

Memo

To: Plan Commission, Village Board

Fr: Trevor Fuller, Director of Planning and Community Development

Re: ACTION RE: PETITION FROM FOX TRAIL DEVELOPMENT, LLC. REQUESTING SITE PLAN AND DESIGN REVIEW FOR THE CONSTRUCTION OF A SINGLE-TENANT OFFICE BUILDING LOCATED AT 2110 & 2120 RIVERSIDE DRIVE, PARCELS AL-63 & AL-64 (current vacant lot)

Date: 16 December 2023

A request for a site plan was received from Fox Trail Development LLC. for the proposed Somerville Architects & Engineering office building at 2110 & 2120 Riverside Drive (current vacant lot).

The property is classified as a “Riverfront Building” under the GXR (Riverfront Office-Residential Mix) zoning district. See the attached site plan and below staff comments related to zoning. Additional reasonable comments from other departments should also be addressed prior to issuance of a building permit (e.g. stormwater, building, etc.).

A design exception request was also submitted for this project. Staff comments on the site plan outside of the design exception requests are relatively minor. Staff recommends approving the site plan review with the condition that the items that do not meet code requirements be satisfied through the design exception request. All items not requested and approved under the design exception request must meet code requirements.

The Plan Commission is asked to review the request and determine whether to approve, deny, or table the site plan and design review request. If the decision is to table the request, a date or milestone should be included in the motion. The motion should include any contingencies with the approval or denial of the request.

Site Plan & Design Review – Staff Comments (reviewed 12-16-2023)

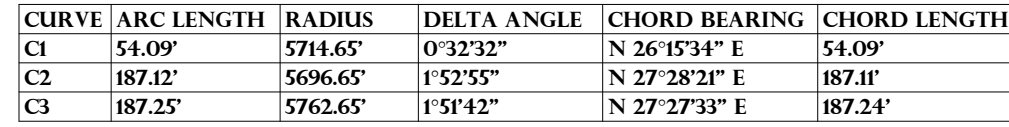
- Zoning Section 475-302K:
 - Additional building specifications for refuse storage enclosure requested.
 - Landscaping required on three sides of the refuse enclosure.
- Zoning Section 475-802:
 - Minimum of seven short-term bicycle parking spaces should be provided.
- Zoning Section 475-807:
 - Driveways should be constructed of concrete not less than six inches in depth with curbs on both sides running from property line to street curb.
- Zoning Section 475-901C & 475-901 D:
 - Standards appear met for major and minor façade material. Staff will work with project architect to verify final material make-up.
- Zoning Section 475-901Q:
 - Standards appear met for screening of mechanical equipment. Staff will work with project architect to verify final screening.
- Zoning Section 475-903F:
 - Landscape shrubs should be moved back two feet or a vehicle bumper used where retaining wall does not impede vehicle overhang in landscaping or sidewalk.
- Zoning Section 475-904:
 - Parking lot lights meet requirements. Additional information requested if other site lighting is requested.
- Zoning Article X – Signs:
 - Further staff review and approval done through a sign permit.
- Additional comments:
 - Developer is currently seeking approval from Brown County to combine the two lots into on parcels. Should be completed prior to building permit being issued.
 - Developer is currently working on approval from the Wisconsin DNR for connection to the Fox River Trail and necessary utility easement.
 - Developer received approval from Wisconsin DOT for curb cut.
 - Developer received approval from Green Bay Metro Fire Department for turnaround variance with neighboring property access.
 - Developer should consider a pedestrian connection to future DOT sidewalk on Riverside Drive.
 - Staging of equipment and construction equipment should be discussed as no parking is permitted on Riverside Drive.

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM

BENCHMARK #1
BROWN COUNTY ALUMINUM CAP MONUMENT IN THE
CURBHEAD ON THE WEST SIDE OF S.T.H. "57"
AND BEING APPROXIMATELY 31 FEET NORTHEAST
OF THE SOUTHEAST CORNER OF THE SUBJECT
PROPERTY.
ELEVATION = 608.91

BURY BOLT ON HYDRANT, LOCATED ON THE EAST
SIDE OF S.T.H. "57" AND BEING ACROSS FROM
BENCHMARK #1.
ELEVATION = 610.55

SOUTH SIDE OF TOP OF CONCRETE LIGHT POLE
BASE, LOCATED ALONG THE NORTHERLY PROPERTY
LINE OF THE SUBJECT PROPERTY AND BEING
APPROXIMATELY 130 FEET NORTHWEST OF THE
NORTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 595.75

[illegible]

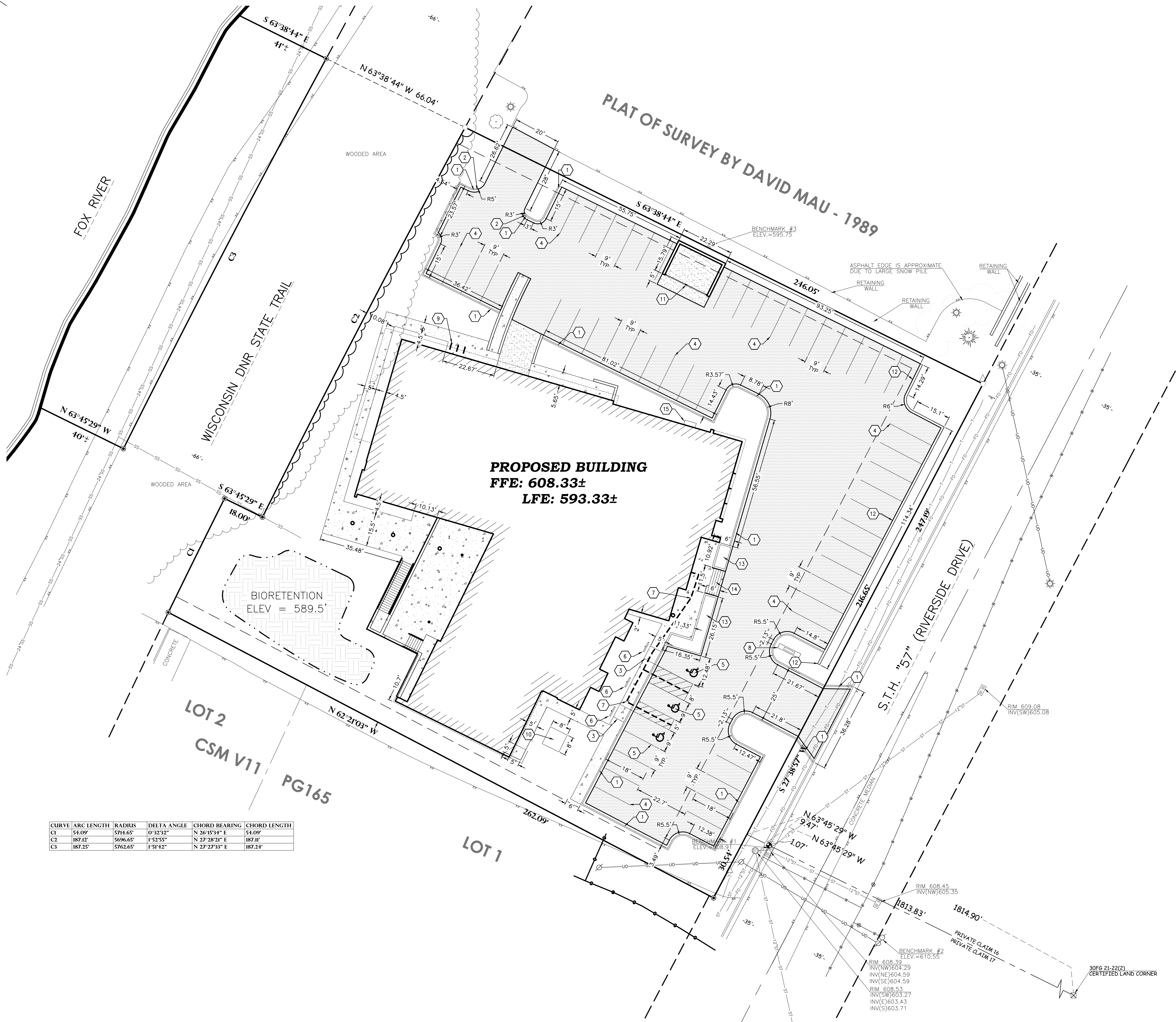
1. CONTACT DIGGER'S HOTLINE WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER EXCEPT FOR THOSE ITEMS NOTED TO BE SALVAGED, WHICH SHOULD BE TURNED OVER TO THE OWNER.
3. ALL REMOVED MATERIALS SHALL BE MAINTAINED AS REQUIRED EROSION CONTROL MEASURES FOR PERMITTER PROTECTION PRIOR TO THE START OF DEMOLITION/CONSTRUCTION, IN ACCORDANCE WITH THE LOCAL AND STATE GOVERNING AUTHORITIES.
4. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
5. COORDINATE WITH THE OWNER AND LOCAL UTILITY COMPANIES TO LOCATE ANY EXISTING UTILITIES ON SITE PRIOR TO THE START OF WORK.
6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
7. COORDINATE ALL UTILITY REMOVAL, DISCONNECTION, &/OR RECONNECTION WITH RESPECTIVE UTILITY COMPANIES PRIOR TO BEGINNING WORK.
8. ANY EXISTING UTILITIES NOT EXPRESSLY LABELED FOR DEMOLITION/REMOVAL ON THIS DOCUMENT SHALL BE LEFT IN PLACE AND IN THEIR CURRENT STATE OF OPERATION. CONTACT ENGINEER WHEREVER CLARIFICATION IS NEEDED.
9. STRIP TOPSOIL WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH THE PROJECT MANUAL SPECIFICATIONS.
10. IF STRIPPED TOPSOIL IS STOCKPILED ON SITE, SILT FENCE SHALL BE INSTALLED AROUND THE BASE OF THE STOCKPILE TO PREVENT SEDIMENT TRANSPORT.
11. PRIOR TO PERFORMING WORK WITHIN PUBLIC RIGHT OF WAYS, NOTIFY AND COORDINATE WORK WITH THE LOCAL MUNICIPALITY.
12. MAINTAIN TRAFFIC CIRCULATION TO ALL NEIGHBORING PROPERTIES SHOWN ON THIS DOCUMENT. COORDINATE ALL WORK WITH NEIGHBORING PROPERTY OWNERS.

1. CLEAR & GRUB EXISTING TREE	5. MAINTAIN EXISTING POWER/LIGHT POLE	9. MAINTAIN EXISTING FIBER OPTIC LINE
2. MAINTAIN EXISTING STORM SEWER STRUCTURE	6. MAINTAIN EXISTING ELECTRICAL LINE	10. REMOVE EXISTING RETAINING WALL
3. MAINTAIN EXISTING SANITARY SEWER PIPE	7. MAINTAIN EXISTING UNDERGROUND TELEPHONE LINE	
4. REMOVE EXISTING SHRUBS	8. MAINTAIN EXISTING TELEPHONE BOX FOR UNDERGROUND TELEPHONE LINE	

BITUMINOUS REMOVAL	
CONCRETE REMOVAL	
CLEAR AND GRUB EXISTING WOODED AREA	

- C1.0 DEMOLITION PLAN
- C2.0 LAYOUT PLAN
- C3.0 GRADING PLAN
- C4.0 EROSION CONTROL PLAN
- C5.0 UTILITY PLAN
- C6.0 DETAILS
- C6.1 DETAILS
- L1.0 LANDSCAPE PLAN





BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BROWN COUNTY ALUMINUM CAP MONUMENT IN THE CURBHEAD ON THE WEST SIDE OF S.T.H. "5.7" AND BEING APPROXIMATELY 31 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 608.91

BENCHMARK #2
BURY BOLT ON HYDRANT, LOCATED ON THE EAST SIDE OF S.T.H. "5.7" AND BEING ACROSS FROM BENCHMARK #1.
ELEVATION = 610.55

BENCHMARK #3
SOUTH SIDE OF TOP OF CONCRETE LIGHT POLE BASE, LOCATED ALONG THE NORTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY AND BEING APPROXIMATELY 130 FEET NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 595.75

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBLITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
- PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
- COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
- PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
- SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

KEYNOTES:

- 18" CONCRETE CURB & GUTTER
- 6" CURB TAPER SECTION
- HANDICAP RAMP
- PARKING LOT STRIPING
- HANDICAP PARKING STALL
- HANDICAP PARKING SIGN
- ADA ACCESS ROUTE (SHOWN DASHED)
- MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
- BIKE RACK (SEE SPECIFICATIONS VERIFY FINAL LOCATION WITH ARCHITECT)
- CONCRETE TRANSFORMER PAD
- DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
- PROPOSED RETAINING WALL (SEE ARCHITECTURAL PLANS)
- RAISED CONCRETE PLANTER (SEE ARCHITECTURAL PLANS)
- CONCRETE STAIRS W/ HANDRAIL (SEE ARCHITECTURAL PLANS)
- PROPOSED FDC AND GAS METER LOCATION (SEE ARCHITECTURAL PLANS)

PAVEMENT HATCH PATTERNS:

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED STANDARD CONCRETE PAVEMENT
- PROPOSED REINFORCED CONCRETE PAVEMENT

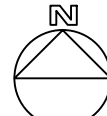
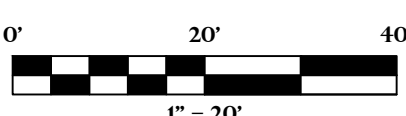
SITE STATISTICS

TOTAL SITE SQUARE FOOTAGE: 69,094 S.F.

TOTAL GREEN SPACE: 26,325 S.F. | 38%

TOTAL IMPERVIOUS: 42,769 S.F. | 62%

BUILDING ENVELOPE: 15,810 S.F. | 23%

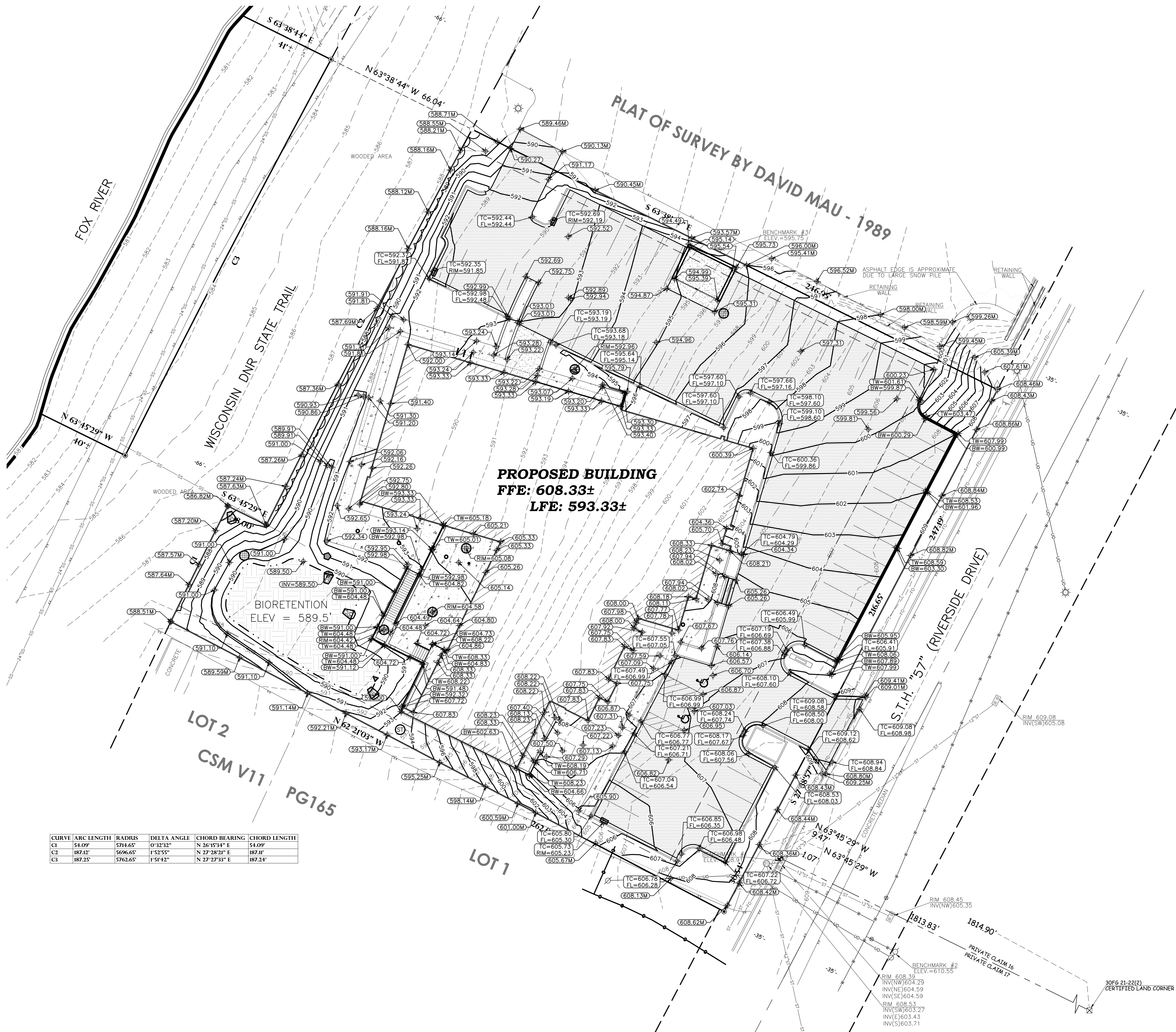


GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 608.33 EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
- GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
- INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
- EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
- THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
- THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.

GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	687.20
PROPOSED ENDWALL INVERT ELEVATION	INV=592.00
PROPOSED RIM ELEVATION	RIM=593.50
PROPOSED TOP OF CURB ELEVATION	TC=593.50
PROPOSED FLOW LINE ELEVATION	FL=593.50
PROPOSED TOP OF WALL ELEVATION	TW=593.50
PROPOSED BOTTOM OF WALL ELEVATION	BW=593.50
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	687.05
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	3 C6.1
PROPOSED STORM SEWER INLET	4 C6.1
PROPOSED STORM SEWER CURB INLET	4 C6.1
PROPOSED STORM SEWER MANHOLE	4 C6.1
PROPOSED BIORETENTION BASIN	12 C6.0



BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BROWN COUNTY ALUMINUM CAP MONUMENT IN THE CURBHEAD ON THE WEST SIDE OF S.T.H. "57" AND BEING APPROXIMATELY 31 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 608.91

BENCHMARK #2
BURY BOLT ON HYDRANT, LOCATED ON THE EAST SIDE OF S.T.H. "57" AND BEING ACROSS FROM BENCHMARK #1.
ELEVATION = 610.55

BENCHMARK #3
SOUTH SIDE OF TOP OF CONCRETE LIGHT POLE BASE, LOCATED ALONG THE NORTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY AND BEING APPROXIMATELY 130 FEET NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 595.75

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE COURSE OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

3. CONTACT DIGGER'S HOTLINE, WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME AND MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
5. CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
6. OFF SITE SEDIMENT DEPOSITS SHALL BE THE RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES, INCLUDING SILT TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
7. BARE ERODED GROUND INSIDE THE SITE, EVERYDAY CONSTRUCTION AREAS INCLUDING SOIL STOCKPILES, THAT ARE LEFT NAKED FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
8. WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO REMAIN ON THE CONSTRUCTION SITE.
9. EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
10. INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE. MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE APPLICANT TO THE CIVIL ENGINEER.
11. ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
12. TO PREVENT LEAKAGE OF WATER NEEDED TO MOISTEN THE SITE, SILT FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
13. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRAFFIC RESPONSIBLE FOR THE INSTALLATION OF GAS, SANITARY, TELEPHONE, ELECTRIC AND CABLES, INCLUDING MAIN SERVICE, SITE LIGHTING, CULVERTS AND SNOWBANKS.
14. PROVIDE RIP RAP AT ALL CULVERT OUTFALL ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
15. INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
16. F BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL BE USED PRIOR TO SNOWFALL OR ICE.
17. SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
18. SILT FENCE SHALL BE INSTALLED AROUND THE BULK-RETENTION AREA IMMEDIATELY FOLLOWING INSTALLATION OF THE ENGINEERED SOIL TO PROTECT IT FROM SILT CONTAMINATION.
19. THE BULK-RETENTION AREA SHALL NOT BE USED FOR BULK-RETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BULK-RETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
20. THE CONTRACTOR SHALL EMPLOY INSPECTIONS FOR MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE SEDIMENT CONTROL" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED SILT FENCE

PROPOSED INLET PROTECTION

EROSION CONTROL BLANKET

EROSION CONTROL BLANKET (CHANNEL FLOW)

ROCK CONSTRUCTION ENTRANCE

RIP RAP AREA

10 C6.0

1 C6.1

8 C6.0

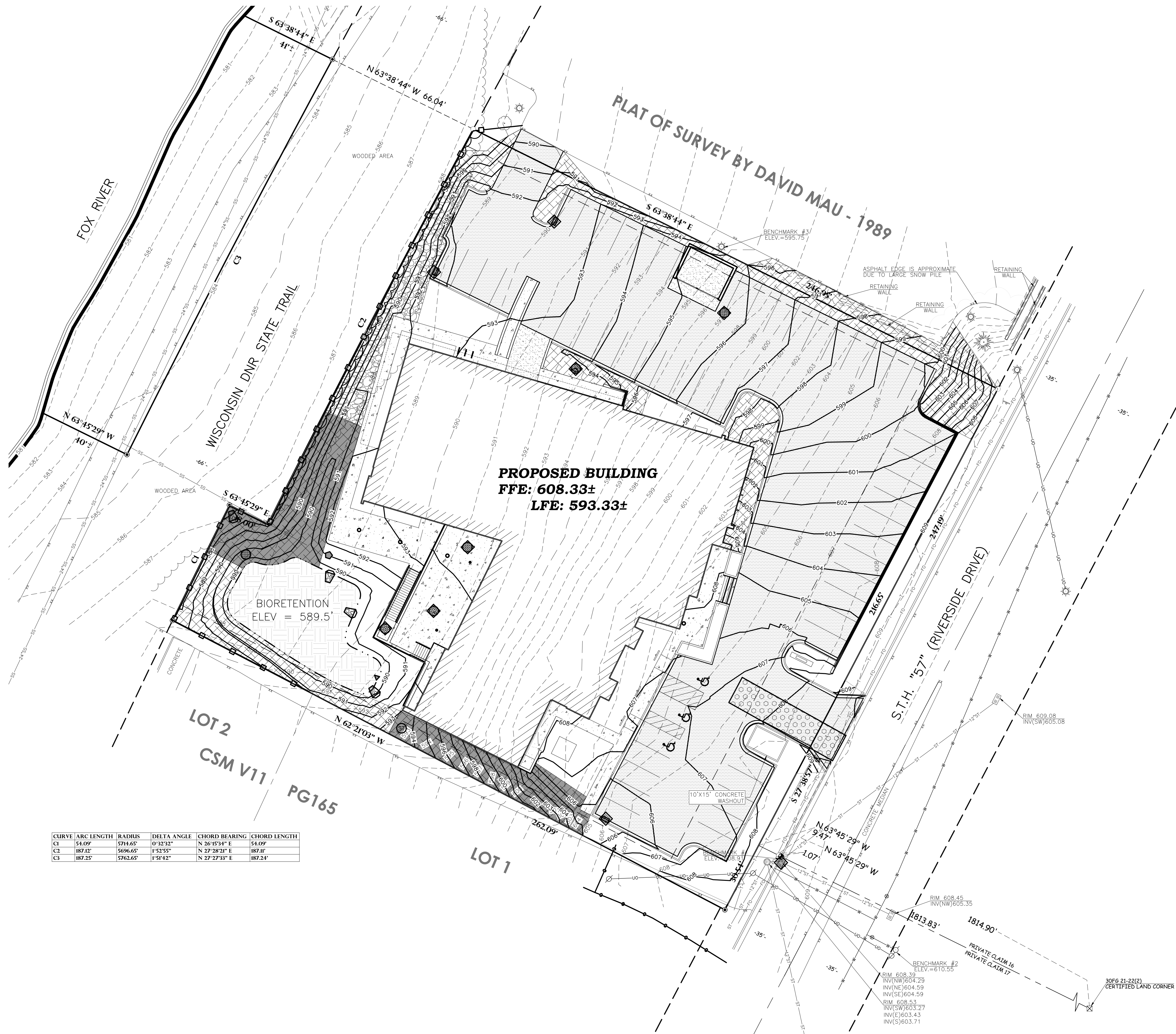
9 C6.0

11 C6.0

2 C6.1

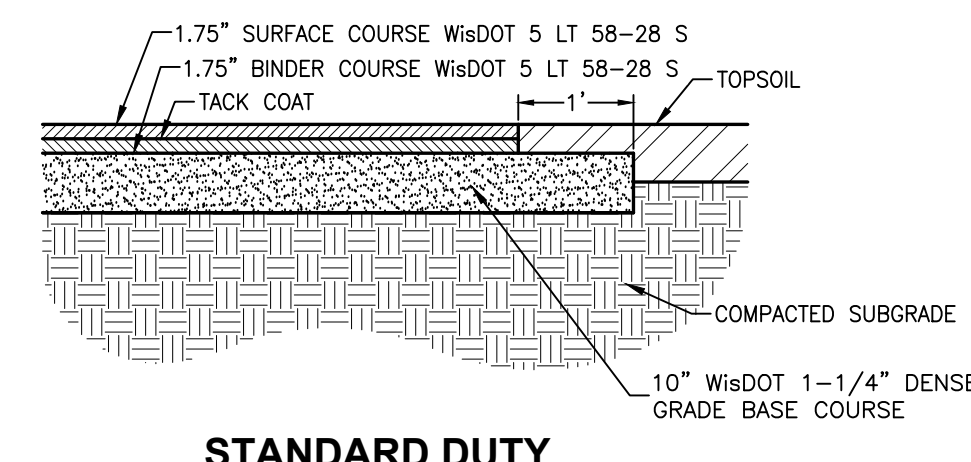
BENCHMARK #3
SOUTH SIDE OF TOP OF CONCRETE LIGHT POLE
BASE, LOCATED ALONG THE NORTHERLY PROPERTY
LINE OF THE SUBJECT PROPERTY AND BEING
APPROXIMATELY 130 FEET NORTHWEST OF THE
NORTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 595.75

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM THE VARIOUS FIELD OFFICES OF THE DISTRICT OF COLUMBIA, AND THE SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERT DIRECTIONS, AND LOCATIONS BETWEEN MANHOLES ARE REPRESENTED BY THE DIMENSIONS SHOWN ON THE DRAWING. THE INFORMATION SHOWN HEREON IS PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON. IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND TYPES OF UTILITIES BE FIELD CHECKED PRIOR TO CONSTRUCTION. APPROXIMATE WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD CHECKING OF THE INFORMATION SHOWN HEREON. THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UTILITIES. THE INFORMATION SHOWN HEREON IS NOT A GUARANTEE. UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINTS OF INTEREST ARE SHOWN FOR INFORMATION AND ARE NOT TO BE IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON. THE INFORMATION SHOWN HEREON IS NOT TO BE USED FOR ANY PURPOSES, OTHER THAN AS INTENDED, AND IS GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

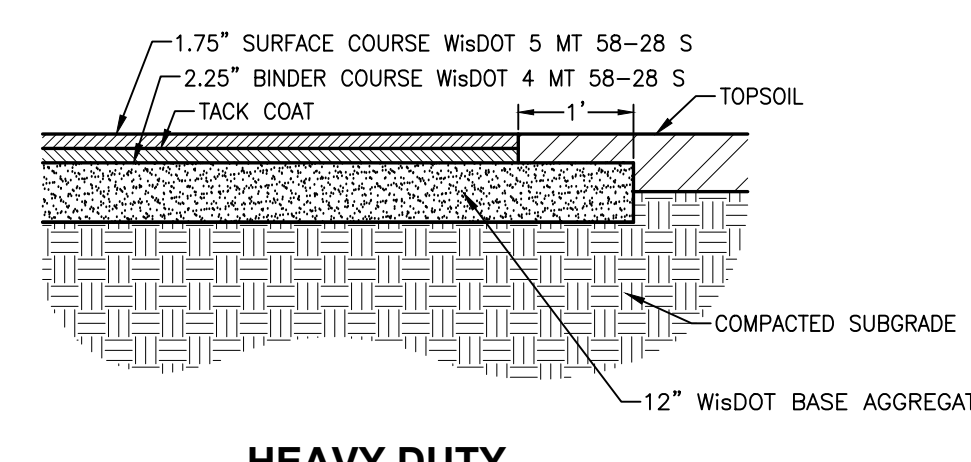


THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM THE VARIOUS AGENCIES AND AGENCIES OF THE CITY OF LOS ANGELES, SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERT DIRECTIONS, AND LOCATIONS BETWEEN MANHOLES ARE REPRESENTED BY THE SPACING OF THE DIMENSIONAL LINES. THE INFORMATION SHOWN PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND TYPES OF UTILITIES BE FIELD CHECKED PRIOR TO CONSTRUCTION. APPROXIMATE WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD CHECKING OF THE FIELD LOCATIONS. THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UTILITIES. THE INFORMATION SHOWN ON THIS MAP OF THE UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINTS OF INTEREST ARE SHOWN BY OTHERS AND ARE NOT TO BE IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON. THE INFORMATION SHOWN ON THIS MAP OF THE UNDERGROUND UTILITY LOCATIONS IS GENERALLY ACCURATE FOR THE PURPOSE INTENDED.





