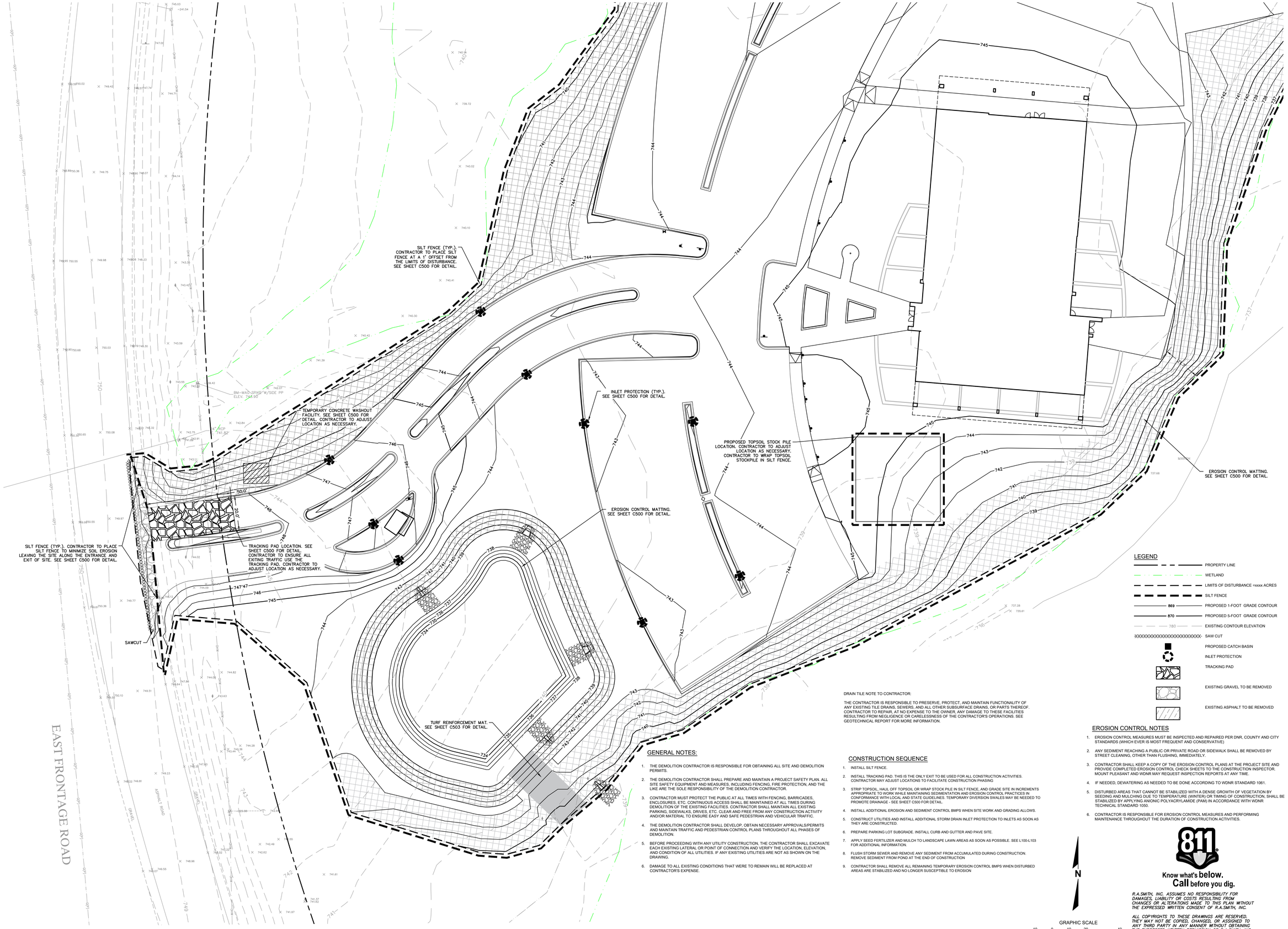
1970 main street, suite 201, sarasota, florida 34236 t 941 444 8845
311 canyon wren drive, buda, texas 78610 t 512 649 9627



GENERAL NOTES:

1. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL SITE AND DEMOLITION PERMITS.
2. THE DEMOLITION CONTRACTOR SHALL PREPARE AND MAINTAIN A PROJECT SAFETY PLAN. ALL SITE SAFETY EQUIPMENT AND MEASURES, INCLUDING FENCING, FIRE PROTECTION, AND THE LIKE ARE THE SOLE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
3. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. CONTINUOUS ACCESS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC.
4. THE DEMOLITION CONTRACTOR SHALL DEVELOP, OBTAIN NECESSARY APPROVALS/PERMITS AND MAINTAIN TRAFFIC AND PEDESTRIAN CONTROL PLANS THROUGHOUT ALL PHASES OF DEMOLITION.
5. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION, ELEVATION, AND CONDITION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWING,
6. DAMAGE TO ALL EXISTING CONDITIONS THAT WERE TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. INSTALL TRACKING PAD. THIS IS THE ONLY EXIT TO BE USED FOR ALL CONSTRUCTION ACTIVITIES. CONTRACTOR MAY ADJUST LOCATIONS TO FACILITATE CONSTRUCTION PHASING
3. STRIP TOPSOIL, HAUL OFF TOPSOIL OR WRAP STOCK PILE IN SILT FENCE, AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES. TEMPORARY DIVERSION SWALES MAY BE NEEDED TO PROMOTE DRAINAGE - SEE SHEET C500 FOR DETAIL.
4. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS WHEN SITE WORK AND GRADING ALLOWS.
5. CONSTRUCT UTILITIES AND INSTALL ADDITIONAL STORM DRAIN INLET PROTECTION TO INLETS AS SOON AS THEY ARE CONSTRUCTED.
6. PREPARE PARKING LOT SUBGRADE. INSTALL CURB AND GUTTER AND PAVE SITE.
7. APPLY SEED FERTILIZER AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE. SEE L100-L103 FOR ADDITIONAL INFORMATION.
8. FLUSH STORM SEWER AND REMOVE ANY SEDIMENT FROM ACCUMULATED DURING CONSTRUCTION. REMOVE SEDIMENT FROM POND AT THE END OF CONSTRUCTION
9. CONTRACTOR SHALL REMOVE ALL REMAINING TEMPORARY EROSION CONTROL BMPS WHEN DISTURBED AREAS ARE STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION

DRAIN TILE NOTE TO CONTRACTOR:

THE CONTRACTOR IS RESPONSIBLE TO PRESERVE, PROTECT, AND MAINTAIN FUNCTIONALITY OF ANY EXISTING TILE DRAINS, SEWERS, AND ALL OTHER SUBSURFACE DRAINS, OR PARTS THEREOF. CONTRACTOR TO REPAIR, AT NO EXPENSE TO THE OWNER, ANY DAMAGE TO THESE FACILITIES RESULTING FROM NEGLIGENCE OR CARELESSNESS OF THE CONTRACTOR'S OPERATIONS. SEE GEOTECHNICAL REPORT FOR MORE INFORMATION.

LEGEND

- PROPERTY LINE
- WETLAND
- LIMITS OF DISTURBANCE =xxxx ACRES
- SILT FENCE
- 869 — PROPOSED 1-FOOT GRADE CONTOUR
- 870 — PROPOSED 5-FOOT GRADE CONTOUR
- 780 — EXISTING CONTOUR ELEVATION
- SAW CUT
- PROPOSED CATCH BASIN
- INLET PROTECTION
- TRACKING PAD
- EXISTING GRAVEL TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED

EROSION CONTROL NOTES

1. EROSION CONTROL MEASURES MUST BE INSPECTED AND REPAIRED PER DNR, COUNTY AND CITY STANDARDS (WHICH EVER IS MOST FREQUENT AND CONSERVATIVE)
2. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD OR SIDEWALK SHALL BE REMOVED BY STREET CLEANING, OTHER THAN FLUSHING, IMMEDIATELY.
3. CONTRACTOR SHALL KEEP A COPY OF THE EROSION CONTROL PLANS AT THE PROJECT SITE AND PROVIDE COMPLETED EROSION CONTROL CHECK SHEETS TO THE CONSTRUCTION INSPECTOR. MOUNT PLEASANT AND WDNR MAY REQUEST INSPECTION REPORTS AT ANY TIME.
4. IF NEEDED, DEWATERING AS NEEDED TO BE DONE ACCORDING TO WDNR STANDARD 1061.
5. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE (WINTER) OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
6. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES AND PERFORMING MAINTENANCE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.

N

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)
1" = 20'

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EDUCATORS CREDIT UNION - NEW CORPORATE HEADQUARTERS
MOUNT PLEASANT

REVISIONS:

DETAILED EROSION CONTROL PLAN - WEST

DESIGN DEVELOPMENT	
BID PACKAGE:	
DATE:	12/18/2023
JOB NO:	3230200
SHEET NO:	C300

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GENERAL NOTES:

1. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL SITE AND DEMOLITION PERMITS.
2. THE DEMOLITION CONTRACTOR SHALL PREPARE AND MAINTAIN A PROJECT SAFETY PLAN. ALL SITE SAFETY EQUIPMENT AND MEASURES, INCLUDING FENCING, FIRE PROTECTION, AND THE LIKE ARE THE SOLE RESPONSIBILITY OF THE DEMOLITION CONTRACTOR.
3. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. CONTINUOUS ACCESS SHALL BE MAINTAINED AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC.
4. THE DEMOLITION CONTRACTOR SHALL DEVELOP, OBTAIN NECESSARY APPROVALS/PERMITS AND MAINTAIN TRAFFIC AND PEDESTRIAN CONTROL PLANS THROUGHOUT ALL PHASES OF DEMOLITION.
5. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION, ELEVATION, AND CONDITION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWING.
6. DAMAGE TO ALL EXISTING CONDITIONS THAT WERE TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE.
2. INSTALL TRACKING PAD. THIS IS THE ONLY EXIT TO BE USED FOR ALL CONSTRUCTION ACTIVITIES. CONTRACTOR MAY ADJUST LOCATIONS TO FACILITATE CONSTRUCTION PHASING
3. STRIP TOPSOIL, HAUL OFF TOPSOIL OR WRAP STOCK PILE IN SILT FENCE, AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING SEDIMENTATION AND EROSION CONTROL PRACTICES IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES. TEMPORARY DIVERSION SWALES MAY BE NEEDED TO PROMOTE DRAINAGE - SEE SHEET C500 FOR DETAIL.
4. INSTALL ADDITIONAL EROSION AND SEDIMENT CONTROL BMPS WHEN SITE WORK AND GRADING ALLOWS.
5. CONSTRUCT UTILITIES AND INSTALL ADDITIONAL STORM DRAIN INLET PROTECTION TO INLETS AS SOON AS THEY ARE CONSTRUCTED.
6. PREPARE PARKING LOT SUBGRADE. INSTALL CURB AND GUTTER AND PAVE SITE.
7. APPLY SEED FERTILIZER AND MULCH TO LANDSCAPE LAWN AREAS AS SOON AS POSSIBLE. SEE L100-L103 FOR ADDITIONAL INFORMATION.
8. FLUSH STORM SEWER AND REMOVE ANY SEDIMENT FROM ACCUMULATED DURING CONSTRUCTION. REMOVE SEDIMENT FROM POND AT THE END OF CONSTRUCTION
9. CONTRACTOR SHALL REMOVE ALL REMAINING TEMPORARY EROSION CONTROL BMPS WHEN DISTURBED AREAS ARE STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION

EROSION CONTROL NOTES

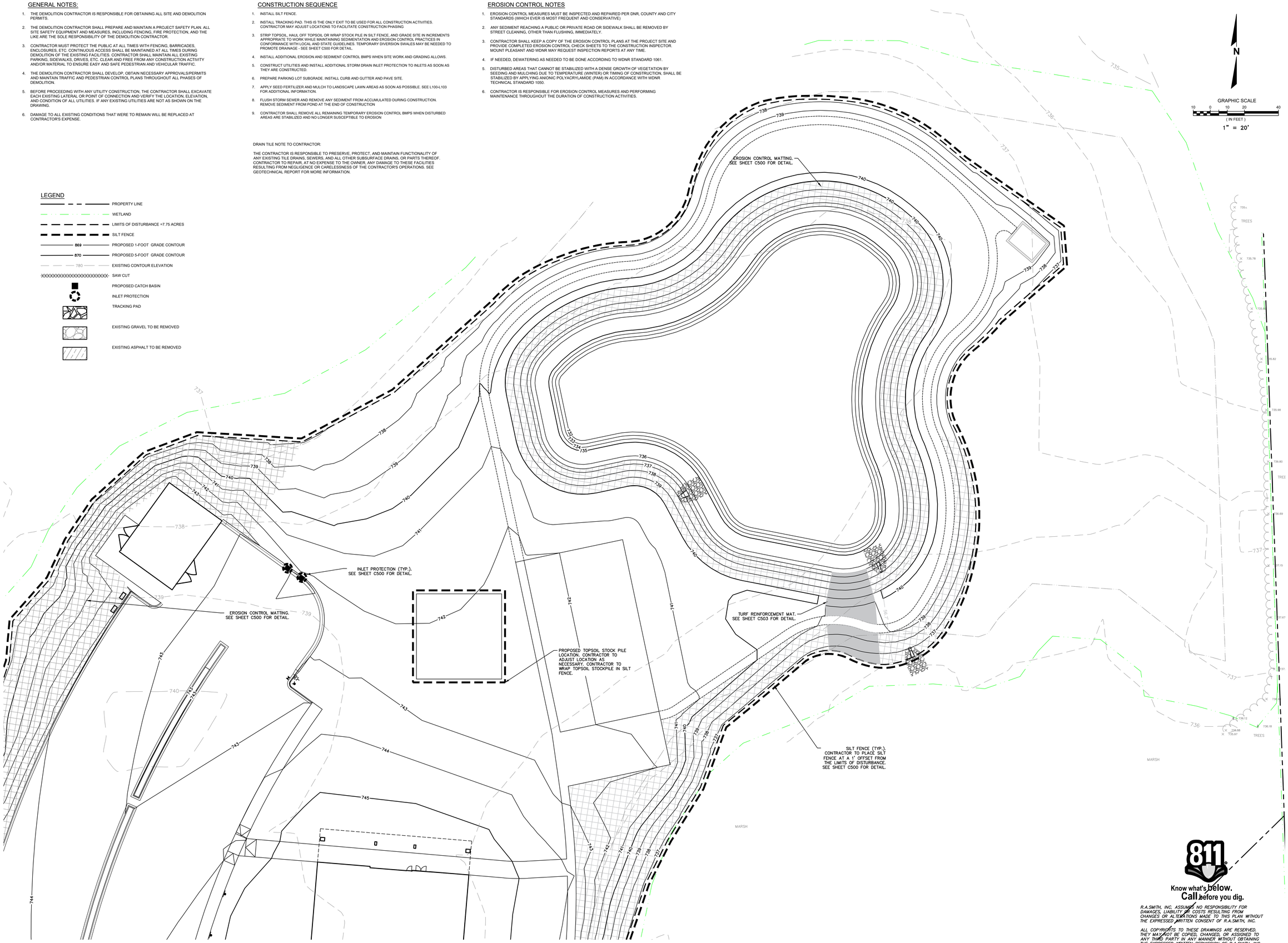
1. EROSION CONTROL MEASURES MUST BE INSPECTED AND REPAIRED PER DNR, COUNTY AND CITY STANDARDS (WHICH EVER IS MOST FREQUENT AND CONSERVATIVE)
2. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD OR SIDEWALK SHALL BE REMOVED BY STREET CLEANING, OTHER THAN FLUSHING, IMMEDIATELY.
3. CONTRACTOR SHALL KEEP A COPY OF THE EROSION CONTROL PLANS AT THE PROJECT SITE AND PROVIDE COMPLETED EROSION CONTROL CHECK SHEETS TO THE CONSTRUCTION INSPECTOR. MOUNT PLEASANT AND WDNR MAY REQUEST INSPECTION REPORTS AT ANY TIME.
4. IF NEEDED, DEWATERING AS NEEDED TO BE DONE ACCORDING TO WDNR STANDARD 1061.
5. DISTURBED AREAS THAT CANNOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION BY SEEDING AND MULCHING DUE TO TEMPERATURE (WINTER) OR TIMING OF CONSTRUCTION, SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM) IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050.
6. CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES AND PERFORMING MAINTENANCE THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.

DRAIN TILE NOTE TO CONTRACTOR:

THE CONTRACTOR IS RESPONSIBLE TO PRESERVE, PROTECT, AND MAINTAIN FUNCTIONALITY OF ANY EXISTING TILE DRAINS, SEWERS, AND ALL OTHER SUBSURFACE DRAINS, OR PARTS THEREOF. CONTRACTOR TO REPAIR, AT NO EXPENSE TO THE OWNER, ANY DAMAGE TO THESE FACILITIES RESULTING FROM NEGLIGENCE OR CARELESSNESS OF THE CONTRACTOR'S OPERATIONS. SEE GEOTECHNICAL REPORT FOR MORE INFORMATION.

