VILLAGE OF HOBART
GREATNESS IS GROWING

Village of Hobart
Village Office 2990 S. Pine Tree Rd, Hobart, WI
www.hobart-wi.org - www.buildinhobart.com

Notice is hereby given according to State Statutes that the SITE REVIEW COMMITTEE of the Village of Hobart will meet on Wednesday September 21st 2022 at 5:30 P.M. at the Hobart Village Office. NOTICE OF POSTING: Posted this 16th day of September, 2022 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING NOTICE – SITE REVIEW COMMITTEE

Date/Time: Wednesday September 21st 2022 (5:30 P.M.)
Location: Village Office, 2990 South Pine Tree Road

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call.
2. Certification of the open meeting law agenda requirements and approval of the agenda.
3. Approve Minutes of the August 17th 2022 meeting (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - Discussion and action on a new 11,890 square foot commercial building and associated site improvements (3828 Packerland Dr., HB-950-7) (Page 3)
This property located along Packerland Dr. is currently undeveloped, and the proposed project will consist of a new 11,890 square foot, single story, office/shop/warehouse facility. The development is proposed at 3828 Packerland Dr. with access from a shared driveway with the abutting property at 3794 Packerland Drive.

6. DISCUSSION AND ACTION - Discussion and action on a new 25,256 square foot commercial building and associated site improvements (4950 Founders Ter., HB-524-1 (Page 33)
This property located along both Founders Ter. and Larsen Orchard Parkway is currently undeveloped, and the proposed project will consist of a new 25,256 square foot, single story, business/office/production facility. This building architecture and general site layout was before the committee back in July 2022 in concept only. Those items were conditionally approved, and this submittal reflects that prior submittal/approval.

7. ADJOURN

_____
Aaron Kramer – Village Administrator

Members: Dave Dillenburg, Tammy Zittlow, Dave Baranczyk, Rick Nuetzel, Tom Tengowski, Peter Zobro, Steve Riley

NOTE: Page numbers refer to the meeting packet. All agenda and minutes of Village meetings are online: www.hobart-wi.org. Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk-Treasurer at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Committee may be considered and taken on any of the items described or listed in this agenda. There may be Committee members attending this meeting by telephone if necessary.

VILLAGE OF HOBART
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Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, August 17, 2022 – 5:30 pm

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1. **Call to Order, Roll Call:**
   The meeting was called to order by Dave Dillenburg at 5:33 pm. Roll call: Dave Dillenburg, aye; Tammy Zittlow, excused; Steve Riley, aye; Peter Zobro, aye; Rick Nuetzel, aye; Dave Baranczyk, aye; Tom Tengowski, absent.

2. **Verify/Modify/Approve Agenda:**
   Motion by Dave Dillenburg, seconded by Dave Baranczyk, to approve the agenda as presented. All in favor. Motion carried.

3. **Approval of Site Review Minutes:**
   Motion by Rick Nuetzel seconded by Dave Baranczyk to approve the July 20, 2022 minutes as presented. All in favor. Motion carried.

4. **Public Comment on Non-Agenda Items:**
   None

5. **Discussion and action on a request for new wall signage (560 Larsen Orchard Parkway, HB-3206; Hobart Family Dentistry):**

   Plans for the new wall signage were presented by Todd Gerbers, Director of Planning and Zoning. Motion by Rick Nuetzel, seconded by Steve Riley, to approve with the following recommendations:

   1. Signage area of 18.13 sq. ft. on the north elevation (facing Larsen Orchard Pkwy).
   2. A total of 79.13 sq. ft. on both the west elevation (facing round-about) and east elevation (facing the parking lot).

   All in favor. Motion carried.

7. **Meeting Adjournment:**
   Motion made by Dave Baranczyk, seconded by Rick Nuetzel, to adjourn at 5:41 pm. All in favor. Motion carried.

VILLAGE OF HOBART
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TO: Site Review Committee **RE: 3828 Packerland Dr., HB-950-7; New 11,890 Square Foot Industrial Building, office/shop/warehouse with associated site improvements**

FROM: Todd Gerbers, Director of Planning and Code Compliance **DATE:** September 21, 2022

ISSUE: Discussion and action on a new 11,890 square foot commercial building and associated site improvements

RECOMMENDATION: Staff recommends conditional approval subject to any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: Bayland Buildings, Inc.
2. Applicant: Robert E. Lee & Associates, Inc.
3. Address/Parcel: 3328 Packerland Dr., HB-950-7
4. Zoning: I-1: Limited Industrial District
5. Use: Office/Shop/Warehouse facility

BACKGROUND

This property located along Packerland Dr. is currently undeveloped, and the proposed project will consist of a new 11,890 square foot, single story, office/shop/warehouse facility. The development is proposed at 3828 Packerland Dr. with access from a shared driveway with the abutting property at 3794 Packerland Dr.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 3, Site Plan Approval

A. Zoning: I-1: Limited Industrial District

B. **Green Space:** 42.6% green space.

C. Setbacks: Compliant with zoning district requirements. 40’ front(s) (83’ from Packerland), 15’ side (70’ from north property line), 15’ side (87’ from the south property line), and 20’ rear (365’ from the west property line).

D. Parking: 44 spaces proposed, 40 are required. There is additional paved surface available for parking if so needed.

H. Fire Dept. (and Police Dept.): The plans presented have been reviewed and accepted by the Police Department and Fire Department.

I. Storm Water: Storm water will be collected by on-site storm sewer before discharging to an on-site wet pond on the east side of the development (along Packerland Dr.).

M. Refuse Collection: None noted on the site plans, but if any is placed on site, it shall be screened with materials compatible to the primary building.

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

1. **Materials:** Metal frame building
2. **Exterior Materials:** Front wall of building facing Packerland Dr. will have a combination of split face CMU veneer and semi-concealed fastener metal wall panel wall panels. As for the percentage of masonry along the front elevation, the plan meets the minimum 35% masonry along the front elevation of the building.
3. **Height:** Overall height of 19'-5"
4. **Overhead doors:** All overhead doors on located on the north and south building elevations which are both side walls of the proposed building.
5. **Mechanical equipment:** There is no mechanical equipment shown, however, any roof mounted equipment shall be screened from view by materials compatible with the primary building.

Section 5, Landscaping Plan: There are no plantings shown along the building foundation (front elevation) and the other three sides of the building will have hard surfaces adjacent to the building. The landscape plan has four (4) deciduous trees proposed along Packerland Dr., but a total of 5 trees are required to comply with the Village requirement of one (1) tree per 50 feet of road frontage.

Se**ction 6, Lighting:** No parking lot lighting is proposed at this time. Wall packs are proposed, and all proposed as noted on the plans.

Section 7, Signage: No signage is proposed. Formal signage submittal is required if proposed in the future.

Section 8, Driveway-Curb Cut: This property is not permitted an additional driveway to Packerland Dr. per Brown County, so it has an easement with the adjoining property to the north.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval, subject to the following in addition to any conditions the Site Review may identify:

1. Screening of any roof mounted HVAC equipment with materials similar to those utilized for the principal building
2. Implementation of a total of 5 deciduous trees along the public roadway
3. Any proposed signage shall come back to the Committee for approval

VILLAGE OF HOBART

SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

PLAN SUBMITTAL REQUIREMENTS:

- **Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.**
- **Fifteen (15) copies of the Completed Checklist**
- **This checklist with complete information *no later than ten 10 business days prior to the Third Tuesday of the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)***
- **One (1) full size set of site plans.**
- **One (1) full size set of building plans, Ready for State Approval**
- **All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.**
- **Signs not part of this application would be a considered a separate application**
- **Application fee of $150.**

ALL INFORMATION MUST BE COMPLETE PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

1. **LOCATION**

Project / Development / Site Location / intersection (section town & range)

Concrete Shop for Bayland Buildings. / Parcel HB-950-7 / Section 1, Township 23N, Range 20E

2. **TYPE OF DEVELOPMENT**

Size of Parcel (acreage or square footage): 3.134 Acres

Size of facility(square footage): 11,890 Square Feet

Type of facility: Contractor Concrete Shop

Developer: Bayland Buildings, Inc.

Address: P.O. Box 13571, Green Bay, WI 54307 Phone:920-371-6200

Engineer: Robert E Lee and Associates, Inc. – Brandon Robaidek

Address: 1250 Centennial Centre Blvd, Hobart, WI 54155 Phone:920-662-9641

Contractor: Bayland Buildings, Inc.

Construction Firm: Bayland Buildings, Inc.

Address: P.O. Box 13571, Green Bay, WI 54307 Phone:920-371-6200

Revised 1-23-08

3. **SITE PLAN APPROVAL**

A. Industrial ___ Business Park ____ Commercial _X_

Multi-Family ___

Current Zoning: I-1: Limited Industrial District

Other – Identify: _____

Erosion Control Plan on file: _____YES _____X_____NO

% of Green Space: 42.3%

B. Orientation – Provide scale map of parcel and facility, (show north indicating arrow, and a graphic scale)

C. Setback Information: Front – 40', Side – 15', Rear – 20'
Complies with Ordinance: X

D. # of parking stalls (Include Handicapped parking): 44 Stall, 2 Handicap Stalls

E. Show the following Utilities and all easements including but not limited to the following facilities types:

1) Electric underground □ overhead X

2) Natural Gas X

3) Telephone X

4) Water / Fire Hydrants X

5) Fiber Optic Lines X

6) Other transmission lines _____

7) Ingress – egress easements Sheet 1-5

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance ___X_____YES _____NO

G. Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 - corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:
Data Complete: ____X_____YES _____NO

H. Adjacent streets and street rights-of-ways and fire lanes:
1) Fire Chief has reviewed and approved: ____YES __X__NO
2) Not applicable_____

I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.

1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
2) Name and address and phone# of engineer of project plan:

Robert E Lee and Associates, Inc. – Brandon Robaidek
1250 Centennial Centre Blvd, Hobart, WI 54155

J. Sidewalks, walkways, and driveways: X

K. Off street loading areas and docks: X

L. Fences and retaining walls or berms: X

M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):

_____

N. Location and dimensions of proposed outdoor display areas: N/A

_____

_____

4. ARCHITECTURAL PLAN APPROVAL

A. Exterior construction information:

1) Type of Construction Materials: Metal
2) Exterior Materials: Metal Wall Panel
3) Height of Facility: 19'5"
4) Compatibility with existing adjacent structure: N/A (Attach Photos)
5) Other unique characteristics:_____

5. **LANDSCAPING PLAN**

If planting new trees in Village right-of-way, a requirement of a 1.5" caliper or greater of the tree at 12" above ground is needed, according to planting ordinance specifications. A tree-planting plan must be filed with the application. Tree placement is 1-tree every 50 feet of frontage.

Provide scaled landscaping of plan for parcel

Identify tree and location specifics – Quantity / Diameter, etc: Per Landscape Plan

Identify Shrubs & Location Specifics - Quantity: _____

Identify Buffering -Type – Quantity:

6. **LIGHTING PLAN**

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

Wall Packs on Building

Identify Parking Lighting – Quantity – Wattage – Location :

Identify other Lighting – Quantity – Wattage – Location:

7. **SIGNAGE**

Provide scaled drawings.

Provide Site Plan for signage

Provide building elevations with signage.

Discussion:_____

_____

_____

Complies with Ordinance: _____YES _____NO

Date:_____

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut: N/A

Radius / Flare: N/A

Apron Dimensions: N/A

Culvert Size (End-walls Required) N/A

VILLAGE OF HOBART
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Storm Water Utility Service Application

Dept. of Neighborhood Services
2990 S. Pine Tree Rd.
Hobart WI 54155
920-869-3809

A. Applicant

Applicant Name: Bayland Buildings, Inc. Owner Name: _____

Address: P.O. Box 13571 Address: _____

City: Green Bay State: WI Zip: 54307 City: _____ State: ___ Zip: _____

Phone: (920) 371-6200 Phone: (___) _____

Email: dobrien@baylandbuildings.com Email: _____

B. Parcel – Site Information

Site Address: Packerland Drive Parcel ID: HB-950-7

Project Description: Contractor Concrete Shop

Residential ERU Calculations

Use	☐ Single Family	☐ Duplex	☐ Multi-family
Number of Dwellings			
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			

Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
Building/Structure Foot Prints	0	sq. ft.	11,890	sq. ft.	11,890	sq. ft.
Paved/Gravel Areas	0	sq. ft.	67,687	sq. ft.	67,687	sq. ft.
Totals	**0**	**sq. ft.**	**79,577**	**sq. ft.**	**79,577**	**sq. ft.**

ERU Calculation: 79,577 / 4000 sf / ERU = **19.89** **ERU's**

New Total Area sq. ft.

Preparer's Signature: _____ Date: 8/29/22

Preparer's Printed Name: Brandon Robaidek

Robert E. Lee & Associates, Inc.
Engineering, Surveying, Environmental Services

Green Bay Office
1250 Centennial Centre Blvd.
Hobart, WI 54155
920-662-9641
FAX 920-662-9141

September 1, 2022

Mr. Aaron Kramer, Village Administrator
VILLAGE OF HOBART
2990 S Pine Tree Road
Hobart, WI 54155

RE: Bayland Concrete Shop Development
Storm Water Management Summary

Dear Mr. Kramer:

Robert E. Lee & Associates, Inc., is submitting the following Storm Water Management summary for the proposed concrete shop development off of Packerland Drive. Storm water running off of the proposed building and parking areas will be collected by on-site storm sewer before being discharged to a wet detention pond on the east side of the site. The on-site wet pond will treat the stormwater for TSS removal and peak discharge.

If you have any questions or need any additional information, please do not hesitate to call.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Brandon D. Robaidek, P.E.

Lumark

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

Catalog #	XTOR6B-W	**Type**
Project		
Comments	Exterior Wall-Packs	**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaries are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting
Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

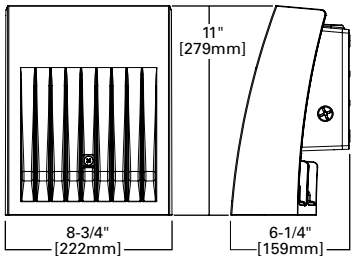
Warranty
Five-year warranty.

XTOR
CROSSTOUR
MAXX LED

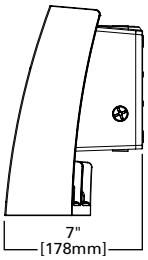
APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING

DIMENSIONS

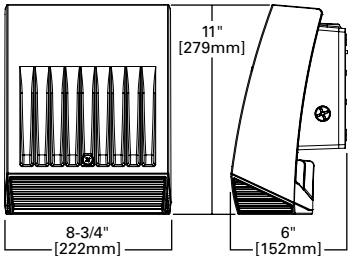
FULL CUTOFF



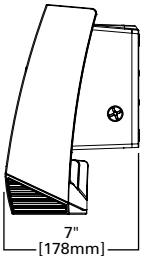
DEEP BACK BOX



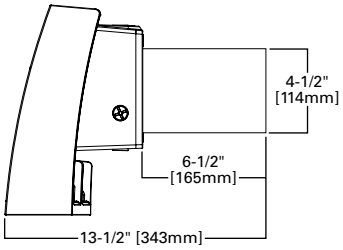
REFRACTIVE LENS



DEEP BACK BOX

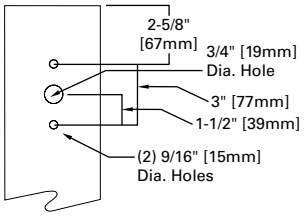


OPTIONAL POLE MOUNT ARM

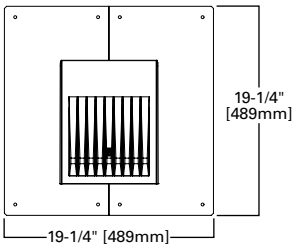


ARM DRILLING

TYPE "C"



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54
With Pole Mount Arm=0.98

SHIPPING DATA:
Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

*www.designlights.org

Powering Business Worldwide

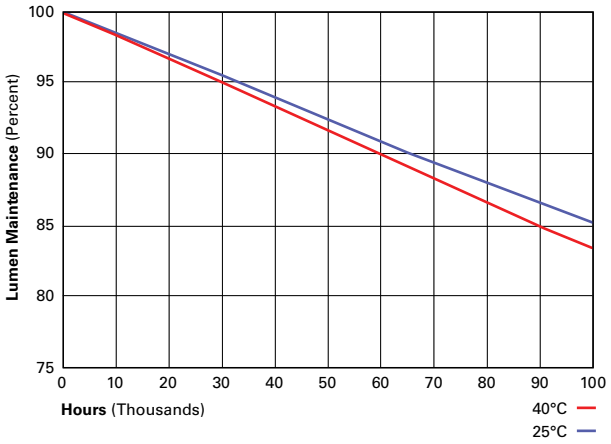
POWER AND LUMENS BY FIXTURE MODEL

58W Series						
LED Information	**XTOR6B**	**XTOR6BRL**	**XTOR6B-W**	**XTOR6BRL-W**	**XTOR6B-Y**	**XTOR6BRL-Y**
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W
81W Series						
LED Information	**XTOR8B**	**XTOR8BRL**	**XTOR8B-W**	**XTOR8BRL-W**	**XTOR8B-Y**	**XTOR8BRL-Y**
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W
102W Series						
LED Information	**XTOR12B**	**XTOR12BRL**	**XTOR12B-W**	**XTOR12BRL-W**	**XTOR12B-Y**	**XTOR12BRL-Y**
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W

EGRESS Information	**XTOR6B, XTOR8B and XTOR12B Full Cutoff CBP Egress LED**	**XTOR6B, XTOR8B and XTOR12B Refractive Lens CBP Egress LED**
Delivered Lumens	509	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.8W	1.8W

LUMEN MAINTENANCE

Ambient Temperature	**TM-21 Lumen Maintenance** (72,000 Hours)	**Theoretical L70** (Hours)
XTOR6B Model		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
XTOR8B Model		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000
XTOR12B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000



CURRENT DRAW

Voltage	**Model Series**				
	XTOR6B	**XTOR8B**	**XTOR12B**	**XTOR6B-CBP (Fixture/Battery)**	**XTOR8B-CBP (Fixture/Battery)**
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52	- -	- -
240V	0.25	0.35	0.45	- -	- -
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		- -
480V	0.14	0.19	0.24		- -

ORDERING INFORMATION

Sample Number: XTOR6B-W-WT-PC1

Series [1]	**LED Kelvin Color**	**Housing Color**	**Options** (Add as Suffix)
Full Cutoff **XTOR6B**=58W **XTOR8B**=81W **XTOR12B**=102W **Refractive Lens** **XTOR6BRL**=58W **XTOR8BRL**=81W **XTOR12BRL**=102W	**[Blank]**=Bright White (Standard) 5000K **W**=Neutral, 4000K **Y**=Warm, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**347V**=347V [2, 3, 4, 5] **480V**=480V [2, 3, 4, 5, 6] **PC1**=Photocontrol 120V [7] **PC2**=Photocontrol 208-277V [7, 8] **PMA**=Pole Mount Arm (C Drilling) with Round Adapter [3, 9] **MS-L20**=Motion Sensor for ON/OFF Operation [2, 3, 10, 11] **MS/DIM-L20**=Motion Sensor for Dimming Operation [2, 3, 10, 11, 12, 13, 14] **CBP**=Cold Weather Battery Pack [2, 3, 15, 16, 17] **HA**=50°C High Ambient [17]

Accessories (Order Separately)	
WG-XTORMX=Crosstour MAXX Wire Guard **PB120V**=Field Installed 120V Photocontrol **PB277V BUTTON PC**=Field Installed 208-277V Photocontrol [8] **VA1040-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1041-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1042-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1043-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1044-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1045-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1046-XX**=2@120° Tenon Adapter for 3-1/2" O.D. Tenon [18]	**VA1033-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1034-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1035-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1036-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1037-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1038-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1039-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon [18] **EWP/XTORMX**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTORMX-WT**=Escutcheon Wall Plate, Summit White **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [14]

NOTES:

1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Not available with HA option.
3. Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
4. Not available with CBP option.
5. Thru-branch wiring not available with HA option or with 347V.
6. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
7. Not available with MS-L20 and MS/DIM-L20 options.
8. Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
9. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
10. For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
11. 120V thru 277V only.
12. Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
13. Includes integral photo sensor.
14. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
15. 120V or 277V operation only.
16. Operating temperatures -20°C to 25°C.
17. Not available in XTOR12B or XTOR12BRL models.
18. Replace XX with housing color.

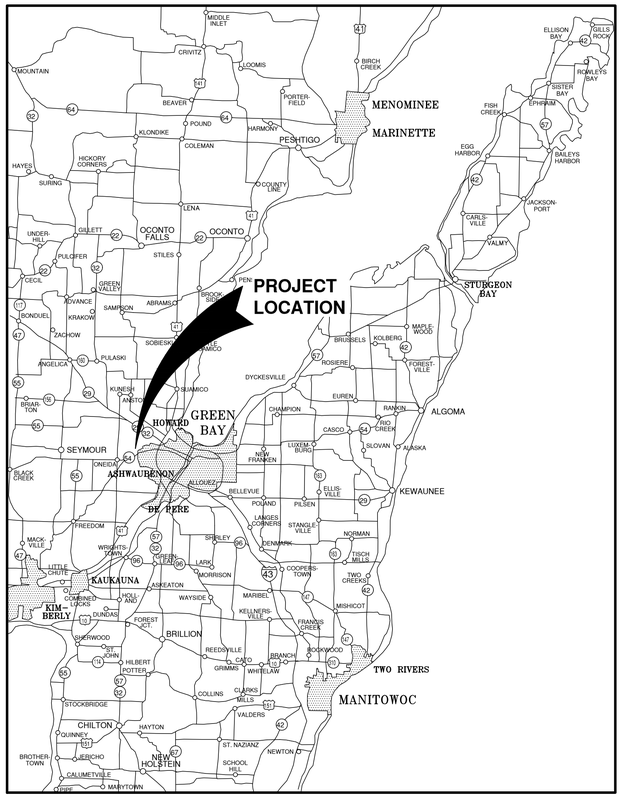
STOCK ORDERING INFORMATION

58W Series	**81W Series**	**102W Series**
Full Cutoff		
XTOR6B=58W, 5000K, Carbon Bronze	**XTOR8B**=81W, 5000K, Carbon Bronze	**XTOR12B**=102W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	**XTOR8B-PC1**=81W, 5000K, 120V PC, Carbon Bronze	**XTOR12B-PC1**=102W, 5000K, 120V PC, Carbon Bronze
XTOR6B-WT= 58W, 5000K, Summit White	**XTOR8B-WT**=81W, 5000K, Summit White	**XTOR12B-WT**=102W, 5000K, Summit White
XTOR6B-W=58W, 4000K, Carbon Bronze	**XTOR8B-PC2**=81W, 5000K, 208-277V PC, Carbon Bronze	**XTOR12B-PC2**=102W, 5000K, 208-277V PC, Carbon Bronze
XTOR6B-PMA= 58W, 5000K, Pole Mount Arm, Carbon Bronze	**XTOR8B-PMA**=81W, 5000K, Pole Mount Arm, Carbon Bronze	**XTOR12B-PMA**=102W, 5000K, Pole Mount Arm, Carbon Bronze
XTOR6B-W-PMA=58W, 4000K, Pole Mount Arm, Carbon Bronze	**XTOR8B-W**=81W, 4000K, Carbon Bronze	**XTOR12B-W**=102W, 4000K, Carbon Bronze
XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	**XTOR8B-W-PC1**=81W, 4000K, 120V PC, Carbon Bronze	**XTOR12B-W-PC1**=102W, 4000K, 120V PC, Carbon Bronze
XTOR6B-W-PC2=58W, 4000K, 208-277V PC, Carbon Bronze	**XTOR8B-W-PC2**=81W, 4000K, 208-277V PC, Carbon Bronze	**XTOR12B-W-PC2**=102W, 4000K, 208-277V PC, Carbon Bronze
XTOR6B-W-PC1=58W, 4000K, 120V PC, Carbon Bronze	**XTOR8B-W-PMA**=81W,4000K, Pole Mount Arm, Carbon Bronze	**XTOR12B-W-PMA**=102W,4000K, Pole Mount Arm, Carbon Bronze
Refractive Lens		
XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	**XTOR8BRL**=81W, 5000K, Refractive Lens, Carbon Bronze	**XTOR12BRL**=102W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR8BRL-PC1**=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR12BRL-PC1**=102W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	**XTOR8BRL-WT**=81W, 5000K, Refractive Lens, Summit White	**XTOR2BRL-WT**=102W, 5000K, Refractive Lens, Summit White
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	**XTOR8BRL-PC2**=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR12BRL-PC2**=102W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR8BRL-PMA**=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR12BRL-PMA**=102W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze
XTOR6BRL-W-PMA=58W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR8BRL-W**=81W, 4000K, Refractive Lens, Carbon Bronze	**XTOR12BRL-W**=102W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR8BRL-W-PC1**=81W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR12BRL-W-PC1**=102W, 4000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-W-PC2=58W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR8BRL-W-PC2**=81W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR12BRL-W-PC2**=102W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-W-PC1=58W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR8BRL-W-PMA**=81W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR12BRL-W-PMA**=102W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze

CONCRETE SHOP FOR BAYLAND BUILDINGS, INC. VILLAGE OF HOBART

BROWN COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.

