



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 June 28th 2023 at 5:30 P.M. at the Hobart Village Office. **NOTICE OF POSTING:** Posted this 21st day of June, 2023 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING NOTICE – SITE REVIEW COMMITTEE

Date/Time: Wednesday June 28th 2023 (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 March 15th 2023 meeting (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - Request for a 224-unit, 16 building leased multi-family residence development with detached office building along S. Pine Tree Road (Portion of HB-350) (Page 4)

Lexington Homes, Inc. is proposing a new townhome style, 224-unit leased multi-family residential development consisting of sixteen (16) 14-unit two-story buildings, all with attached garages. Additionally, there will be a detached office building at the entrance to the development which will have access from S. Pine Tree Rd.

6. DISCUSSION AND ACTION - Request for an approximately 135-unit, 6 building leased mini-storage warehousing development to the rear of the property located at 3849 W. Mason Street (Page 49)

Nearby Storage is proposing a new mini-storage warehouse facility of approximately 135 individual leased units consisting of 6 separate buildings to be located towards the rear portion of the property located at 3849 W. Mason St. The existing commercial building along the front of the property will remain and both the existing and proposed developments will utilize the existing driveway from W. Mason St. to access both developments. This property received the Conditional Use Permit back in February 2023 to allow for the proposed additional uses.

7. UPDATE AND ACTION - Request to modify previously approved site plan for self-storage units located at 3346 S. Pine Tree Road, decreasing the total number of units and overall buildings within the development (Page 57)

8. 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 Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, March 15, 2023 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Dave Dillenburg at 5:36pm. Roll call: Dave Dillenburg, aye; Tammy Zittlow, aye; Steve Riley, excused; Peter Zobro, aye; Rick Nuetzel, excused; Dave Baranczyk, aye; Tom Tengowski, aye.

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 Tom Tengowski, seconded by Dave Baranczyk, to approve the January 18, 2023 minutes as presented. All in favor. Motion carried.

Motion by Peter Zobro, seconded by Dave Baranczyk to approve the August 17, 2022 minutes as presented. Tammy Zittlow and Tom Tengowski abstained from the vote. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

Comments made by the following resident:

- Kim Wolfmeyer, 4804 Isabella Circle, Hobart, WI 54155

5. DISCUSSION AND ACTION – New 26,000 square foot commercial building and associated site improvements (580 Centerline Dr., HB-525-7):

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the proposal. The committee discussed.

Comments made by:

- Derek Vosters with Bayland Buildings, Inc., 3323 Bay Ridge Ct., Hobart, WI 54155

Motion by Tom Tengowski, seconded by Peter Zobro, to approve the recommendation to the Village Board as presented with the following conditions:

1. Signage details shall be submitted for approval prior to installation.
2. When the road goes in along the East property line, they will have 3 years from the completion of the roadway to come back to the Site Review committee to review exterior building materials.
3. Refuge enclosures shall be masonry on 2 of the 3 sides, based on the proposed location.

All in favor. Motion carried.

- 6. DISCUSSION AND ACTION - New 18,200 square foot fire station and associated site improvements (2703 S. Pine Tree Rd.,HB-83-1):** Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the proposal. The committee discussed.

Comments made by:

- Chris Peoples with Bayland Buildings, Inc., 3323 Bay Ridge Ct., Hobart, WI 54155

Motion by Tammy Zittlow, seconded by Dave Dillenburg, to approve the recommendation to the Village Board as presented with the following conditions:

1. Any roof or ground mounted mechanical equipment shall be screened from view by either material compatible with those of the primary building or landscaping, depending on the locations.
2. Submitting of landscape plan for approval prior to implementation.
3. Submitting of lighting plan to Site Review committee for approval prior to installation.
4. Signage details shall be submitted for approval prior to construction and installation.

All in favor. Motion carried.

- 7. Adjourn:**

Motion by Dave Dillenburg, seconded by Dave Baranczyk to adjourn. All in favor. Motion carried. Adjourned at 6:42pm.



TO: Site Review Committee

RE: Volante, 1400 Block S. Pine Tree Rd.; Portion of HB-350; 224 unit Leased Multi-Family Residence Development

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: June 28, 2023

ISSUE: Discussion and action on request for a 224-unit, 16 building leased multi-family residence development with detached office building along S. Pine Tree Rd.

RECOMMENDATION: Staff recommends conditional based on staff recommendation and any conditions the Committee may identify.

GENERAL INFORMATION

1. Owner/Developer: Lexington Homes, Inc.
2. Applicant/Agent: Robert E. Lee & Associates, Inc.
3. Address/Parcel: 1400 Block S. Pine Tree Rd., Portion of HB-350
4. Zoning: PDD #2: Orlando/Packerland Planned Development District
5. Use: 224-unit, 16 building leased multi-family residence with detached office building development

BACKGROUND

Lexington Homes, Inc. is proposing a new townhome style, 224-unit leased multi-family residential development consisting of sixteen (16) 14-unit two-story buildings, all with attached garages. Additionally, there will be a detached office building at the entrance to the development which will have access from S. Pine Tree Rd.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 3, Site Plan Approval

- A. Zoning:** PDD #2: Orlando/Packerland Planned Development District
- B. Green Space:** 61.5% green space, exceeding the 25% requirement (REL sheet 3)
- C. Setbacks:** Compliant with zoning district required setbacks (code/(proposed) – Front 30/(85), Side 15/(48.7), Rear 25/(67.6)) (REL sheet 3)
- D. Parking:** The requirements for multi-family developments are 1 and 1/2 stalls per unit plus one guest space provided for each four units and 50% of the required parking must be enclosed. Thus 336 parking stalls are required, with 168 of those being enclosed (garage stalls.) The development provides a total of 595 parking stalls with 352 of those stalls being enclosed/garage stalls. (REL sheet 3)
- E. Fire Dept. and Police Dept.:** The plans presented are in the process of being reviewed by the Police Chief and Fire Chief and any comments or concerns will be presented at the meeting.
- F. Storm Water:** Storm water from the proposed building and parking areas will be collected by the proposed storm sewer and will discharge to a wet detention pond in the middle of the development. This pond will treat the

stormwater for TSS removal and peak discharge with the outfall structure discharging towards the existing natural drainage way along the southeast portion of the development.

- G. Refuse/Recycling Collection:** The refuse/recycling enclosure will be located to the rear of the development (southeast corner) and consist of a 6' "metal wrapped enclosure. (REL sheets 3 and 8)

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

1. **Exterior Materials:** The buildings will be a mixture of stone and siding, employ architectural shingles, and architecturally enhanced dwelling entry doors and overhead garage doors. The office is planned to utilize the same exterior materials to blend with the residential structures. The buildings are fairly consistent with the developments previously constructed by Lexington Homes at Madeira Places, Mulliner Crossing, Aria Place, and Portofino Place.
2. **Height:** The structures will be about 32' in height
3. **Overhead doors:** Standard residential overhead garage doors to unit garages.
4. **Mechanical equipment:** All will have interior HVAC equipment very similar to a single-family dwelling.

Section 5, Landscaping Plan: The landscape plan is compliant with village ordinances and there is a landscape berm proposed along the rear of the development which will be abutting the soon to be constructed single-family residential dwellings.

Section 6, Lighting: There are not any pole mounted lights in this development. Wall mounted lights will be mounted on the walls facing the parking areas and will consist of "dark sky" style fixtures.

Section 7, Signage: One sign location is identified on the proposed site plan adjacent to the parking area for the office building along S. Pine Tree Rd. There are no details of the sign submitted at this time so the sign shall be submitted for review and approval by the SRC prior to construction and installation.

Section 8, Driveway-Curb Cut: Two ingress/egress locations are note along S. Pine Tree Rd., with the sizes to be verified by the developer.

RECOMMENDATION/CONDITIONS

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

1. Developer providing details on the materials noted for the "metal wrapped enclosure" for the refuse and recycling enclosure.
2. Developer submitting details of proposed signage for review and approval by the SRC prior to construction and installation.
3. Developer providing details on drive lane and driveway opening widths to Village Staff and Fire Chief 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)

Volante Multifamily Development – Orlando Drive, Village of Hobart

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 26.55 Acres, 1,156,258 S.F.

Size of facility(square footage): 12,192 S.F.

Type of facility: Multifamily

Developer: Lexington Homes

Address: 1300 N. Kimps Court Phone: 920-662-1611

Engineer: Robert E Lee and Associates, Inc. – Aaron Breitenfeldt

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

Contractor: Bayland Buildings, Inc.

Construction Firm: Same as Developer

Address: _____ Phone: _____

Revised 1-23-08

3. SITE PLAN APPROVAL

A. Industrial ___ Business Park ___ Commercial ___

Multi-Family x

Current Zoning: PDD # 2 MFR Residential District

Other – Identify: _____

Erosion Control Plan on file: _____ YES X NO

% of Green Space: 61.5%

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

C. Setback Information: Sheet 2 Complies with Ordinance: Yes

D. # of parking stalls (Include Handicapped parking): 291 Stalls
 17 Handicap

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:

Aaron Breitenfeldt – Robert E Lee and Associates, Inc.
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):

20'x25'

N. Location and dimensions of proposed outdoor display areas: _____

4. ARCHITECTURAL PLAN APPROVAL

A. Exterior construction information:

1) Type of Construction Materials: Wood Frame

2) Exterior Materials: Siding and Stone

3) Height of Facility: 33'-1"

4) Compatibility with existing adjacent structure: _____ (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: See Detailed 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 See cut sheet

Identify Parking Lighting – Quantity – Wattage – Location :

Wall packs see cut sheet

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: NA _____

Radius / Flare: _____

Apron Dimensions: _____

Culvert Size (End-walls Required) _____



Storm Water Utility Service Application

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

A. Applicant

Applicant Name: Aaron Breitenfeldt Owner Name: Lexington Homes – Jeff Marlow
 Address: 1250 Centennial Centre Blvd Address: 1300 N. Kimps Court
 City: Hobart State: WI Zip: 54155 City: Green Bay State: WI Zip: 54155
 Phone: (920) 662-9641 Phone: (920) 662-1611
 Email: abreitenfeldt@releeinc.com Email: jmarlow@lexingtonneighborhoods.com

B. Parcel – Site Information

Site Address: Orlando Drive, Village of Hobart Parcel ID: HB-350
 Project Description: Volante Multifamily

Residential ERU Calculations

Use	<input type="checkbox"/> Single Family	<input type="checkbox"/> Duplex	<input checked="" type="checkbox"/> Multi-family
Number of Dwellings			224
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			134.4

Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
		sq. ft.		sq. ft.		sq. ft.
Building/Structure Foot Prints	0					
Paved/Gravel Areas	0					
Totals	0					

ERU Calculation: _____ / 4000 sf / ERU = _____ ERU's
 New Total Area sq. ft.

Preparer's Signature: *Aaron Breitenfeldt* Date: 6/6/2013

Preparer's Printed Name: Aaron BREITENFELDT

Need help? Tech help line: **888 RAB-1000** Email: sales@rabweb.com Website: www.rabweb.com
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Page 1 of 3

WPLED13



Technical Specifications

Listings

UL Listing:

Suitable for Wet Locations as a Downlight
Suitable for Damp Locations as an Uplight
Wall Mount only. Suitable for Mounting within
4ft. of ground.

Dark Sky Approved:

The International Dark Sky Association has
approved this product as a full cutoff, fully
shielded luminaire.

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires have been tested by an
independent laboratory in accordance with
IESNA LM-79 and 80, and have received the
Department of Energy "Lighting Facts" label.

DLC Listed:

This product is on the Design Lights
Consortium (DLC) Qualified Products List and
is eligible for rebates from DLC Member
Utilities.

Optical

Lumen Maintenance:

100,000-hour LED lifespan based on IES LM-
80 results and TM-21 calculations.

Fixture Efficacy:

71 Lumens per Watt

Lumen Maintenance:

The LED will deliver 70% of its initial lumens at
100,000 hours of operation.

Construction

Cold Weather Starting:

The minimum starting temperature is -40°
F/-40°C.

Ambient Temperature:

Suitable for use in 50°C (122°F) ambient
temperatures.

Finish:

Our environmentally friendly polyester powder
coatings are formulated for high-durability and
long-lasting color, and contains no VOC or
toxic heavy metals.

Green Technology:

RAB LEDs are Mercury and UV free.

For use on LEED Buildings:

IDA Dark Sky Approval means that this fixture
can be used to achieve LEED Credits for Light
Pollution Reduction.

Gaskets:

High Temperature Silicone.

Electrical

Driver:

Multi-chip 13W high output long life LED Driver
Constant Current, Class 2 100V - 277V, 50/60
Hz.

THD:

12.54% at 120V

Surge Protection:

4KV

LED Characteristics

Color Temperature (Nominal CCT):

5000K

Color Accuracy:

66 CRI

Color Consistency:

7-step MacAdam Ellipse binning to achieve
consistent fixture-to-fixture color.

Color Stability:

LED color temperature is warranted to shift no
more than 200K in CCT over a 5 year period.

Color Uniformity:

RAB's range of CCT (Correlated color
temperature) follows the guidelines of the
American National Standard for Specifications
for the Chromaticity of Solid State Lighting
(SSL) Products, ANSI C78.377-2008.

Other

Patents:

The design of the LPACK is protected by U.S.
Pat. D604,004 and patents pending in
Canada, China and Taiwan.

California Title 24:

See WPLED13/PC for a 2013 California Title
24 compliant model.

Warranty:

RAB warrants that our LED products will be
free from defects in materials and
workmanship for a period of five (5) years from
the date of delivery to the end user, including
coverage of light output, color stability, driver
performance and fixture finish.

Equivalency:

The WPLED13 is Equivalent in delivered
lumens to a 100W Metal Halide Wallpack.

HID Replacement Range:

The WPLED13 can be used to replace 70-
150W Metal Halide Wallpacks based on
delivered lumens.

Country of Origin:

Designed by RAB in New Jersey and
assembled in Taiwan.

Trade Agreements Act Compliant:

This product is a product of Taiwan and a
"designated country" end product that
complies with the Trade Agreements Act.

GSA Schedule:

This product is suitable for listing on the GSA
Schedule of the US General Services in
accordance with FAR Subpart 25.4.

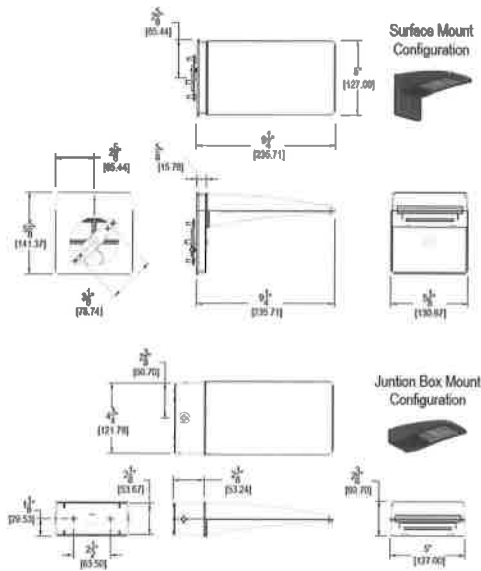
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Page 2 of 3

WPLED13



Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000 hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- 5-year warranty

Ordering Matrix

Family	Watts	Color Temp	Sensor	Surface Plate	Surface Place	Finish	Photocell
WPLED	10 = 10W 13 = 13W	Blank = Cool Y = Warm N = Neutral	Blank = No Sensor MS = Mini Sensor	Blank = No Surface Plate	S = Surface Plate	Blank = Bronze W = White	Blank = No Photocell /PC = 120V Button /PCS = 120V Swivel /PC2 = 277V Button

OWNER/CONTRACTOR INFORMATION:

LEXINGTON HOMES, INC.
1256 CENTENNIAL CENTRE BLVD
HOBART, WI 54155

(920) 662-1611

CONTACT: JEFF MARLOW

UTILITY INFORMATION:

UTILITIES PRESENT:
VILLAGE OF HOBART DEPARTMENT OF PUBLIC WORKS, WISCONSIN PUBLIC SERVICE CORP., AT & T, TIME WARNER CABLE, NET LEC, AND WIN LLC.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKETS NUMBERED 20230501084, 20230501102, 20230501103, 23200501104 ALL DATED 2/9/2023 AND 20230501082 AND 20230501103 BOTH DATED 2/13/2023, 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	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
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TELECOMMUNICATIONS: NET LEC / NSIGHT / CELLCOM C/O MI TECH SERVICES 1700 INDUSTRIAL DR. GREEN BAY, WI 54302 (920) 288-8908	TELECOMMUNICATIONS: WISCONSIN INDEPENDENT NETWORK 800 WISCONSIN ST. BUILDING D02, SUITE 219 EAU CLAIRE, WI. 54703 (877) 946-6300
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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.

LEGEND

- SOIL BORING
- 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
- POST
- IRON PIPE/ROD
- PK NAIL
- INLET PROTECTION
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- BALE DITCH CHECK
- RIP RAP
- LATERAL LOCATION
- SPOT ELEVATION
- FIRST FLOOR/BASEMENT ELEVATION
- APPROXIMATE ROCK ELEVATION
- EXISTING CULVERT
- TRACKING PAD
- CUT AND PLUG

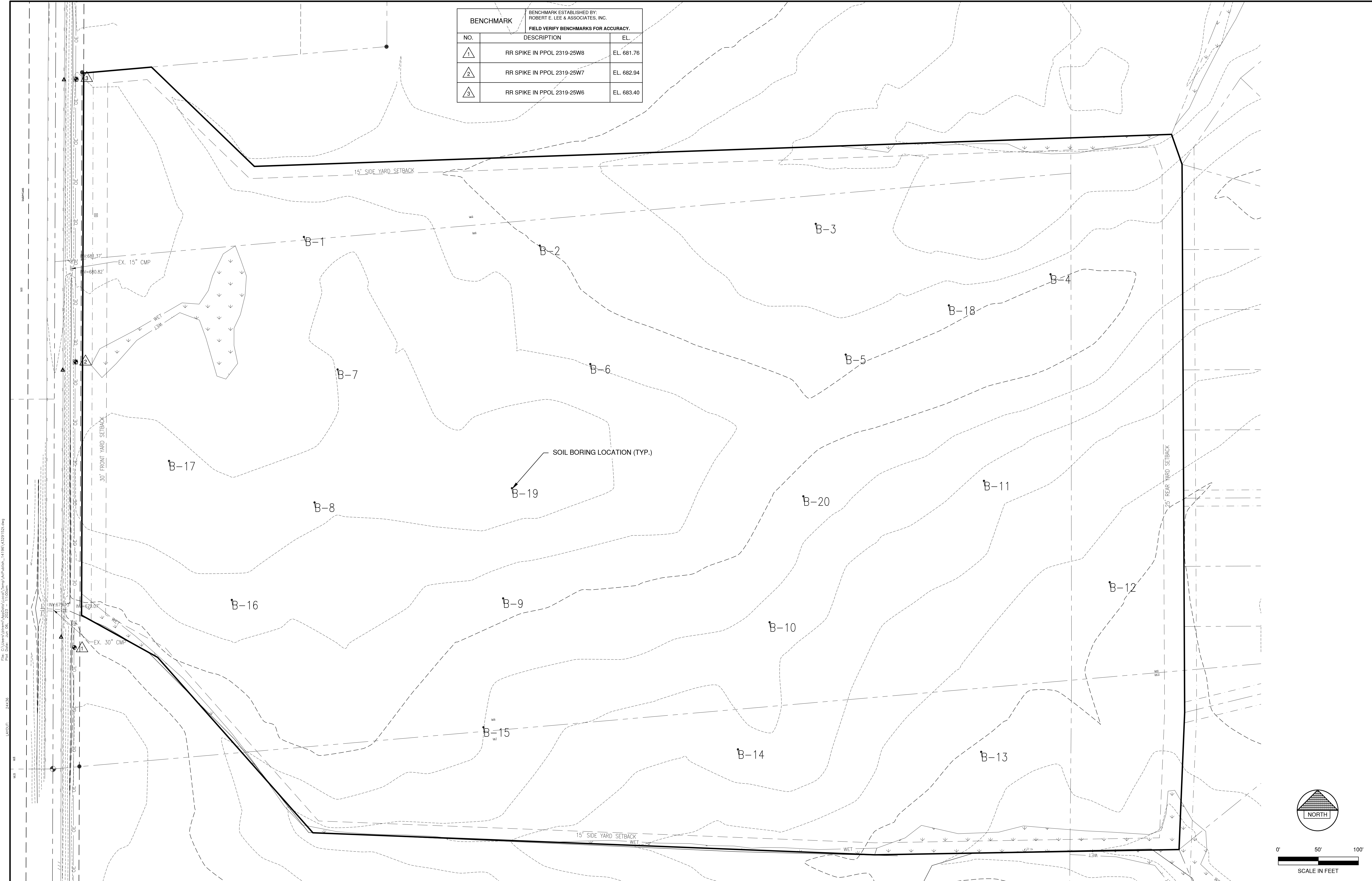
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- TREE/BRUSH LINE
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- RETAINING WALL
- GUARD RAIL
- FENCE
- SILT FENCE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER (SIZE NOTED)
- PROPOSED FORCEMAIN
- EXISTING FORCEMAIN (SIZE NOTED)
- PROPOSED STORM SEWER
- EXISTING STORM SEWER (SIZE NOTED)
- PROPOSED WATERMAIN
- EXISTING WATERMAIN (SIZE NOTED)
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- FIBER OPTIC LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD CABLE TV LINE
- UNDERGROUND CABLE TV LINE
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

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

File: C:\Users\jgreen\AppData\Local\Temp\Archival_14196\4329152x.dwg Plot: Ddhw - Jun 06, 2023 11:10:00 AM PLOT: 24256 LAYOUT:

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN KDC	VOLANTE - A MULTI-FAMILY DEVELOPMENT FOR LEXINGTON HOMES, INC. VILLAGE OF HOBART BROWN COUNTY, WISCONSIN	GENERAL NOTES	DATE 02/2023	1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO. 1
								CHECKED			FILE 4329152X		
								DESIGNED AJB			JOB NO. 4329152		

BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC.	
FIELD VERIFY BENCHMARKS FOR ACCURACY.			
NO.	DESCRIPTION	EL.	
1	RR SPIKE IN PPOL 2319-25W8	EL. 681.76	
2	RR SPIKE IN PPOL 2319-25W7	EL. 682.94	
3	RR SPIKE IN PPOL 2319-25W6	EL. 683.40	



File: C:\Users\jbrun\AppData\Local\Temp\Archives... 14196\43291521.dwg
 Plot Date: Sun, 06/01/2023 11:00am
 LAYOUT: 24x36

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN KDC
								CHECKED
								DESIGNED AJB

**VOLANTE MULTI-FAMILY DEVELOPMENT
 FOR LEXINGTON HOMES, INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN**

EXISTING CONDITIONS PLAN

DATE 05/2023
FILE 43291521
JOB NO. 4329-152


Robert E. Lee & Associates, Inc.
 1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO. **2**

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.

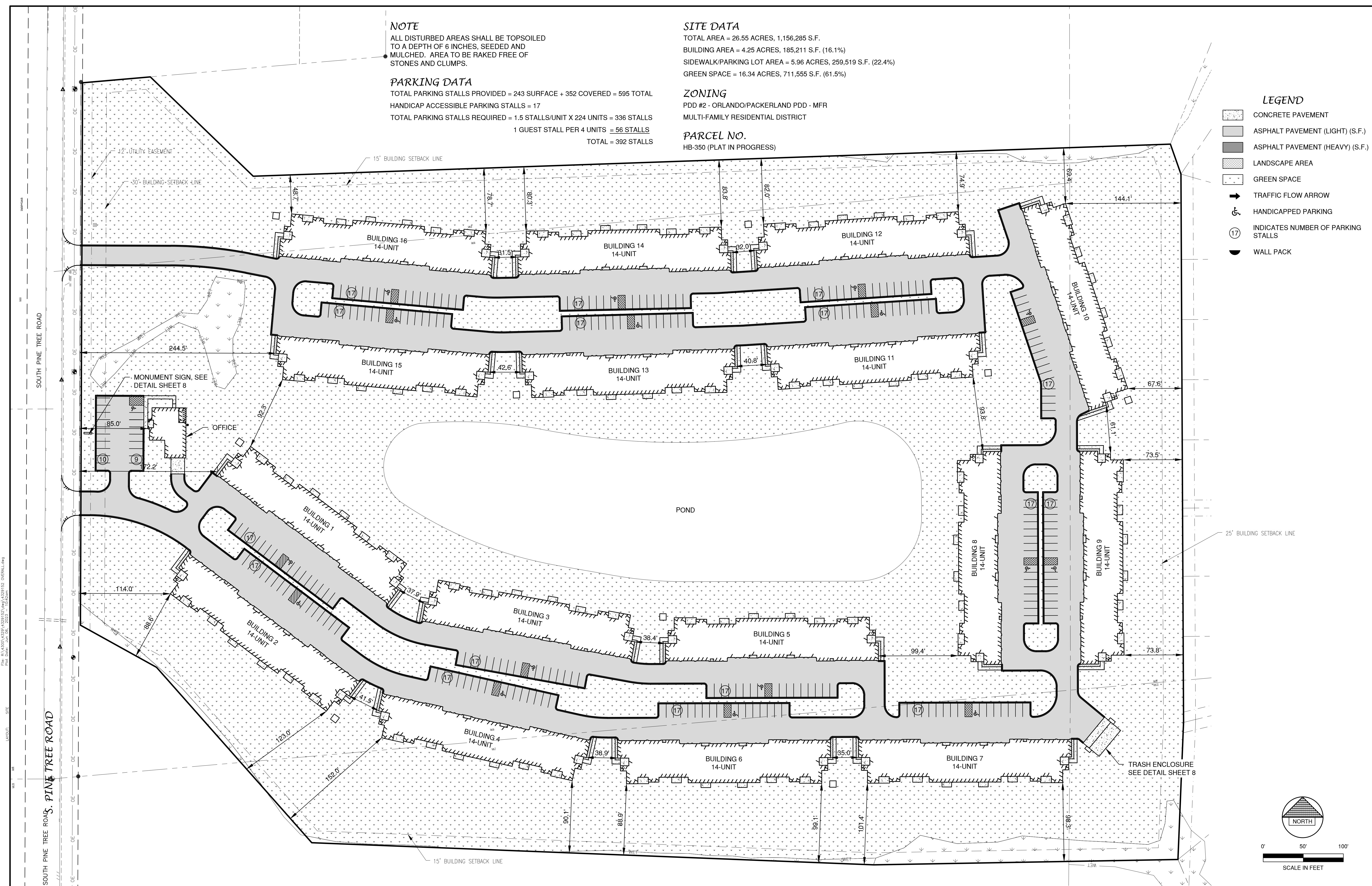
PARKING DATA
 TOTAL PARKING STALLS PROVIDED = 243 SURFACE + 352 COVERED = 595 TOTAL
 HANDICAP ACCESSIBLE PARKING STALLS = 17
 TOTAL PARKING STALLS REQUIRED = 1.5 STALLS/UNIT X 224 UNITS = 336 STALLS
 1 GUEST STALL PER 4 UNITS = 56 STALLS
 TOTAL = 392 STALLS

SITE DATA
 TOTAL AREA = 26.55 ACRES, 1,156,285 S.F.
 BUILDING AREA = 4.25 ACRES, 185,211 S.F. (16.1%)
 SIDEWALK/PARKING LOT AREA = 5.96 ACRES, 259,519 S.F. (22.4%)
 GREEN SPACE = 16.34 ACRES, 711,555 S.F. (61.5%)

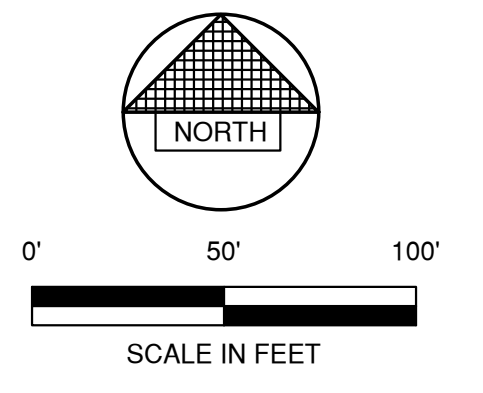
ZONING
 PDD #2 - ORLANDO/PACKERLAND PDD - MFR
 MULTI-FAMILY RESIDENTIAL DISTRICT

PARCEL NO.
 HB-350 (PLAT IN PROGRESS)

- LEGEND**
- CONCRETE PAVEMENT
 - ASPHALT PAVEMENT (LIGHT) (S.F.)
 - ASPHALT PAVEMENT (HEAVY) (S.F.)
 - LANDSCAPE AREA
 - GREEN SPACE
 - TRAFFIC FLOW ARROW
 - HANDICAPPED PARKING
 - INDICATES NUMBER OF PARKING STALLS
 - WALL PACK



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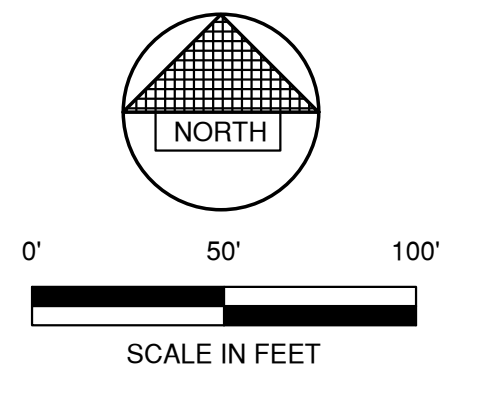
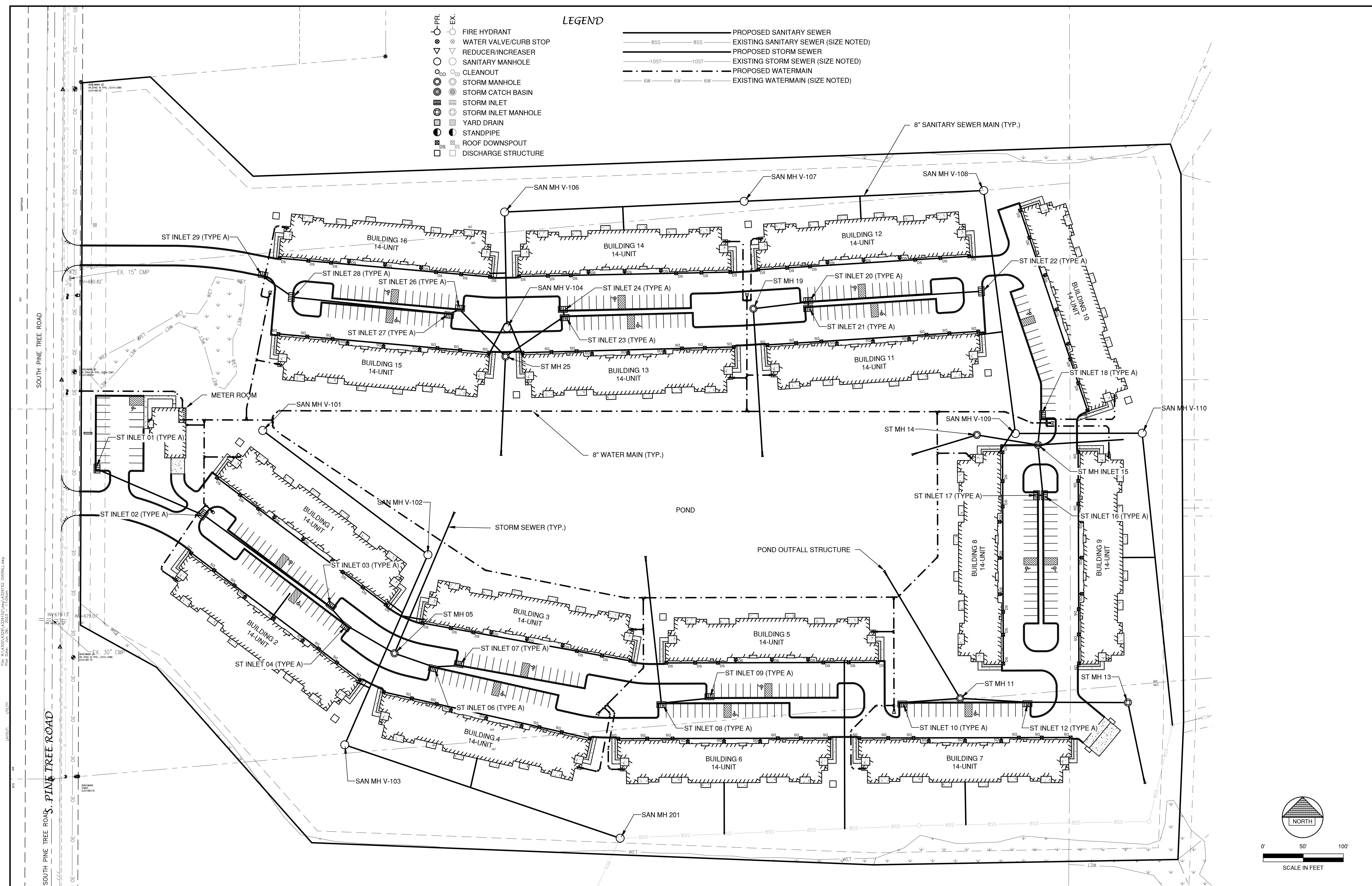
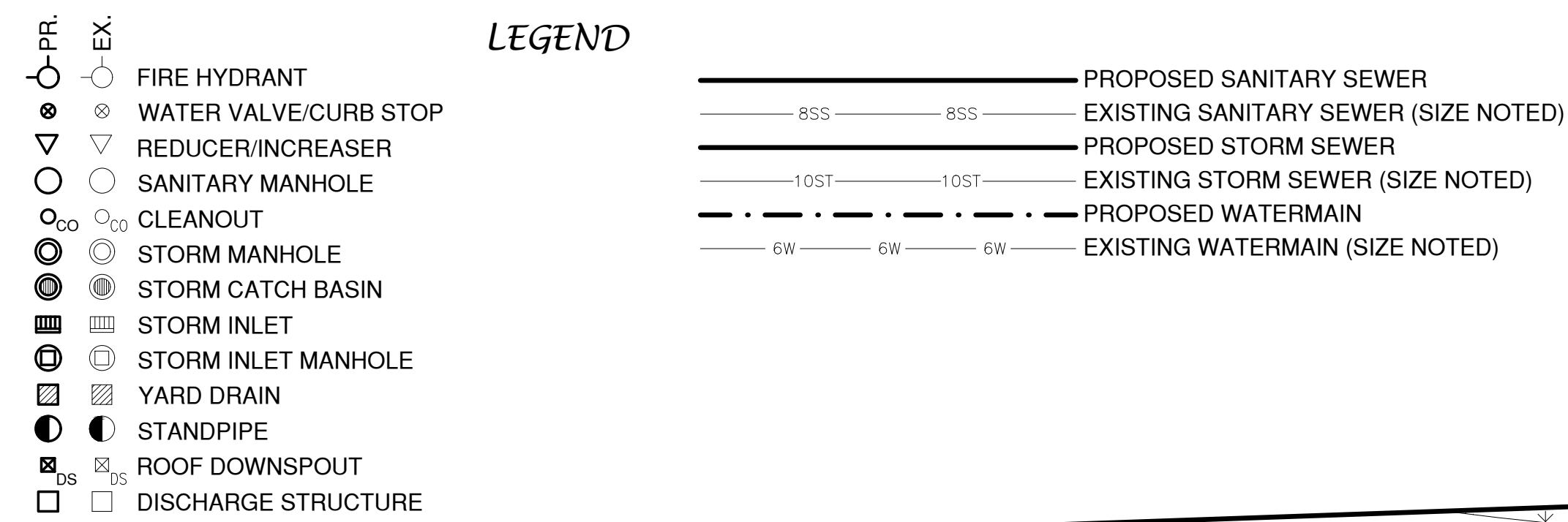
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

VOLANTE MULTI-FAMILY DEVELOPMENT
 FOR LEXINGTON HOMES, INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

OVERALL SITE PLAN

DATE: 05/2023
 FILE: 4329152 OVERALL
 JOB NO.: 4329152

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VOLANTE MULTI-FAMILY DEVELOPMENT
 FOR LEXINGTON HOMES, INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

OVERALL UTILITY PLAN

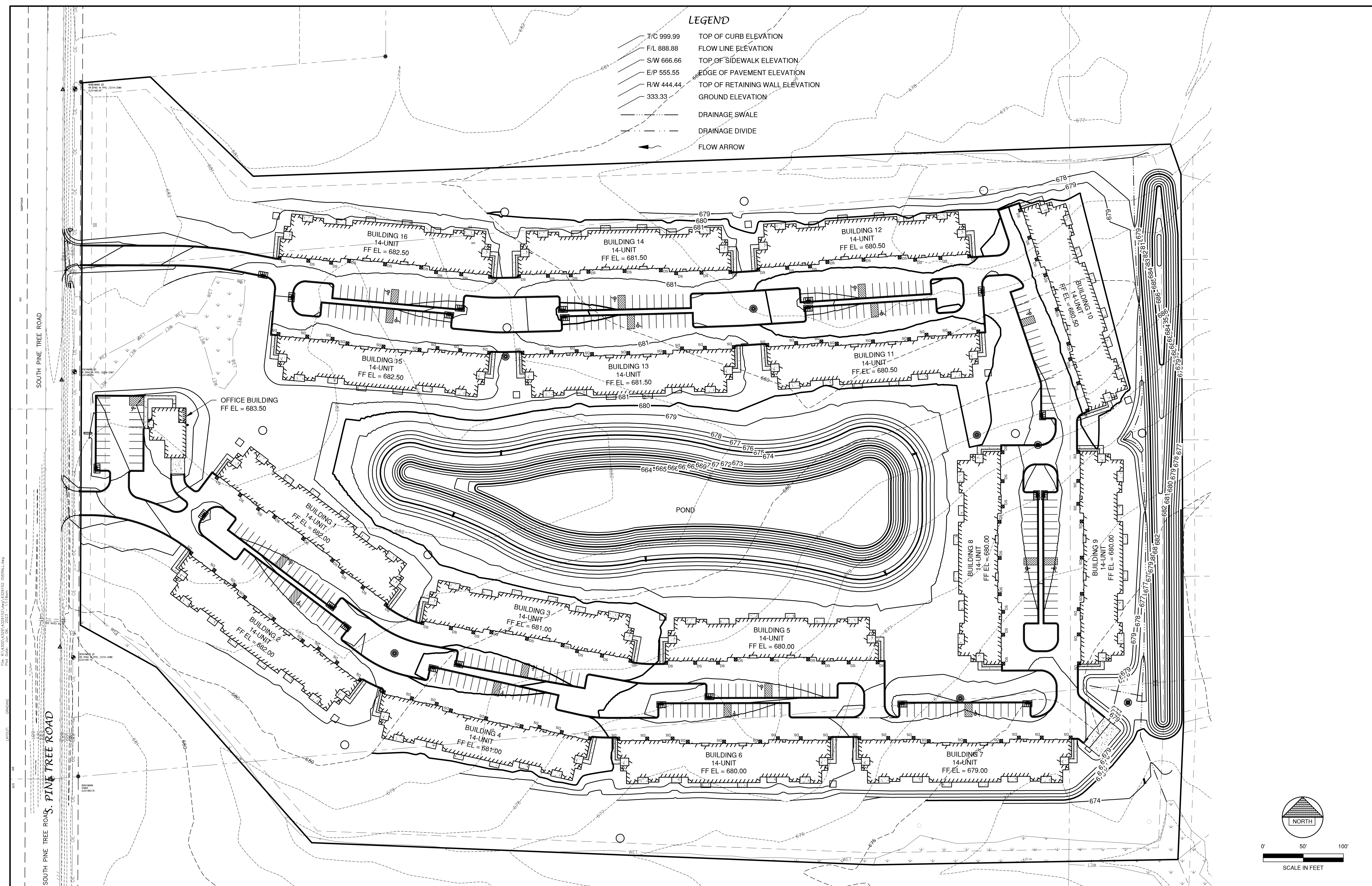
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05/2023
 FILE
4329152 OVERALL
 JOB NO.
4329152

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SHEET NO.
4

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



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DRAWN: LLP
 CHECKED: [unreadable]
 DESIGNED: A/B
**VOLANTE MULTI-FAMILY DEVELOPMENT
 FOR LEXINGTON HOMES, INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN**

OVERALL GRADING PLAN
 DATE: 05/2023
 FILE: 4329152 OVERALL
 JOB NO.: 4329152

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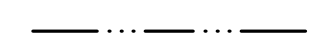
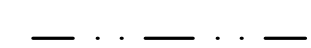






SCALE IN FEET

0' 50' 100'

NORTH

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)

SILT FENCE REQ'D (TYP.)