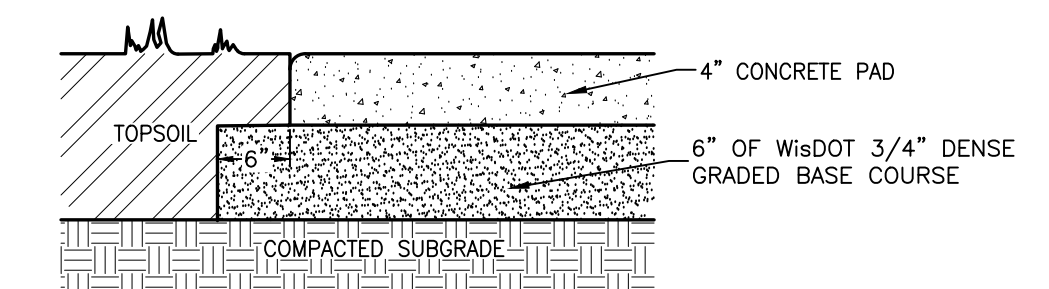
STANDARD DUTY



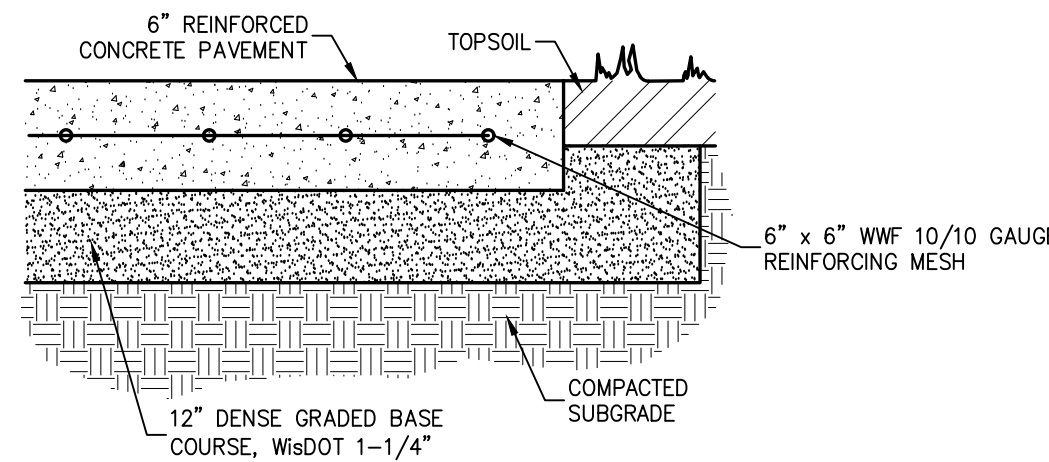
HEAVY DUTY

ASPHALT PAVEMENT

1
C6.0



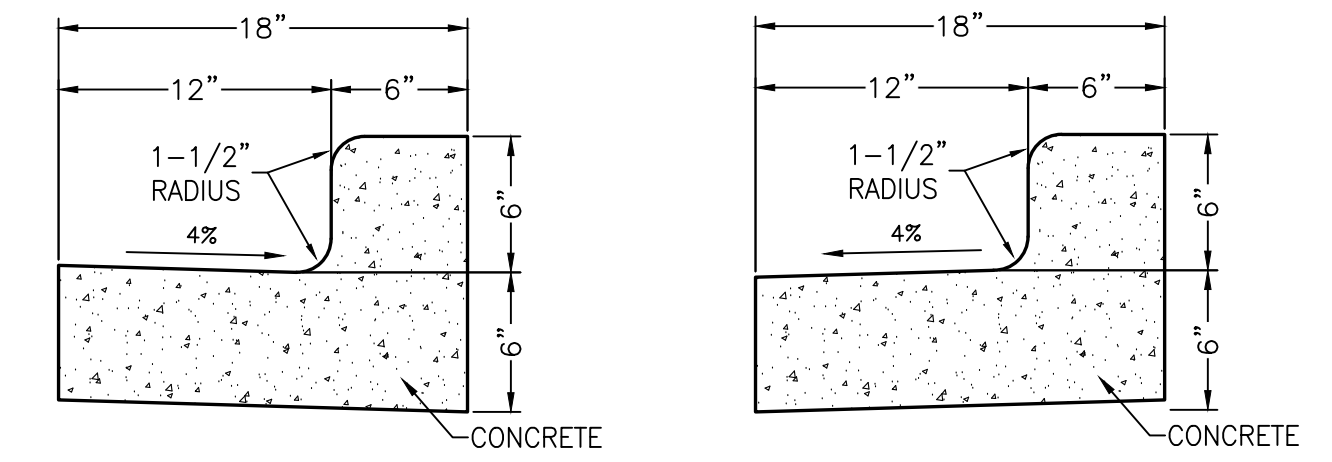
STANDARD CONCRETE



REINFORCED CONCRETE

CONCRETE PAVEMENT

2
C6.0

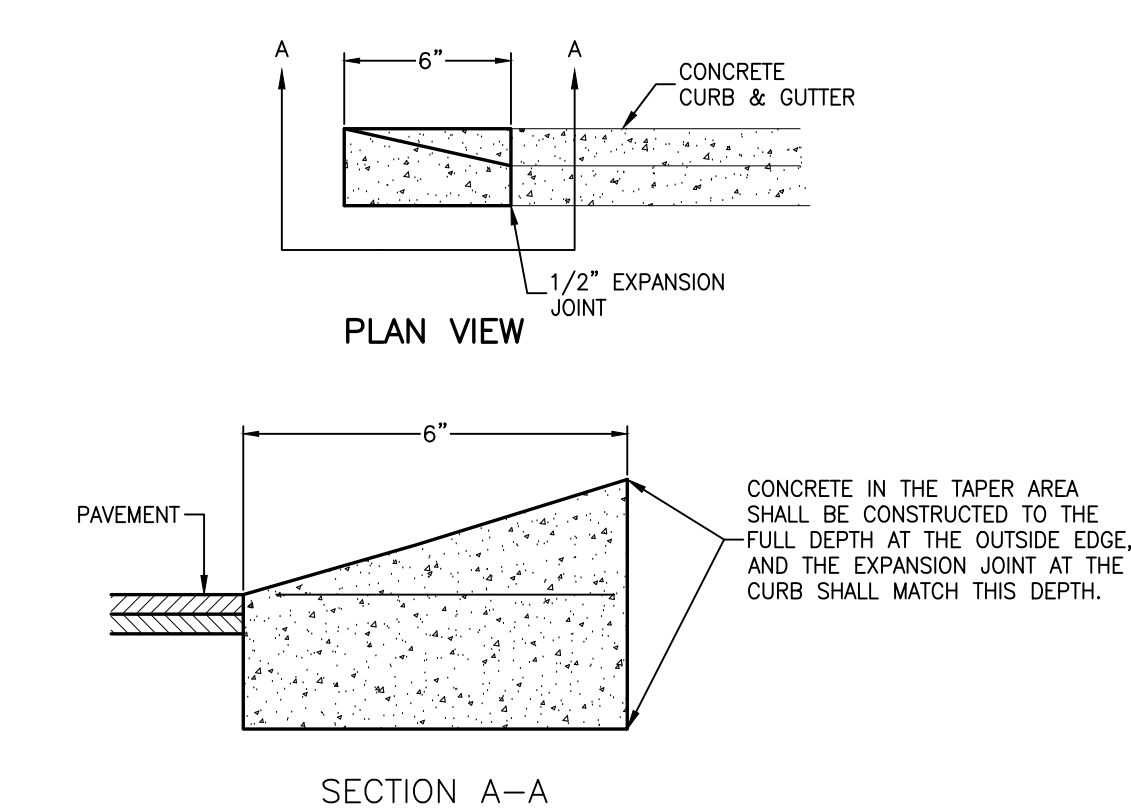


STANDARD

REJECT

CONCRETE CURB AND GUTTER

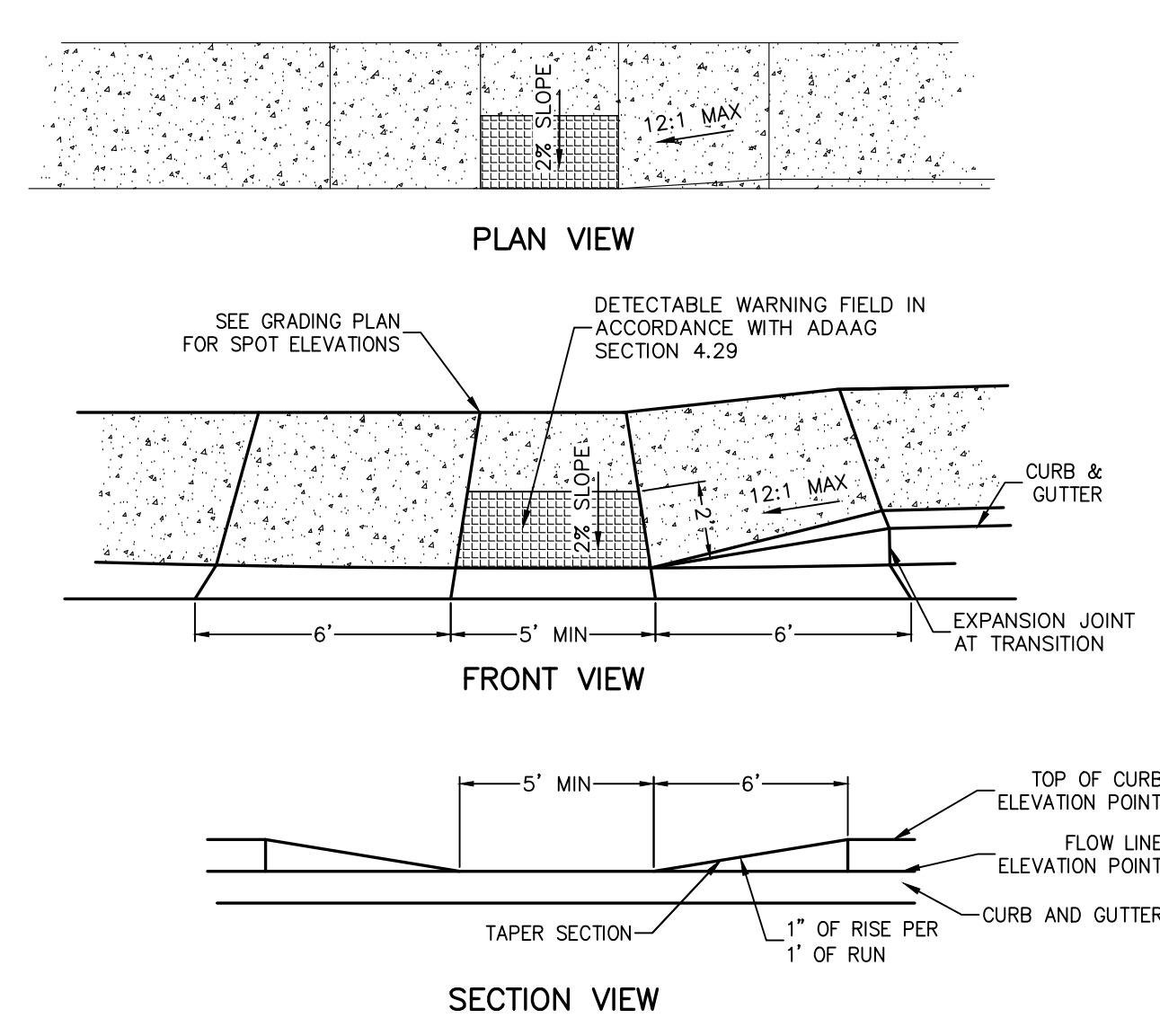
3
C6.0