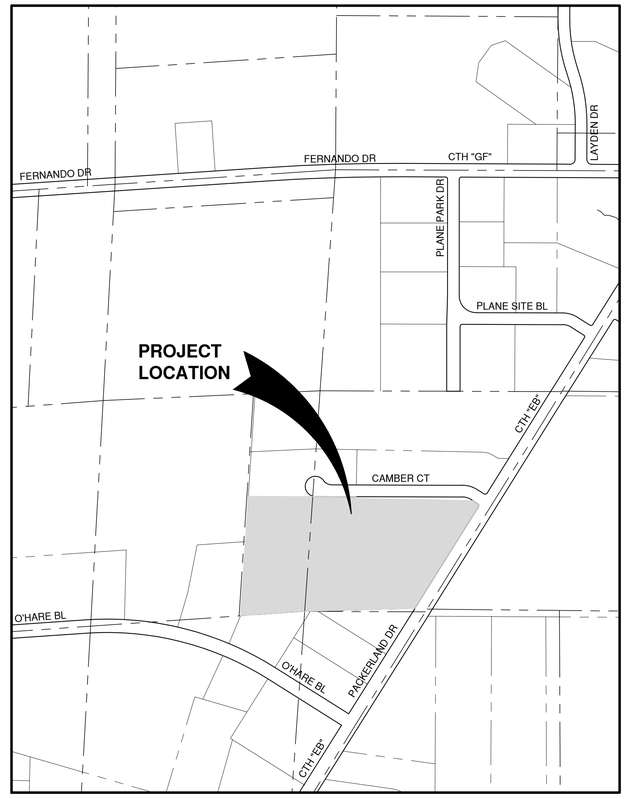


VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS



LOCATION MAP

File: R:\2000\2035\2035454\dwg\2035454C.dwg
Plot Date: Aug 29, 2022 - 12:10pm

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
CHECKED BBB
DESIGNED BDR

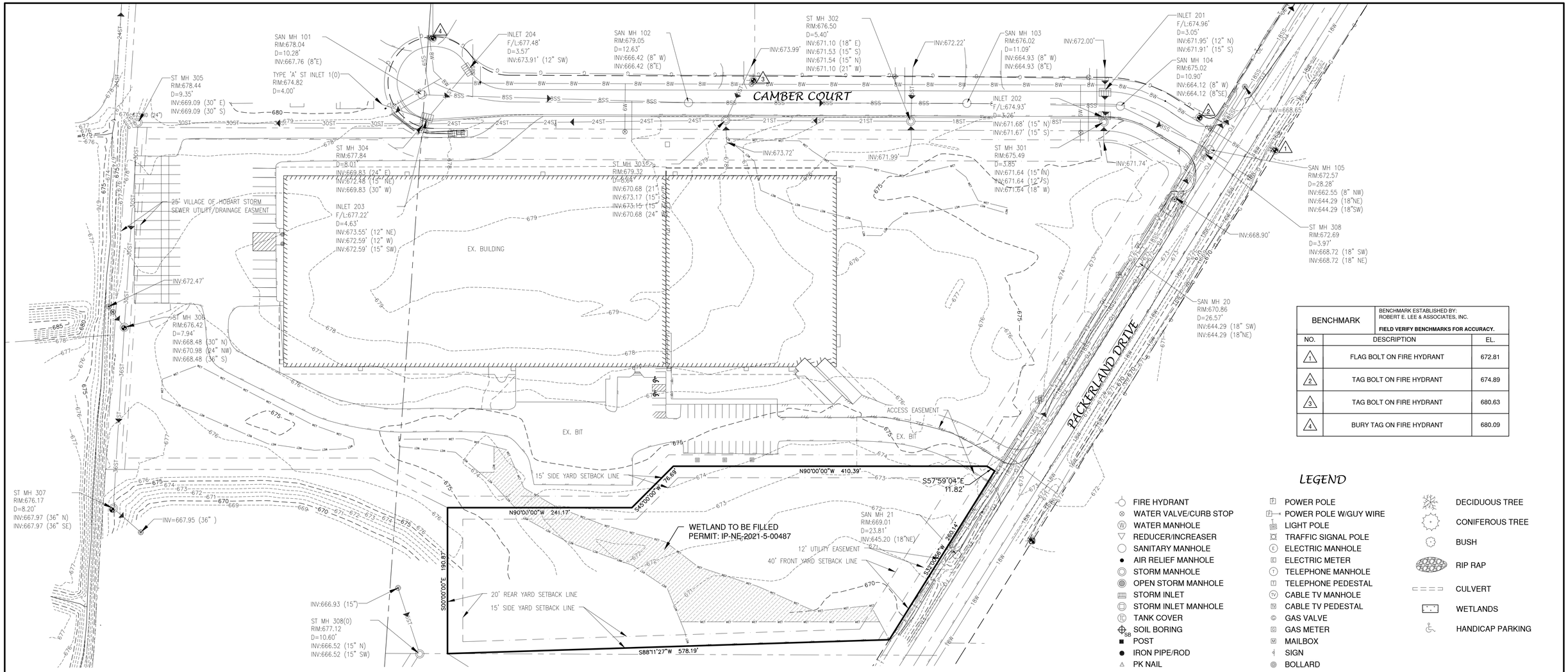
CONCRETE SHOP FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

LOCATION MAPS AND INDEX TO DRAWINGS

DATE 07/2022
FILE 2035454C
JOB NO. 2035454

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. C



BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
1	FLAG BOLT ON FIRE HYDRANT	672.81
2	TAG BOLT ON FIRE HYDRANT	674.89
3	TAG BOLT ON FIRE HYDRANT	680.63
4	BURY TAG ON FIRE HYDRANT	680.09

LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE
- SANITARY SEWER (SIZE NOTED)
- FORCEMAIN (SIZE NOTED)
- STORM SEWER (SIZE NOTED)
- WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- CABLE TV LINE
- FIBER OPTIC LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

UTILITY INFORMATION:

UTILITIES PRESENT:
VILLAGE OF HOBART UTILITIES, WISCONSIN PUBLIC SERVICE, VILLAGE OF ASHWAUBENON WATER DEPARTMENT, GREEN BAY METROPOLITAN SERVICE DISTRICT, AT&T DISTRIBUTION, AND TIME WARNER CABLE.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBERS 20194310834 AND 20194609355 & DATE 10/23/19 AND 11/14/19, RESPECTIVELY, VISIBLE OBSERVATION AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
VILLAGE OF HOBART
2990 S. PINE TREE RD.
HOBART, WI 54155

(920) 869-3807

GAS & ELECTRIC:
WISCONSIN PUBLIC SERVICE CORP.
700 N. ADAMS ST.
GREEN BAY, WI 54307

(800) 797-7434

WATER/SANITARY/STORM SEWER:
DEPARTMENT OF PUBLIC WORKS
VILLAGE OF ASHWAUBENON
2155 HOLMGREN WAY
ASHWAUBENON, WI 54304

(920) 492-2308

SANITARY SEWER:
GBMSD
2231 N. QUINCY ST.
GREEN BAY, WI 54302

(920)432-4893

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

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

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

TELECOMMUNICATIONS:
AT & T / SBC
205 S. JEFFERSON ST.
GREEN BAY, WI 54301

(920) 433-4147

TELECOMMUNICATIONS:
TIME WARNER CABLE
2580 W. MASON ST.
GREEN BAY, WI 54303

(920) 944-1581

OWNER INFORMATION:

BAYLAND BUILDINGS, INC.
P.O. BOX 13571
GREEN BAY, WI 54307

(920) 371-6200

CONTACT: DAVID O'BRIEN

CONTRACTOR INFORMATION:

BAYLAND BUILDINGS, INC.
P.O. BOX 13571
GREEN BAY, WI 54307

(920) 371-6200

CONTACT: DAVID O'BRIEN

NORTH

0' 60' 120'

SCALE IN FEET

GR.	GRAVEL	WM	WATERMAIN	VPC	VERTICAL POINT OF CURVATURE	B-B	BACK TO BACK (OF CURB)
BIT.	BITUMINOUS	HYD.	HYDRANT	VPI	VERTICAL POINT OF INTERSECTION	F-F	FACE TO FACE (OF CURB)
ASPH.	ASPHALT	WV	WATER VALVE	VPT	VERTICAL POINT OF TANGENCY	R/W	RIGHT OF WAY
CONC.	CONCRETE	SAN	SANITARY SEWER	PC	POINT OF CURVATURE	T/C	TOP OF CURB
SW	SIDEWALK	MH	MANHOLE	PI	POINT OF INTERSECTION	F/L	FLOW LINE
BLDG	BUILDING	ST	STORM SEWER	PT	POINT OF TANGENCY	C/L	CENTERLINE
HSE	HOUSE	CB	CATCH BASIN	R	RADIUS	R/L	REFERENCE LINE
PED	PEDESTAL	TELE	TELEPHONE	EX	EXISTING	INV.	INVERT
PP	POWER POLE	ELEC	ELECTRIC	PR	PROPOSED	CMP	CORRUGATED METAL PIPE
LP	LIGHT POLE	TV	TELEVISION	EOR	END OF RADIUS	RCP	REINFORCED CONCRETE PIPE
BM	BENCH MARK	STA.	STATION	BOC	BACK OF CURB	CULV.	CULVERT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
CHECKED BBB
DESIGNED BDR

CONCRETE SHOP FOR
BAYLAND BUILDING, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE 08/2022
FILE 2035454T FROM 2035332
JOB NO. 2035454

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 1

File: R:\2020\2035\2035454\dwg\2035454 From 2035332.dwg
Plot Date: Aug 29, 2022 - 1:26pm
Layout: 24x36

LEGEND

- CONCRETE PAVEMENT
- GRAVEL PAVEMENT (16,250 S.F.)
- ASPHALT PAVEMENT (HEAVY) (38,780 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)

*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

1 RESERVED PARKING VAN ACCESSIBLE

2 STOP

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 44

HANDICAP ACCESSIBLE PARKING STALLS = 2

TOTAL PARKING STALLS REQUIRED = 40 POSSIBLE EMPLOYEES AT ONE TIME

SITE DATA

TOTAL AREA = 3.16 ACRES, 137,863 S.F.

BUILDING AREA = 0.27 ACRES, 11,890 S.F. (8.6%)

SIDEWALK/PARKING LOT AREA = 1.54 ACRES, 67,316 S.F. (48.8%)

GREEN SPACE = 1.35 ACRES, 58,657 S.F. (42.6%)

ZONING

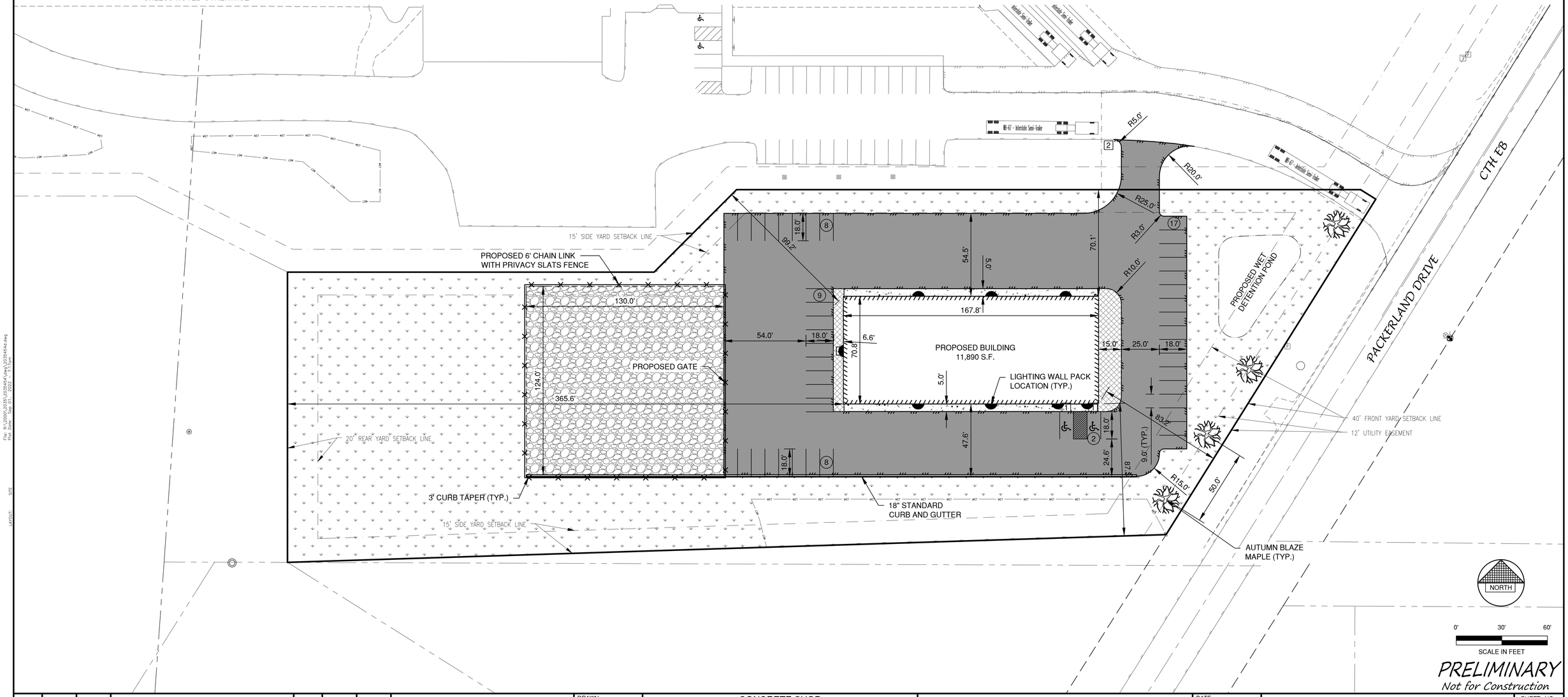
I-1: LIMITED INDUSTRIAL DISTRICT

PARCEL NO.

HB-950-7

TREE LEGEND

SYMBOL	COMMON NAME	LATIN NAME	PLANT SIZE	QUANTITY
	AUTUMN BLAZE MAPLE	ACER X FREEMAIL	2" CALIPER	4



PRELIMINARY
Not for Construction

File: R:\2000\2035\2035454\dwg\2035454d.dwg
Print Date: Sep 01, 2022 - 11:17am
LAYOUT: SITE

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
CHECKED BBB
DESIGNED BDR

CONCRETE SHOP
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

SITE PLAN

DATE 07/2022
FILE 2035454D
JOB NO. 2035454

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 2

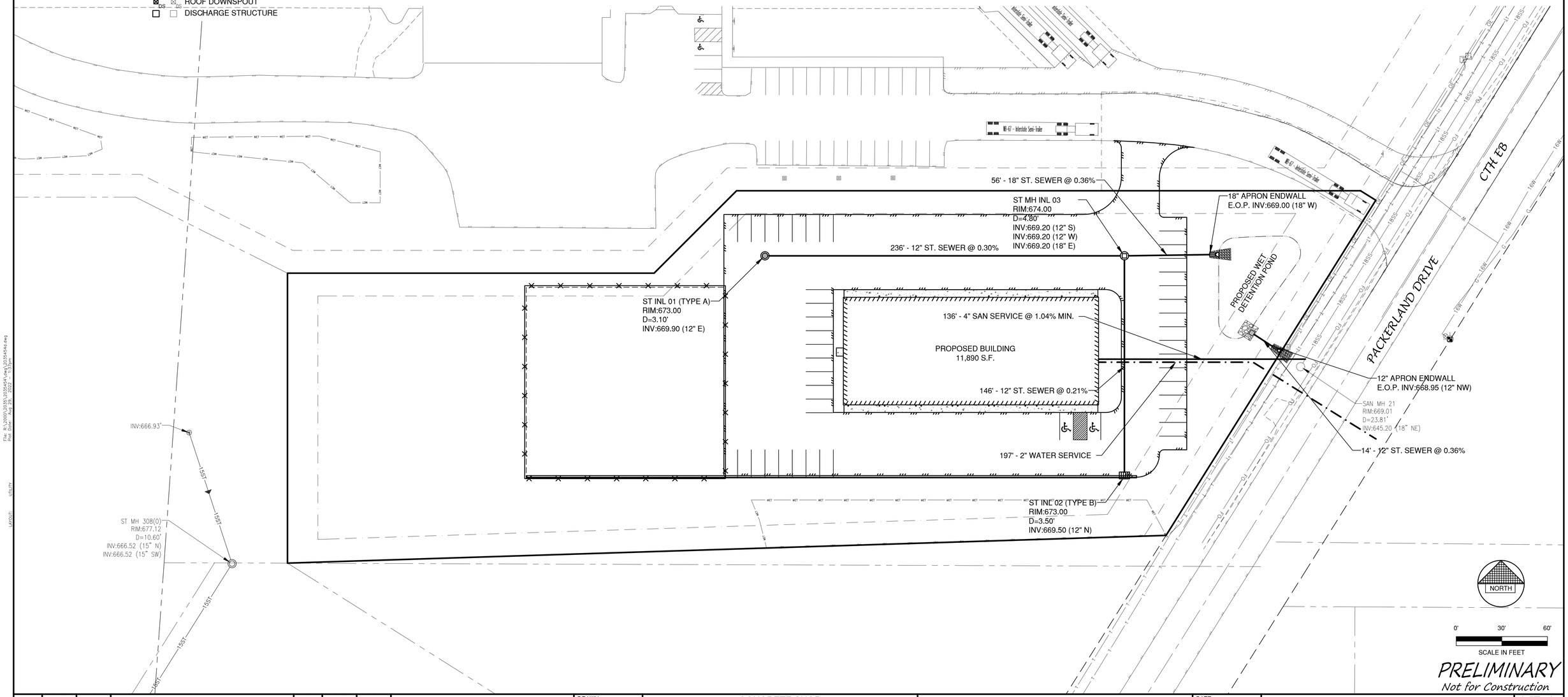
LEGEND

- PROPOSED SANITARY SEWER
- 8SS — 8SS — EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED STORM SEWER
- 10ST — 10ST — EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- 6W — 6W — 6W — EXISTING WATERMAIN (SIZE NOTED)

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE/CURB STOP
W	W	WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
CO	CO	CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.



PRELIMINARY
Not for Construction

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Plot Date: Aug 29, 2022 - 1:37pm
Layout: Utility

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
CHECKED BBB
DESIGNED BDR

CONCRETE SHOP
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

UTILITY PLAN

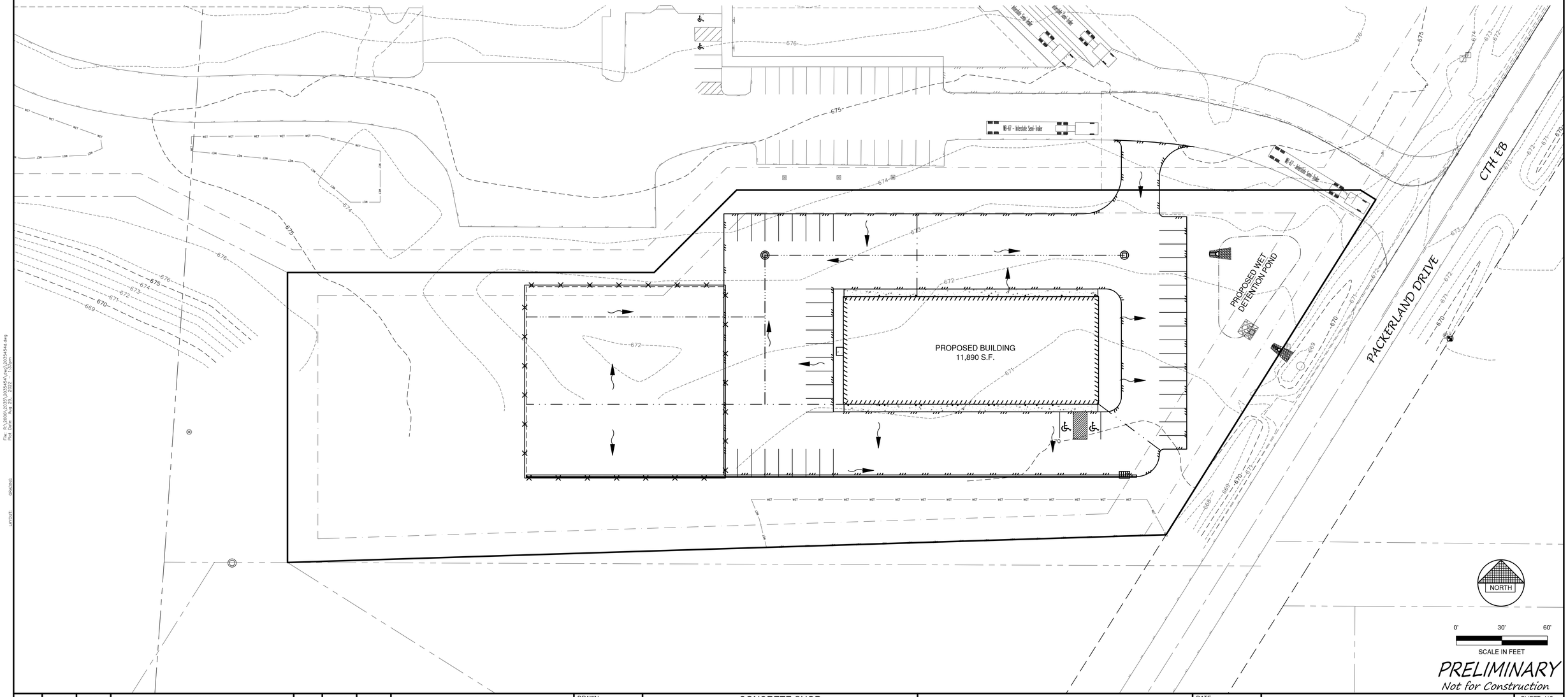
DATE 07/2022
FILE 2035454D
JOB NO. 2035454

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 3

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW



PRELIMINARY
Not for Construction

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
CHECKED BBB
DESIGNED BDR

CONCRETE SHOP
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

GRADING PLAN

DATE 07/2022
FILE 2035454D
JOB NO. 2035454

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. 4

File: R:\2000\2035\2035454\dwg\2035454d.dwg
Print Date: Aug 29, 2022 - 1:37pm
LAYOUT: GRADING

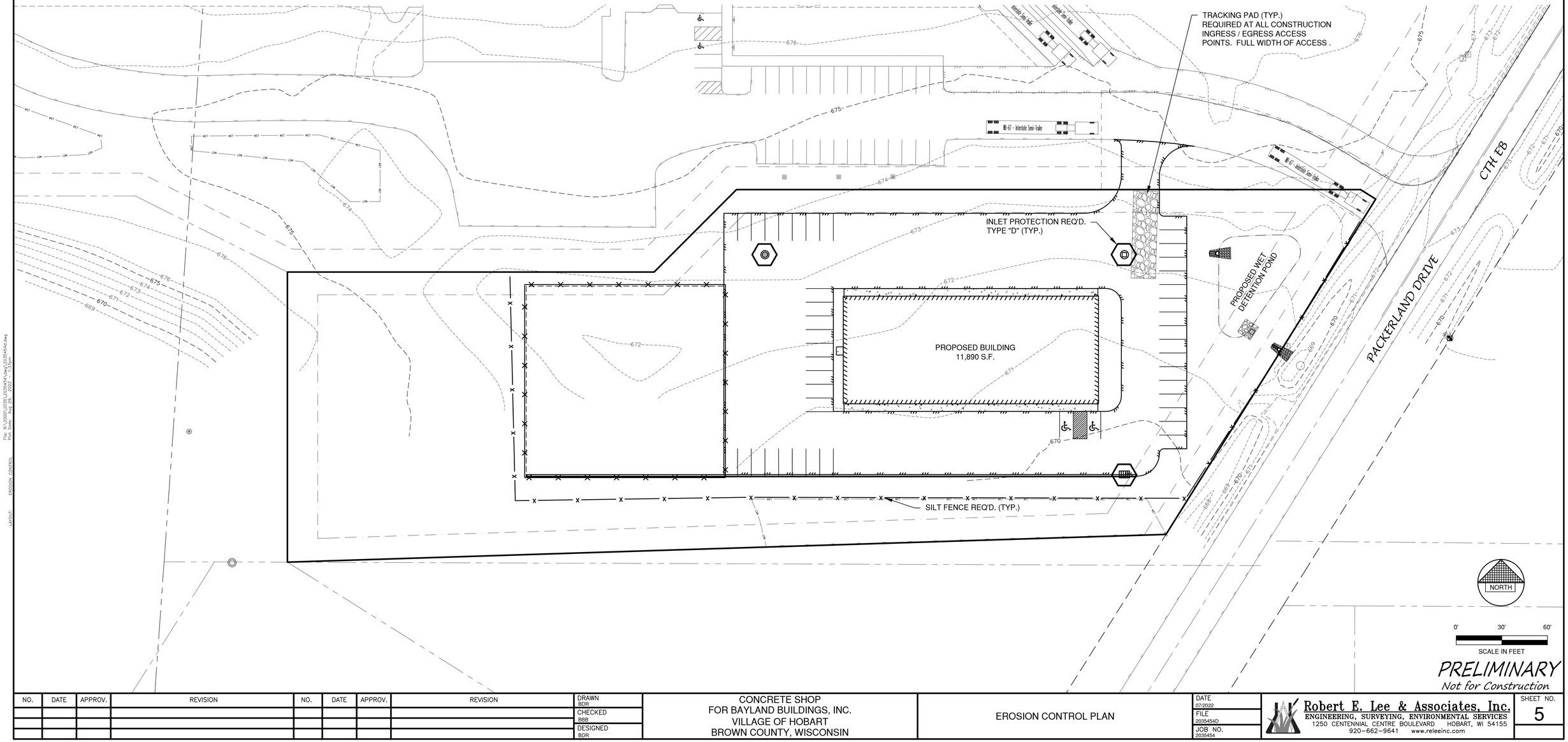
LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.



PRELIMINARY
Not for Construction

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
CHECKED BBB
DESIGNED BDR

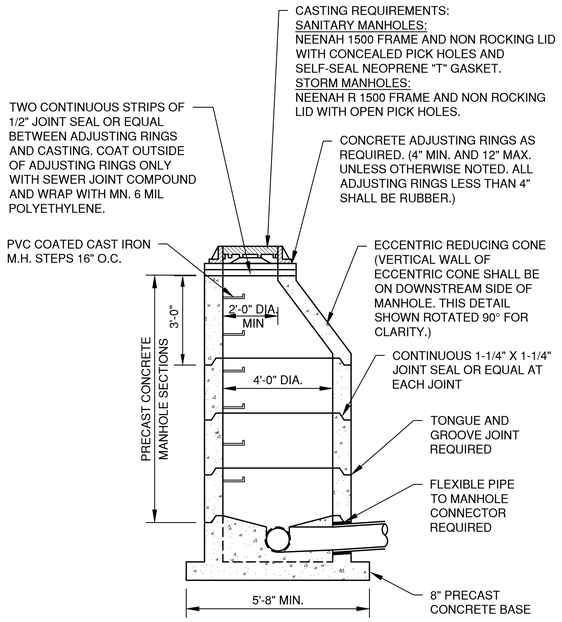
CONCRETE SHOP
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL PLAN

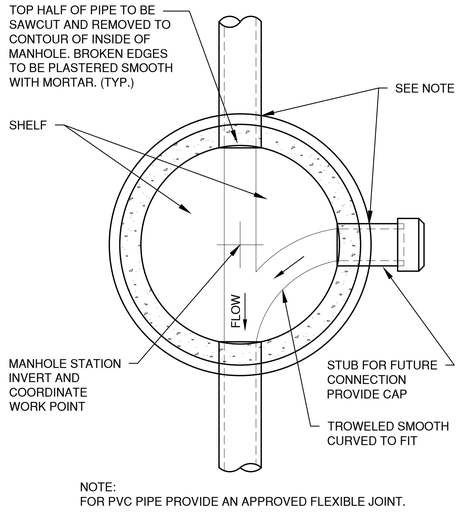
DATE 07/2022
FILE 2035454D
JOB NO. 2035454

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 5

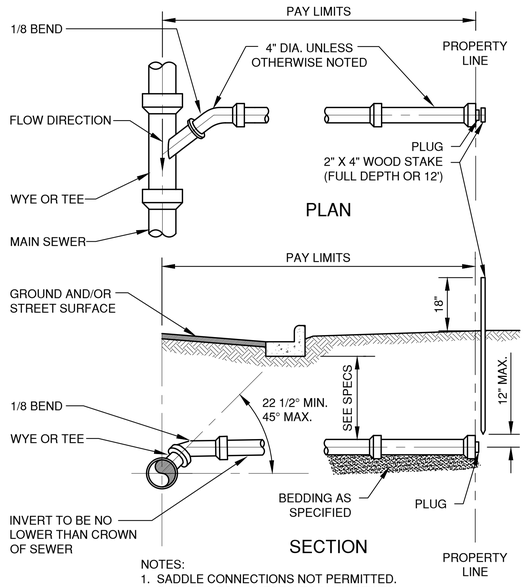


SANITARY AND STORM STANDARD MANHOLE 8"-24" (INCLUSIVE)



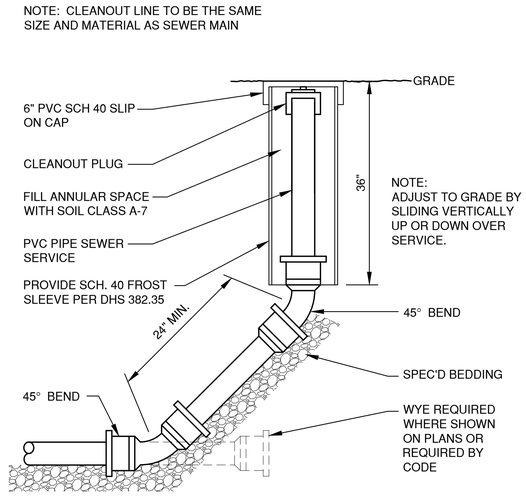
NOTE:
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

MANHOLE BASE PLAN 8" - 60" (INCLUSIVE)

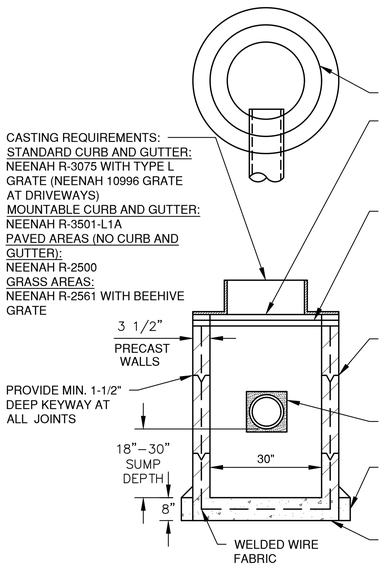


NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED.
2. BACKFILL TO CONFORM TO MAIN SEWER.
3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

STANDARD SERVICE LATERAL

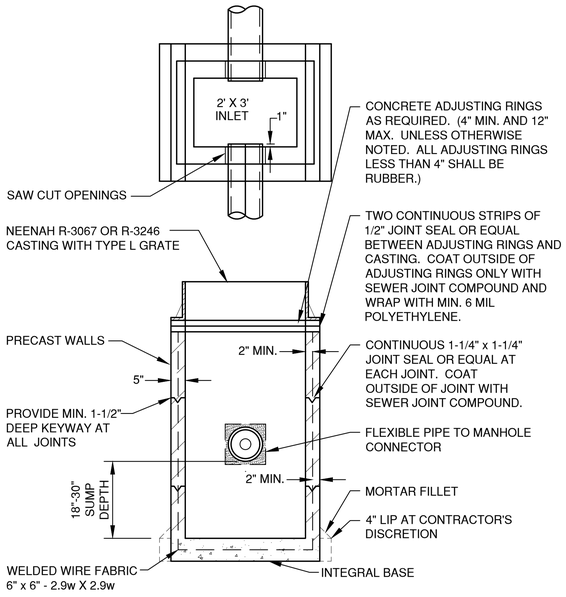


CLEAN-OUT DETAIL (NON-TRAVELED AREAS)



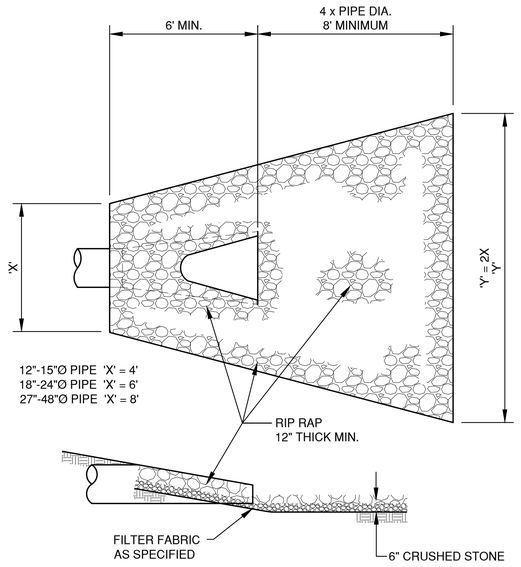
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET

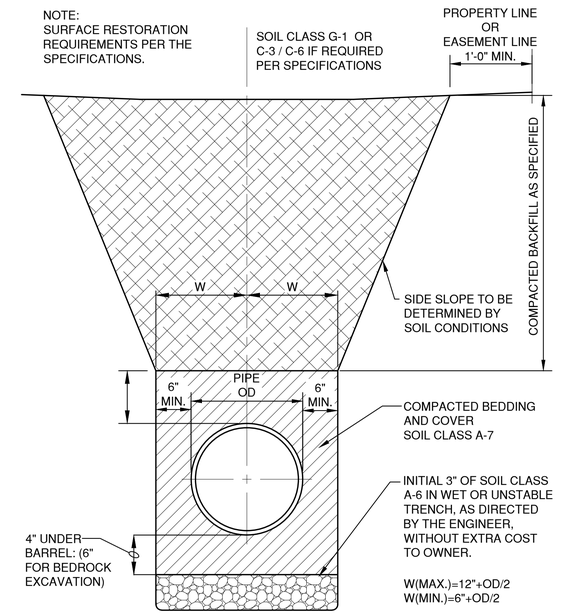


ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET



ENDWALL RIP RAP DETAIL



HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
CHECKED BBB
DESIGNED BDR

CONCRETE SHOP FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 07/2022
FILE DETAILS
JOB NO. 2035454

Robert E. Lee & Associates, Inc.
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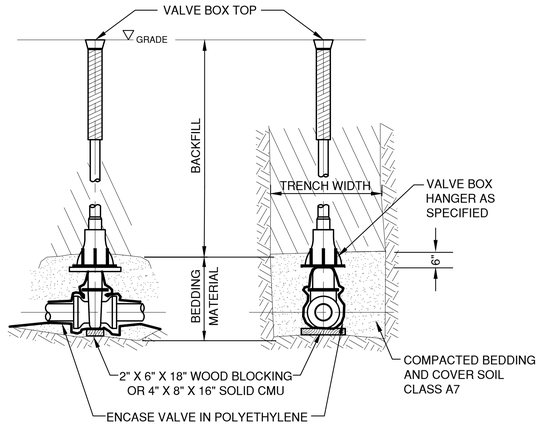
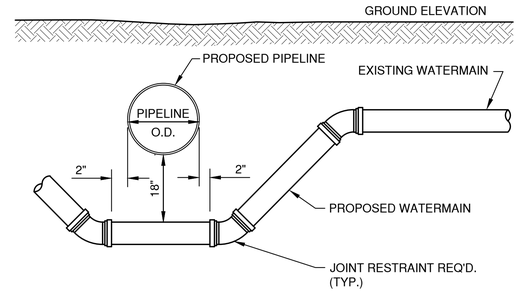
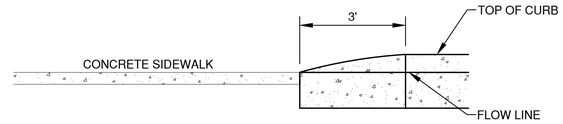
SHEET NO. 6



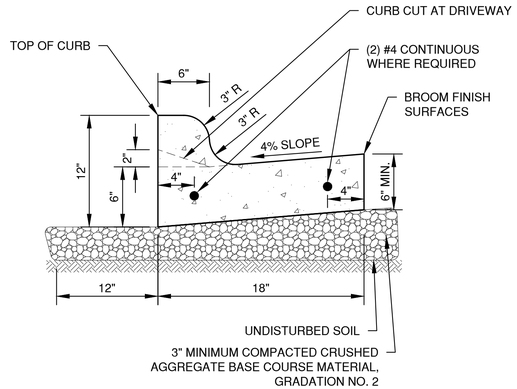
VALVE BOX SETTING



DETAIL FOR WATERMAIN OFFSET

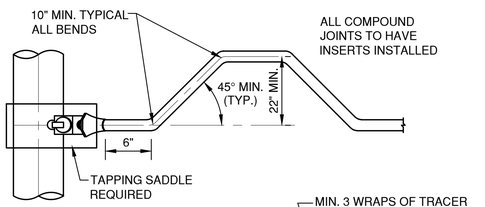


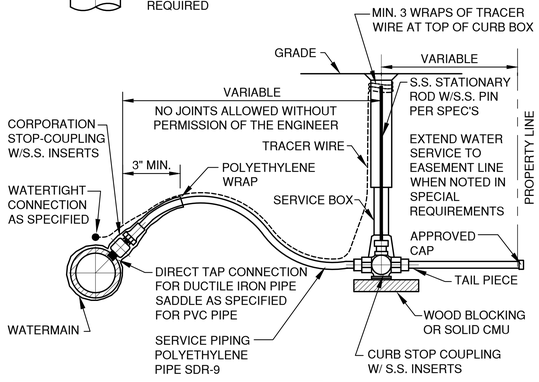
CURB TAPER DETAIL



NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

STANDARD CURB AND GUTTER

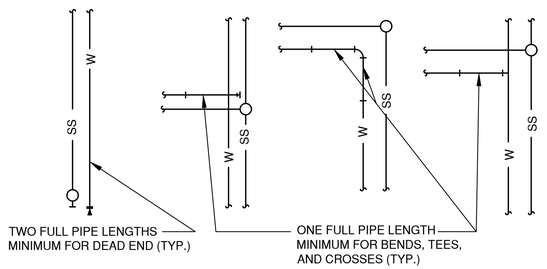


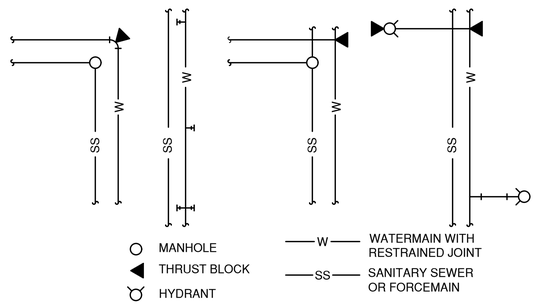


SERVICE PIPE	CORP. STOP	CURB STOP	SERVICE BOX
1"	1"	1"	2-1/2"
1-1/2"	1-1/2"	1-1/2"	3"
2"	2"	2"	3"

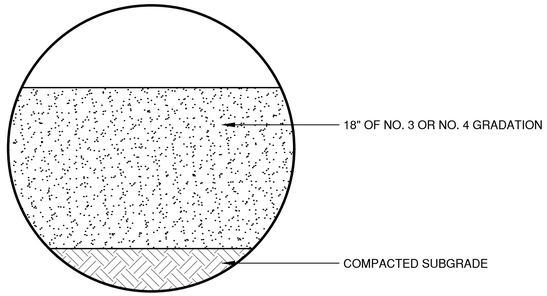
FOR A 2" SERVICE TAP ON 6" D.I. WATERMAIN, A SADDLE IS REQUIRED.

TAP SERVICE PIPING (POLYETHYLENE)

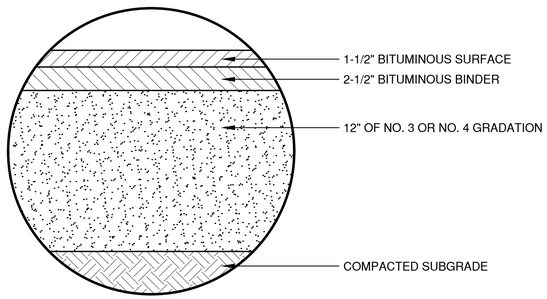




TYPICAL WATERMAIN RESTRAINT REQUIREMENTS FOR COMMON TRENCH CONSTRUCTION



GRAVEL PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
CHECKED BBB
DESIGNED BDR

CONCRETE SHOP FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 07/2022
FILE DETAILS
JOB NO. 2035454

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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. 7

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INSTALLATION NOTES: TYPE "B" AND "C"

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

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

TYPE "D"

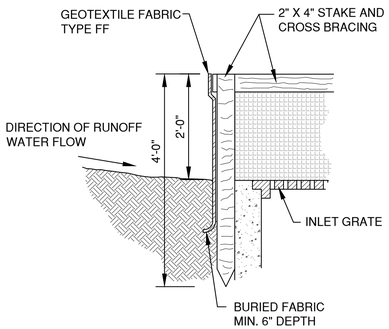
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

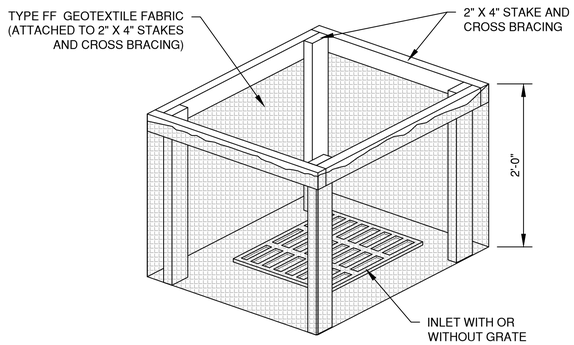
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

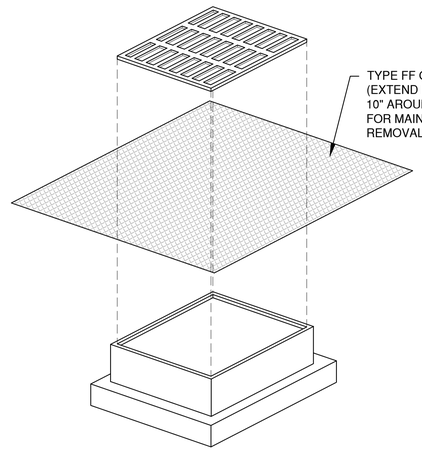
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". 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.

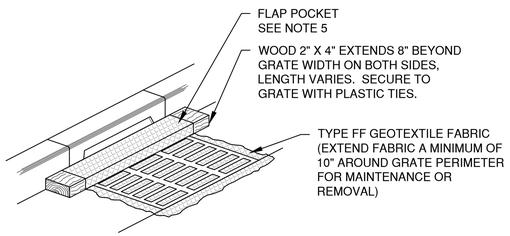




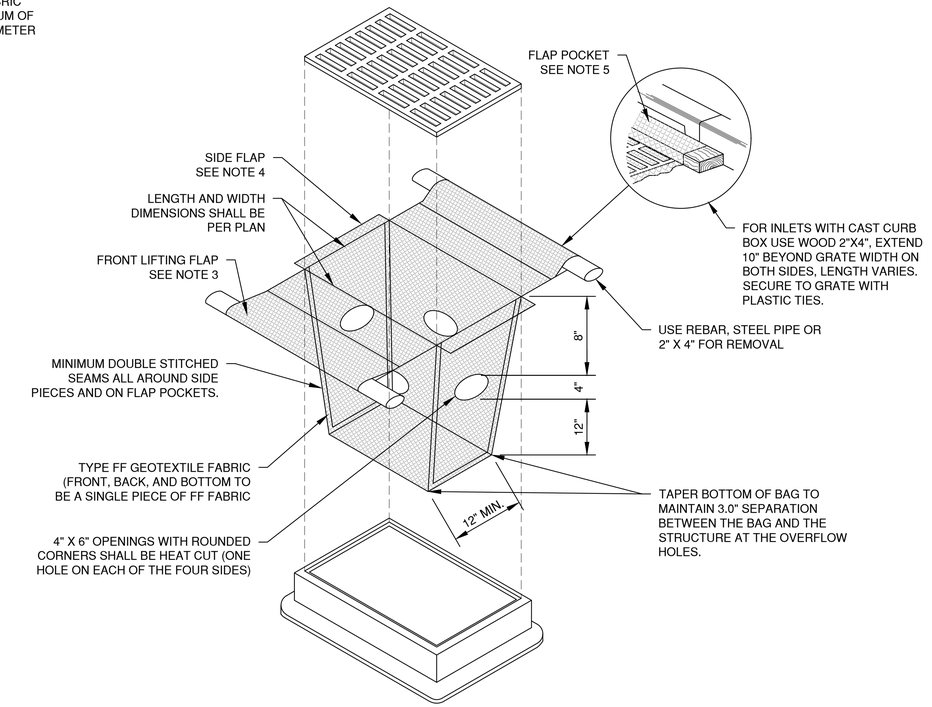
INLET PROTECTION, TYPE A



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 INLETS WITH OR WITHOUT CURB BOXES)

File: R:\2000\2035\2035454\dwg\EROSION CONTROL.dwg
Plot Date: Aug 29, 2022 - 1:21pm
LAYOUT: L INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
CHECKED BBB
DESIGNED BDR

CONCRETE SHOP FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSINB

EROSION CONTROL
INLET PROTECTION TYPES A, B, C AND D

DATE 07/2022
FILE EROSION CONTROL
JOB NO. 2035454

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

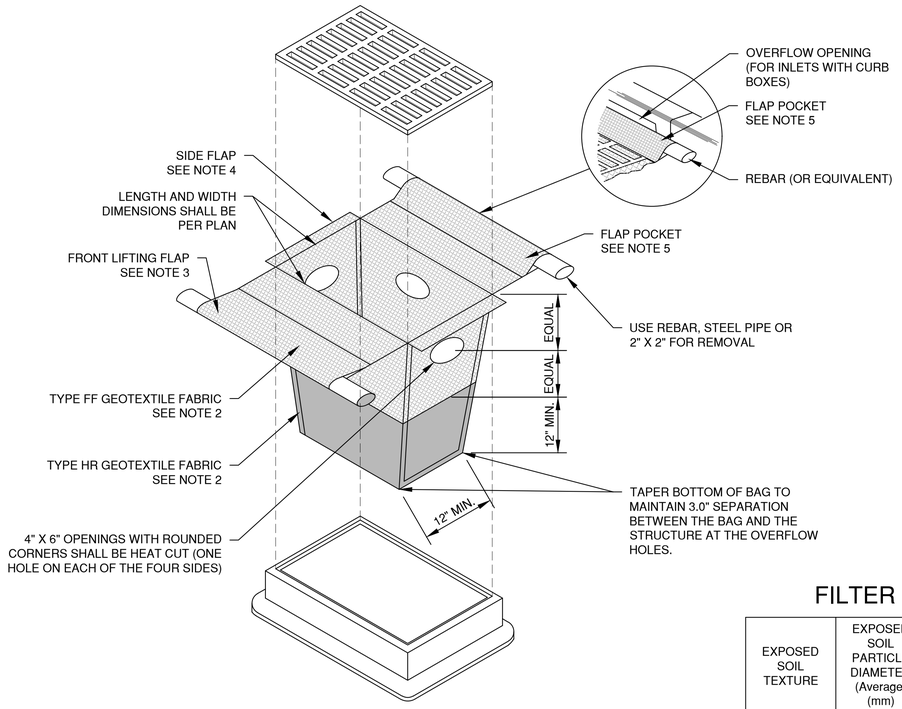
SHEET NO. 8

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". 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.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

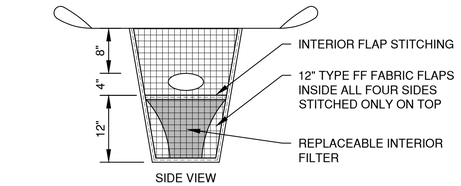


INLET PROTECTION, TYPE D-HR

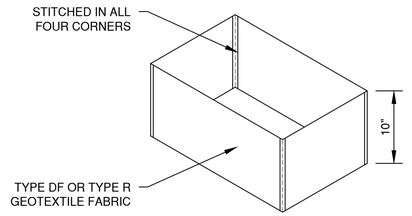
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

NOTES:

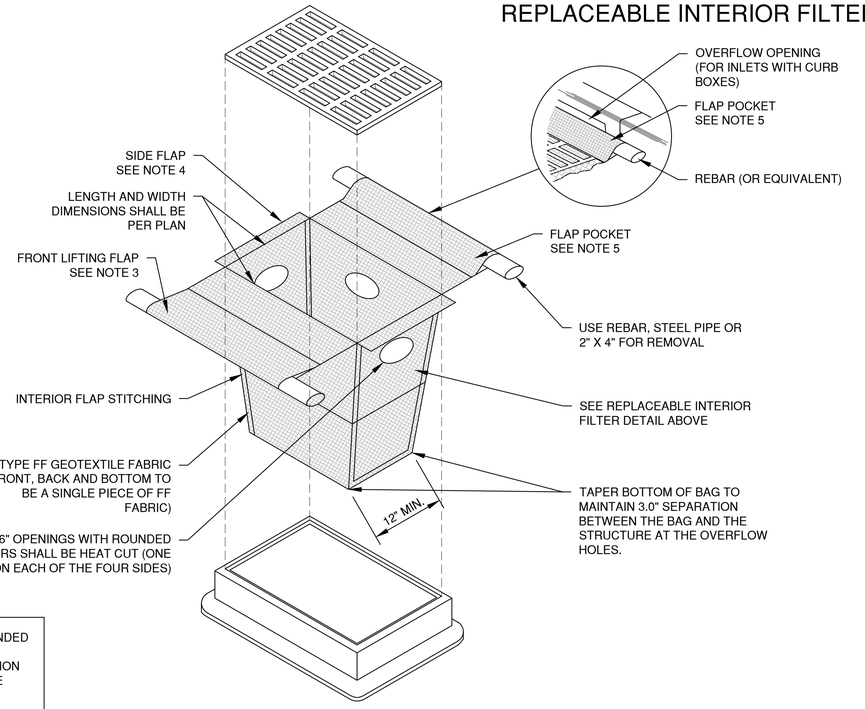
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". 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.



SIDE VIEW



REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
CHECKED BBB
DESIGNED BDR

CONCRETE SHOP FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSINB

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

DATE 07/2022
FILE EROSION CONTROL
JOB NO. 2035454

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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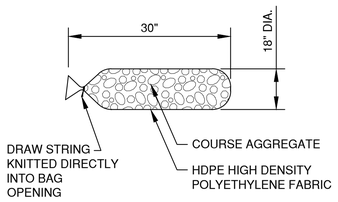
SHEET NO. 9



FILTER BAG DETAIL

NOTES:

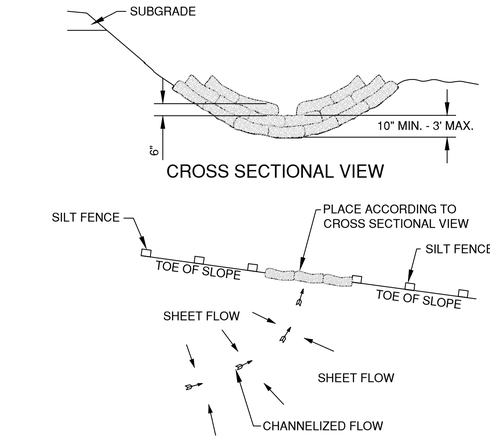
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

   HDPE HIGH DENSITY POLYETHYLENE
   HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
   80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8 " X 1/8"
   ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

(1) SIZE No. ACCORDING TO AASHTO M 43

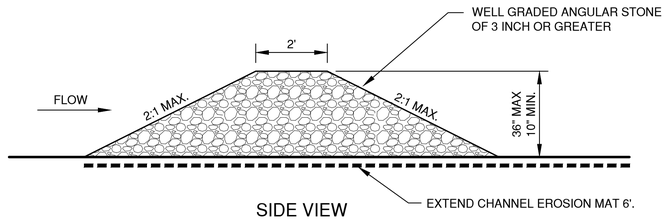


DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS TYPE B

DITCH CHECK GENERAL NOTES:

1. DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
2. AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
3. DITCH CHECKS SHALL BE PLACED SUCH THAT THE RESULTING PONDING WILL NOT CAUSE AN INCONVENIENCE OR DAMAGE TO ADJACENT AREAS.



TEMPORARY DITCH CHECK USING STONE TYPE C

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN BDR
CHECKED BBB
DESIGNED BDR

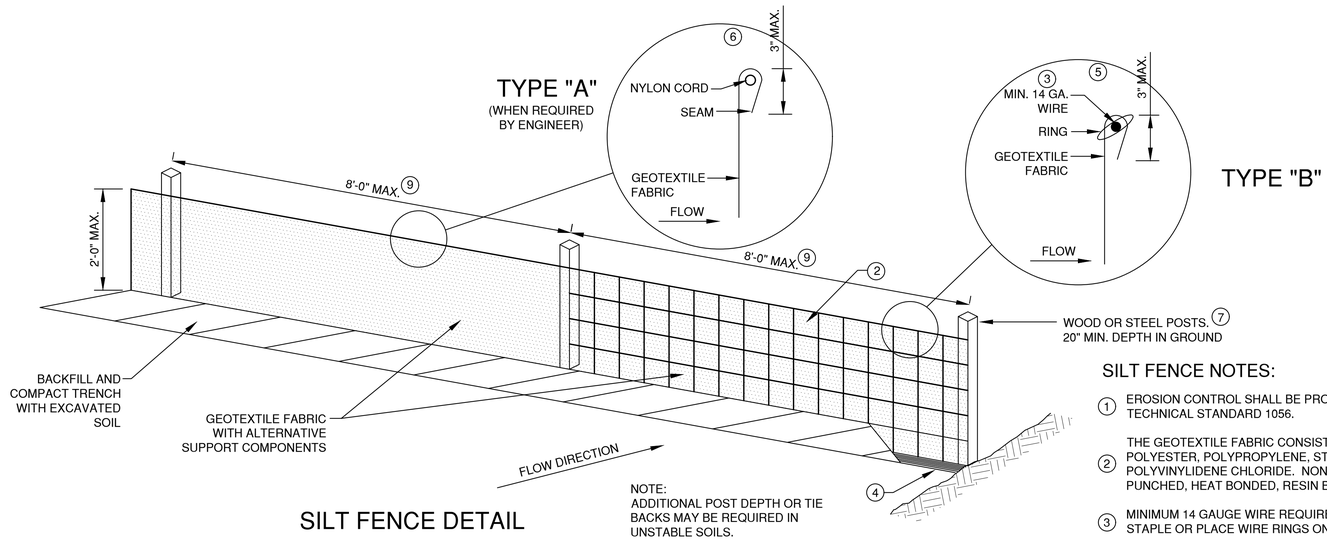
CONCRETE SHOP FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSINB

EROSION CONTROL
DITCH CHECK DETAILS

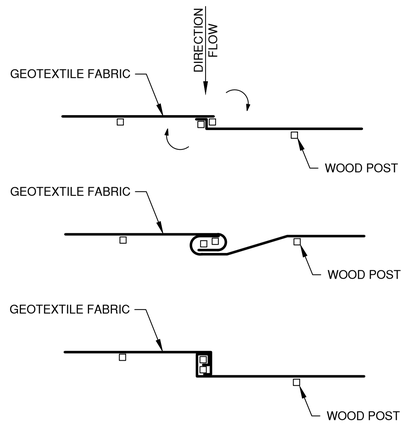
DATE 07/2022
FILE EROSION CONTROL
JOB NO. 2035454

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

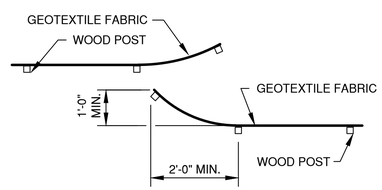
SHEET NO. 10



SILT FENCE DETAIL

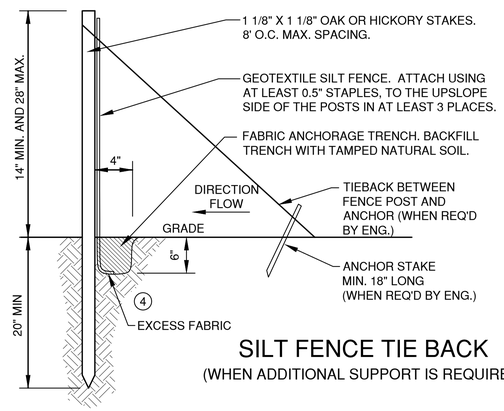


TWIST METHOD (8)



HOOK METHOD (8)

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)
7. STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
8. 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.
9. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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CONCRETE SHOP FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSINB

EROSION CONTROL
SHEET FLOW DETAILS

DATE 07/2022
FILE EROSION CONTROL
JOB NO. 2035454

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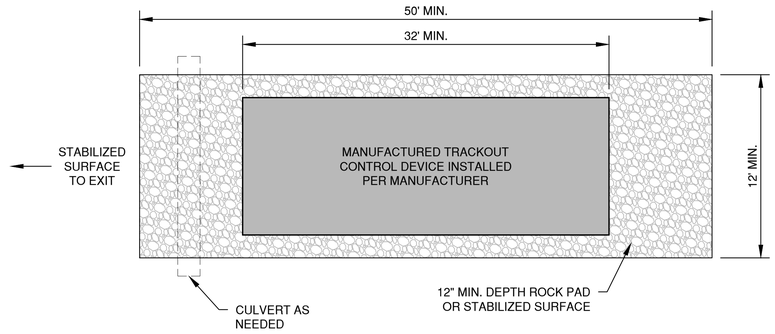
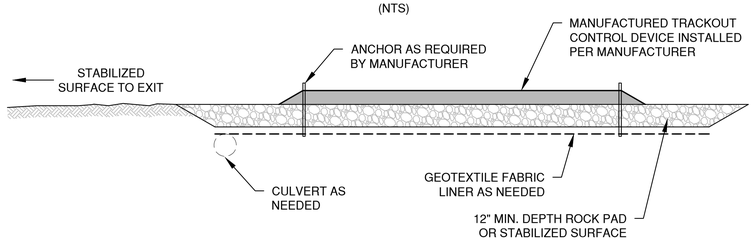
SHEET NO. 11

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

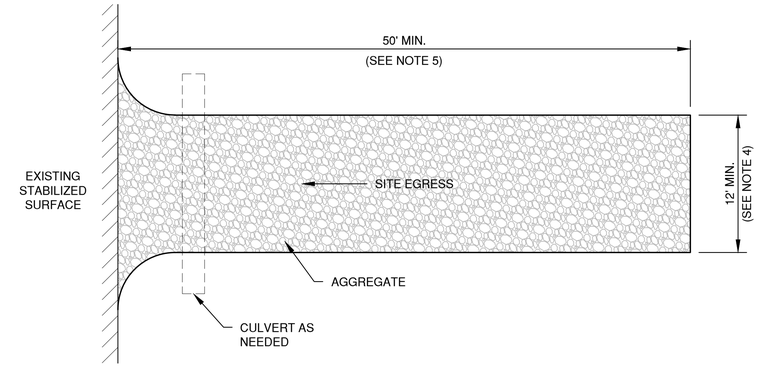


SECTION VIEW

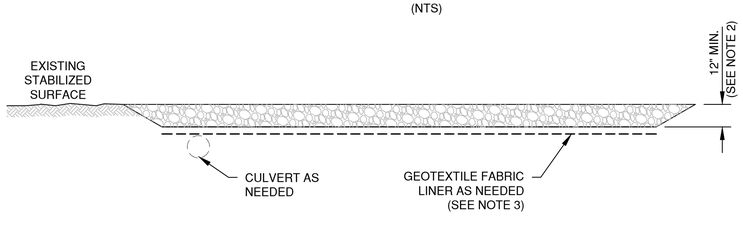
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