LEGEND

- PROPERTY LINE
- WETLAND
- LIMITS OF DISTURBANCE =7.75 ACRES
- SILT FENCE
- 869 — PROPOSED 1-FOOT GRADE CONTOUR
- 870 — PROPOSED 5-FOOT GRADE CONTOUR
- 780 — EXISTING CONTOUR ELEVATION
- SAW CUT
- PROPOSED CATCH BASIN
- INLET PROTECTION
- TRACKING PAD
- EXISTING GRAVEL TO BE REMOVED
- EXISTING ASPHALT TO BE REMOVED



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EDUCATORS CREDIT UNION - NEW
CORPORATE HEADQUARTERS
MOUNT PLEASANT

REVISIONS:

DETAILED EROSION CONTROL PLAN - EAST

DESIGN DEVELOPMENT
BID PACKAGE:
DATE: 12/18/2023
JOB NO: 3230200
SHEET NO: C301

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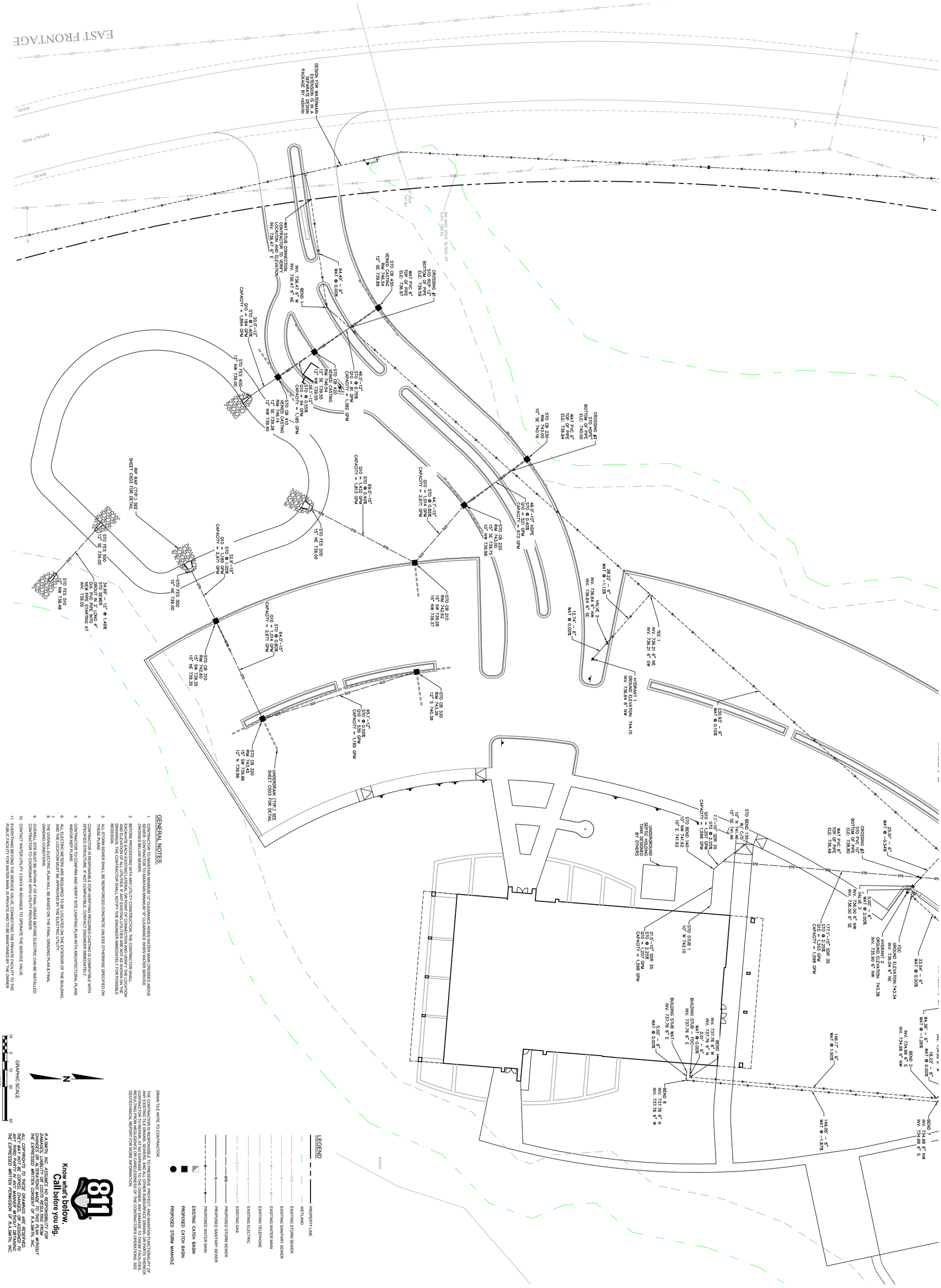

GENERAL NOTES:

1. CONTRACTOR TO MAINTAIN MINIMUM 12" CLEARANCE WHEN WATER MAIN CROSSES ABOVE SEWER. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER SERVICE CROSSES BELOW SEWER.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION. IF THE LOCATION OR ELEVATION IS DIFFERENT THAN SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
3. ALL STORM SEWER SHALL BE REINFORCED CONCRETE UNLESS OTHERWISE SPECIFIED ON THESE PLANS
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH GRADING AND SLOPE REQUIREMENTS. CASTING MANUFACTURER MAY BE CONTACTED.
5. CONTRACTOR TO COORDINATE WITH ELECTRICAL PLANS AND VERIFY SITE LIGHTING PLAN WITH ARCHITECTURAL PLANS AND/OR MEP PLANS.
6. ALL ELECTRIC METERS ARE REQUIRED TO BE LOCATED ON THE EXTERIOR OF THE BUILDING, AND THE LOCATION MUST BE APPROVED BY THE ELECTRIC UTILITY.
7. THE OVERALL ELECTRIC PLAN WILL BE BASED ON THE FINAL GRADING PLAN & FINAL GRADING CONDITIONS.
8. OVERALL SITE MUST BE WITHIN 4" OF FINAL GRADE BEFORE ELECTRIC CAN BE INSTALLED.
9. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDERS.
10. CONTACT WATER UTILITY 3 DAYS IN ADVANCE TO OPERATE THE SERVICE VALVE.
11. EVERYTHING BEYOND THE SERVICE VALVE CONNECTING THE PRIVATE FACILITY TO THE PUBLIC FACILITY FOR WATER MAIN, IS PRIVATE AND TO BE MAINTAINED BY THE OWNER.

LEGEND

- PROPERTY LINE
- WETLAND
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING TELEPHONE
- EXISTING ELECTRIC
- EXISTING GAS
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE

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GRAPHIC SCALE
10 0 10 20 40
(IN FEET)
1" = 20'

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SESSION/ELEMENT	
BID PACKAGE	
DATE	12/18/2023
JOB NO	3230200
SHEET NO	C400

DETAILED UTILITY PLAN - WEST

REVISIONS

EDUCATORS CREDIT UNION - NEW CORPORATE HEADQUARTERS MOUNT PLEASANT

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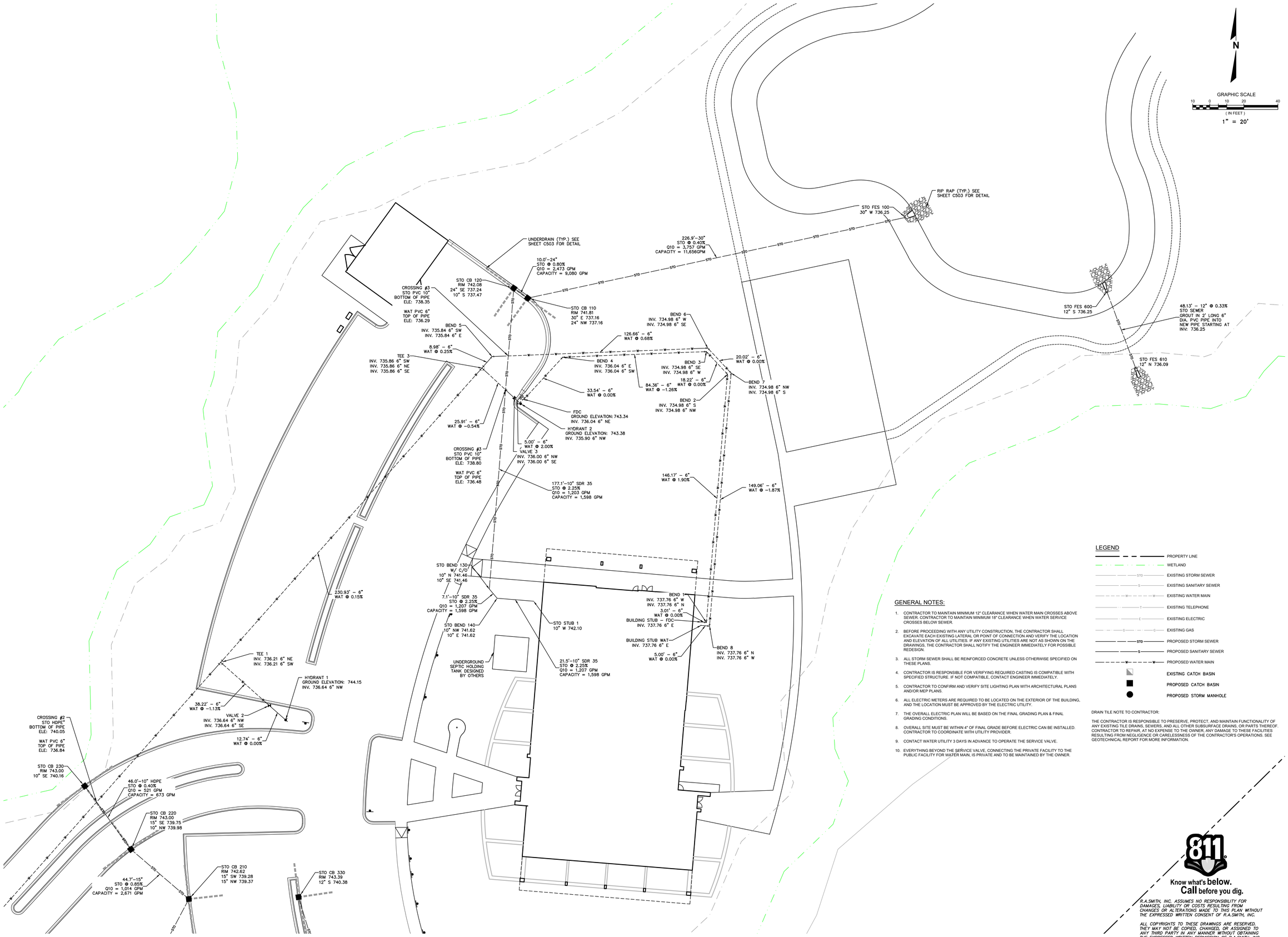
t 608 240 9500
t 941 444 8845
t 512 649 5627



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LEGEND

- PROPERTY LINE
- WETLAND
- STO — EXISTING STORM SEWER
- S — EXISTING SANITARY SEWER
- W — EXISTING WATER MAIN
- T — EXISTING TELEPHONE
- E — EXISTING ELECTRIC
- G — EXISTING GAS
- STO — PROPOSED STORM SEWER
- S — PROPOSED SANITARY SEWER
- W — PROPOSED WATER MAIN
- EXISTING CATCH BASIN
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REVISIONS:

DETAILED UTILITY PLAN - EAST

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DATE: 12/18/2023
JOB NO: 3230200
SHEET NO: C401

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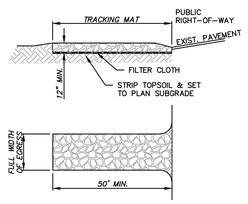


NOTES:

A. TRACKING PAD:

1. THE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE.
2. THE AGGREGATE FOR THE TRACKING PAD SHALL BE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION OF TABLE 1 OF THE WISCONSIN DNR TECHNICAL STANDARD 1057. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARD SPECIFICATION, SECTION 312, SELECT CRUSHED MATERIAL.
3. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. ON SITES WITH A HIGH WATER TABLE, OR WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PRACTICE, STONE TRACKING PADS SHALL BE UNDERLAIN WITH A WSDOT TYPE R GEOTEXTILE FABRIC TO PREVENT MIGRATION OF UNDERLYING SOIL INTO THE STONE.
4. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. THE TRACKING PAD SHALL BE A MINIMUM OF 50 FEET LONG.
5. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

B. TIRE WASHING:

IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROAD.

1. THE WASHING STATION SHALL BE LOCATED ON-SITE ON AN AREA THAT IS STABILIZED AND DRAINS INTO A SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
2. THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.

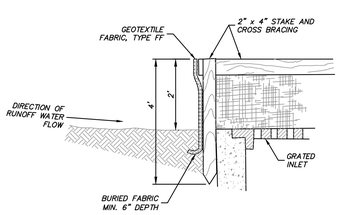
C. MAINTENANCE

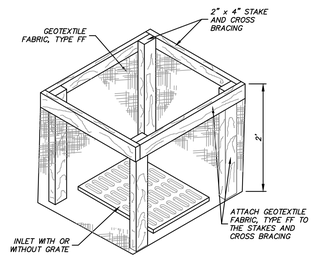
1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT AT MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
4. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

CONSIDERATIONS:

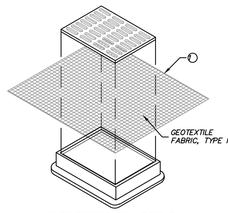
1. TIRE WASHING AND TRACKING PAD TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1057.
2. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
3. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
4. IT IS ALWAYS PREFERABLE TO PREVENT SEDIMENT FROM BEING DEPOSITED UPON THE ROAD THAN CLEANING THE ROAD LATER. SEDIMENT ON A ROAD CAN CREATE A SAFETY HAZARD AS WELL AS A POLLUTION PROBLEM.
5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.

STONE TRACKING PAD AND TIRE WASHING
(NOT TO SCALE)

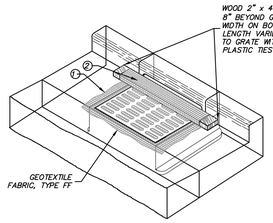




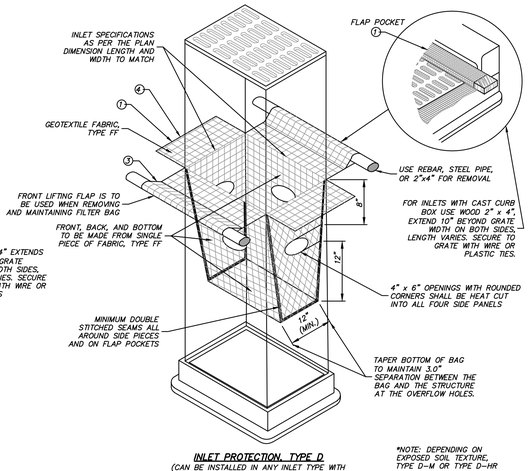
INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE 2)

*NOTE: DEPENDING ON EXPOSED SOIL TEXTURE, TYPE D-M OR TYPE D-HR INLET PROTECTION MAY BE USED IN PLACE OF TYPE D.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4. THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.
4. SIDE FLAPS SHALL BE A MAXIMUM OF 2" LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.

GENERAL NOTES:

INLET PROTECTION DEVICES SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1060 AND BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WSDOT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED IF ALLOWED BY ENGINEER.

TYPE A IS TO BE USED PRIOR TO PAVING AND INSTALLATION OF CURB AND GUTTER, AND TYPES B, C, AND D ARE TO BE USED AFTER PAVING IS PLACED.

TYPE A SHALL BE USED AROUND INLETS AND UNPAVED AREAS UNTIL PERMANENT STABILIZATION METHODS HAVE BEEN ESTABLISHED.

TYPE B SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON INLETS WITHOUT A CURB BOX WHEN TYPE D INLET DEVICES CANNOT BE USED.

TYPE C SHALL BE USED AFTER THE CASTING AND GRATE ARE IN PLACE, ON STREET INLETS WITH CURB HEADS.

TYPE D SHALL BE USED IN AREAS WHERE OTHER TYPES OF INLET PROTECTION ARE INCOMPATIBLE WITH ROADWAY AND TRAFFIC CONDITIONS (I.E. POSSIBLE SAFETY HAZARD IF PONDING OCCURS), OR WHERE MORE EFFECTIVE INLET FILTERING IS NEEDED.

TAPER BOTTOM OF BAG TO MAINTAIN 3" OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.

GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.

INSTALLATION NOTES:

TYPE B & C:
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D:
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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

MAINTENANCE:

REMOVE INLET PROTECTION DEVICES ONCE THE CONTRIBUTING DRAINAGE AREA IS STABILIZED WITH APPROPRIATE VEGETATION OR IMPERVIOUS SURFACE.

INLET PROTECTION SHALL BE, AT A MINIMUM, INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.