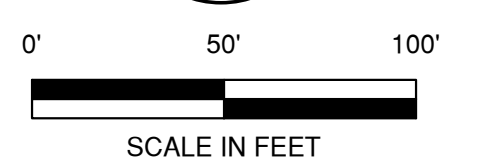
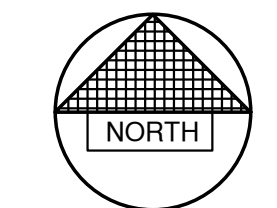
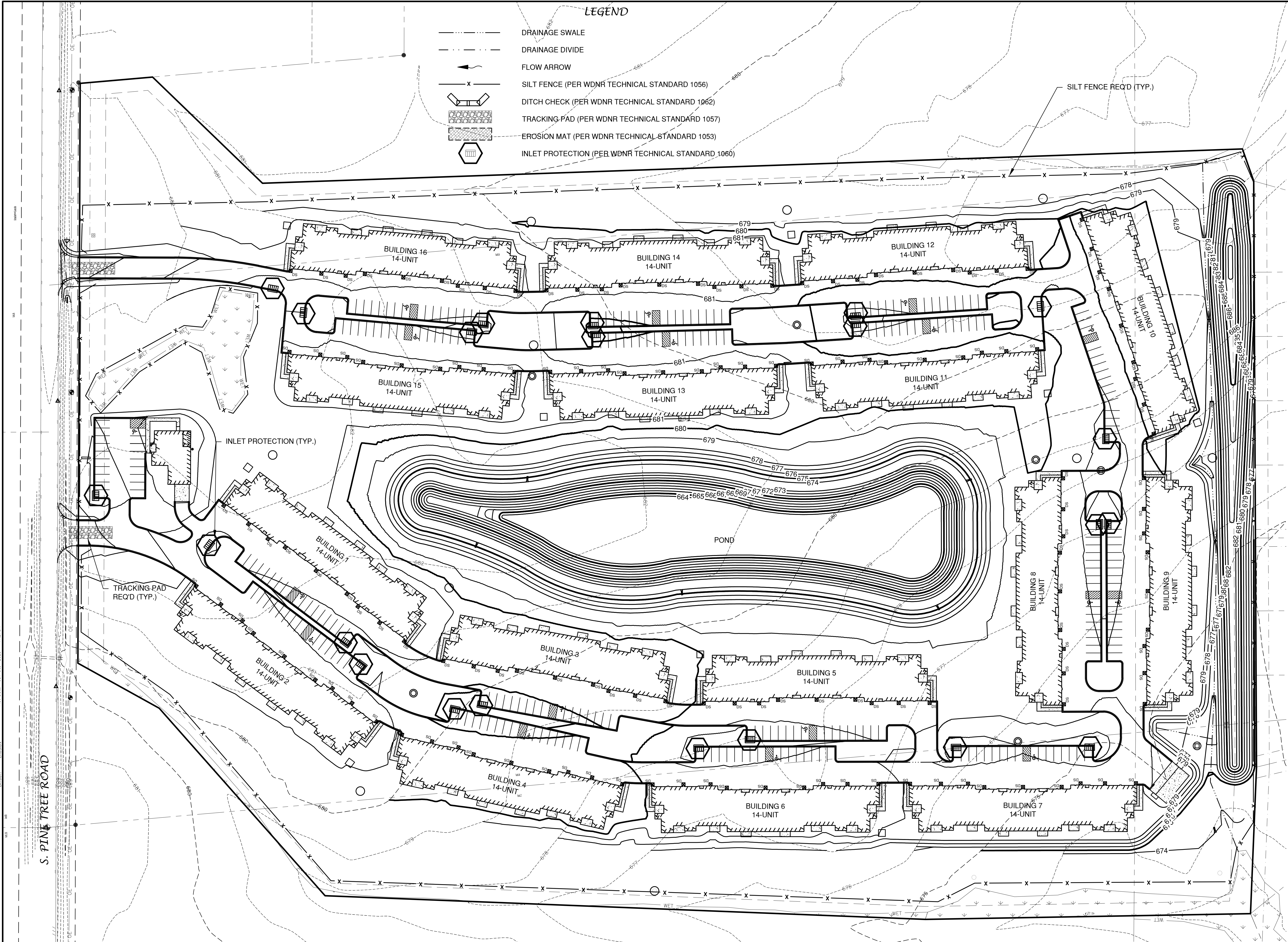
INLET PROTECTION (TYP.)

TRACKING PAD REQ'D (TYP.)

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.



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

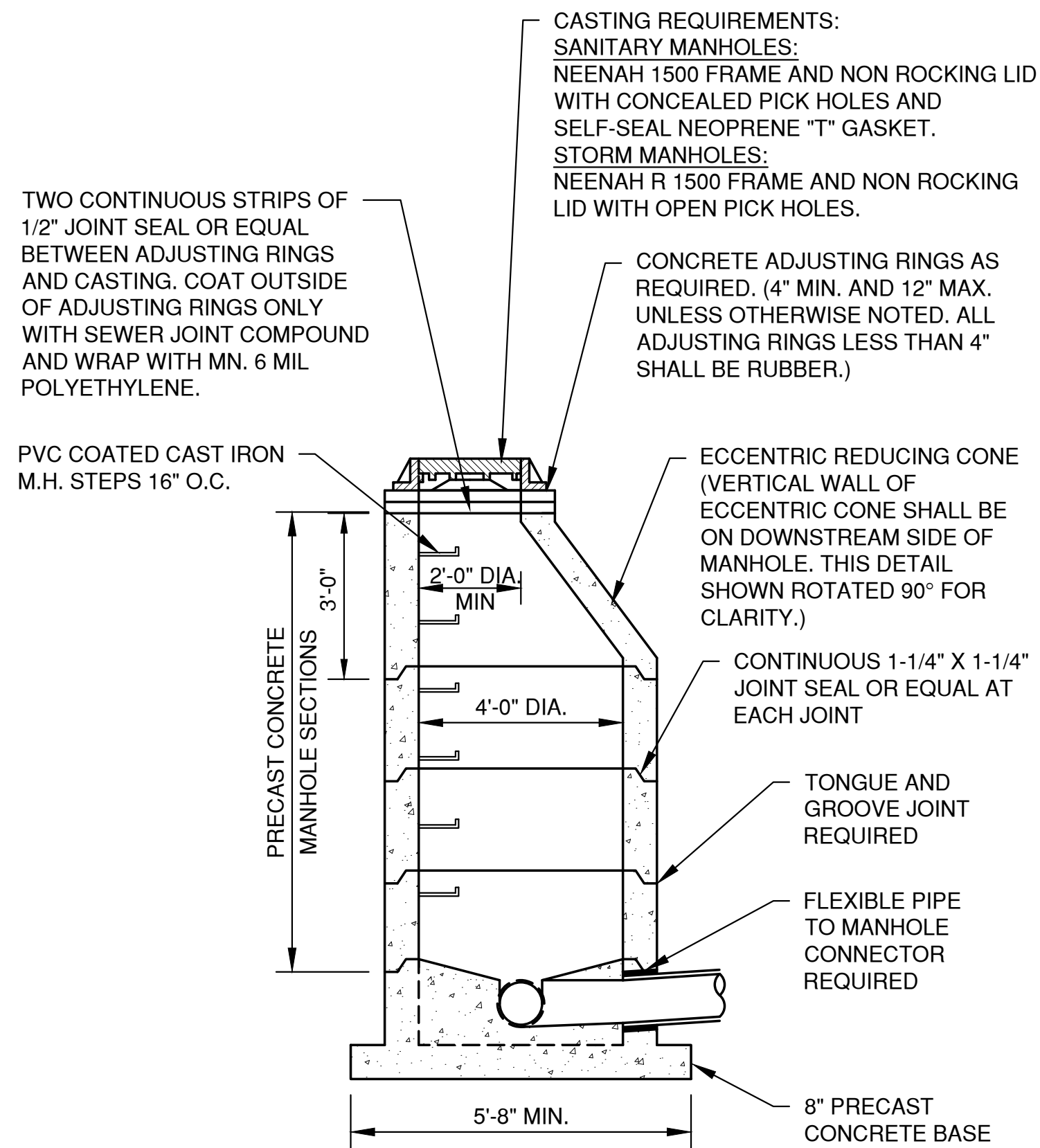
VOLANTE MULTI-FAMILY DEVELOPMENT
 FOR LEXINGTON HOMES, INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

OVERALL EROSION CONTROL PLAN

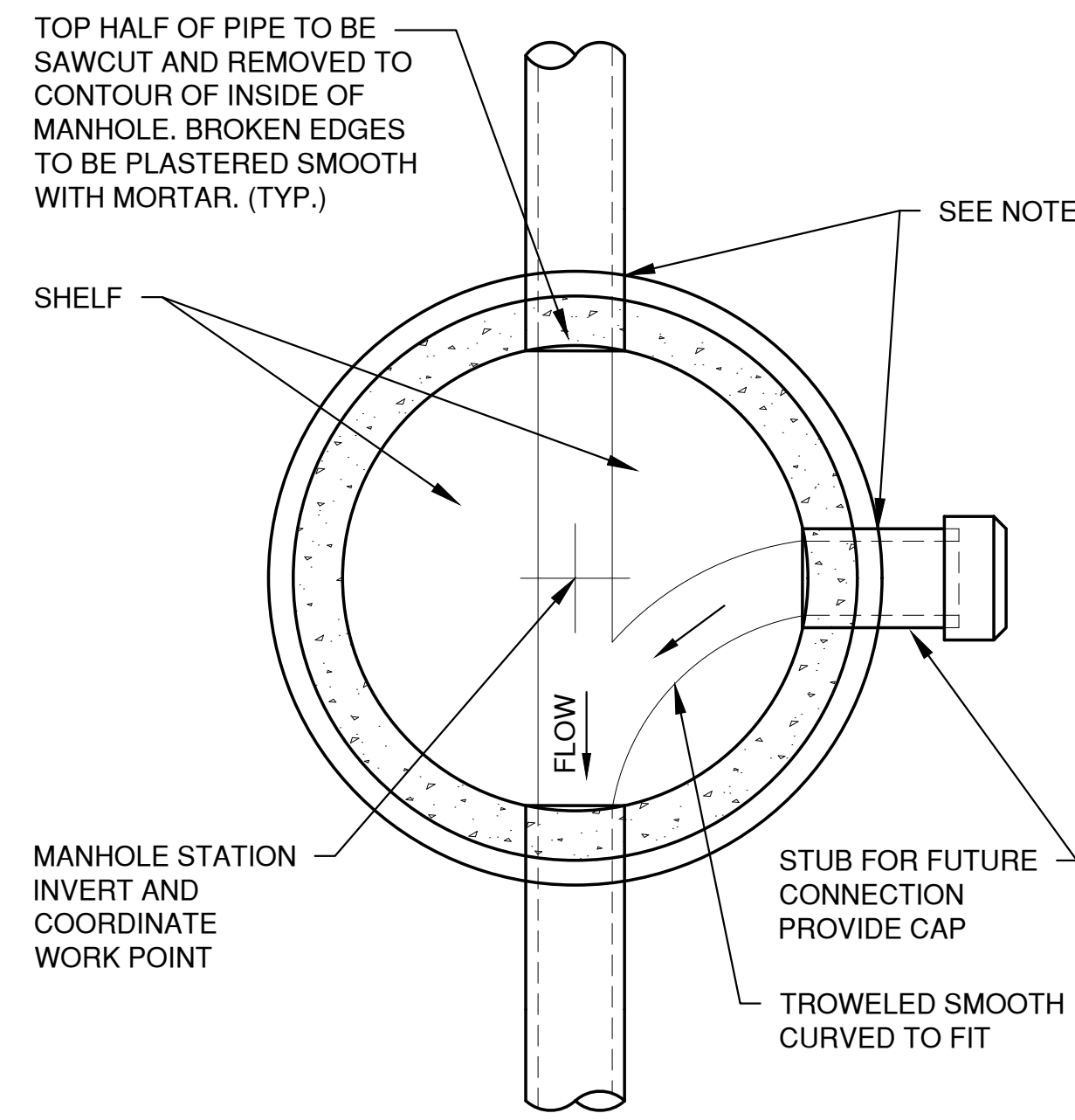
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4329152



SHEET NO.
6

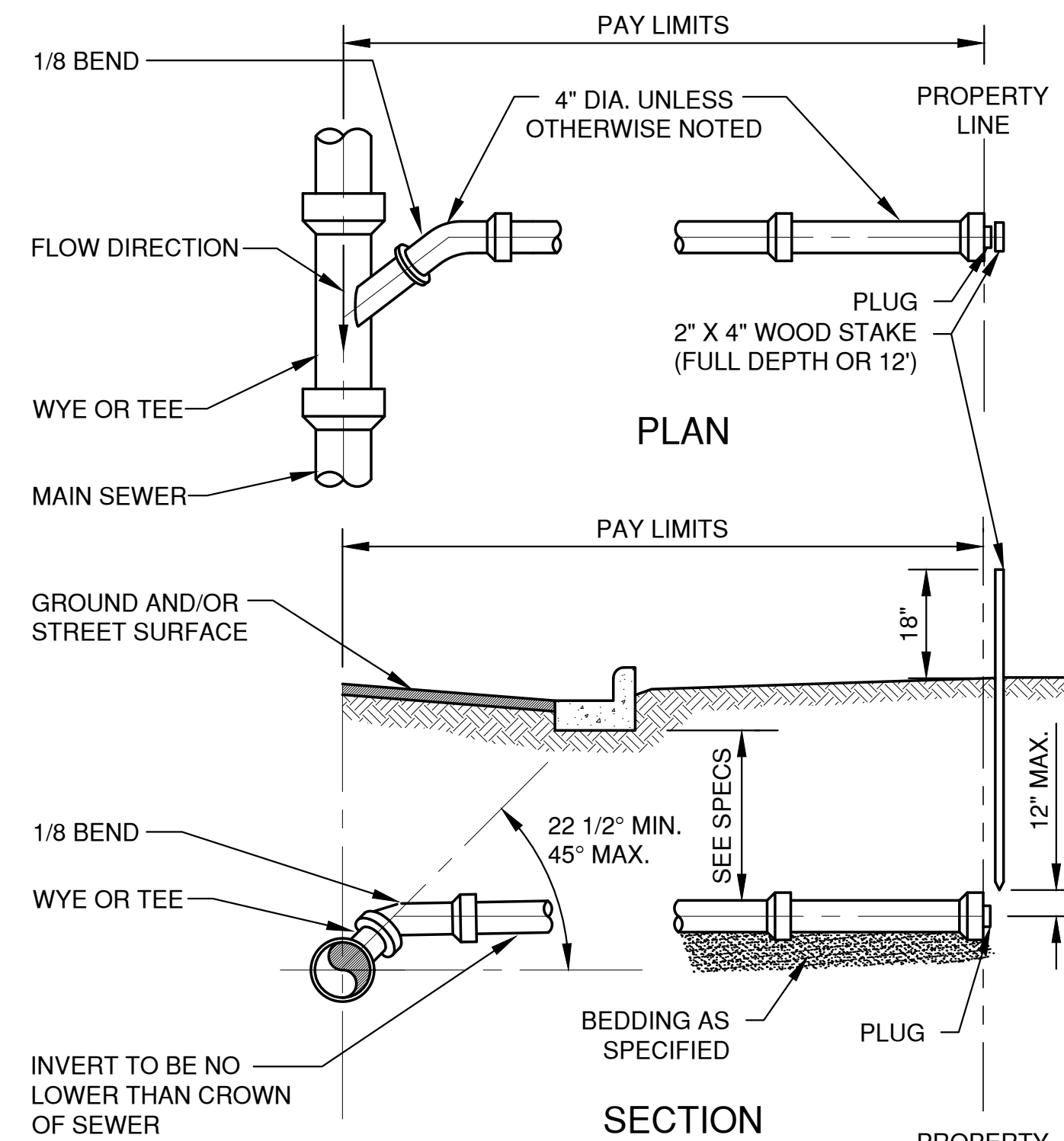


SANITARY AND STORM STANDARD MANHOLE
8" - 24" (INCLUSIVE)



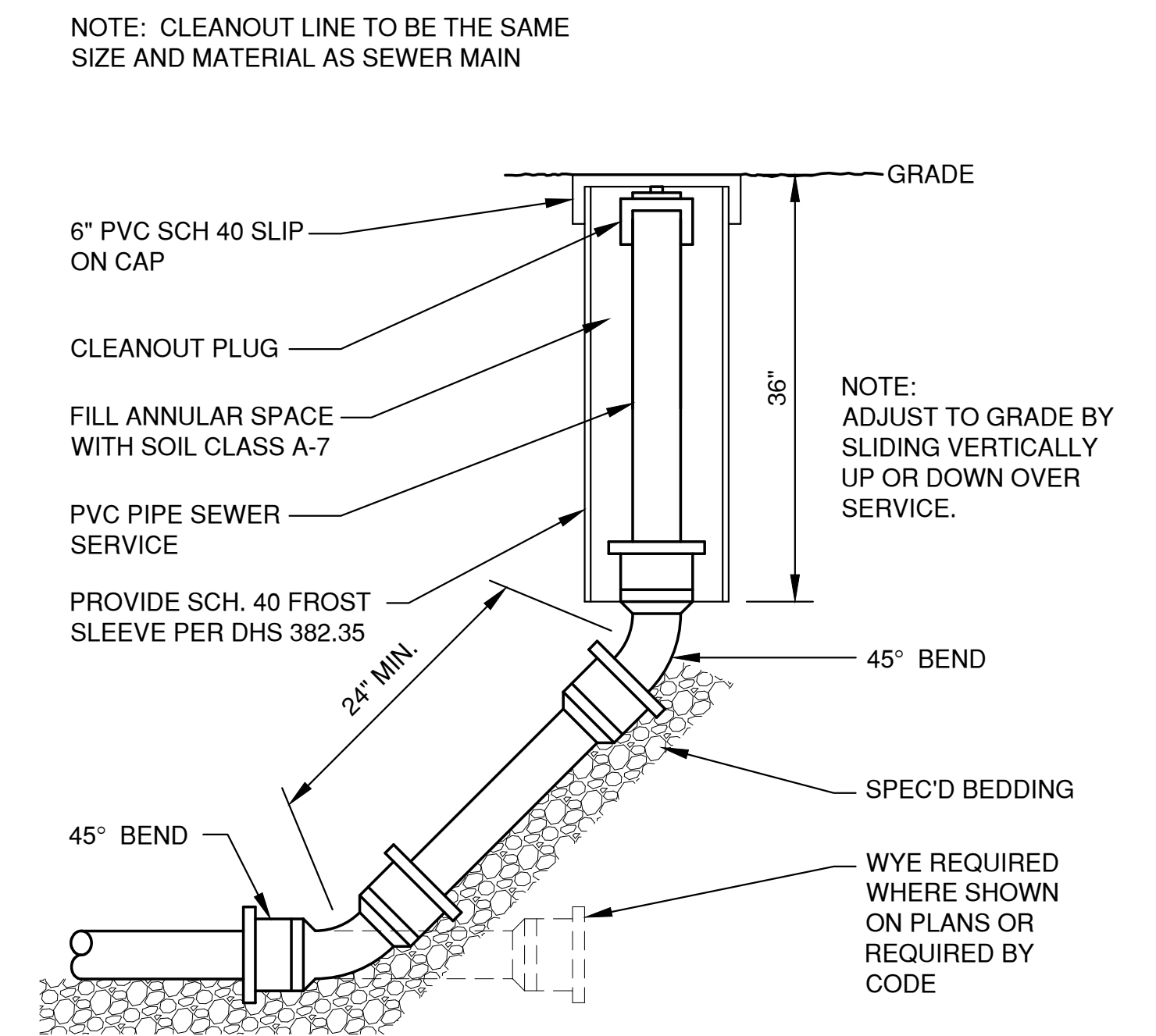
NOTE:
 FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

MANHOLE BASE PLAN
8" - 60" (INCLUSIVE)

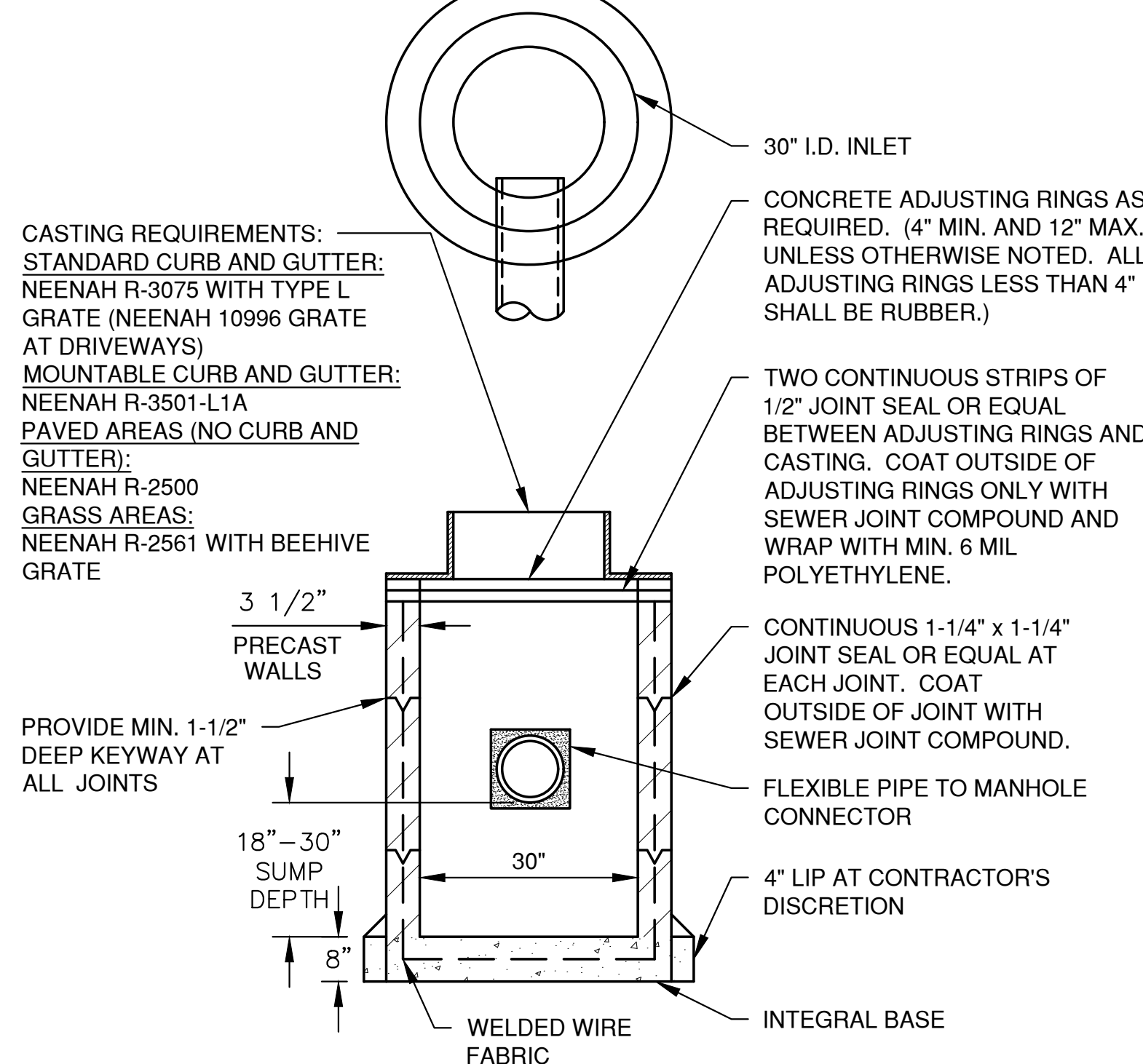


NOTES:
 1. SADDLE CONNECTIONS NOT PERMITTED.
 2. BACKFILL TO CONFORM TO MAIN SEWER.
 3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
 4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

STANDARD SERVICE LATERAL

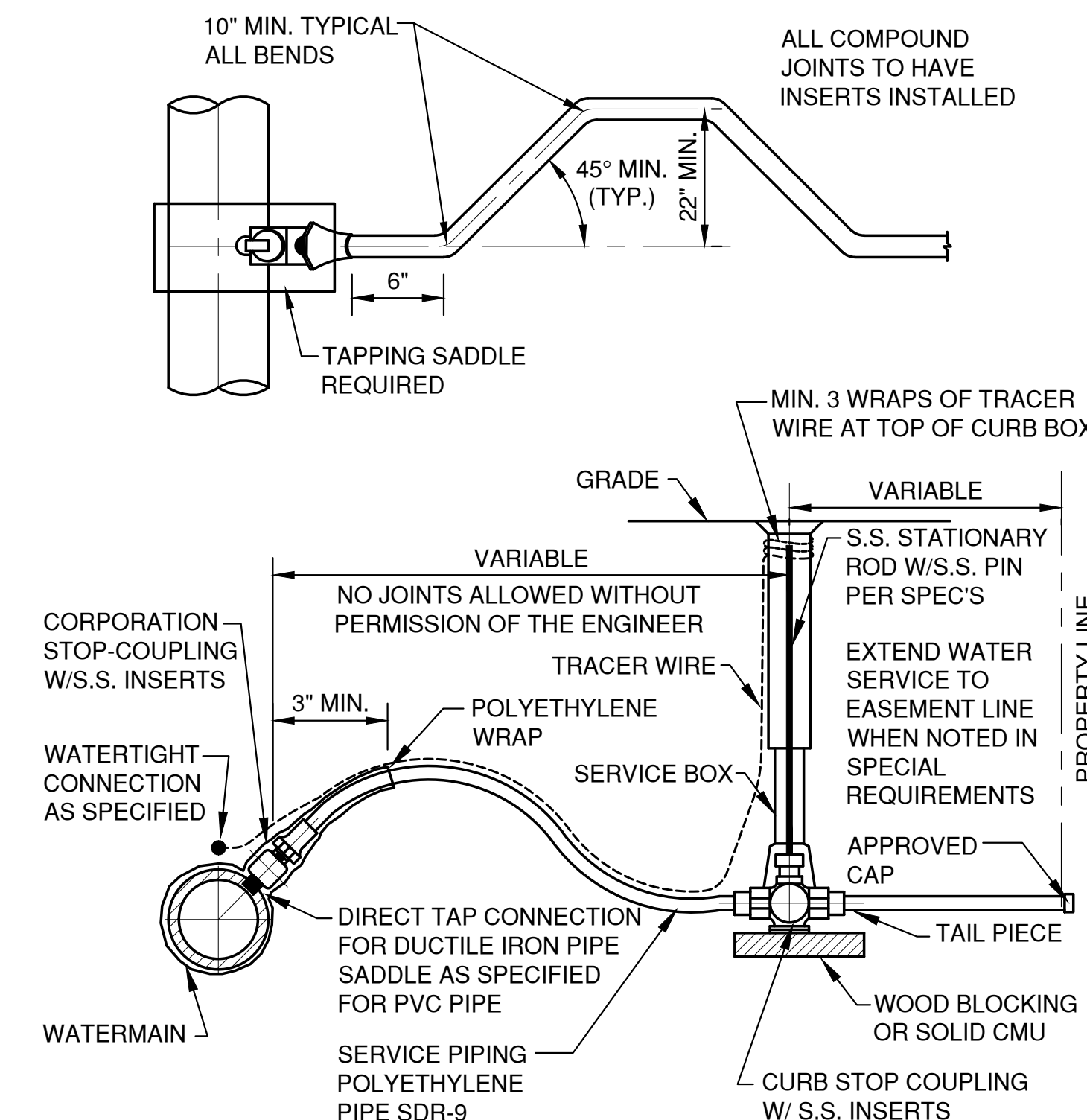


CLEAN-OUT DETAIL
(NON-TRAVELED AREAS)



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

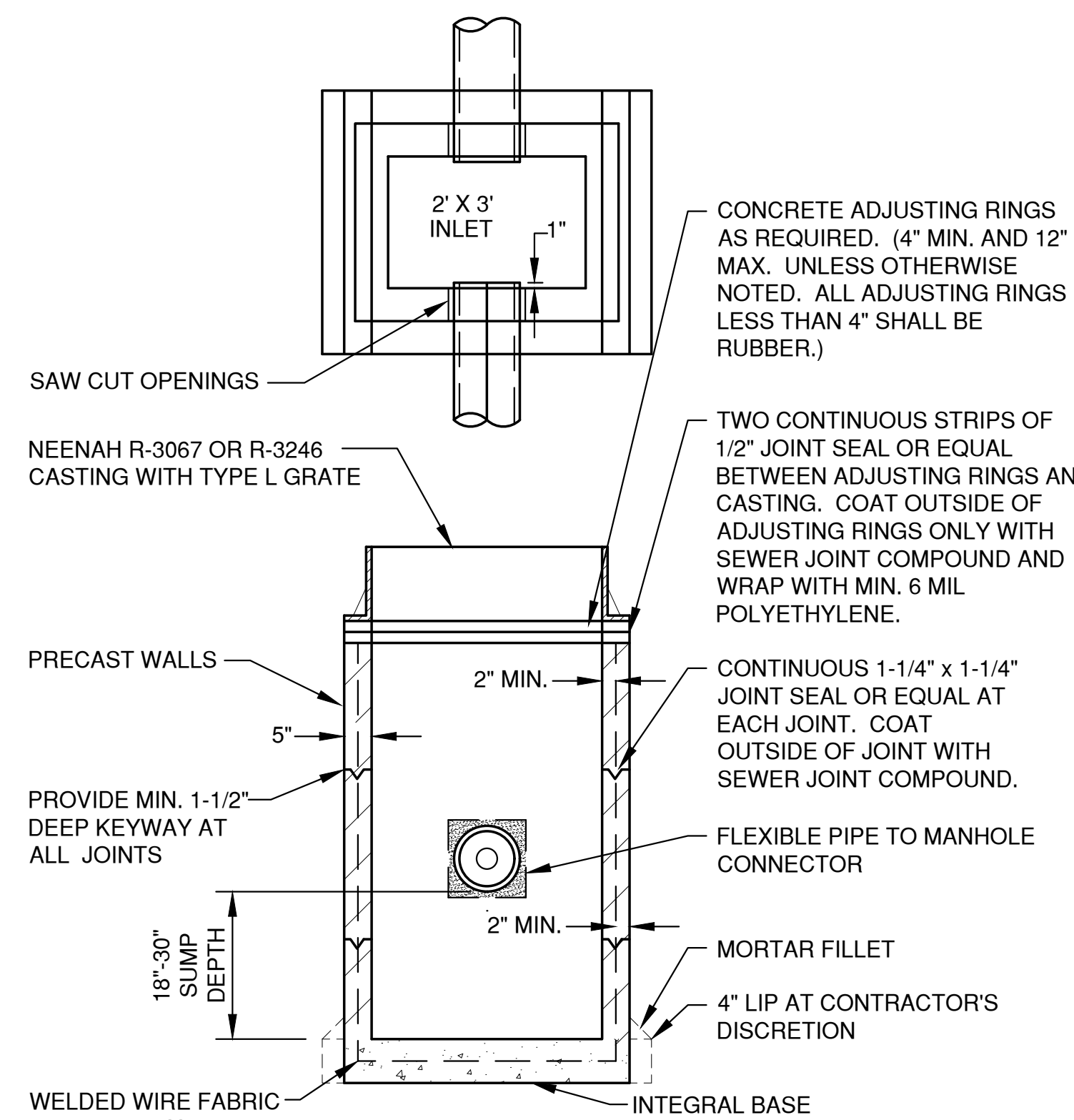
TYPE 'A' STORM INLET



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"

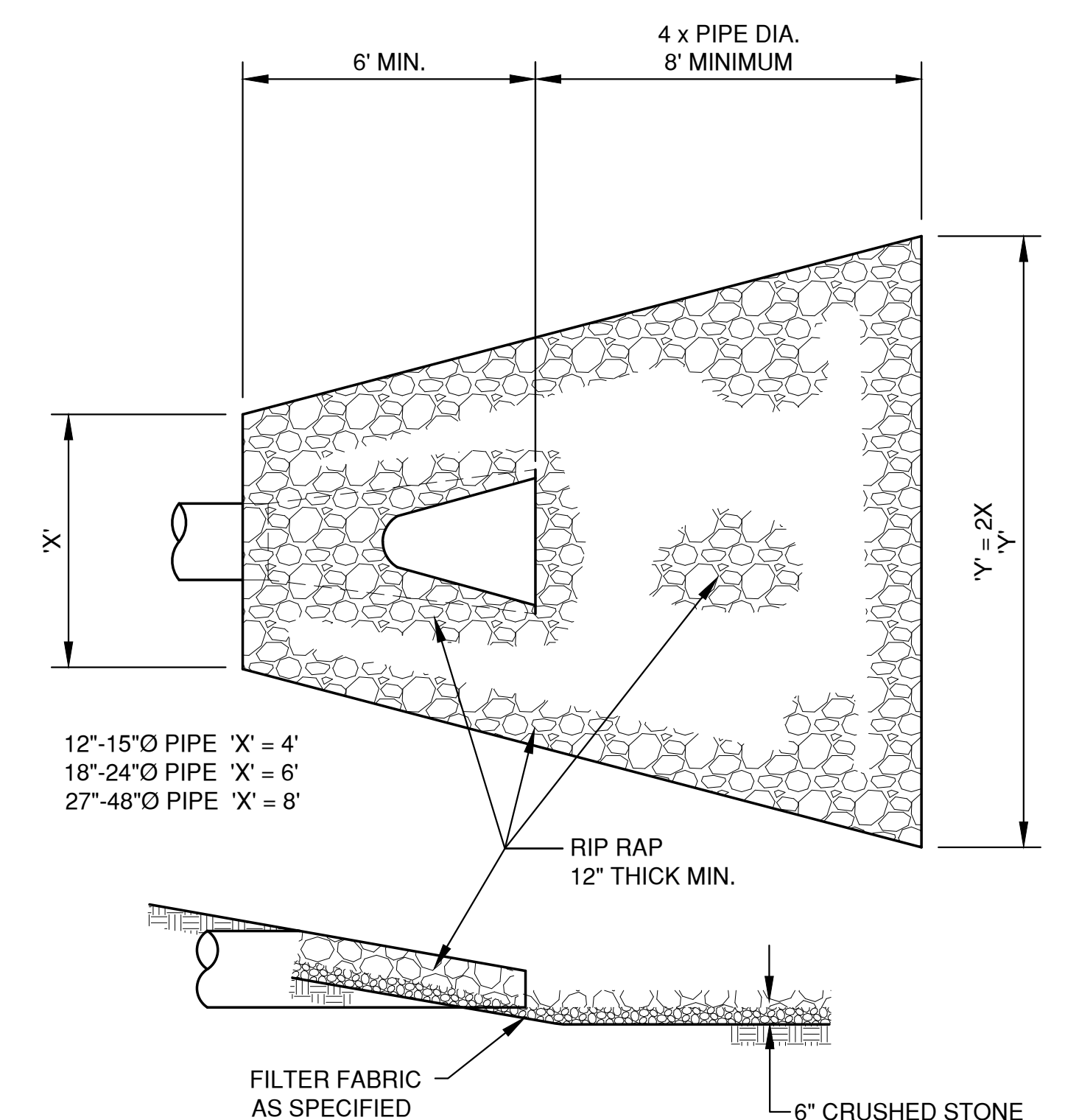
FOR A 2" SERVICE TAP ON 6" D.I. WATERMAIN, A SADDLE IS REQUIRED.