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

STONE TRACKING PAD DETAIL

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VILLAGE OF HOBART
BROWN COUNTY, WISCONSINB

EROSION CONTROL
TRACKOUT CONTROL PRACTICES

DATE 07/2022
FILE EROSION CONTROL
JOB NO. 2035454

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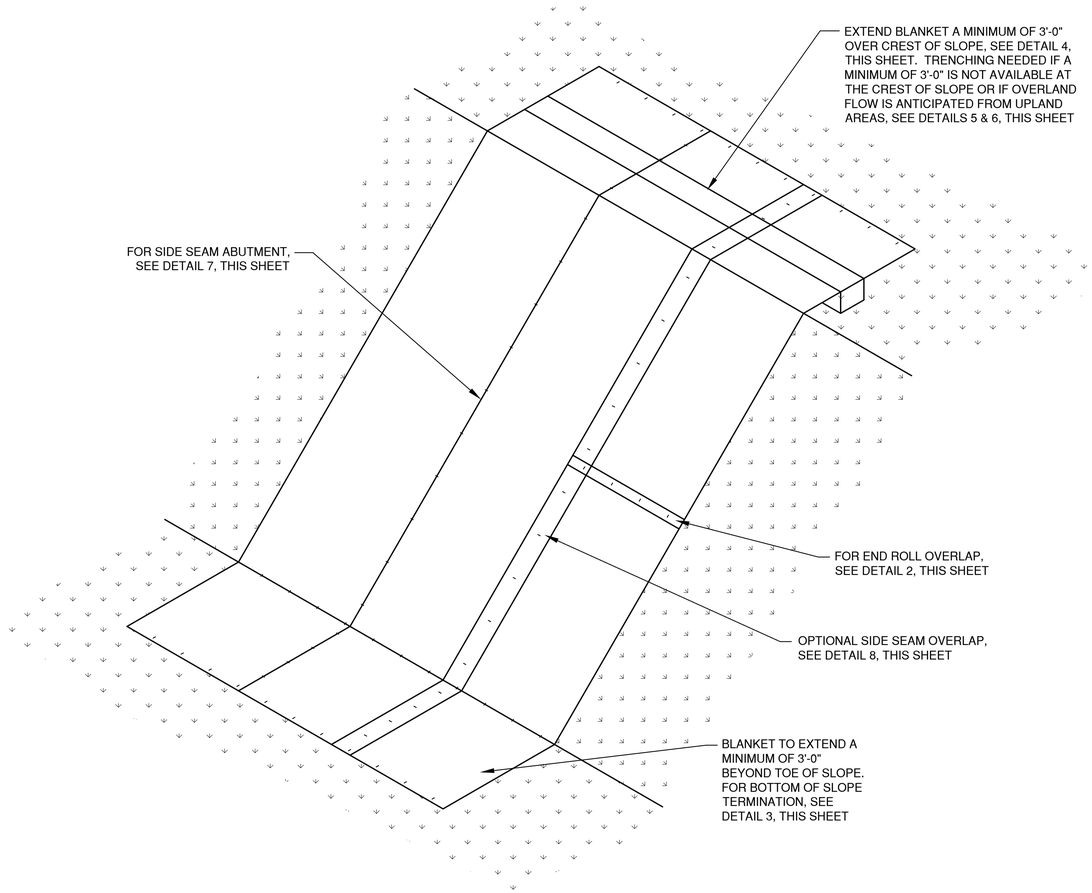
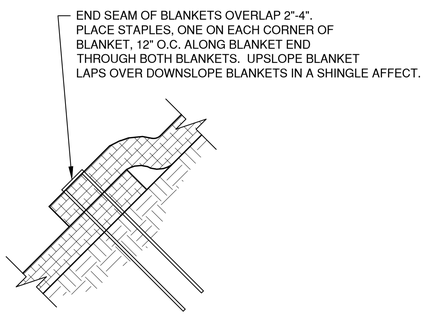
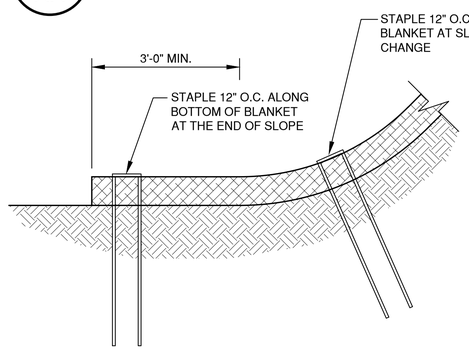
SHEET NO. 12



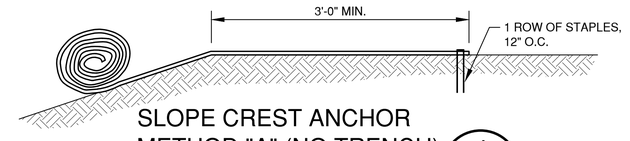
SLOPE DETAIL 1 XX



END ROLL OVERLAP 2 XX

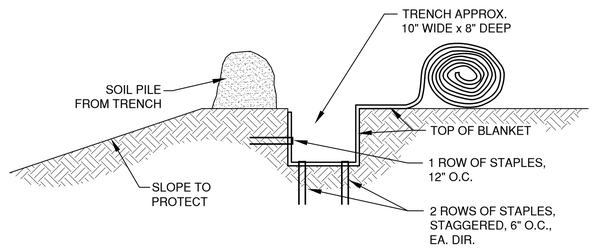


BOTTOM OF SLOPE TERMINATION 3 XX

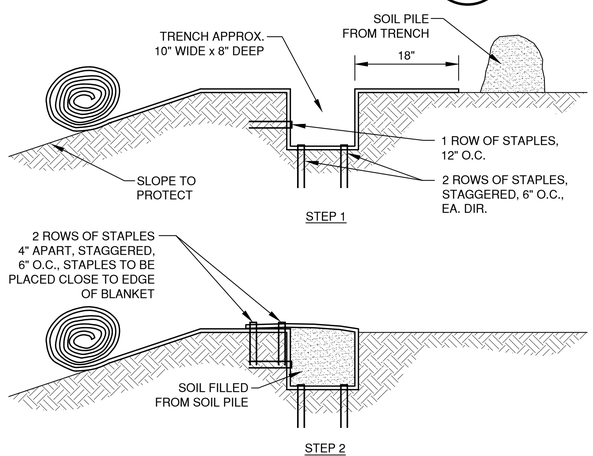


SLOPE CREST ANCHOR METHOD "A" (NO TRENCH) 4 XX

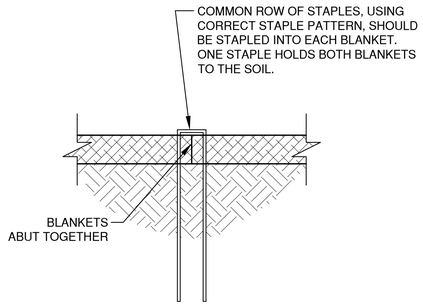
DO NOT NEED TO TRENCH BLANKET IN IF IT CAN BE EXTENDED A MINIMUM OF 3'-0" OVER THE CREST OF THE SLOPE.



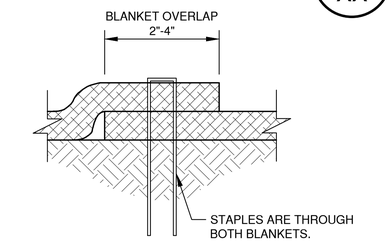
SLOPE TRENCHING METHOD "B" 5 XX



SLOPE TRENCHING METHOD "C" 6 XX



SIDE SEAM ABUT STAPLE DETAIL 7 XX



SIDE SEAM OVERLAP STAPLE DETAIL 8 XX

NOTES:
1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

File: I:\2020\2035\2035454\dwg\EROSION CONTROL.dwg
Plot Date: Aug 25, 2022 - 1:23pm
LAYOUT: 6 SLOPE MAT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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VILLAGE OF HOBART
BROWN COUNTY, WISCONSINB

EROSION CONTROL
EROSION MAT
SLOPE APPLICATION DETAILS

DATE 07/2022
FILE EROSION CONTROL
JOB NO. 2035454

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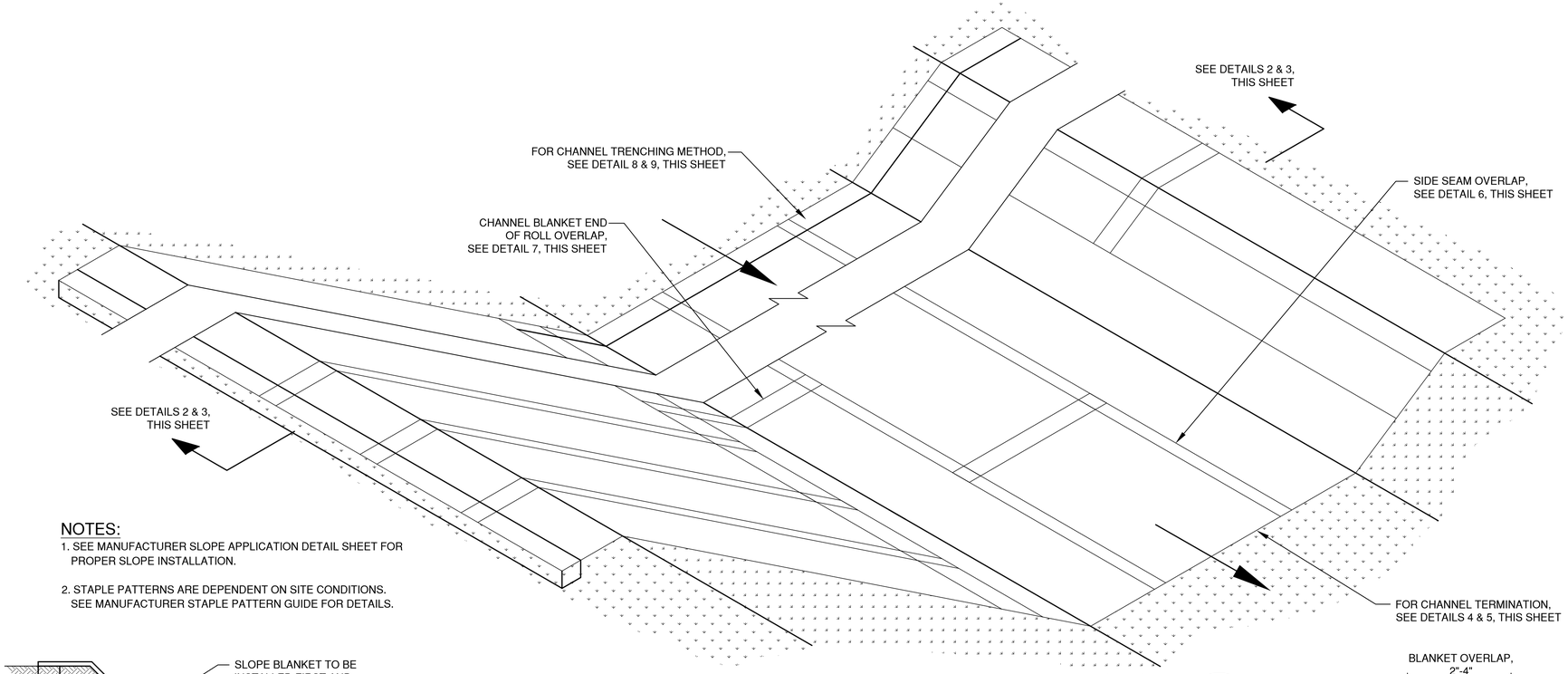
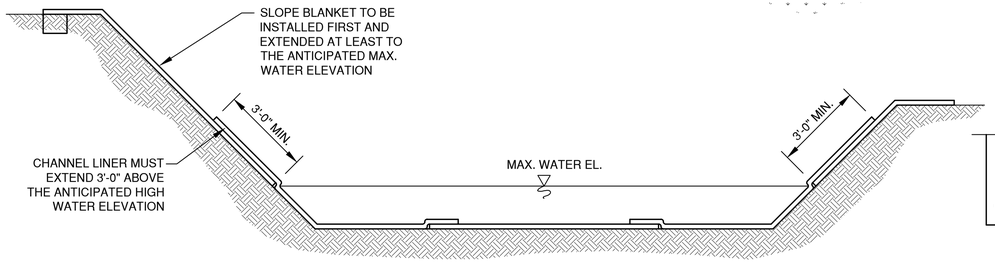
SHEET NO. 13



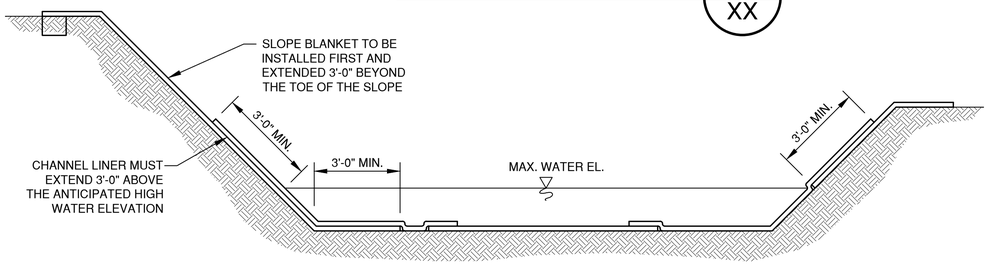
CHANNEL DETAIL 1 XX

NOTES:

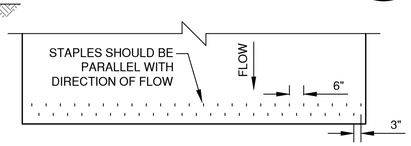
1. SEE MANUFACTURER SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.
2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.



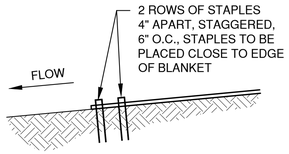
CHANNEL INSTALLATION METHOD "A" 2 XX



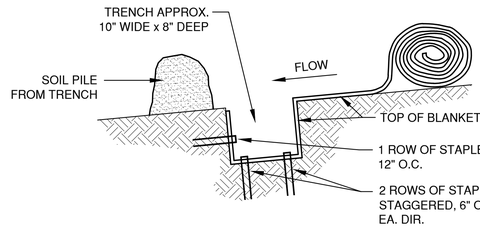
CHANNEL INSTALLATION METHOD "B" 3 XX



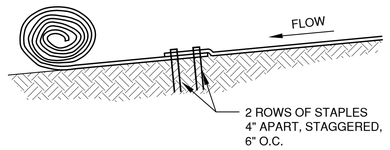
CHANNEL TERMINATION PLAN 4 XX



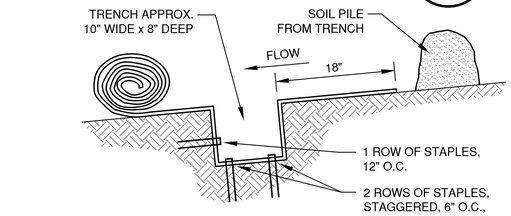
CHANNEL TERMINATION 5 XX



SIDE SEAM OVERLAP STAPLE DETAIL 6 XX



CHANNEL BLANKET END OF ROLL OVERLAP 7 XX

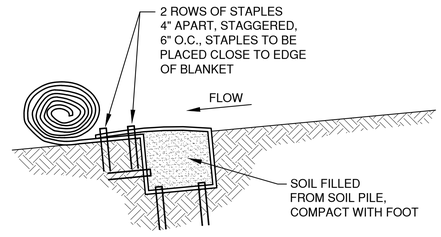


STEP 1

STEP 2

CHANNEL TRENCHING METHOD "A" 8 XX

STEP 1



STEP 2

CHANNEL TRENCHING METHOD "B" 9 XX

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Plot Date: Aug 29, 2022 - 12:31pm
LAYOUT: 7 CHANNEL EMAT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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CONCRETE SHOP FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSINB

EROSION CONTROL
EROSION MAT
CHANNEL APPLICATION DETAILS

DATE 07/2022
FILE EROSION CONTROL
JOB NO. 2035454

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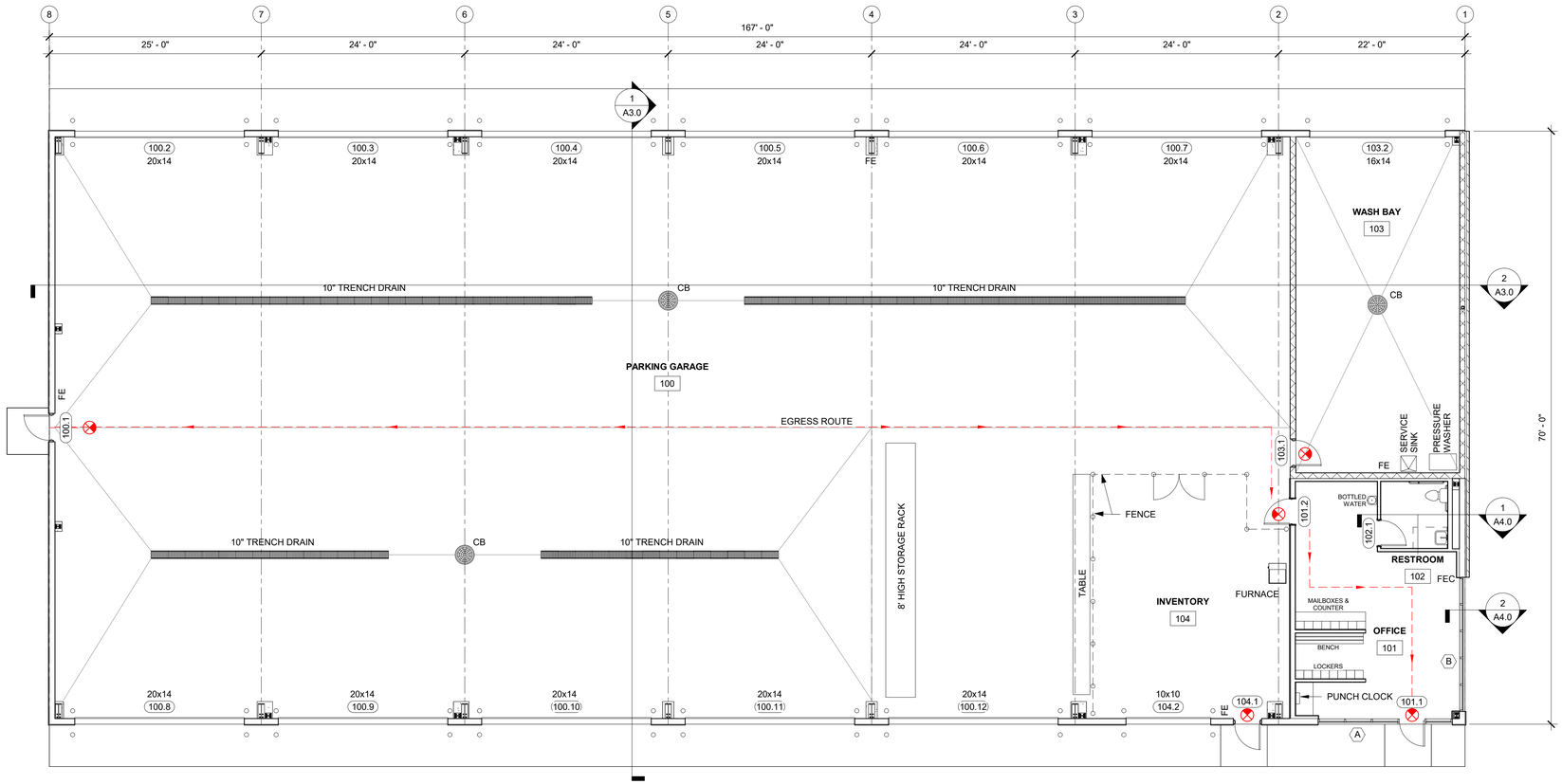
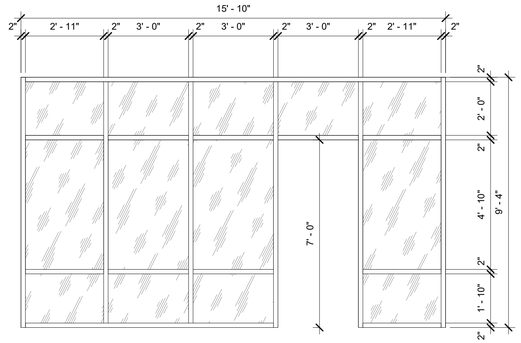
SHEET NO. 14



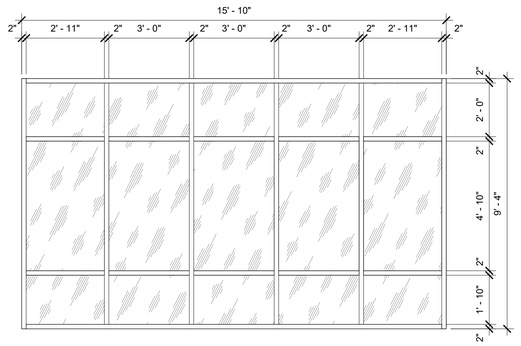
FLOOR PLAN - OVERALL

1 /A1.0 SCALE = 1/8" = 1'-0"



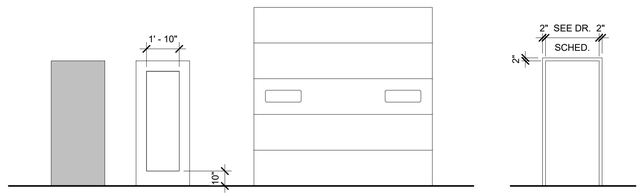
CURTAIN WALL - A

2 /A1.0 SCALE = 3/8" = 1'-0"



CURTAIN WALL - B

3 /A1.0 SCALE = 3/8" = 1'-0"



MD1
HOLLOW METAL DOOR PANEL

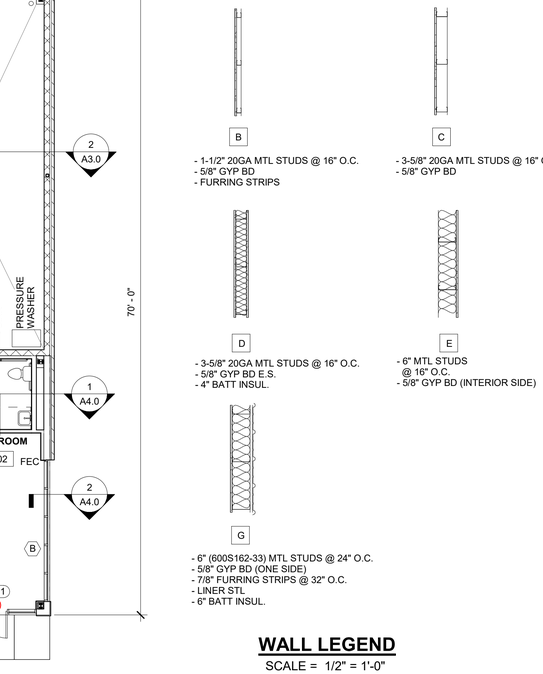
AD1
ALUMINUM DOOR PANEL w/ FULL LITE

OH2
INSULATED STEEL OVERHEAD DOOR w/ LITES VERIFY WITH OWNER

HM1
HOLLOW METAL DOOR FRAME

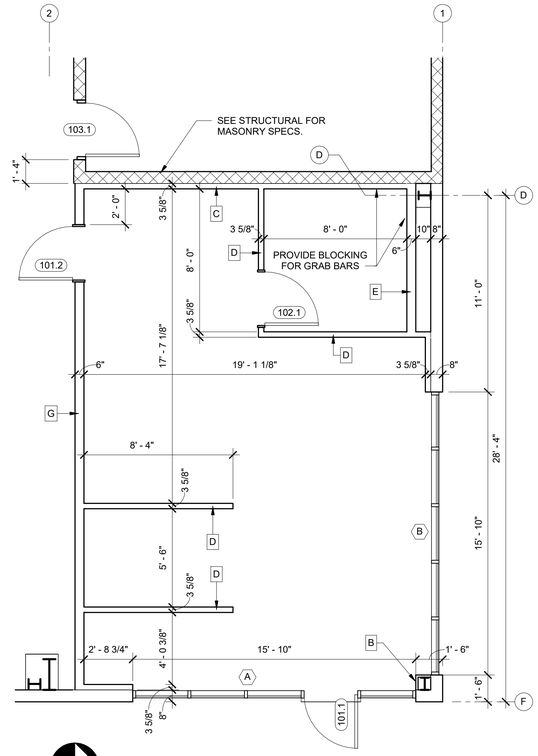
DOOR SCHEDULE

NUMBER	WIDTH	HEIGHT	DOOR TYPE	FRAME TYPE	FIRE RATING	LOCK	PASSAGE	CLOSER	PANIC	PRIVACY	WALL STOP	WEATHER STRIPPING	REMARKS
100.1	3' - 0"	7' - 0"	MD1	HM1		■		■				■	
100.2	20' - 0"	14' - 0"	OH1	-									
100.3	20' - 0"	14' - 0"	OH1	-									
100.4	20' - 0"	14' - 0"	OH1	-									
100.5	20' - 0"	14' - 0"	OH1	-									
100.6	20' - 0"	14' - 0"	OH1	-									
100.7	20' - 0"	14' - 0"	OH1	-									
100.8	20' - 0"	14' - 0"	OH1	-									
100.9	20' - 0"	14' - 0"	OH1	-									
100.10	20' - 0"	14' - 0"	OH1	-									
100.11	20' - 0"	14' - 0"	OH1	-									
100.12	20' - 0"	14' - 0"	OH1	-									
101.1	3' - 0"	7' - 0"	AD1	-		■		■				■	Push/Pull, Cylinder Lock
101.2	3' - 0"	7' - 0"	MD1	HM1				■					Push/Pull
102.1	3' - 0"	7' - 0"	MD1	HM1				■		■			
103.1	3' - 0"	7' - 0"	MD1	HM1				■					Push/Pull
103.2	16' - 0"	14' - 0"	OH1	-									
104.1	3' - 0"	7' - 0"	MD1	HM1		■		■				■	
104.2	10' - 0"	10' - 0"	OH1	-									



WALL LEGEND

SCALE = 1/2" = 1'-0"



DIMENSION PLAN - OFFICE

4 /A1.0 SCALE = 1/4" = 1'-0"

BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

BAYLAND CONCRETE SHOP

LITTLE CHUTE, WI

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL. ADJUST SCALE ACCORDINGLY

JOB NUMBER: 22-5083

PROJECT EXECUTIVE: SHAWN MUELLER (920) 371-2546

DRAWN BY: AJR

DATE: 05/20/22

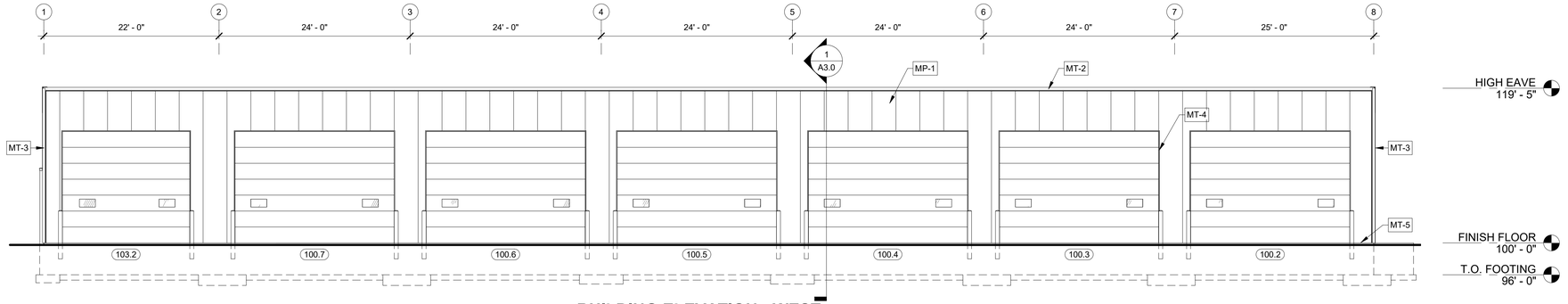
REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
☐ PRELIMINARY		
☐ BID SET		
☐ DESIGN REVIEW		
☐ CHECKSET		
X CONSTRUCTION		

OVERALL FLOOR PLAN

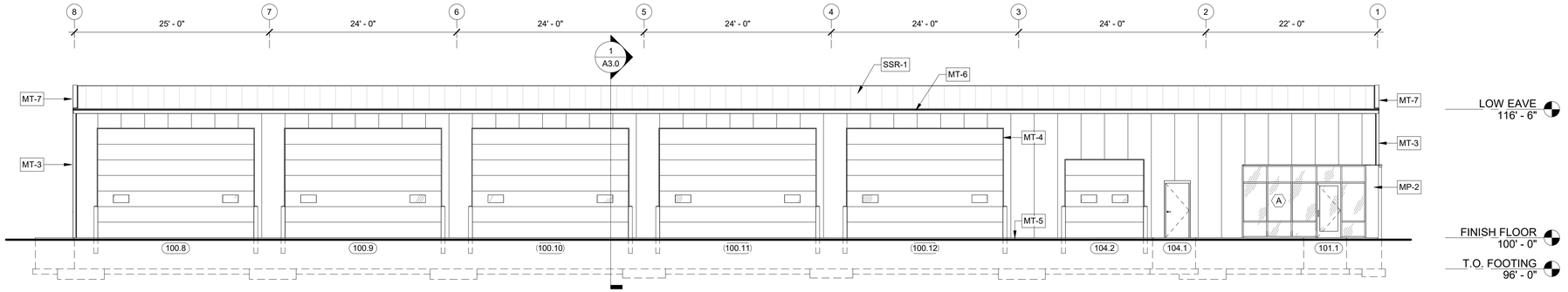
A1.0

5/20/2022 11:02:40 AM



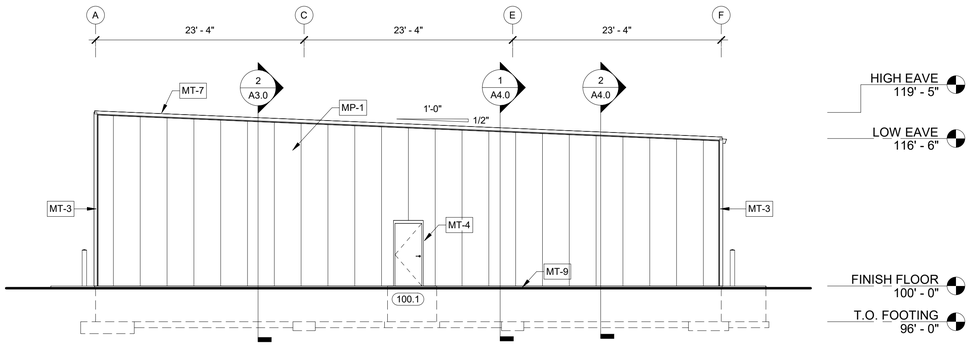
BUILDING ELEVATION - WEST

1 /A2.0 SCALE = 1/8" = 1'-0"