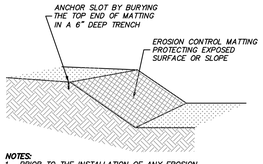
FOR TYPE A, B OR C INLET PROTECTION, SEDIMENT DEPOSITS SHALL BE REMOVED AND THE INLET PROTECTION DEVICE RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED BETWEEN 1/3 TO 1/2 THE DESIGN DEPTH OF THE DEVICE, OR WHEN THE DEVICE IS NO LONGER FUNCTIONING AS DESIGNED.

FOR TYPE D INLET PROTECTION (INCLUDING D-M AND D-HR), REMOVE SEDIMENT WHEN SEDIMENT ACCUMULATES TO WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES, OR WHEN STANDING WATER REMAINS WITHIN 6" OF THE BOTTOM OF THE OVERFLOW HOLES 24 HOURS AFTER A RUNOFF EVENT. HOLES IN THE TYPE FF FABRIC MAY BE REPAIRED BY STITCHING IF LESS THAN 2" IN LENGTH, BUT THE FABRIC SHOULD BE REPLACED IF THE HOLES ARE GREATER THAN 2" IN LENGTH IN THE TYPE FF FABRIC OR IF THERE ARE ANY HOLES IN THE TYPE HR FABRIC. THE FILTER MUST ALSO BE REPLACED IF THE FLAP POCKETS SUSTAIN DAMAGE THAT COMPROMISES FILTER INTEGRITY OR THE ABILITY TO PERFORM MAINTENANCE.

REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, DUE CARE SHALL BE TAKEN TO ENSURE SEDIMENT DOES NOT FALL INTO THE INLET AND IMPEDE THE INTENDED FUNCTION OF THE DEVICE. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

STORM DRAIN INLET PROTECTION
(NOT TO SCALE)



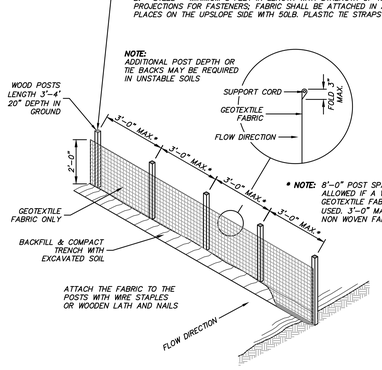
NOTES:
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
4. THE MATTING SHALL BE ANCHORED PER MANUFACTURER REQUIREMENTS.
5. THE MATTING SHALL BE ANCHORED TO THE GROUND PER MANUFACTURER REQUIREMENTS.
6. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. BARE SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.
7. FOR CHANNEL APPLICATIONS, EXTEND MAT UPSLOPE ONE-FOOT MINIMUM VERTICALLY FROM DITCH BOTTOM OR SIX-INCHES HIGHER THAN DESIGN FLOW, WHICHEVER IS GREATER.

EROSION CONTROL MATTING
(NOT TO SCALE)

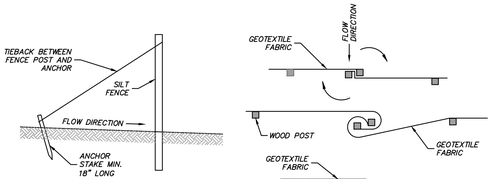
NOTES:
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO WDNR CONSERVATION STANDARD 1056
2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

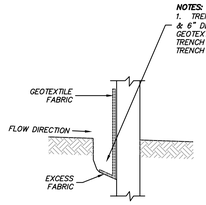
4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH WIDE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) TWIST METHOD--OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
   B) HOOK METHOD--HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.



SILT FENCE
(NOT TO SCALE)

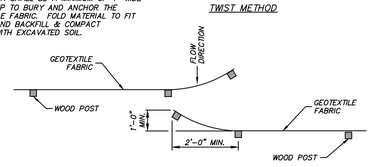


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)



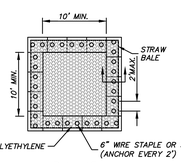
TRENCH DETAIL

TWIST METHOD

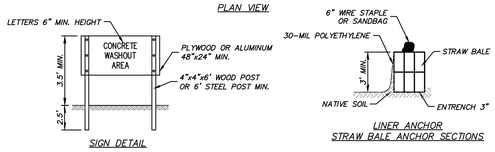


HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE



PLAN VIEW

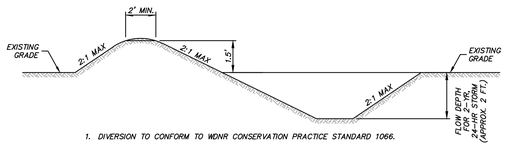


SIGN DETAIL

LINER ANCHOR
STRAW BALE ANCHOR SECTIONS

NOTES:
1. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION.
2. FACILITY SHALL BE CLEANED OR RECONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.
3. EACH STRAW BALE IS TO BE STAKED IN PLACE USING (2) 2"x2"x4' WOODEN STAKES.

TEMPORARY CONCRETE WASHOUT FACILITY – STRAW BALE



1. DIVERSION TO CONFORM TO WDNR CONSERVATION PRACTICE STANDARD 1066.
2. DIVERSION TO BE STABILIZED WITH VEGETATION OR EROSION MAT PRIOR TO USE.
3. DIVERSIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
4. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
5. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT REACHES ONE-HALF THE HEIGHT OF THE DIVERSION BERM. PROPERLY DISPOSE OF ANY SEDIMENT REMOVED FROM THE DIVERSION.
6. DIVERSIONS SHALL BE REMOVED AND THE AREA STABILIZED ACCORDING TO CONSTRUCTION PLANS.

DIVERSION SWALE
(NOT TO SCALE)

Table 1 – Prescriptive Compliance Area Soil Stabilization

Prescriptive Compliance Areas	Bare Soil	Slope & Channel Management	Periods of Inactivity	Final Grade
Soil stockpiles that will exist for more than 7 days **Utility trench backfills** **Temporary ditches/swales that will exist for more than 7 days** **Permanent ditches/swales** **Small areas – Less than 1 acre and less than 1% of site** **Discrete areas – Less than 1 acre** **Storm water practice side slopes** **Slopes steeper than 20%**	Areas that Do Not Drain to Sediment Basins or Traps Limit the duration of soil exposure to no more than 30 days. Areas that Drain to Sediment Basins or Traps Limit the duration of soil exposure to no more than 90 days. However, use the duration from the soil loss and sediment discharge calculations for the other areas of the site if less than 90 days.	General Design and implement approved soil stabilization practices per DNR technical standards. Refer to WisDOT Slope & Channel Matrices for appropriate slope and slope length conditions. Slopes Steeper than 20% Provide stable diversion of off-site runoff around the slope. Provide slope interruption devices in accordance with Manufactured Perimeter Control & Slope Interruption Products Technical Standard 1071 or equivalent methods to reduce uninterrupted slope length.	Planned Inactivity Stabilize immediately if area will be left inactive for more than 14 days. Unplanned Inactivity Stabilize area immediately if period of inactivity reaches 14 days.	Permanent Features Stabilize area immediately after reaching final grade. Temporary Features Stabilize area immediately after establishment of temporary feature or reaching specified temporary grade.

WDNR September 2017

PCA SOIL STABILIZATION

Know what's **below.** **Call** before you dig.

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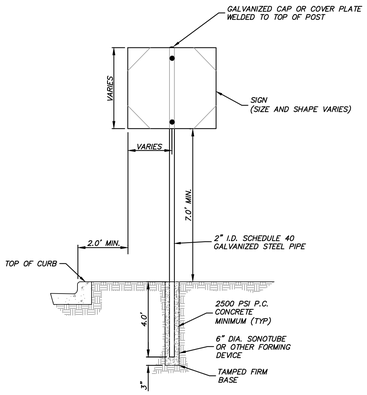
EDUCATORS CREDIT UNION - NEW
CORPORATE HEADQUARTERS
MOUNT PLEASANT

REVISIONS:

EROSION CONTROL DETAILS

DESIGN DEVELOPMENT
BID PACKAGE:
DATE: 12/18/2023
JOB NO: 3230200
SHEET NO: C500

P:\3230200\Dwg\Sheets\3230200_0101.dwg, EROSION CONTROL DETAILS, 12/18/2023 9:32:30 AM, emg2



SIGN AND POST INSTALLATION – TYPE 2
FOR ALL SIGNS ON SITE, OUTSIDE THE BUILDING CURB
(NOT TO SCALE)

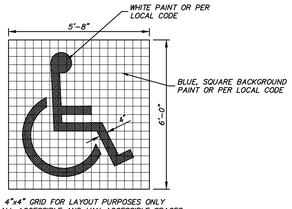
NOTES:
1. ALL SIGNS SHALL BE MOUNTED TO POSTS BY MEANS OF 5/16" BOLTS, HOLES 3/8" IN DIAMETER, DRILLED THROUGH BOTH SIDES OF POSTS PRIOR TO SIGN INSTALLATION.
2. ALL POST SHALL HAVE A GALVANIZED CAP OR COVER PLATE WELDED TO TOP OF POST.

30" x 30"

STOP SIGN TYPE R1-1
(NOT TO SCALE)

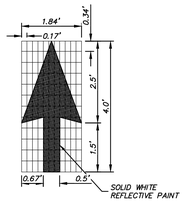
ACCESSIBLE PARKING SIGNS
(NOT TO SCALE)

NOTES:
ALL SIGNS, POSTS AND FITTINGS SHALL BE PER MUTCD STANDARDS

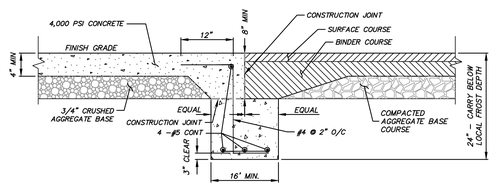


FOR ALL ACCESSIBLE AND VAN ACCESSIBLE SPACES

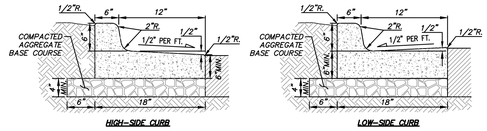
ACCESSIBLE PAINTED SYMBOL DETAIL
(NOT TO SCALE)



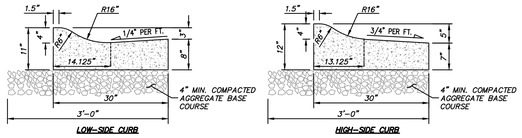
PARKING LOT DIRECTIONAL ARROW
(NOT TO SCALE)



FLUSH CONCRETE / ASPHALT JOINT DETAIL
(NOT TO SCALE)

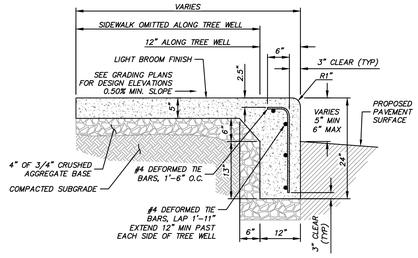


18" CONCRETE CURB & GUTTER DETAIL
(NOT TO SCALE)

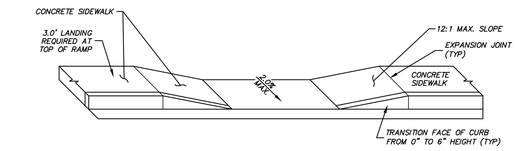


30" MOUNTABLE CONCRETE CURB & GUTTER DETAIL
(NOT TO SCALE)

NOTES:
4,000 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF ALL CURB & GUTTER DETAILS. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN. 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB AS FOLLOWS:
1) AT EACH JUNCTION OF RADIUS RETURN CURB AND THE CURB WHICH IS PARALLEL TO THE PROJECT CENTER LINE.
2) AT EACH JUNCTION WITH EXISTING CONCRETE CURB OR CONCRETE CURB & GUTTER.
3) AT EACH JUNCTION WITH EXISTING CONCRETE SIDEWALK, TO THE DEPTH OF THE SIDEWALK.

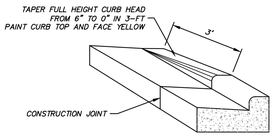


CONCRETE WALK WITH INTEGRAL CURB WITH REINFORCEMENT (AT TREE WELLS)
(NOT TO SCALE)

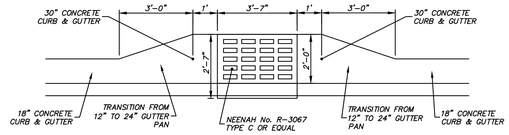


NOTES:
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.

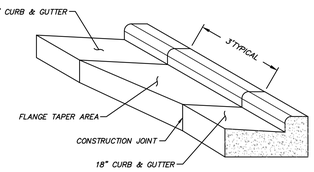
DEPRESSED SIDEWALK RAMP TYPE 7A (PRIVATE SITE)
(NOT TO SCALE)



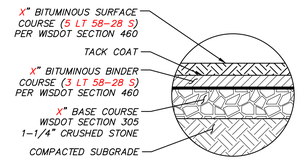
CURB HEAD TAPER DETAIL
(NOT TO SCALE)



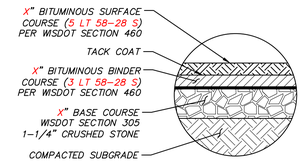
TYPICAL CURB AND GUTTER TRANSITION AT STORM INLET/CATCH BASIN
(NOT TO SCALE)



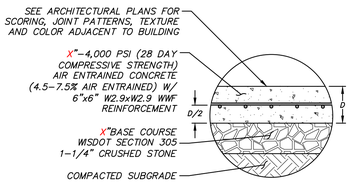
FLANGE TAPER DETAIL
(NOT TO SCALE)



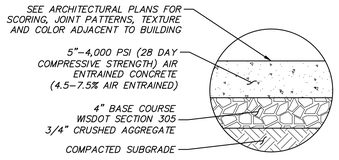
ASPHALT PAVEMENT SECTION (STANDARD DUTY)
(NOT TO SCALE)



ASPHALT PAVEMENT SECTION (HEAVY DUTY)
(NOT TO SCALE)



CONCRETE PAVEMENT SECTION (HEAVY DUTY)
(NOT TO SCALE)



CONCRETE SIDEWALK PAVEMENT SECTION
(NOT TO SCALE)

NOTE: ALL PAVEMENT SECTIONS ARE FOR REPRESENTATIVE PURPOSES ONLY. REFER TO GEOTECHNICAL REPORT AND GEOTECHNICAL ENGINEER FOR PAVEMENT SECTIONS TO BE CONSTRUCTED.

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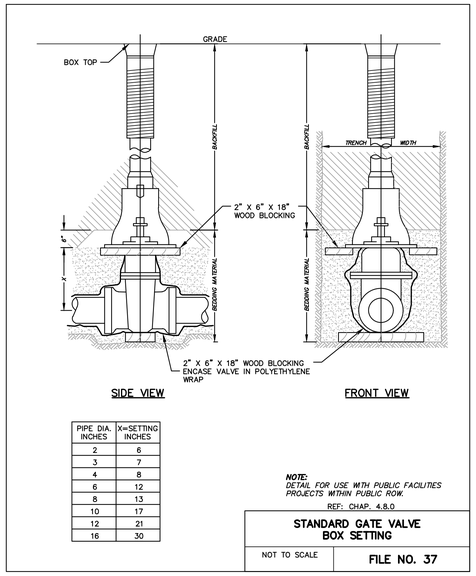
EDUCATORS CREDIT UNION - NEW
CORPORATE HEADQUARTERS
MOUNT PLEASANT

REVISIONS:

SITE DETAILS

DESIGN DEVELOPMENT
BID PACKAGE:
DATE: 12/18/2023
JOB NO: 3230200
SHEET NO: C501

P:\3230200\Dwg\Sheets\3230200_0701.dwg, SITE DETAILS, 12/18/2023 3:32:34 AM, emp2



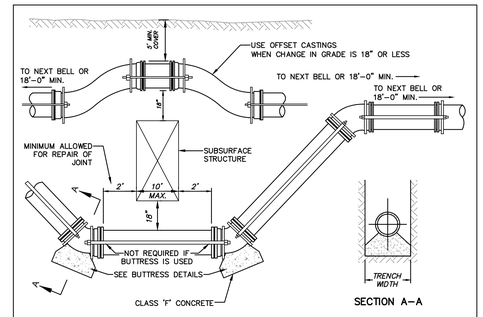
PIPE DIA. INCHES	X=SETTING INCHES
2	6
3	7
4	8
6	12
8	13
10	17
12	21
16	30

NOTE:
DETAIL FOR USE WITH PUBLIC FACILITIES PROJECTS WITHIN PUBLIC ROW.

REF: CHAP. 4.8.0

STANDARD GATE VALVE BOX SETTING

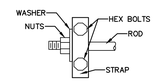
NOT TO SCALE | **FILE NO. 37**



RODS AND WASHERS TO BE A.S.T.M. A-575 MERCHANT QUALITY .17-.24 CARBON. NUTS TO BE AM. STD. HEAVY HOT PRESSED. TIE RODS, BOLTS, NUTS, BANDS, AND WASHERS TO BE FURNISHED AND APPLIED BY CONTRACTOR. ALL STEEL MATERIAL TO BE THOROUGHLY COATED WITH BITUMASTIC EQUAL TO KOPPERS NO. 505

NOTE:
PIPE AND FITTINGS TO BE WRAPPED WITH POLYETHYLENE BEFORE PLACEMENT OF STRAPPING AND BUTTRESSES.