TAP SERVICE PIPING
(POLYETHYLENE)



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

TYPE 'B' STORM INLET



ENDWALL RIP RAP DETAIL

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 LAYOUT: DETAILS (1)

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

DRAWN: KDC
 CHECKED: [Signature]
 DESIGNED: AUB
VOLANTE - A MULTI-FAMILY DEVELOPMENT FOR LEXINGTON HOMES, INC. VILLAGE OF HOBART BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

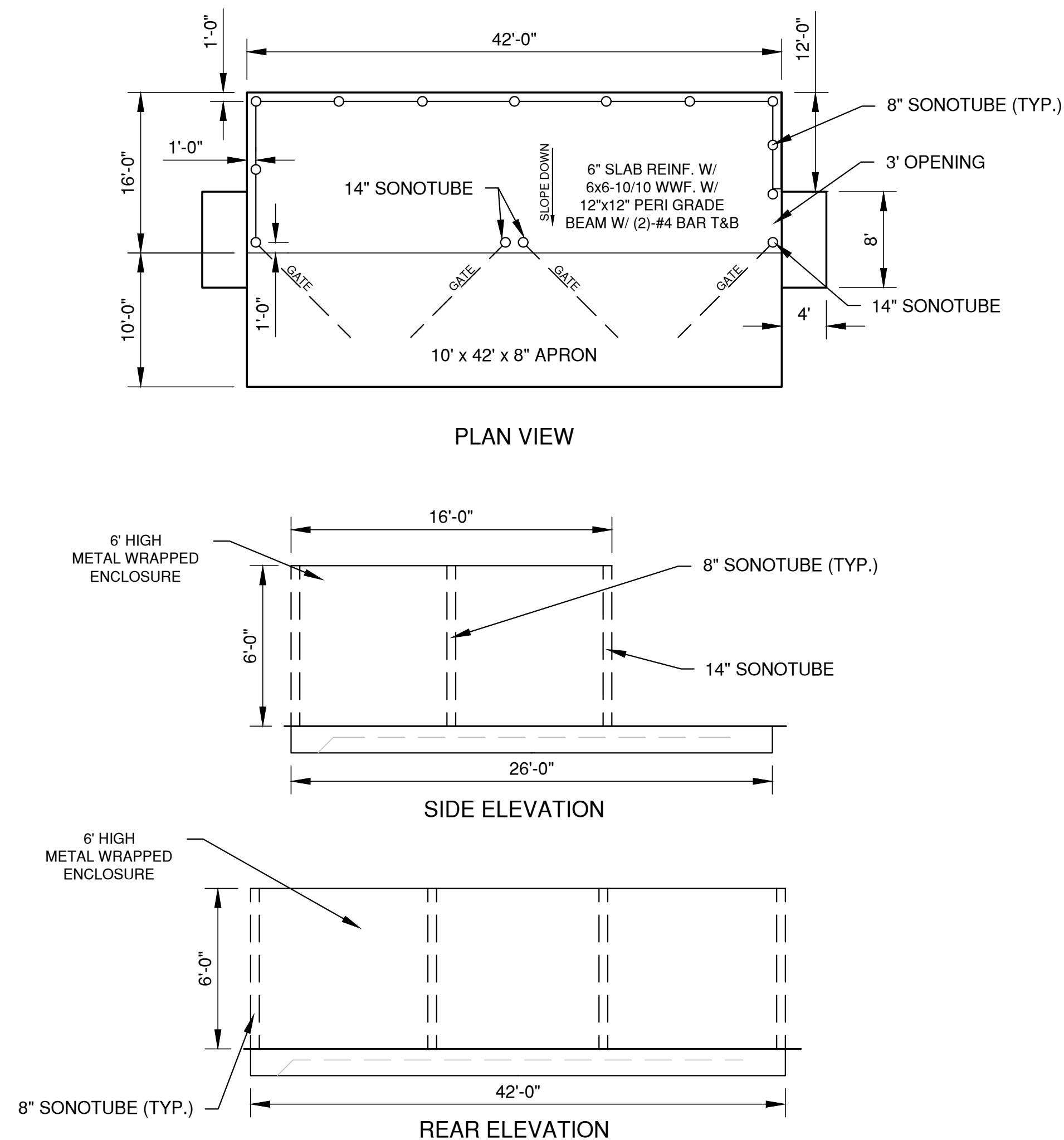
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 JOB NO.: 4329152

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SHEET NO. **7**

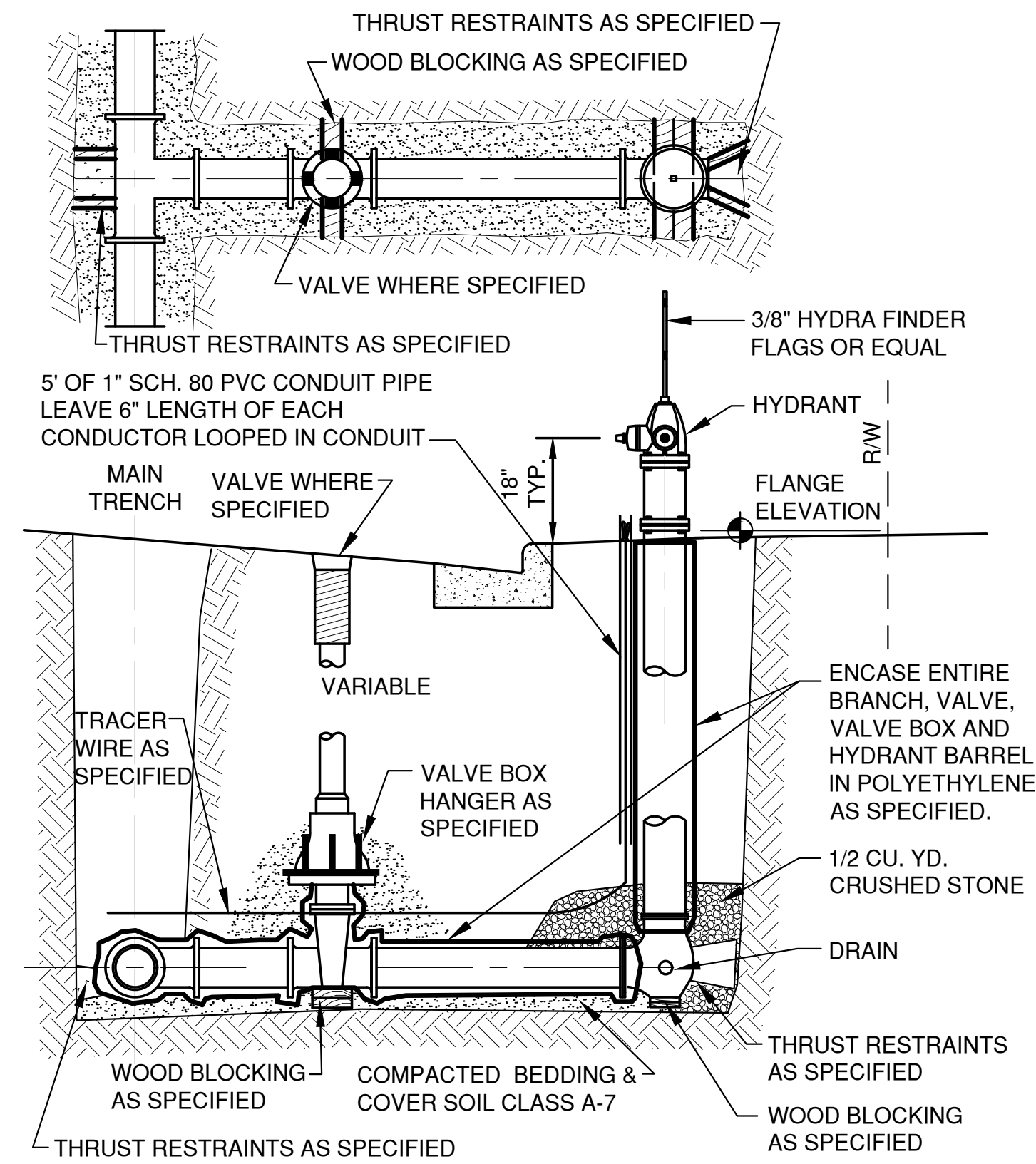
MONUMENT SIGN DETAIL

28 S.F.

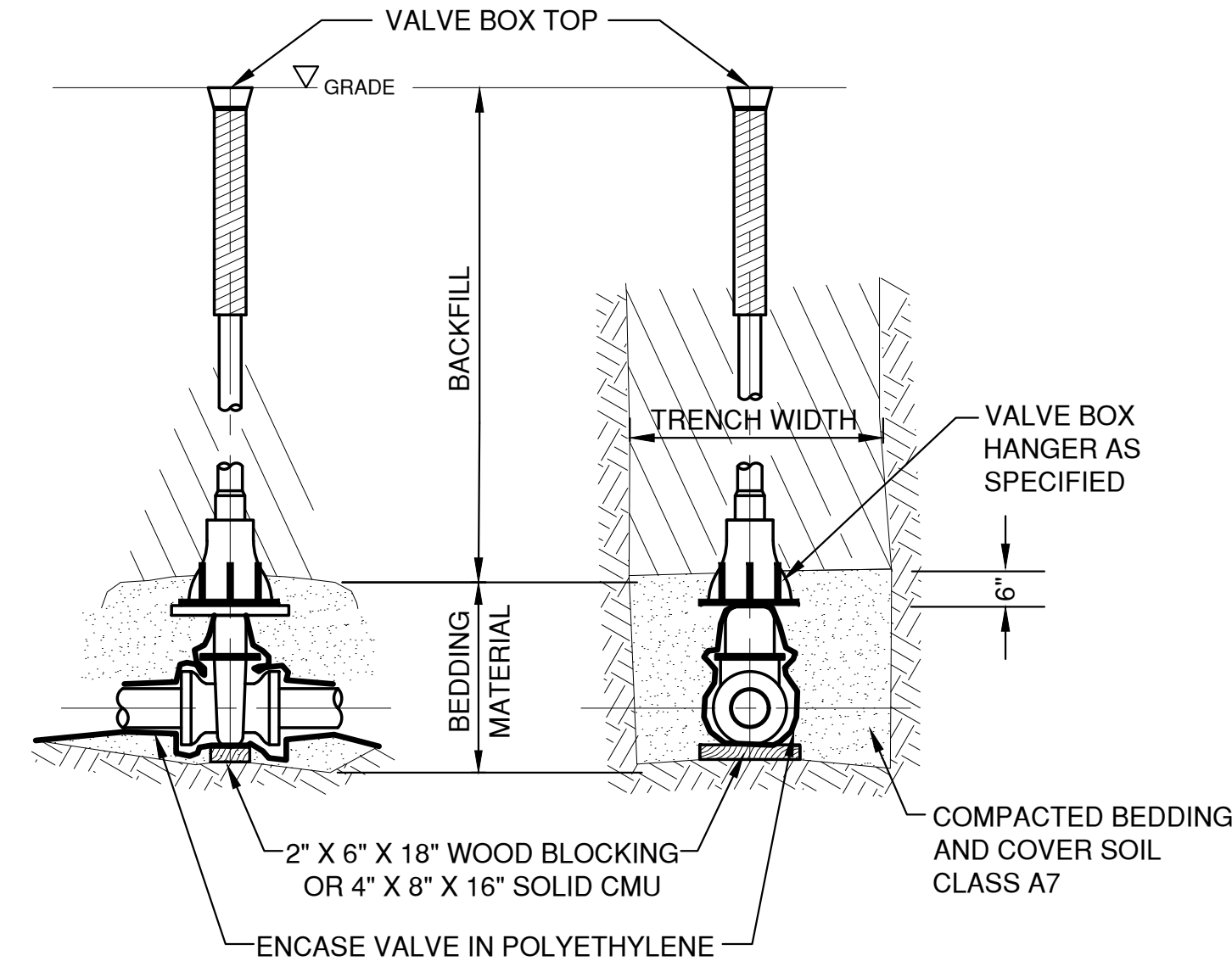


NOTE: SLAB TO HAVE SONOTUBES PUT IN AT TIME OF FLATWORK POUR, 1' FROM EDGE OF CONCRETE SLAB TO CENTER OF HOLE

TRASH ENCLOSURE DETAIL

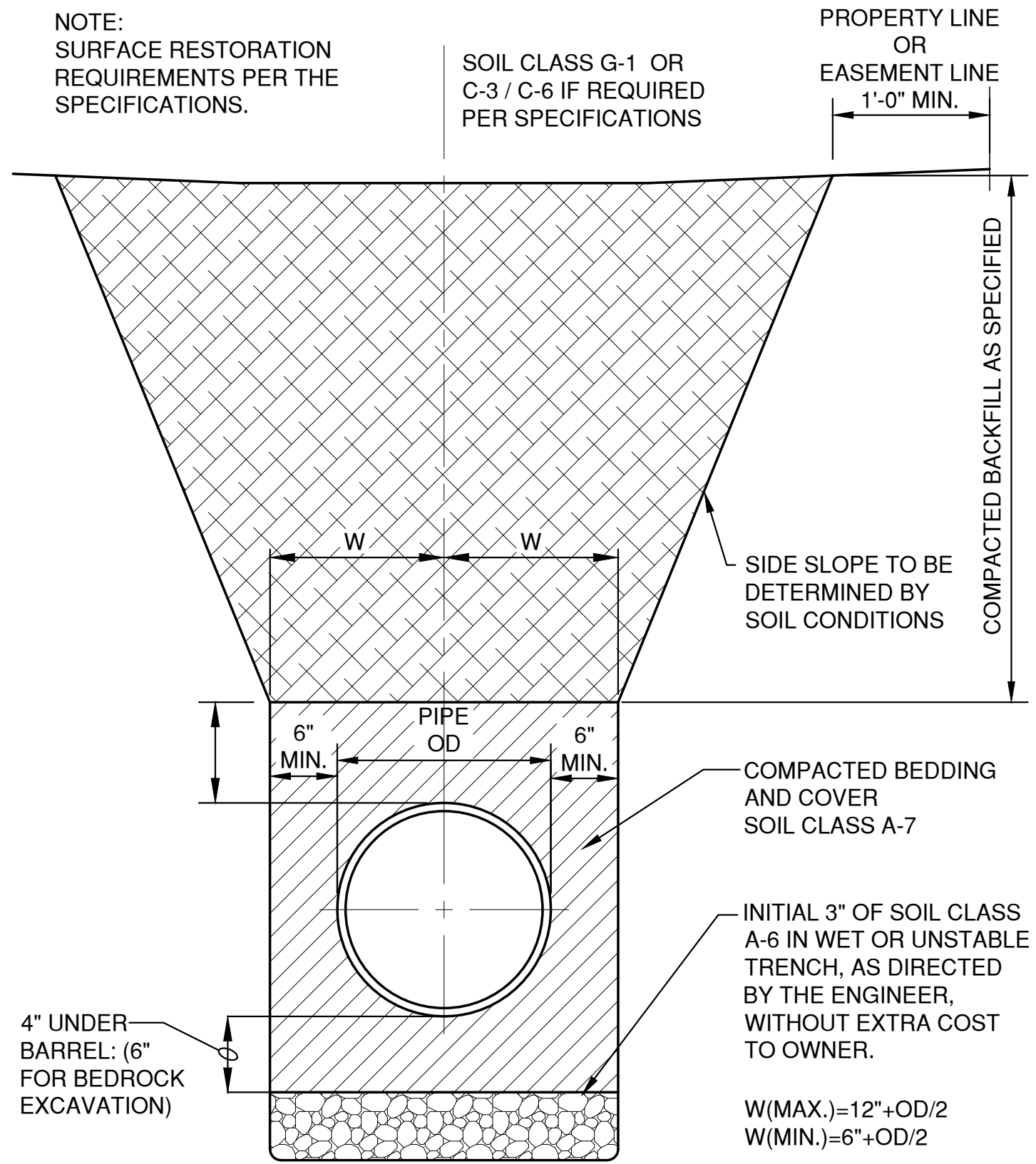


STANDARD HYDRANT SETTING CURB SECTION

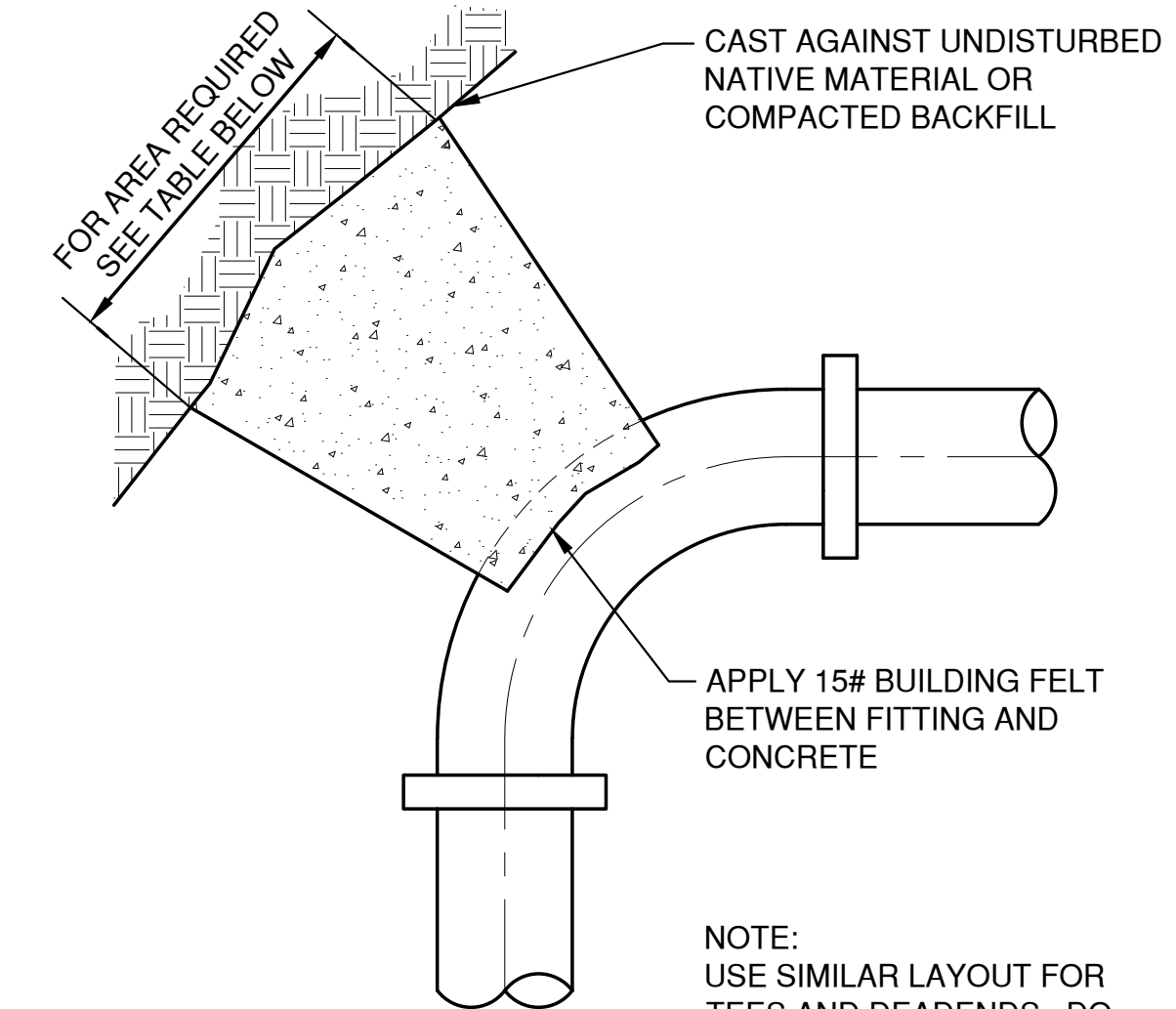


SIDE VIEW FRONT VIEW

VALVE BOX SETTING



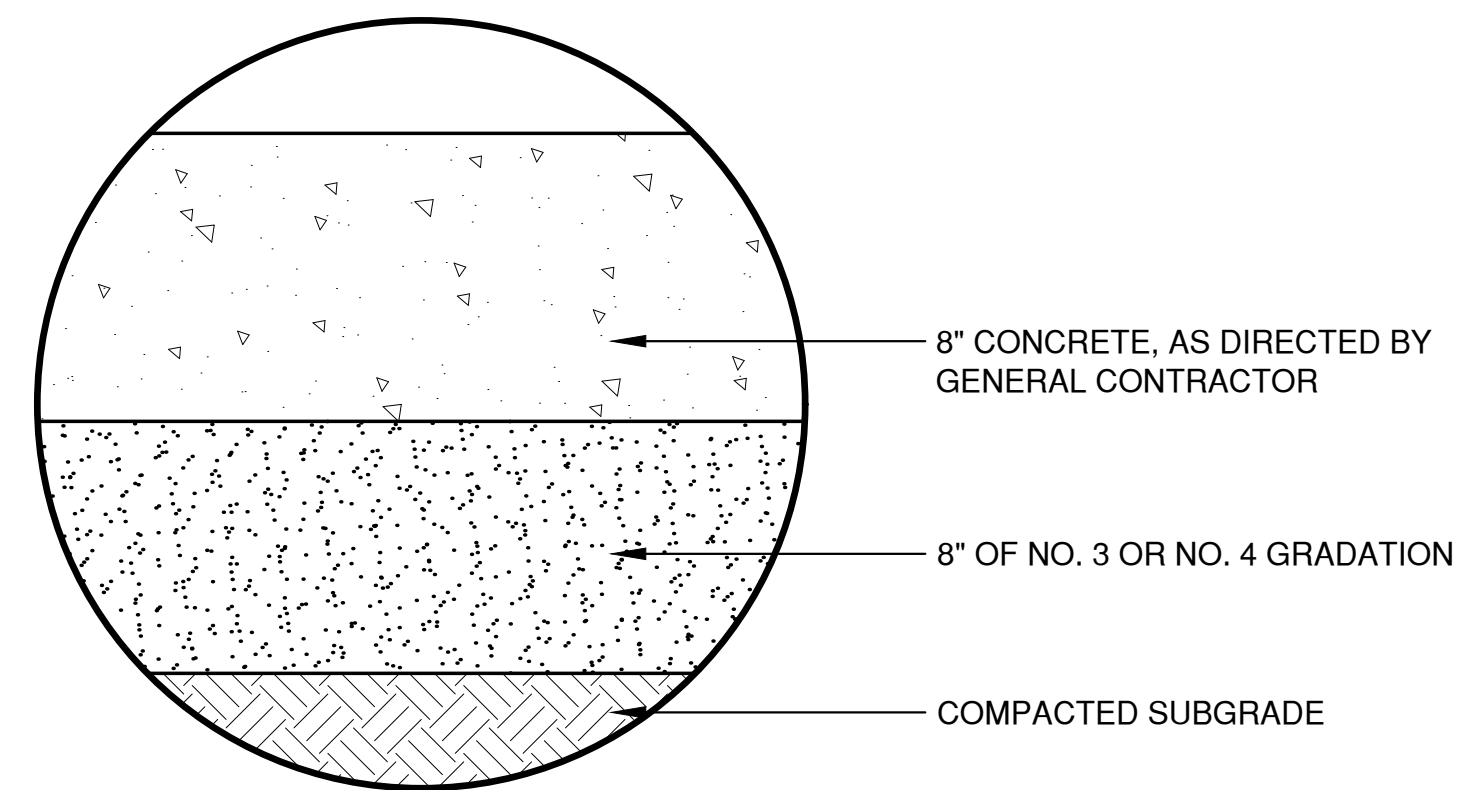
HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL



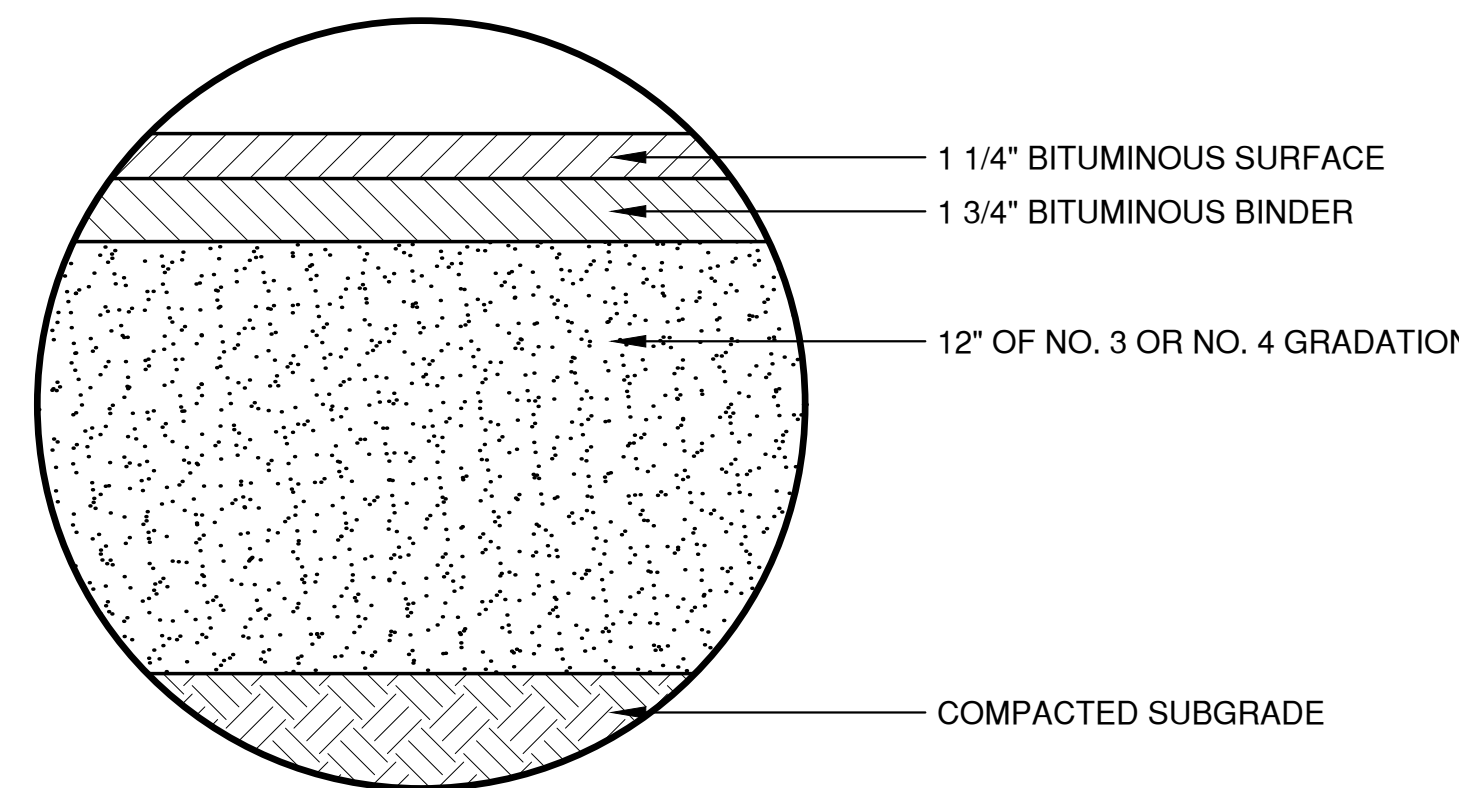
THRUST BLOCK AREA REQUIREMENTS, S.F.					
DEGREE OF BEND	4" PIPE	6" PIPE	8" PIPE	10" PIPE	12" PIPE
5° TO 22.5°	1.0	1.0	2.0	3.0	4.0
23° TO 45°	1.0	2.0	4.0	6.0	8.0
46° TO 90°	2.0	4.0	7.0	11.0	15.0
TEE OR DEAD END	2.0	3.0	5.0	8.0	10.0

TYPICAL THRUST BLOCK

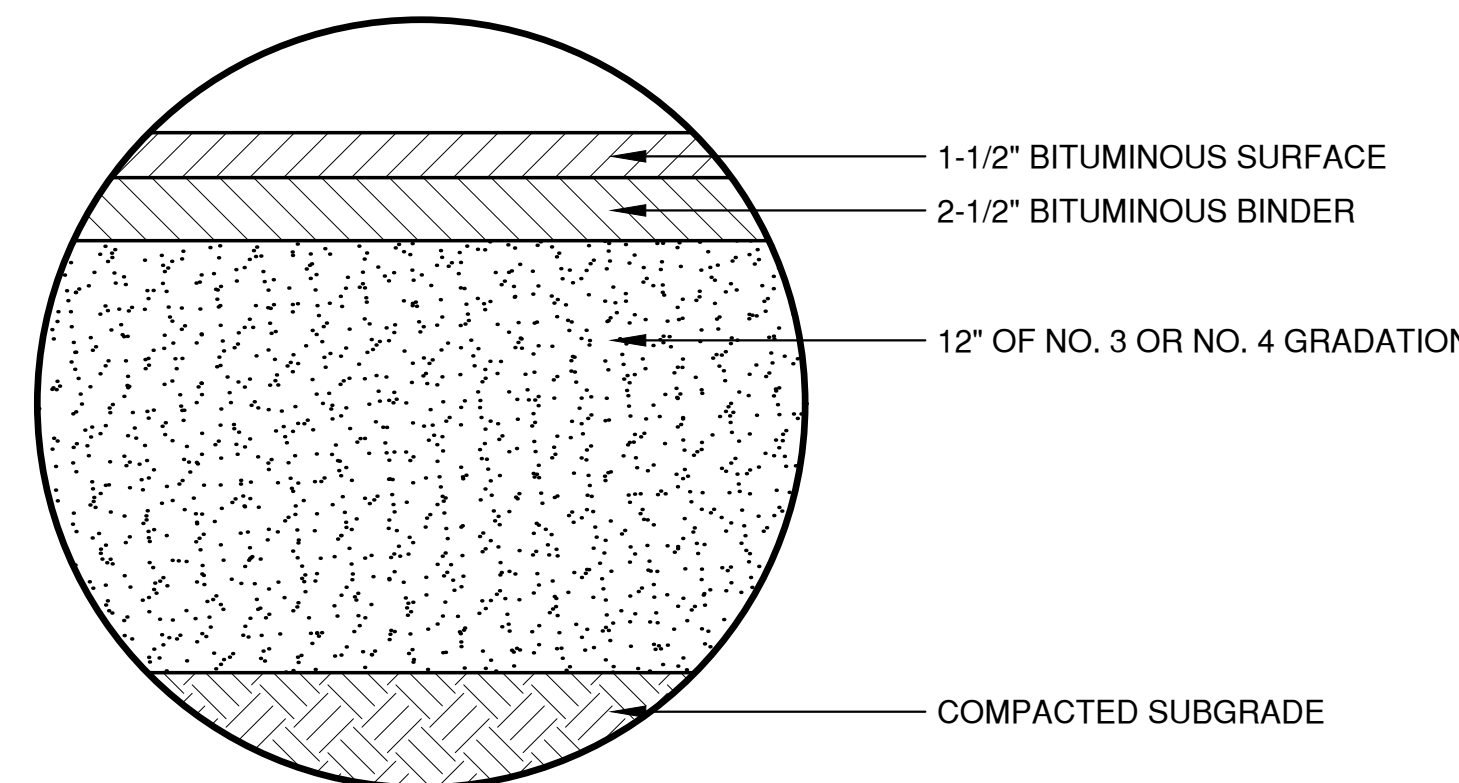
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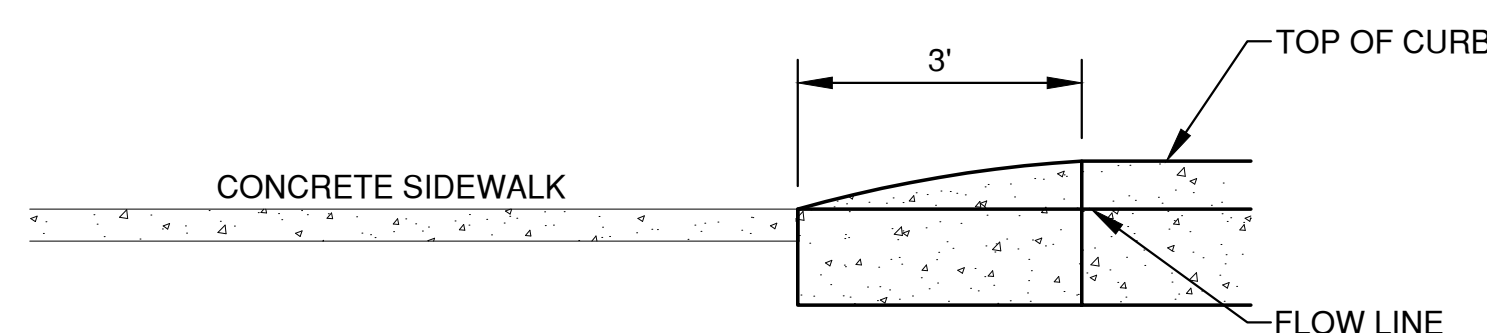
CONCRETE PAVEMENT



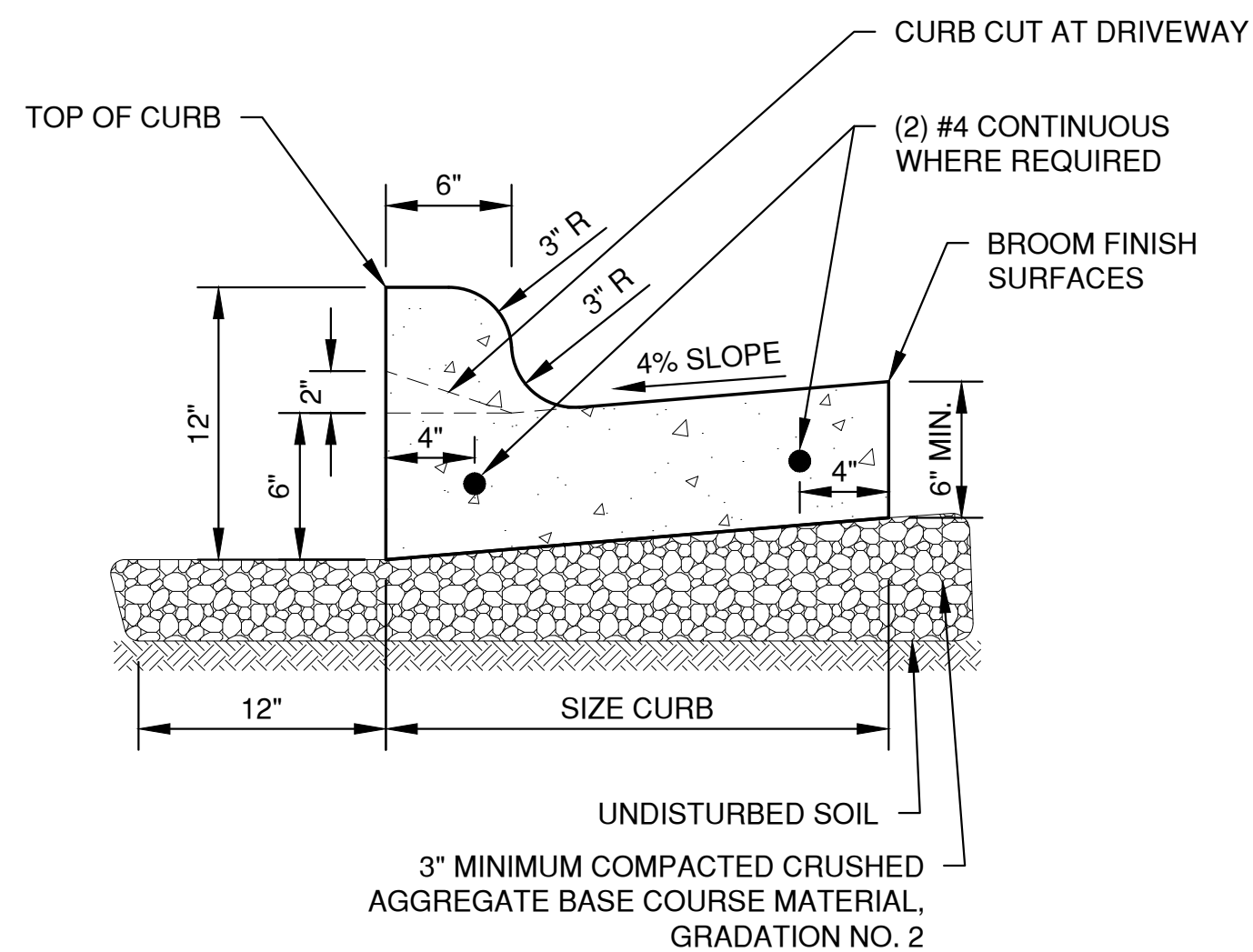
LIGHT DUTY ASPHALT PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT



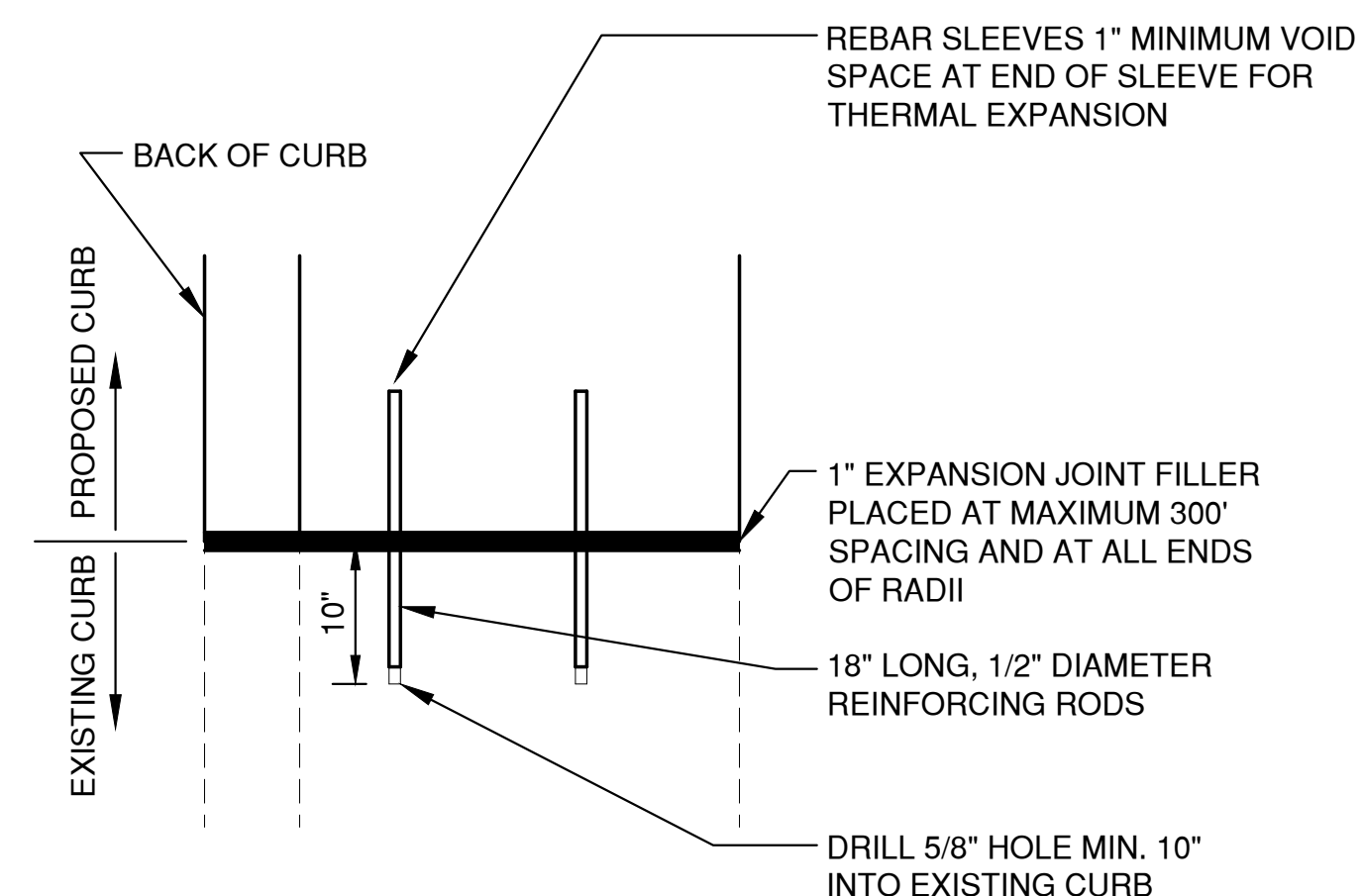
CURB TAPER DETAIL



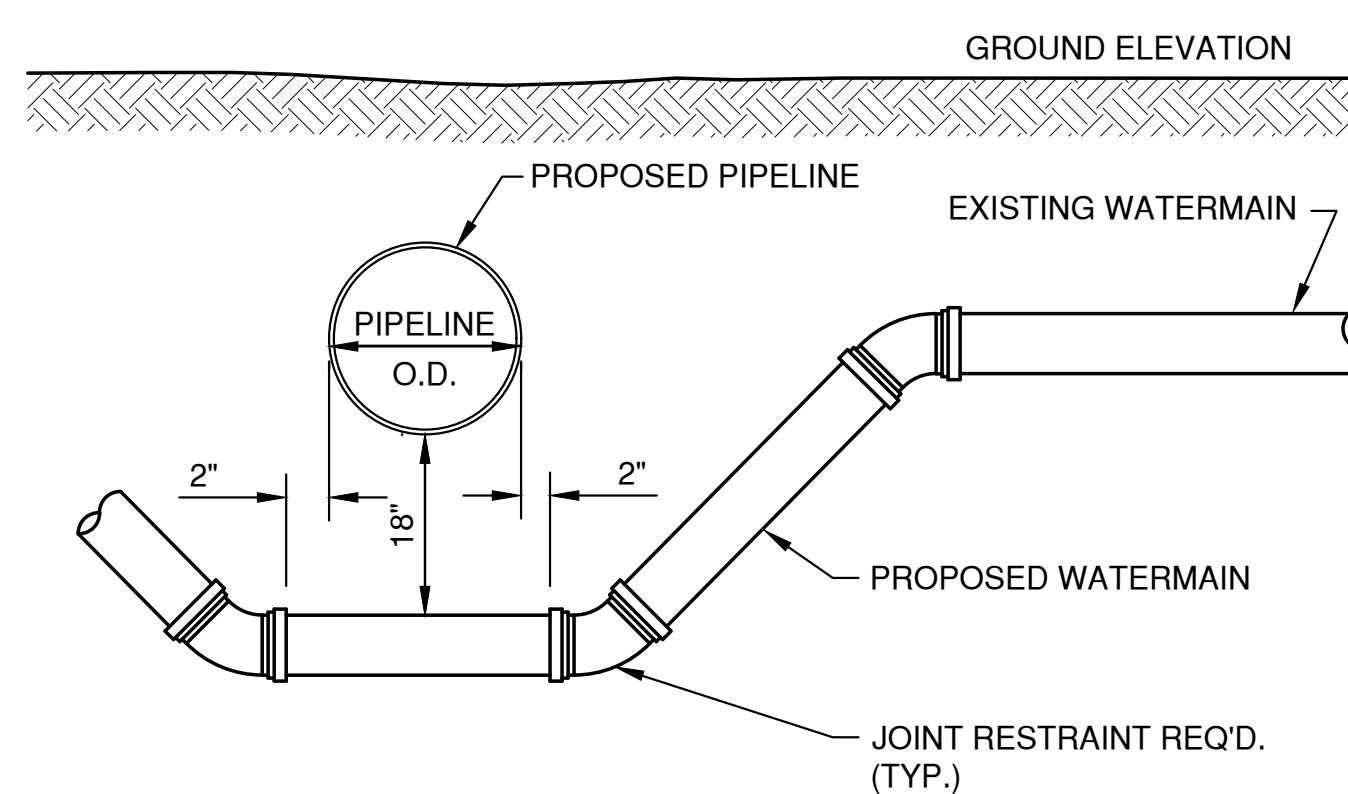
- NOTES:
- PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 - AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING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