SECTION A-A

CONCRETE CURB TAPER

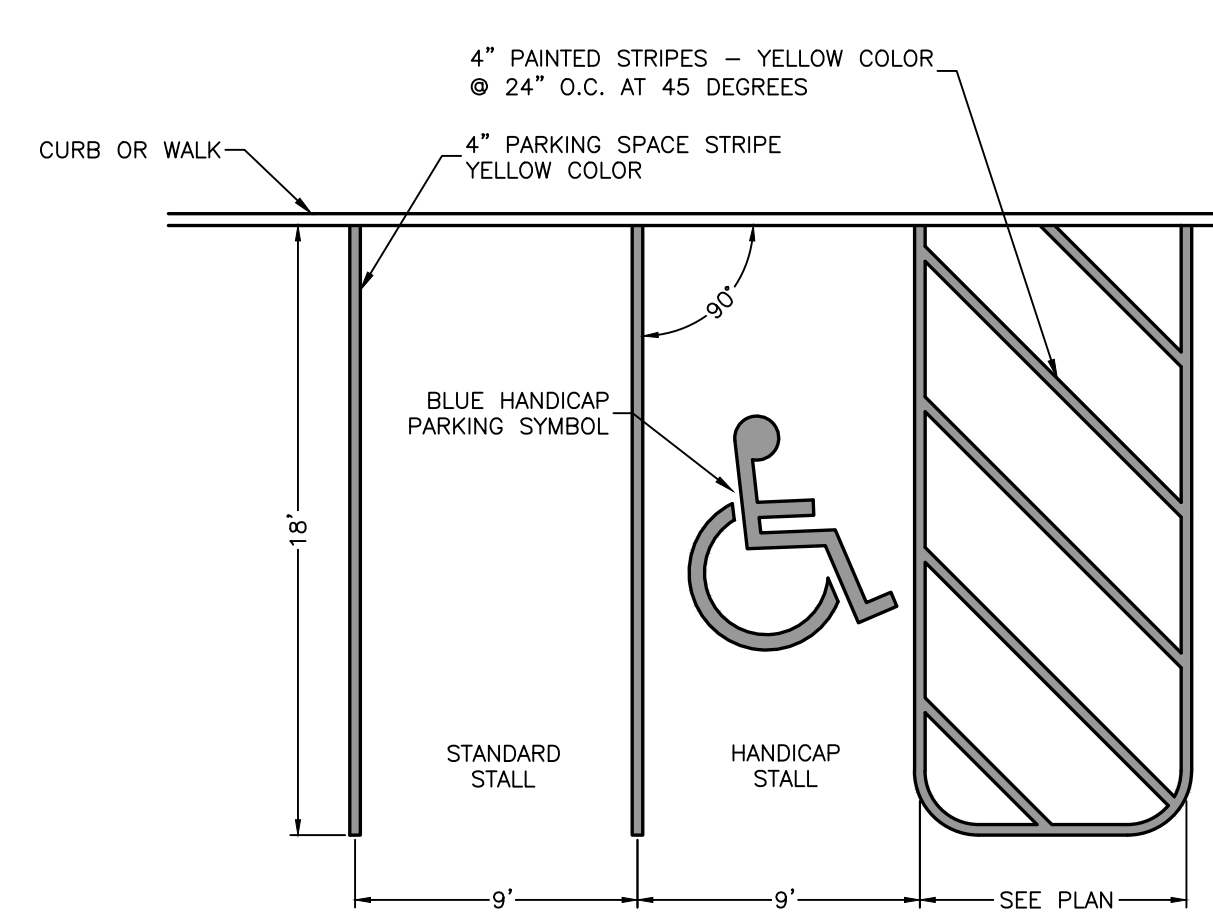
4
C6.0



SECTION VIEW

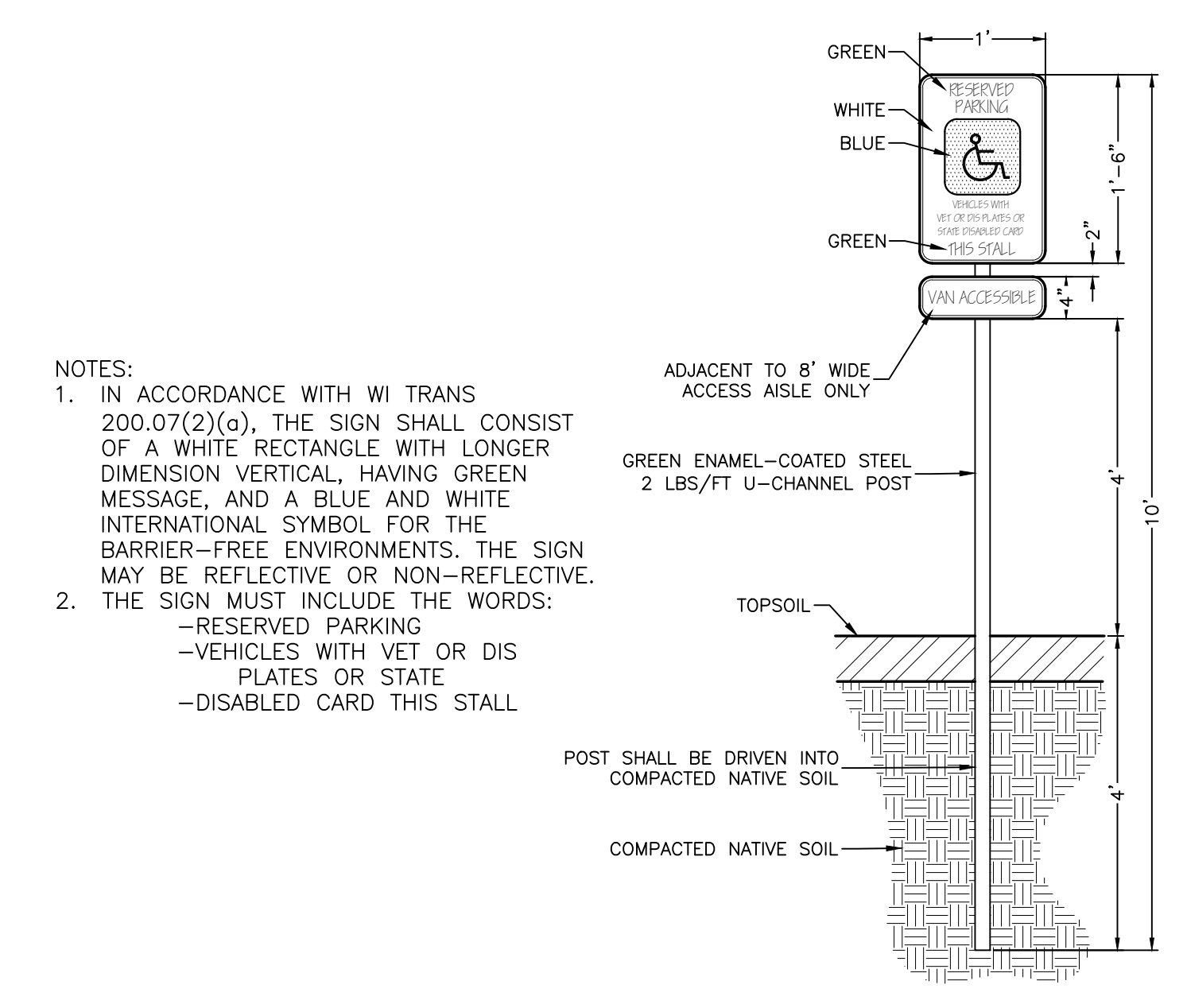
ADA RAMP

5
C6.0



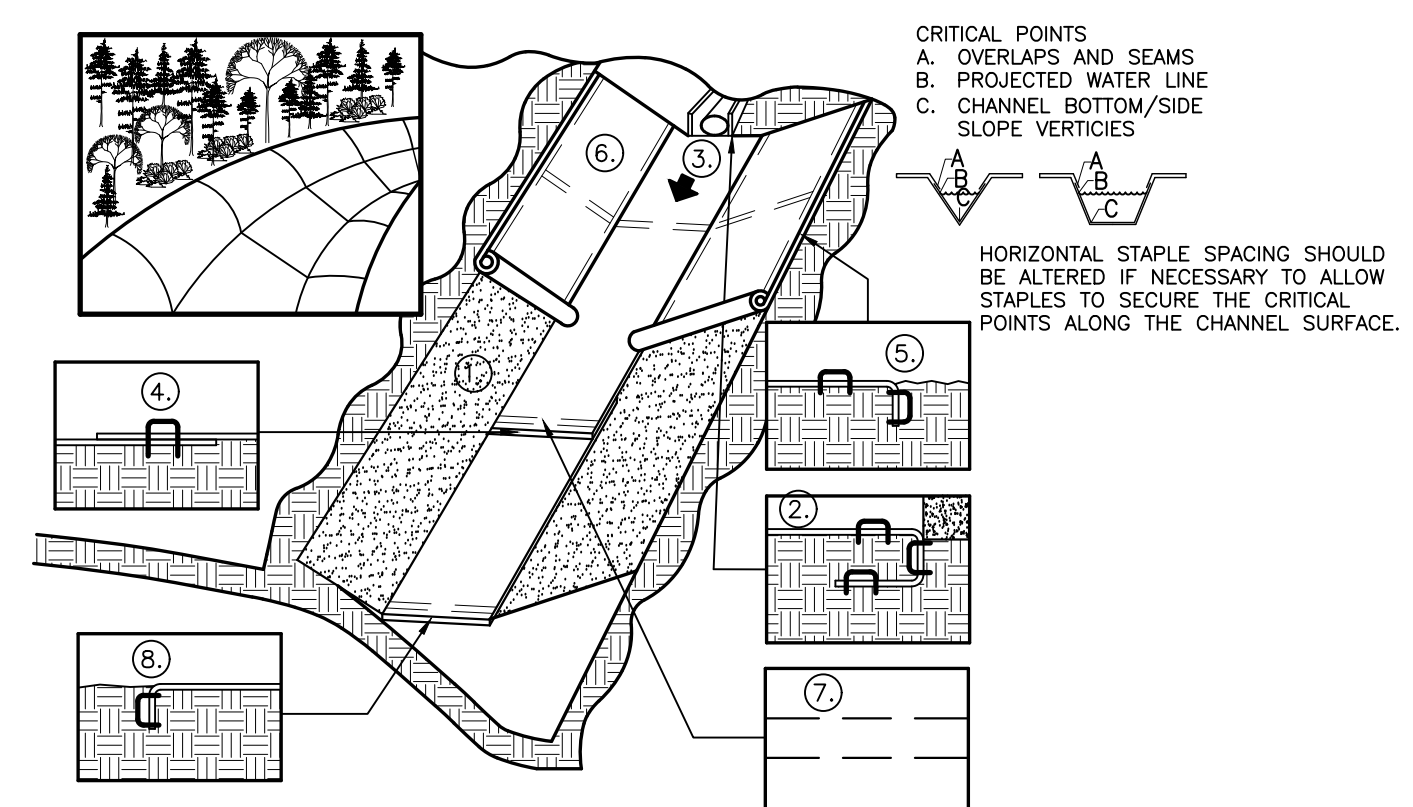
PARKING LOT STRIPING

6
C6.0



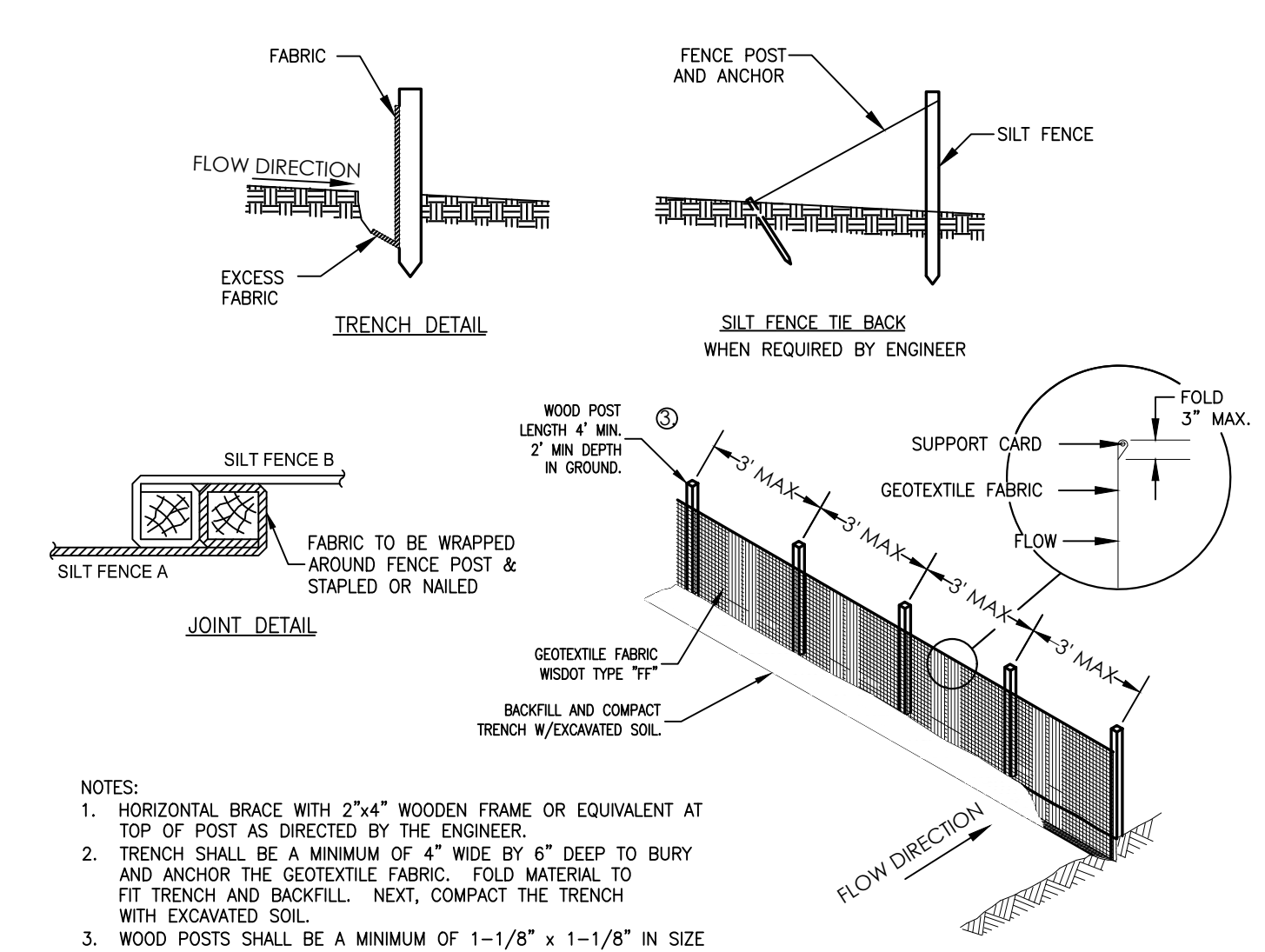
HANDICAP PARKING SIGN

7
C6.0



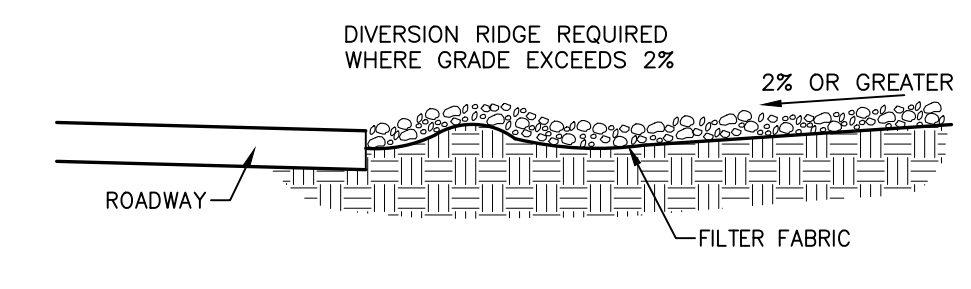
EROSION CONTROL BLANKET (CHANNEL)