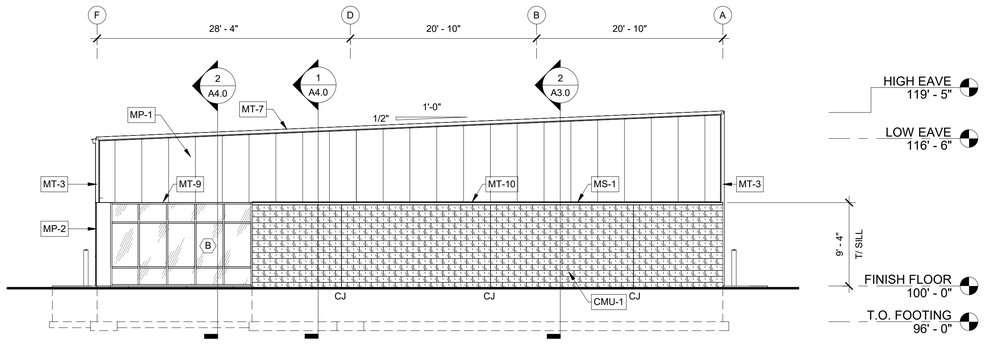
BUILDING ELEVATION - EAST

2 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH

3 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - NORTH

4 /A2.0 SCALE = 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
MP-1	26 GA. RIBBED METAL WALL PANEL
MP-2	26 GA. SMOOTH WALL PANEL
SSR-1	STANDING SEAM ROOF PANEL
CMU-1	4" x 8" x 16" SPLIT-FACE CMU VENEER
MS-1	4" x 3" PRECAST SILL OR EQUIV.
MT-2	26 GA. HIGH EAVE TRIM
MT-3	26 GA. CORNER TRIM
MT-4	26 GA. OPENING TRIM
MT-5	26 GA. DRIP TRIM @ CONC. APRON
MT-6	ALUMINUM GUTTER
MT-7	26 GA. RAKE TRIM
MT-9	26 GA. RODENT GUARD
MT-10	26 GA. SPECIAL DRIP TRIM

BAYLAND

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DATE: 05/20/22

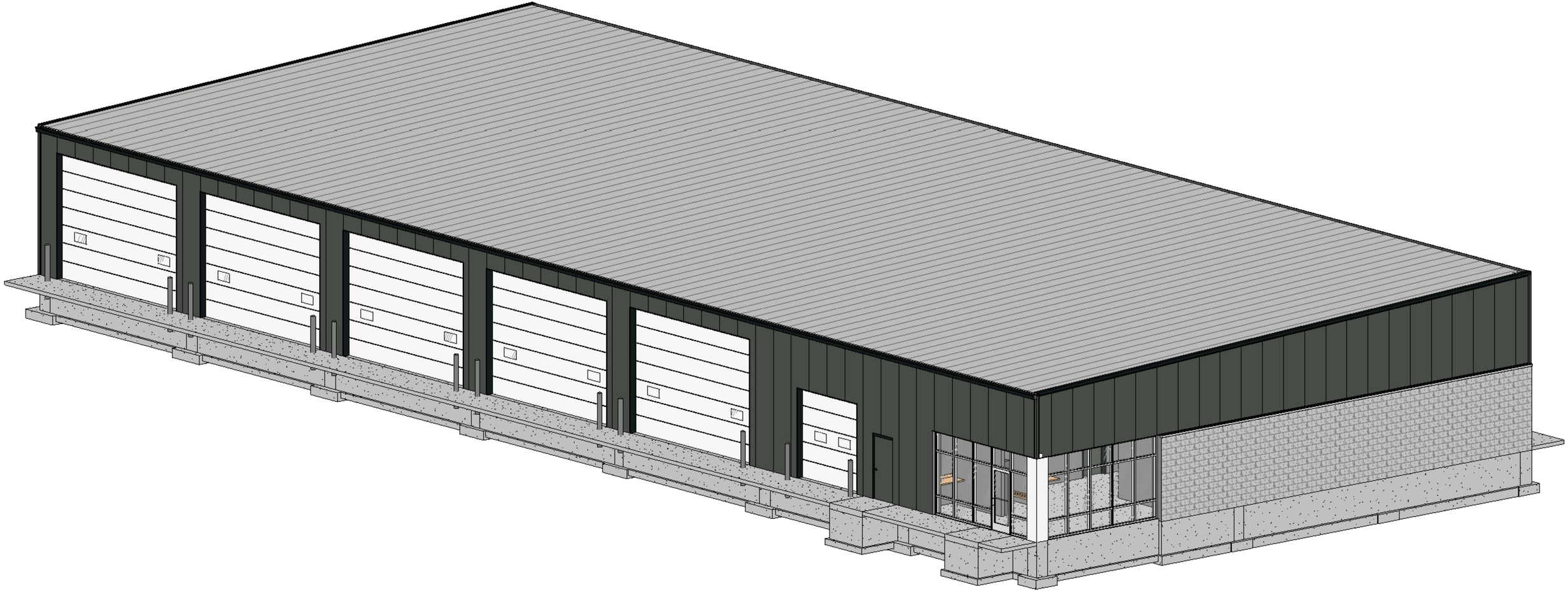
REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
☐ PRELIMINARY		
☐ BID SET		
☐ DESIGN REVIEW		
☐ CHECKSET		
☒ CONSTRUCTION		

EXTERIOR ELEVATIONS

A2.0

5/20/2022 11:02:43 AM



VILLAGE OF HOBART
GREATNESS IS GROWING

TO: Site Review Committee **RE: 4950 Founders Ter., HB-524-1; New 25,256 Square Foot Commercial Building**

FROM: Todd Gerbers, Director of Planning and Code Compliance **DATE:** September 21, 2022

ISSUE: Discussion and action on a new 25,256 square foot commercial building and associated site improvements

RECOMMENDATION: Staff recommends conditional approval of this new development along with any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: Sparta Properties, LLC
2. Applicant: Robert E. Lee & Associates
3. Address/Parcel: 4950 Founders Ter. / HB-524-1
4. Zoning: PDD #1: Centennial Centre at Hobart District
5. Use: Business/Office/Production

BACKGROUND

This property located along both Founders Ter. and Larsen Orchard Parkway is currently undeveloped, and the proposed project will consist of a new 25,256 square foot, single story, business/office/production facility.

This building architecture and general site layout was before the committee back in July 2022 in concept only. Those items were conditionally approved, and this submittal reflects that prior submittal/approval.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 1, Site Plan Approval

A. Zoning: PDD #1: Centennial Centre at Hobart District

B. **Green Space:** 53.4% green space proposed.

C. Setbacks: Per the PDD #1 zoning district, "minimum setbacks will be established per the design of the structure". Front setback along Founders Ter. – 85.9' (front of building), 185.7' to east property line (rear of building), 74.4' to south property line, and 93.6' to north property line. All comply with zoning requirements.

D. Parking: 77 spaces proposed, 26 spaces are required per code of 1 stall per 1,000 square feet of building area.

E. Fire Dept. (and Police Dept.): The plans presented have been reviewed and accepted by the Police Department and Fire Department. Fire Chief is requiring that limited number and reduced size of landscape plantings be located adjacent to the driveway accesses from Larsen Orchard Parkway to minimize vision problems along that section of roadway. Reason for this requirement is due to the on-street parking located directly across from the southern driveway.

F. Storm Water: Storm water running off the proposed building and parking areas will be collected by the proposed on-site storm sewer and will be discharged to a dry detention pond on the north and east sides of the development. This dry pond will discharge to the Village storm sewer which ultimately discharges to the Centennial Centre regional storm water system that will treat the storm water for TSS removal and peak discharge.

G. Refuse Collection: The Refuse/recycling enclosure is proposed to the east side of the development with access from the driveways serving the loading dock area. Due to the proposed location of this enclosure, additional landscaping is recommended to help screen this enclosure with the high visibility from Larsen Orchard Parkway.

Section 2, Architectural Plan Approval

A. Exterior Construction Information:
1. **Materials:** Metal framed building.
2. **Exterior Materials:** Proposed building materials consist of pre-finished smooth metal wall panels with 3'-8" high 4" spilt faced block veneer wainscoting on all four building elevations with pre-finished ACM panels around main entrance area on the front elevation.
3. **Height:** 21' to top of parapet wall
4. **Overhead doors:** Located on east elevation of building along Larsen Orchard Parkway.
5. **Mechanical equipment:** Mechanical equipment and backup generator are noted adjacent to the rear of the building and additional planting are recommended to screen the equipment from public view.

Section 3, Landscaping Plan: Required tree planting along the public roadway is noted on plan, however, a additional landscaping is recommended around the refuse/recycling enclosure and ground mounted mechanical equipment/backup generator to provide better screening of these areas.

Se**ction 4, Lighting:** Wall pack lighting is proposed around the perimeter of the building.

Section 5, Signage: Wall signage is noted on front (west) elevation of the building, although Staff would recommend signage be permitted on two building elevations (East, and West elevations) due to this lot having frontage and access from two different roadways. However, no sign details are attached so any proposed signage shall be submitted for approval prior to installation.

Section 6, Driveway-Curb Cut: For circulation purposes, there are two driveways proposed along Founders Ter. which have curb cut widths of 35' (25' wide drive lane) and 34' (24' wide drive lane. There are also two driveways proposed along Larsen Orchard Parkway which is designed to allow for larger trucks to pull into the site and loop around without having to stop and back in from the public roadway. Both driveways have curb cuts of 50' in width (40' drive lane). A 26' wide driveway with a 32' curb cut is proposed along Larsen Orchard Parkway and a second ingress/egress will be through a shared location also along Larsen Orchard Parkway.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval of this site plan in concept only, subject to the following in addition to any conditions the Site Review may identify:

1. Detailed on construction materials of refuse/recycling enclosure that are compatible with the primary building.
2. Additional landscape planting around south side of mechanical equipment /generator area and along south and east sides of refuse/recycling enclosure to screen from view from the public roadway.
3. Maintaining visual site lines for vehicular and pedestrian traffic at driveway accesses along Larsen Orchard Parkway.
4. Signage details shall be submitted for approval prior to installation.
5. Any additional mechanical equipment if located on the roof or ground, shall be screen from view by materials compatible with the building or landscaping.

VILLAGE OF HOBART

SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

PLAN SUBMITTAL REQUIREMENTS:

- **Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.**
- **Fifteen (15) copies of the Completed Checklist**
- **This checklist with complete information *no later than ten 10 business days prior to the Third Tuesday of the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)***
- **One (1) full size set of site plans.**
- **One (1) full size set of building plans, Ready for State Approval**
- **All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.**
- **Signs not part of this application would be a considered a separate application**
- **Application fee of $150.**

ALL INFORMATION MUST BE COMPLETE PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

1. **LOCATION**

Project / Development / Site Location / intersection (section town & range)

Proposed building for Forever / Parcel HB-524-1 / Section 11, Township 24N, Range 19E

2. **TYPE OF DEVELOPMENT**

Size of Parcel (acreage or square footage): 3.53 Acres

Size of facility(square footage): 25,256 Square Feet

Type of facility: Video and Photo Processing Shop

Developer: Sparta Properties, LLC.

Address: One PPG Place, 20th Floor, Pittsburgh, PA 15222 Phone:920-371-6200

Engineer: Robert E Lee and Associates, Inc. – Brandon Robaidek

Address: 1250 Centennial Centre Blvd, Hobart, WI 54155 Phone:920-662-9641

Contractor: Bayland Buildings, Inc.

Construction Firm: Bayland Buildings, Inc.

Address: P.O. Box 13571, Green Bay, WI 54307 Phone:920-371-6200

Revised 1-23-08

3. **SITE PLAN APPROVAL**

A. Industrial ___ Business Park ____ Commercial _X_

Multi-Family ___

Current Zoning: PDD #1: Centennial Centre at Hobart District

Other – Identify: _____

Erosion Control Plan on file: _____YES _____X_____NO

% of Green Space: 46.7 %

B. Orientation – Provide scale map of parcel and facility, (show north indicating arrow, and a graphic scale)

C. Setback Information: Front – 30', Side – 15', Rear – 25'
Complies with Ordinance: __X___

D. # of parking stalls (Include Handicapped parking): 77 Stall, 4 Handicap Stalls

_____

E. Show the following Utilities and all easements including but not limited to the following facilities types:

1) Electric underground X overhead

2) Natural Gas X

3) Telephone X

4) Water / Fire Hydrants X

5) Fiber Optic Lines X

6) Other transmission lines _____

7) Ingress – egress easements _____

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance ___X_____YES _____NO

G. Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 - corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:
Data Complete: ____X_____YES _____NO

H. Adjacent streets and street rights-of-ways and fire lanes:
1) Fire Chief has reviewed and approved: ____YES __X__NO
2) Not applicable_____

I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.

1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
2) Name and address and phone# of engineer of project plan:

Robert E Lee and Associates, Inc. – Brandon Robaidek
1250 Centennial Centre Blvd, Hobart, WI 54155

J. Sidewalks, walkways, and driveways: X

K. Off street loading areas and docks: X

L. Fences and retaining walls or berms: X

M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):

Shown on plan, 6' chain link fence with privacy slats

N. Location and dimensions of proposed outdoor display areas: On Plans

4. ARCHITECTURAL PLAN APPROVAL

A. Exterior construction information:

1) Type of Construction Materials: Steel
2) Exterior Materials: Insulated Metal Wall Panel
3) Height of Facility: 21'
4) Compatibility with existing adjacent structure: N/A (Attach Photos)
5) Other unique characteristics:_____

5. **LANDSCAPING PLAN**

If planting new trees in Village right-of-way, a requirement of a 1.5" caliper or greater of the tree at 12" above ground is needed, according to planting ordinance specifications. A tree-planting plan must be filed with the application. Tree placement is 1-tree every 50 feet of frontage.

Provide scaled landscaping of plan for parcel

Identify tree and location specifics – Quantity / Diameter, etc: Per Landscape Plan

Identify Shrubs & Location Specifics - Quantity: _____

Identify Buffering -Type – Quantity:

6. **LIGHTING PLAN**

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

Wall Packs on Building

Identify Parking Lighting – Quantity – Wattage – Location :

Identify other Lighting – Quantity – Wattage – Location:

7. **SIGNAGE**

Provide scaled drawings.

Provide Site Plan for signage

Provide building elevations with signage.

Discussion:_____

_____

_____

Complies with Ordinance: _____YES _____NO

Date:_____

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut: 35', 34', 50', 50'

Radius / Flare: 5'

Apron Dimensions: 25' @ ROW x 35' @ CURB, 24' @ ROW x 34' @ CURB, 40' @ ROW x 50' @ CURB

Culvert Size (End-walls Required) N/A

VILLAGE OF HOBART
GREATNESS IS GROWING

Storm Water Utility Service Application

Dept. of Neighborhood Services
2990 S. Pine Tree Rd.
Hobart WI 54155
920-869-3809

A. Applicant

Applicant Name: Sparta Properties, LLC. Owner Name: _____

Address: One PPG Place, 20th Floor Address: _____

City: Pittsburgh State: PA Zip: 15222 City: _____ State: ___ Zip: _____

Phone: (412) 736-8444 Phone: (___) _____

Email: gmeakem@forever.com Email: _____

B. Parcel – Site Information

Site Address: Founders Terrace Parcel ID: HB-524-1

Project Description: Video and Photo Processing Shop

Residential ERU Calculations

Use	☐ Single Family	☐ Duplex	☐ Multi-family
Number of Dwellings			
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			

Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
Building/Structure Foot Prints	0	sq. ft.	25,256	sq. ft.	25,256	sq. ft.
Paved/Gravel Areas	0	sq. ft.	46,644	sq. ft.	46,644	sq. ft.
Totals	**0**	**sq. ft.**	**71,900**	**sq. ft.**	**71,900**	**sq. ft.**

ERU Calculation: 71,900 / 4000 sf / ERU = 17.975 **ERU's**

New Total Area sq. ft.

Preparer's Signature: _____ Date: _____

Preparer's Printed Name: Brandon Rabaddk

Robert E. Lee & Associates, Inc.
Engineering, Surveying, Environmental Services

Green Bay Office
1250 Centennial Centre Blvd.
Hobart, WI 54155
920-662-9641
FAX 920-662-9141

September 2, 2022

Mr. Aaron Kramer, Village Administrator
VILLAGE OF HOBART
2990 S Pine Tree Road
Hobart, WI 54155

RE: Forever Development
Storm Water Management Summary

Dear Mr. Kramer:

Robert E. Lee & Associates, Inc., is submitting the following Storm Water Management summary for the proposed Forever development off of Founders Terrace. Storm water running off of the proposed building and parking areas will be collected by on-site storm sewer before being discharged to a dry detention basin on the north side of the site. The peak discharge of stormwater running from the site will be reduced to the 10-year storm event before draining to the Village storm sewer. This will ensure that the capacity of the Village storm sewer will not exceed capacity. The stormwater will ultimately drain to the regional stormwater pond to the east of the development where it will be treated for peak discharge and pollutant removal.

If you have any questions or need any additional information, please do not hesitate to call.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

Brandon D. Robaidek, P.E.

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Forever

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
a. Name of project/development;	REL Sheet C	Y	
b. Location of project/development by street address, or CSM	REL Sheets 2-6	Y	
c. Name and mailing address of developer/owner;	REL Sheet 2	Y	
d. Name and mailing address of engineer/architect;	REL Sheets 2-6	Y	
e. A written statement describing how the development will be consistent with the land use and design guidelines as identified in the Centennial Centre Master Plan.			
f. A written statement from the Owner acknowledging the Village's Restrictive Covenants for the District set forth on Appendix A and agreeing:			
i. to subject the real estate that is subject to the Site to the Restrictive Covenants if said property has not been previously subjected to the Restricted Covenants; and			
ii. to be individually bound by the terms of the Restrictive Covenants, including the waiver of sovereign immunity set forth therein.		Y	
g. North point indicator;	REL Sheet 2-6	Y	
h. Scale;	REL Sheet 2-6	Y	

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Forever

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
i. Boundary lines of property, with dimensions;	REL Sheet 2	Y	
j. Location identification, and dimensions of existing and proposed:			
i. Topographic contours at a minimum interval of two feet, and key spot elevations;	REL Sheets 2,5,6	Y	
ii. Adjacent streets and street right of ways, respective to the elevation of building first floor;	REL Sheet 2-6	Y	
iii. On site streets and street right of ways, and fire lanes;	REL Sheet 2-6	Y	
iv. Utilities and any easements including but not limited to the following types;	REL Sheets 2,4	Y	
v. All buildings and structures, existing & proposed to consider maximum development of the parcel if more than one structure could be located on the parcel;	REL Sheet 3-6	Y	
k. A statement of the total acreage of the property to be developed;	REL Sheet 3	Y	1.79 ACRES PROJECT 1.69 ACRES LOT
l. Significant physical features within the tract, watercourses, ponds, lakes, rain gardens, and wetlands; and proposed major changes in those features;	REL Sheet 3	Y	
m. All contemplated land uses;	REL Sheets 3-6	Y	
n. An indicator of the contemplated intensity of use: i.e., gross density in residential development;	N/A	N/A	N/A

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Forever

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
o. Existing buildings that will be removed and the proposed location of all principal structures and associated parking areas;	REL Sheet 3	Y	
p. Proposed circulation systems (pedestrian, bicycle, auto) by type, their connection to the existing network outside the site;	REL Sheet 3	Y	
q. Existing rights-of-way and easements that may affect the project;	REL Sheets 2-6	Y	
r. The location of sanitary and storm sewer lines and water mains;	REL Sheets 2,4	Y	
s. The location of recreational and open space areas;	REL Sheet 3	Y	
t. Description of proposed system for drainage and a storm water plan showing existing and final grades.			**NARRATIVE**
i. Parking facilities;	REL Sheet 3	Y	
ii. Water bodies and wetlands;	REL Sheet 3	Y	
iii. Surface water holding **ponds**, drainage ditches, and drainage patterns, location and size of culverts and any drainage sewers servicing the site	REL Sheets 3-6	Y	
u. Sidewalks, walkways, and driveways;	REL Sheet 3	Y	
v. Off street loading areas and docks;	N/A		
w. Fences and retaining walls;	REL SHEET 3	Y	
x. All signs;	N/A		

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Forever

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
y. Exterior refuse collection areas and the required enclosure(s);	REL Sheets 3,8	Y	
z. Exterior lighting;	REL Sheet 3	Y	
aa. Traffic flow on and off site.	REL Sheet 3	Y	
bb. Location of open space/green space;	REL Sheet 3	Y	
cc. Site statistics, including:			
i. Sq. Footage	REL Sheet 3	Y	153,733 SF
ii. Percent site coverage;	REL Sheet 3	Y	46.60%
iii. Percent open space; and green space	REL Sheet 3	Y	53.40%
iv. Floor area ratio (FAR)	REL Sheet 3	Y	0.164
dd. Location and dimensions of proposed outdoor display areas;	N/A	N/A	
ee. Architectural rendering of the proposed structures and buildings, including:	A10		
i. All dimensions;	A1.0, A2.0		
ii. Gross square footage of existing and proposed buildings and structures; and	A1.0	Y	
iii. Description of all exterior finish materials.	A2.0	Y	
ff. Erosion control plans;	REL Sheets 6, 9-13	Y	
gg. Landscaping plan	REL Sheet 14		

Lumark

DESCRIPTION

The patented Lumark Crosstour™ MAXX LED wall pack series of luminaries provides low-profile architectural style with super bright, energy-efficient LEDs. The rugged die-cast aluminum construction, back box with secure lock hinges, stainless steel hardware along with a sealed and gasketed optical compartment make Crosstour impervious to contaminants. The Crosstour MAXX wall luminaire is ideal for wall/surface, inverted mount for facade/canopy illumination, perimeter and site lighting. Typical applications include pedestrian walkways, building entrances, multi-use facilities, industrial facilities, perimeter parking areas, storage facilities, institutions, schools and loading docks.

Catalog #	XTOR6B-W	**Type**
Project		
Comments	Exterior Wall-Packs	**Date**
Prepared by		

SPECIFICATION FEATURES

Construction
Low-profile LED design with rugged one-piece, die-cast aluminum back box and hinged removable door. Matching housing styles incorporate both a full cutoff and refractive lens design. Full cutoff and refractive lens models are available in 58W, 81W and 102W. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes four 1/2" NPT threaded conduit entry points. The back box is secured by four lag bolts (supplied by others). External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered reflector providing high-efficiency illumination. Full cutoff models integrate an impact-resistant molded refractive prism optical lens assembly meeting requirements for Dark Sky compliance. Refractive lens models incorporate a molded lens assembly designed for maximum forward throw. Solid state LED Crosstour MAXX luminaries are thermally optimized with eight lumen packages in cool 5000K, neutral 4000K, or warm 3000K LED color temperature (CCT).

Electrical
LED driver is mounted to the die-cast aluminum housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 58W, 81W and 102W models operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C [122°F] models available in 58W and 81W models only. Crosstour MAXX luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Four half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz, 480V 60Hz, or 347V 60Hz electrical operation. 480V is compatible for use with 480V Wye systems only.

Emergency Egress
Optional integral cold weather battery emergency egress includes emergency operation test switch (available in 58W and 81W models only), an AC-ON indicator light and a premium extended rated sealed maintenance-free nickel-metal hydride battery pack. The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting.

Area and Site Pole Mounting
Optional extruded aluminum 6-1/2" arm features internal bolt guides for supplied twin support rods, allowing for easy positioning of the fixture during installation to pole. Supplied with round plate adapter plate. Optional tenon adapter fits 2-3/8" or 3-1/2" O.D. Tenon.

Finish
Crosstour MAXX is protected with a super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

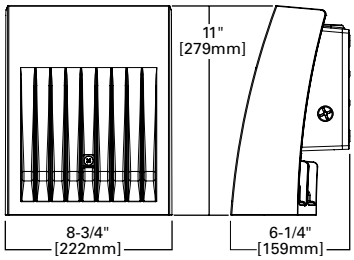
Warranty
Five-year warranty.

XTOR
CROSSTOUR
MAXX LED

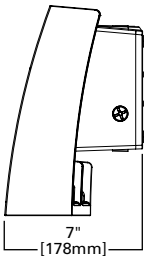
APPLICATIONS:
WALL / SURFACE
INVERTED
SITE LIGHTING

DIMENSIONS

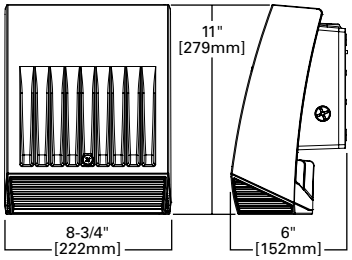
FULL CUTOFF



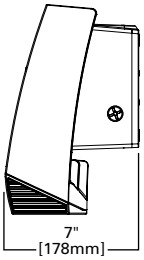
DEEP BACK BOX



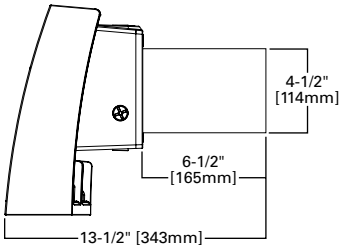
REFRACTIVE LENS



DEEP BACK BOX

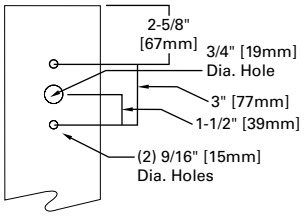


OPTIONAL POLE MOUNT ARM

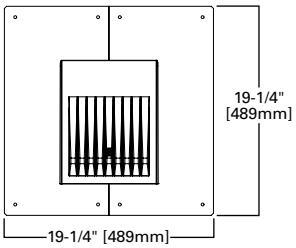


ARM DRILLING

TYPE "C"



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
ROHS Compliant
NOM Compliant Models
3G Vibration Tested
UL924 Listed (CBP Models)
IP66 Rated
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR6B, XTOR8B, XTOR12B=0.54
With Pole Mount Arm=0.98

SHIPPING DATA:
Approximate Net Weight:
12-15 lbs. [5.4-6.8 kgs.]