STANDARD CURB AND GUTTER

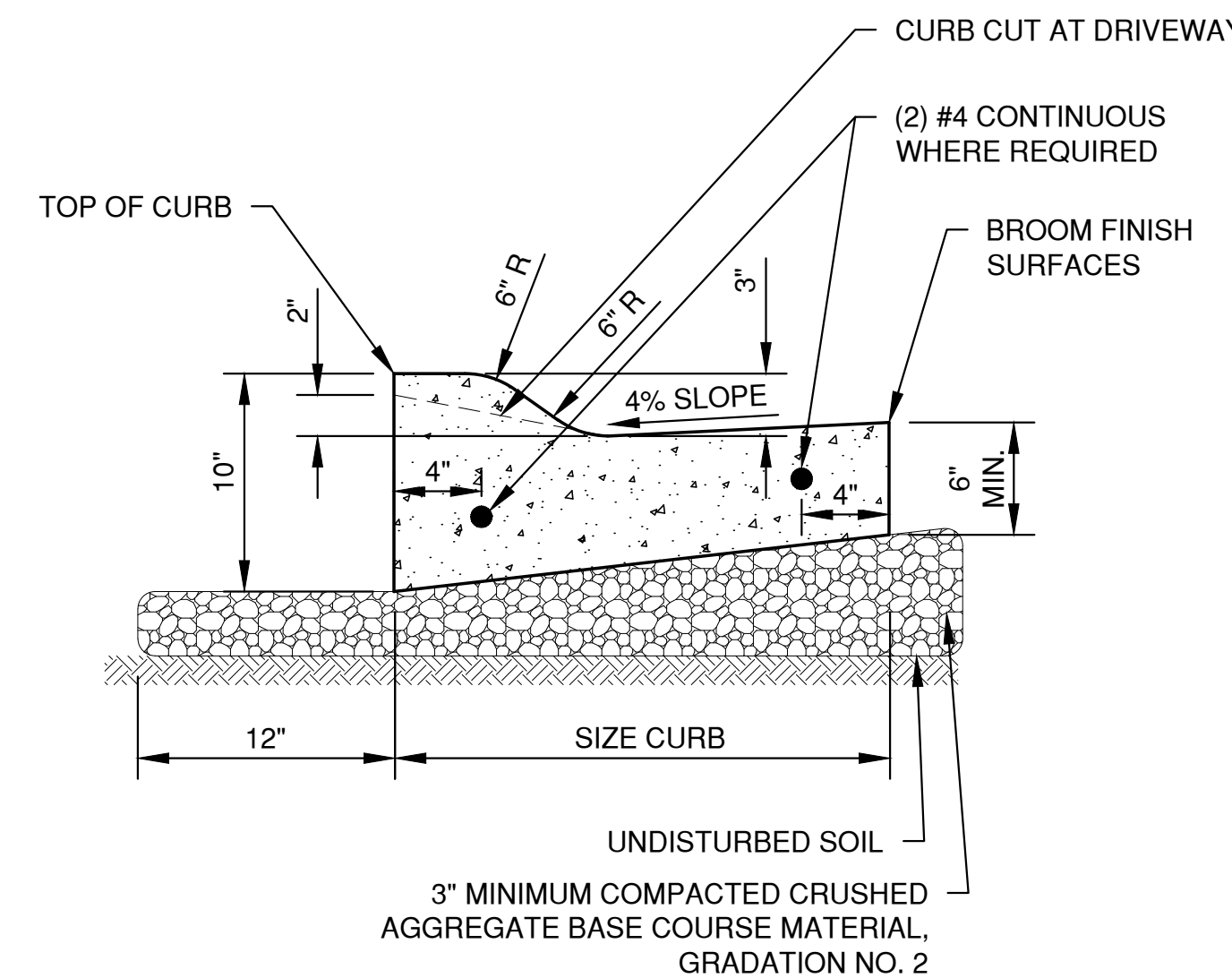
NOTE:
PROVIDE CONTRACTION JOINTS AT MAXIMUM 20' SPACING BY SAW CUTTING OR INSERTION OF DIVIDER PLATES



CURB TIE-IN DETAIL
(PROPOSED TO EXISTING)

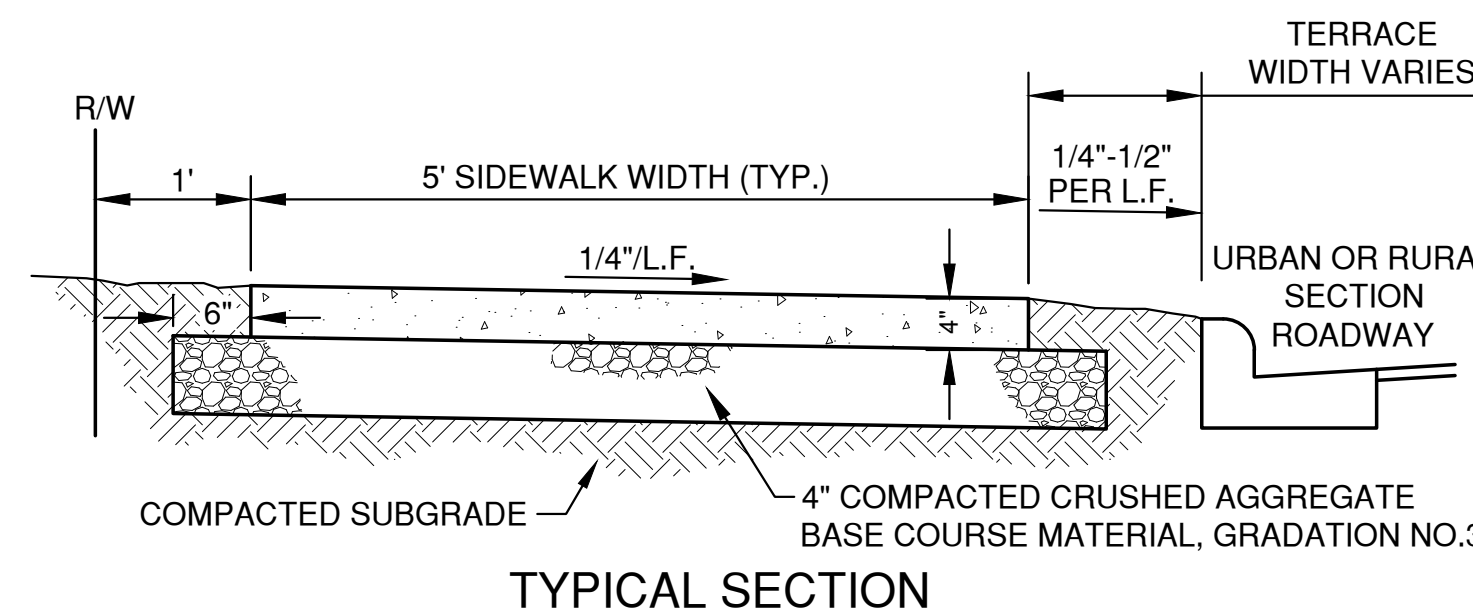


DETAIL FOR WATERMAIN OFFSET



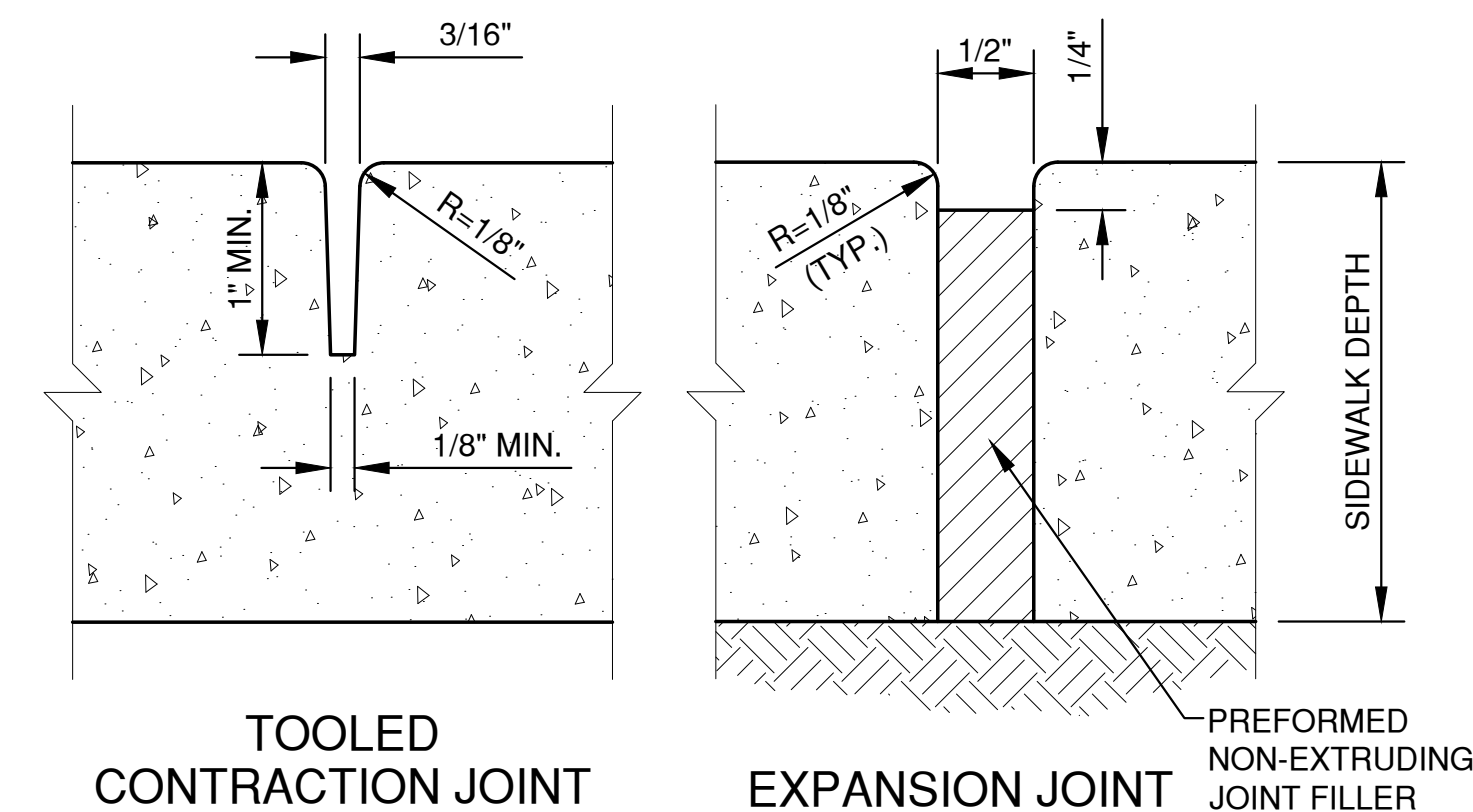
- NOTES:
- PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 - AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING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

MOUNTABLE CURB AND GUTTER



TYPICAL SECTION

NOTE:
REFER TO SPECIFICATIONS FOR REINFORCEMENTS.

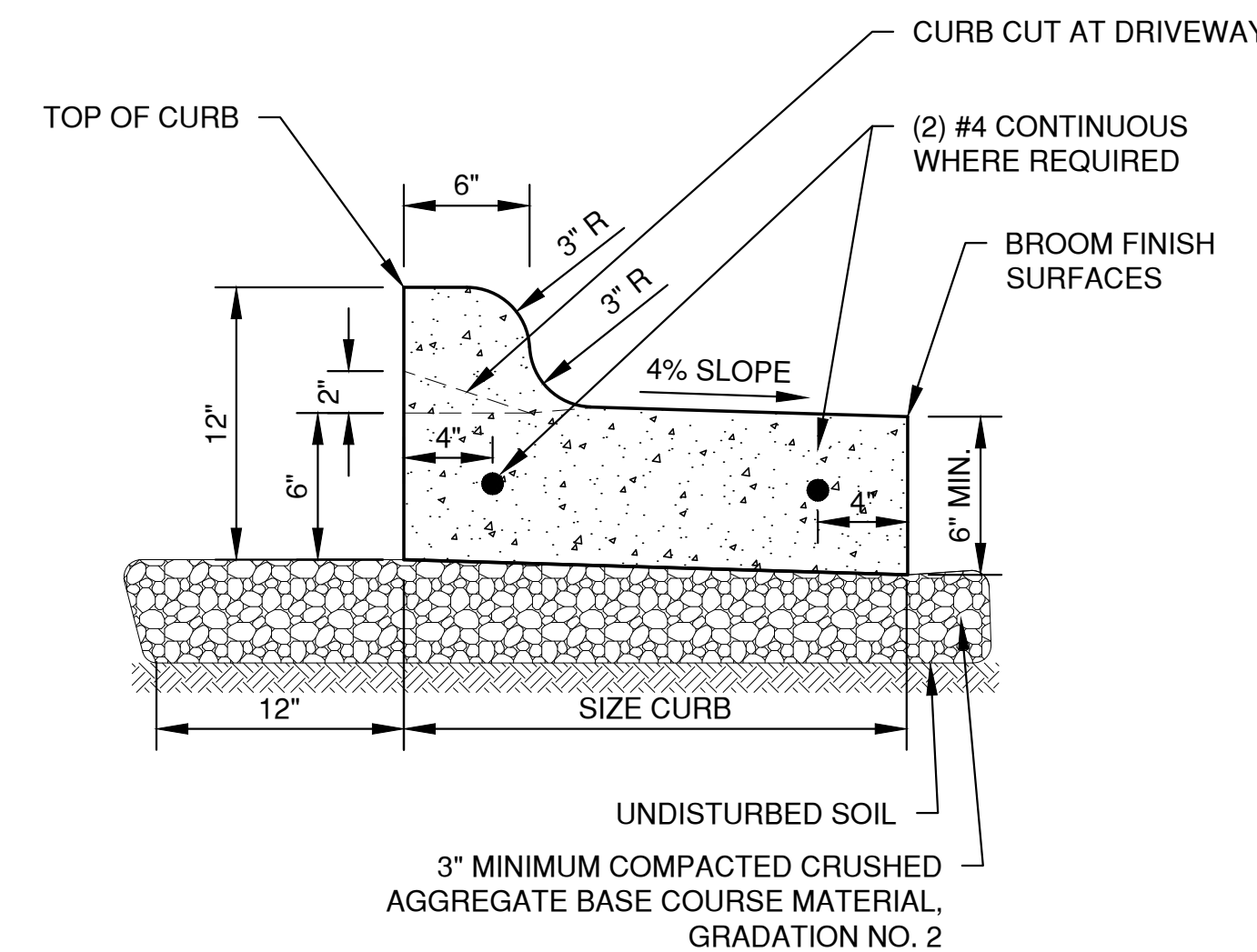


TOOLED CONTRACTION JOINT

EXPANSION JOINT
PREFORMED NON-EXTRUDING JOINT FILLER

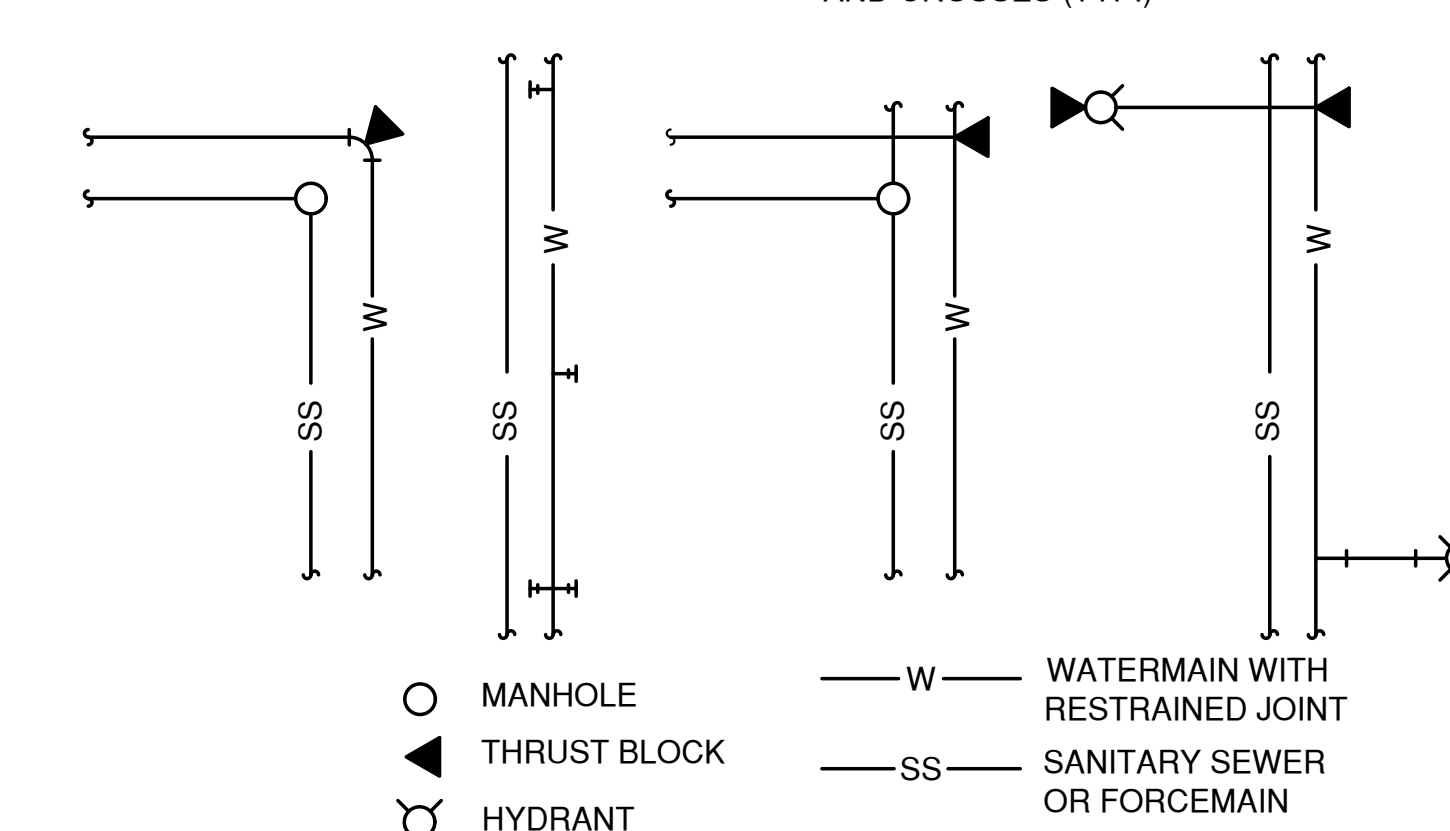
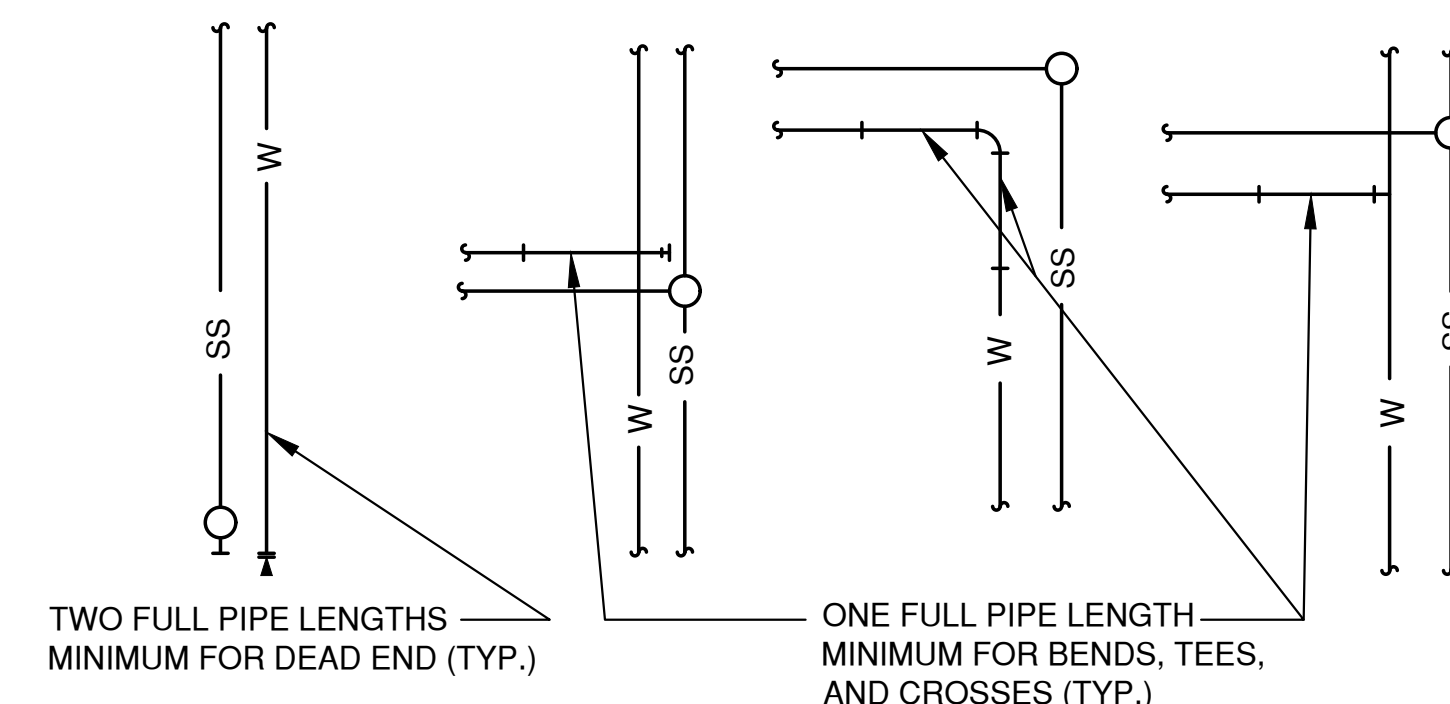
WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

SIDEWALK DETAIL



- NOTES:
- PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 - 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.

SHEDDING CURB AND GUTTER



TYPICAL WATERMAIN RESTRAINT REQUIREMENTS FOR COMMON TRENCH CONSTRUCTION

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

VOLANTE - A MULTI-FAMILY DEVELOPMENT FOR LEXINGTON HOMES, INC. VILLAGE OF HOBART BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE: 02/20/23
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JOB NO.: 4329152

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SHEET NO. 9

NOTES:

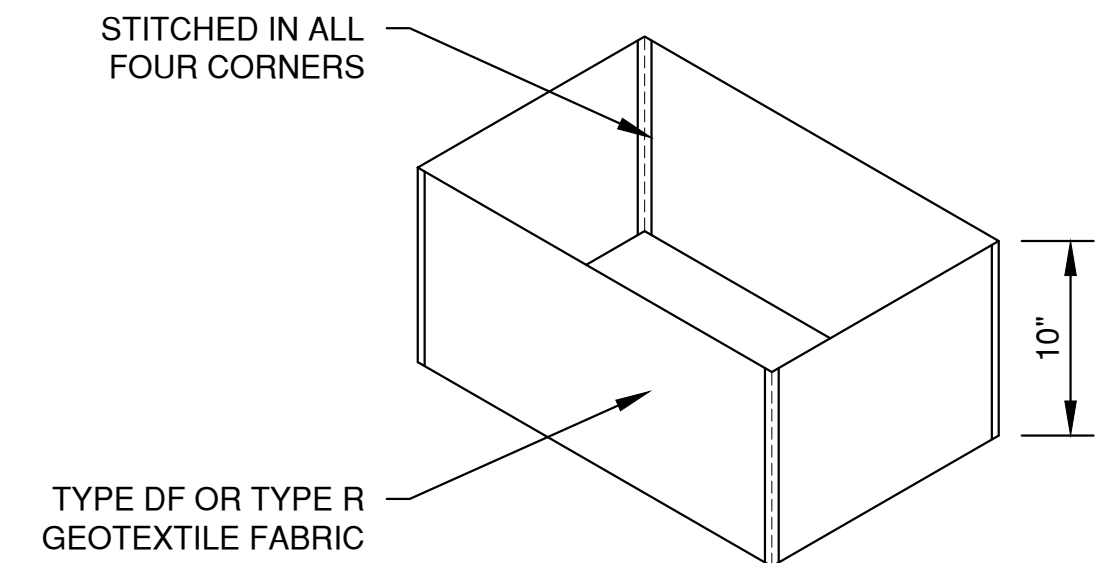
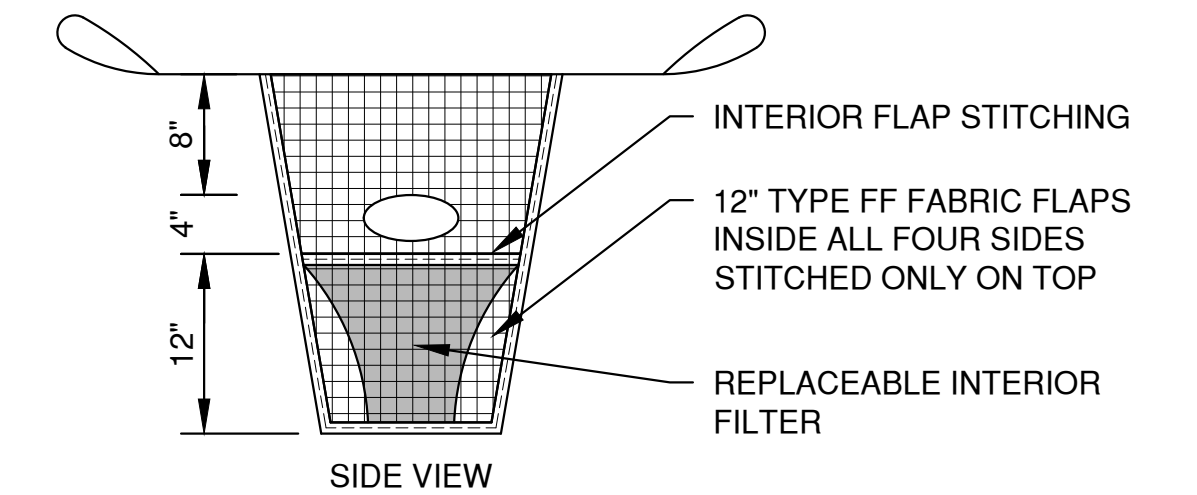
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK 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:

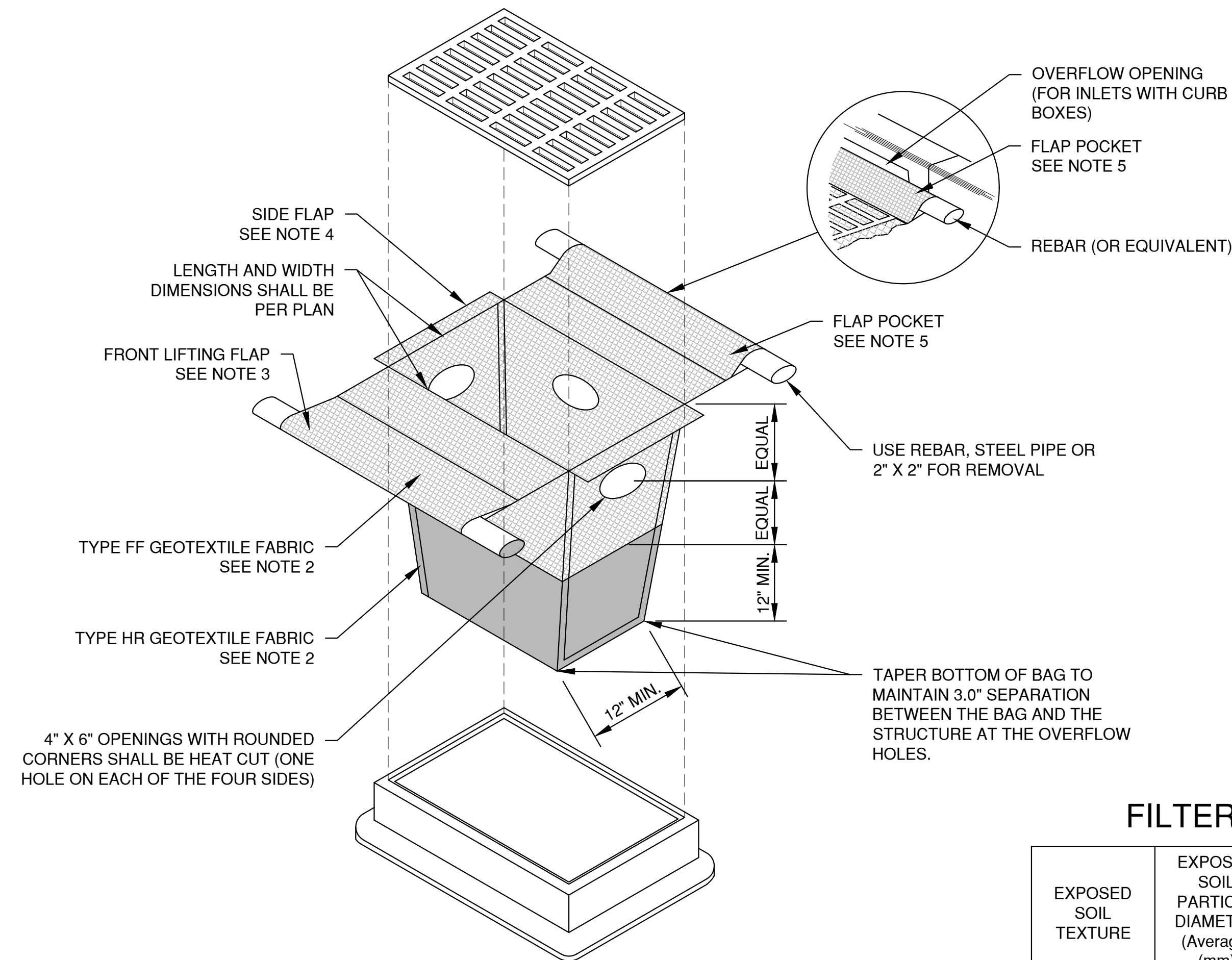
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTES:

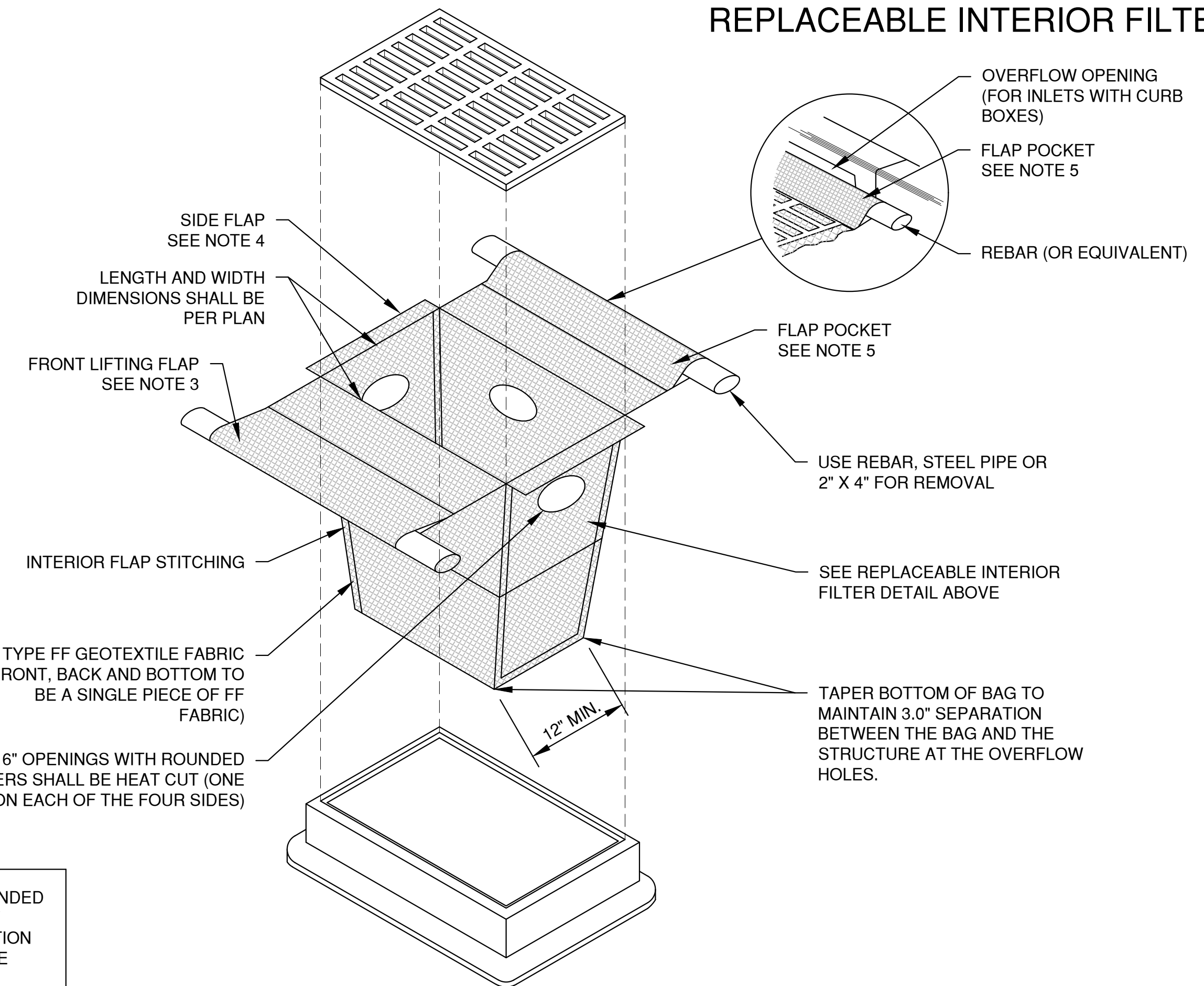
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
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-HR
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)



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

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 Plot Date: Jun 06, 2023 11:10:00am
 LAYOUT: 2 - INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN KDC
								CHECKED
								DESIGNED AJB

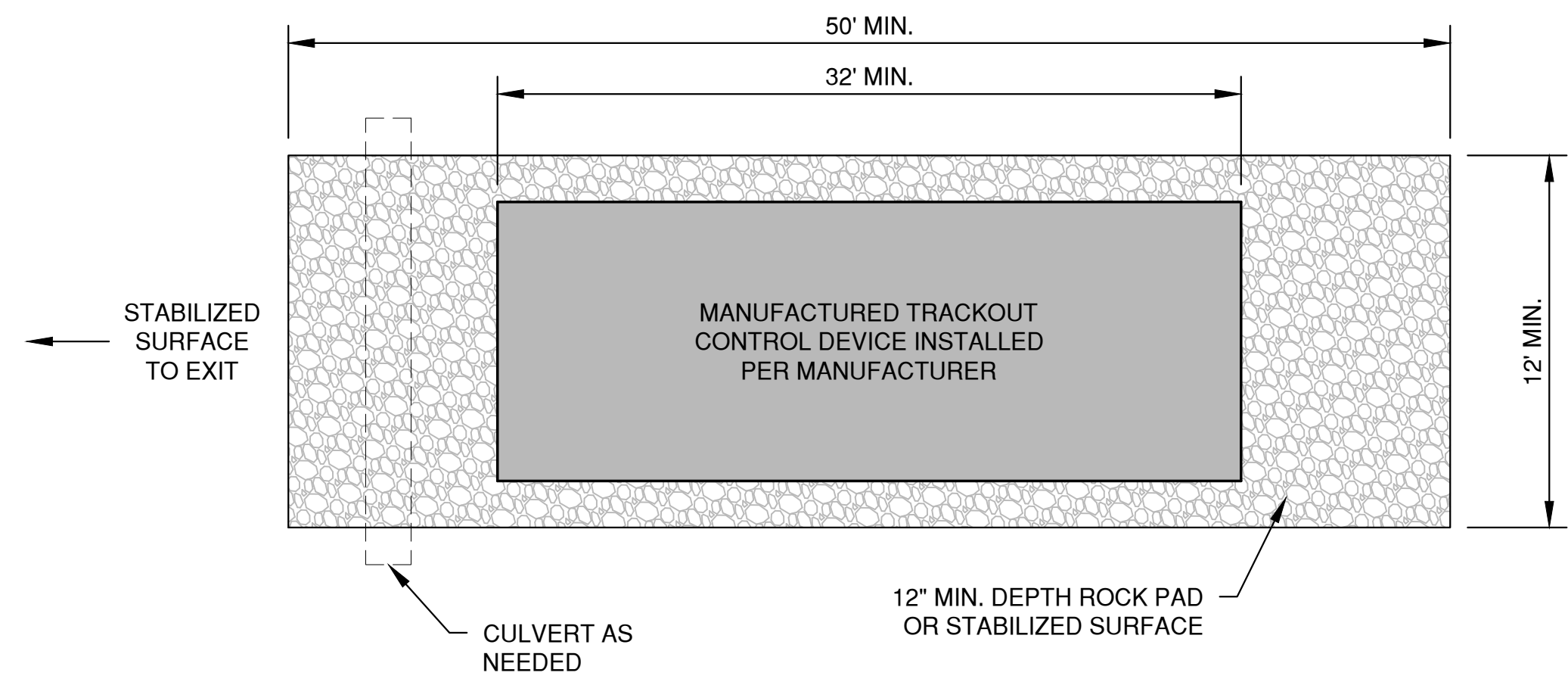
VOLANTE - A MULTI-FAMILY DEVELOPMENT
FOR LEXINGTON HOMES, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