9
C6.0



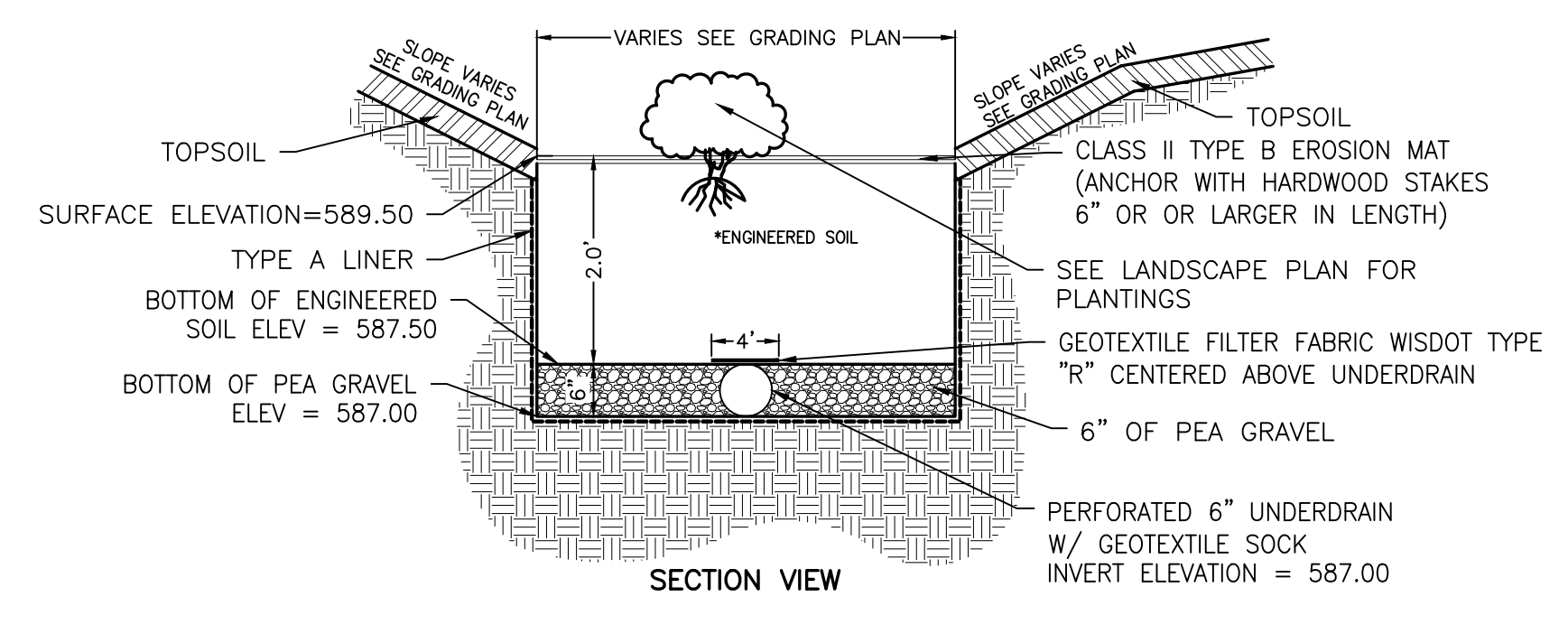
SILT FENCE

10
C6.0



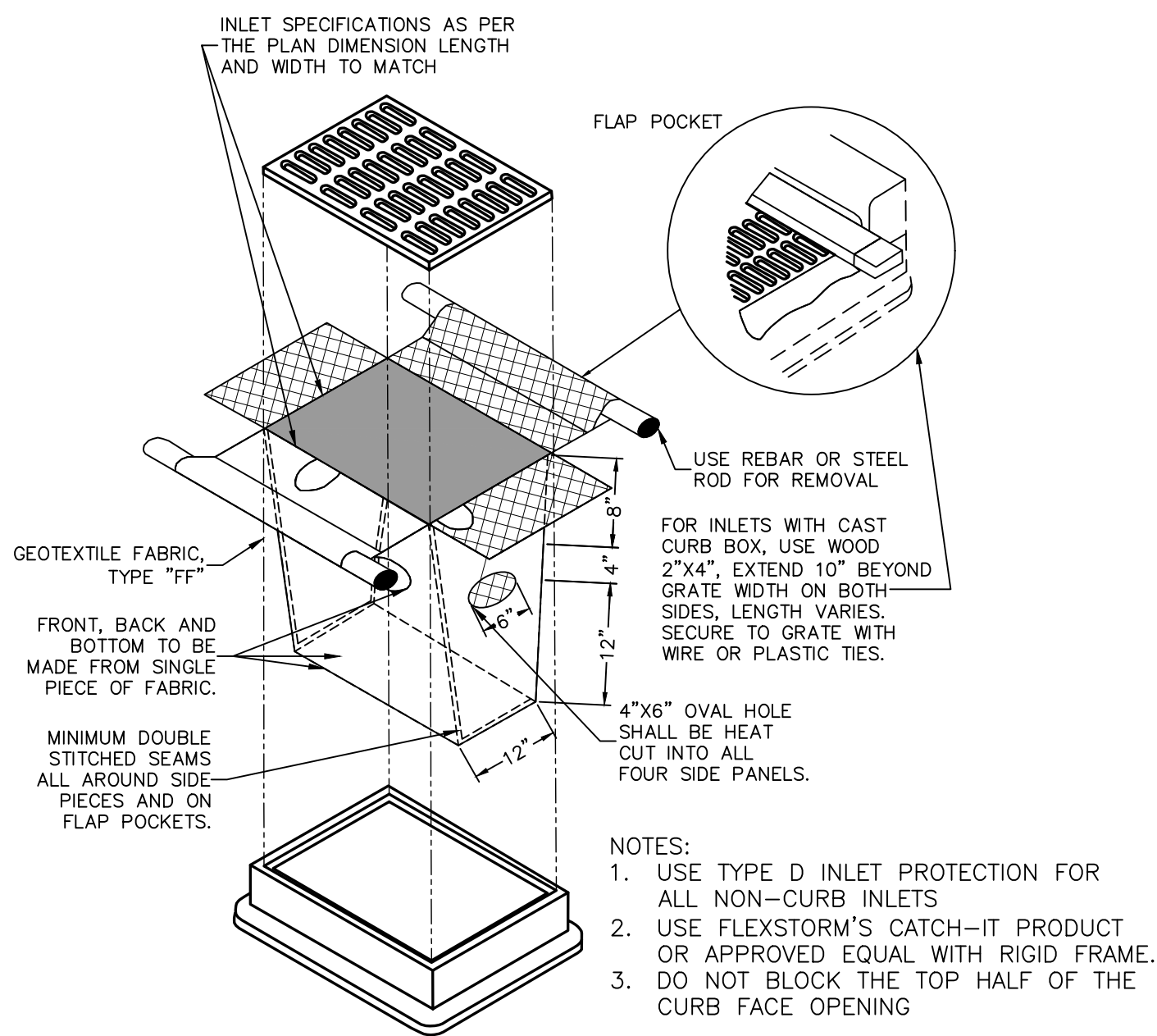
ROCK CONSTRUCTION ENTRANCE

11
C6.0

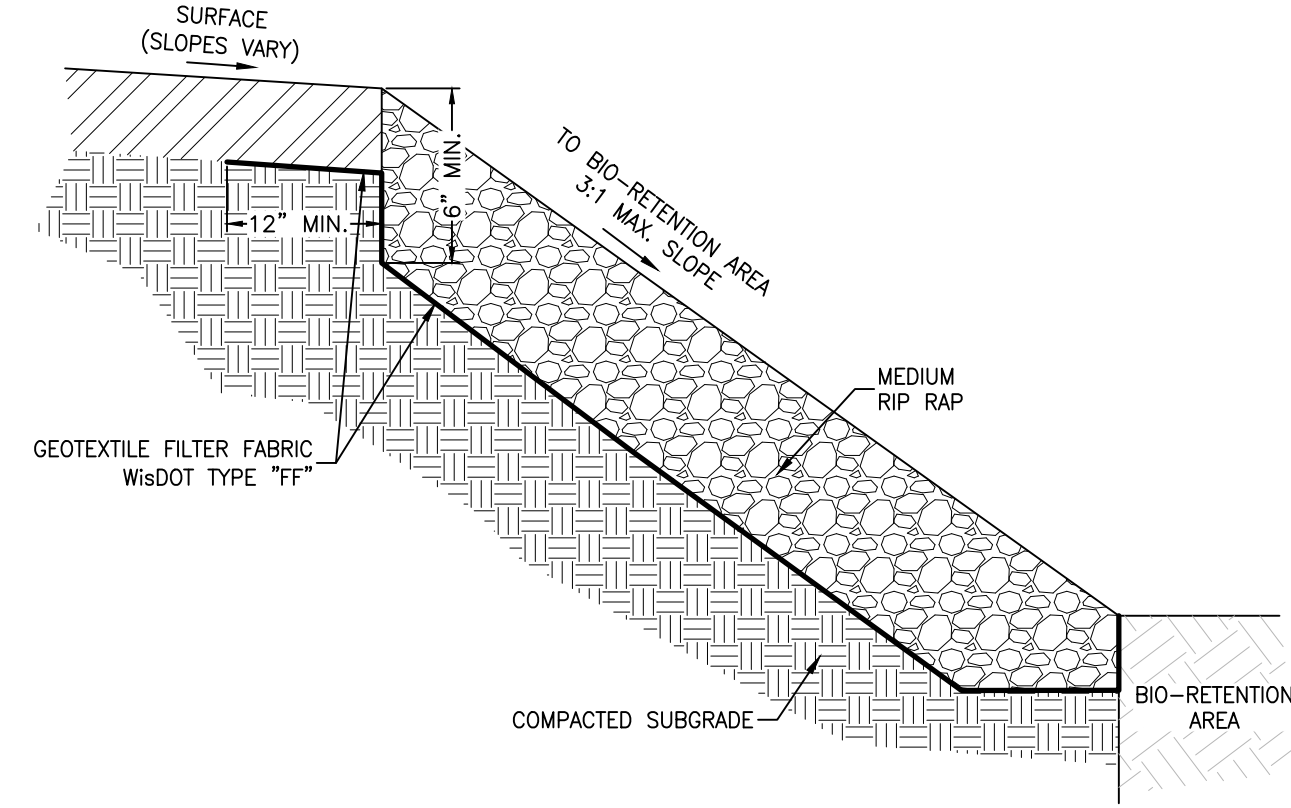


BIORETENTION BASIN

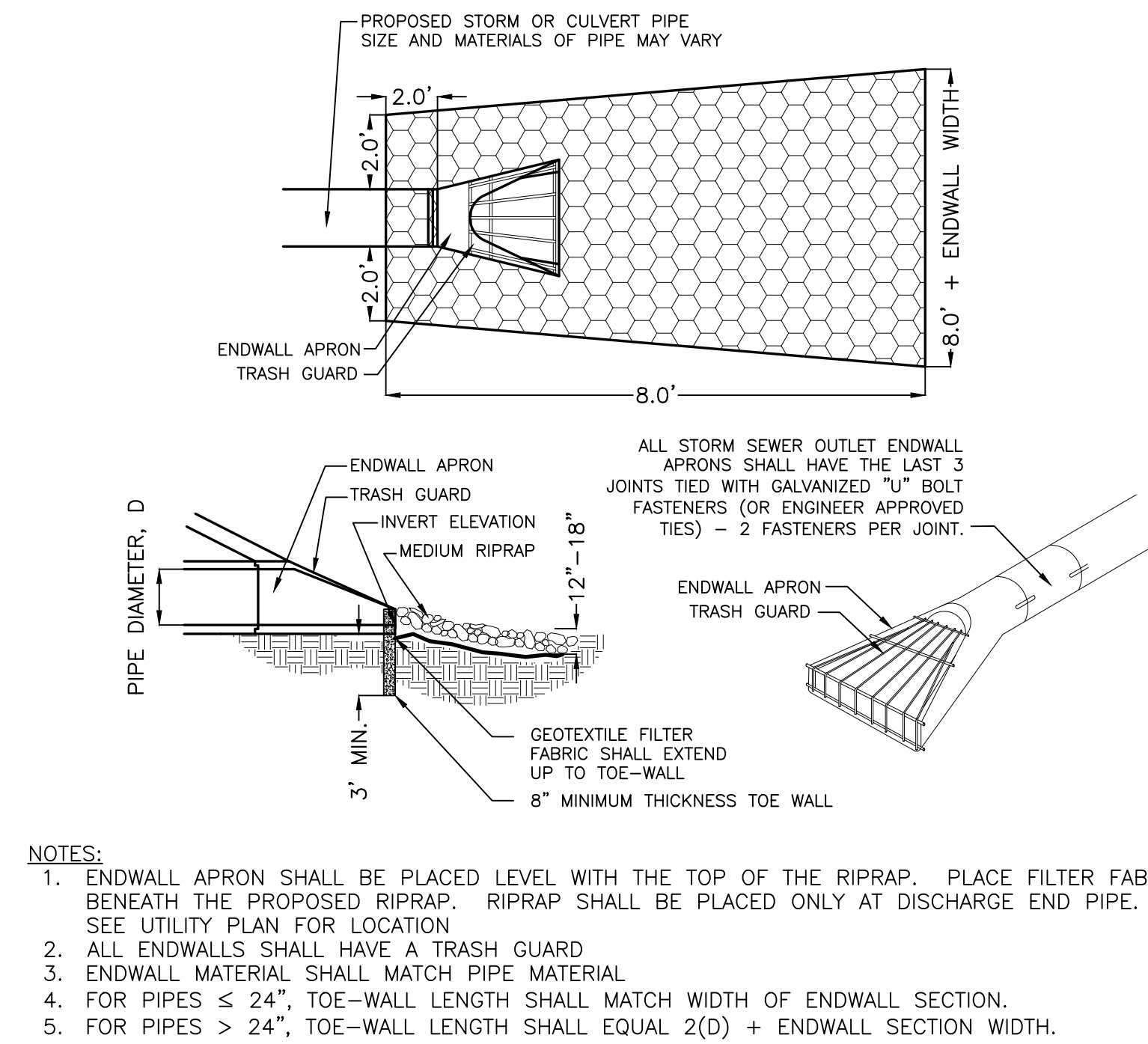
12
C6.0



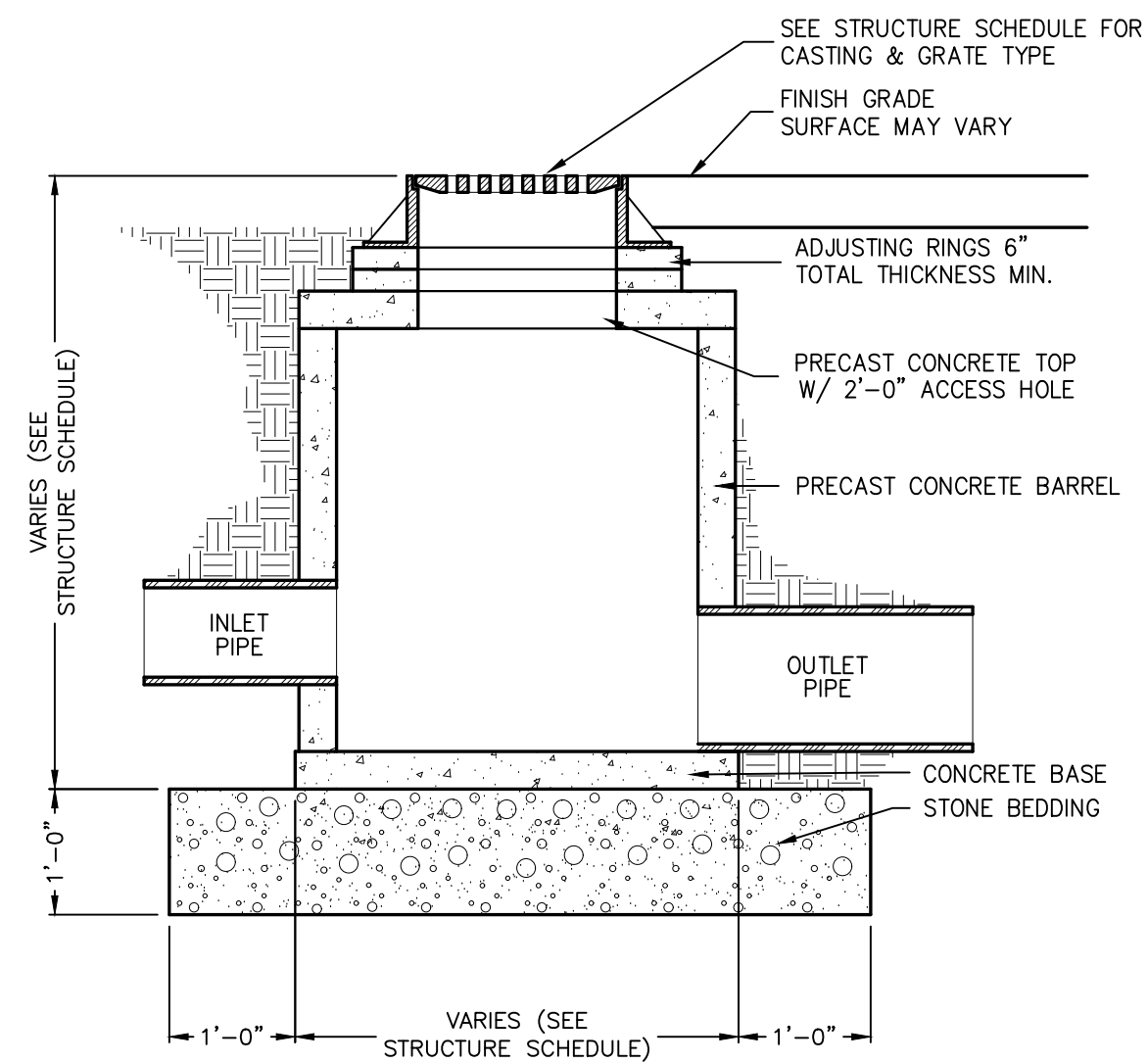
INLET PROTECTION



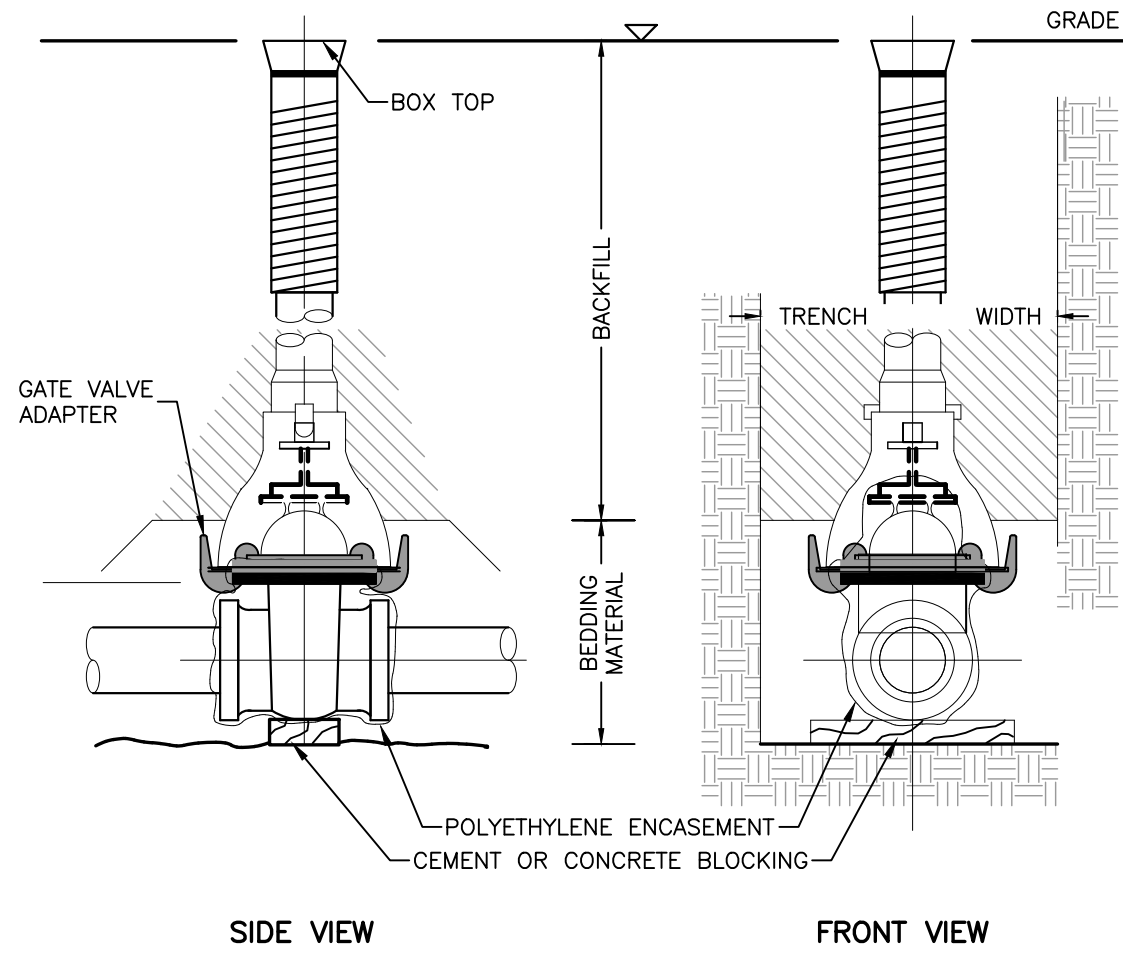
RIP RAP AREA



ENDWALL STRUCTURE

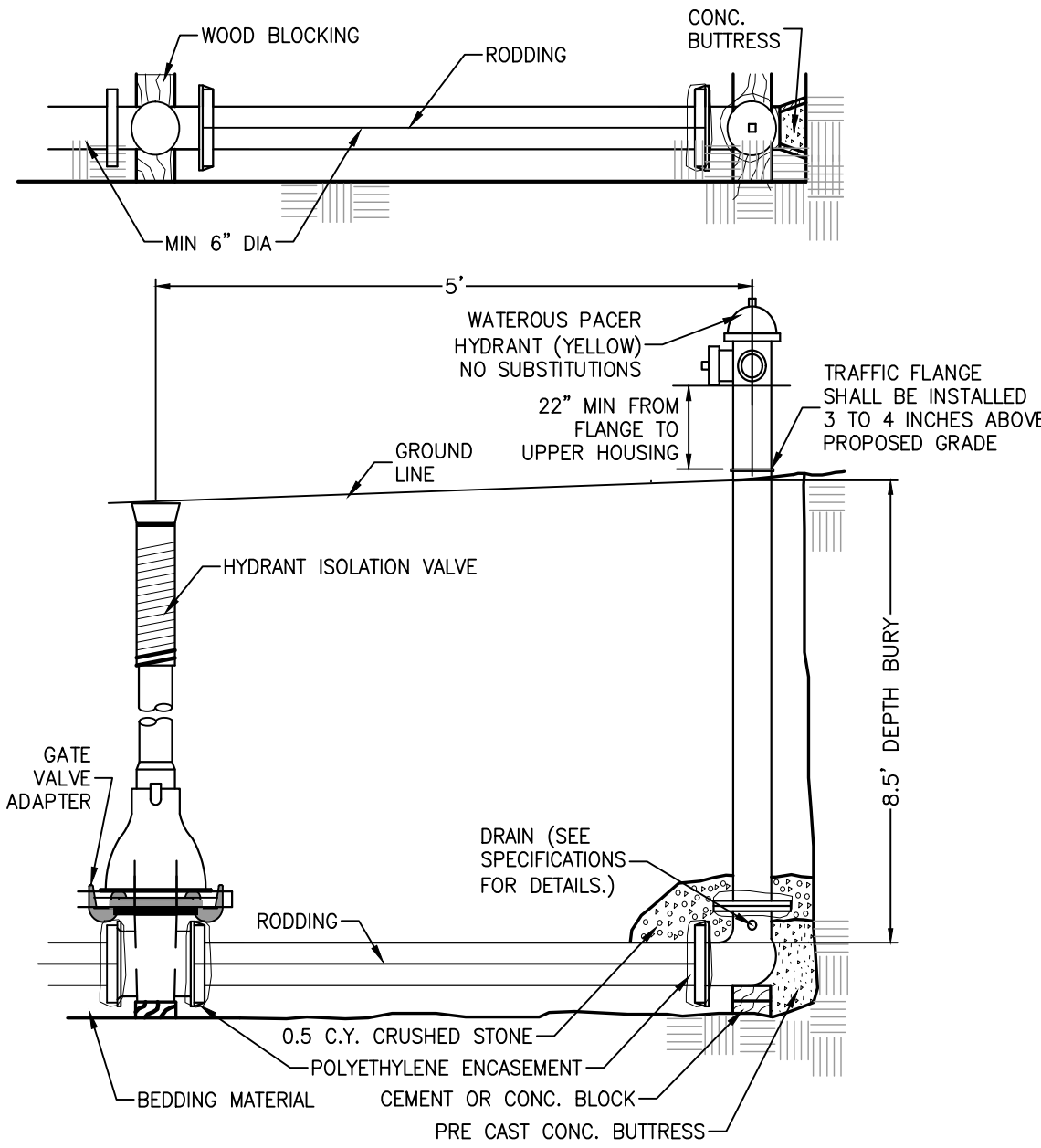


STORM SEWER MANHOLE



GATE VALVE

- NOTES:
1. GENERAL:
 1. COMPLY WITH AWWA C502
 2. HYDRANTS SHALL BE PAINTED YELLOW BY THE MANUFACTURER TO MATCH THE COLORS SELECTED BY OWNER.
 3. MATCH THE HYDRANTS GENERALLY INSTALLED IN THE OWNER'S WATER SYSTEM.
 4. ACCEPTABLE MANUFACTURERS:
 - a. WATEROUS PACER, NO SUBSTITUTIONS
 2. MATERIALS:
 1. PROVIDE COMPRESSION TYPE WITH A 5-1/4" MINIMUM SIZE MAIN VALVE ASSEMBLY, O-RING SEALS, TWO 2-1/2" HOSE NOZZLES, AND A 4-1/4" PUMPER NOZZLE WITH NATIONAL STANDARD THREADS, A NATIONAL STANDARD OPERATING NUT, AND AN ABOVE GROUND BREAK FLANGE.
 2. PROVIDE A 6" AUXILIARY RESILIENT SEAT TYPE GATE VALVE WITH RESTRAINED TYPE JOINTING OR BITUMINOUS COATED METAL TIE RODS BETWEEN THE VALVES AND THE TEE FITTINGS.
 3. PROVIDE VALVE BOXES WITH COVER MARKED WITH THE WORD "WATER".
 - a. BITUMINOUS COATED CARBON STEEL VALVE EXTENSION STEMS AND 2" SQUARE OPERATING NUTS 2 INCHES BELOW COVER.
 4. PROVIDE VALVE BOX STABILIZERS ON ALL HYDRANT AUXILIARY VALVES.
 - a. ACCEPTABLE MANUFACTURER:
 - i. ALBERICO
 - ii. AMERICAN
 - iii. ADAPTOR, INC.
 - iv. OR EQUAL
 5. HYDRANT MARKER:
 - i. PROVIDE RODON HYDRA FINDER FLAGS FOR ALL HYDRANTS.