*www.designlights.org

Powering Business Worldwide

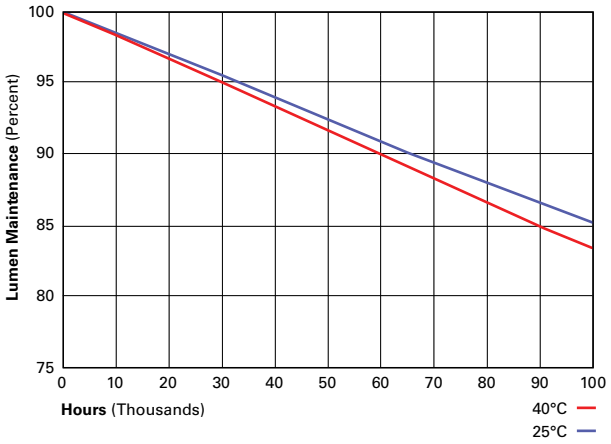
POWER AND LUMENS BY FIXTURE MODEL

58W Series						
LED Information	**XTOR6B**	**XTOR6BRL**	**XTOR6B-W**	**XTOR6BRL-W**	**XTOR6B-Y**	**XTOR6BRL-Y**
Delivered Lumens	6,129	6,225	6,038	6,133	5,611	5,826
B.U.G. Rating	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3	B1-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	58W	58W	58W	58W	58W	58W
81W Series						
LED Information	**XTOR8B**	**XTOR8BRL**	**XTOR8B-W**	**XTOR8BRL-W**	**XTOR8B-Y**	**XTOR8BRL-Y**
Delivered Lumens	8,502	8,635	8,373	8,504	7,748	8,079
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	81W	81W	81W	81W	81W	81W
102W Series						
LED Information	**XTOR12B**	**XTOR12BRL**	**XTOR12B-W**	**XTOR12BRL-W**	**XTOR12B-Y**	**XTOR12BRL-Y**
Delivered Lumens	12,728	13,458	12,539	13,258	11,861	12,595
B.U.G. Rating	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3	B2-U0-G1	B2-U4-G3
CCT (Kelvin)	5000K	5000K	4000K	4000K	3000K	3000K
CRI (Color Rendering Index)	70	70	70	70	70	70
Power Consumption (Watts)	102W	102W	102W	102W	102W	102W

EGRESS Information	**XTOR6B, XTOR8B and XTOR12B Full Cutoff CBP Egress LED**	**XTOR6B, XTOR8B and XTOR12B Refractive Lens CBP Egress LED**
Delivered Lumens	509	468
B.U.G. Rating	N.A.	N.A.
CCT (Kelvin)	4000K	4000K
CRI (Color Rendering Index)	65	65
Power Consumption (Watts)	1.8W	1.8W

LUMEN MAINTENANCE

Ambient Temperature	**TM-21 Lumen Maintenance** (72,000 Hours)	**Theoretical L70** (Hours)
XTOR6B Model		
25°C	> 90%	246,000
40°C	> 88%	217,000
50°C	> 88%	201,000
XTOR8B Model		
25°C	> 89%	219,000
40°C	> 87%	195,000
50°C	> 86%	181,000
XTOR12B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000



CURRENT DRAW

Voltage	**Model Series**				
	XTOR6B	**XTOR8B**	**XTOR12B**	**XTOR6B-CBP (Fixture/Battery)**	**XTOR8B-CBP (Fixture/Battery)**
120V	0.51	0.71	0.94	0.60/0.25	0.92/0.25
208V	0.25	0.39	0.52	- -	- -
240V	0.25	0.35	0.45	- -	- -
277V	0.22	0.31	0.39	0.36/0.21	0.50/0.21
347V	0.19	0.25	0.33		- -
480V	0.14	0.19	0.24		- -

ORDERING INFORMATION

Sample Number: XTOR6B-W-WT-PC1

Series [1]	**LED Kelvin Color**	**Housing Color**	**Options** (Add as Suffix)
Full Cutoff **XTOR6B**=58W **XTOR8B**=81W **XTOR12B**=102W **Refractive Lens** **XTOR6BRL**=58W **XTOR8BRL**=81W **XTOR12BRL**=102W	**[Blank]**=Bright White (Standard) 5000K **W**=Neutral, 4000K **Y**=Warm, 3000K	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **BZ**=Bronze **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**347V**=347V [2, 3, 4, 5] **480V**=480V [2, 3, 4, 5, 6] **PC1**=Photocontrol 120V [7] **PC2**=Photocontrol 208-277V [7, 8] **PMA**=Pole Mount Arm (C Drilling) with Round Adapter [3, 9] **MS-L20**=Motion Sensor for ON/OFF Operation [2, 3, 10, 11] **MS/DIM-L20**=Motion Sensor for Dimming Operation [2, 3, 10, 11, 12, 13, 14] **CBP**=Cold Weather Battery Pack [2, 3, 15, 16, 17] **HA**=50°C High Ambient [17]

Accessories (Order Separately)	
WG-XTORMX=Crosstour MAXX Wire Guard **PB120V**=Field Installed 120V Photocontrol **PB277V BUTTON PC**=Field Installed 208-277V Photocontrol [8] **VA1040-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1041-XX**=2@180° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1042-XX**=3@120° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1043-XX**=4@90° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1044-XX**=2@90° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1045-XX**=3@90° Tenon Adapter for 3-1/2" O.D. Tenon [18] **VA1046-XX**=2@120° Tenon Adapter for 3-1/2" O.D. Tenon [18]	**VA1033-XX**=Single Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1034-XX**=2@180° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1035-XX**=3@120° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1036-XX**=4@90° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1037-XX**=2@90° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1038-XX**=3@90° Tenon Adapter for 2-3/8" O.D. Tenon [18] **VA1039-XX**=2@120° Tenon Adapter for 2-3/8" O.D. Tenon [18] **EWP/XTORMX**=Escutcheon Wall Plate, Carbon Bronze **EWP/XTORMX-WT**=Escutcheon Wall Plate, Summit White **FSIR-100**=Wireless Configuration Tool for Occupancy Sensor [14]

NOTES:

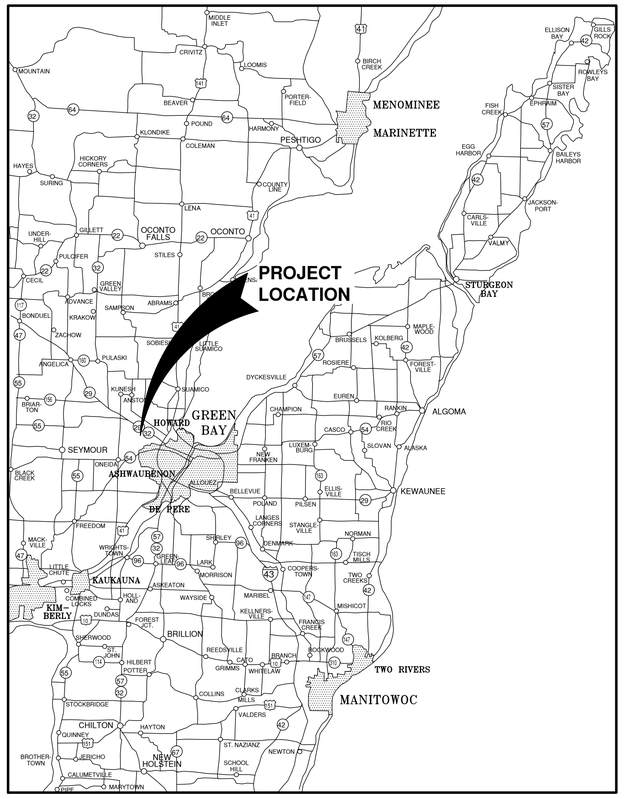
1. DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
2. Not available with HA option.
3. Deep back box is standard for 347V, 480V, CBP, PMA, MS-L20 and MS/DIM-L20.
4. Not available with CBP option.
5. Thru-branch wiring not available with HA option or with 347V.
6. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
7. Not available with MS-L20 and MS/DIM-L20 options.
8. Use PC2 with 347V or 480V option for photocontrol. Factory wired to 208-277V lead.
9. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
10. For use in downlight orientation only. Optimal coverage at mounting heights of 9'-20'.
11. 120V thru 277V only.
12. Factory set to 50% power reduction after 15-minutes of inactivity. Dimming driver included.
13. Includes integral photo sensor.
14. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff, and more. Consult your lighting representative at Eaton for more information.
15. 120V or 277V operation only.
16. Operating temperatures -20°C to 25°C.
17. Not available in XTOR12B or XTOR12BRL models.
18. Replace XX with housing color.

STOCK ORDERING INFORMATION

58W Series	**81W Series**	**102W Series**
Full Cutoff		
XTOR6B=58W, 5000K, Carbon Bronze	**XTOR8B**=81W, 5000K, Carbon Bronze	**XTOR12B**=102W, 5000K, Carbon Bronze
XTOR6B-PC1=58W, 5000K, 120V PC, Carbon Bronze	**XTOR8B-PC1**=81W, 5000K, 120V PC, Carbon Bronze	**XTOR12B-PC1**=102W, 5000K, 120V PC, Carbon Bronze
XTOR6B-WT= 58W, 5000K, Summit White	**XTOR8B-WT**=81W, 5000K, Summit White	**XTOR12B-WT**=102W, 5000K, Summit White
XTOR6B-W=58W, 4000K, Carbon Bronze	**XTOR8B-PC2**=81W, 5000K, 208-277V PC, Carbon Bronze	**XTOR12B-PC2**=102W, 5000K, 208-277V PC, Carbon Bronze
XTOR6B-PMA= 58W, 5000K, Pole Mount Arm, Carbon Bronze	**XTOR8B-PMA**=81W, 5000K, Pole Mount Arm, Carbon Bronze	**XTOR12B-PMA**=102W, 5000K, Pole Mount Arm, Carbon Bronze
XTOR6B-W-PMA=58W, 4000K, Pole Mount Arm, Carbon Bronze	**XTOR8B-W**=81W, 4000K, Carbon Bronze	**XTOR12B-W**=102W, 4000K, Carbon Bronze
XTOR6B-PC2= 58W, 5000K, 208-277V PC, Carbon Bronze	**XTOR8B-W-PC1**=81W, 4000K, 120V PC, Carbon Bronze	**XTOR12B-W-PC1**=102W, 4000K, 120V PC, Carbon Bronze
XTOR6B-W-PC2=58W, 4000K, 208-277V PC, Carbon Bronze	**XTOR8B-W-PC2**=81W, 4000K, 208-277V PC, Carbon Bronze	**XTOR12B-W-PC2**=102W, 4000K, 208-277V PC, Carbon Bronze
XTOR6B-W-PC1=58W, 4000K, 120V PC, Carbon Bronze	**XTOR8B-W-PMA**=81W,4000K, Pole Mount Arm, Carbon Bronze	**XTOR12B-W-PMA**=102W,4000K, Pole Mount Arm, Carbon Bronze
Refractive Lens		
XTOR6BRL=58W, 5000K, Refractive Lens, Carbon Bronze	**XTOR8BRL**=81W, 5000K, Refractive Lens, Carbon Bronze	**XTOR12BRL**=102W, 5000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC1=58W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR8BRL-PC1**=81W, 5000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR12BRL-PC1**=102W, 5000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-WT=58W, 5000K, Refractive Lens, Summit White	**XTOR8BRL-WT**=81W, 5000K, Refractive Lens, Summit White	**XTOR2BRL-WT**=102W, 5000K, Refractive Lens, Summit White
XTOR6BRL-W=58W, 4000K, Refractive Lens, Carbon Bronze	**XTOR8BRL-PC2**=81W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR12BRL-PC2**=102W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-PMA=58W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR8BRL-PMA**=81W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR12BRL-PMA**=102W, 5000K, Refractive Lens, Pole Mount Arm, Carbon Bronze
XTOR6BRL-W-PMA=58W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR8BRL-W**=81W, 4000K, Refractive Lens, Carbon Bronze	**XTOR12BRL-W**=102W, 4000K, Refractive Lens, Carbon Bronze
XTOR6BRL-PC2=58W, 5000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR8BRL-W-PC1**=81W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR12BRL-W-PC1**=102W, 4000K, Refractive Lens, 120V PC, Carbon Bronze
XTOR6BRL-W-PC2=58W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR8BRL-W-PC2**=81W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze	**XTOR12BRL-W-PC2**=102W, 4000K, Refractive Lens, 208-277V PC, Carbon Bronze
XTOR6BRL-W-PC1=58W, 4000K, Refractive Lens, 120V PC, Carbon Bronze	**XTOR8BRL-W-PMA**=81W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze	**XTOR12BRL-W-PMA**=102W,4000K, Refractive Lens, Pole Mount Arm, Carbon Bronze

SITE DEVELOPMENT FOR FOREVER
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.

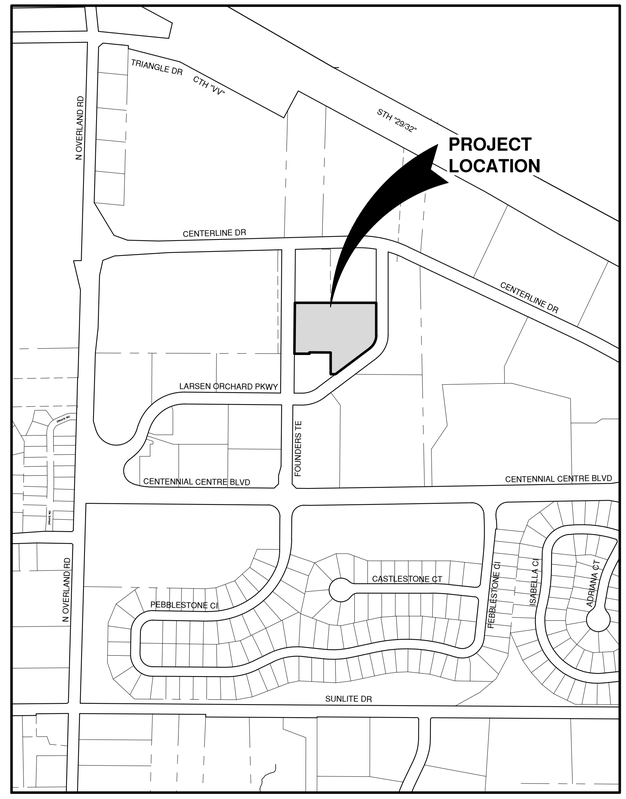


VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS



LOCATION MAP

File: R:\2005\2035\2035423\dwg\2035423C.dwg
Plot Date: Sep 01, 2022 - 11:16am

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN JMS / CHECKED — / DESIGNED BDR	SITE DEVELOPMENT FOR FOREVER BAYLAND BUILDINGS, INC. VILLAGE OF HOBART BROWN COUNTY, WISCONSIN	LOCATION MAP AND INDEX TO DRAWINGS	DATE 08/2022 / FILE 2035423C / JOB NO. 2035423	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releeinc.com	SHEET NO. C

LEGEND

- FIRE HYDRANT
- WATER VALVE/CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- OPEN STORM MANHOLE
- STORM INLET
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE (750)
- RETAINING WALL
- GUARD RAIL
- FENCE

- SANITARY SEWER (SIZE NOTED) (8SS)
- FORCEMAIN (SIZE NOTED) (4FM)
- STORM SEWER (SIZE NOTED) (10ST)
- WATERMAIN (SIZE NOTED) (6W)
- GAS LINE (G)
- OVERHEAD TELEPHONE LINE (OT)
- UNDERGROUND TELEPHONE LINE (T)
- OVERHEAD ELECTRIC LINE (OE)
- UNDERGROUND ELECTRIC LINE (E)
- OVERHEAD CABLE TV LINE (OTV)
- CABLE TV LINE (TV)
- FIBER OPTIC LINE (FO)
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

GR.	GRAVEL	WM	WATERMAIN	VPC	VERTICAL POINT OF CURVATURE	B-B	BACK TO BACK (OF CURB)
BIT.	BITUMINOUS	HYD.	HYDRANT	VPI	VERTICAL POINT OF INTERSECTION	F-F	FACE TO FACE (OF CURB)
ASPH.	ASPHALT	WV	WATER VALVE	VPT	VERTICAL POINT OF TANGENCY	R/W	RIGHT OF WAY
CONC.	CONCRETE	SAN	SANITARY SEWER	PC	POINT OF CURVATURE	T/C	TOP OF CURB
SW	SIDEWALK	MH	MANHOLE	PI	POINT OF INTERSECTION	F/L	FLOW LINE
BLDG	BUILDING	ST	STORM SEWER	PT	POINT OF TANGENCY	C/L	CENTERLINE
HSE	HOUSE	CB	CATCH BASIN	R	RADIUS	R/L	REFERENCE LINE
PED	PEDESTAL	TELE	TELEPHONE	EX	EXISTING	INV.	INVERT
PP	POWER POLE	ELEC	ELECTRIC	PR	PROPOSED	CMP	CORRUGATED METAL PIPE
LP	LIGHT POLE	TV	TELEVISION	EOR	END OF RADIUS	RCP	REINFORCED CONCRETE PIPE
BM	BENCH MARK	STA.	STATION	BOC	BACK OF CURB	CULV.	CULVERT

UTILITY INFORMATION:

UTILITIES PRESENT:
VILLAGE OF HOBART DEPARTMENT OF PUBLIC WORKS,WISCONSIN PUBLIC SERVICE CORP., NSIGHT TELE SERVICES, AND TIME WARNER CABLE

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER 20223016393, DATED 7/30/22 AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

WATER/SANITARY/STORM SEWER:	GAS & ELECTRIC:	TELECOMMUNICATIONS:	TELECOMMUNICATIONS:
DEPARTMENT OF PUBLIC WORKS	WISCONSIN PUBLIC SERVICE CORP.	NSIGHT TELESERVICES	TIME WARNER CABLE
VILLAGE OF HOBART	700 N. ADAMS ST.	450 SECURITY BOULEVARD	2580 W. MASON ST.
2990 S. PINE TREE RD.	GREEN BAY, WI 54307	GREEN BAY, WI 54313	GREEN BAY, WI 54303
HOBART, WI 54155			
(920) 869-3807	(800) 797-7434	(920) 617-7000	(920) 944-1581

DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

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

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

OWNER INFORMATION:

SPARTA PROPERTIES, LLC.
ONE PPG PLACE, 20TH FLOOR
PITTSBURGH, PA 15222

412-736-8444

CONTACT: GLEN MEAKEM

CONTRACTOR INFORMATION:

BAYLAND BUILDINGS, INC.
PO BOX 13571
GREEN BAY, WI 54307

(920) 371-6206

CONTACT: DAVID O'BRIEN

File: R:\2000\2035\2035423\dwg\2035423s.dwg
Plot Date: Sep 01, 2022 - 11:16am
LAYOUT: GENERAL NOTES

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN JMS
CHECKED ---
DESIGNED BDR

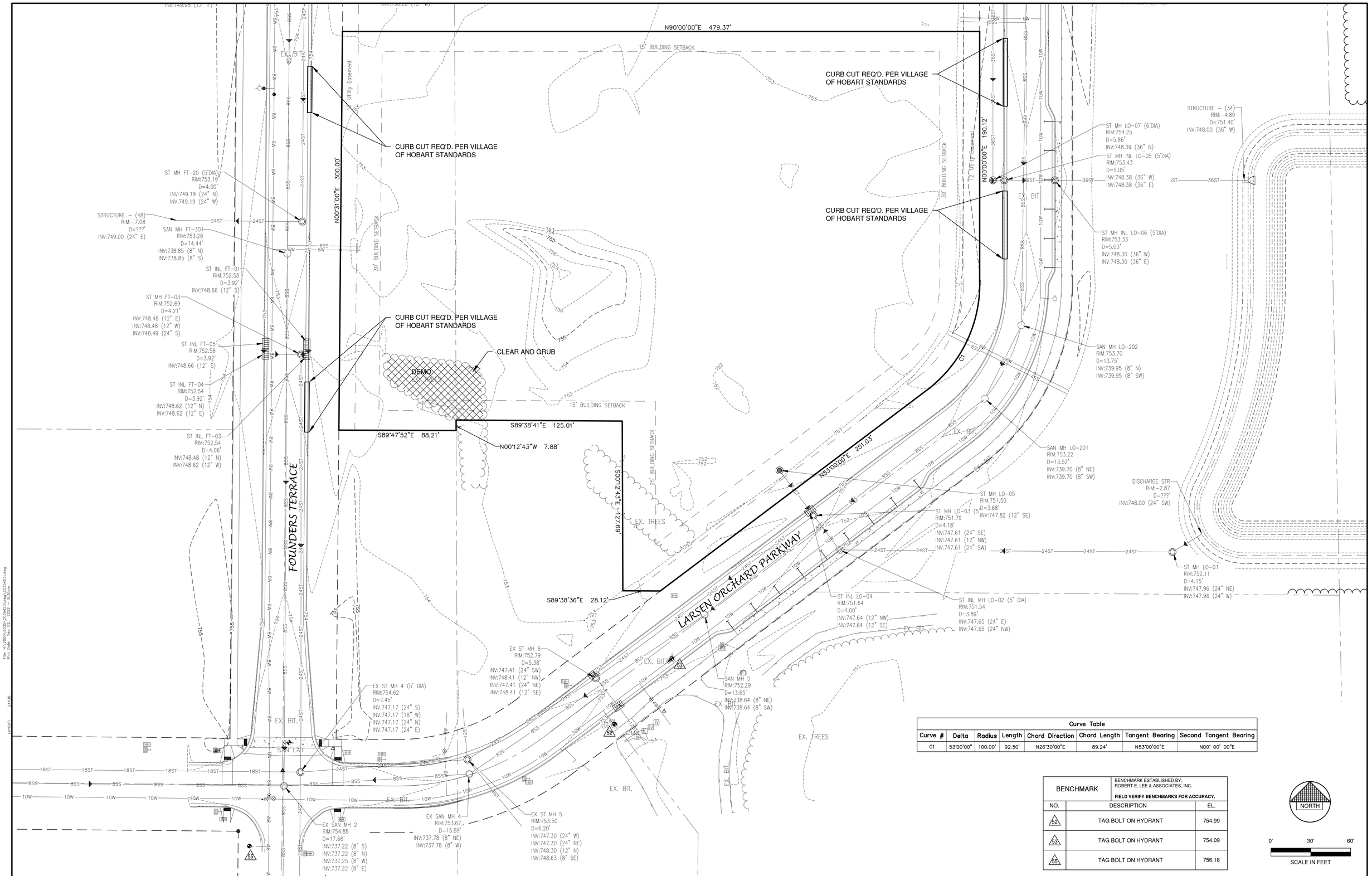
SITE DEVELOPMENT FOR FOREVER
BAYLAND BULDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

GENERAL NOTES

DATE 08/2022
FILE 2035423T
JOB NO. 2035423

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 1



Curve Table							
Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	53°00'00"	100.00'	92.50'	N26°30'00"E	89.24'	N53°00'00"E	N00° 00' 00"E

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
52	TAG BOLT ON HYDRANT	754.99
53	TAG BOLT ON HYDRANT	754.09
55	TAG BOLT ON HYDRANT	756.18

NORTH

0' 30' 60'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: JMS
CHECKED: ---
DESIGNED: BDR

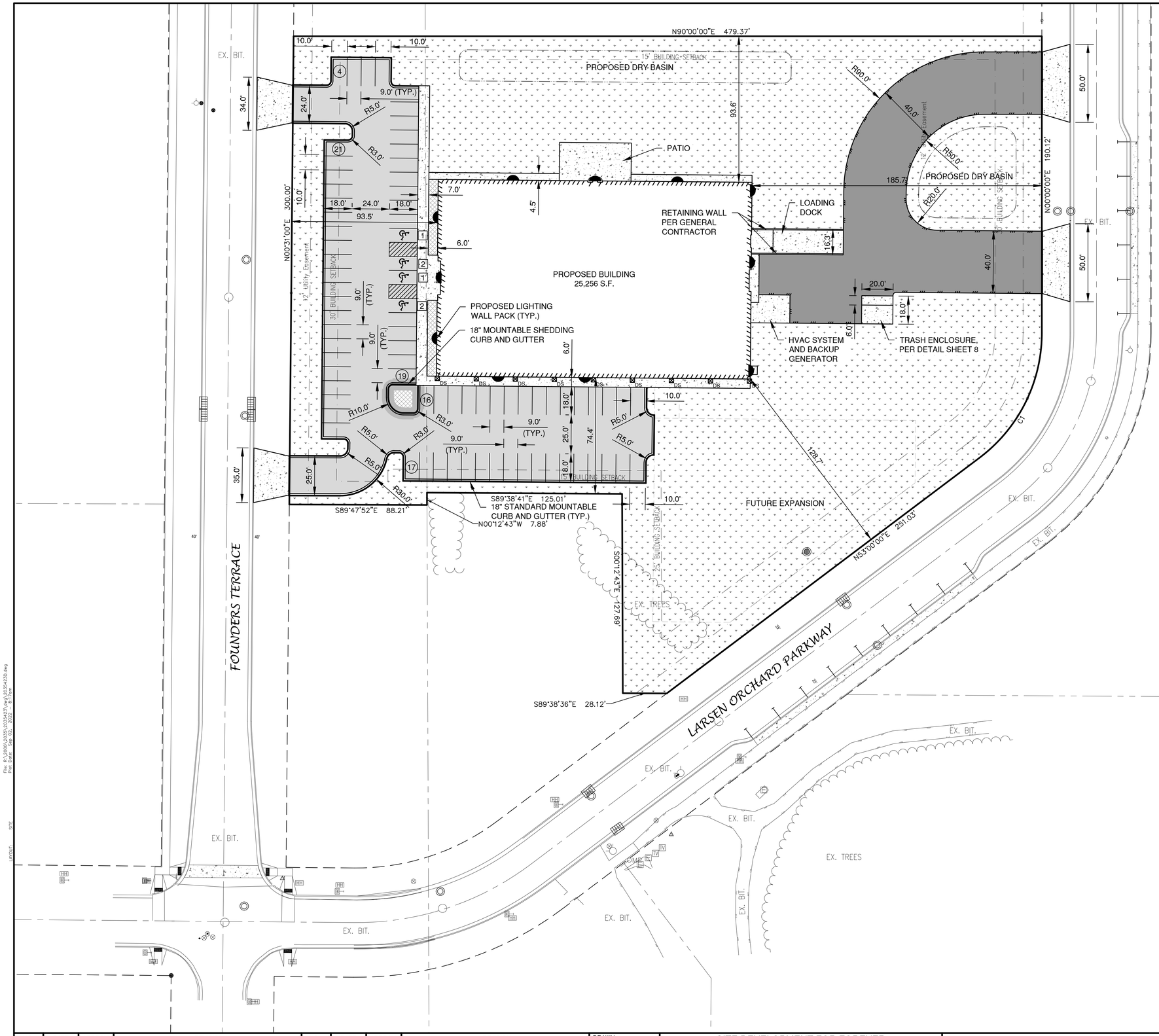
SITE DEVELOPMENT FOR FOREVER
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EXISTING SITE CONDITIONS

DATE: 08/2022
FILE: 2035423T
JOB NO.: 2035423

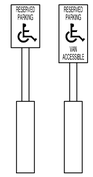
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 2



LEGEND

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT (LIGHT) (24,500 S.F.)
- ASPHALT PAVEMENT (HEAVY) (14,354 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- (12) INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)



*NOTE: ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 77

HANDICAP ACCESSIBLE PARKING STALLS = 4

TOTAL PARKING STALLS REQUIRED = 26

ONE STALL PER 1,000 S.F. OF BUILDING AREA OR
1 STALL PER 2 EMPLOYEES

1 STALL X 25,256 S.F./1,000 S.F. = 26 STALLS
1 STALL X 40 EMPLOYEES/2 EMPLOYEES = 20 STALLS

SITE DATA

TOTAL AREA = 3.53 ACRES, 153,733 S.F.

BUILDING AREA = 0.58 ACRES, 25,256 S.F. (16.4%)

SIDEWALK/PARKING LOT AREA = 1.07 ACRES, 46,644 S.F. (30.2%)

GREEN SPACE = 1.88 ACRES, 81,833 S.F. (53.4%)

ZONING

PUD #1: CENTENNIAL CENTRE AT HOBART DISTRICT

PARCEL NO.

HB - 524-1

NORTH

0' 30' 60'

SCALE IN FEET

File: R:\2000\0035\0035423\dwg\0035423-site.dwg
Plot Date: Sep 02, 2022 - 8:17am

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ----
DESIGNED BDR

SITE DEVELOPMENT FOR FOREVER
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

SITE PLAN

DATE 08/2022
FILE 2035423D
JOB NO. 2035423

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
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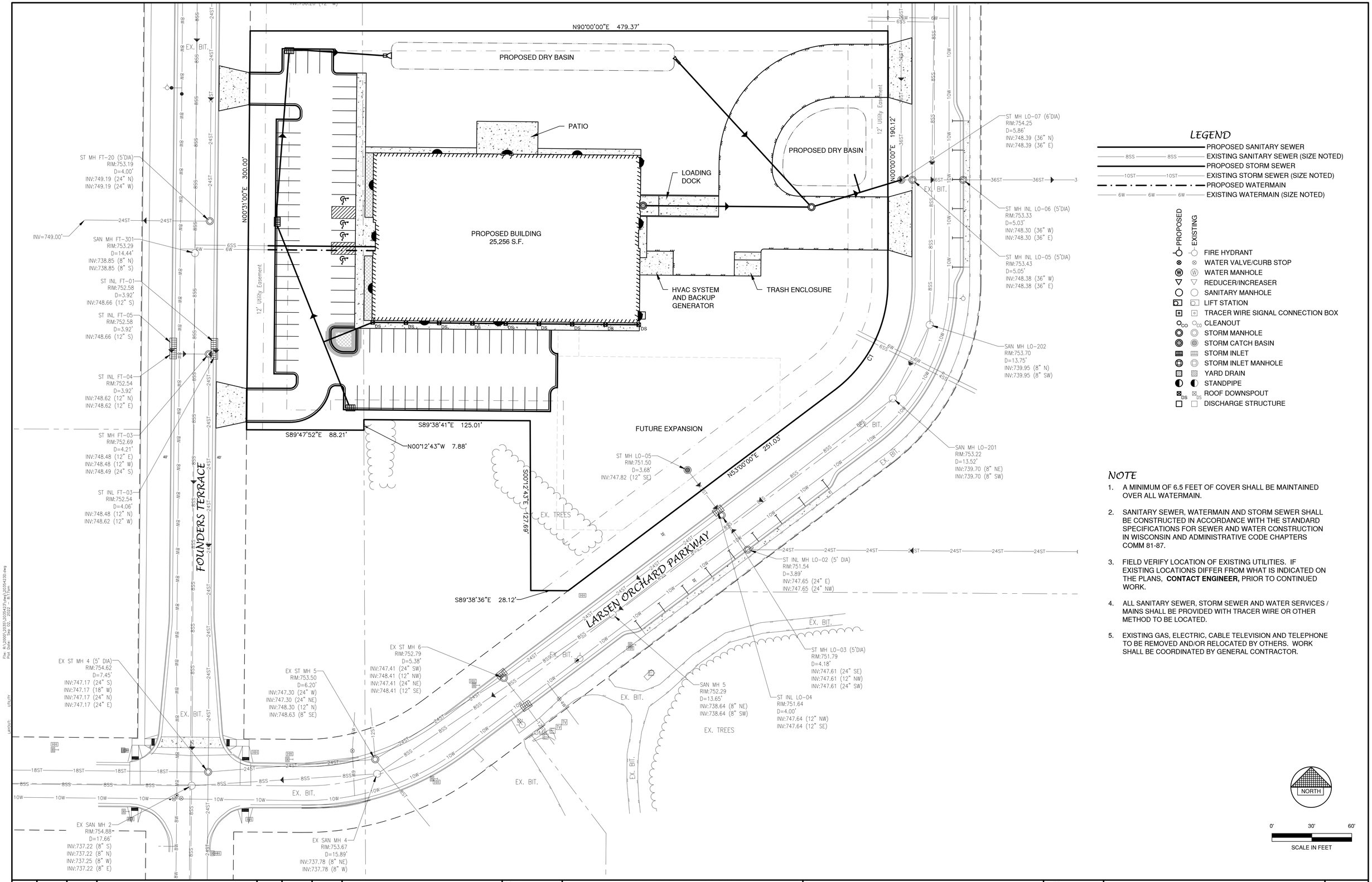
SHEET NO. 3



LEGEND

PROPOSED	EXISTING	
		PROPOSED SANITARY SEWER
	8SS	EXISTING SANITARY SEWER (SIZE NOTED)
		PROPOSED STORM SEWER
	10ST	EXISTING STORM SEWER (SIZE NOTED)
		PROPOSED WATERMAIN
	6W	EXISTING WATERMAIN (SIZE NOTED)
		FIRE HYDRANT
		WATER VALVE/CURB STOP
	W	WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
	CO	CLEANOUT
		STORM MANHOLE
		STORM CATCH BASIN
		STORM INLET
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
	DS	ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS COMM 81-87.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.