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

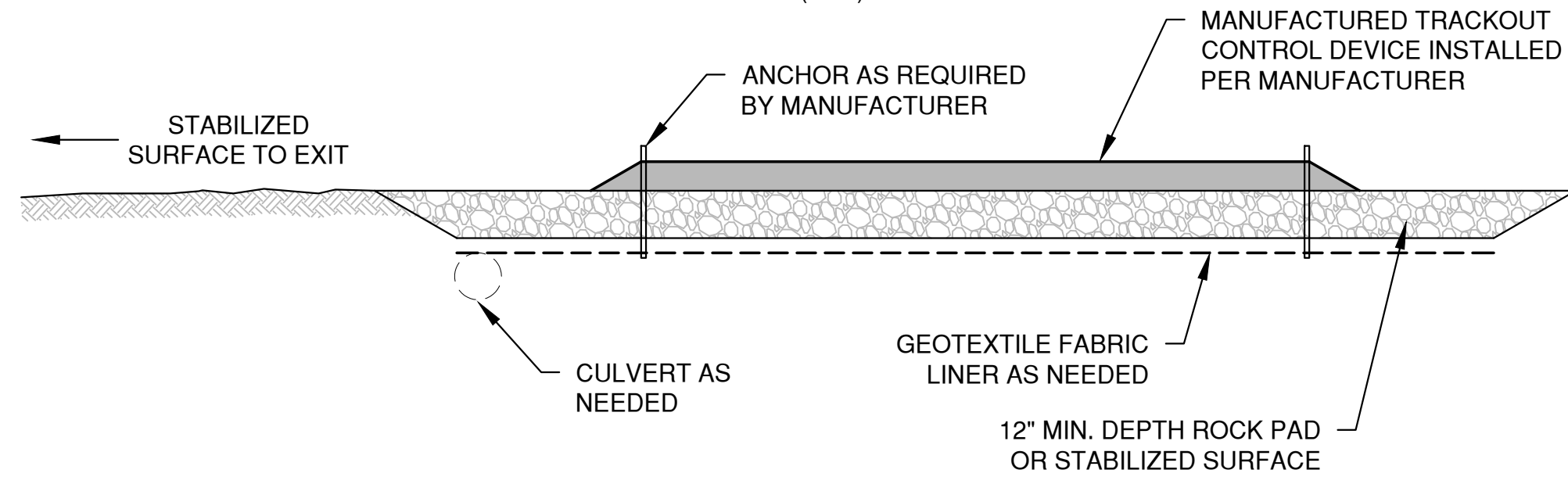
DATE 02/2023
FILE 4329152_EC
JOB NO. 4329152

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



PLAN VIEW (NTS)

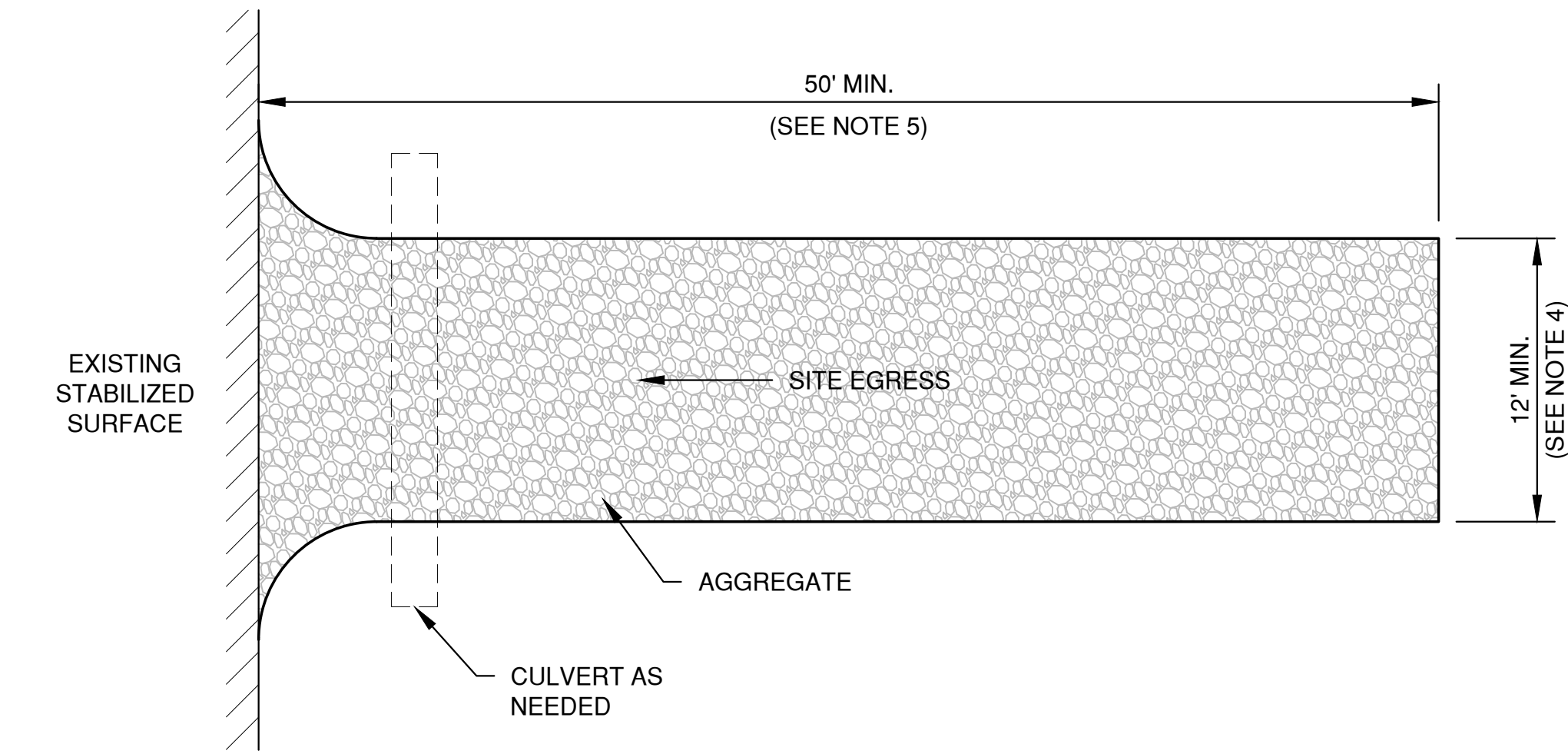


SECTION VIEW

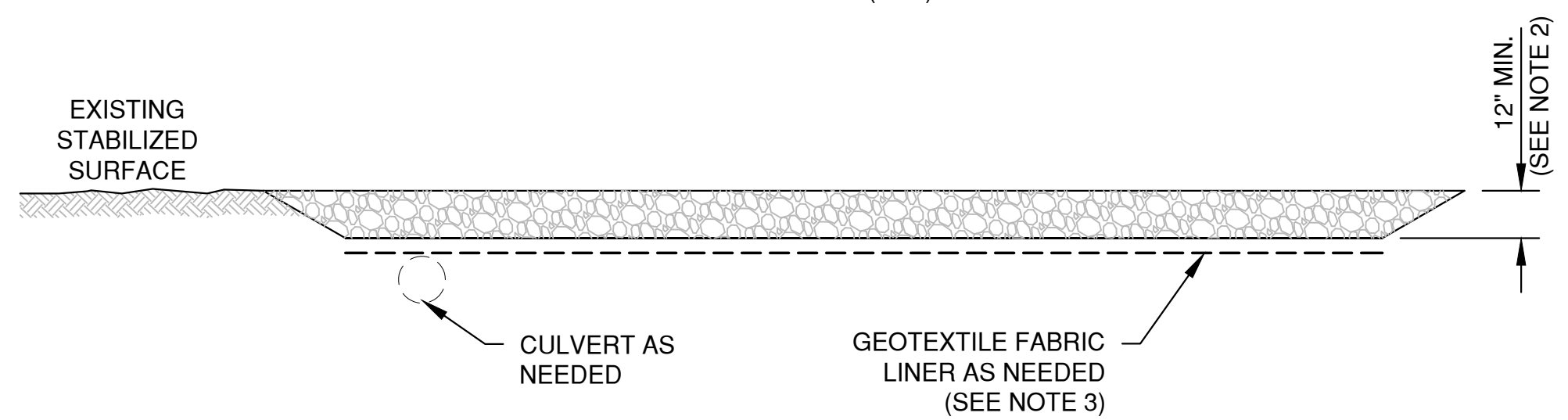
NOTES:

- 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.
- INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
- 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.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- 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.
- IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
- 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:

- 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
- SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- 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.
- 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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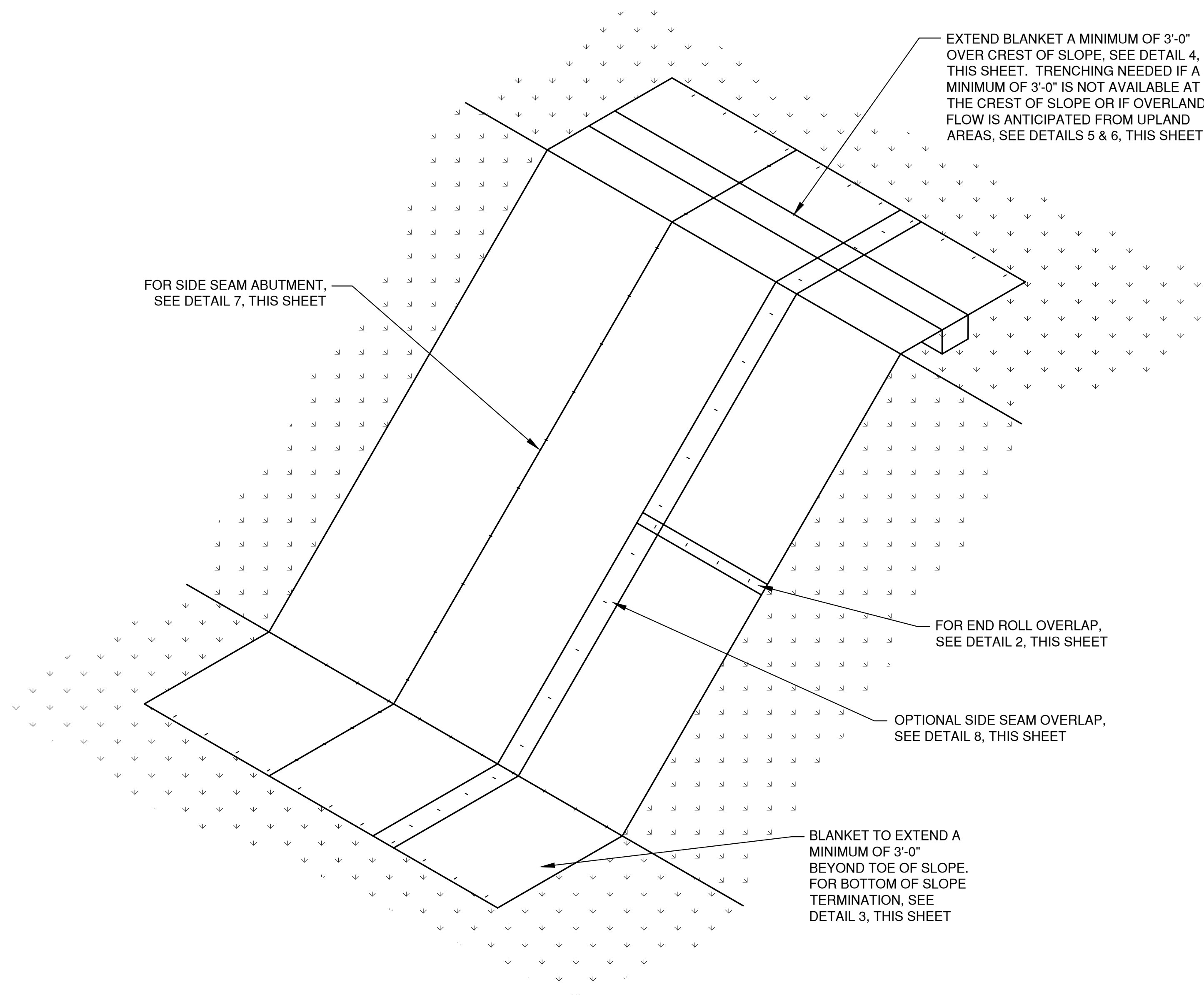
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

VOLANTE - A MULTI-FAMILY DEVELOPMENT FOR LEXINGTON HOMES, INC. VILLAGE OF HOBART BROWN COUNTY, WISCONSIN

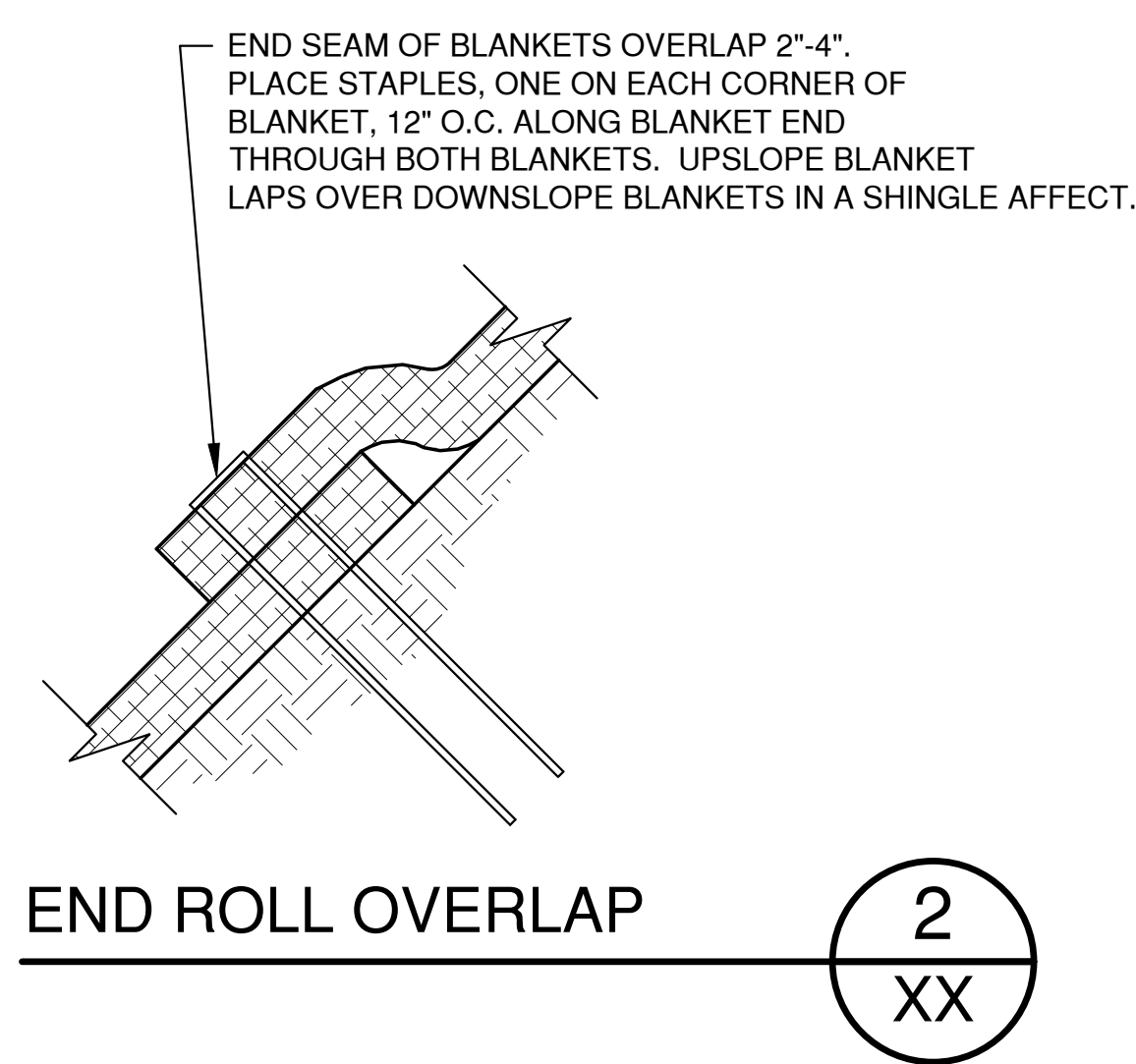
EROSION CONTROL TRACKOUT CONTROL PRACTICES

DATE	02/20/23
FILE	4329152_EC
JOB NO.	4329152

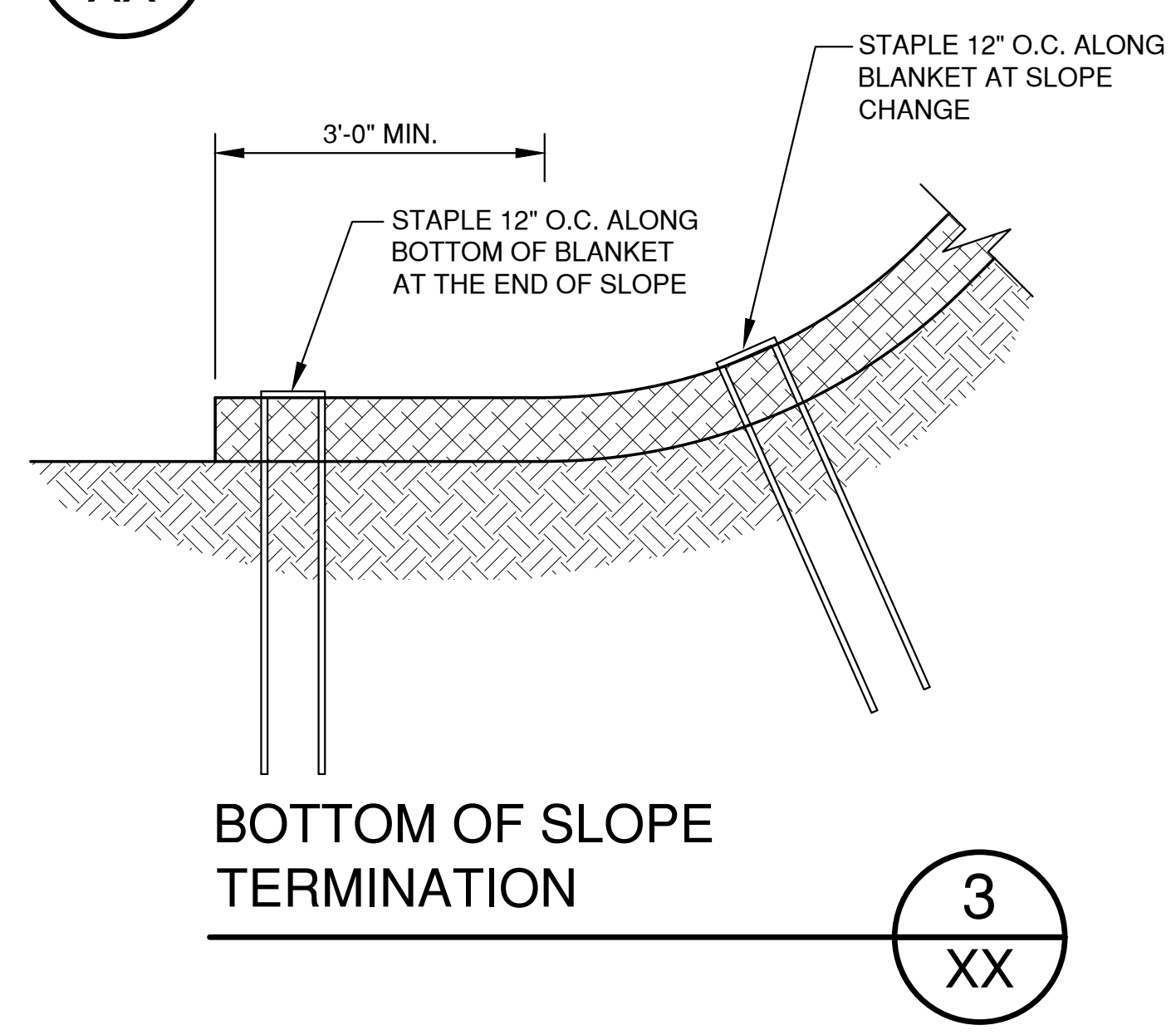
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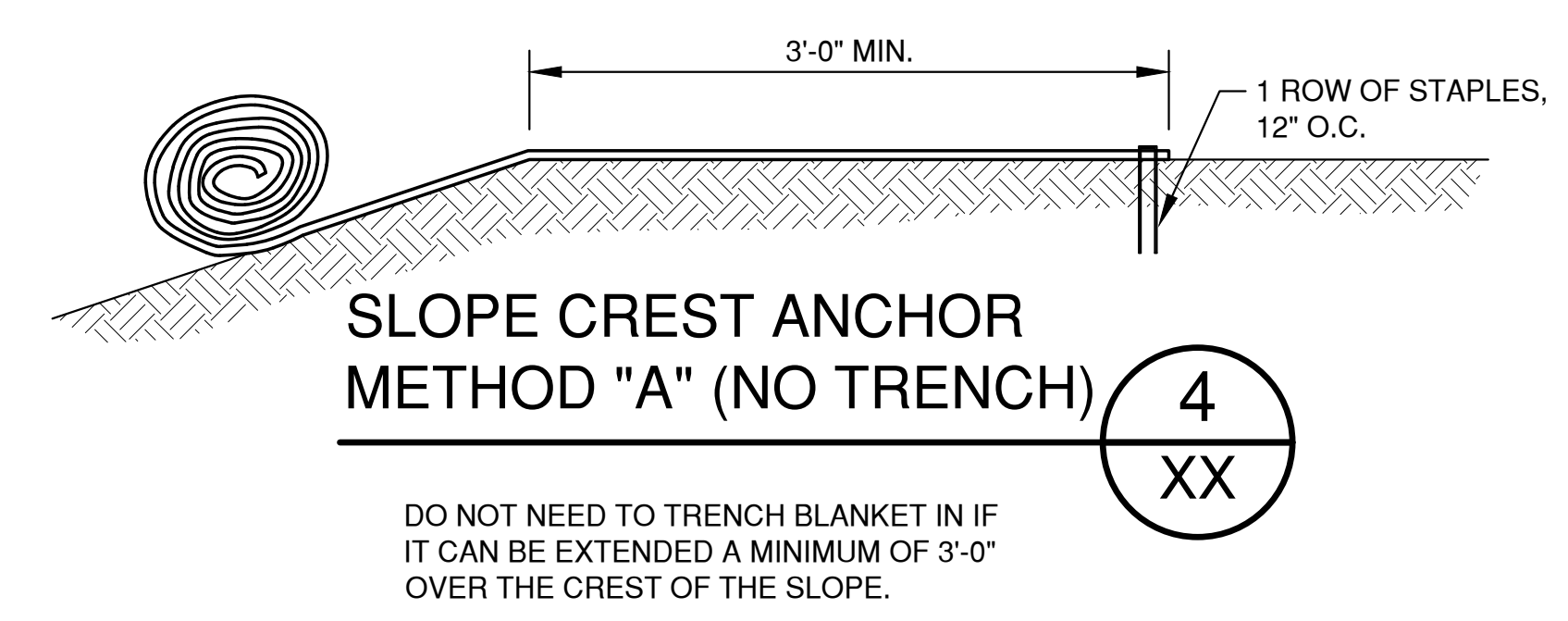
SLOPE DETAIL 1
XX



END ROLL OVERLAP 2
XX

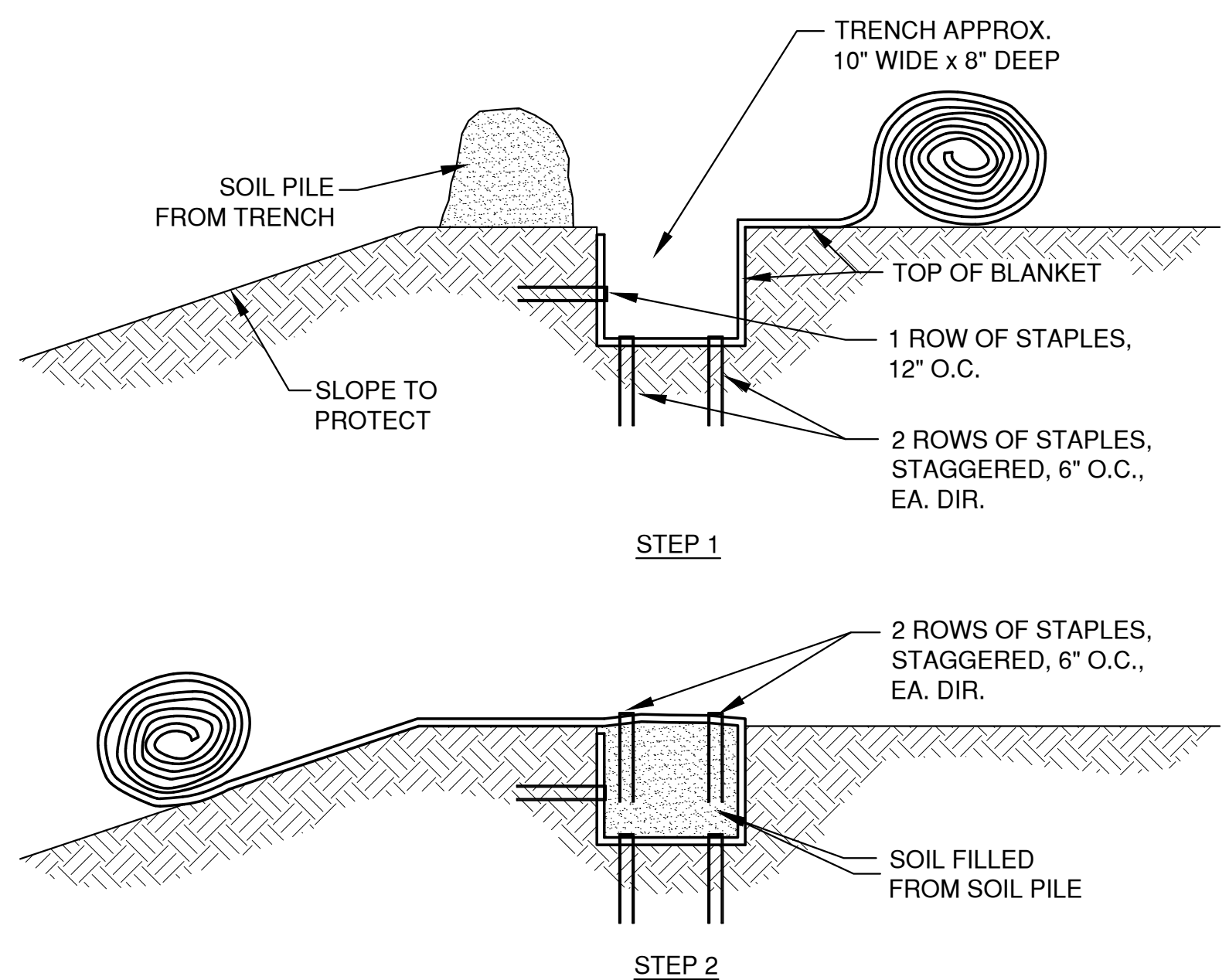


BOTTOM OF SLOPE TERMINATION 3
XX

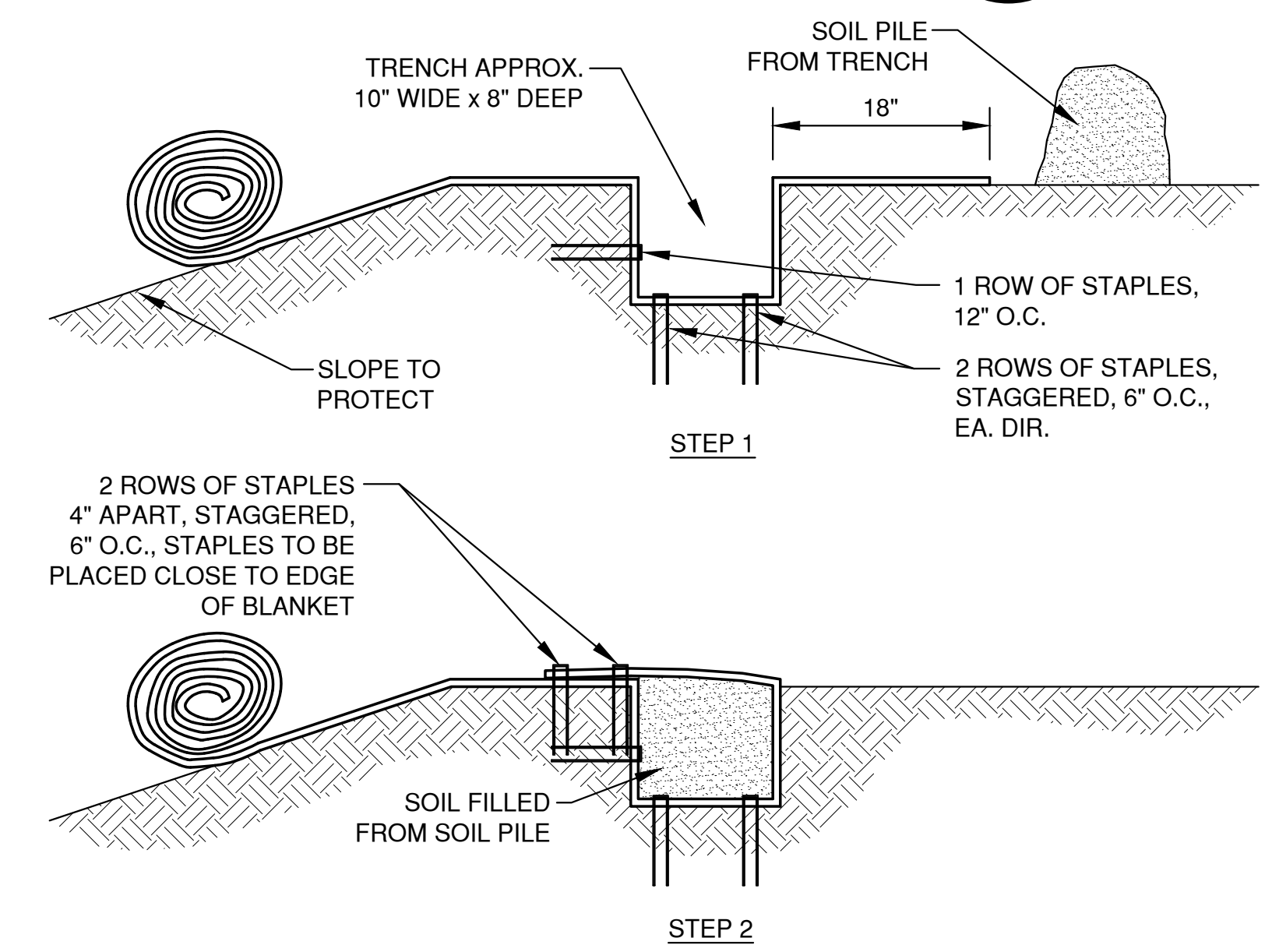


SLOPE CREST ANCHOR METHOD "A" (NO TRENCH) 4
XX

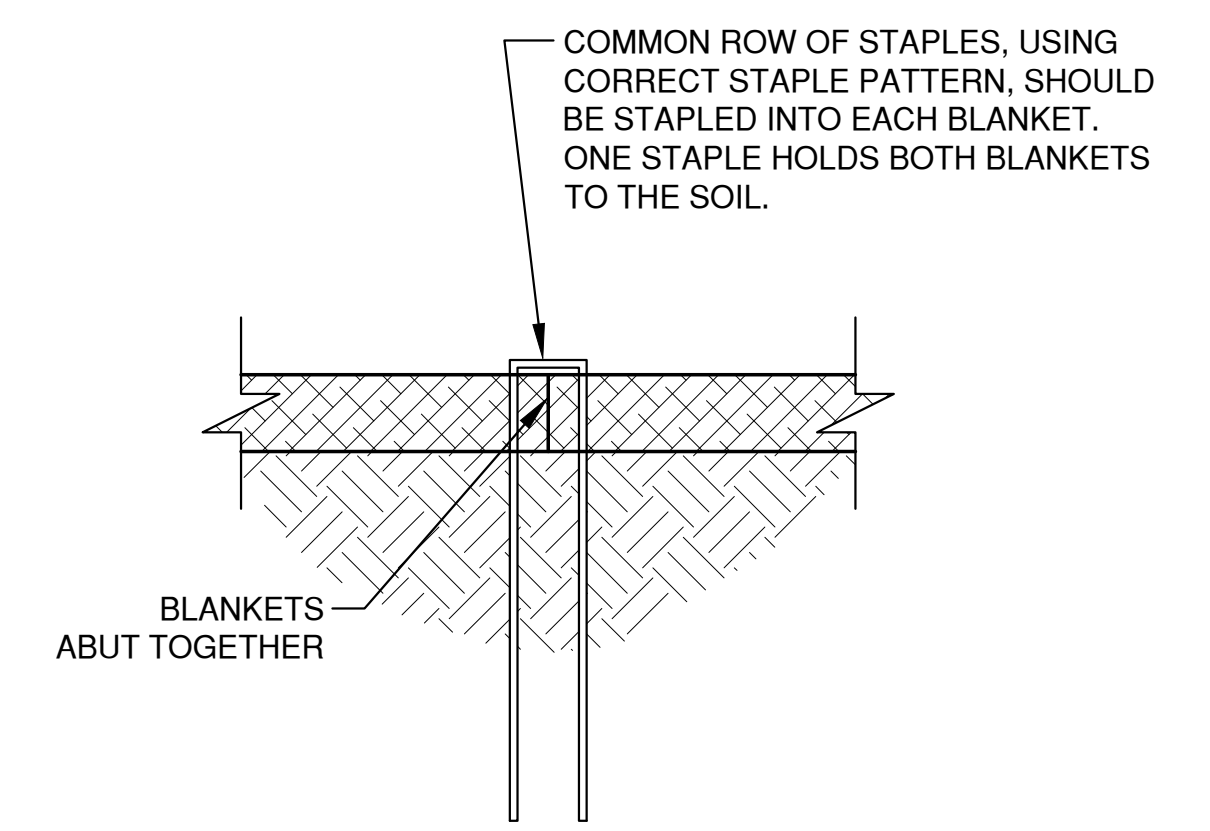
DO NOT NEED TO TRENCH BLANKET IN IF IT CAN BE EXTENDED A MINIMUM OF 3'-0" OVER THE CREST OF THE SLOPE.