STRAPPING MATERIAL						
PIPE SIZE	D CLAMP ID	RODS NO.	RODS DIA.	STRAP	BOLT DIA.	WASHER
6	7.10	2	3/4	1/2 X 2	3/4	1/2 X 3 X 5
8	9.30	2	3/4	1/2 X 2	3/4	1/2 X 3 X 5
12	13.50	2	3/4	1/2 X 2 1/2	1	1/2 X 3 X 5
16	17.80	4	3/4	1/2 X 3	1	1/2 X 3 X 5

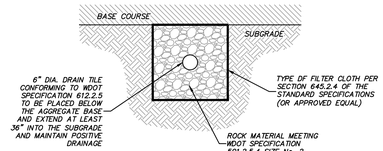


NOTE:
DETAIL FOR USE WITH PUBLIC FACILITIES PROJECTS WITHIN PUBLIC ROW.

REF: SEC. 4.10.18 CHAP. 4.9.0

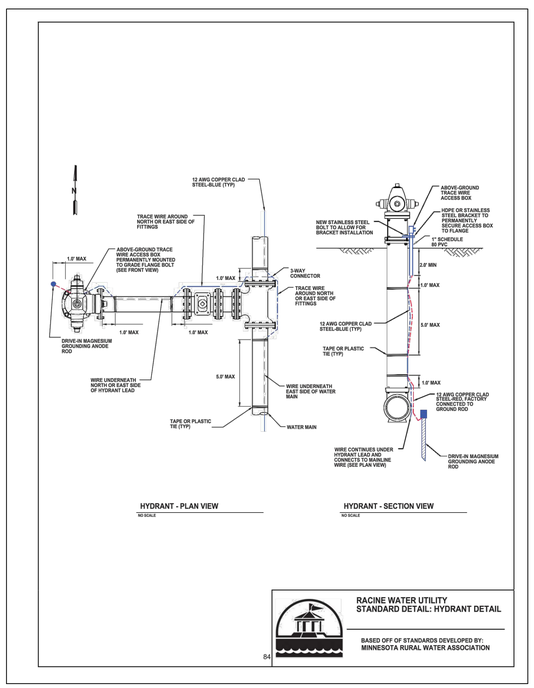
STRAPPING WATER MAIN OFFSETS 6" THRU 16"

NOT TO SCALE MARCH 1980 | **FILE NO. 47**



NOTE:
ASTM D-1785 PVC SCH 40 DRAINAGE PIPE WITH TYPICAL 4-ROW PATTERN CONFORMING TO ASTM F-758, INSTALL HOLES UP

FINGER DRAIN / UNDERDRAIN



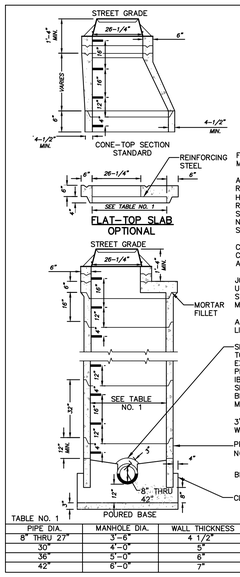
HYDRANT - PLAN VIEW
NO SCALE

HYDRANT - SECTION VIEW
NO SCALE

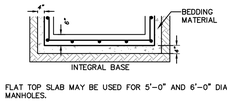
RACINE WATER UTILITY
STANDARD DETAIL: HYDRANT DETAIL

BASED OFF OF STANDARDS DEVELOPED BY:
MINNESOTA RURAL WATER ASSOCIATION

84



TYPE 1 FRAME/CHIMNEY JOINT REQUIRED ON ALL SANITARY MANHOLES UNLESS OTHERWISE SPECIFIED. TYPE 1B JOINT REQUIRED ON ALL STORM MANHOLES.



FLAT TOP SLAB MAY BE USED FOR 5'-0" AND 6'-0" DIA. MANHOLES.

ADJUST FRAME TO GRADE WITH BRICK OR CONCRETE RINGS OF VARIABLE THICKNESS, MAXIMUM RING HEIGHT=6", MINIMUM RING HEIGHT=2". CONCRETE RINGS SHALL BE REINFORCED WITH ONE LINE OF STEEL CENTERED WITHIN THE RING. WHERE NECESSARY RINGS SHALL BE GROOVED TO RECEIVE STEP.

CONCRETE AND STEEL REINFORCEMENT SHALL CONFORM TO DESIGNATION C-478 REQUIREMENTS OF ASTM SPECIFICATIONS.

JOINTS SHALL BE WATERTIGHT AND SHALL BE MADE USING MORTAR OR BUTYL RUBBER GASKETS FOR STORM AND BUTYL RUBBER GASKETS FOR SANITARY MANHOLES.

AREA OF CIRCUMFERENTIAL STEEL=0.12 SQ. INCH PER LINEAL FOOT.

SPACE BETWEEN PIPE AND PRECAST MANHOLE WALL TO BE FILLED WITH BRICK AND MORTARED IN PLACE EXCEPT THAT AN APPROVED FLEXIBLE WATERTIGHT PIPE TO MANHOLE SEAL IS REQUIRED FOR ALL FLEXIBLE SANITARY SEWER CONNECTIONS. THE ANNULAR SPACE BETWEEN THE PIPE AND MANHOLE WALL SHALL BE FILLED WITH FLEXIBLE BUTYL RUBBER GASKET MATERIAL BELOW SURFACE OF BENCH OF SPRINGLINE.

3" STONE CUSHION UNDER BASE IS REQUIRED ONLY ON WET SUB-GRADE.

PROVIDE A MINIMUM 1/2" DIA. HOLE FOR LEAKAGE TEST, NOT GREATER THAN 2' ABOVE LOWEST PIPE.

BENCH SLOPE-STORM MANHOLE 1" PER FOOT SANITARY MANHOLE 2" PER FOOT

CLASS 'D' CONCRETE

REF: CHAP. 3.5.0

TABLE NO. 1		
PIPE DIA.	MANHOLE DIA.	WALL THICKNESS
8" THRU 27"	3'-6"	4 1/2"
30"	4'-0"	5"
36"	5'-0"	6"
42"	6'-0"	7"

PRECAST MANHOLE

NOT TO SCALE JAN. 2, 1992 | **FILE NO. 12**

MANHOLE & INLET & CATCH BASIN NOTES:

CATCH BASIN (CB)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET - ABOVE) EXCEPT:

A. USE NEENAH CASTING R-3067 WITH TYPE C GRATE AT ALL CURB INLET LOCATIONS. USE NEENAH CASTING R-2050 WITH TYPE C GRATE AT ALL PAVED FIELD INLET AREAS UNLESS OTHERWISE NOTED ON PLANS.
B. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN

CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

MANHOLE (MH)
REFER TO FILE No. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET), EXCEPT:

A. USE NEENAH R-1661 FRAME AND GRATE WITH SELF SEALING LID AND CONCEALED PICK-HOLES, OR EQUIVALENT.
B. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
C. USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN.
D. CONCRETE BENCHES ARE OPTIONAL UNLESS INDICATED OTHERWISE ON PLAN.
E. CONCRETE ADJUSTING RINGS SHALL BE SET IN A FULL BED OF MORTAR. A MINIMUM THICKNESS OF 1/2-INCH OF MORTAR SHALL BE PLACED AND MAINTAINED BETWEEN THE ADJUSTING RINGS AND THE INLET MASONRY AND BETWEEN ALL CONCRETE ADJUSTING RINGS.

MANHOLE & INLET & CATCH BASIN STRUCTURE DETAIL PER FILE NO. 12. STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN
(NOT TO SCALE)

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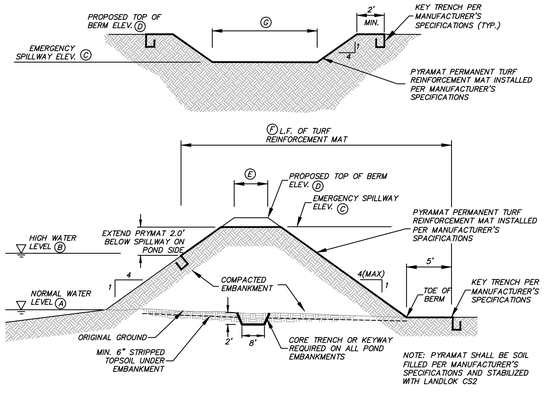
EDUCATORS CREDIT UNION - NEW
CORPORATE HEADQUARTERS
MOUNT PLEASANT

REVISIONS:

UTILITY DETAILS

DESIGN DEVELOPMENT
BID PACKAGE:
DATE: 12/18/2023
JOB NO: 3230200
SHEET NO: C502

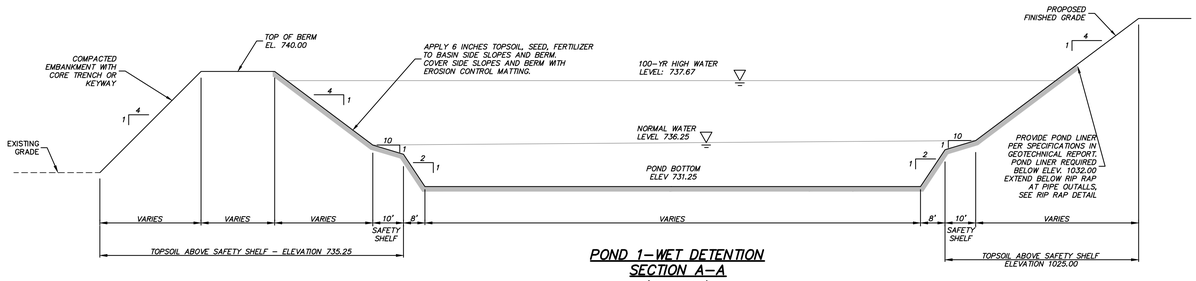
P:\3230200\Dwg\Sheets\3230200_DT01.dwg, UTILITY DETAILS, 12/18/2023 9:32:40 AM, emg2



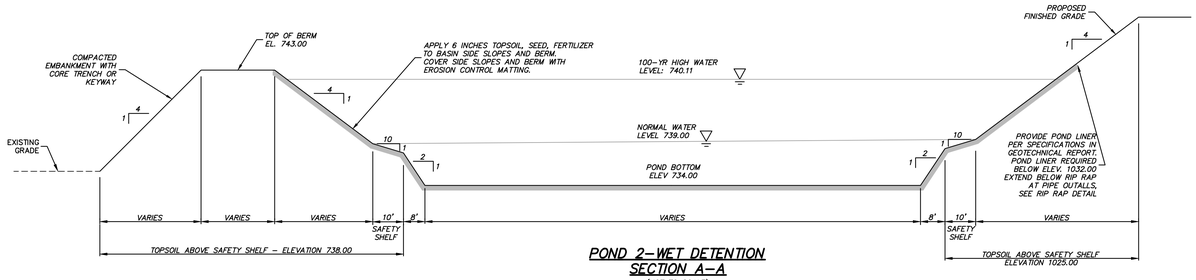
PROPOSED EMERGENCY SPILLWAY DIMENSIONS

	A	B	C	D	E	F	G
POND 1	736.25	737.67	739.00	740.00	5'	56.7'	27'
POND 2	739.00	740.11	742.00	743.00	5'	45.7'	20'

PROPOSED EMERGENCY SPILLWAY DETAIL
N.T.S.



POND 1-WET DETENTION SECTION A-A
(NOT TO SCALE)



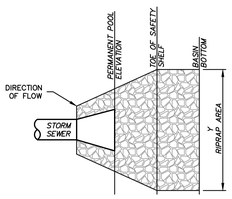
POND 2-WET DETENTION SECTION A-A
(NOT TO SCALE)

POND CLAY LINER & EMBANKMENT

THE ENTIRE POND AREA, FROM THE BASE OF THE EMERGENCY SPILLWAY TO THE POND BOTTOM SHALL BE UNDERCUT, SCARIFIED AND COMPACTED. THE UNDERCUT AREA SHALL THEN BE FILLED WITH CLAY AND COMPACTED AS CLAY LINER. ALL MATERIAL USED FOR EMBANKMENT FOR STORM WATER PONDS SHALL BE PLACED AND COMPACTED IN STRICT CONFORMANCE WITH THE REQUIREMENTS OF THE GEOTECHNICAL REPORT.

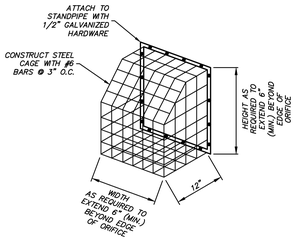
GEOTECHNICAL TESTING & SUPERVISION

A GEOTECHNICAL ENGINEER SHALL SUPERVISE THE EXCAVATION AND CONSTRUCTION OF ALL STORM WATER PONDS AND EMBANKMENTS. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT.



NOTE:
RIPRAP SHALL CONTINUE TO BASIN BOTTOM AT THE SAME WIDTH PRESCRIBED AT THE TOE OF THE SAFETY SHELF (Y).

RIPRAP AT SAFETY SHELF
(NOT TO SCALE)



TYPE A TRASH RACK
(NOT TO SCALE)

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EDUCATORS CREDIT UNION - NEW
CORPORATE HEADQUARTERS
MOUNT PLEASANT

REVISIONS:

STORM WATER DETAILS

DESIGN DEVELOPMENT
BID PACKAGE:
DATE: 12/18/2023
JOB NO: 3230200
SHEET NO: C503

J:\3230200\Dwg\Sheets\3230200_D101.dwg, STORM WATER DETAILS, 12/18/2023 9:32:45 AM, emp2