HYDRANT ASSEMBLY

GENERAL NOTES:

- CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SPECIFIED PLANTING SOIL DEPTH IS PRESENT PRIOR TO PLANTING.
- SEED/FERTILIZE/CRIMP HAY MULCH ALL GENERAL LANDSCAPE AREAS DISTURBED DURING CONSTRUCTION.
- ALL PLANT MATERIALS LISTED SHALL MEET THE STANDARDS OF THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION FOR THE SIZES GIVEN.
- ALL TREES SHALL BE STAKED WITH A MINIMUM OF THREE STAKES.
- ALL TREES IN THE TURF AREA SHALL HAVE A 5' DIAMETER CIRCLE OF 4" DEPTH SHREDDED HARDWOOD BARK MULCH.
- 3" DEPTH OF 1-1/2" DIAMETER STONE MULCH SHALL BE PLACED IN ALL SHRUB PLANTING BEDS WHERE NOTED ON PLANS. STONE FOR LANDSCAPE BEDS TO BE NATURALLY ROUNDED AND WASHED, GRADUATION FROM 1" TO 1-1/2" MAXIMUM. RIVER ROCK, OR APPROVED EQUAL.
- 3" OF SHREDDED BARK MULCH SHALL BE PLACED IN ALL PLANTING BEDS WHERE NOTED ON PLANS.
- DEWITT WEED BARRIER-20 YEAR SHALL BE PLACED BENEATH ALL LANDSCAPE STONE AND SHREDDED BARK MULCH IN PLANTING AREAS.
- CURV-RITE LANDSCAPE EDGING (SERIES 3000, 3/16" X 4", WITH MILL FINISH) OR APPROVED EQUAL SHALL BE PLACED AROUND ALL LANDSCAPE BEDS.
- COORDINATE ALL LANDSCAPE WORK WITH GAS, ELECTRIC, (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE) CABLE AND TELEPHONE CONSTRUCTION AND RESPECTIVE TRADES FOR THE INSTALLATION OF SAID UTILITIES.

PLANT ESTABLISHMENT

PROPER CARE OF PLANTS SHALL CONSIST OF DOING SUCH WATERING, WEEDING, CULTIVATING, PRUNING, SPRAYING, TIGHTENING OF BRACES AND GUYS, RETYING, WRAPPING, RE-MULCHING AND OTHER WORK AS MAY BE NECESSARY TO KEEP THE PLANTS IN A NEAT APPEARANCE AND IN A HEALTHY GROWING CONDITION. COMPLETE WATERING SHALL BE PERFORMED AT 12-TO-15-DAY INTERVALS BETWEEN PROJECT START AND SEPTEMBER 15, IF REQUIRED. SUCH INTERVALS MAY BE LENGTHENED WHEN WEATHER CONDITIONS AND SOIL MOISTURE PERMIT. ADDITIONAL WATERING MAY BE ORDERED BY THE OWNER, CONSTRUCTION MANAGER, OR A/E AT ANY TIME DURING THE PLANT ESTABLISHMENT PERIOD SHOULD CONDITIONS REQUIRE SUCH WATERING.

PLANTING SCHEDULE:

TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AC	ACER MIYABE 'WORTON'	STATE STREET MIYABE'S MAPLE	2" CAL./10' HT.	40-45' T & 30-35' W	2
CB	AMELANCHIER CANADENSIS	SERVICEBERRY	6' HT.	25' T & 15' W	3
BN	BETULA NIGRA 'LITTLE KING'	DWARF RIVER BIRCH LITTLE KING	6' HT.	10' T & 12' W	4
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE (MALE)	2" CAL./10' HT.	35-50' T & W	1
GD	GYMNOCLADUS DIOICUS 'STATELY MANOR'	STATELY MANOR KENTUCKY COFFEE TREE	2" CAL./10' HT.	60-75' T X 40-50' W	2
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE THORNLESS HONEYLOCUST	2" CAL./10' HT.	35-45' T X 25-35' W	5
TO	THUJA OCCIDENTALIS	AMERICAN ABORVITAE	6' HT.	15' T X 10' W	9

SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE (HT)	SIZE AT MATURITY	QUANTITY
CS	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	24"/5 GAL	3-4' T & W	16
DL	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	24"/5 GAL	3-4' T & W	20
JS	JUNIPERUS SQUMAMATA EXPANSA 'PARSONI'	PARSON'S JUNIPER	5 GAL	3-4' T X 4-6' W	38
MD	MICROBIOTA DECUSATA 'CONDREW'	DREW'S BLUE SIBERIAN CARPET CYPRESS	5 GAL	1-2' T X 2-3' W	15
FF	POTENTILLA FRUTICOSA 'GOLD STAR'	GOLD STAR POTENTILLA	18"/5 GAL	2' T X 3' W	16
PO	PHYSCARPUS OPULIFOLIOUS 'SMFOTW'	TINY WINE NINEBARK	24"/5 GAL	3-4' T & W	9
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL	2-3' T X 6' W	72
RI	RIBES ALPINUM	ALPINE CURRANT	18"/5 GAL	2-3' T X 6' W	14
TH	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	24"/5 GAL	10' T X 4' W	10

GRASSES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
AC	ANDROPOGON CERARDII	BIG BLUE STEM	1 GAL	4-6' T X 2' W	17
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	1 GAL	5' T X 2' W	5
SH	SPOROBOLOUS HETEROLEPIS	PRAIRIE DROPSPEED	1 GAL	4-6' T X 2-3' W	12

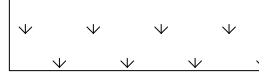
PERENNIALS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
HO	HOSTA 'PATRIOT'	HOSTA	1 GAL	18" T X 24" W	21
LA	LAVANDULA ANGSTIFOLIA	ENGLISH LAVENDER	1 GAL	24" T X 36" W	18
NF	NEPETA X FASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL	24" T X 24" W	17

VINE * SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
HH	HEDERA HELIX	ENGLISH IVY	1 GAL	4'-10' SPREAD	26

* WALL ATTACHMENT SYSTEM - ESPALIER SURFACE MOUNTED HEAVY DUTY UNIVERSAL ESPALIER/TRELLIS KIT FOR CLIMBING PLANTS OR SIMILAR

GRASSES

NO MOW FESCUE
FROM SEED



KEYNOTES:

- LANDSCAPE STONE-SEE GENERAL NOTES #7 & #9
- LANDSCAPE MULCH-SEE GENERAL NOTES #8 & #9
- LANDSCAPE EDGING, TYP.- SEE GENERAL NOTE #10
- MOW STRIPE, TYP. - SEE DETAIL 1/L1.0
- BIO-RETENTION BASIN PLANTING SEE DETAIL 2/L1.0

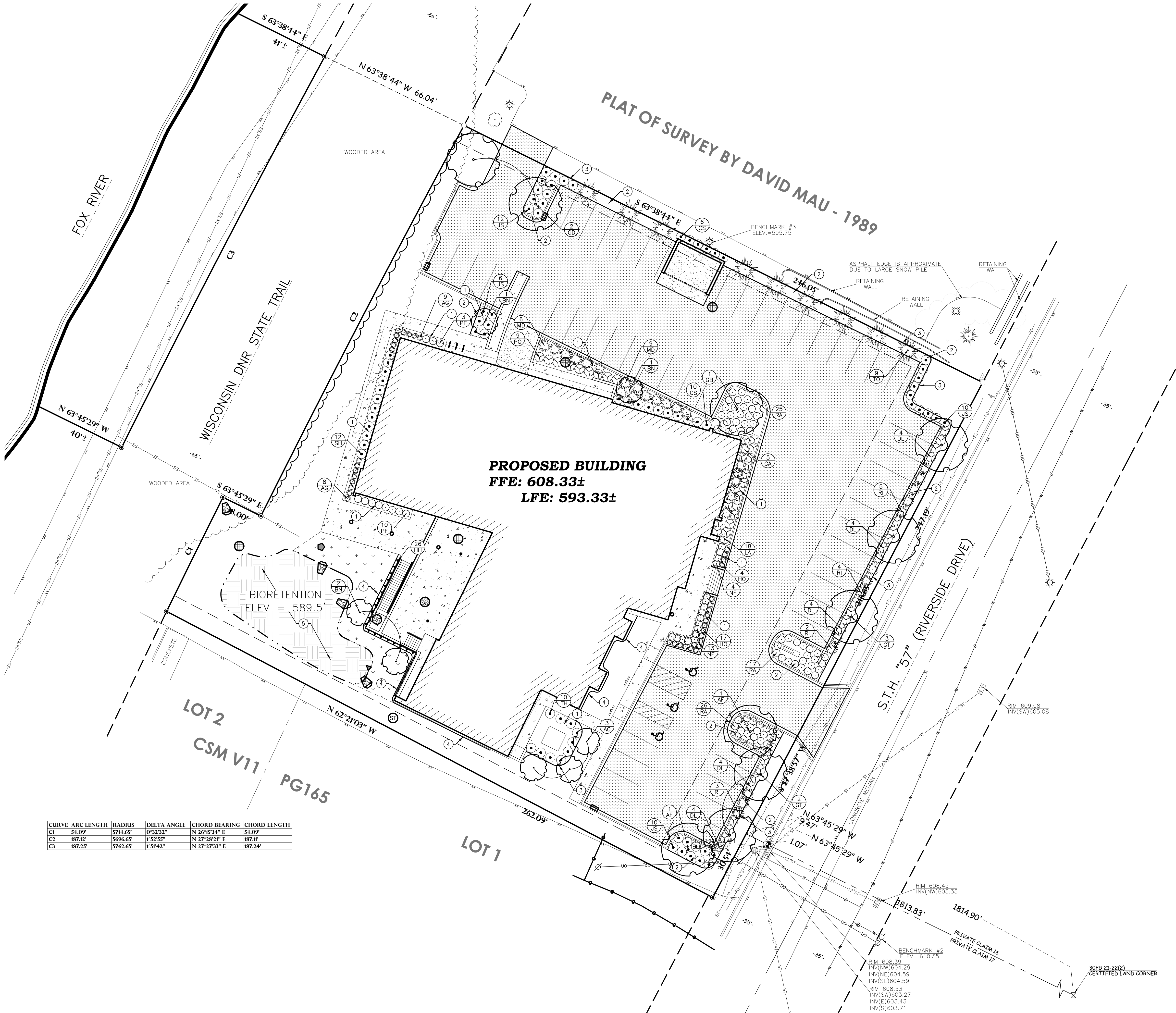
LANDSCAPE REQUIREMENTS:

REQUIREMENT: ADD (1) STREET TREE PER 50 L.F. OF STREET FRONTAGE
FRONTAGE LENGTH: 247 L.F.
REQUIRED: 4.94

PROPOSED: 5 STREET TREES

REQUIREMENT: ADD (1) PARKING LOT TREE PER 10 PARKING STALLS
PROPOSED STALLS: 53
REQUIRED: 5.3 TREES

PROPOSED: 6 PARKING LOT TREES



BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
BROWN COUNTY ALUMINUM CAP MONUMENT IN THE CURBHEAD ON THE WEST SIDE OF S.T.H. "57" AND BEING APPROXIMATELY 31 FEET NORTHEAST OF THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 608.91

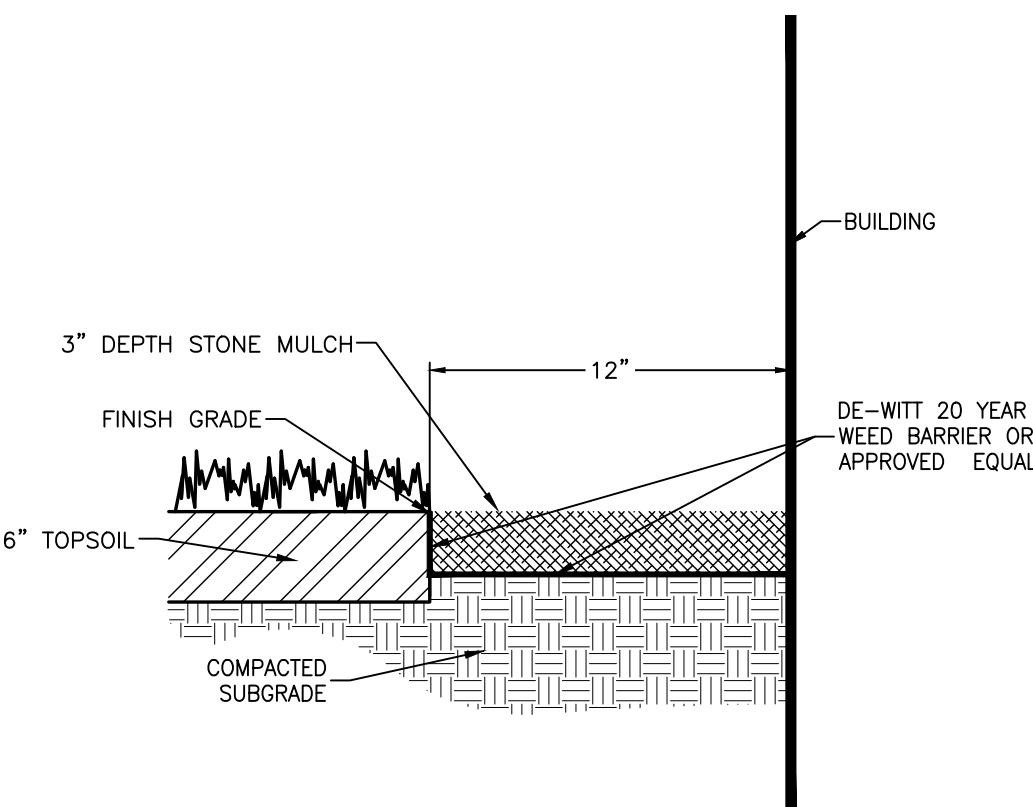
BENCHMARK #2
BURY BOLT ON HYDRANT, LOCATED ON THE EAST SIDE OF S.T.H. "57" AND BEING ACROSS FROM BENCHMARK #1.
ELEVATION = 610.55

BENCHMARK #3
SOUTH SIDE OF TOP OF CONCRETE LIGHT POLE BASE, LOCATED ALONG THE NORTHERLY PROPERTY LINE OF THE SUBJECT PROPERTY AND BEING APPROXIMATELY 130 FEET NORTHWEST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 595.75

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.

MOW STRIPE



- NOTES:
- INSTALL WEED BARRIER FABRIC PER MANUFACTURER'S INSTRUCTIONS.