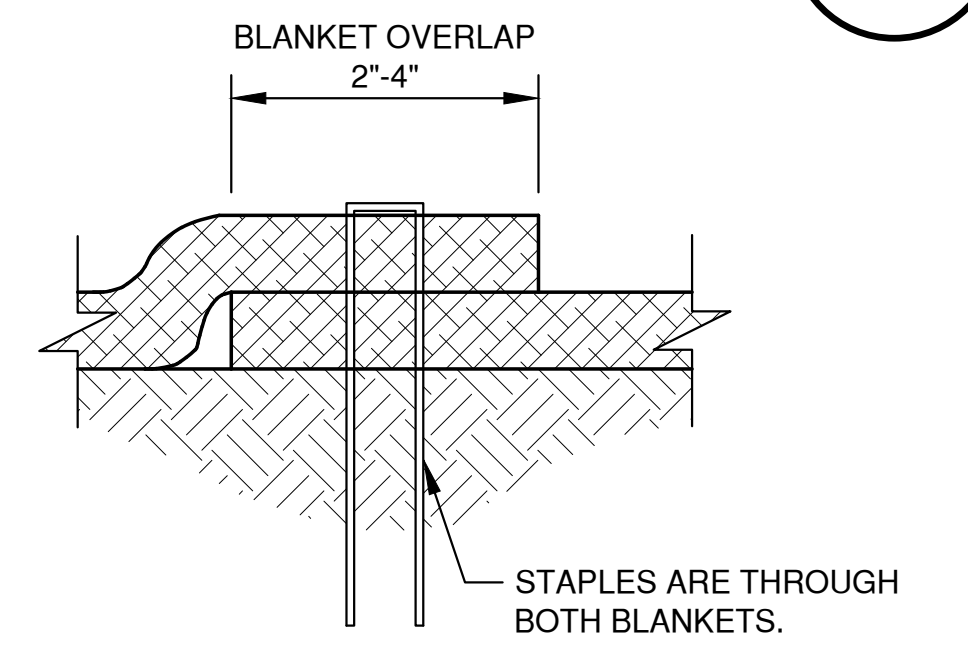
SLOPE TRENCHING METHOD "B" 5
XX



SLOPE TRENCHING METHOD "C" 6
XX



SIDE SEAM ABUT STAPLE DETAIL 7
XX

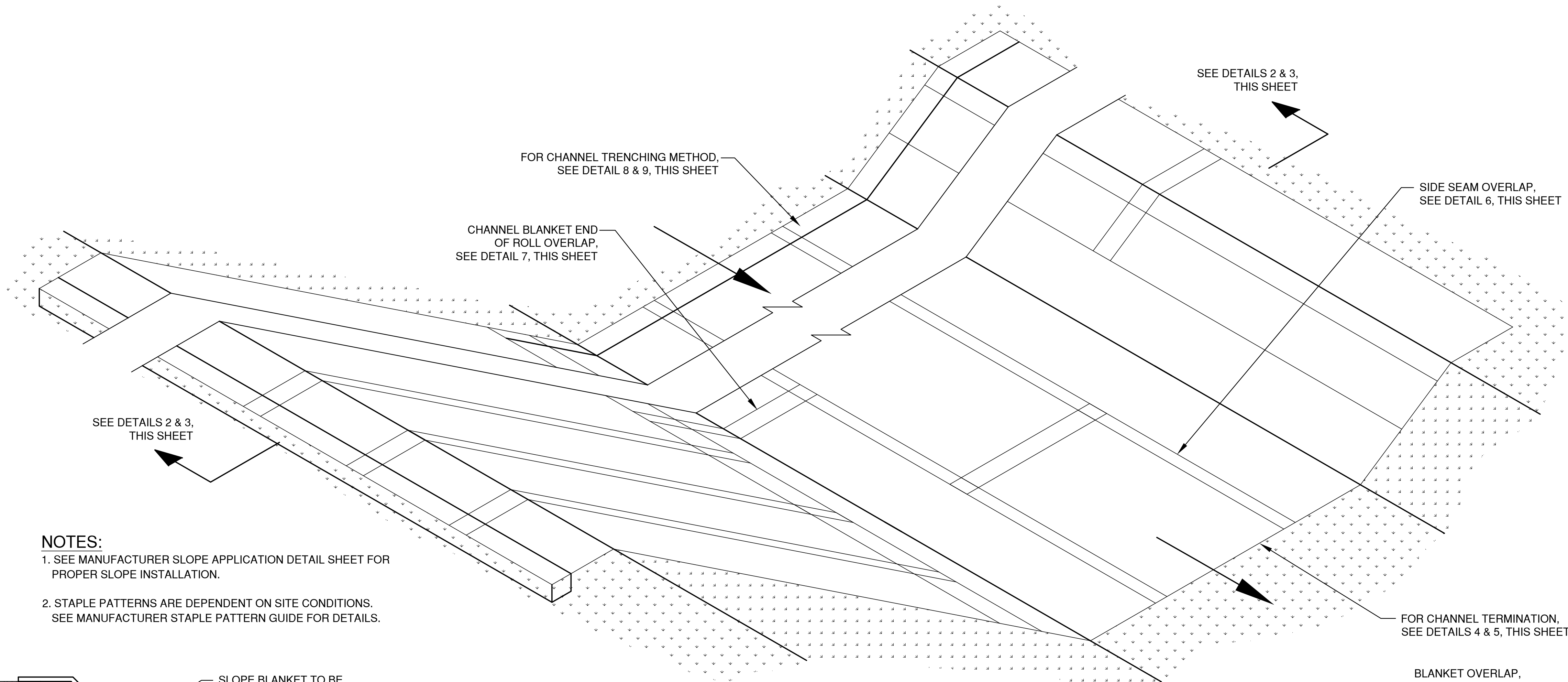


SIDE SEAM OVERLAP STAPLE DETAIL 8
XX

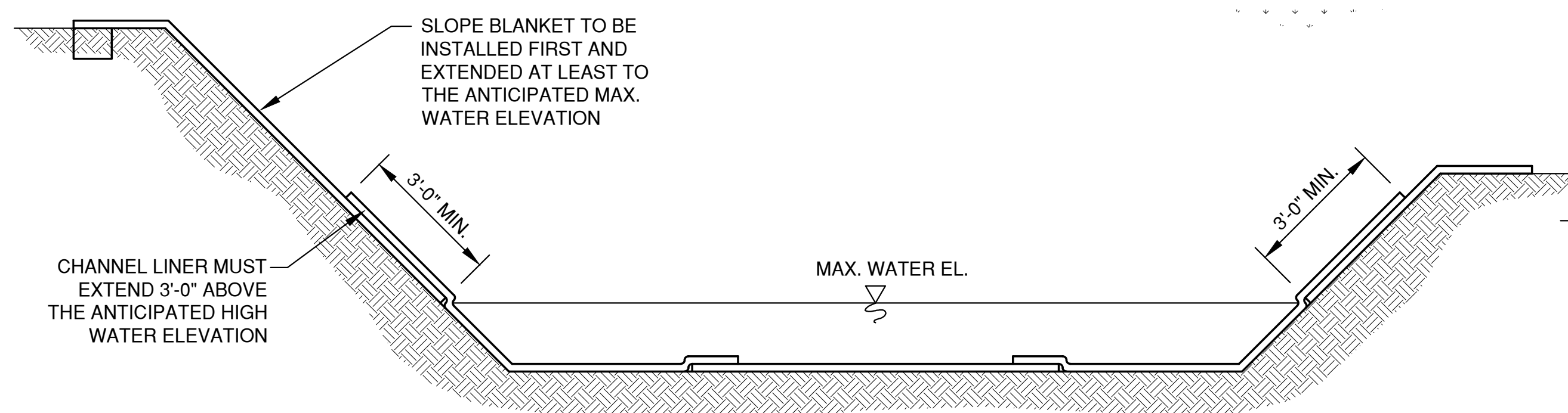
NOTES:
1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

LAYOUT: 8. SLOPE DETAIL
DATE: 02/2023
FILE: 4329152_EC.dwg
JOB NO: 4329152

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN KDC	VOLANTE - A MULTI-FAMILY DEVELOPMENT FOR LEXINGTON HOMES, INC. VILLAGE OF HOBART BROWN COUNTY, WISCONSIN	EROSION CONTROL EROSION MAT SLOPE APPLICATION DETAILS	DATE 02/2023		SHEET NO. 15
								CHECKED			FILE 4329152_EC		
								DESIGNED AJB			JOB NO. 4329152		
											1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com		

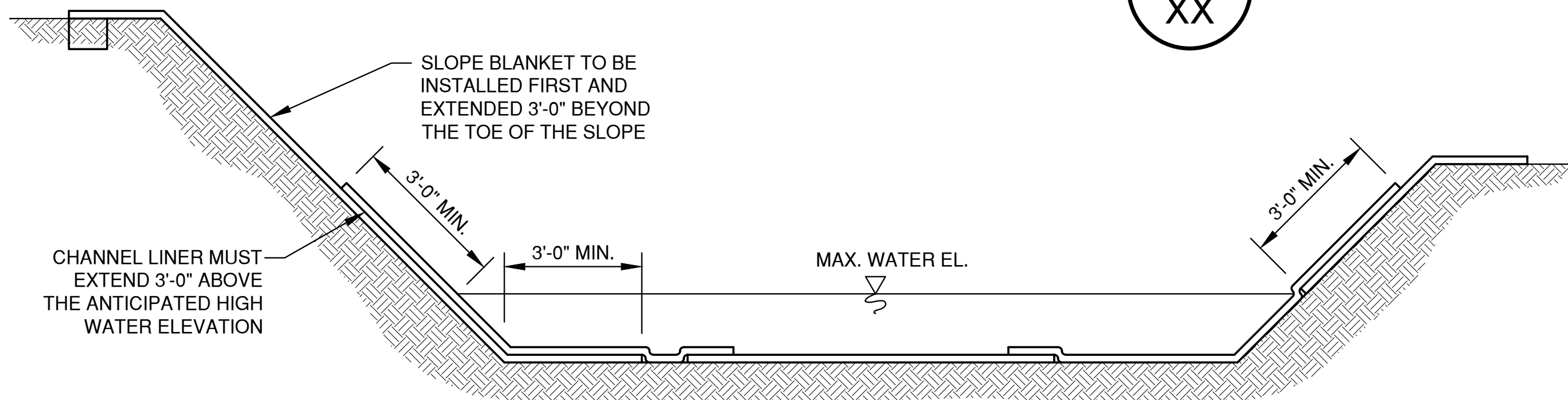


NOTES:
 1. SEE MANUFACTURER SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.
 2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.



CHANNEL INSTALLATION METHOD "A"

2
XX

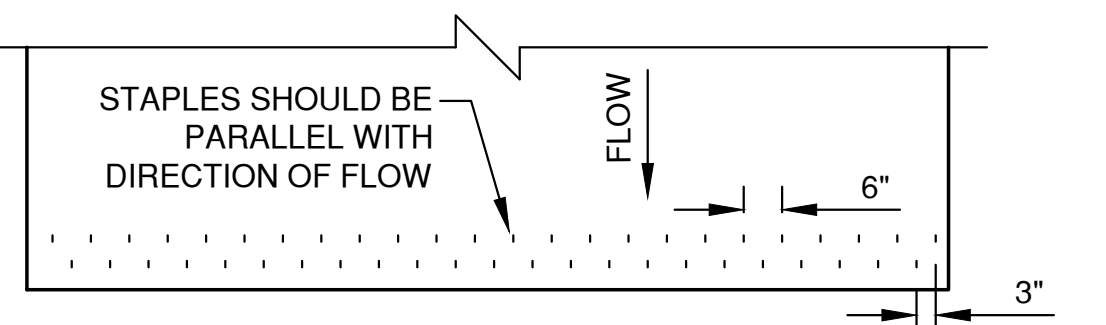


CHANNEL INSTALLATION METHOD "B"

3
XX

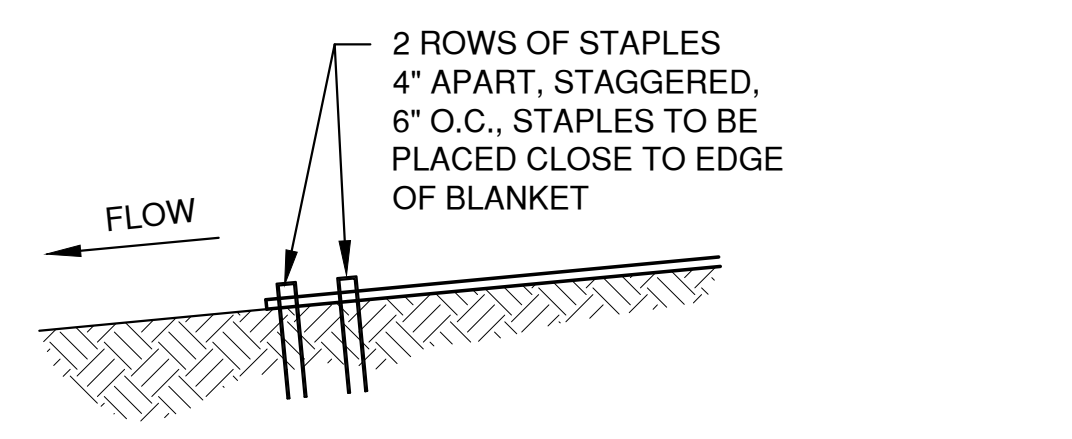
CHANNEL DETAIL

1
XX



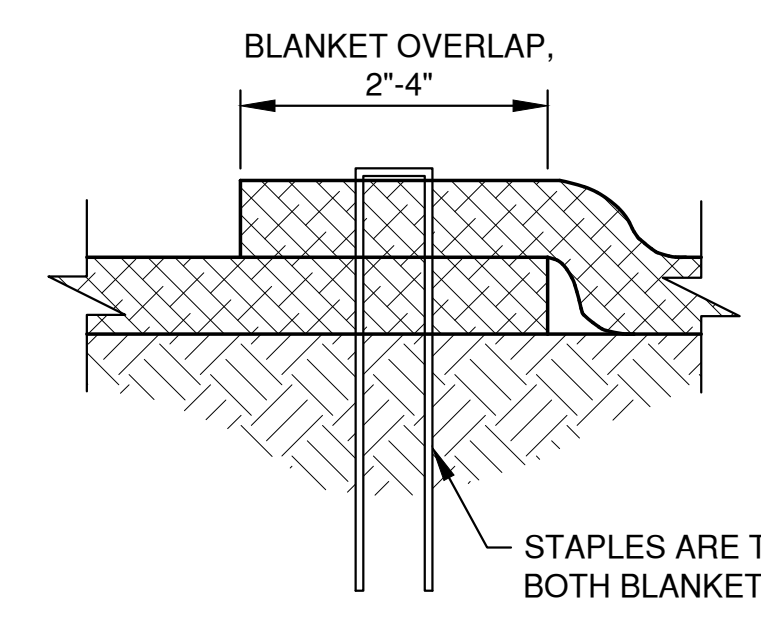
CHANNEL TERMINATION PLAN

4
XX



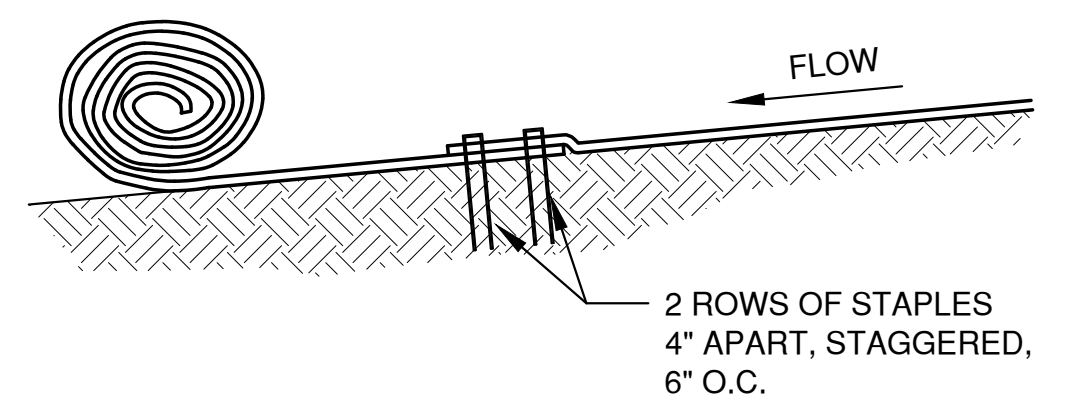
CHANNEL TERMINATION

5
XX



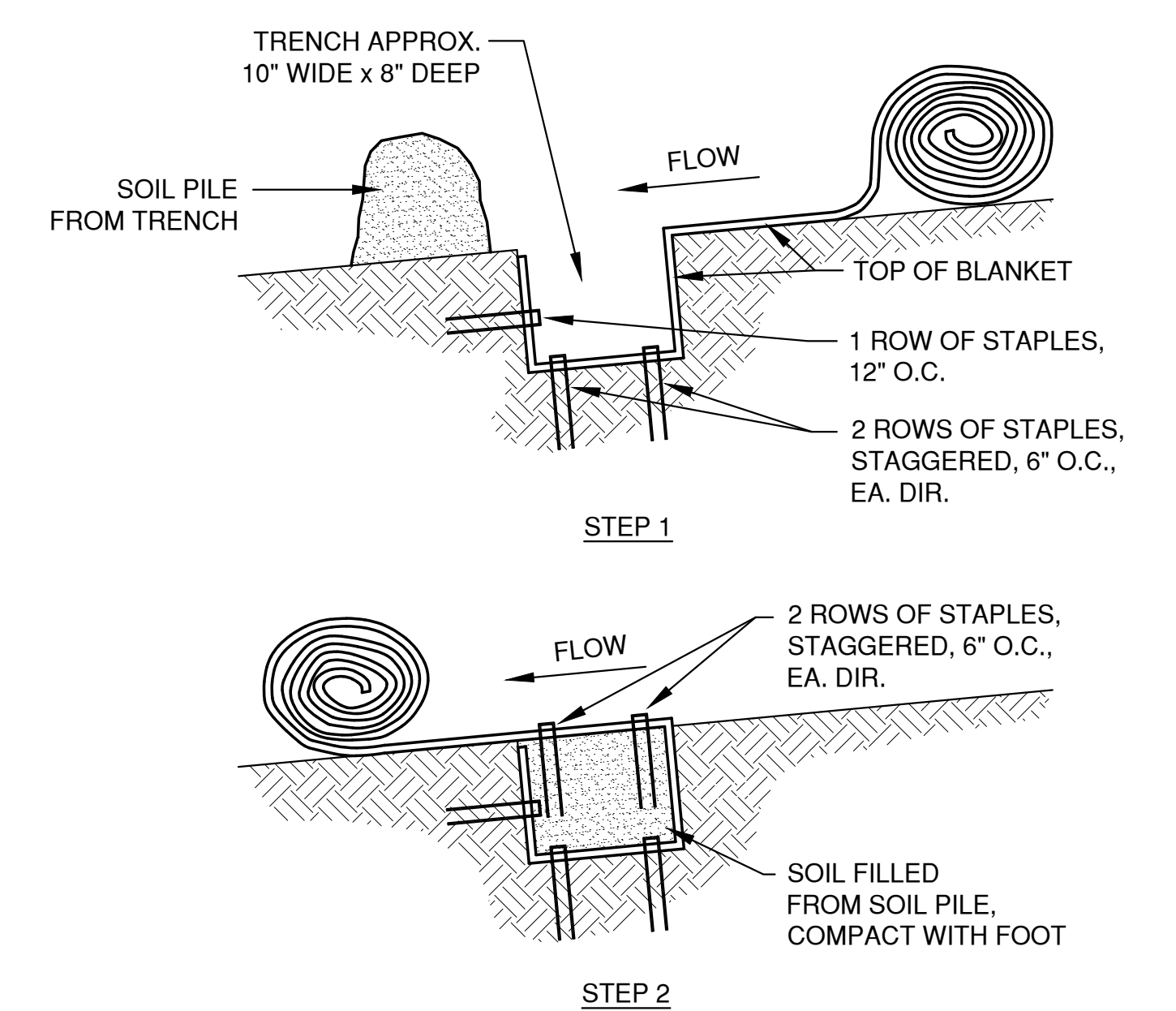
SIDE SEAM OVERLAP STAPLE DETAIL

6
XX



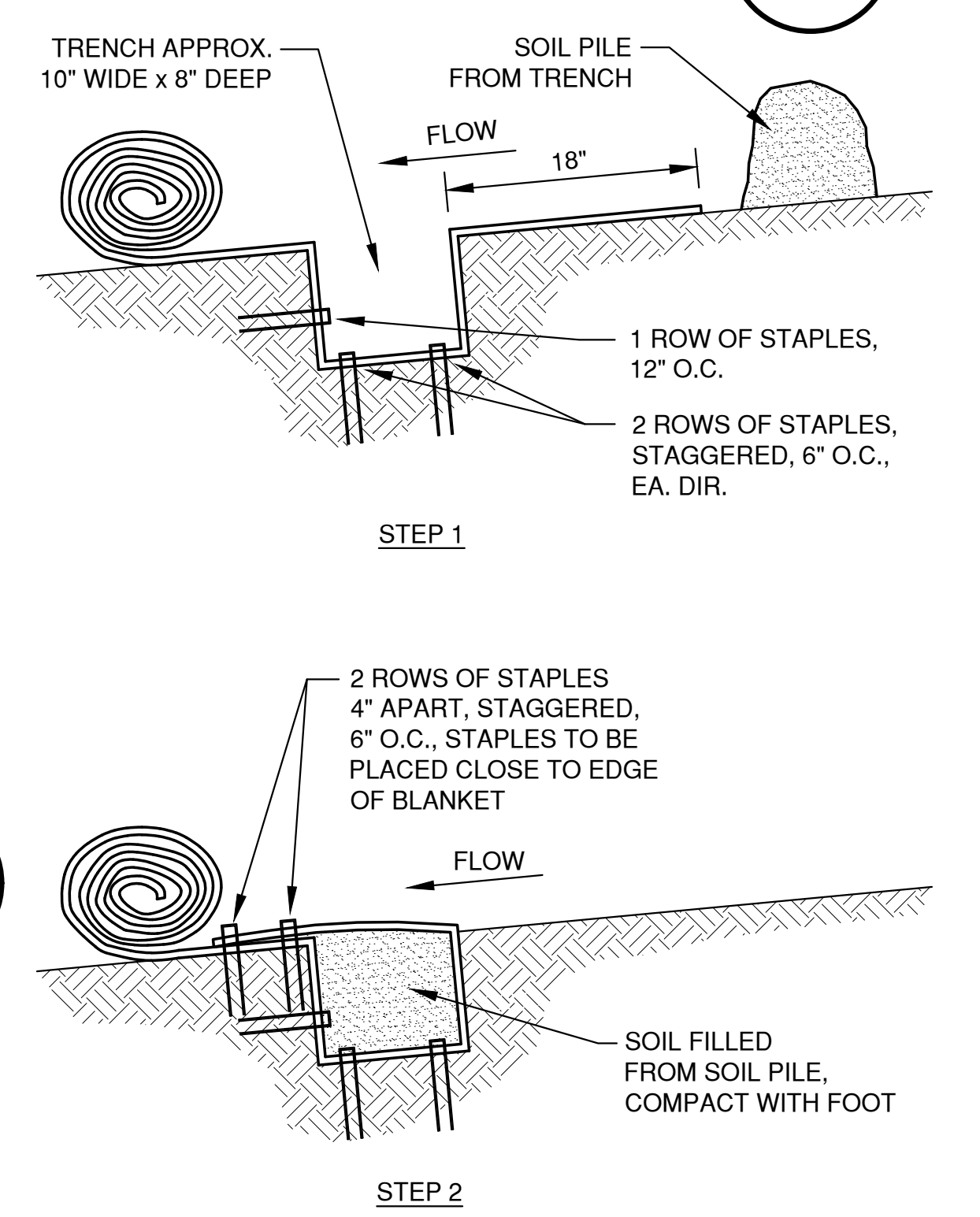
CHANNEL BLANKET END OF ROLL OVERLAP

7
XX



CHANNEL TRENCHING METHOD "A"

8
XX



CHANNEL TRENCHING METHOD "B"

9
XX

FILE: C:\Users\jahren\Documents\Projects\Volante\Temp\Arch\Drawings_141961_4329152_EC.dwg
 PLOT: 04/18/2023 10:06:20 AM
 7 - CHANNEL DETAIL
 LAYOUT:

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
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								CHECKED
								DESIGNED
								AJB

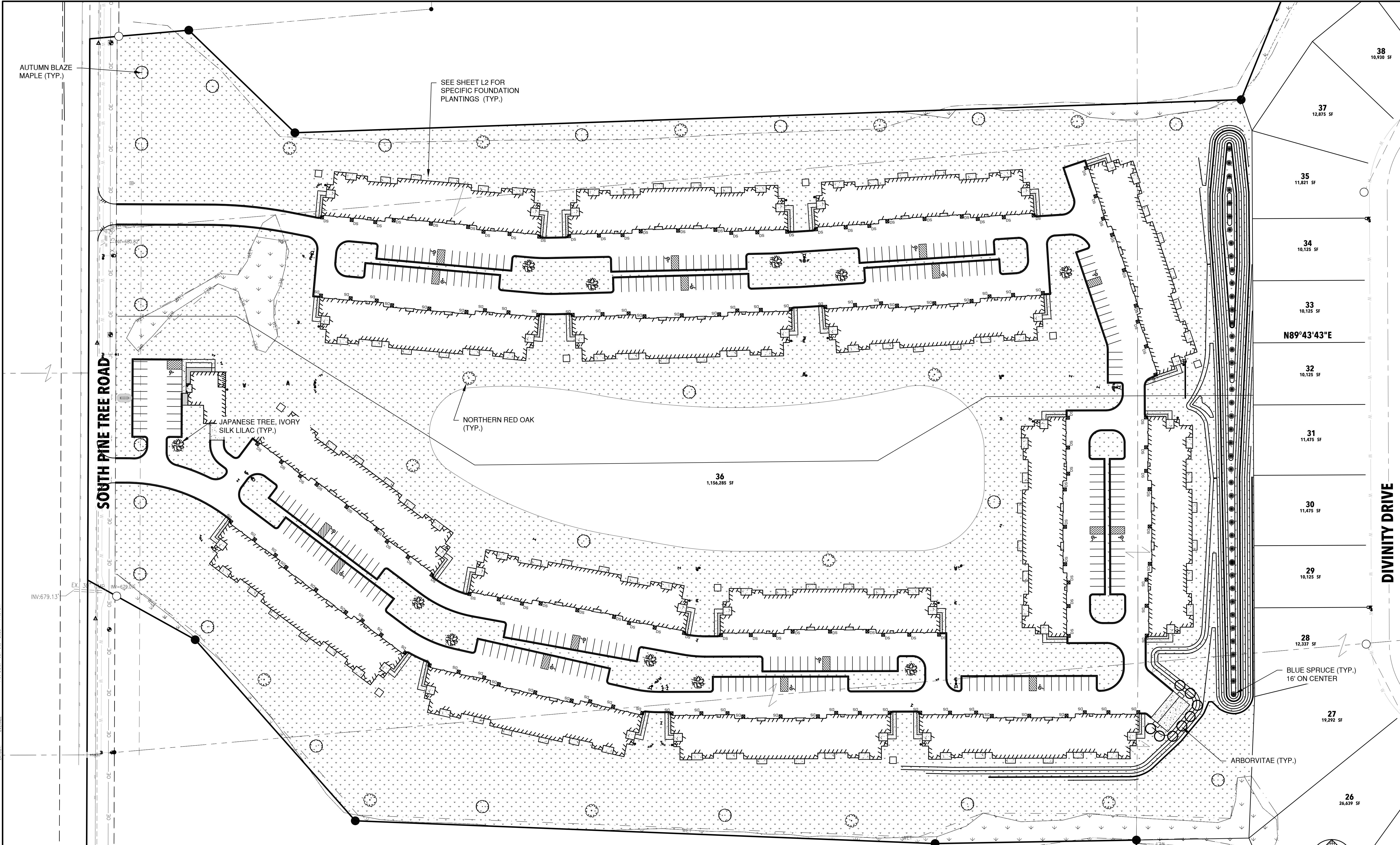
VOLANTE - A MULTI-FAMILY DEVELOPMENT FOR LEXINGTON HOMES, INC. VILLAGE OF HOBART BROWN COUNTY, WISCONSIN

EROSION CONTROL EROSION MAT CHANNEL APPLICATION DETAILS

DATE 02/2023
 FILE 4329152_EC
 JOB NO. 4329152

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SHEET NO. 16



TREE / PLANTING MAINTENANCE
 ALL TREES SHALL CONFORM TO "AMERICAN STANDARDS FOR NURSERY STOCK" AND ALL TREES MUST BE INSTALLED WITHIN 2 YEARS OF CONSTRUCTION COMMENCEMENT. 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.

File: C:\Users\jbrun\OneDrive\Documents\Temp\Arch\Arch_14196\LANDSCAPE.dwg
 Plot Date: Sun, 06/05/2023 11:01:00 AM
 Overall
 Landscape

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

VOLANTE - A MULTI-FAMILY DEVELOPMENT
 FOR LEXINGTON HOMES, INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

LANDSCAPE PLAN
 DATE: 05/2023
 FILE: LANDSCAPE
 JOB NO.: 4291152

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SHEET NO. **L1**

OFFICE & MAILROOM FOR;

Lexington Homes

Volante

INDEX TO DRAWINGS	
TI	TITLE SHEET
CI	ARCHITECTURAL SITE PLAN
AI.1	ELEVATIONS AND ENTRY BUILDING SECTION CUT
A2.1	FLOOR PLAN AND THERMAL ENVELOPE DETAIL
A2.2	ACCESSIBILITY STANDARDS
S2.0	STRUCTURAL FOUNDATION PLAN AND FOUNDATION DETAILS
S2.1	FRAMING PLAN AND SCHEDULES

BUILDING CODE INFORMATION 2015 IBC (WISCONSIN)			
CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	304 312	BUSINESS - B LESS THAN 50 PEOPLE UTILITY - PRIVATE GARAGES
4	USE AND OCCUPANCY SEPARATION AT GARAGE	406.3 406.1 406.3.4	PRIVATE GARAGE ACCESSORY TO BUSINESS OCCUPANCY 1,000 S.F. MAX. OR USE FIRE BARRIER SEPARATION - PER 508
5	ALLOWABLE HEIGHT STORIES STREET FRONTAGE INCREASE MIXED USE NON-SEPARATED USE INCIDENTAL USE	504.3 504.4 506.2 506.3 508 508.3 504	TYPE VB - FOR BOTH B & U OCCUPANCY - 40' HEIGHT TYPE VB - FOR B - 2 STORIES, FOR U OCCUPANCY 1 STORY B = 9,000 PER FLOOR U = 5,500 S.F. ONE FLOOR FRONTAGE INCREASES NOT USED NON-SEPARATED USE NO SEPARATION IS REQUIRED BETWEEN NON-SEPARATED OCCUPANCIES NONE
6	CONSTRUCTION TYPE SEPARATION DISTANCE	601 602	VB WOOD FRAME UNPROTECTED; • INTERIOR AND EXTERIOR BEARING WALLS = 0 HOUR • ROOF = 0 HOUR ALL EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES, 0 HOUR SEPARATION REQ.
7	RATED CONSTRUCTION FIRE BARRIER FIRE PARTITION	707 708	FIRE BARRIER NOT USED FIRE PARTITION NOT USED
8	FINISH REQUIREMENTS	803.11	CLASS C FOR ALL ROOMS AND ENCLOSED SPACES - NON-SPRINKLERED
9	FIRE PROTECTION PORTABLE FIRE EXTINGUISHER	903 906 907.2	NO SPRINKLER PROTECTION REQUIRED IN EITHER B OR U OCCUPANCY PORTABLE FIRE EXTINGUISHER IN GARAGE (LIMITED COMBUSTIBLE LIQUID STORAGE) MANUAL FIRE ALARM NOT REQUIRED BUSINESS UNDER 100 PEOPLE
10	MEANS OF EGRESS OCCUPANT LOAD SPACES WITH ONE EXIT EGRESS BASED ON USE EXIT ILLUMINATION ACCESSIBLE MEANS OF EGRESS EXIT SIGNS	1004.1.2 1006.2.1 1006.2.2 1008 1009 1013	FLOOR AREA PER OCCUPANT; 100 GROSS BUSINESS 1075 S.F. = 10.7 300 GROSS STORAGE 1097 S.F. = 3.7 14 PEOPLE EACH SPECIFIC OCCUPANCY CALCULATED SEPARATELY (EVEN THOUGH NON-SEPARATED USE IN 508.3) FIRST FLOOR B & U OCCUPANCIES - OCCUPANT LOAD UNDER 30 = 100' TRAVEL DISTANCE FROM FURTHEST POINT EGRESS BASED ON USE (LEVEL OF HAZARD) RATHER THAN OCCUPANT LOAD OR TRAVEL DISTANCE UNDER 50 OCCUPANTS SUITE DOORS CAN SWING INTO ROOM ACCESSIBLE AT EACH USE ILLUMINATED SIGN LOCATION TO CLEARLY INDICATE PATH OF EGRESS, 15' ON CENTER MIN.
11	ACCESSIBILITY PARKING SPACES	1104 1106.1 1104.2	ACCESSIBLE ROUTE TO FRONT EXIT DOOR AND THROUGH TO ALL PORTIONS OF BUILDING 1 REQUIRED ACCESSIBLE PARKING SPACE 1 REQUIRED ACCESSIBLE TOILET ROOM
24	SAFETY GLAZING	2406.4	HAZARDOUS LOCATIONS WHERE SAFETY GLAZING IS REQUIRED INCLUDE: • ALL SWINGING DOORS • GLASS WITHIN 24" HORIZONTALLY FROM A DOOR
29	PLUMBING	2902.1 2902.2	1 TOILET PER THE FIRST 25 PEOPLE 1 LAVATORY NOTE g. SERVICE SINK NOT REQUIRED WITH 15 PEOPLE OR UNDER 1 DRINKING FOUNTAIN SEPARATED FACILITIES NOT REQUIRED WITH 15 PEOPLE OR UNDER
IECC	ENERGY	R404.1/5P5 363.5404	PROVIDE NOT LESS THAN 50% OF LAMPS AS HIGH EFFICIENCY LAMPS.

GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2015 IBC (WISCONSIN).
- ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
- ALL CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL CONTRACTORS ARE EACH RESPONSIBLE FOR THEIR OWN JOB SITE SAFETY DURING CONSTRUCTION.
- VAPOR RETARDER, REQUIRED ON WARM SIDE OF THERMAL INSULATION
- INFILTRATION BARRIER, HOUSE WRAP TO BE ON ALL EXTERIOR WALLS INCLUDING GABLED ENDS, CLERESTORIES AND GARAGE WALLS. NO DUCT TAPE OR VOIDS ALLOWED.
- WIND WASH PROTECTION, USE OSB @ COLD SIDE OF INSULATION IN ATTICS INCLUDING THROUGH FLOOR SPACE OF ATTIC TRUSSES.
- GYP SUM 5/8" TYPE X (TYPICAL)
- TYPICAL FLOOR COVERING IS VINYL PLANK UNLESS NOTED OTHERWISE

LEGEND			
SYMBOL	ITEM	SYMBOL	ITEM
	ELEVATION REFERENCE		PLAN NOTE
	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL		REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE
			ACCESSIBILITY PLAN NOTE
SYMBOL	ITEM	ITEM DESCRIPTION	
	SMOKE DETECTOR ALARM CARBON MONOXIDE DETECTOR ALARM	IBC 907.2.11 - SMOKE DETECTOR / ALARM INTERCONNECTED WITHIN DWELLING UNIT, BATTERY BACKUP IBC 915/STATS 101.149 - CARBON MONOXIDE DETECTOR / ALARM, INTERCONNECTED WITHIN DWELLING UNIT	
	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS OR SPA. IBC 1203.4.2.1	
	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING, MINIMUM ASSEMBLY U-VALUE = .27 ALL	

PRELIMINARY - NOT FOR CONSTRUCTION

Volante
by: **Lexington Homes, INC**
Village of Hobart, WI

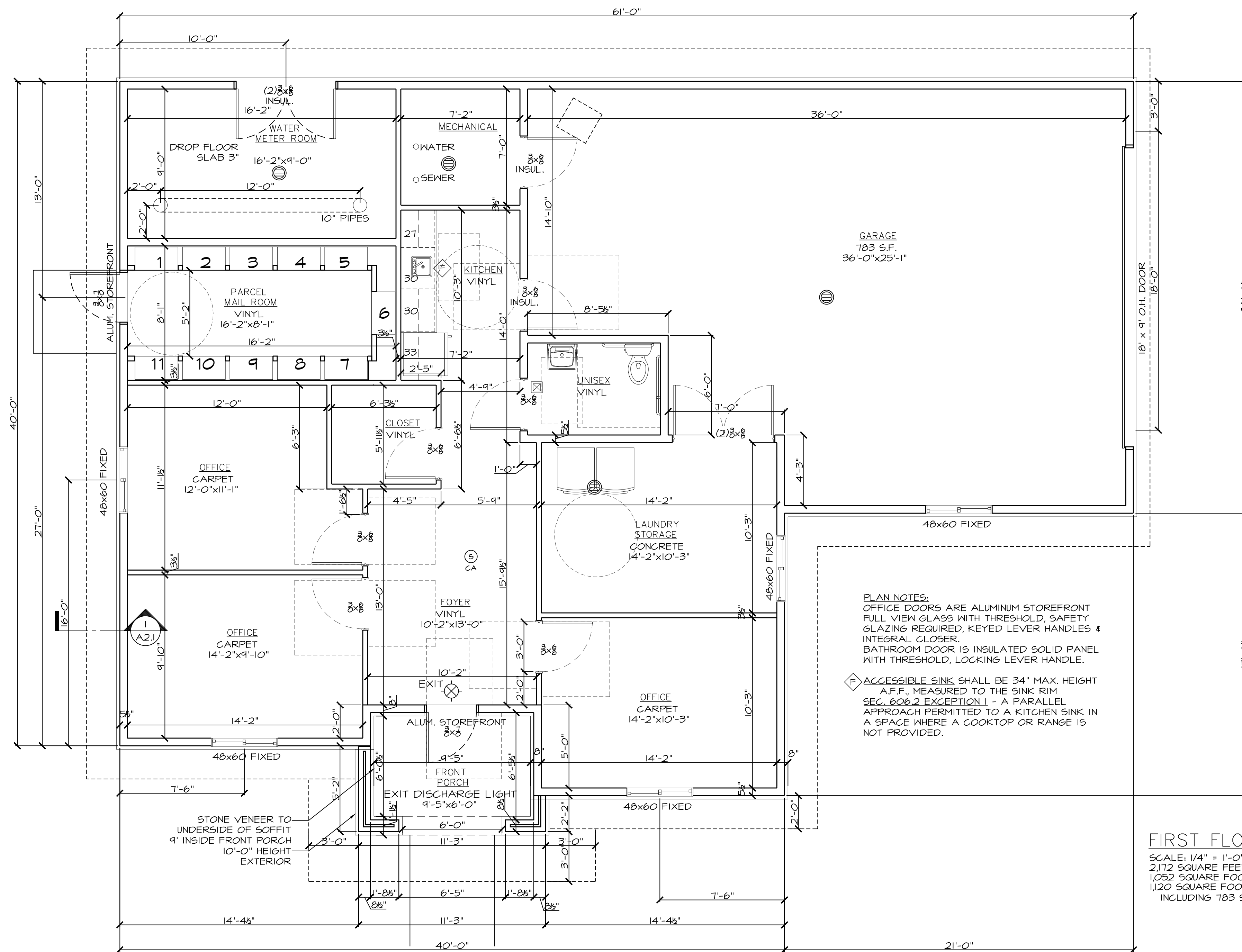
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LEXINGTON HOMES
LEXINGTON HOMES-ARCHITECTURE
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WEB: lexingtonneighborhoods.com

LaPlant
Architecture, LLC
OFFICE: 926 WILLARD DRIVE
GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769

REVISION	DATE
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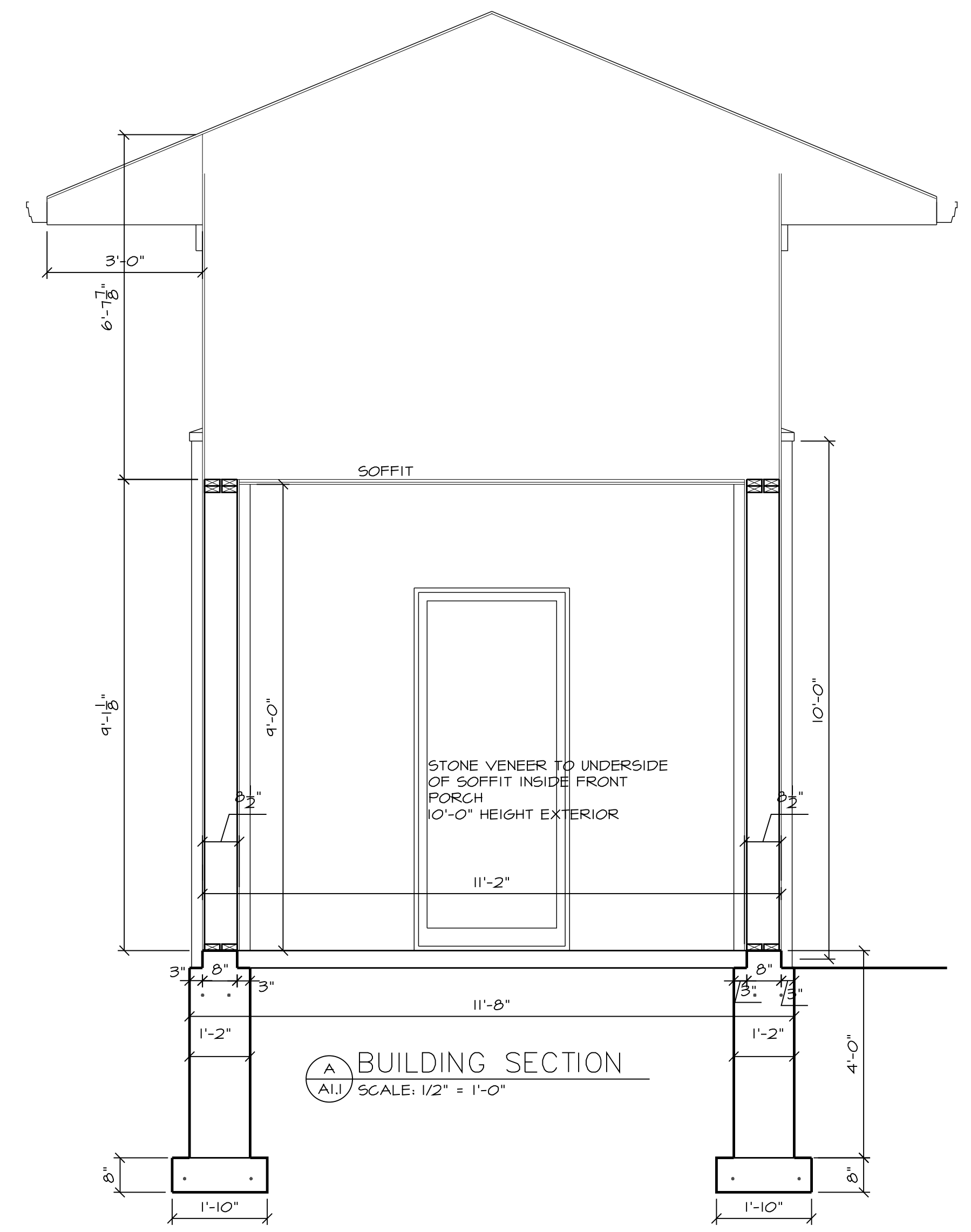
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PROJECT NO. 461490
SHEET **OT 1.1**



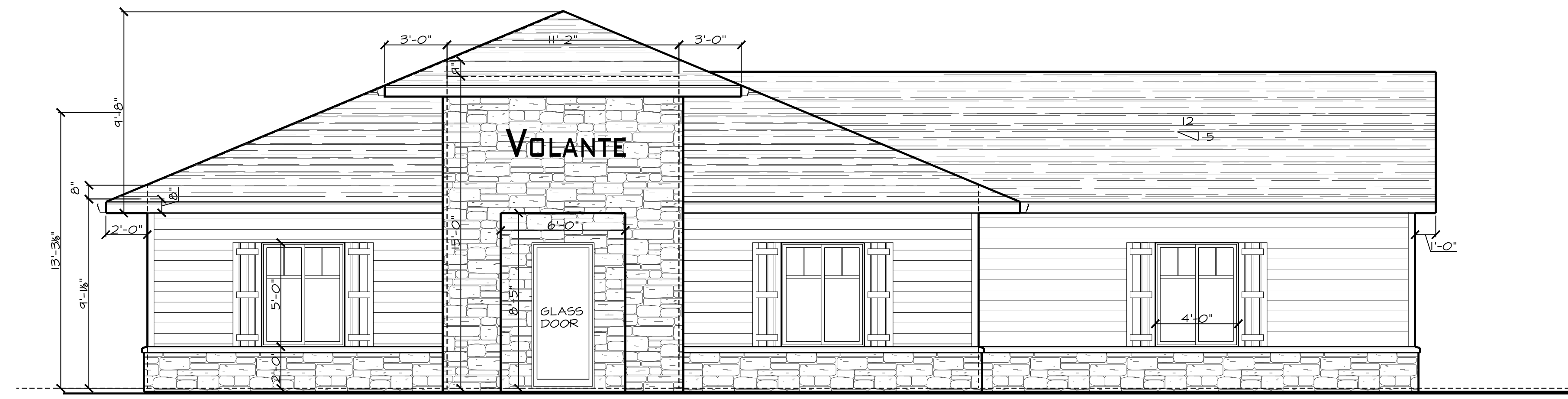
PLAN NOTES:
 OFFICE DOORS ARE ALUMINUM STOREFRONT FULL VIEW GLASS WITH THRESHOLD, SAFETY GLAZING REQUIRED, KEYED LEVER HANDLES & INTEGRAL CLOSER.
 BATHROOM DOOR IS INSULATED SOLID PANEL WITH THRESHOLD, LOCKING LEVER HANDLE.