DIVISION 1 – GENERAL REQUIREMENTS

01 41 00 – REGULATORY REQUIREMENTS

1. THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
   a. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
   b. WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
   c. STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
   d. WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382–387
   e. WISCONSIN DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
   f. FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
   g. WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (WMUTCD)
   h. UNITED STATES DEPARTMENT OF JUSTICE ADA STANDARDS
   i. UNITED STATES DEPARTMENT OF TRANSPORTATION ADA STANDARDS FOR TRANSPORTATION FACILITIES
   j. MUNICIPALITY DEVELOPMENT STANDARDS
   k. COUNTY DEVELOPMENT STANDARDS
2. THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
5. SHOP DRAWINGS AND/OR MANUFACTURER'S PRODUCT DATA SUBMITTALS ARE REQUIRED ONLY IF THE PRODUCT OR METHOD OF CONSTRUCTION IS DIFFERENT FROM THAT SPECIFIED OR IF REQUIRED BY THE MUNICIPAL ENGINEER.
   a. ALL DOCUMENTS SUBMITTED FOR REVIEW SHALL HAVE THE SPECIFIC MATERIAL, PART, SIZE, ETC. HIGHLIGHTED IN SOME FASHION. EXAMPLE: A FITTING CUT SHEET HAS MULTIPLE PRESSURE RATING FOR DIFFERENT SIZE BENDS. HIGHLIGHT THE PRESSURE CLASS & SIZE TO BE USED ON THE PROJECT. ALL SUBMITTALS NOT PROPERLY IDENTIFYING THE SPECIFIC MATERIAL BEING USED WILL BE REJECTED.
   b. CONTRACTOR SHALL SUBMIT A "RED" COPY AND EXPLANATION AS TO HOW THE SUBSTITUTION MEETS THE PROPOSED DESIGN (PRODUCT SPECIFICATION SHEETS WITHOUT EXPLANATION WILL NOT BE ACCEPTED) TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL NOT PROCEED UNTIL THE OWNER'S REPRESENTATIVE OR ENGINEER APPROVAL IS RECEIVED. ALLOW FOR ACCOUNT FOR 5 WORKING DAYS FOR SUBMITTAL REVIEW. IN THE EVENT SUCH SUBSTITUTION IS APPROVED, THE OWNER WILL REQUIRE FROM THE CONTRACTOR A CREDITED DEDUCTION FROM THE CONTRACT AMOUNT EQUAL TO ANY SAVINGS IN MATERIAL COST RESULTING FROM USE OF THE PROPOSED SUBSTITUTE.
6. THE CONTRACTOR SHALL ASSUME COMPLETE AND SOLE RESPONSIBILITY FOR THE QUALITY OF WORK. CHANGES OR ADJUSTMENTS ARE RECOMMENDED BY THE CONTRACTOR, THEY MAY BE MADE ONLY UPON WRITTEN APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
   a. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE OWNER OR THEIR REPRESENTATIVE SHALL DECIDE ALL QUESTIONS WHICH SHALL ARISE AS TO THE QUALITY AND ACCEPTABILITY OF MATERIALS FURNISHED, WORK PERFORMED, AND WORKMANSHIP. INTERPRETATION OF THE PLANS AND SPECIFICATIONS HE SHALL DETERMINE THE AMOUNT OF WORK PERFORMED AND MATERIALS FURNISHED.
   b. FAILURE OR NEGLIGENCE ON THE PART OF THE OWNER OR THEIR REPRESENTATIVE TO CONDEMN OR REJECT SUBSTANDARD OR INFERIOR WORK OR MATERIALS SHALL NOT BE CONSTRUED TO IMPLY AN ACCEPTANCE OF SUCH WORK OR MATERIALS, IF IT BECOMES EVIDENT AT ANY TIME PRIOR TO THE FINAL ACCEPTANCE OF THE WORK BY THE OWNER. NEITHER SHALL IT BE CONSTRUED AS BARRING THE OWNER, AT ANY SUBSEQUENT TIME, FROM THE RECOVERY OF DAMAGES OR OF SUCH A SUM OF MONEY AS MAY BE NEEDED TO BUILD ANEW OR REPAIR SUCH SUBSTANDARD OR INFERIOR WORK OR THE REPLACEMENT OF IMPROPER MATERIALS WHEREVER FOUND.
   c. INSPECTORS EMPLOYED BY THE OWNER SHALL BE AUTHORIZED TO INSPECT ALL WORK DONE AND ALL MATERIAL FURNISHED. SUCH INSPECTION MAY EXTEND TO ALL OR ANY PART OF THE WORK AND TO THE PREPARATION, FABRICATION OR MANUFACTURE OF THE MATERIALS TO BE USED. THE CONTRACTOR IS NOT AUTHORIZED TO REVOKE, ALTER OR WAIVE ANY REQUIREMENTS OF THE SPECIFICATIONS. NOR IS HE AUTHORIZED TO APPROVE OR ACCEPT ANY PORTION OF THE COMPLETED PROJECT. HE SHALL CALL THE ATTENTION OF THE CONTRACTOR TO ANY FAILURE OF THE WORK OR MATERIALS TO CONFORM TO THE SPECIFICATIONS AND CONTRACT, AND SHALL HAVE THE AUTHORITY TO REJECT MATERIALS. ANY DISPUTE BETWEEN THE INSPECTOR AND CONTRACTOR SHALL BE REFERRED TO THE OWNER OR THEIR REPRESENTATIVE. ANY ADVICE WHICH THE INSPECTOR MAY GIVE THE CONTRACTOR SHALL IN NO WAY BE CONSTRUED AS BINDING THE ENGINEER IN ANY WAY OR RELEASING THE CONTRACTOR FROM FULFILLING ANY OF THE TERMS OF THE CONTRACT.
   d. ALL MATERIALS AND EACH PART OR DETAIL OF THE WORK SHALL BE SUBJECT AT ALL TIMES TO INSPECTION BY THE OWNER OR HIS AUTHORIZED REPRESENTATIVE OR THE AUTHORITY HAVING JURISDICTION AND THE CONTRACTOR WILL BE HELD STRICTLY TO THE TRUE INTENT OF THE SPECIFICATIONS IN REGARD TO QUALITY OF MATERIALS, WORKMANSHIP, AND THE DILIGENT EXECUTION OF THE CONTRACT. SUCH INSPECTION MAY INCLUDE MILL, PLANT OR SHOP INSPECTION, AND ANY MATERIAL FURNISHED UNDER THESE SPECIFICATIONS IS SUBJECT TO SUCH INSPECTION. THE OWNER OR HIS REPRESENTATIVES SHALL BE ALLOWED ACCESS TO ALL PART OF THE WORK, AND SHALL BE FURNISHED WITH SUCH INFORMATION AND ASSISTANCE BY THE CONTRACTOR AS IS DETERMINED BY THE OWNER OR HIS REPRESENTATIVE, TO MAKE A COMPLETE AND DETAILED INSPECTION.
   e. ALL WORKMANSHIP SHALL CONFORM TO THE BEST STANDARD PRACTICE. UNLESS OTHERWISE SPECIFIED, THE SPECIFICATIONS OR RECOGNIZED ASSOCIATION OF MANUFACTURERS AND CONTRACTORS OR INDUSTRIAL MANUFACTURERS SHALL BE USED AS GUIDES FOR THE STANDARDS OF WORKMANSHIP.
   f. ALL EXPOSED ITEMS OF WORK SHALL PRESENT A NEAT WORKMANLIKE APPEARANCE AND SHALL BE AS TRUE TO SHAPE AND ALIGNMENT AS POSSIBLE TO OBTAIN WITH ACCEPTABLE OR LEVELLING INSTRUMENTS GENERALLY USED IN THE RESPECTIVE TYPES OF WORK. ITEMS OF WORK SHALL BE SOUND AND FULLY PROTECTED AGAINST DAMAGE AND PREMATURE DETERIORATION. IT IS SPECIFICALLY UNDERSTOOD THAT IN ALL QUESTIONS OF QUALITY AND ACCEPTABILITY OF WORKMANSHIP, THE CONTRACTOR SUBMITS TO ABIDE BY THE DECISION OF THE OWNER OR THEIR REPRESENTATIVE.
   g. ALL MATERIALS AND WORK NOT CONFORMING TO THE REQUIREMENTS OF THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS DEFECTIVE, AND ALL SUCH MATERIALS, WHETHER IN–PLACE OR NOT, SHALL BE REJECTED AND SHALL BE REMOVED FROM THE WORK BY THE CONTRACTOR AT HIS EXPENSE. UPON FAILURE ON THE PART OF THE CONTRACTOR TO COMPLY WITH ANY ORDER OF THE OWNER RELATIVE TO THE PROVISIONS OF THIS ARTICLE, THE OWNER SHALL HAVE THE AUTHORITY TO REMOVE AND REPLACE SUCH DEFECTIVE MATERIAL AND TO DEDUCT THE COST OF REMOVAL AND REPLACEMENT FROM ANY MONIES DUE OR WHICH MAY BECOME DUE THE CONTRACTOR.
   h. THE CONTRACTOR SHALL KEEP A LEGIBLE COPY OF THE PLANS, SPECIFICATIONS AND ALL PERMITS AT THE SITE OF THE WORK AT ALL TIMES.
   i. AT THE COMPLETION OF THE WORK AND PRIOR TO FINAL PAYMENT, THE CONTRACTOR SHALL PROVIDE THE OWNER OR THEIR REPRESENTATIVE WITH A MARKED–UP SET OF DRAWINGS SHOWING ALL CHANGES OR VARIATIONS FROM THE ORIGINAL DRAWINGS. THESE CHANGES SHALL BE MADE ON A SET OF FIELD DRAWINGS AS THE WORK TAKES PLACE, AND NOT FROM MEMORY WHEN THE WORK IS DONE. THIS SET OF DRAWINGS SHOULD BE KEPT CLEAN IN A LOCATION AT THE SITE WHERE THE OWNER OR THEIR REPRESENTATIVE MAY EXAMINE THEM.
   j. THE MARKED–UP DRAWINGS SHALL BE ACCURATE. ARBITRARY MARKINGS ARE OF NO VALUE. CAREFUL MEASUREMENTS SHALL BE MADE TO LOCATE UNDERGROUND EXTERIOR AND UNDERGROUND INTERIOR SEWERS, GAS LINES, WATER LINES, ELECTRICAL CONDUIT AND MISCELLANEOUS PIPING.
7. CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRAFFIC CONTROL PLANS AND PERMITTING FOR ALL WORK TO BE COMPLETED ONSITE OR IN THE PUBLIC RIGHT–OF WAY.

01 70 00 – EXECUTION & CLOSEOUT REQUIREMENTS

1. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
2. EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS–BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
3. THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION
5. THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
6. SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED.
9. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE CONSTRUCTION ENTRANCE.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES, SHALL BID ON THEIR OWN ESTIMATE OF THE WORK REQUIRED, AND SHALL NOT RELY ON THE ENGINEER'S ESTIMATE.
11. REQUESTS FOR CLARIFICATION WILL BE INTERPRETED BY THE OWNER/ENGINEER PRIOR TO AWARD OF CONTRACT, AND WHEN NECESSARY, OFFICIAL WRITTEN RESPONSES WILL BE ISSUED. OFFICIAL WRITTEN RESPONSES SHALL BE BINDING TO THE WORK. IN NO WAY SHALL VERBAL DIALOGUE CONSTITUTE OFFICIAL RESPONSE.
12. SHOULD ANY DISCREPANCIES BE DISCOVERED BY THE CONTRACTOR AFTER AWARD OF CONTRACT, NOTIFY OWNER/ENGINEER IN WRITING IMMEDIATELY. CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES SHALL NOT COMMENCE OR CONTINUE UNTIL AN OFFICIAL WRITTEN RESPONSE IS ISSUED.
13. ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE. THIS GUARANTEE SHALL INCLUDE ALL DEFECTS IN MATERIALS AND WORKMANSHIP.
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

DIVISION 31 – EARTHWORK

31 10 00 – SITE CLEARING & DEMOLITION

1. WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CALL 811 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
4. INSTALL PERIMETER FENCING AS INDICATED PRIOR TO COMMENCING ANY CONSTRUCTION RELATED ACTIVITY.
5. CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
6. PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.
7. REMOVE EXISTING ABOVE–GRADE AND BELOW–GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
8. SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
9. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE ELEVATIONS FOR DRAINAGE.
10. DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
11. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING OWNERSHIP OF AND COORDINATING NECESSARY REMOVAL AND/OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS.
12. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
13. VOIDS LEFT BY REMOVALS SHALL BE LEVELED TO PREVENT PONDING OF WATER.
14. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE. RUBBISH, TRASH, GARBAGE, AND LITTER SHALL BE PLACED IN SEALED CONTAINERS THROUGHOUT CONSTRUCTION.

31 20 00 – EARTH MOVING

1. WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND SUBSEQUENT RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER DURING CONSTRUCTION BASED ON FIELD CONDITIONS, AND THESE REQUIREMENTS. THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
4. EXCAVATION SUBJECT TO REMOVAL REGARDLESS OF THE MATERIAL OR SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
5. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED STRUCTURAL FILL MATERIAL.
6. EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED STRUCTURAL FILL MATERIAL.
7. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
8. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
9. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE WHICH OBSERVES EXCESSIVE RUTTING, EXCESSIVELY YIELDING, OR NONCOMPLIANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, DO NOT PROOF ROLL WET OR SATURATED SUBGRADE.
10. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
11. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE. DO NOT WASTE TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.
12. TOPSOIL REPLACEMENT DEPTH SHALL BE AS CALLED OUT ON THE CIVIL OR LANDSCAPE PLANS, OR A MINIMUM OF FOUR (4) INCHES IF NOT SHOWN ON THE PLANS.
13. TOPSOIL IN PARKING ISLANDS: ALL PARKING LOT ISLANDS TO BE BACKFILLED WITH TOPSOIL TO A MINIMUM DEPTH OF 18" BY GRADING CONTRACTOR TO INSURE LONG TERM PLANT HEALTH. SHOWN ALL PLANTING ISLANDS A MINIMUM OF 6" TO PROVIDE PROPER DRAINAGE, UNLESS OTHERWISE SPECIFIED.

31 25 00 – EROSION & SEDIMENTATION CONTROLS

1. WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE APPLICABLE WDNR TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT APPLICABLE.
4. ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY.
5. ALL PRACTICES SHALL BE ROUTINELY INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
6. ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
7. ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
8. ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WSDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEEDING AT FALL.
9. DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
10. ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
11. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
12. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY SWEEPING, FLUSHING, OR OTHER APPROPRIATE MEASURES.
14. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
15. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TO MAINTAIN A VIGOROUS DENSE VEGETATIVE COVER.

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 12 00 – ASPHALT PAVING

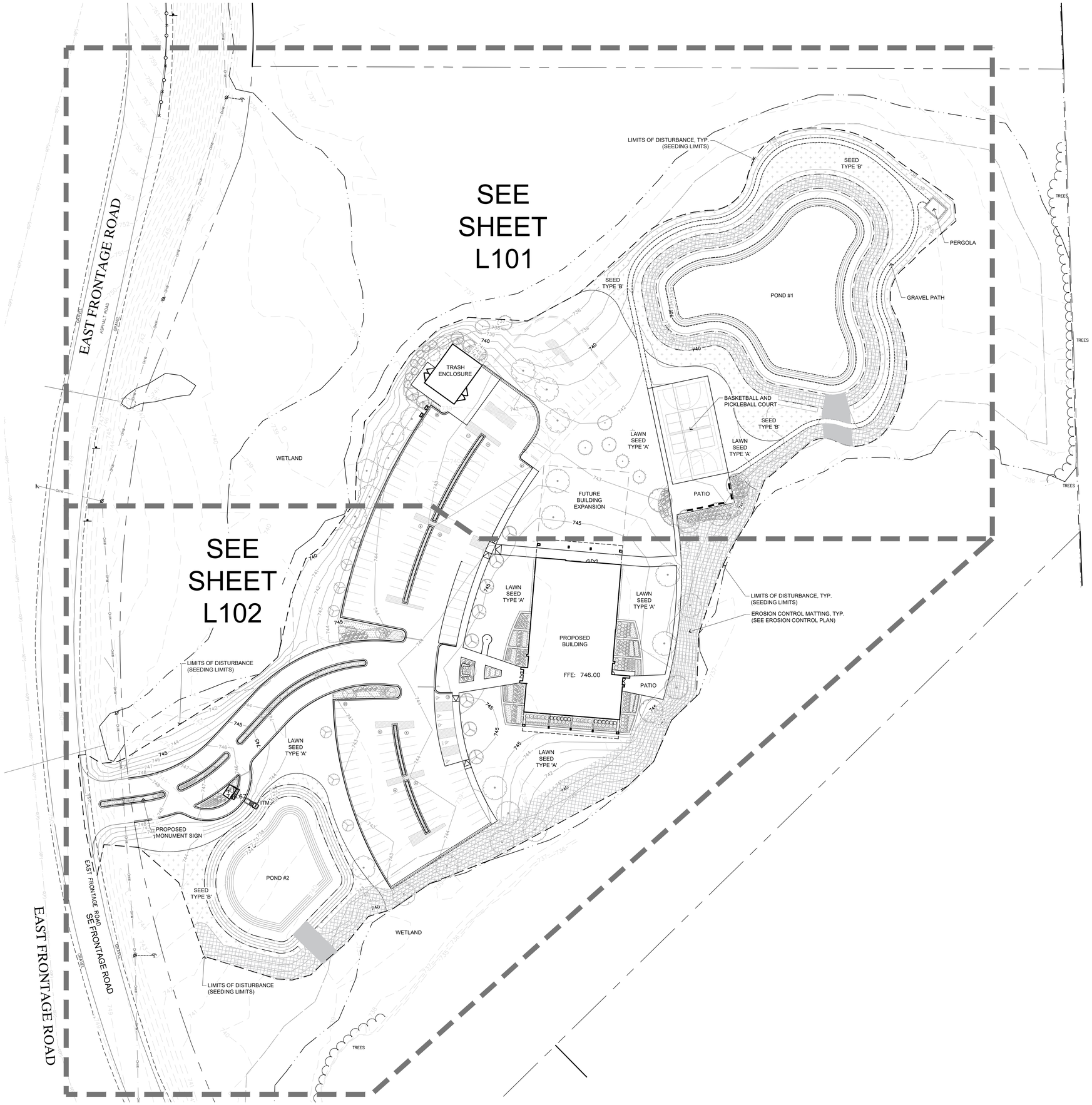
1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT–MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WSDOT STANDARD SPECIFICATIONS.
4. ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WSDOT STANDARD SPECIFICATIONS.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WSDOT STANDARD SPECIFICATIONS.
6. DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
7. COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WSDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4–INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4–INCH FOR SURFACE COURSE (NO MINUS).
8. APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
9. NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
10. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8–INCH TOLERANCE AS DETERMINED BY USING A 10–FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
11. A SLOPE NO GREATER THAN 2% IN ALL DIRECTIONS AT ADA PARKING STALLS AND ADJACENT UNLOADING AREAS IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
12. A SLOPE NO GREATER THAN 5% ALONG THE LENGTH OF THE ACCESSIBLE ROUTE IS REQUIRED. A SLOPE NO GREATER THAN 2% ACROSS THE WIDTH OF THE ACCESSIBLE ROUTE IS REQUIRED. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

32 13 00 – CONCRETE PAVING

1. WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
2. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
3. CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WSDOT STANDARD SPECIFICATIONS.
4. CONCRETE SHALL BE GRADE A AIR–ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
5. AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS.
6. WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
7. AIR–ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WSDOT STANDARD SPECIFICATIONS AND ASTM C260.
8. LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WSDOT STANDARD SPECIFICATIONS AND AASHTO M 148.
9. CURBING SHALL BE IN ACCORDANCE WITH SECTION 601 OF WSDOT STANDARD SPECIFICATIONS.
10. SIDEWALK AND PATIO SHALL BE IN ACCORDANCE WITH SECTION 602 OF WSDOT STANDARD SPECIFICATIONS.
11. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
12. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WSDOT STANDARD SPECIFICATIONS. JOINT PATTERN SHALL FOLLOW ARCHITECTURAL PLANS IF AVAILABLE.
13. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS.