1
L1.0

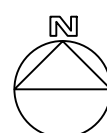
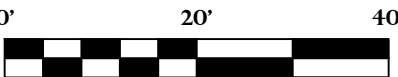
BIO-RETENTION BASIN PLANTING

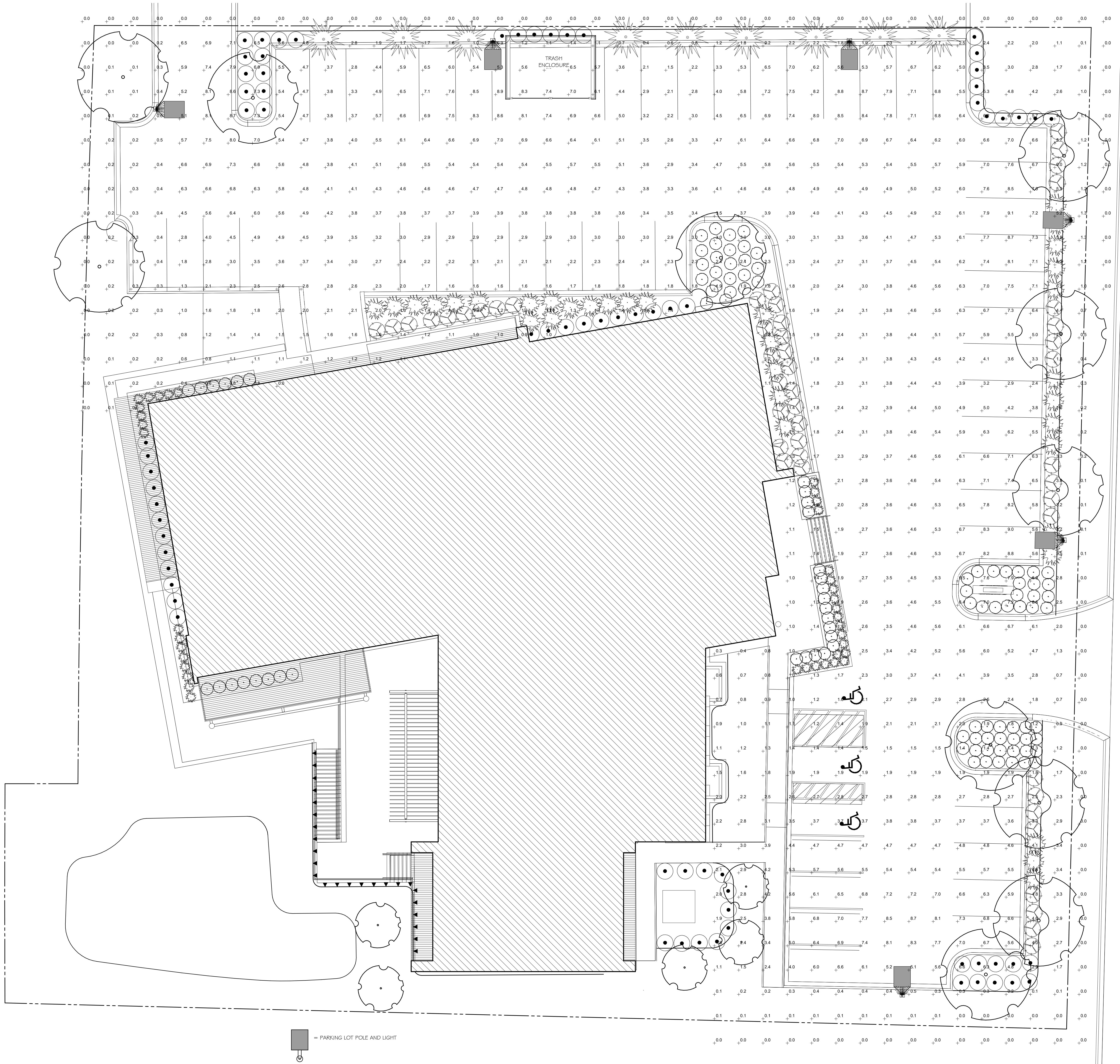
PLANT CLUSTER	SIZE	TOTAL PLUGS
A	PLUG	322
B	PLUG	743
C	PLUG	760
D	PLUG	262

BOTANICAL NAME	COMMON NAME
A-ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
B-SORGHASTRUM NUTANS	INDIAN GRASS
C-RUDBECKIA HIRTA	BLACK-EYED SUSAN
D-SPARTINA PECTINATA	PRAIRIE CORDGRASS

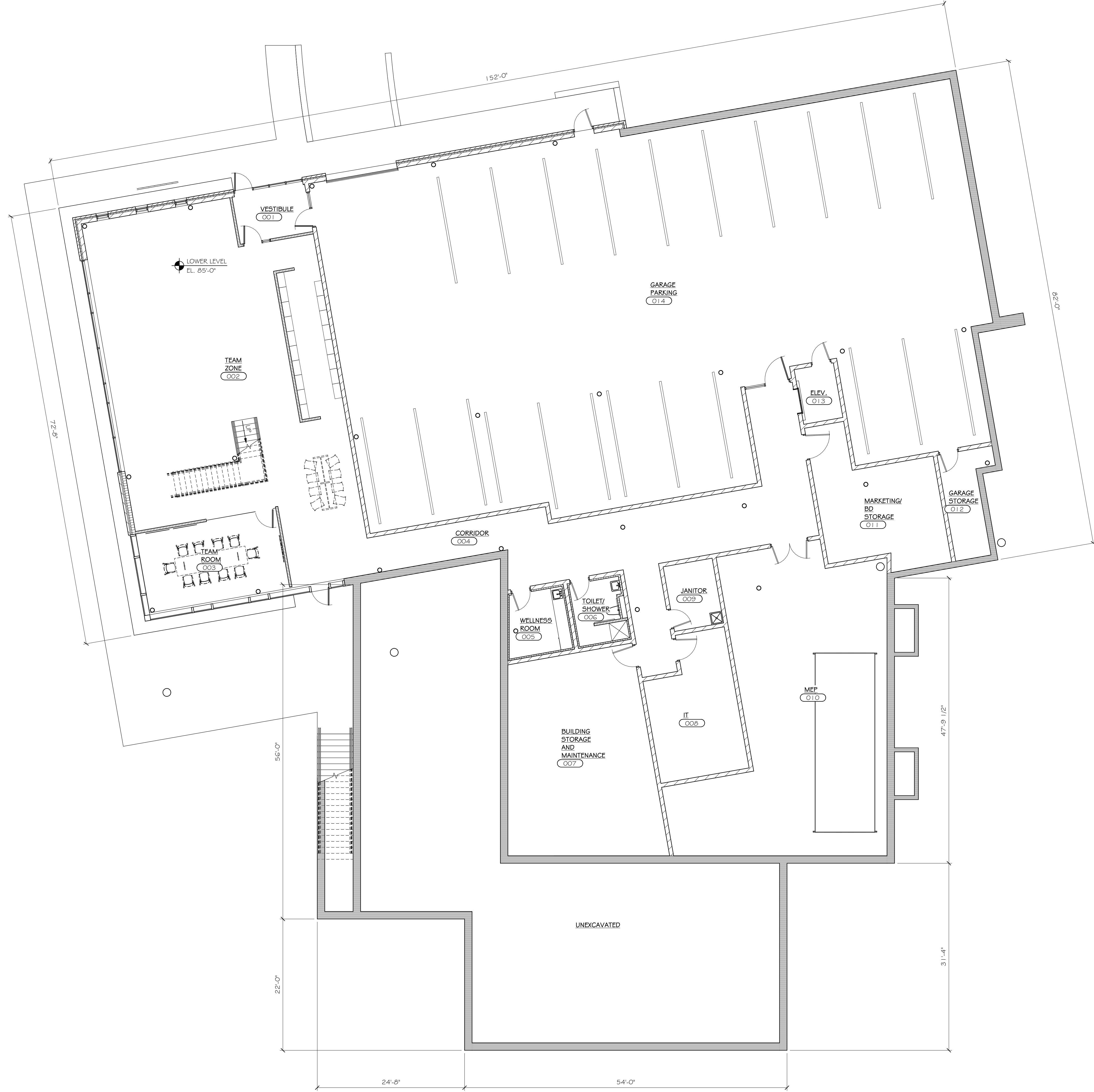
**1 PLUG FOR EVERY 1 SQUARE FEET

2
L1.0

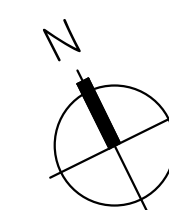




ELECTRICAL -
SITE - PHOTOMETRIC LIGHTING PLAN
SCALE: 1" = 10'-0"

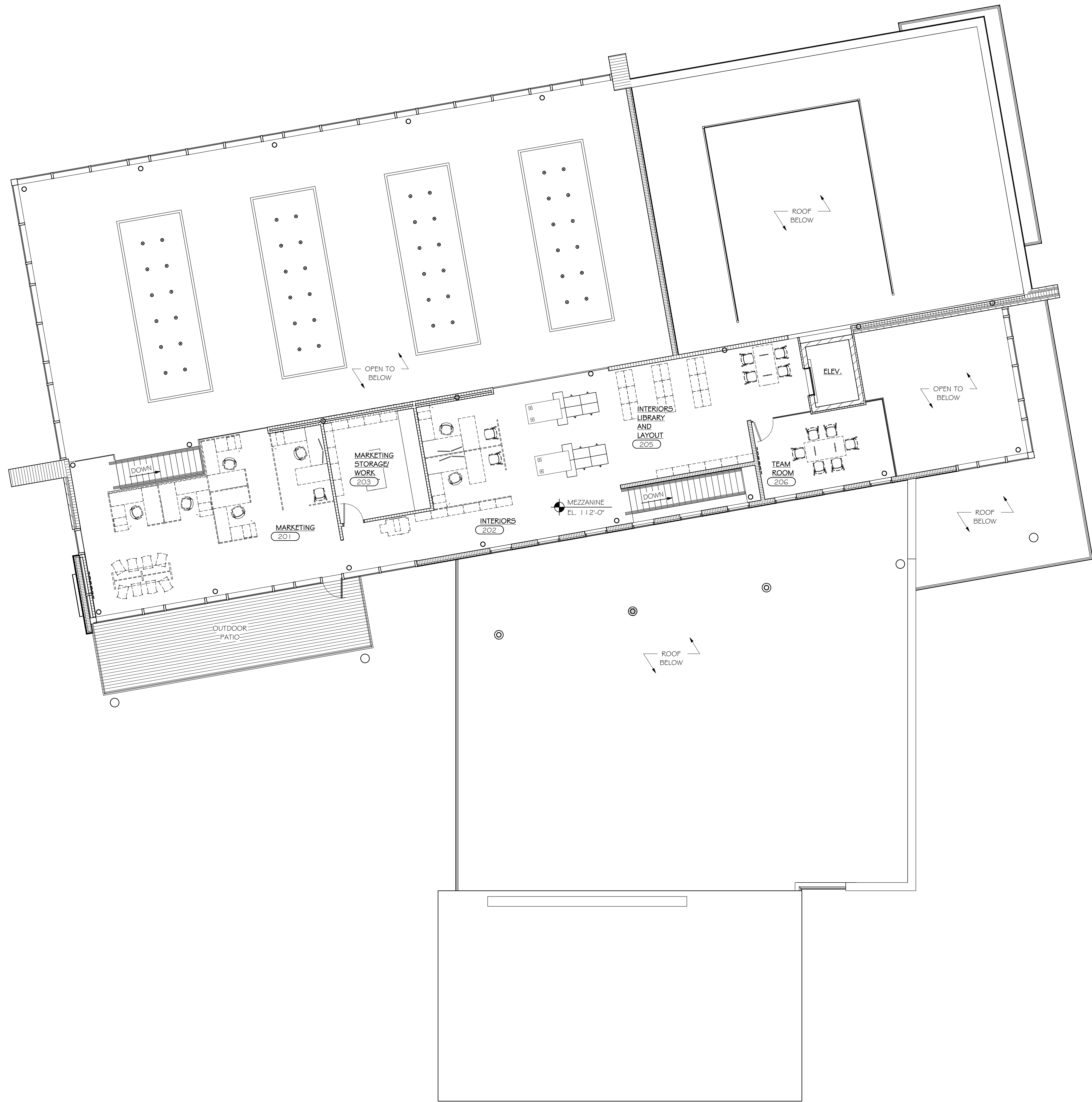


LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"

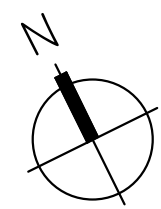




FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"



SOMERVILLE OFFICE BUILDING
FOX TRAIL DEVELOPMENT, LLC.
GREEN BAY, WISCONSIN

Date:
12/7/23
Project No.
6566
Sheet:
A103

Revisions	Description	Date	SCALE
			VERIFICATION 1" AT FULL SCALE

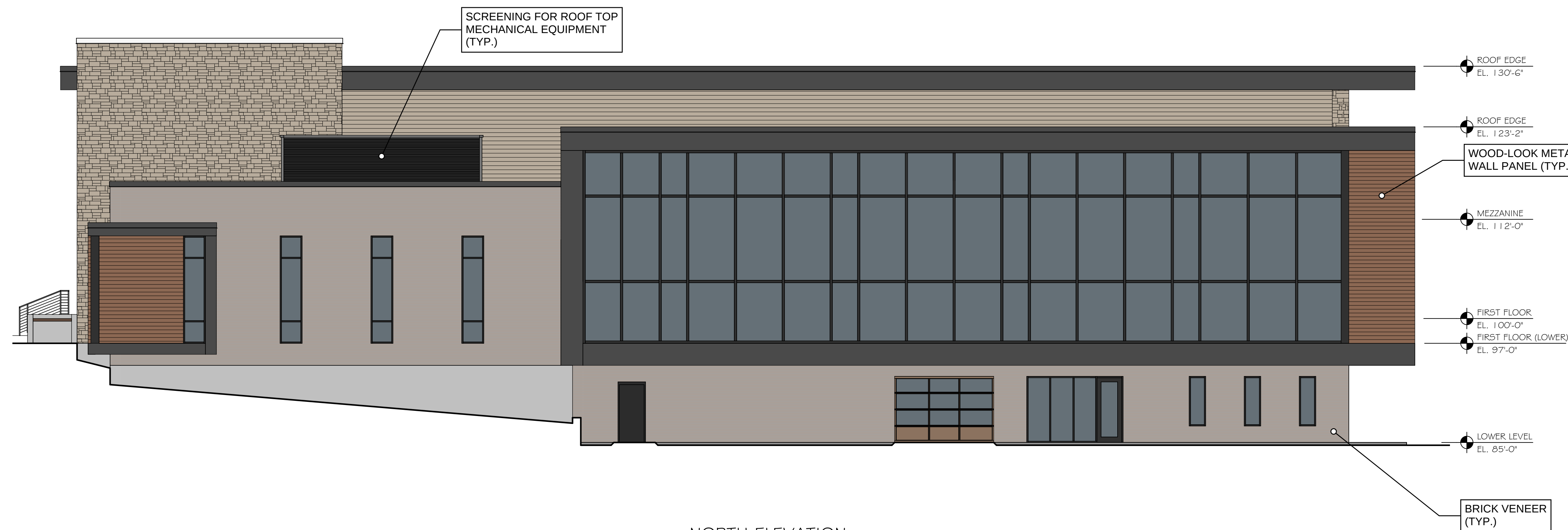
This drawing may not be reproduced without the written permission of
Sommerville Architects, Inc. or its affiliates. All rights reserved.
Email: info@sommervilleinc.com | Phone: 920.437.1131 | www.sommervilleinc.com

BUILDING FACADE MATERIALS		
Exterior Material	Area (SF)	Percentage of Facade
Glazing	8,851	42.17%
Metal Wall Panel	4,306	20.52%
Brick	2,899	13.81%
Metal Wall Panel (wood-look)	2,220	10.58%
Stone	1,424	6.78%
Concrete Foundation Wall	1,289	6.14%
Total	20,989	

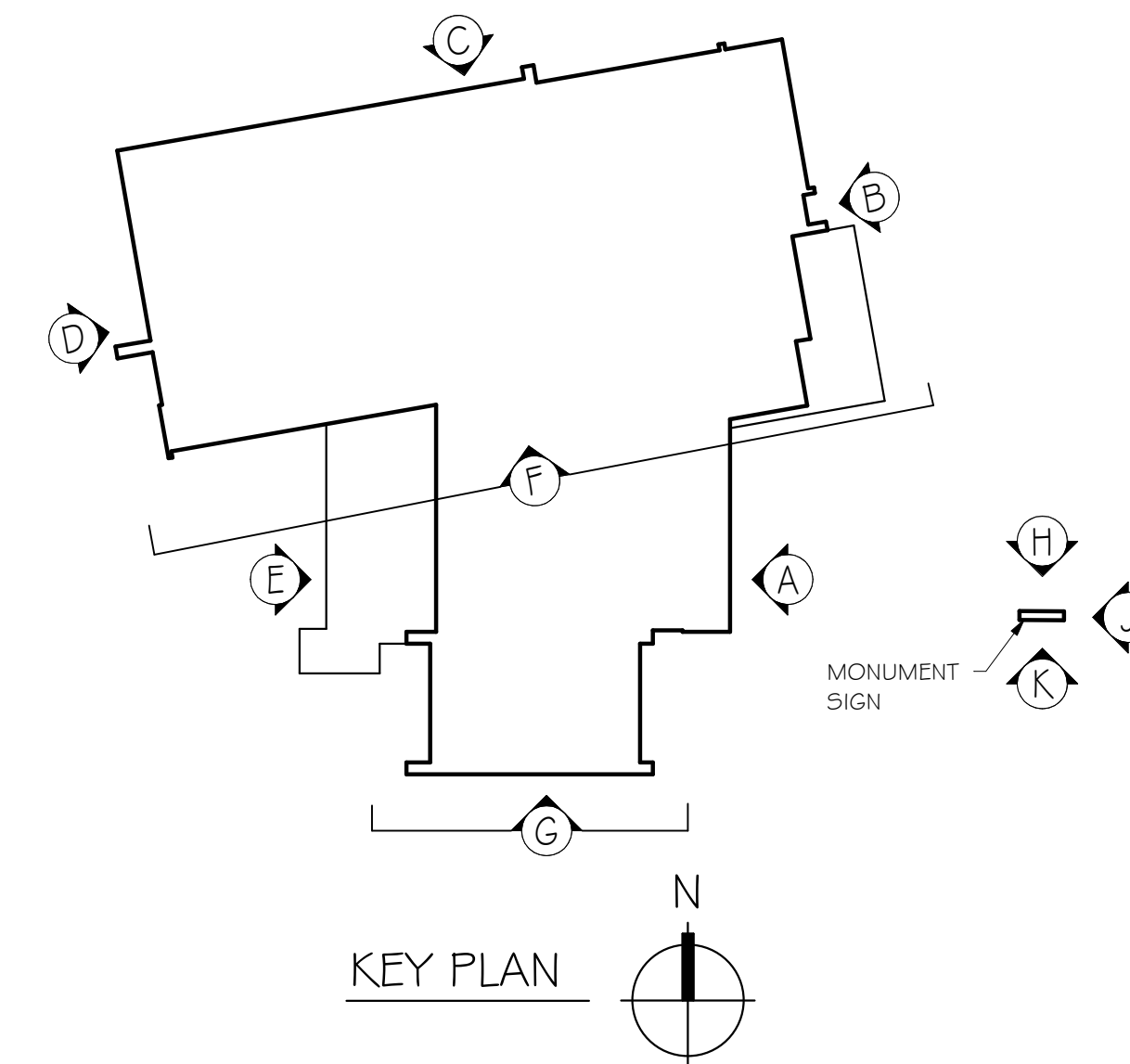


B EAST ELEVATION
SCALE: 1/8" = 1'-0"