NORTH

0' 30' 60'

SCALE IN FEET

File: R:\2000\2035\2035423\dwg\2035423D.dwg
Plot Date: Sep 06, 2022 - 8:17pm
LAYOUT: UTILITY

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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SITE DEVELOPMENT FOR FOREVER
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

UTILITY PLAN

DATE 08/2022
FILE 2035423D
JOB NO. 2035423

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SHEET NO. 4

PROPOSED DRY BASIN
EXISTING PILE
PATIO
PROPOSED BUILDING
25,256 S.F.
FF EL. 756.00
LOADING DOCK
PROPOSED DRY BASIN
12' Utility Easement
HVAC SYSTEM AND BACKUP GENERATOR
TRASH ENCLOSURE
EX. BIT.
EX. TREES
FUTURE EXPANSION
FOUNDERS TERRACE
LARSEN ORCHARD PARKWAY

LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW

NOTE

*CONTRACTOR TO TEMPORARILY BUILD GRAVEL BASE COURSE TO FINAL PAVEMENT ELEVATION FOR LOADING DOCK RAMPS AND TEST RAMP FOR PROPER TRUCK ALIGNMENT TO LOADING DOCK PRIOR TO PAVING.

NORTH

0' 30' 60'

SCALE IN FEET

File: R:\2000\2035\2035423\dwg\2035423D.dwg
Plot Date: Sep 02, 2022 - 8:18am
Layout: GRADING

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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DESIGNED BDR

SITE DEVELOPMENT FOR FOREVER
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

GRADING PLAN

DATE 08/2022
FILE 2035423D
JOB NO. 2035423

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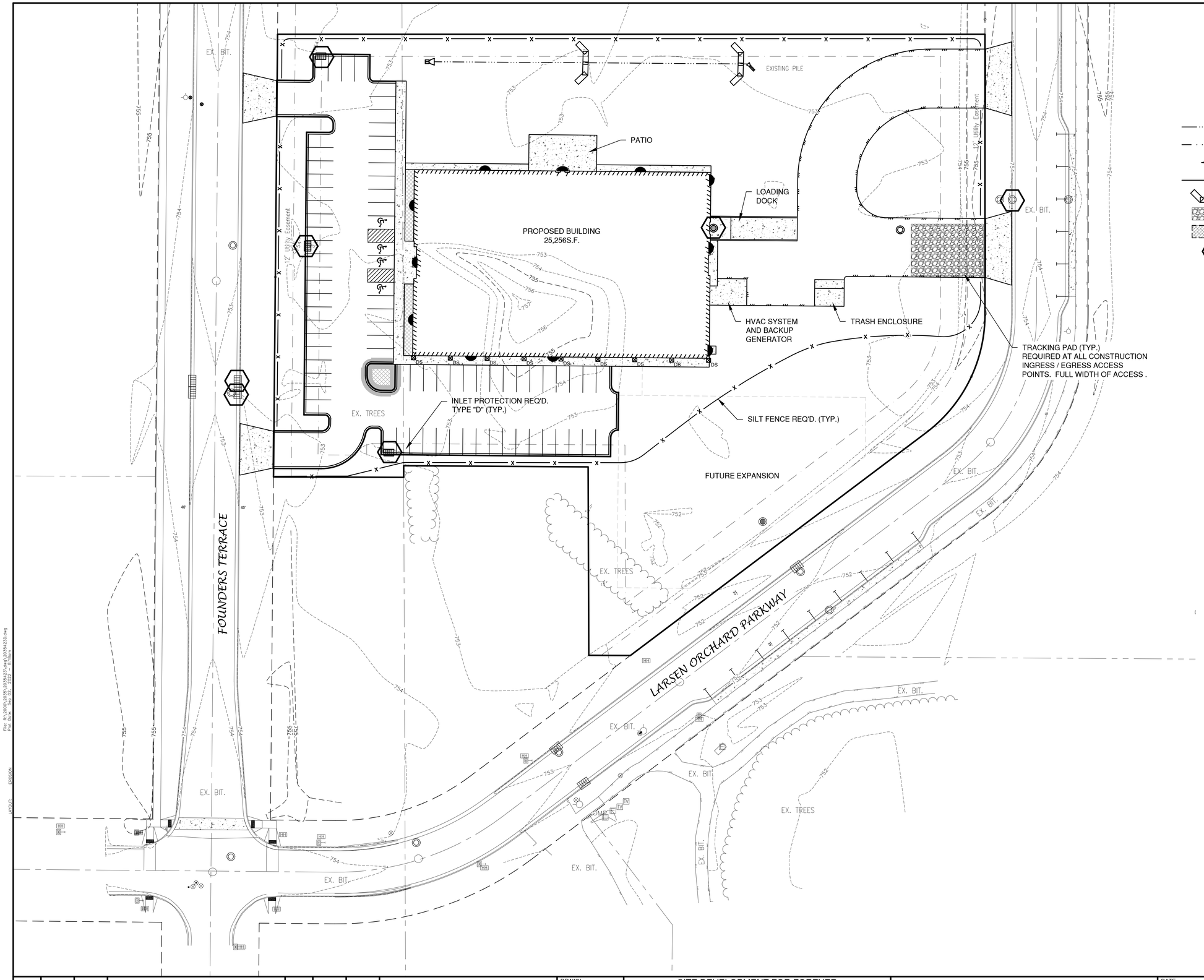
SHEET NO. 5



LEGEND

- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 30' 60'

SCALE IN FEET

File: R:\2000\2035\2035423\dwg\2035423-plan.dwg
Plot Date: Sep 02, 2022 - 8:18pm
Layout: Erosion

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

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SITE DEVELOPMENT FOR FOREVER
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL PLAN

DATE 08/2022
FILE 2035423D
JOB NO. 2035423

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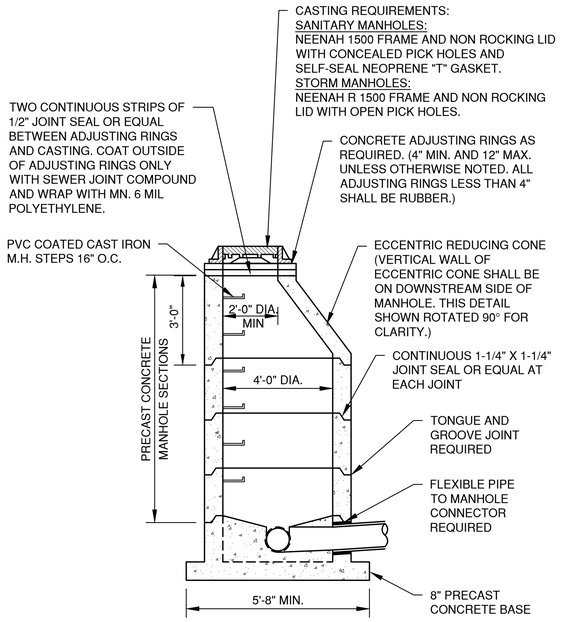
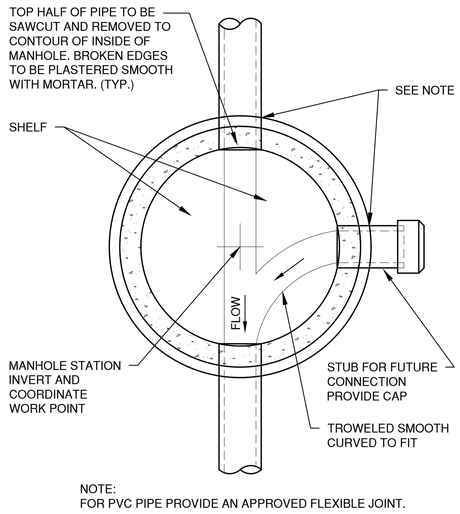
SHEET NO. 6

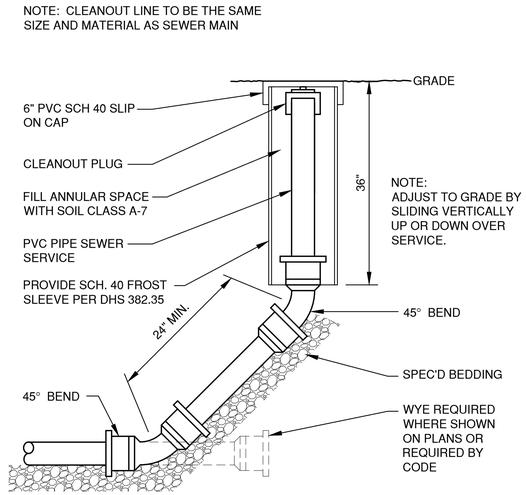


SANITARY AND STORM STANDARD MANHOLE 8"-24" (INCLUSIVE)

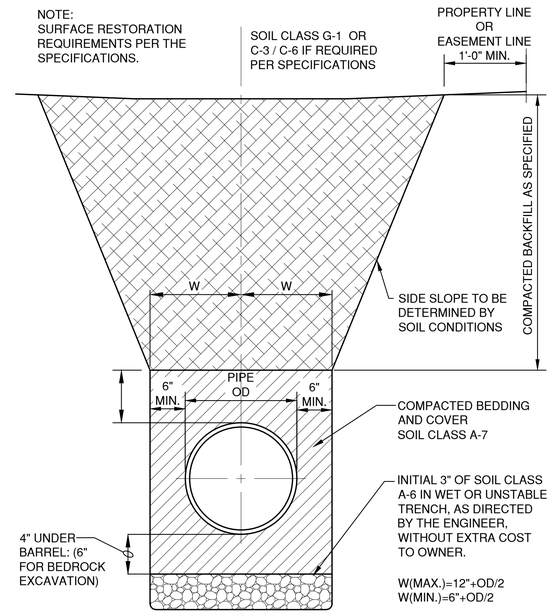


NOTE:
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

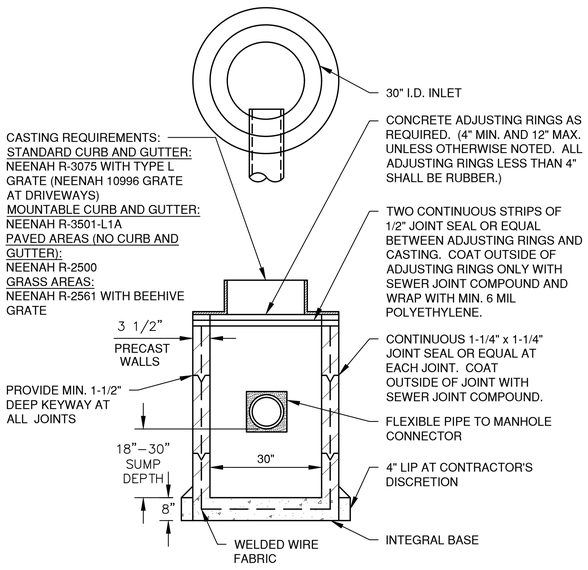
MANHOLE BASE PLAN 8" - 60" (INCLUSIVE)



CLEAN-OUT DETAIL (NON-TRAVELED AREAS)

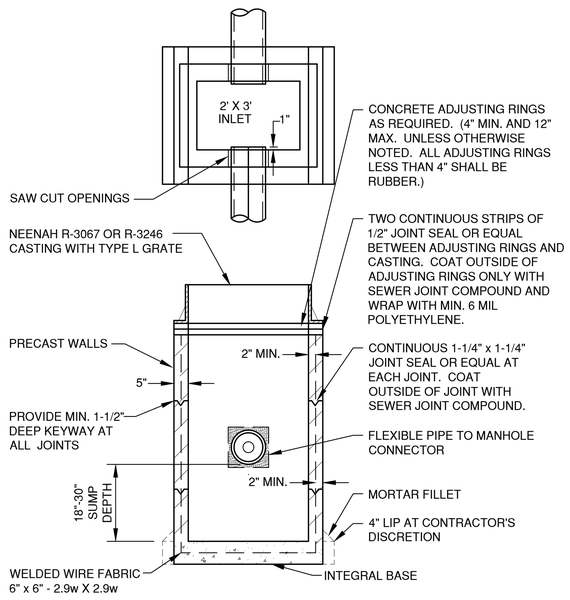


HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL



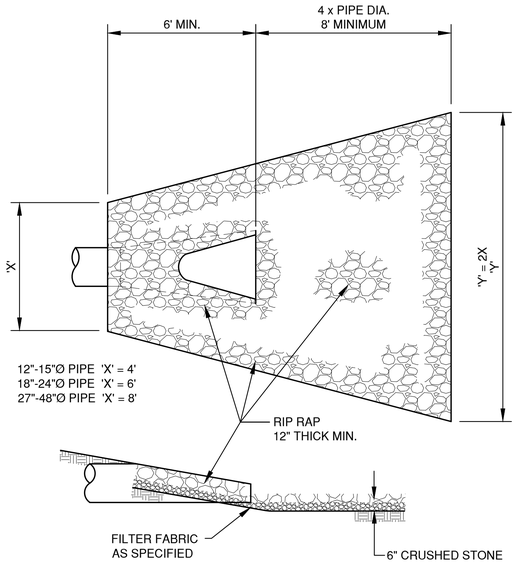
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET

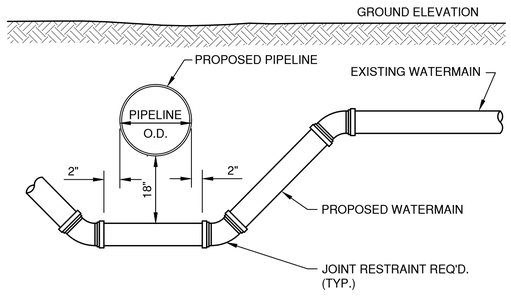


ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'B' STORM INLET



ENDWALL RIP RAP DETAIL



DETAIL FOR WATERMAIN OFFSET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN JMS
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DESIGNED BDR

SITE DEVELOPMENT FOR FOREVER
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 08/2022
FILE DETAILS
JOB NO. 2035423

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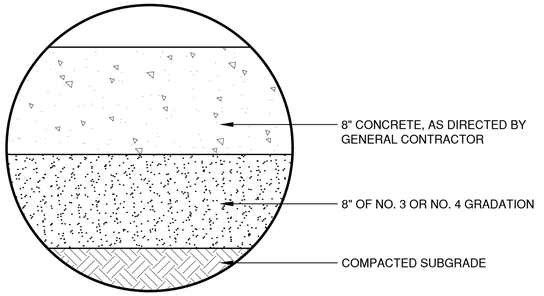
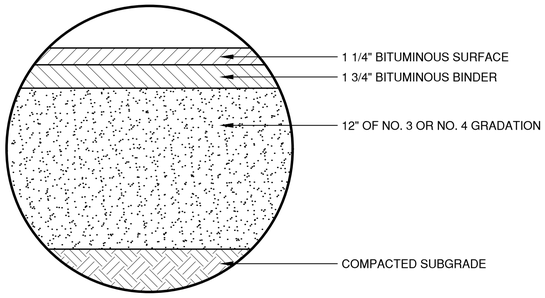
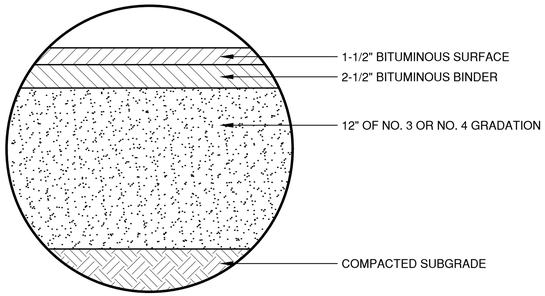
SHEET NO. 7



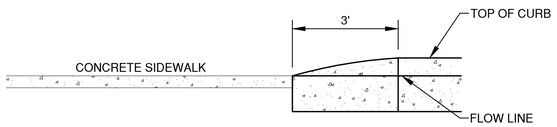
CONCRETE PAVEMENT



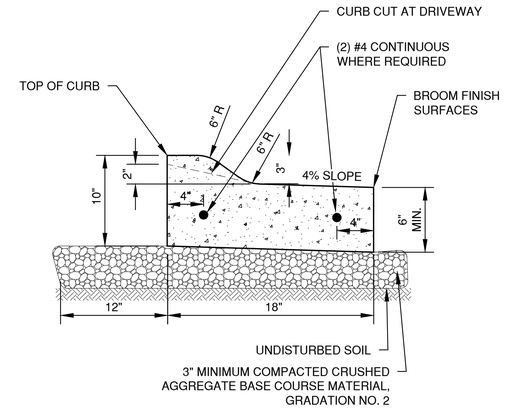
LIGHT DUTY ASPHALT PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT

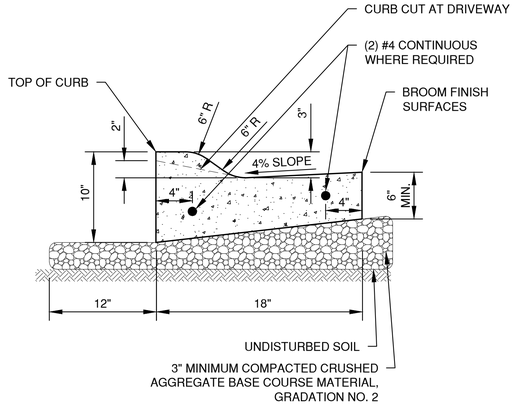


CURB TAPER DETAIL



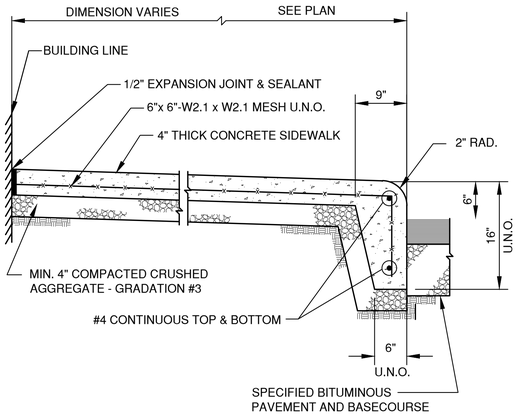
NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

MOUNTABLE SHEDDING CURB AND GUTTER

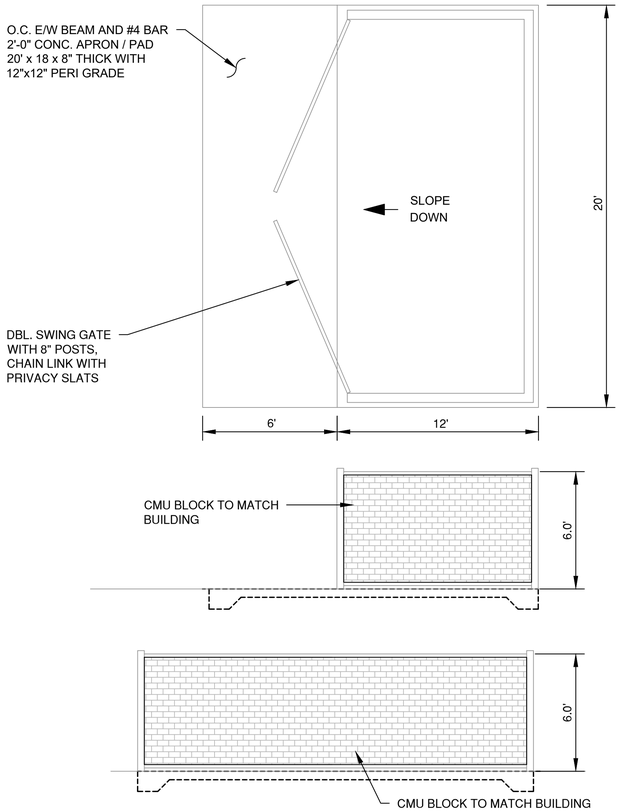


NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

MOUNTABLE CURB AND GUTTER



SIDEWALK WITH INTEGRAL CURB



TRASH ENCLOSURE DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN JMS
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DESIGNED BDR

SITE DEVELOPMENT FOR FOREVER
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 08/2022
FILE DETAILS
JOB NO. 2035423

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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SHEET NO. 8

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

INSTALLATION NOTES: TYPE "B" AND "C"

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

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

TYPE "D"

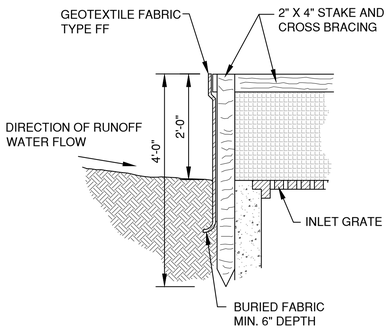
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

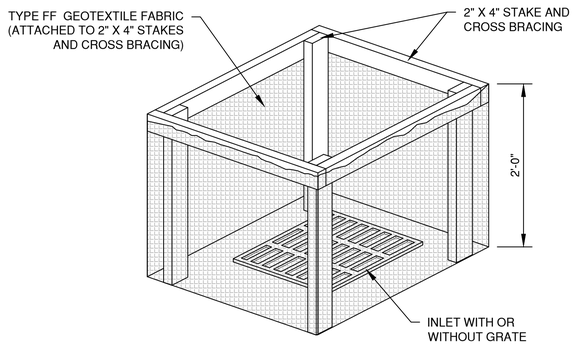
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

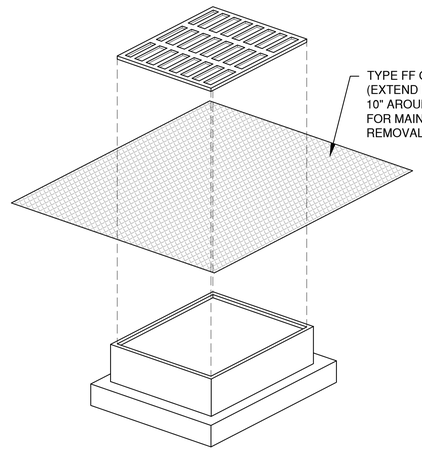
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". 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.

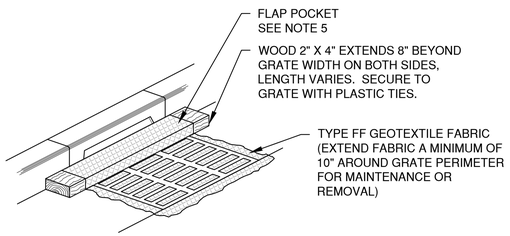




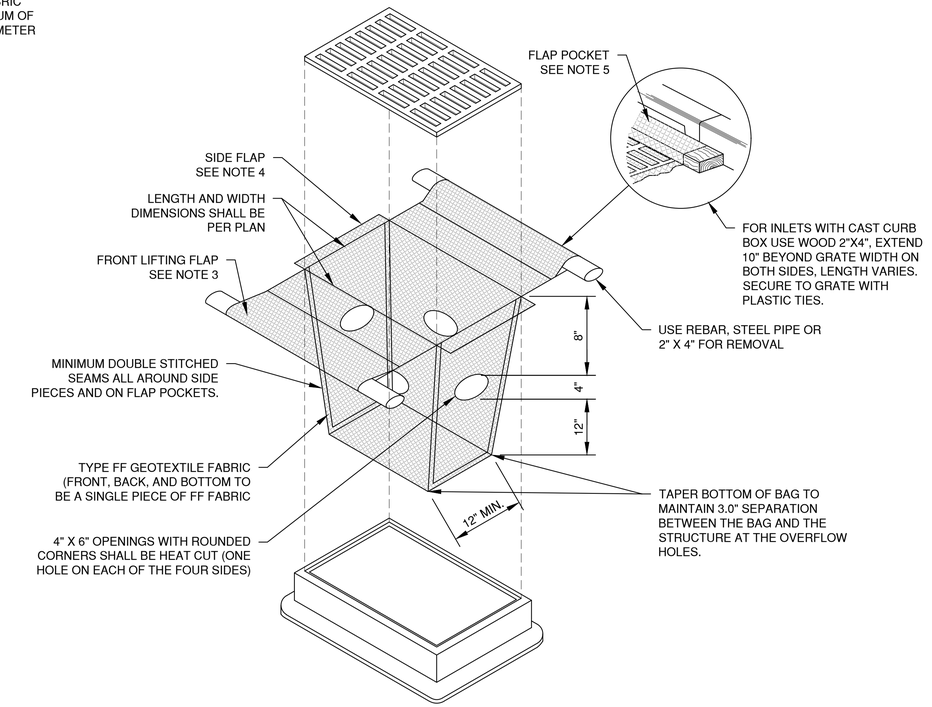
INLET PROTECTION, TYPE A



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 INLETS WITH OR WITHOUT CURB BOXES)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: JMS
CHECKED: ----
DESIGNED: BDR

SITE DEVELOPMENT FOR FOREVER
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION TYPES A, B, C AND D

DATE: 08/2022
FILE: EROSION CONTROL
JOB NO.: 2035423

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

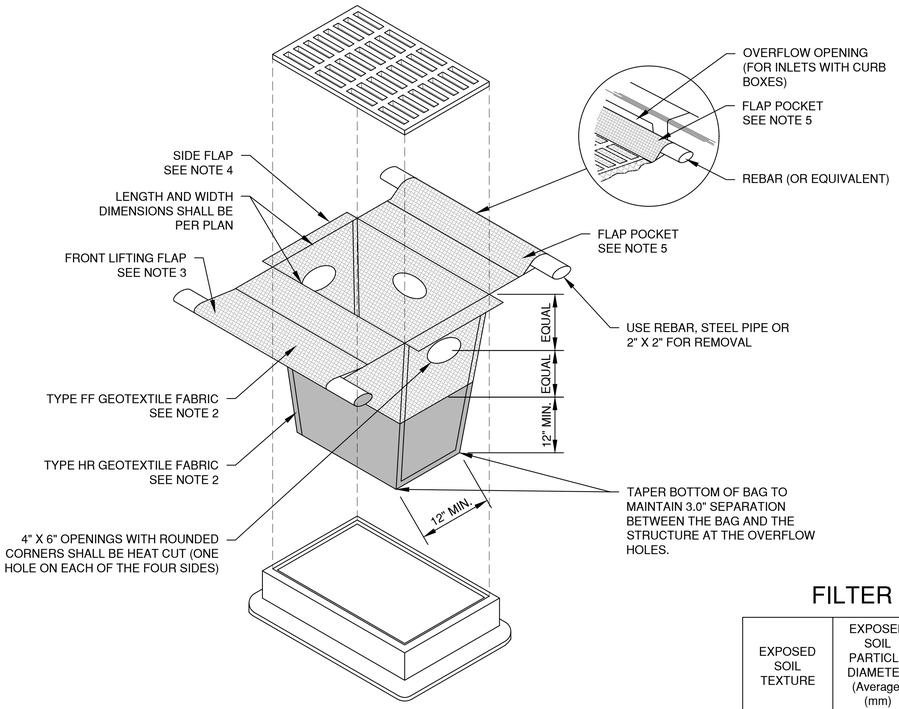
SHEET NO. 9

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". 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.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

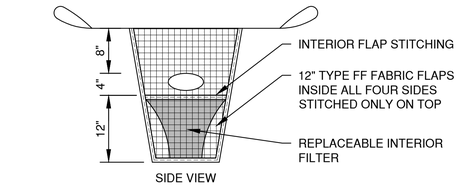


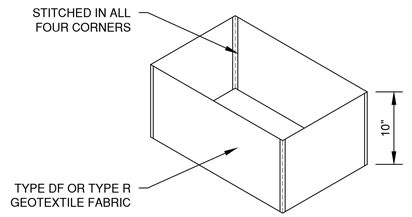
INLET PROTECTION, TYPE D-HR

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

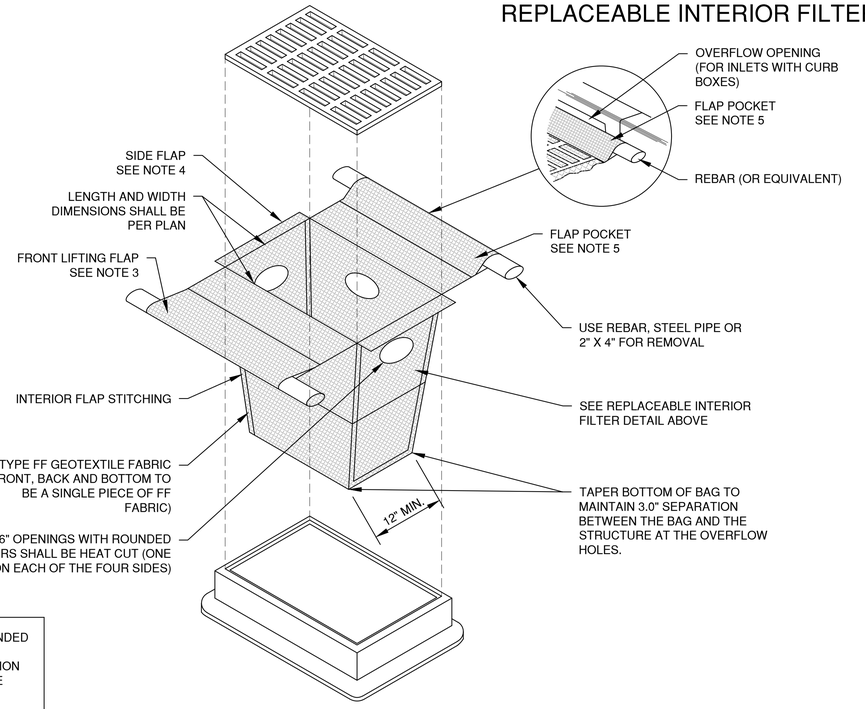
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". 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.





REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

File: R:\2020\2035\2035423\dwg\EROSION CONTROL.dwg
Plot Date: Sep 01, 2022 - 1:31pm
LAYOUT: 2 INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: JMS
CHECKED: ----
DESIGNED: BDR

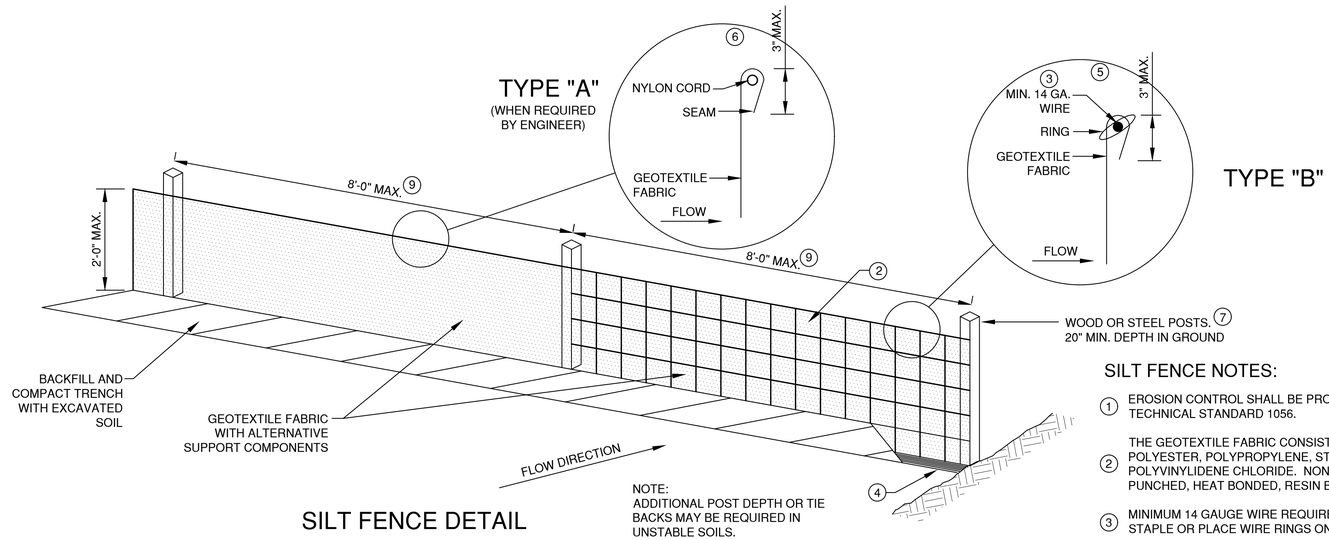
SITE DEVELOPMENT FOR FOREVER
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

DATE: 08/2022
FILE: EROSION CONTROL
JOB NO.: 2035423

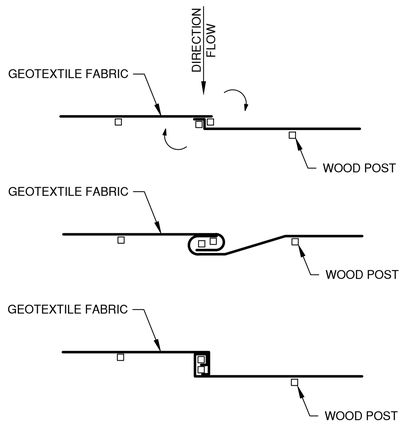
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 10

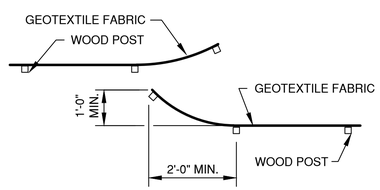


SILT FENCE DETAIL

NOTE:
ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

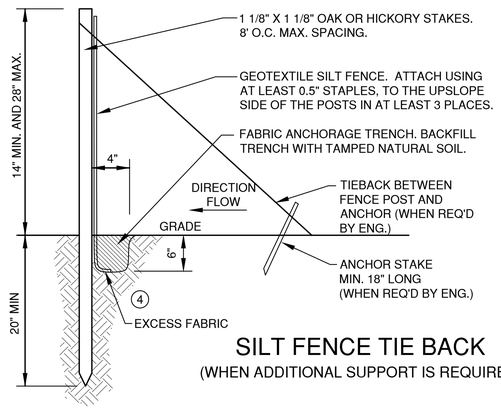


TWIST METHOD 8



HOOK METHOD 8

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)

   STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
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. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN JMS
CHECKED ----
DESIGNED BDR

SITE DEVELOPMENT FOR FOREVER
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

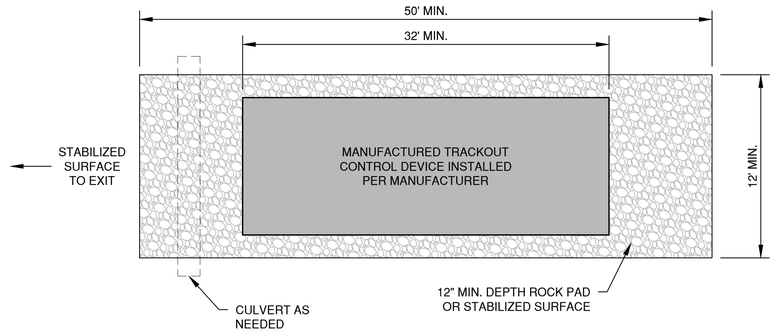
EROSION CONTROL
SHEET FLOW DETAILS

DATE 08/2022
FILE EROSION CONTROL
JOB NO. 2035423

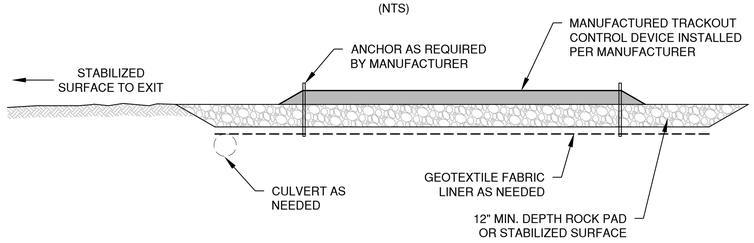
Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 11

* TRACKOUT CONTROL TO BE PROVIDED PER DETAILS BELOW AND IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1057



PLAN VIEW
(NTS)

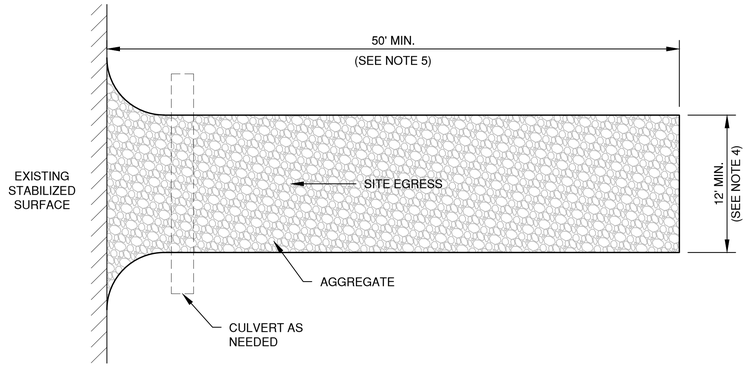


SECTION VIEW

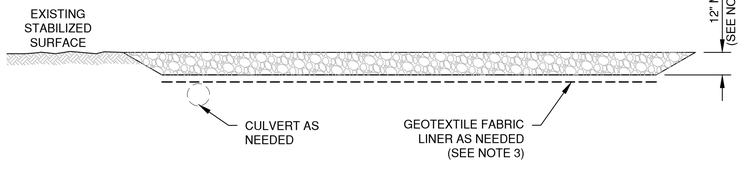
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

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

STONE TRACKING PAD DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN JMS
CHECKED ---
DESIGNED BDR

SITE DEVELOPMENT FOR FOREVER
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL
TRACKOUT CONTROL PRACTICES

DATE 08/2022
FILE EROSION CONTROL
JOB NO. 2035423

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
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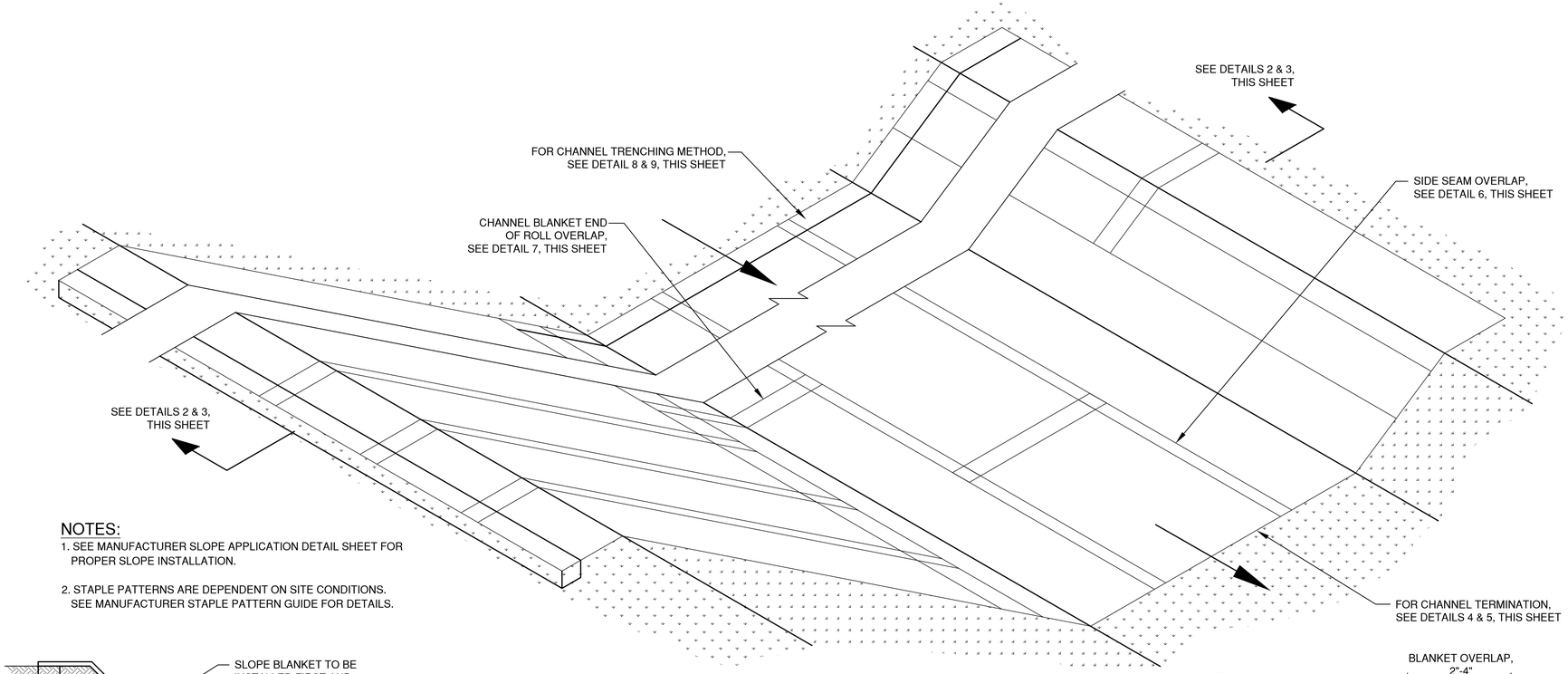
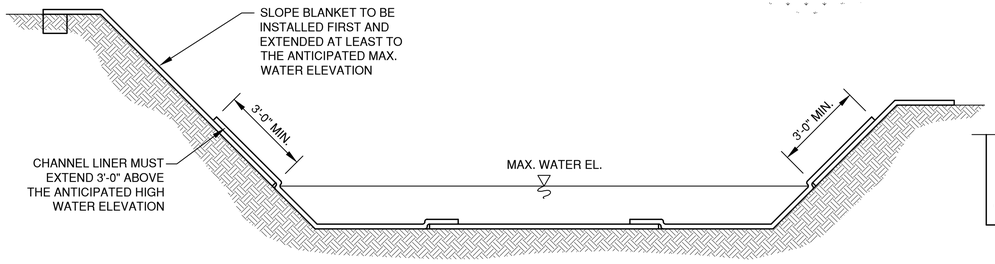
SHEET NO. 12

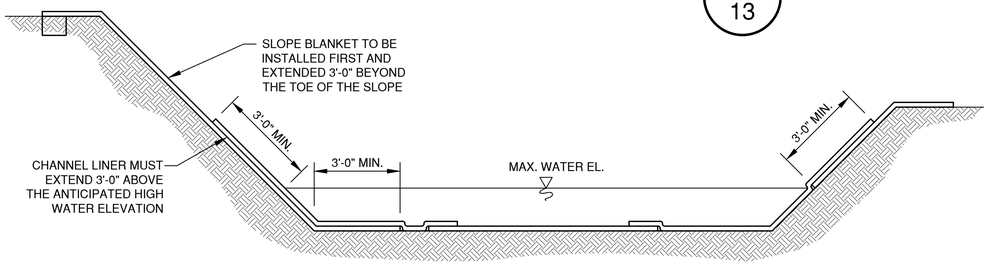


CHANNEL DETAIL 1/13

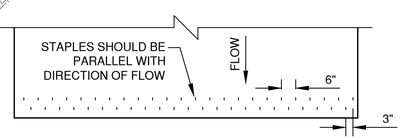
NOTES:
1. SEE MANUFACTURER SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.
2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.



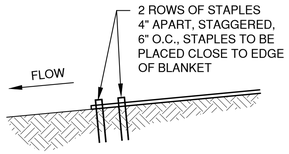
CHANNEL INSTALLATION METHOD "A" 2/13



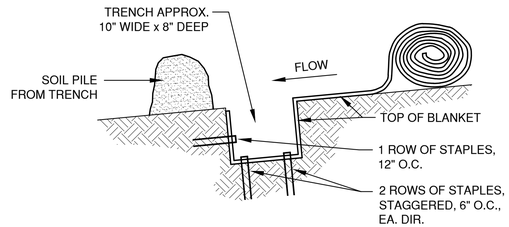
CHANNEL INSTALLATION METHOD "B" 3/13



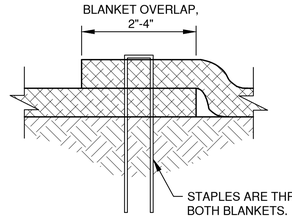
CHANNEL TERMINATION PLAN 4/13



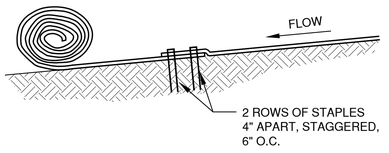
CHANNEL TERMINATION 5/13



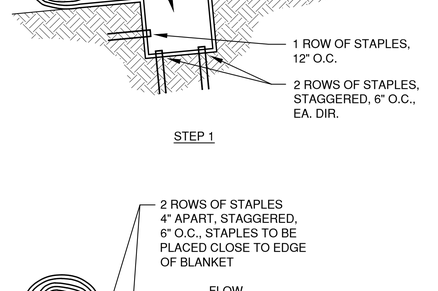
CHANNEL TRENCHING METHOD "A" 8/13



SIDE SEAM OVERLAP STAPLE DETAIL 6/13



CHANNEL BLANKET END OF ROLL OVERLAP 7/13



CHANNEL TRENCHING METHOD "B" 9/13

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN JMS
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DESIGNED BDR

SITE DEVELOPMENT FOR FOREVER
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL
EROSION MAT
CHANNEL APPLICATION DETAILS

DATE 08/2022
FILE EROSION CONTROL
JOB NO. 2035423

Robert E. Lee & Associates, Inc.
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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 13

N90°00'00"E 479.37'

EX. BIT.

N00°31'00"E 300.00'

20' Utility Easement

PATIO

LOADING DOCK

PROPOSED BUILDING
25,256 S.F.

DS

HVAC SYSTEM AND BACKUP GENERATOR

TRASH ENCLOSURE

12' Utility Easement

N00°00'00"E 190.00'

50.0' (TYP.)

AUTUMN BLAZE MAPLE (TYP.)

NORTHERN RED OAK (TYP.)

EX. BIT.

S89°47'52"E 88.21'

S89°38'41"E 125.01'

N00°12'43"W 7.88'

FUTURE EXPANSION

N00°00'00"E 251.03'

S00°12'43"E 127.69'

EX. TREES

S89°38'36"E 28.12'

FOUNDERS TERRACE

LARSEN ORCHARD PARKWAY

EX. BIT.

CL

EX. BIT.

EX. BIT.

EX. BIT.

EX. BIT.

EX. BIT.

EX. TREES

TREE / PLANTING MAINTENANCE

MAINTAIN TREES AND PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, ADJUSTING AND REPAIRING, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTH, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.

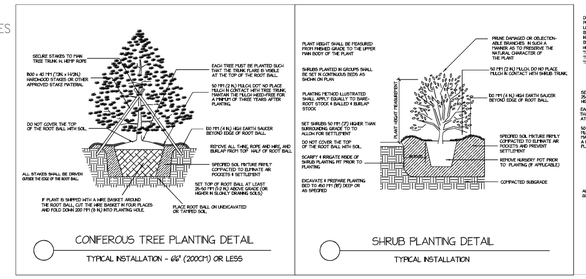
TREE LEGEND

SYMBOL	COMMON NAME	LATIN NAME	PLANT SIZE	QUANTITY
	NORTHERN RED OAK	QUERCUS RUBRA	2" CALIPER	8
	AUTUMN BLAZE MAPLE	ACER X FREEMANII 'JEFFERSRED'	2" CALIPER	8

NORTH

0' 30' 60'

SCALE IN FEET



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ---
DESIGNED BDR

SITE DEVELOPMENT FOR FOREVER
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

LANDSCAPE PLAN

DATE 08/2022
FILE 2035423D
JOB NO. 2035423

Robert E. Lee & Associates, Inc.
ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES
1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releeinc.com

SHEET NO. 14

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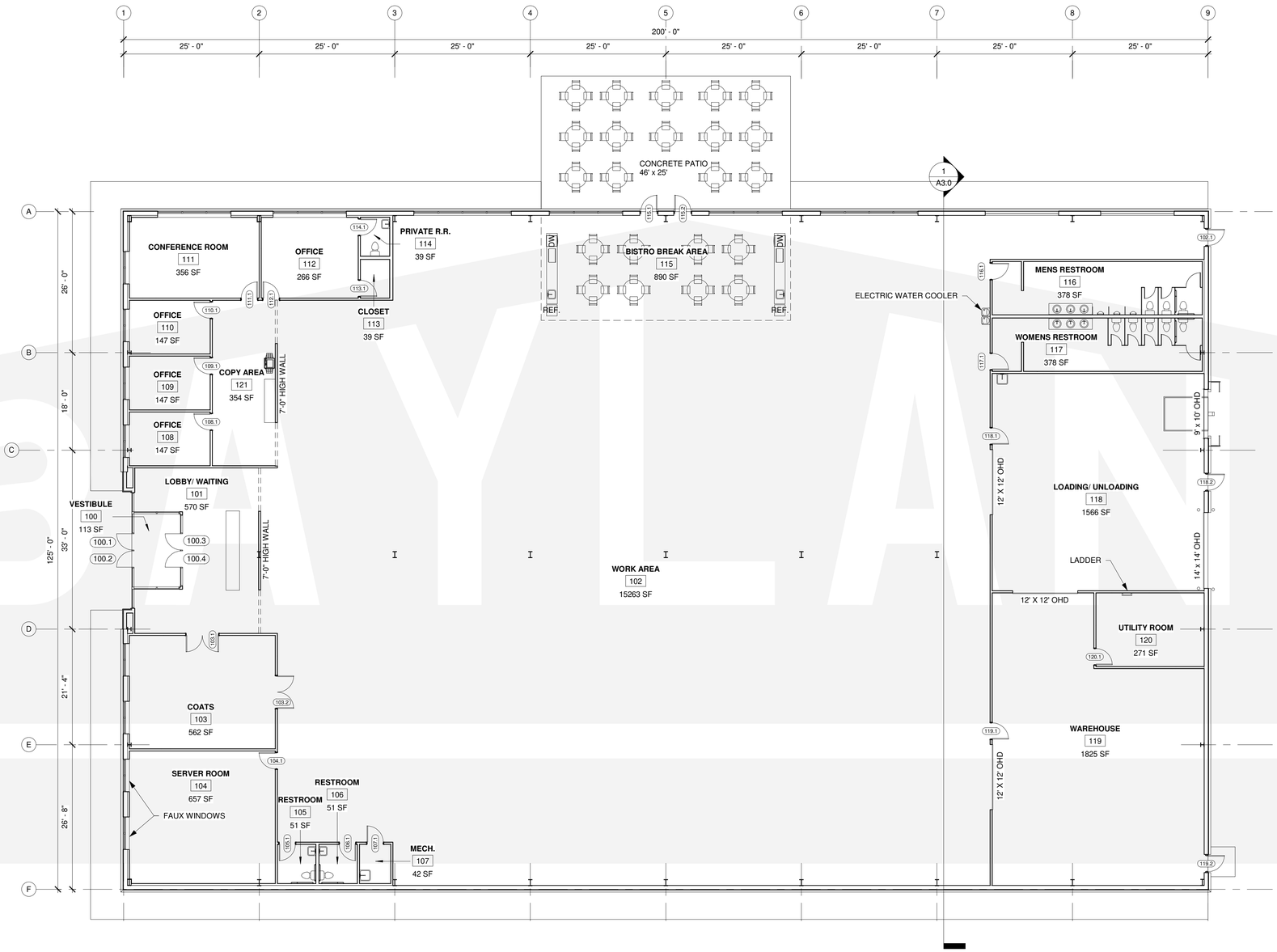


BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

21-2155

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

JOB NUMBER: *

PROJECT EXECUTIVE: BRIAN PETERS (920) 362-7870

DRAWN BY: DPO/CRP

DATE: 12/27/21

REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[X] BID SET		
[ ] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

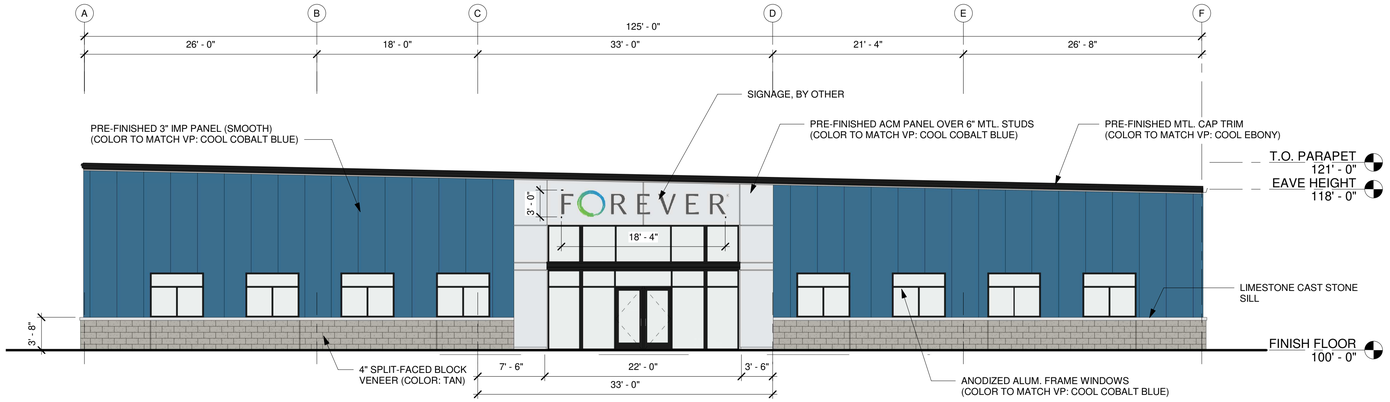
OVERALL FLOOR PLAN

A1.0

NORTH

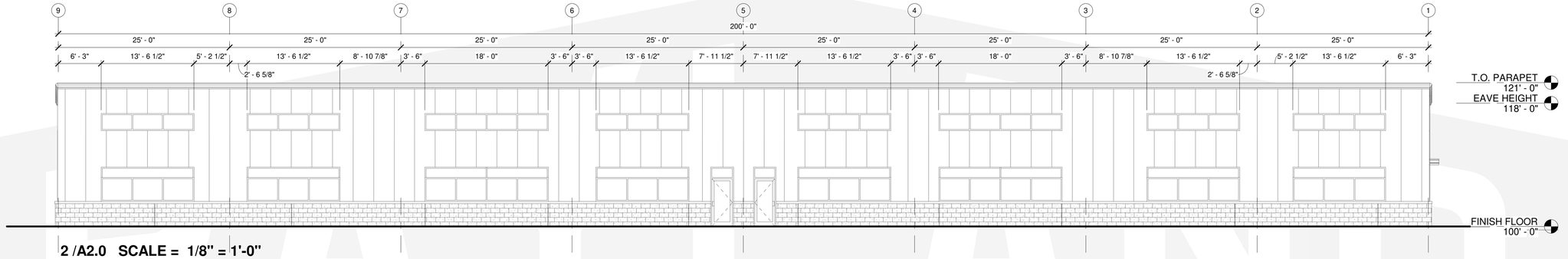
1 /A1.0 SCALE = 3/32" = 1'-0"
OVERALL 1ST FLOOR PLAN

1/6/2022 12:35:25 PM



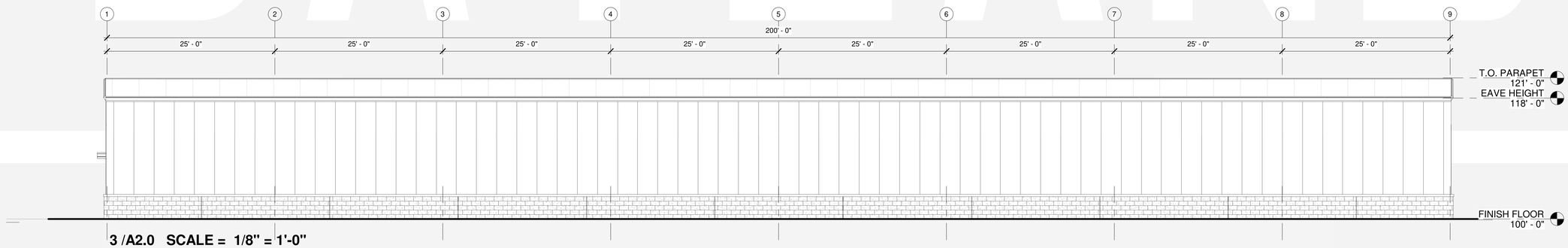
1 /A2.0 SCALE = 1/8" = 1'-0"

WEST ELEVATION



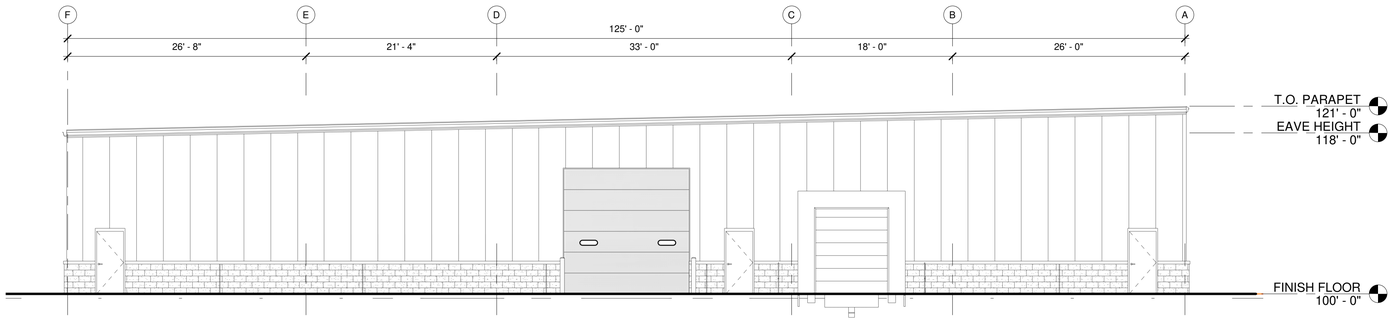
2 /A2.0 SCALE = 1/8" = 1'-0"

NORTH ELEVATION



3 /A2.0 SCALE = 1/8" = 1'-0"

SOUTH ELEVATION



4 /A2.0 SCALE = 1/8" = 1'-0"

EAST ELEVATION

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[ ] CONSTRUCTION		

EXTERIOR ELEVATIONS

A2.0

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