DIVISION 32 – EXTERIOR IMPROVEMENTS

14. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4–INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES.
15. FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WSDOT STANDARD SPECIFICATIONS.
16. FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WSDOT STANDARD SPECIFICATIONS.
17. FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN AC



LEGEND

LAWN SEED MIX TYPE 'A'
Reinders Deluxe 50 or approved equivalent
(see specs, Sheet L103)

SEED MIX TYPE 'B'
Reinders Now Mow / Low Grow Seed Mix or approved equivalent with Wildflowers Seed Mix incorporated
(see specs, Sheet L103)

PLANT SCHEDULE

CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
SHADE TREES						
SGM	9	Sienna Glenn Maple	Acer x freemanii 'Sienna'	2 1/2" CAL	B&B	Spacing as shown
SL	9	Skyline Honey Locust	Gleditsia triacanthos 'Skycole'	2 1/2" CAL	B&B	Spacing as shown
KCE	3	Espresso Kentucky Coffeetree	Gymnocladus dioica 'Espresso-JFS'	2 1/2" CAL	B&B	Spacing as shown
UN	6	New Harmony Elm	Ulmus americana 'New Harmony'	2 1/2" CAL	B&B	Spacing as shown
EVERGREEN TREES						
CJ	5	Canaerti Juniper	Juniperus virginiana 'Canaertii'	6' HT	B&B	Spacing as shown
NS	3	Norway Spruce	Picea abies	7' HT	B&B	Spacing as shown
BHS	5	Black Hills Spruce	Picea glauca var. densata	7' HT	B&B	Spacing as shown
TG2	2	Green Giant Western Arborvitae	Thuja standishii x plicata 'Green Giant'	6' HT	B&B	Spacing as shown
ORNAMENTAL TREES						
RRC	11	Royal Raindrops Crabapple	Malus 'JFS-KW5'	2 1/2" CAL	B&B	Spacing as shown
SB4	8	Snowdance™ Tree Lilac	Syringa reticulata 'Bailnce'	2 1/2" CAL	B&B	Spacing as shown
DECIDUOUS SHRUBS						
IBC	32	Iroquois Beauty Black Chokeberry	Aronia melanocarpa 'Morton'	15" HT	CONT	Spacing as shown
LSC	72	Low Scape® Mound Chokeberry	Aronia melanocarpa 'UCONNAM165'	15" HT	CONT	Spacing as shown
MAF	12	Mount Airy Fothergilla	Fothergilla major 'Mount Airy'	18" HT	CONT	Spacing as shown
AH	11	Annabelle Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	18" HT	CONT	Spacing as shown
HT	29	Fire Light Tidbit® Hydrangea	Hydrangea paniculata 'SMNHPK'	15" HT	CONT	Spacing as shown
BBH	63	BoBo Hydrangea	Hydrangea paniculata 'ILVOBO''	18" HT	CONT	Spacing as shown
HL	24	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMHPLQF'	18" HT	CONT	Spacing as shown
PB	8	Diabolo® Ninebark	Physocarpus opulifolius 'Monlo'	48" HT	CONT	Spacing as shown
EVERGREEN SHRUBS						
PJC	48	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'	18" SPD	CONT	Spacing as shown
JC	22	Calgary Carpet® Juniper	Juniperus sabina 'Monna'	18" SPD	CONT	Spacing as shown
DSY	12	Dense Yew	Taxus x media 'Densiformis'	18" HT	B&B	Spacing as shown
ORNAMENTAL GRASSES						
CA4	254	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 GAL	CONT	24" Spacing
PA2	94	Hameln Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	1 GAL	CONT	24" Spacing
SB5	87	Blue Heaven® Little Bluestem	Schizachyrium scoparium 'MirnbleA'	1 GAL	CONT	24" Spacing
PERENNIALS						
AL3	65	Millenium Ornamental Onion	Allium x 'Millenium'	4 1/2"	POT	18" Spacing
AS11	89	Summer Beauty Ornamental Onion	Allium x 'Summer Beauty'	4 1/2"	POT	18" Spacing
AE2	75	Storm Cloud Bluestar	Amsonia tabernaemontana 'Storm Cloud'	4 1/2"	POT	30" Spacing
GE4	64	Rozanne Cranesbill	Geranium x 'Rozanne' TM	4 1/2"	POT	24" Spacing
H20	151	Rosy Returns Daylily	Hemerocallis x 'Rosy Returns'	4 1/2"	POT	18" Spacing
HL4	65	Mega Caramel Coral Bells	Heuchera x 'Mega Caramel'	1 GAL	POT	24" Spacing
NI	150	Prelude™ Purple Catmint	Nepeta subsessilis 'Balprelurp'	4 1/2"	POT	30" Spacing
NP	9	Purrsian Blue Catmint	Nepeta x faassenii 'Purrsian Blue'	4 1/2"	POT	24" Spacing
SE2	15	Autumn Fire Sedum	Sedum spectabile 'Autumn Fire'	4 1/2"	POT	18" Spacing
BROADLEAFS						
GVB	35	Green Velvet Boxwood	Buxus x 'Green Velvet'	15" HT	B&B	Spacing as shown

LANDSCAPE CALCULATIONS

90-430.40 INTERIOR PARKING LOT LANDSCAPING

REQUIREMENTS:
- Min (1) canopy tree and 100 SF landscape area required for every 4 parking spaces
- Trees and landscape area must be within 50 LF of parking lot
- 4 Low shrubs or 8 perennials/ornamental grass per 100 SF of landscape area

1. Interior Parking North - 89 parking spaces
   - Required: 23 canopy/ornamental trees, 2,250 SF landscape area and 90 shrubs or 180 perennials/ornamental grasses
   - Provided: 23 canopy/ornamental trees, 2,328 SF landscape area and 29 shrubs and 274 perennials/ornamental grasses (137 shrub equivalent)

2. Interior Parking South - 58 parking spaces
   - Required: 15 canopy/ornamental trees, 1,500 SF landscape area and 60 shrubs or 120 perennials/ornamental grasses
   - Provided: 15 canopy/ornamental trees, 1,640 SF landscape area and 22 shrubs and 257 perennials/ornamental grasses (128 shrub equivalent)

90-430.70 LANDSCAPE SCREENING ELEMENTS

REQUIREMENTS:
- Ornamental trees may be substituted for canopy trees if the are same size (2.5" CAL)
- Must be located a minimum of 5' from sidewalks
- No more than 50% of total trees may be ornamental

N

GRAPHIC SCALE
20 0 20 40 80
(IN FEET)
1" = 40'

811
Know what's below. Call before you dig.

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EDUCATORS CREDIT UNION - NEW
CORPORATE HEADQUARTERS
MOUNT PLEASANT

REVISIONS:

OVERALL LANDSCAPE PLAN

BID PACKAGE:
DATE: 12/18/2023
JOB NO: 3230200
SHEET NO: L100

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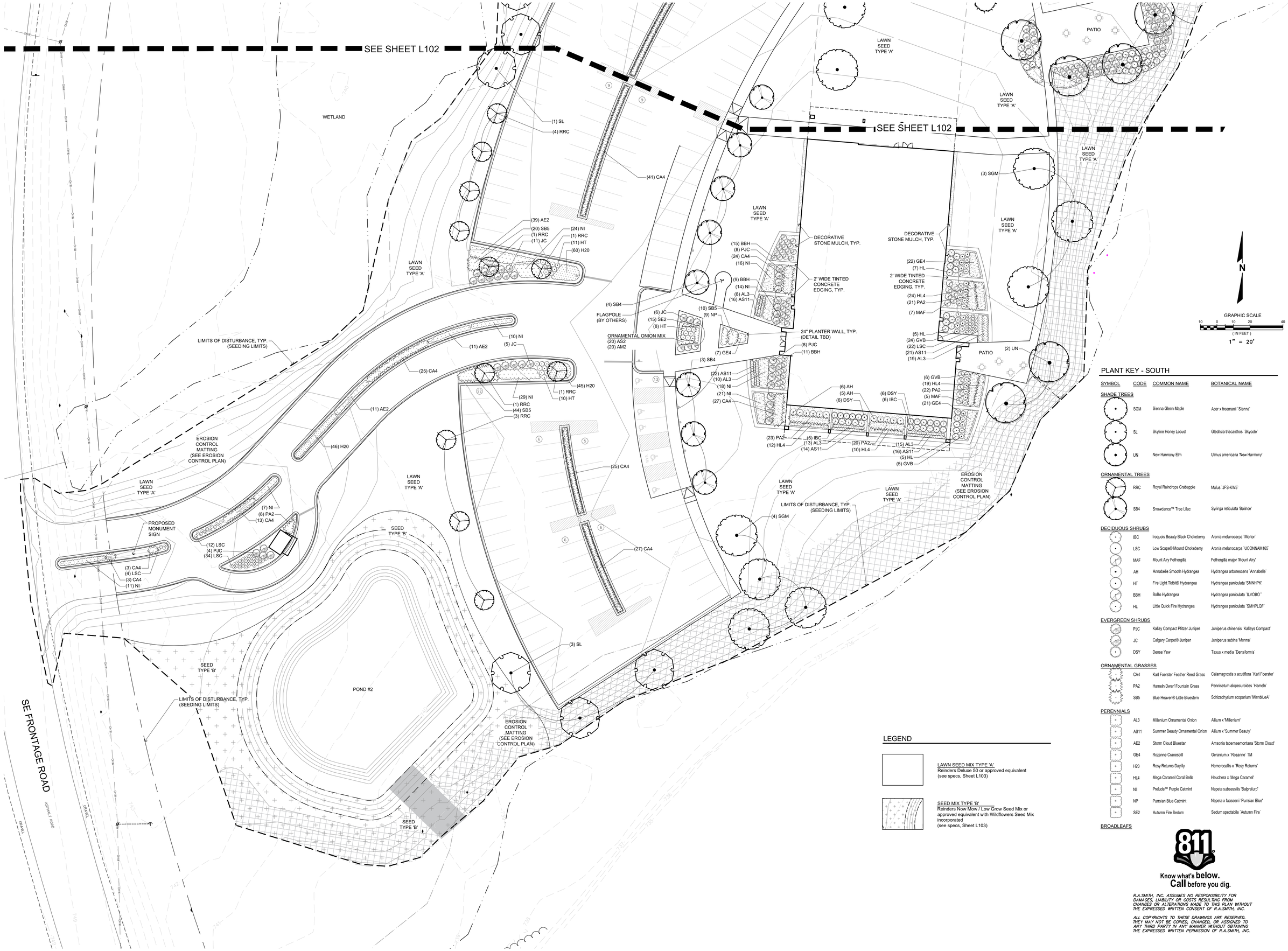

LEGEND

LAWN SEED MIX TYPE 'A'
Reinders Deluxe 50 or approved equivalent
(see specs, Sheet L103)

SEED MIX TYPE 'B'
Reinders Now Mow / Low Grow Seed Mix or approved equivalent with Wildflowers Seed Mix incorporated
(see specs, Sheet L103)

PLANT KEY - SOUTH

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME
SHADE TREES			
	SGM	Sienna Glenn Maple	Acer x freemanii `Sienna`
	SL	Skyline Honey Locust	Gleditsia triacanthos `Skycole`
	UN	New Harmony Elm	Ulmus americana 'New Harmony'
ORNAMENTAL TREES			
	RRC	Royal Raindrops Crabapple	Malus `JFS-KWS`
	SB4	Snowdance™ Tree Lilac	Syringa reticulata 'Bailnce'
DECIDUOUS SHRUBS			
	IBC	Iroquois Beauty Black Chokeberry	Aronia melanocarpa `Morton`
	LSC	Low Scape® Mound Chokeberry	Aronia melanocarpa `UCONNAM165`
	MAF	Mount Airy Fothergilla	Fothergilla major 'Mount Airy'
	AH	Annabelle Smooth Hydrangea	Hydrangea arborescens `Annabelle`
	HT	Fire Light Tidbit® Hydrangea	Hydrangea paniculata 'SMNHPK'
	BBH	BoBo Hydrangea	Hydrangea paniculata `ILVOBO``
	HL	Little Quick Fire Hydrangea	Hydrangea paniculata `SMHPLQF`
EVERGREEN SHRUBS			
	PJC	Kallay Compact Pfitzer Juniper	Juniperus chinensis `Kallays Compact`
	JC	Calgary Carpet® Juniper	Juniperus sabina 'Monna'
	DSY	Dense Yew	Taxus x media `Densiformis`
ORNAMENTAL GRASSES			
	CA4	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora `Karl Foerster`
	PA2	Hameln Dwarf Fountain Grass	Pennisetum alopecuroides `Hameln`
	SB5	Blue Heaven® Little Bluestem	Schizachyrium scoparium 'MirnhblueA'
PERENNIALS			
	AL3	Millenium Ornamental Onion	Allium x 'Millenium'
	AS11	Summer Beauty Ornamental Onion	Allium x 'Summer Beauty'
	AE2	Storm Cloud Bluestar	Amsonia tabernaemontana 'Storm Cloud'
	GE4	Rozanne Cranesbill	Geranium x `Rozanne` TM
	H20	Rosy Returns Daylily	Hemerocallis x `Rosy Returns`
	HL4	Mega Caramel Coral Bells	Heuchera x 'Mega Caramel'
	NI	Prelude™ Purple Catmint	Nepeta subsessilis 'Balprelurp'
	NP	Purrsian Blue Catmint	Nepeta x faassenii 'Purrsian Blue'
	SE2	Autumn Fire Sedum	Sedum spectabile `Autumn Fire`
BROADLEAFS			

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311 stonycreek drive, bolds tower, 78610 (512) 649 0977

EDUCATORS CREDIT UNION - NEW
CORPORATE HEADQUARTERS
MOUNT PLEASANT

REVISIONS:

LANDSCAPE PLAN - NORTH

BID PACKAGE:
DATE: 12/18/2023
JOB NO: 3230200
SHEET NO: L101

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MARSH

MARSH

SEED TYPE 'B'

LIMITS OF DISTURBANCE, TYP. (SEEDING LIMITS)

PERGOLA (DESIGN TBD)

SEED TYPE 'B'

POND #1

LIMITS OF DISTURBANCE, TYP. (SEEDING LIMITS)

(2) BHS

LAWN SEED TYPE 'A'

(2) TG2

GRAVEL PATH

LAWN SEED TYPE 'A'

(3) CJ

(8) PB

(3) BHS

(16) CA4

(2) CJ

(5) SL

LAWN (SNOW STORAGE)

PICKLEBALL AND BASKETBALL COURT

SEED TYPE 'B'

SEED TYPE 'B'

LAWN SEED TYPE 'A'

GRAVEL PATH

(10) BBH

PATIO

(2) SGM

(50) CA4

(1) SB4

LAWN SEED TYPE 'A'

(3) NS

(6) PJC

(4) UN

(7) HL

(14) GE4

(13) SB5

(2) PJC

(21) IBC

MARSH

LAWN SEED TYPE 'A'

(10) PJC

(18) BBH

(14) AE2

MARSH

SEE SHEET L101

SEE SHEET L101

PLANT KEY - NORTH

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME
SHADE TREES			
	SGM	Sienna Glenn Maple	Acer x freemanii 'Sienna'
	SL	Skyline Honey Locust	Gleditsia triacanthos 'Skycole'
	KCE	Espresso Kentucky Coffeetree	Gymnocladus dioica 'Espresso-JFS'
	UN	New Harmony Elm	Ulmus americana 'New Harmony'
EVERGREEN TREES			
	CJ	Canaerti Juniper	Juniperus virginiana 'Canaerti'
	NS	Norway Spruce	Picea abies
	BHS	Black Hills Spruce	Picea glauca var. densata
	TG2	Green Giant Western Arborvitae	Thuja standishii x plicata 'Green Giant'
ORNAMENTAL TREES			
	SB4	Snowdance™ Tree Lilac	Syringa reticulata 'Bailnce'
DECIDUOUS SHRUBS			
	IBC	Iroquois Beauty Black Chokeberry	Aronia melanocarpa 'Morton'
	BBH	BoBo Hydrangea	Hydrangea paniculata 'ILVOBO'
	HL	Little Quick Fire Hydrangea	Hydrangea paniculata 'SMHPLQF'
	PB	Diabolo® Ninebark	Physocarpus opulifolius 'Monlo'
EVERGREEN SHRUBS			
	PJC	Kallay Compact Pfitzer Juniper	Juniperus chinensis 'Kallays Compact'
ORNAMENTAL GRASSES			
	CA4	Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'
	SB5	Blue Heaven® Little Bluestem	Schizachyrium scoparium 'Minnblueh'
PERENNIALS			

N

GRAPHIC SCALE

10 0 10 20 40

(IN FEET)

1" = 20'

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MOUNT PLEASANT

REVISIONS:

LANDSCAPE PLAN - SOUTH

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DATE: 12/18/2023

JOB NO. 3230200

SHEET NO. L102

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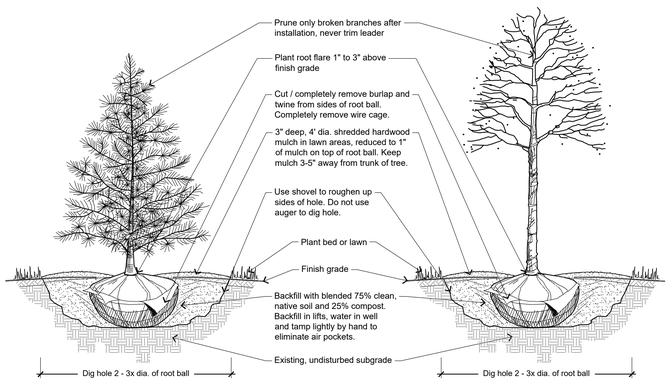
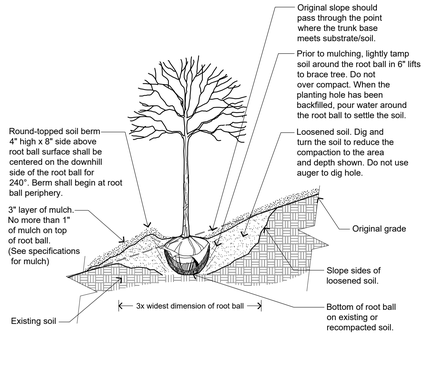


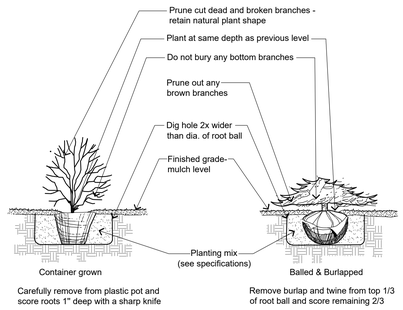
1 TREE PLANTING DETAIL

NOT TO SCALE ras-2023-3230200-07



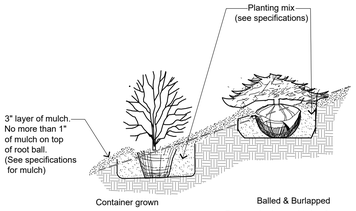
2 DECIDUOUS TREE PLANTING ON SLOPE DETAIL

NOT TO SCALE ras-2023-3230200-05



3 SHRUB PLANTING DETAIL

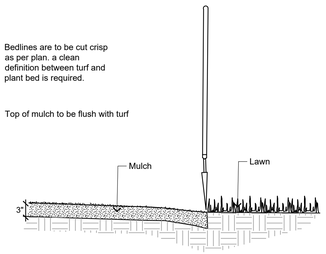
NOT TO SCALE



- Do not bury bottom branches
- Plant at same depth as grown in nursery
- Dig hole 2x wider than diameter of root ball or pot
- Prune cut dead and broken branches - retain natural plant shape

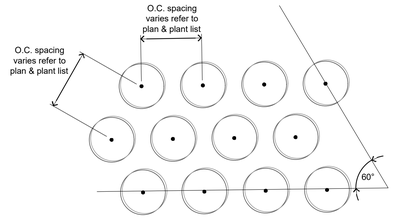
4 SHRUB PLANTING ON SLOPE DETAIL

NOT TO SCALE ras-2023-3230200-09



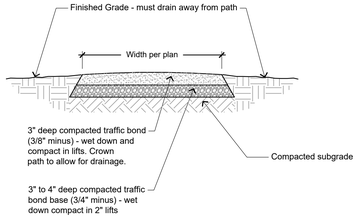
5 SHOVEL OR MECHANICAL CUT PLANT BED EDGE DETAIL

NOT TO SCALE



6 PLANTING LAYOUT

NOT TO SCALE ras-2023-3230200-01



7 CONCRETE EDGING - DETAIL TBD

NOT TO SCALE DETAIL-FILE

8 COMPACTED GRAVEL PATH DETAIL

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DIVISION 1 - GENERAL REQUIREMENTS

01 5 00 Substitution Procedures

1. Any potential plant substitutions must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation. All plants must be installed as per sizes and quantities shown on plant material schedule, unless approved by owner's representative or landscape architect. Any potential changes to sizes shown on plan and appropriate cost credits / adjustments must be submitted in writing to the general contractor and approved by the owner's representative or landscape architect prior to installation.

01 11 13 Work Covered by Contract Documents

1. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses, bioinfiltration plants and seeded slopes and turf grass areas. Maintenance includes mowing, weeding, watering, mulching, edging, pruning, deadheading, raking leaves / debris, sweeping up grass clippings, fertilizing and maintaining turf areas (including applying pre and post emergent herbicides), applying deer fencing as needed, and any other needs that are required to keep the landscape healthy and well maintained.

2. Substantial Completion of Landscape: after the landscape has been installed, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to ensure that all plans and specifications have been met. After this review, the landscape will be considered to be installed in substantial completion unless otherwise noted by the owner's representative and/or general contractor. Any items missing or incomplete, shall be corrected within 30 days. The landscape contractor shall provide written watering and maintenance instructions for the new plantings and lawn to the owner.

3. Warranty and replacements: All plants (trees, evergreens, shrubs, perennials, ornamental grasses and groundcovers) shall be warranted by the landscape contractor to be in healthy and flourishing condition for a period of one year from the date of substantial completion. This assumes the owner performs required maintenance (i.e. regular watering) after substantial completion of the landscape. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Replacements shall be plants of the same variety specified on the plan and closely match adjacent specimens in size. The landscape contractor is responsible for keeping a documented record of which plants have been replaced during the warranty period.

012 16 Work Sequence

1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.

2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor. Inform landscape architect and general contractor of date(s) when planting shall commence.

DIVISION 32 - EXTERIOR IMPROVEMENTS

32 **84 00** PLANTING IRRIGATION

1. The landscape contractor shall provide a design / build irrigation construction plan to the owner and municipality (if required) that complies with State and local code requirements for review and approval prior to construction. Irrigation plan to be coordinated with general contractor.

2. The Irrigation designer shall be certified by The Irrigation Association as a Commercial Irrigation Designer and have at least 5 years' experience designing irrigation systems of similar size and scope.

3. The Irrigation system shall be metered to meet the requirements of the State and local codes; be fully automatic utilizing a weather based controller with rain/moisture sensors; zoned to water the turf with minimum over throw on hardscapes, buildings and other structures; coverage of all plant / turf areas with head to head watering and be operational from a domestic water source provided by the owner.

4. Turf areas shall be irrigated with pop-up rotary heads and all shrub / perennial beds shall be irrigated with a drip system.

5. Contractor may use the following approved manufacturers Hunter, Rainbird or Toro. Provide first year winterization and following spring startup.

6. Landscape contractor shall provide a complete set of "As-Built" plans of the installed irrigation system to the owner in a reproducible format.

32 91 00 - PLANTING PREPARATION

32 91 13 Soil Preparation

1. Areas to be seeded: remove / kill off any existing unwanted vegetation prior to seeding with a glyphosate herbicide, applied only by a state certified applicator no sooner than 2 weeks prior to seed installation. Prepare seed bed areas to a maximum depth of 1 inch. Prepare the topsoil by removing all surface stones 1" or larger. Soil's surface should be loose and free of any soil clumps exceeding 1 inch in diameter. Do not fertilize native seeding areas.

2. Erosion control measures are to be used in swales and on steep grades, where applicable.

3. Plant bed preparation: the soil in all perennial, ornamental grass, annual and groundcover areas shall be amended with compost prior to plant installation. Spread a 2" layer of compost (per note below) on top of clean topsoil and rototill to a depth of approximately 8".

4. Compost shall be stable, and weed-free organic matter. It shall be resistant to further decomposition and free of compounds, such as ammonia and organic acids, in concentrations toxic to plant growth. The compost shall contain no pathogens or other chemical contaminants and meet the requirements of WisDNR S100 Compost Specification.

32 91 13.16 Mulching

1. All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not enviromulch or wood chips). Mulch shall be uniform in size, color, quality and overall appearance. Mulch shall be free of debris, large wood chunks, soil, rocks, weeds, invasive plant parts or seeds and any other material injurious to plant growth. All perennial and ornamental grass planting areas to receive a 2" layer and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

32 91 19 LANDSCAPE GRADING

32 91 19.13 Topsoil Placement and Grading

1. The subsequent requirements regarding topsoil should be coordinated between the general contractor, grading contractor and landscape contractor.

2. Subgrade areas shall be graded to within 1", more or less, of proposed subgrade. Deviations shall not be consistent in one direction.

3. Topsoil shall be placed to meet proposed finished grade. Planting islands to be backfilled with screened topsoil (per note below) to a minimum depth of 18" by general / grading contractor to insure long term plant health. All other landscaped areas to receive a minimum depth of 3" of clean topsoil (per note below).

4. Topsoil shall be: screened existing stockpiled topsoil, existing in-place soil, or screened soil from an off-site source that will support plant growth, and meets the following requirements. Clean topsoil shall be free of rocks, coarse fragments, gravel, sticks, trash, roots, debris over 3/4" and any substances harmful to plant growth. It also must be free of plants or plant parts of any noxious weeds. Topsoil shall contain 3 to 5 percent decomposed organic matter and a pH between 5.5 and 7.0.

5. Planting beds and parking lot islands: Landscape contractor is responsible for ensuring that unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) has been removed from the topsoil and for the fine grading of all landscaped areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade, allowing for mulch depth. Crown all planting islands and planting beds not adjacent to buildings, a minimum of 6" to provide proper drainage, unless otherwise specified. All other finished landscaped areas to be smooth, uniform and provide positive drainage away from structures and pavement.

6. Seeded areas: to receive a settled minimum depth of 3" of blended, prepared and non-compacted topsoil. Landscape contractor is responsible for excavation and removal of unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) to the specified depth, supplementing with additional topsoil (if necessary) and the fine grading of all seeded areas.

32 92 00 - TURF AND GRASSES

32 92 19 Seeding

1. Seed type 'A' for lawn areas - use only a premium quality seed mix. Premium blend seed mix example (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial rye applied at 5 lbs per 1,000 SF or at recommended rates from supplier. Provide seed specifications to general contractor prior to installation.

2. Seed mix type 'B" for edge of stormwater retention pond: No Mow/Low Grow Seed Mix - 45% Spartan II Hard Fescue, 40% Quatro Sheep Fescue and 15% Turf Type Annual Ryegrass (available from Reinders or approved equivalent). Apply at 4 - 6 lbs / 1000 sf or 175-250 lbs / acre. Seed in Wildflowers (Medium to Dry) Seed Mix (available from Agercol or approved equivalent) at the rate of 1.25 lbs / acre.

3. Erosion control measures are to be used in swales and on steep grades, where applicable.

4. If straw mulch is used as a covering for seeding, a tackifier may be necessary to avoid wind damage.

5. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf and evenly seeded native areas.

6. An acceptable quality seed installation is defined as having:
   a. No bare spots larger than 1/2 square foot
   b. No more than 5% of the total area with bare spots larger than 1/2 square foot
   c. A uniform coverage throughout all areas

32 92 23 Sodding

1. Remove / kill off any existing unwanted vegetation prior to sodding.
2. Prepare the topsoil and sod bed by removing all surface stones 1" or larger and grading lawn areas to finish grade, allowing for thickness of sod.
3. Use only premium sod blend according to TPI (revised 1995) and ASPA standards.
4. Install sod uniformly with staggered joints, laid tightly end to end and side to side.
5. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth.
6. Stake any sod installed on steep slopes or in swales, etc.
7. Landscape contractor is responsible to provide a smooth, uniform, healthy turf.
8. Landscape contractor shall repair and re-sod any eroded, sunken or bare spots (larger than ½ square foot) until acceptance by owner.

32 93 00 - PLANTS

1. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.

32 93 33 Shrubs

1. Shrubs shall be planted per planting details.
2. All shrubs to be pocket planted with a mix of 75% existing soil removed from excavation and 25% compost, blended prior to backfilling holes.
3. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.

32 93 43 Trees

1. Trees shall be planted per planting details.
2. Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed.
3. An auger is not an acceptable method of digging tree planting holes.
4. Scarify side walls of tree pit prior to installation.
5. Once tree has been placed into the hole, is at the correct depth and vertical alignment and will no longer be moved; brace root ball by tamping soil around the lower portion of the root ball. Remove and discard twine / rope, burlap and support wire from the sides of root ball.
6. Backfill tree planting holes with 75% existing soil removed from excavation and 25% compost blended prior to backfilling holes, in six-inch lifts. Lightly tamp each lift using foot pressure or hand tools to settle backfill, support the tree and eliminate voids. Do not over compact or use mechanical or pneumatic tamping equipment. Discard any gravel, heavy clay or stones.
7. When hole has been backfilled to three-quarters of its depth, pour water around the root ball and allow to soak into soil to settle the soil. Continue backfilling until soil is brought to grade level.
8. Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all trees in lawn areas, reduced to 1" deep on top of root ball. Keep mulch 3" - 5" away from trunk of tree.
9. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor.
10. Trees too large for two people to lift in and out of holes, shall be placed with sling. Do not rock the trees in holes to raise them.
11. Stake trees per detail and remove at the end of the one year warranty period.

32 94 00 - PLANTING ACCESSORIES

32 94 13 Landscape Edging

1. Edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn and plant bed is required.

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EDUCATORS CREDIT UNION - NEW CORPORATE HEADQUARTERS
MOUNT PLEASANT

REVISIONS:

LANDSCAPE DETAILS & SPECIFICATIONS

BID PACKAGE:
DATE: 12/18/2023
JOB NO. 3230200
SHEET NO. L103

NOT FOR CONSTRUCTION

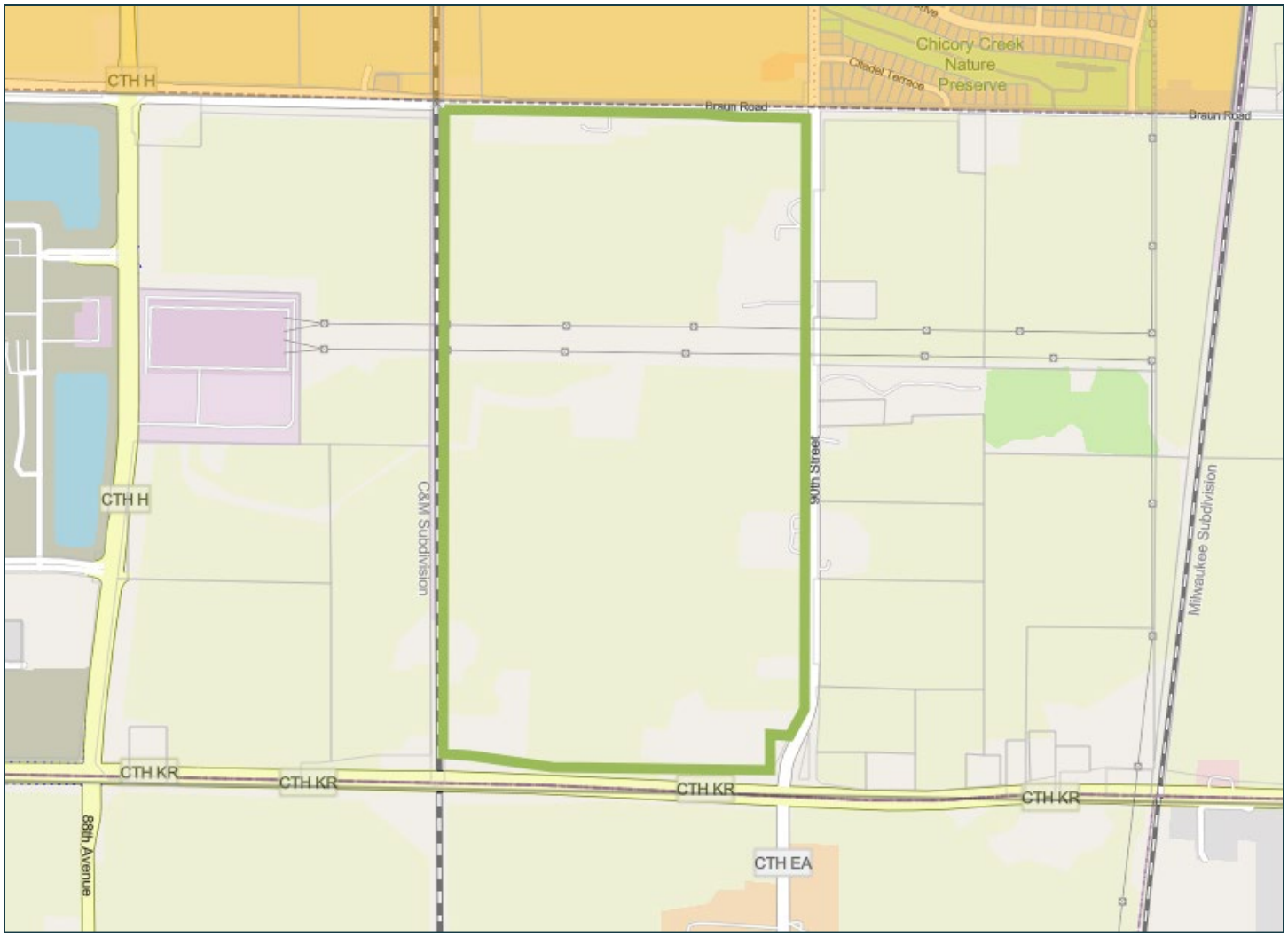
EXECUTIVE SUMMARY

Plan Commission Meeting of January 17, 2024

Summary

On behalf of Microsoft, Duane Thomas (Dewberry) applied to update the approved site plan for the first phase of the Microsoft data center development. The updates to the plan qualify for administrative review; however, the adopted redevelopment plan for TID 5 requires Village Board approval of all building plans within areas one, two, and three. The updates include minor façade and accessory building location changes. The south and east portions of the site have 20 feet of landscaping screening, and the Board of Appeals approved the 30-foot sound and screening wall zoning variance.