ACCESSIBLE SINK SHALL BE 34" MAX. HEIGHT A.F.F. MEASURED TO THE SINK RIM SEC. 606.2 EXCEPTION 1 - A PARALLEL APPROACH PERMITTED TO A KITCHEN SINK IN A SPACE WHERE A COOKTOP OR RANGE IS NOT PROVIDED.

FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 2112 SQUARE FEET INCLUDING GARAGE
 1052 SQUARE FOOT BUSINESS
 1120 SQUARE FOOT STORAGE / UTILITY / COMMON INCLUDING 783 S. F. GARAGE



A BUILDING SECTION
 ALL SCALE: 1/2" = 1'-0"



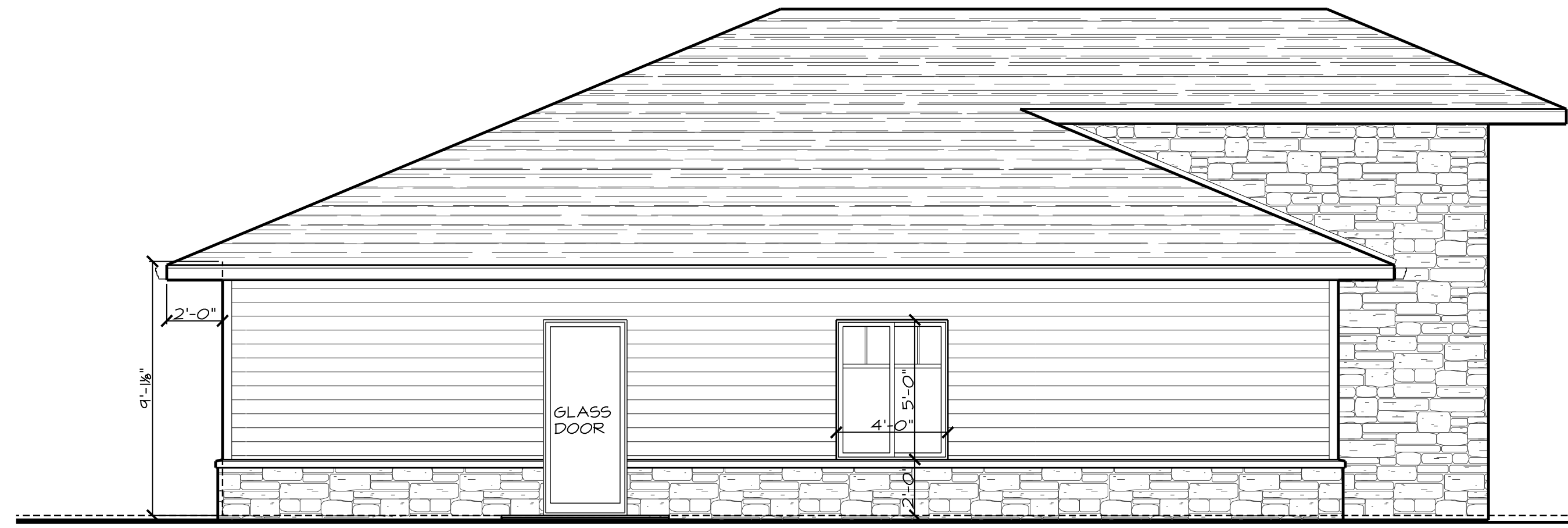
FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

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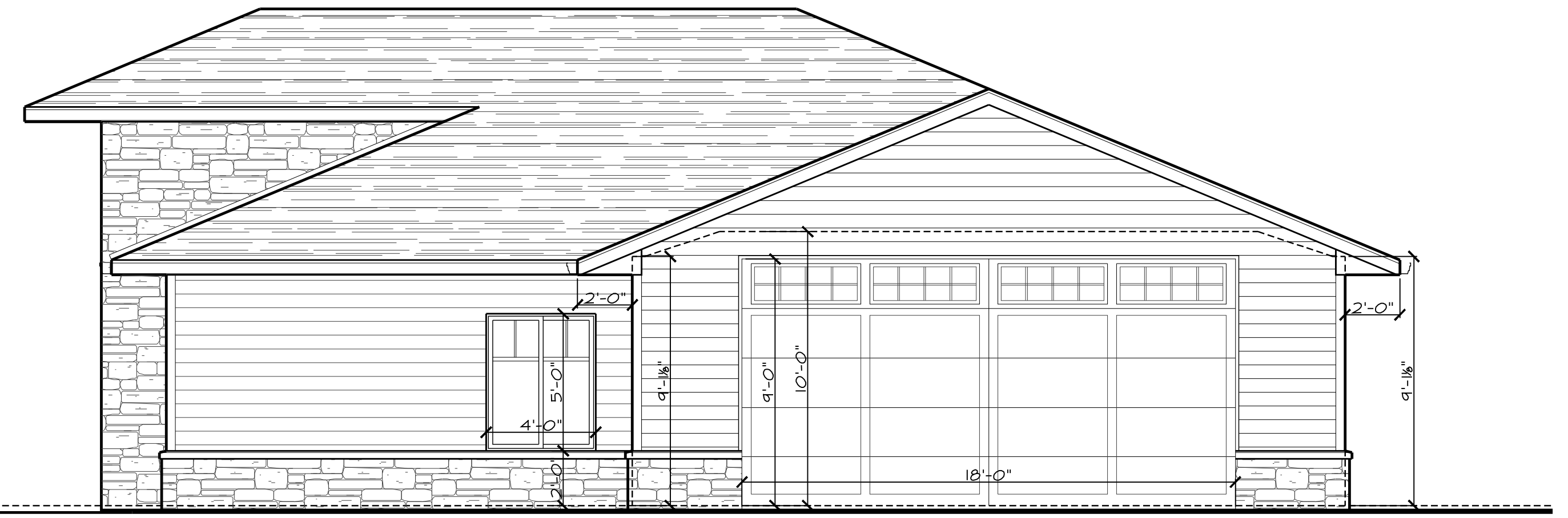
Volante
 by: **Lexington Homes, INC**
 Village of Hobart, WI

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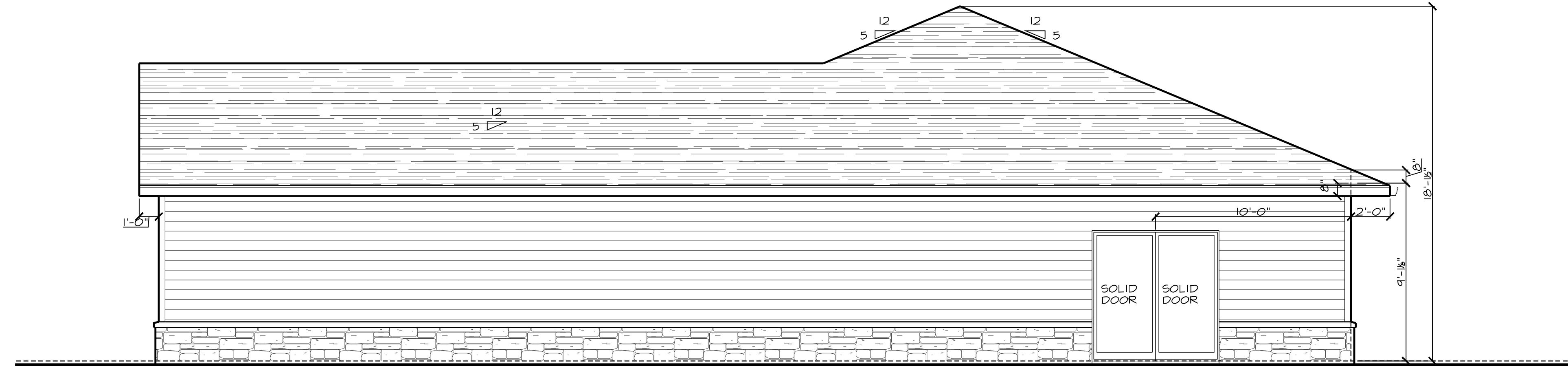
REVISION	DATE
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DATE 4/26/2023	
PROJECT NO. 461490	
SHEET	
0 1.2	



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

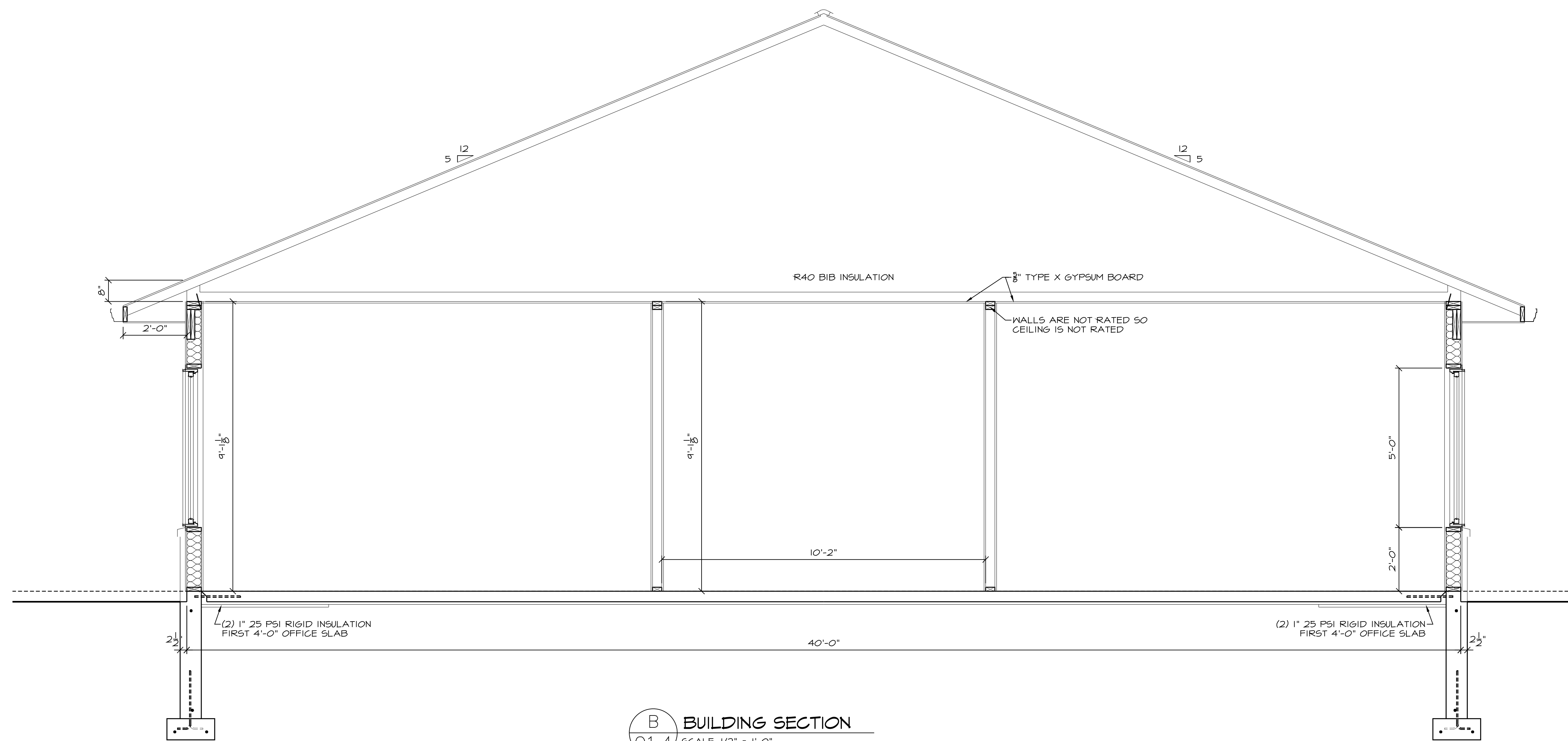


BACK ELEVATION
SCALE: 1/4" = 1'-0"

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by: **Lexington Homes, INC**
Village of Hobart, WI

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PRELIMINARY - NOT FOR CONSTRUCTION

Volante
by: **Lexington Homes, INC**
Village of Hobart, WI

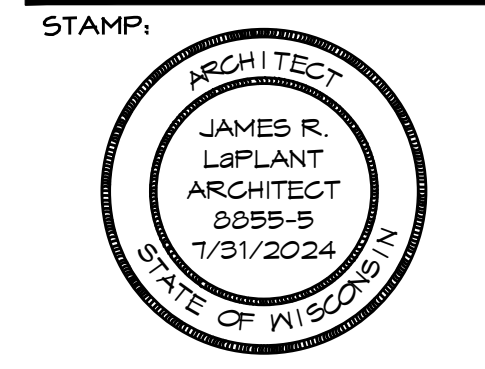
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Proposed New 14-3 Attached Garage Town & Coachome Building

LEXINGTON HOMES Volante

BUILDING CODE INFORMATION 2015 IBC (WISCONSIN)			
CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	310.4	R-2 RESIDENTIAL
4	USE AND OCCUPANCY SEPARATION AT GARAGE	406.3	NO MORE THAN 1,000 S.F. OF GARAGE WITHOUT 1 HOUR FIRE BARRIER WALLS PRIVATE GARAGE SEPARATED FROM UNIT AND ATTIC WITH 5/8" GYPSUM, 20 MINUTE DOORS SELF CLOSING AND LATCHING
5	ALLOWABLE HEIGHT STORIES AREA STREET FRONTAGE INCREASE INCIDENTAL USE	504.3 504.4 506.2 506.3 509	TYPE VB - 60' HEIGHT TYPE VB - 3 STORIES R2 = 7,000 PER FLOOR U = 22,000 S.F. ONE FLOOR R2 = 12,250 S.F. WITH FRONTAGE INCREASES (30' SIDES) (30' FRONT AND 30' BACK) METER ROOM INCIDENTAL USE, SMOKE SEPARATION REQUIRED, 0 HOUR RATED WALL
6	CONSTRUCTION TYPE SEPARATION DISTANCE	601 602	VB WOOD FRAME PROTECTED; • INTERIOR AND EXTERIOR BEARING WALLS = 0 HOUR • INTERIOR NON-BEARING WALLS = 0 HOUR • FLOOR = 0 HOUR • ROOF = 0 HOUR ALL EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES
7	RATED CONSTRUCTION FIRE BARRIER CONTINUITY FIRE PARTITION CONTINUITY	707 708 708.4	FIRE BARRIER TO SUBDIVIDE GARAGES BELOW 1,000 S.F. • BUILT FROM FLOOR TO UNDERSIDE OF FLOOR DECK ABOVE, 1 HOUR RATED FIRE PARTITIONS EXTEND FROM THE TOP OF THE FLOOR/CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SHEATHING ABOVE OR TO THE FIRE-RESISTANCE-RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY ABOVE. IN COMBUSTIBLE CONSTRUCTION WHERE THE FIRE PARTITIONS ARE NOT REQUIRED TO BE CONTINUOUS TO THE SHEATHING, THE SPACE BETWEEN THE CEILING AND THE SHEATHING ABOVE SHALL BE FIREBLOCKED OR DRAFTSTOPPED IN ACCORDANCE WITH SECTIONS 710.2 AND 710.3 AT THE PARTITION LINE. THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE WALL SUPPORTED, EXCEPT FOR WALLS SEPARATING DWELLING UNITS IN VB CONSTRUCTION. (EXCEPTION 5) ATTIC DRAFTSTOPPING NOT TO EXCEED 2 DWELLING UNITS OR 3,000 S.F. FLOOR OR ROOF ASSEMBLY, ONE HOUR RATED, SUPPORTING CONSTRUCTION NOT REQUIRED TO BE RATED (EXCEPTION 2) @ SEPARATION OF TENANT SPACE. ATTIC ACCESS DOORS SHALL BE PERMITTED IN CEILINGS OF FIRE-RESISTANCE RATED FLOOR/CEILING AND ROOF/CEILING ASSEMBLIES, PROVIDED SUCH DOORS ARE TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263 FLOOR PENETRATIONS (TUB OR TOILET) WALL SHEATHED WITH TYPE X GYPSUM WHEN PENETRATING CEILING OF HORIZONTAL ASSEMBLY (BOTH FLOOR AND ATTIC) FIRE PARTITION 1 HOUR WALL (PRIVATE GARAGES) = 20 MINUTE DOOR FIRE BARRIER 1 HOUR WALL (PRIVATE GARAGES) = 45 MINUTE DOOR SELF CLOSING HINGES FOR BOTH 20 AND 45 MINUTE DOORS MEMBRANE PENETRATIONS - EXHAUST FAN AS A HORIZONTAL ASSEMBLY PENETRATION REQUIRE A RADIATION DAMPER, BATH AND DRYER EXHAUST TO START IN NON-RATED WALLS. ENSURE DRYER EXHAUST (VENT) LENGTH IS NOT EXCEEDED, USE A 4" EXTERIOR HOOD AS NEEDED. EXCEPTION: THROUGH PENETRATIONS A DUCT IS PERMITTED TO PENETRATE THREE FLOORS OR LESS WITHOUT A FIRE DAMPER AT EACH FLOOR PROVIDED SUCH DUCT MEETS ALL THE REQUIREMENTS LISTED IN 717.6 (EXCEPTION) FIREBLOCKING - 2x LUMBER, MINERAL WOOL INSUL. OR MINERAL FIBER BOARD USED TO CUT OFF DRAFT OPENINGS DRAFTSTOPPING - 7/16" OSB IN FLOOR ABOVE ALL TENANT SEPARATIONS DRAFTSTOP IN ATTIC EVERY 3,000 S.F. OR TWO TENANT SPACES
	HORIZONTAL ASSEMBLY ATTIC ACCESS PENETRATIONS OPENING PROTECTION BATH FANS / EXHAUST FAN COMBUSTIBLE CONCEALED SPACES	711 712.1.13.2 714.4.1.1.2 714.4.2 716.5 716.5.1 717.6.2 718.2 718.3 718.3.2 718.4.2	
8	FINISH REQUIREMENTS	803.11	CLASS C FOR ALL ROOMS SPRINKLERED
9	FIRE PROTECTION PORTABLE FIRE EXTINGUISHER SMOKE DETECTION CARBON MONOXIDE ALARM	403.2.8 403.3.1.2 405.3.1 906 907.2 907.2.11.2 907.2.11.5 907.2.11.6 915/915.362	AUTOMATIC FIRE SPRINKLER SYSTEM (FOUR STORIES AND 60 FEET MAX.) NFPA 13R FULL SPRINKLER SYSTEM IN BUILDING BALCONIES AND DECKS PROTECTED WHEN ROOF ABOVE 2'-0" EAVE ALLOWED BEFORE COVERAGE REQUIRED. FIRE EXTINGUISHER IN KITCHEN OF EVERY DWELLING UNIT (MINIMUM RATINGS OF (1)-A10-B-C) MANUAL FIRE ALARM NOT REQUIRED (UNDER 16 UNITS) R2 (NOT A DORMITORY) SMOKE ALARMS IN EACH BEDROOM AND IN THE IMMEDIATE VICINITY OF EACH BEDROOM, 1 PER FLOOR, INTERCONNECTED WITHIN EACH UNIT SMOKE DETECTORS / ALARMS REQ. ALARMS WITH BATTERY BACKUP REQUIRED. FUEL BURNING APPLIANCE IN EACH UNIT (FURNACE), WITHIN 15' OF EVERY BEDROOM
10	MEANS OF EGRESS OCCUPANT LOAD DWELLING WITH ONE EXIT HANDRAIL GUARDS EMERGENCY ESCAPE WINDOWS	1004.1.2 1006.2.1 1010.1.5 1010.1.7 1010.5 1014.2 1015 1015.4 1030.1	200 GROSS - FIRST FLOOR 1902 / 200 = 9.5 PEOPLE SECOND FLOOR 12231 / 200 = 61 PEOPLE 101 OCCUPANTS DIVIDED BY 16 INDIVIDUAL EXITS OR 6 PEOPLE PER DOOR. 125' TRAVEL DISTANCE NOT EXCEEDED FROM FURTHEST POINT OF SECOND FLOOR THRESHOLDS FOR SLIDING AND HINGED DOORS CAN BE UP TO 7/8" HIGH IF; 1-DOOR NOT PART OF MEANS OF EGRESS, 2-DOOR NOT PART OF ACCESSIBLE ROUTE, 3-DOOR NOT PART OF TYPE "A" OR "B" UNIT. EXCEPTION 5, EXTERIOR DECKS / PATIOS (TYPE B UNITS) IMPERVIOUS SURFACE CAN BE UP TO 4" BELOW INTERIOR FLOOR LEVEL DOORS IN MEANS OF EGRESS MUST HAVE FLUSH FLOOR LANDINGS ON EACH SIDE, EXCEPTION IS MECHANICAL ROOM DOORS CAN HAVE 1" STEP. HANDRAIL HEIGHT WITH EXPANDED ALLOWANCES INDIVIDUAL UNIT GUARDS 36" ABOVE FLOOR (WINDOWS ABOVE FIRST FLOOR, RAILINGS, HALF WALLS) GUARDS WILL NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER FOR ALL SLEEPING ROOMS UNDER 4 STORIES
11	ACCESSIBILITY PARKING SPACES DWELLING UNITS ACCESSIBLE UNITS	1104 1106.2 1107 1107.6.2	ACCESSIBLE ROUTE TO ALL FRONT DOORS, FIRST FLOORS ARE ACCESSIBLE ALL BUILDINGS. GROUP R-2, 2% BUT NOT LESS THAN 1 SEE AREA DATA
14	BALCONIES	1406.3	EXCEPTION 3. BALCONIES ON TYPE V BUILDINGS CAN BE PRESSURE TREATED LUMBER (NO FIRE RATING) WHEN PROTECTED BY SPRINKLER.
IMC	DRYER VENT	IMC 504.2 IFGC 613 IBC 603.4	CLOTHES DRYER EXHAUST DUCTS SUCH THAT THEY MEET LISTED REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO, VERTICAL CLEANOUTS, REQUIRED METAL DUCTS, LIMITED DUCT LENGTHS, REQUIRED LABEL OR TAG ADDRESSING EQUIVALENT LENGTH OF THE EXHAUST DUCT LOCATED WITHIN 6 FT OF THE DUCT CONNECTION, MINIMUM DUCT SIZE, SHIELD PLATE INSTALLATION, AND 1/8" LENGTH LIMITATIONS INTO THE DUCT ON SCREENS. IN ADDITION, CLOTHES DRYER EXHAUST DUCTS SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL CONVEY MOISTURE AND PRODUCTS OF COMBUSTION OUTSIDE THE BUILDING. EXHAUST PENETRATIONS, DUCTS THAT EXHAUST CLOTHES DRYERS SHALL NOT PENETRATE OR BE LOCATED WITHIN ANY WALL, FLOOR/CEILING OR OTHER ASSEMBLY REQUIRED BY THE IBC TO BE FIRE-RESISTANCE RATING, UNLESS SUCH DUCT IS CONSTRUCTED OF GALVANIZED STEEL OR ALUMINUM OF THE THICKNESS SPECIFIED IN IBC 603.4 AND THE FIRE RESISTANCE IS MAINTAINED IN ACCORDANCE WITH THE IBC. "DRYER DUCT NEEDS TO HAVE THE SAME HOURLY RATING AS THE FIRE RATED ASSEMBLY".

LEGEND			
SYMBOL	ITEM	SYMBOL	ITEM
	WALL TYPE - REFER TO WALL TYPES		PLAN NOTE
	ELEVATION REFERENCE		REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE
	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL		ACCESSIBILITY PLAN NOTE
			SCHEDULED NOTE LIKE STRUCTURAL HEADER
SYMBOL	ITEM	ITEM DESCRIPTION	
	SMOKE DETECTOR ALARM	IBC 907.2.11 - SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72.	
	SMOKE DETECTOR ALARM CARBON MONOXIDE DETECTOR ALARM	IBC 907.2.11 - SMOKE DETECTOR / ALARM INTERCONNECTED WITHIN DWELLING UNIT, BATTERY BACKUP IBC 915/STATS 101144 - CARBON MONOXIDE DETECTOR / ALARM, INTERCONNECTED WITHIN DWELLING UNIT	
	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS. IBC 1203.4.2.1	
	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING, MINIMUM ASSEMBLY U-VALUE = .27 - .29	



GENERAL NOTES:

- ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2015 IBC (WISCONSIN).
- ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
- ALL CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL CONTRACTORS ARE EACH RESPONSIBLE FOR THEIR OWN JOB SITE SAFETY DURING CONSTRUCTION.
- VAPOR RETARDER, REQUIRED ON WARM SIDE OF THERMAL INSULATION.
- INFILTRATION BARRIERS, HOUSE WRAP TO BE ON ALL EXTERIOR WALLS INCLUDING GABLED ENDS, CLERESTORIES AND GARAGE WALLS. NO DUCT TAPE OR VOIDS ALLOWED.
- KIND WASH PROTECTION, USE OSB @ COLD SIDE OF INSULATION IN ATTICS INCLUDING THROUGH FLOOR SPACE OF ATTIC TRUSSES.
- GYPSUM 5/8" TYPE X (TYPICAL ALL SURFACES) 3/8" TYPE C HUNG ON RESILIENT CHANNEL USED ON CEILING
- FLOOR COVERING IS CUSHIONED VINYL PLANK TYPICAL, LOW PILE CARPET ON STAIRS.
- SPRINKLER SYSTEM IS 13R
- DOORS - SOLID PANEL U VALUE = .20
1/4 LITE GLASS = .24
FULL LITE GLASS = .36

DESCRIPTION OF PROJECT:

THIS IS A TWO STORY ABOVE GRADE BUILDING WITH AT GRADE PARKING. THERE ARE 14 APARTMENT UNITS WITH 14 ATTACHED GARAGES THAT EQUATE TO 22 INDOOR PARKING SPACES. THE GARAGES ARE UNHEATED. THERE IS 18,764 SQUARE FEET OF HEATED SPACE AND 5,008 SQUARE FEET UNHEATED FOR A TOTAL OF 23,772 SQUARE FEET.

- MAJOR OCCUPANCY: R-2 APARTMENTS, SECONDARY OCCUPANCY U - UTILITY ATTACHED GARAGES.
- CLASS OF CONSTRUCTION: V-B COMBUSTIBLE NOT PROTECTED CONSTRUCTION.
- SPRINKLER TYPE: NFPA 13R, SPRINKLER PROTECTION WILL BE EXTENDED TO THE NON-FIRE RATED DECKS AND BALCONIES.
- ALLOWABLE AREA DETERMINED BY: NON-SEPARATED USE.
- ACCESSIBLE UNITS DISTRIBUTED AMONGST THE CLASSES OF UNITS

THIS BUILDING HAS ONE, TWO & THREE BEDROOM UNITS 50 UNITS 1 & 2 IN BUILDINGS 1 & 2 HAVE ACCESSIBLE UNITS. FIRST FLOOR OF ALL BUILDINGS ARE ALL TYPE "B" ACCESSIBLE MINIMUM 50 ACCESSIBLE ENTRANCES AT ALL FIRST FLOOR FRONT DOORS.
FIVE 14 UNIT BUILDINGS = 90 UNITS ON SITE
TWO ACCESSIBLE UNITS REQUIRED AND THREE PROVIDED TO ACCOMMODATE EACH STYLE DWELLING.

AREA DATA					
UNIT NUMBER	SQUARE FOOTAGE	GARAGE FOOTAGE	FLOOR	NOTES	
1	70 + 1267 = 1,337	380	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY	
2	1034 + 760 = 1,794	345	FIRST & SECOND	MULTISTORY UNIT PER EXCEPTION 1107.7.2	
3	855 + 703 = 1,558	343	FIRST & SECOND	MULTISTORY UNIT PER EXCEPTION 1107.7.2	
4	50 + 937 = 987	323	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY	
5	47 + 958 = 1,005	273	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY	
6	61 + 1188 = 1,249	270	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY	
7	1,300 OR OPTION	402	FIRST	TYPE "A" OR "B" ACCESSIBLE	
8	1,300 OR OPTION	402	FIRST	TYPE "A" OR "B" ACCESSIBLE	
9	61 + 1188 = 1,249	270	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY	
10	47 + 958 = 1,005	273	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY	
11	50 + 937 = 987	323	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY	
12	855 + 703 = 1,558	343	FIRST & SECOND	MULTISTORY UNIT PER EXCEPTION 1107.7.2	
13	1034 + 760 = 1,794	345	FIRST & SECOND	MULTISTORY UNIT PER EXCEPTION 1107.7.2	
14	70 + 1267 = 1,337	380	SECOND	ACCESSIBILITY NOT REQ. SECOND STORY	
COMMON	343	47			
TOTALS	WITHIN DWELLING UNITS	COMMON SPACE	HEATED TOTAL	GARAGE UTILITY	TOTAL
FIRST	6,834	304	11,338	5,008	12,146
SECOND	11,626	0	11,626	0	11,626
TOTAL	18,460	304	18,764	5,008	23,772

14-3 BUILDINGS

TYPE "A" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2009; SECTION 1003
TYPE "B" UNITS SHALL COMPLY WITH ICC/ANCI A117.1-2009; SECTION 1004

- ICC/IBC-2015, Sec. 1107.6.2.11 - (APARTMENT HOUSES) TYPE "A" UNITS. ALL TYPE "A" UNITS HAVE BEEN ACCOUNTED FOR IN BUILDINGS ... IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS.
- ACCESSIBLE ENTRANCE AT ALL UNITS 7 AND 8.

National Electrical Code			
CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
110	REQUIREMENTS FOR ELECTRICAL INSTALLATION	110.26	SUFFICIENT WORKING SPACE SHALL BE PROVIDED AROUND ELECTRICAL EQUIPMENT [PANELS]. THE DEPTH OF THE SPACE IN THE DIRECTION OF ACCESS TO LIVE PARTS SHALL BE A MINIMUM OF 3 FEET. THE MINIMUM WIDTH OF THE SPACE IN FRONT OF ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 INCHES, WHICHEVER IS GREATER. THIS WORK SPACE SHALL BE CLEAR AND EXTEND FROM THE FLOOR TO A HEIGHT OF 6.5 FEET. THIS SPACE SHALL NOT BE USED FOR STORAGE.
210	DECKS AND PORCHES	210.52(E)(3)	DECKS AND PORCHES ACCESSIBLE FROM AN INTERIOR DWELLING UNIT SHALL HAVE ONE RECEPTACLE.
240	OVERCURRENT PROTECTION	240.24(G)	OVERCURRENT DEVICES (ELECTRICAL PANELS) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS CLOTHES CLOSETS.
		R404.1/SP5 363.5404	PROVIDE NOT LESS THAN 50% OF LAMPS AS HIGH EFFICIENCY LAMPS.
	IBC 714.3.2 MEMBRANE PENETRATIONS RECESSED FIXTURES & ELECTRICAL BOXES 24" RULE 2 HOUR RATED BOXES PUTTY PAD		ELECTRICAL BOXES NO MORE THAN 16 SQUARE INCHES IN ANY 100 SQUARE FEET OF WALL AREA. NO TWO OUTLETS/SWITCHES MAY BE PLACED IN THE SAME CAVITY BETWEEN WALL STUDS. THIS INCLUDES THE OUTLETS ON THE OTHER SIDE OF THE WALL AS WELL. ALL BOXES MUST ALSO HAVE MORE THAN 24 INCHES OF HORIZONTAL SPACING BETWEEN OUTLETS ON EITHER SIDE OF THE FIRE RATED WALL. 2 HOUR RATED BOXES, IF MORE THAN 24" APART, DO NOT CREATE A THROUGH PENETRATION IN DOUBLE STUD WALL IF INSTALLED PER MANUFACTURER'S DIRECTIONS. IF THROUGH PENETRATION IS CREATED A PUTTY PAD IS REQUIRED ON BOTH SIDES OF THE WALL.

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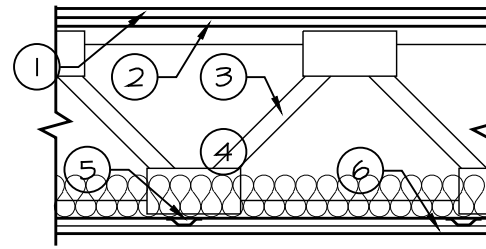
14-3 Townhome with Attached Garages

REVISION	DATE
1	XX

DATE: 4/28/2023
PROJECT NO: 461490
SHEET: **T**
1.1

(1A) GA FILE NO. FC 5518 WOOD TRUSSES, GYPSUM WALLBOARD SEPARATING TENANTS | 1 HOUR FIRE

- (1) 1" MINIMUM PROPRIETARY GYPSUM FLOOR TOPPING CONTINUOUS INCLUDING UNDER TUBS, SHOWERS AND LINENS ETC. 1/4" SOUND MAT
- (2) FLOORING SYSTEM - 23/32 IN. THICK T&G WOOD STRUCTURAL PANELS W/ FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES W/ JOINTS STAGGERED, SECURE TO TRUSSES W/ CONSTRUCTION ADHESIVE AND 8d RING SHANK NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- (3) PARALLEL CHORD TRUSSES 24 IN. O.C. MAX.
- (4) 3 1/2" BATT INSULATION
- (5) RESILIENT CHANNELS - SPACED 12 IN. O.C. PERPENDICULAR TO TRUSSES. CHANNELS SECURED TO EACH TRUSS W/ TYPE S, 1 1/4 IN. LONG STEEL SCREW
- (6) PROPRIETARY TYPE "C" GYPSUM - 5/8 IN. THICK, 4 FT. WIDE SHEETS INSTALLED W/ LONG DIMENSION PERPENDICULAR TO FURRING OR RESILIENT CHANNELS W/ 1 IN. LONG WALLBOARD SCREWS SPACED 8 IN. O.C.

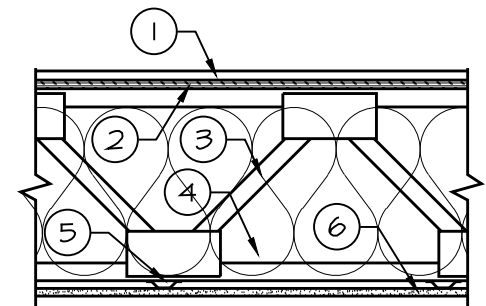


VINYL TILE
STC = 54
IIC = 53

CARPET 4 PAD
STC = 65
IIC = 75

(1B) GA FILE NO. FC 5518 WOOD TRUSSES, GYPSUM WALLBOARD GARAGE / DWELLING | 1 HOUR FIRE

- (1) 3/4" PROPRIETARY GYPSUM FLOOR TOPPING
- (2) FLOORING SYSTEM - 23/32 IN. THICK T&G WOOD STRUCTURAL PANELS W/ FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES W/ JOINTS STAGGERED, SECURE TO TRUSSES W/ CONSTRUCTION ADHESIVE AND 8d RING SHANK NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- (3) 20" DEEP PARALLEL CHORD TRUSSES 24 IN. O.C. MAX.
- (4) R60 INSULATION ON REINFORCED POLY FOR STC OF 50 MIN. SOUND TRANSMISSION (I207)
- (5) RESILIENT CHANNELS - SPACED 12 IN. O.C. PERPENDICULAR TO TRUSSES. CHANNELS SECURED TO EACH TRUSS W/ TYPE S, 1 1/4 IN. LONG STEEL SCREW (NO INSULATION LOAD)
- (6) PROPRIETARY TYPE "C" GYPSUM - 5/8 IN. THICK, 4 FT. WIDE SHEETS INSTALLED W/ LONG DIMENSION PERPENDICULAR TO FURRING OR RESILIENT CHANNELS W/ 1 IN. LONG WALLBOARD SCREWS SPACED 8 IN. O.C.



VINYL TILE
STC = 63
IIC = 54

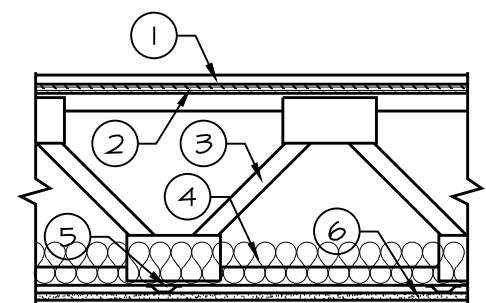
CARPET 4 PAD
STC = 68
IIC = 76

(1C) NOT FIRE RATED FLOOR SYSTEM (WITHIN DWELLING UNIT)

- (1) 3/4" GYPSUM FLOOR TOPPING
- (2) FLOORING SYSTEM - 23/32 IN. THICK T&G WOOD STRUCTURAL PANELS W/ FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES W/ JOINTS STAGGERED, SECURE TO TRUSSES W/ CONSTRUCTION ADHESIVE AND 8d RING SHANK NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- (3) 20" DEEP PARALLEL CHORD TRUSSES 24 IN. O.C. MAX.
- (4) NO SOUND INSULATION WITHIN TRUSSES
- (5) NO RESILIENT CHANNELS
- (6) TYPE "X" GYPSUM - 5/8 IN. THICK

(1D) GA FILE NO. FC 5518 WOOD TRUSSES, GYPSUM WALLBOARD GARAGE / DWELLING | 1 HOUR FIRE

- (1) 3/4" PROPRIETARY GYPSUM FLOOR TOPPING
- (2) FLOORING SYSTEM - 23/32 IN. THICK T&G WOOD STRUCTURAL PANELS W/ FACE GRAIN OF PLYWOOD OR STRENGTH AXIS OF PANEL TO BE PERPENDICULAR TO TRUSSES W/ JOINTS STAGGERED, SECURE TO TRUSSES W/ CONSTRUCTION ADHESIVE AND 8d RING SHANK NAILS AT 6" O.C. AT SUPPORTED EDGES, AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- (3) 20" DEEP PARALLEL CHORD TRUSSES 24 IN. O.C. MAX.
- (4) 3 1/2" BATT INSULATION
- (5) RESILIENT CHANNELS - SPACED 12 IN. O.C. PERPENDICULAR TO TRUSSES. CHANNELS SECURED TO EACH TRUSS W/ TYPE S, 1 1/4 IN. LONG STEEL SCREW (NO INSULATION LOAD)
- (6) PROPRIETARY TYPE "C" GYPSUM - 5/8 IN. THICK, 4 FT. WIDE SHEETS INSTALLED W/ LONG DIMENSION PERPENDICULAR TO FURRING OR RESILIENT CHANNELS W/ 1 IN. LONG WALLBOARD SCREWS SPACED 8 IN. O.C.