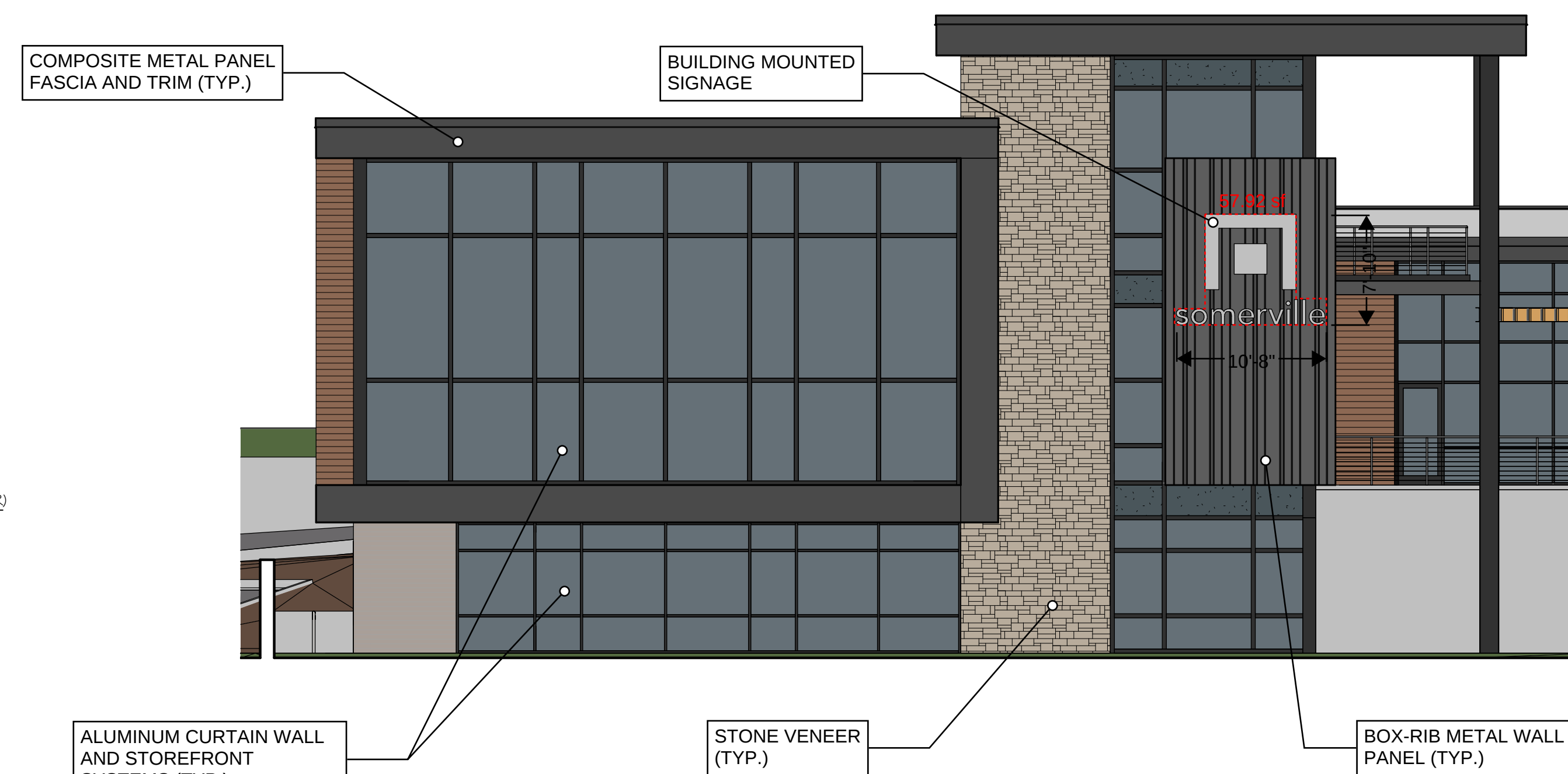
A EAST ELEVATION
SCALE: 1/8" = 1'-0"



C NORTH ELEVATION
SCALE: 1/8" = 1'-0"



E WEST ELEVATION
SCALE: 1/8" = 1'-0"



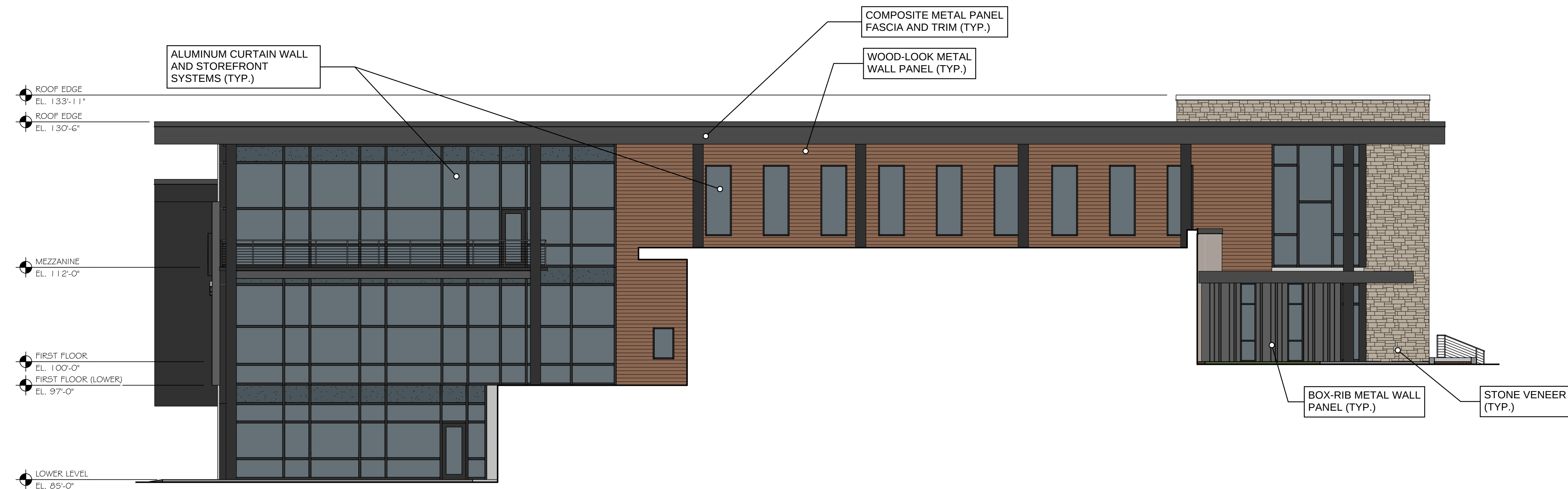
D WEST ELEVATION
SCALE: 1/8" = 1'-0"

Revisions	Description	Date
1	SCALE VERIFICATION 1" AT FULL SCALE	
2		
3		
4		
5		
6		
7		
8		
9		
10		

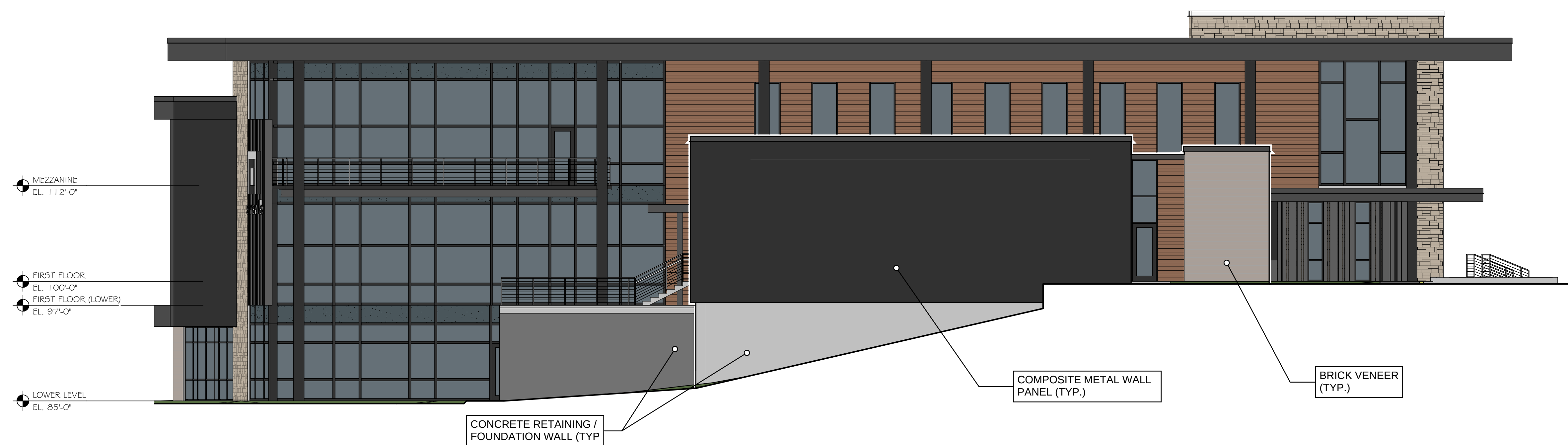
This drawing may not be reproduced without the written permission of
Somerville Inc. or its affiliates. All rights reserved. For more information,
email: info@somervilleinc.com or call: 920.437.8136. © Somerville, Inc. 2023

Revisions	Description	Date	SCALE
			VERIFICATION 1" AT FULL SCALE

This drawing may not be reproduced without the written permission of
Somerville Inc. or its affiliates. All rights reserved. For more information,
email: planning@somervilleinc.com © Somerville, Inc. 2023



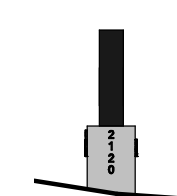
F SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



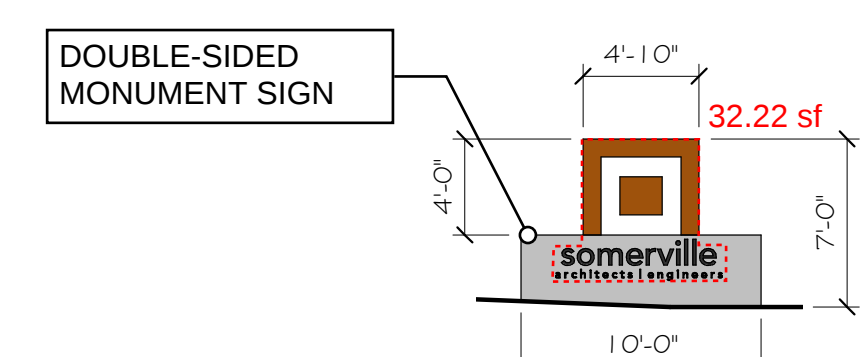
G SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



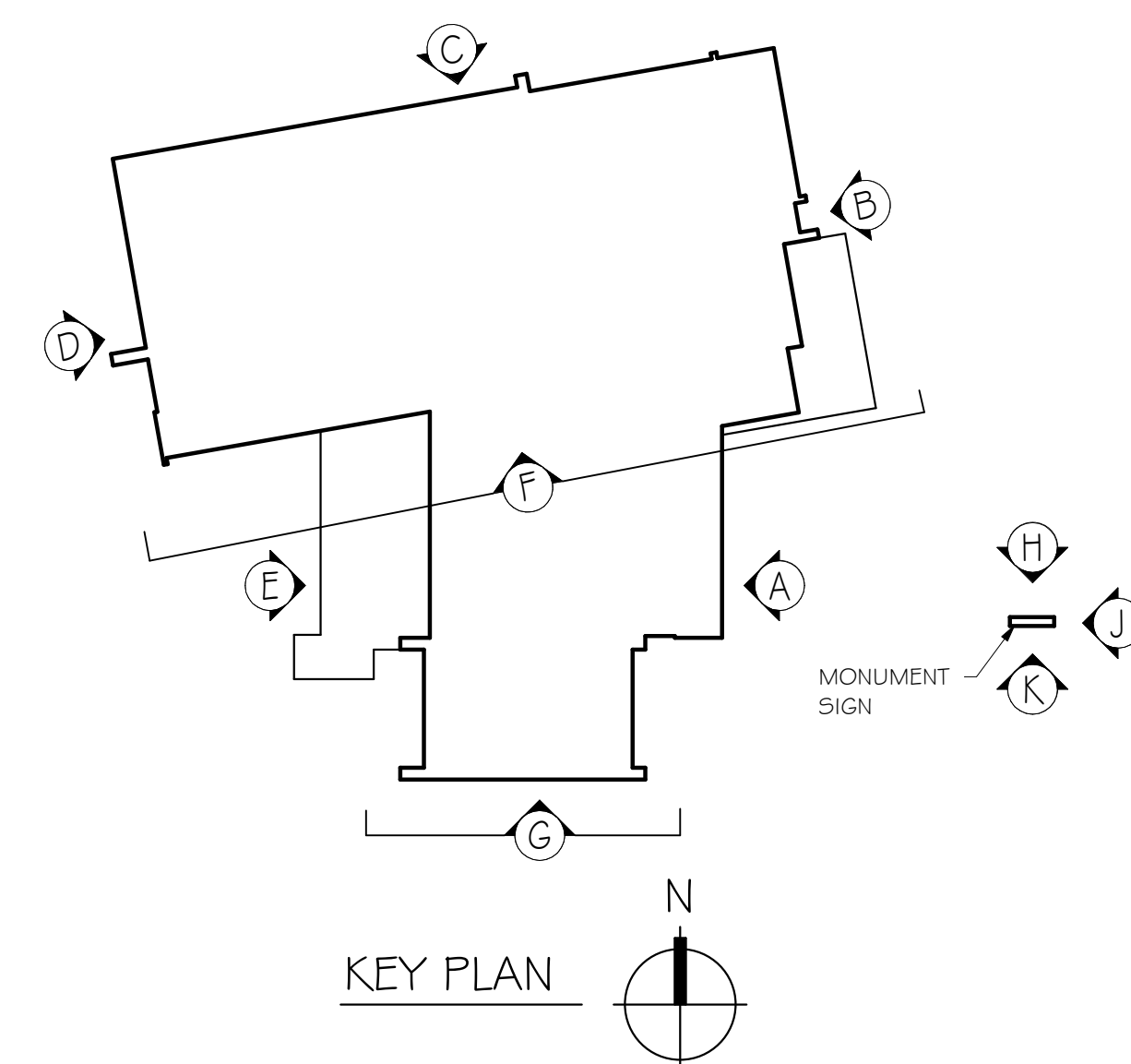
K SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



J EAST ELEVATION
SCALE: 1/8" = 1'-0"



H NORTH ELEVATION
SCALE: 1/8" = 1'-0"





VIEW FROM RIVERSIDE DRIVE LOOKING SOUTHWEST



VIEW FROM RIVERSIDE DRIVE LOOKING WEST



VIEW FROM RIVERSIDE DRIVE OF MAIN ENTRANCE



VIEW FROM RIVERSIDE DRIVE LOOKING NORTHWEST



VIEW FROM VISITOR PARKING TOWARD MAIN ENTRANCE



VIEW FROM FOX RIVER TRAIL LOOKING SOUTHEAST



VIEW FROM FOX RIVER TRAIL LOOKING NORTHEAST