Map



Contents

Summary 1

Map 1

Contents 1

Project 2
Parcel Id(S) 2
Owner 2
Applicant 2
Comprehensive Plan 2
Local Planning Area 3
Zoning District 3
Consistency with Comprehensive Plan and Local Planning Area 3
Chapter 90: Zoning 3
ARTICLE 10: Introductory Provisions 3
ARTICLE 100: Base Districts 3
ARTICLE 200: Overlay Districts 3
ARTICLE 300: Uses 3
ARTICLE 400: Village-Wide Regulations 3
ARTICLE 500: Administration and Procedures 3
ARTICLE 600: Measurements and Terminology 3
Fiscal Impact 3
Additional Staff Considerations 3
Conditions 4
Recommendation 4
Attachments 4
Prepared By 4

Project

4800 90th Street Site Plan Review SP-23-29

Parcel Id(S)

151-03-22-33-004-010

Owner

Microsoft Corporation

Applicant

Duane Thomas (Dewberry) on behalf of and with permission from the owner

Comprehensive Plan

Business

Local Planning Area

14

Zoning District

C-4 (General Industrial)

Consistency with Comprehensive Plan and Local Planning Area

The application follows the Comprehensive Plan. The Village does not have an adopted plan for Local Planning Area 14. ***A Parks and Open Space Plan for the Village of Mount Pleasant: 2050*** recommends protecting the isolated natural resource area in the center of the property, which the applicant chose to do as a part of CSM-23-6 with a deed restriction. The ***Village of Mount Pleasant Master Bicycle Plan 2030*** does not recommend any improvements for the property; however, the Village plans to install a multi-use pathway along the west side of the 90th Street reconstruction to connect to the existing TID 5 pathway network.

Chapter 90: Zoning

ARTICLE 10: Introductory Provisions

The application follows this article.

ARTICLE 100: Base Districts

The application meets these ordinances.

ARTICLE 200: Overlay Districts

Not applicable.

ARTICLE 300: Uses

The application meets these requirements.

ARTICLE 400: Village-Wide Regulations

The application meets these requirements.

ARTICLE 500: Administration and Procedures

DIVISION 90-540: SITE PLAN REVIEW controls the application procedures for this site plan review. Additionally, the adopted redevelopment plan for TID 5 requires that the Village Board review all site plans in Areas 1, 2 and 3 in Tax Incremental District No. 5.

ARTICLE 600: Measurements and Terminology

Article 600 controls the measurements and terminology used within this review.

Fiscal Impact

The Village Board approved a development agreement amendment with the property owner. The Village will reimburse the developer for a municipal revenue obligation of $42% of the annual incremental property taxes paid on improvements, not to exceed $5,000,000 per year for the duration of Tax Incremental District No. 5. The developer estimated their total development cost at not less than $1,000,000,000 for this portion of TID 5.

Additional Staff Considerations

None.

Conditions

None.

Recommendation

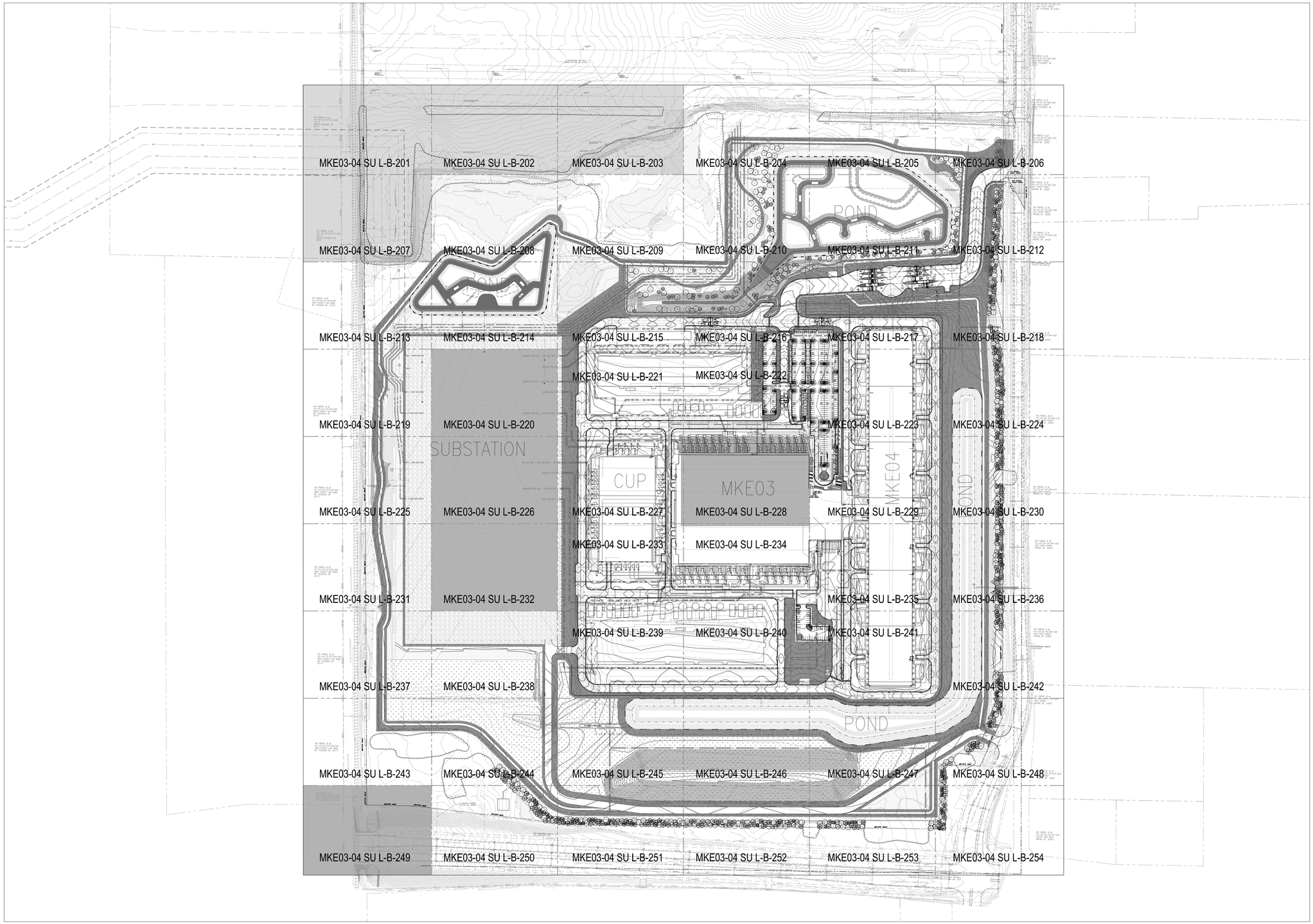
The Village staff recommend that the Plan Commission *moves to recommend approval of the approves the 4800 90th Street Site Plan Review SP-23-29*.

Attachments

- Applicant narrative
- Master site plan (MKE 03-04)

Prepared By

Samuel Schultz, Community Development Director



NOTE: SHADING REFLECTS SHEETS NOT CONTAINED IN THIS SHEET SERIES.

0' 100' 200' 400'

SCALE: 1" = 200'

Dewberry

Dewberry Engineers Inc.
1503 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

MKE03-04 SECONDARY UTILITIES and FINAL SITE PLAN

MT. PLEASANT, WISCONSIN

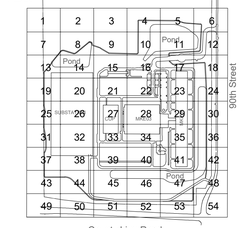
Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, ELLEN LEWIS
Checked	DUANE THOMAS, DAVID WEEMS
Date	DECEMBER, 2023
Dewberry Project No.	50163672
M.S. Project No.	P.18436

Registration

WISCONSIN
BRIAN K. BRADNER
E-41866-006
DANVILLE, VA
PROFESSIONAL ENGINEER
12/15/23

PLAN

Sector Key Plan



Revisions

No.	Date	Description
1	12/08/2023	Secondary Utilities 100% IFR
2	12/15/2023	Secondary Utilities IFP

Bar Code

Package
MKE03/04

Sheet Title/Number
CIVIL
LANDSCAPE
OVERALL PLAN

MKE03-04
SECONDARY
UTILITIES
L-B-200

EXTERIOR RENDERING - SOUND WALL - *view of* **NORTH SITE ENTRY**
NO SCALE

EXTERIOR RENDERING - SOUND WALL & MKE04 - *view of* **NORTH SITE ENTRY**
NO SCALE

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MICROSOFT

Design Manager	ANDREW TAYLOR
Layout Manager	
Civil, Site Survey, Landscaping Technical Lead	NALINI CHANDRAN
Architectural & Structural Technical Lead	TODOR NIKOLOV / DAVID SWANSON
Mech, Plumbing & Fire Protection Technical Lead	PETER CZERWINSKI
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DESIGN TEAM

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Revisions

No.	Date	Description
0	21 AUG 2023	SITE PLAN REVISION 1
1	08 SEPT 2023	MKE03 50% IFR PACKAGE
2	08 DEC 2023	FINAL SITE PLAN IFR PKG
3	15 DEC 2023	FINAL SITE PLAN IFP

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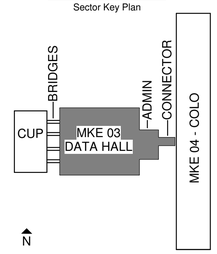
2023-12-15

Sector Key Plan



Package
MKE03

Sheet Title/Number

ARCHITECTURAL
PERSPECTIVES

MKE03
EX-09

EX-09

[PROPRIETARY AND CONFIDENTIAL – TRADES SECRET AND COMMERCIAL INFORMATION –
EXEMPT FROM RELEASE UNDER FOIA (5 U.S.C. § 552 (b)(4)) AND STATE PUBLIC DISCLOSURE LAW]

EXTERIOR RENDERING - ADMIN & MKE03 - *view of* **NORTH SITE ENTRY**
NO SCALE

EXTERIOR RENDERING - MKE04 & ADMIN - *view of* **NORTH SITE ENTRY**
NO SCALE

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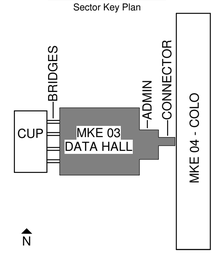

Package
MKE03

Sheet Title/Number

ARCHITECTURAL PERSPECTIVES

MKE03
EX-10

EX-10

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EXTERIOR RENDERING - ADMIN & MKE03 - *view of* **NORTH FACADE**
NO SCALE

EXTERIOR RENDERING - ADMIN & MKE03 - *view of* **NORTHEAST CORNER**
NO SCALE

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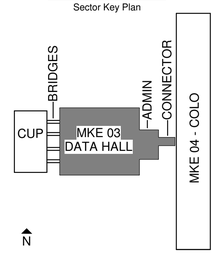

Package
MKE03

Sheet Title/Number

ARCHITECTURAL
PERSPECTIVES

MKE03
EX-11

EX-11

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EXTERIOR RENDERING - ADMIN & MKE04 - *view of* **SOUTH LOADING DOCK**
NO SCALE

EXTERIOR RENDERING - MKE03 & ADMIN - *view of* **SOUTH FACADE**
NO SCALE

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2023-12-15

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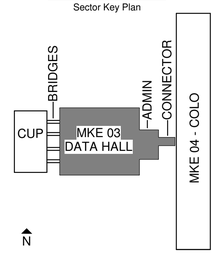

Package
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ARCHITECTURAL PERSPECTIVES

MKE03
EX-12

EX-12

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EXTERIOR RENDERING - MKE03 - *view of* **SOUTH FACADE**
NO SCALE

EXTERIOR RENDERING - CUP & MKE03 - *view of* **SOUTH CONNECTOR BRIDGES**
NO SCALE

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Registration

2023-12-15

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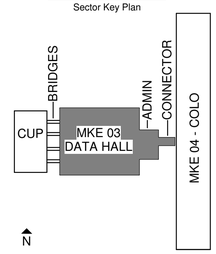

Package
MKE03

Sheet Title/Number

ARCHITECTURAL
PERSPECTIVES

MKE03
EX-13

EX-13

[PROPRIETARY AND CONFIDENTIAL – TRADES SECRET AND COMMERCIAL INFORMATION –
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EXTERIOR RENDERING - MKE03 - *view of* **NORTH FACADE**
NO SCALE

EXTERIOR RENDERING - MKE03 & CUP - *view of* **NORTH CONNECTOR BRIDGES**
NO SCALE

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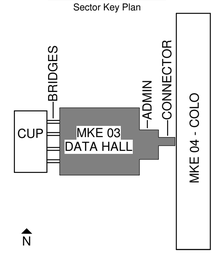

Package
MKE03

Sheet Title/Number

ARCHITECTURAL
PERSPECTIVES

MKE03
EX-14

EX-14

[PROPRIETARY AND CONFIDENTIAL – TRADES SECRET AND COMMERCIAL INFORMATION –
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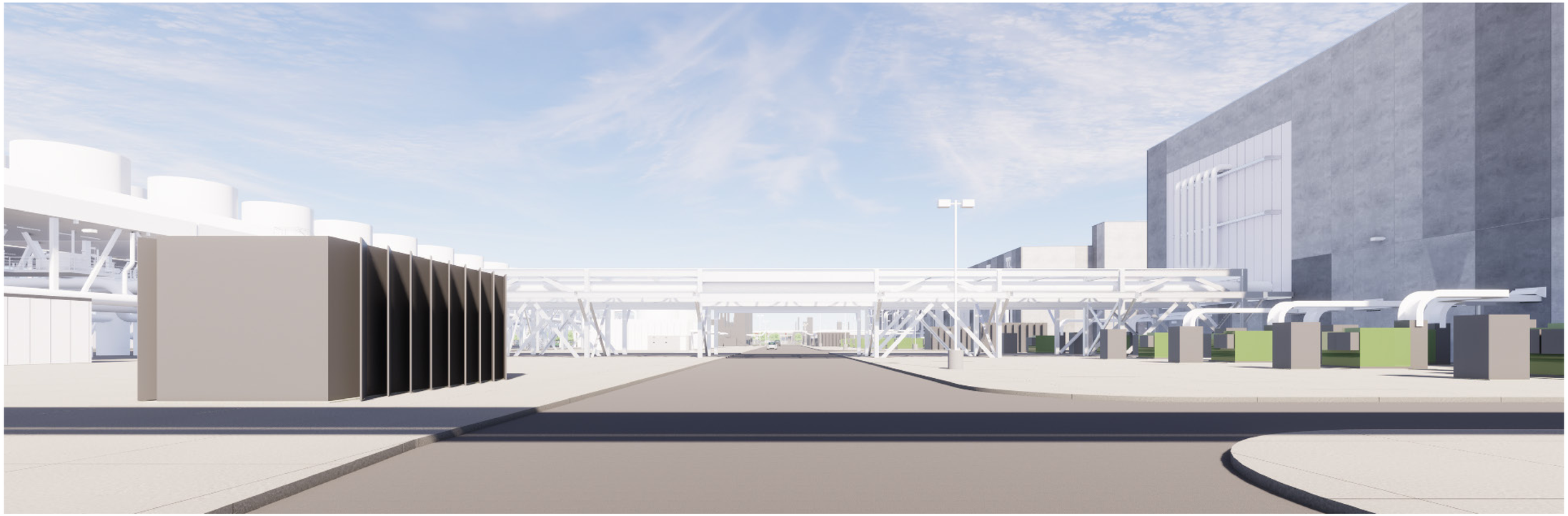

EXTERIOR RENDERING - MKE03 & MECHANICAL EXCHANGER FINS - *view of* **NORTH SIDE CAMPUS**
NO SCALE

EXTERIOR RENDERING - MKE03 & MECHANICAL EXCHANGER FINS - *view of* **SOUTH SIDE CAMPUS**
NO SCALE

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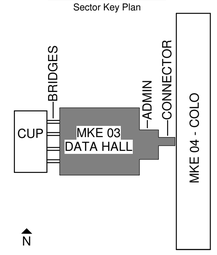

Package
MKE03

Sheet Title/Number

ARCHITECTURAL
PERSPECTIVES

MKE03
EX-15

EX-15

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EXTERIOR RENDERING - SOUND WALL AFTER SALLYPORT - *view of* **SECURE DRIVE ENTRY**
NO SCALE

EXTERIOR RENDERING - SOUND WALL AFTER SALLYPORT - *view of* **SECURE DRIVE ENTRY**
NO SCALE

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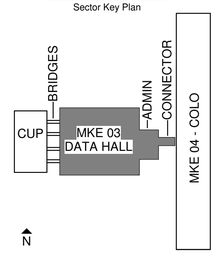

Package
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Sheet Title/Number

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MKE03
EX-16

EX-16

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