VINYL TILE
STC = 51
IIC = 49

CARPET 4 PAD
STC = 51
IIC = 71

(2) IBC 721.1(2) RATED FIRE-RESISTANCE PERIODS FOR WALLS AND PARTITIONS a,o,p

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE TO FACE (INCHES)				1 HOUR FIRE
			4 HR	3 HR	2 HR	1 HR	
14. WOOD STUDS - INTERIOR PARTITION WITH GYPSUM WALLBOARD EACH SIDE	14-1.3 1/4"	2"x4" OR 2"x6" WOOD STUDS 24" ON CENTER, MAX, WITH 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED VERTICALLY WITH 6d NAILS AT 7" ON CENTER WITH END JOINTS ON FRAMING MEMBERS. STAGGER JOINTS EACH SIDE.	---	---	---	4 3/4"	

(3) IBC 721.1(3) MINIMUM PROTECTION FOR FLOOR AND ROOF SYSTEMS a,q

FLOOR OR ROOF CONSTRUCTION	ITEM NUMBER	CEILING CONSTRUCTION	THICKNESS OF FLOOR OR ROOF SLAB (INCHES)			MINIMUM THICKNESS OF CEILING (INCHES)			1 HR FIRE (ASSEMBLY) 66 MIN. FINISH RATING
			3 HOUR	2 HOUR	1 HOUR	3 HOUR	2 HOUR	1 HOUR	
21. WOOD JOISTS, FLOOR TRUSSES AND FLAT OR PITCHED ROOF TRUSSES SPACED A MAXIMUM 24" O.C. WITH MIN. 1/2" WOOD STRUCTURAL PANELS WITH EXTERIOR GLUE APPLIED AT RIGHT ANGLES TO TOP OF JOIST OR TOP CHORD OF TRUSSES WITH 8d NAILS. THE WOOD STRUCTURAL PANEL THICKNESS SHALL NOT BE LESS THAN NOMINAL 1/2" LESS THAN REQUIRED BY CHAPT. 23.	21-1.1	<p>BASE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS @ 24" O.C. MAX, WITH 1 1/4" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 24" O.C.</p> <p>FACE LAYER: 5/8" TYPE "X" GYPSUM WALLBOARD OR VENEER BASE APPLIED AT RIGHT ANGLES TO JOIST OR TRUSS THROUGH BASE LAYER WITH 1 7/8" TYPE "S" OR TYPE "W" DRYWALL SCREWS @ 12" O.C. AT JOINTS AND INTERMEDIATE JOIST OR TRUSS. FACE LAYER TYPE "G" DRYWALL SCREWS PLACED 2" BACK ON EITHER SIDE OF FACE LAYER END JOINTS, 12" O.C.</p>	---	---	VAR.	---	---	1 1/4"	

(4) UL DESIGN NO. U341 RATED FIRE-RESISTANCE FOR BEARING WALL

MATERIAL	CONSTRUCTION	STC = 58	1 HOUR FIRE
BEARING WALL RATING - WOOD STUD WALL and GYPSUM BOARD	<ol style="list-style-type: none"> 1. 2"x4" WOOD STUDS 24" O.C. EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. 2. 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE x 9' TALL, NAILED TO STUDS AND BEARING PLATES 7 IN. O.C. W/ 6d CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIA. AND 1/4 IN DIA. HEAD 3. JOINTS AND NAILHEADS- WALLBOARD JOINTS COVERED W. 3/32" VENEER PLASTER ON ENTIRE SURFACE 4. SHEATHING (OPTION NOT USED) 5. BATT INSULATION - KRAFT FACED 3-1/2" THICKNESS FIBERGLASS BATTS 		

(4a) UL DESIGN NO. U341 RATED FIRE-RESISTANCE FOR BEARING WALL

MATERIAL	CONSTRUCTION	STC = 60	1 HOUR FIRE
BEARING WALL RATING - WOOD STUD WALL and GYPSUM BOARD	<ol style="list-style-type: none"> 1. 2"x4" WOOD STUDS 16" O.C. EFFECTIVELY FIRESTOPPED AT TOP AND BOTTOM OF WALL. 2. TWO LAYERS 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE x 9' TALL, BASE PLY NAILED W/ 0.12" NAIL X 1-3/4" LONG, MIN 3/8" HEAD @ 9" O.C. AT ALL SUPPORTS - OUTER PLY NAILED 0.12" NAIL X 2-3/8" LONG, MIN 3/8" HEAD @ 7" O.C. AT ALL SUPPORTS 3. 5/8" TYPE "X" GYPSUM WALLBOARD, 4 FT. WIDE x 9' TALL, NAILED TO STUDS AND BEARING PLATES 7 IN. O.C. W/ 6d CEMENT COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIA. AND 1/4 IN DIA. HEAD 4. JOINTS AND NAILHEADS- WALLBOARD JOINTS COVERED W. 3/32" VENEER PLASTER ON ENTIRE SURFACE 5. SHEATHING (OPTION NOT USED) 6. BATT INSULATION - KRAFT FACED 3-1/2" THICKNESS FIBERGLASS BATTS 		

DWELLING ELECTRICAL / MECHANICAL NOTES

- (A) ELECTRIC SERVICE PANEL LOCATION AND 30" MIN. x 36" CLEAR FLOOR SPACE.
- (B) MICROWAVE OVEN RANGE HOOD COMBINATION UNLESS UNIT IS TYPE A ACCESSIBLE.
- (C) PEDESTAL SINK
- (D) ELECTRIC WATER HEATER, IN 26" SQUARE PAN WITH FLOOR DRAIN.
- (E) DRYER VENT
- (F) MECHANICAL ROOM FLOOR DROPPED 3", FLOOR DRAIN, 2"-0" SURFACE MOUNTED ELECTRIC BASEBOARD HEATER.

DWELLING UNIT GENERAL NOTES

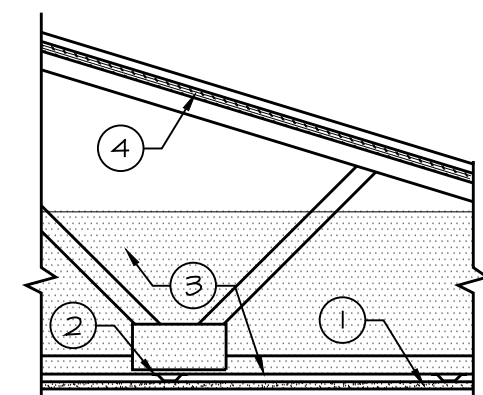
1. WINDOWS ARE VINYL WITH GYPSUM / PLASTER JAMB RETURNS IN BEDROOMS, IN PUBLIC AREAS WINDOWS AND PATIO DOORS GET WOOD JAMB AND CASING.
2. ENTRANCE DOORS ARE FIBERGLASS INSULATED, UNIT TO GARAGE DOORS ARE FIRE RATED, CLOSERS ARE REQUIRED.
3. PANTRY CLOSETS HAVE (4) 12" DEEP SHELVES ON TWO WALLS PER PLAN. START AS 28" A.F.F. THEN 14" O.C. LINEN CLOSETS HAVE (4) 16" DEEP WIRE SHELVES. START AS 28" A.F.F. THEN 14" O.C.
5. SHOWER UNITS ARE 48"x36" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE 3.1.3 FOR MOUNTING HEIGHTS AND LOCATIONS.
6. TUB/SHOWER MODULES ARE 60"x30" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE A3.1.3 FOR MOUNTING HEIGHTS AND LOCATIONS.
7. FIRST FLOOR TOILETS TO HAVE REINFORCED BLOCKING BETWEEN STUDS TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE SHEET A3.1.3 FOR MOUNTING HEIGHTS AND LOCATIONS.
8. 30" ELECTRIC RANGE WITH MICROWAVE/RANGE HOOD COMBINATION IN ALL UNITS EXCEPT ADA TYPE "A" UNIT. TYPE "A" UNIT TO HAVE 30" ELECTRIC RANGE, RANGE HOOD AND COUNTER TOP MICROWAVE WITH DEDICATED CIRCUIT.
9. NO WATER SUPPLY LINES TO BE IN EXTERIOR WALLS.
10. KEEP ALL PLUMBING PIPES / WATER LINES IN GARAGE CEILING AREA TIGHT TO FLOOR DECK ABOVE, PROTECT AGAINST FROST.
11. MOST DOUBLE STUD COMMON WALLS BETWEEN UNITS HAVE (2) LAYERS GYPSUM WALLBOARD EACH SIDE FOR SOUND PROTECTION. PLUMBING AND ELECTRICAL CONTRACTORS NEED TO MODIFY TYPICAL DISTANCES FOR TOILETS OR ELECTRICAL BOXES PROJECTING FURTHER FROM THE STUDS.

DWELLING UNIT PLAN NOTES

- (1A) 1 HOUR RATED FLOOR CEILING ASSEMBLY INCLUDES RESILIENT CHANNEL, 1" GYPSUM FLOOR TOPPING, 1/2" SOUND MATT, 3 1/2" SOUND INSULATION
- (1B) 1 HOUR RATED FLOOR CEILING ASSEMBLY INCLUDES RESILIENT CHANNEL, 3/4" GYPSUM FLOOR TOPPING, R60 BIB INSULATION BLOWN FULL.
- (1C) 0 HOUR RATED FLOOR CEILING ASSEMBLY FOR TOWNHOMES, 3" GYPSUM FLOOR TOPPING, NO INSULATION
- (1D) 1 HOUR RATED FLOOR CEILING ASSEMBLY INCLUDES RESILIENT CHANNEL, 3/4" GYPSUM FLOOR TOPPING, 3 1/2" BATT INSULATION
- (2) 1 HOUR RATED WALL ASSEMBLY.
- (3) 1 HOUR RATED CEILING AT UNDERSIDE OF STAIRS OR CONCEALED SPACES.
- (4) 1 HOUR RATED SOUND WALL ASSEMBLY INCLUDES 2 LAYERS TYPE X GYPSUM BOARD, TWO 3 1/2" KRAFT FACED SOUND BATTS.
- (4a) 1 HOUR RATED SOUND WALL ASSEMBLY INCLUDES 3 LAYERS TYPE X GYPSUM BOARD, TWO 3 1/2" KRAFT FACED SOUND BATTS.
- (5) WALL MOUNTED ELECTRIC BASEBOARD HEAT.
- (6) 1 HOUR RATED ROOF / CEILING SYSTEM INCLUDES 5/8" TYPE "C" GYPSUM BOARD ON RESILIENT CHANNEL @ 12" O.C.
- (7) 1'-0"x1'-0" LISTED FIRE RATED ACCESS PANEL (112.11.3.2) IN HORIZONTAL ASSEMBLY.
- (8) R21 BATT INSULATION AT ENTIRE BOX SILL, INCLUDING OVER GARAGE.
- (9) ATTIC INSULATION R40 MIN.
- (10) NO ATTIC INSULATION IF NO SECOND FLOOR ABOVE
- (11) SOLID PANEL FIBERGLASS INSULATED DOOR WITH LOW PROFILE THRESHOLD. 20 MINUTE RATING. CLOSURE REQUIRED. 0.20 U-VALUE
- (12) 36" HIGH COUNTERTOP (3" GYPCRETE) 2x4x2"-11 1/2" HEIGHT PARTIAL WALL FROM OSB TO TOP OF PLATE, BRACE FOR RIGIDITY, NO CASING. FINISH WITH PLASTER AND PAINT ALL EXPOSED SIDES.
- (13) 36" HIGH COUNTERTOP (1" GYPCRETE ON 1/2" SOUND MAT) 2x4x3'-0" HEIGHT PARTIAL WALL FROM OSB TO TOP OF PLATE, BRACE FOR RIGIDITY, NO CASING. FINISH WITH PLASTER AND PAINT ALL EXPOSED SIDES.
- (14) 36" HIGH COUNTERTOP (CONCRETE) 2x4x2'-10 3/4" HEIGHT PARTIAL WALL FROM CONCRETE FLOOR TO TOP OF PLATE, BRACE FOR RIGIDITY, NO CASING. FINISH WITH PLASTER AND PAINT ALL EXPOSED SIDES.
- (15) SOLID PANEL FIBERGLASS INSULATED DOOR, WITH LOW PROFILE THRESHOLD. 45 MINUTE RATING. CLOSURE REQUIRED. 0.16 U-VALUE
- (16) SINGLE SHELF WITH POLE ABOVE DRYER, 15"x30" CABINET ABOVE WASHER.
- (17) 6x6 TREATED POST WITH 7" SQUARE DECORATIVE WRAP, CAP AND BASE.
- (19) 3'-8" HEIGHT PARTIAL WALL FROM TOP OF OSB FLOOR DECK, CONCRETE OR NOSING OF STAIR TREAD TO TOP OF TOP PLATE. BRACE FOR RIGIDITY. WOOD CAP AND CASING. FINISH ALL EXPOSED SIDES. SINGLE TOP PLATE.
- (20) 3'-6" HEIGHT PARTIAL WALL FROM TOP OF OSB FLOOR DECK, TO TOP OF TOP PLATE. BRACE FOR RIGIDITY. WOOD CAP AND CASING. FINISH ALL EXPOSED SIDES. SINGLE TOP PLATE.
- (21) DWELLING UNIT STAIRCASE, SEE DETAIL 1/A4.1
- (22) STACK OF (4) 12" DEEP SHELVES, START AT 24" A.F.F. THEN 14" O.C.
- (23) FIBERGLASS INSULATED DOOR WITH 23"x16" LITE AND LOW PROFILE THRESHOLD. 0.22 U-VALUE
- (24) PRE-FINISHED ALUMINUM GARAGE DOOR WITH COMPOSITE POLYMER DOOR FRAME.
- (25) DROPPED SOFFIT
- (26) 2x6 INTERIOR WALL
- (27) DROPPED CEILING AT SLOPE OF STAIR STRINGER.
- (28) 24" DEEP x 54" TALL LINEN WITH TOP @ 55".
- (29) 45" HIGH COUNTERTOP, 3'-8 1/4" HEIGHT PARTIAL WALL FROM TOP OF OSB, BRACE FOR RIGIDITY, NO CASING. PLASTER AND PAINT FINISH ALL EXPOSED SIDES. SINGLE TOP PLATE.
- (30) INTERIOR BEARING WALL, STUD SPACING 16" O.C.
- (31) FIREBLOCK FLOOR TRUSSES AND (2) LAYERS 5/8" TYPE X THROUGH FLOOR SYSTEM FOR 1 HOUR RATING, SEE 6/A4.2 & 7/A4.2
- (32) FACE FRAME LINEN, PLASTERED WALLS, STACK OF (4) 12" DEEP SHELVES, START AT 24" A.F.F. THEN 14" O.C.
- (33) RAISED PLATFORM FOR STAIR HEADROOM BELOW, DOOR WILL NOT HAVE CASING ON THE INSIDE
- (34) 1 HOUR RATED ATTIC SCUTTLE PANEL, LOCATE BETWEEN TRUSSES. SEE DETAIL 1/A4.2
- (35) INTERIOR SOLID CORE DOOR WITH BOTTOM SWEEP.
- (36) RAISED FLOOR / SHELF FOR STAIR HEADROOM.
- (37) 10'-9 3/8" TALL WALL
- (38) FURR WALL WITH 2x6, SHEET ROCK DOUBLE WALL BEFORE FURRED WALL.
- (39) 1/2" NOTCH IN FRAMING, EXTERIOR WALL HAS ONE PLY GYPSUM AND INTERIOR DOUBLE WALL HAS TWO PLYS OF GYPSUM WALL BOARD.
- (40) 1/2" NOTCH IN FRAMING FROM FIRST FLOOR WALL TO DOUBLE STUD SECOND FLOOR WALL.

(6) GA FILE NO. RC 2606 ROOF CEILING SYSTEM | 1 HOUR FIRE

- (1) ONE LAYER 5/8" TYPE C GYPSUM WALLBOARD - 4 FT. WIDE SHEETS APPLIED TO RESILIENT CHANNELS W/ 1 1/8 IN. LONG TYPE S DRYWALL SCREWS @ 8" O.C. LONG DIMENSION AT RIGHT ANGLES TO RESILIENT CHANNELS. GYPSUM BOARD END JOINTS ATTACHED WITH SCREWS 8" O.C. TO ADDITIONAL PIECES OF CHANNEL, 60" LONG, LOCATED 3" BACK ON EITHER SIDE OF END JOINT.
- (2) RESILIENT CHANNELS, SPACED 12 IN. O.C., APPLIED AT RIGHT ANGLES TO BOTTOM CHORD OF PITCHED WOOD TRUSSES. TRUSSES @ 24" O.C. CHANNELS SECURED TO EACH TRUSS W/ 1 1/4 IN. LONG TYPE S OR W SCREWS
- (3) BIB INSULATION WITH VAPOR RETARDER
- (4) TRUSSES SUPPORTING 15/32" OSB ROOF SHEATHING, APPLIED LONG DIMENSION AT RIGHT ANGLES TO TRUSSES, WITH 8d RING SHANK NAILS @ 6" EDGES @ 12" O.C. IN FIELD



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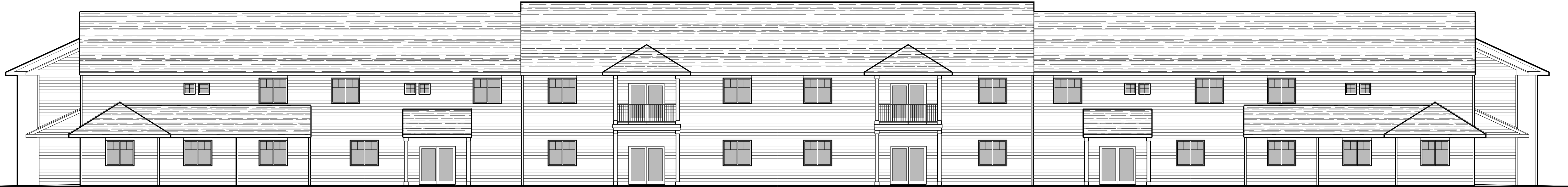
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14-3 Townhome with Attached Garages

REVISION	DATE
1	XX

DATE: 4/28/2023
 PROJECT NO: 461490
 SHEET: T 1.2

COMPOSITE DRIVE ELEVATION
SCALE: 1/8" = 1'-0"



COMPOSITE PORCH ELEVATION
SCALE: 1/8" = 1'-0"

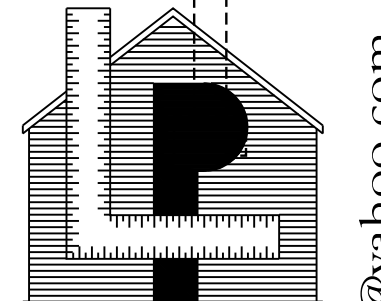
LEFT
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT
SIDE ELEVATION
SCALE: 1/4" = 1'-0"



14.3

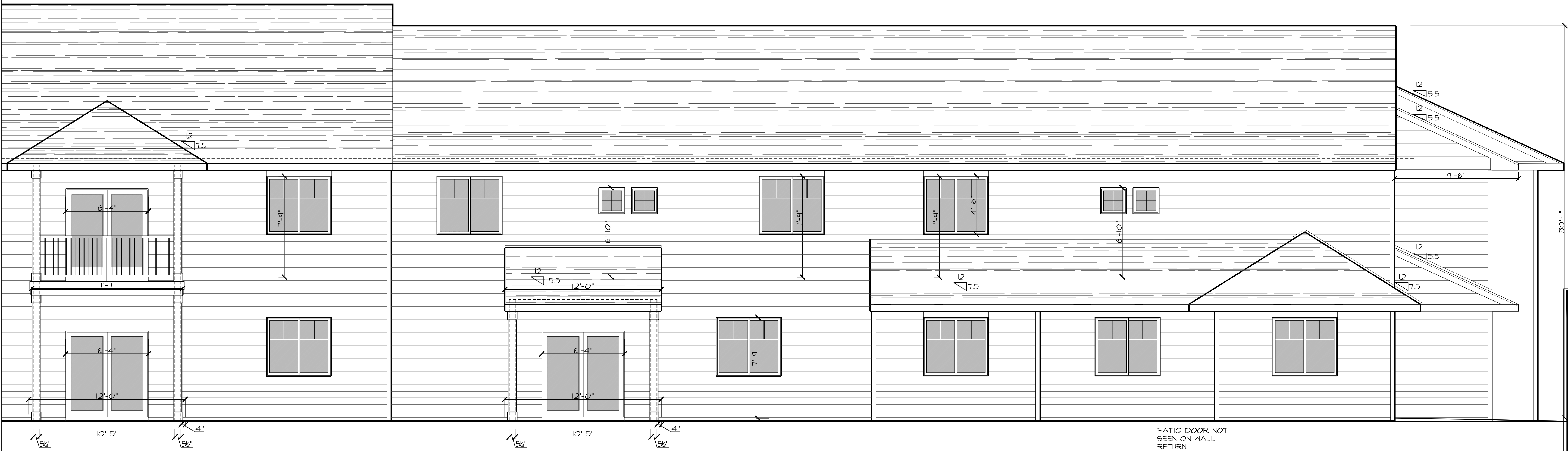
 <p>LaPlant Architecture, LLC</p> <p>laplantarchitecture@yahoo.com</p> <p>OFFICE: 926 WILLARD DRIVE GREEN BAY, WISCONSIN MAILING: 1592 RUSTIC WAY GREEN BAY, WISCONSIN 54313 Telephone: (920) 737-9769 EMAIL: laplantarchitecture@yahoo.com ©LaPlant Architecture LLC 2023</p>	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>XX</td> </tr> </tbody> </table>	REVISION	DATE	1	XX
	REVISION	DATE			
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<p>DATE 4/26/2023</p> <p>PROJECT NO. 461490</p> <p>SHEET A 1.1</p>					

DETAILED
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



DETAILED
PORCH ELEVATION
SCALE: 1/4" = 1'-0"

BUILDING MATERIAL AREA DATA		
MATERIAL	SURFACE AREA	PERCENTAGE OF SURFACE AREA
STONE	1,734	59
SIDING	968	33
ROOF	230	8
TOTAL	2,932	100



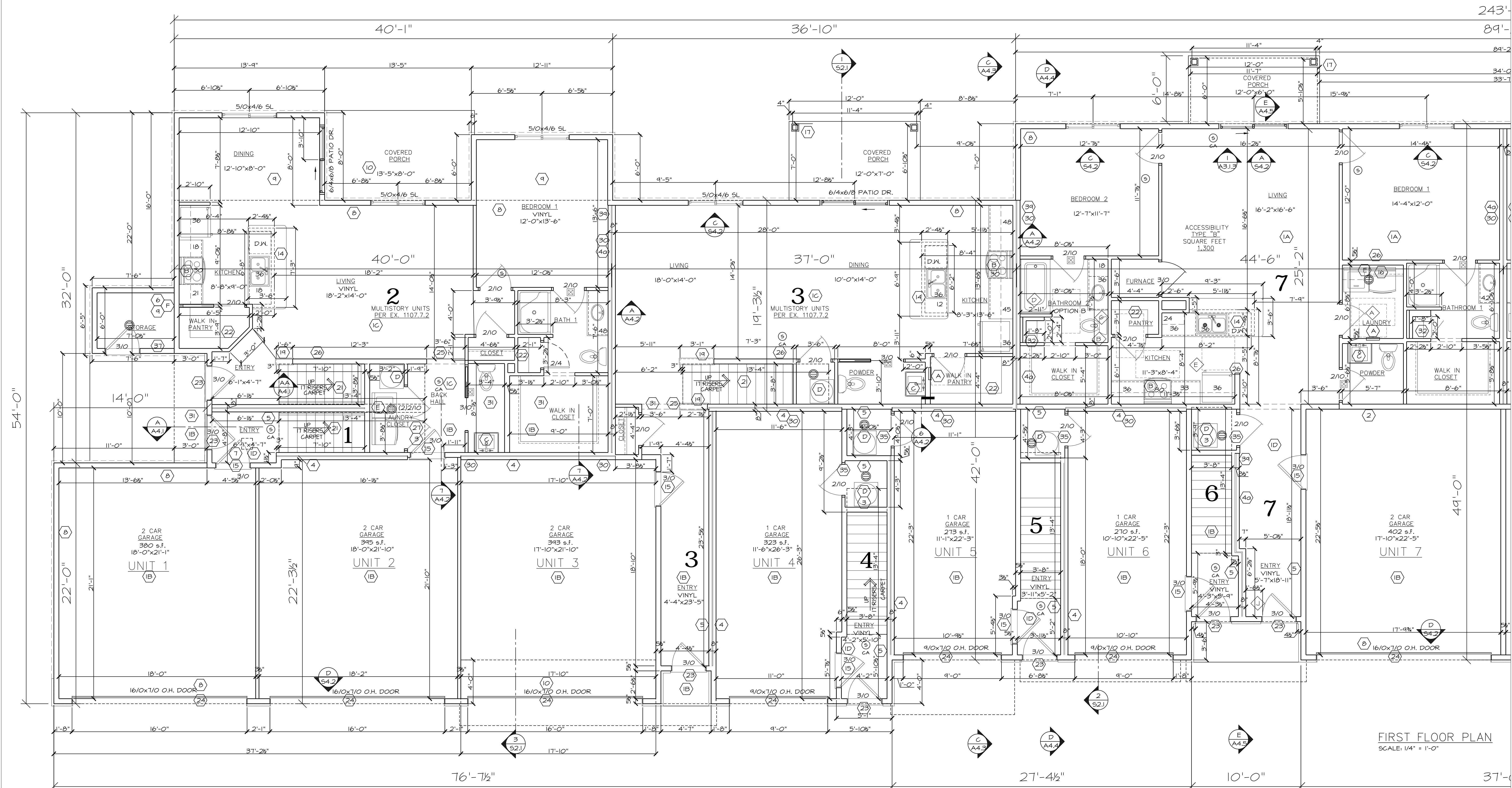
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

14-3

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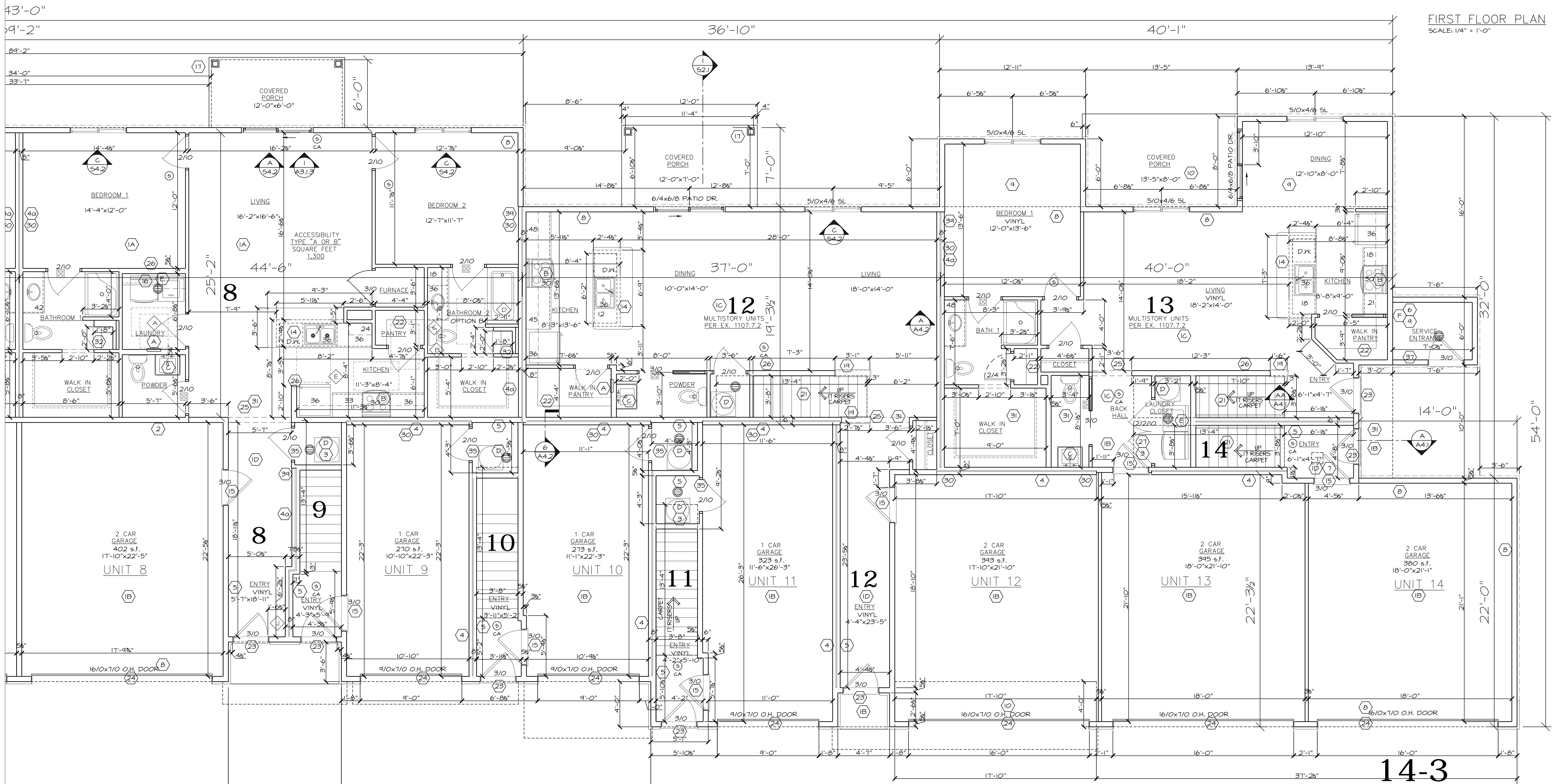
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SHEET
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FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



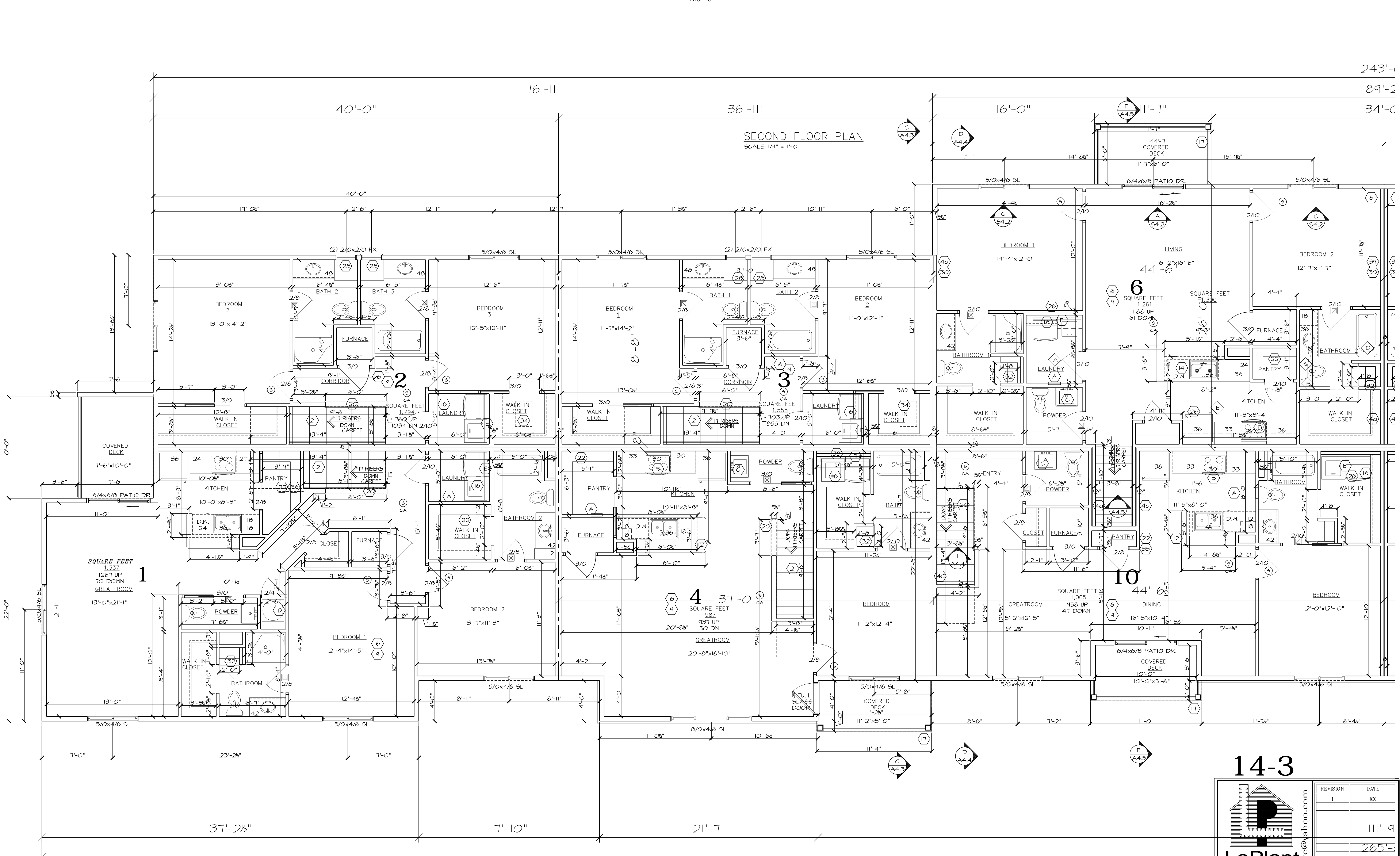
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243'-0"
89'-2"
34'-0"



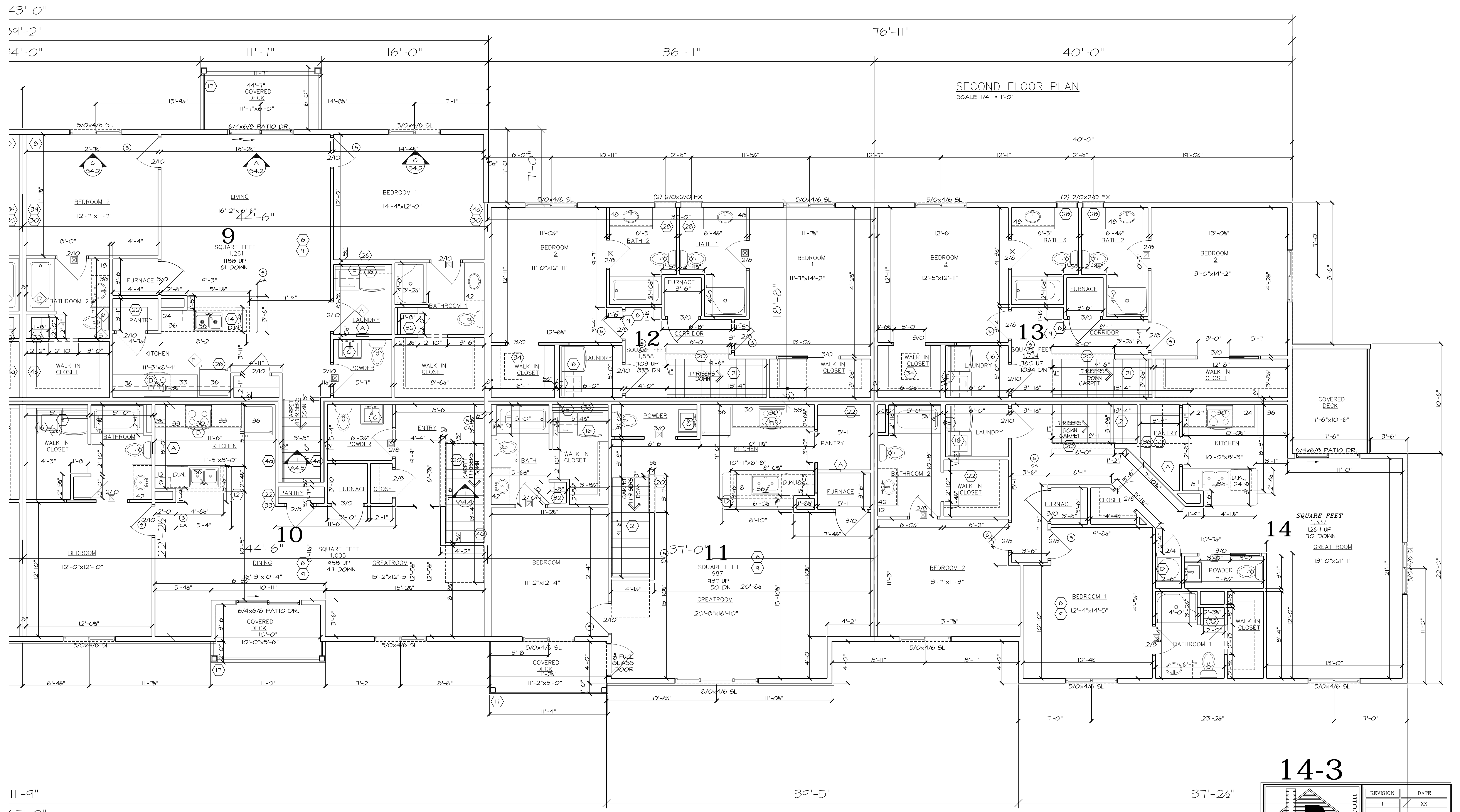
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	11-1-9
	265'-0"

DATE: 4/25/2023
PROJECT NO. 461490
SHEET **A**
3.2.1

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









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DATE: 4/25/2023
PROJECT NO.: 461490
SHEET: A
3.2.2

Part of Brown County WI

LEGEND / KEY

-  Parcel Boundary
-  Condominium
-  Gap or Overlap
-  "hooks" indicate parcel ownership crosses a line
-  Parcel line
-  Right of Way line
-  Meander line
-  Lines between deeds or lots
-  Historic Parcel Line
-  Vacated Right of Way

A complete map legend (map key) is available at: tinyurl.com/BrownDogLegend

Map printed 6/20/2023



1:3,600

1 inch = 300 feet*

1 inch = 0.0568 miles*

*original page size is 8.5" x 11"
Appropriate format depends on zoom level

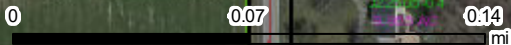
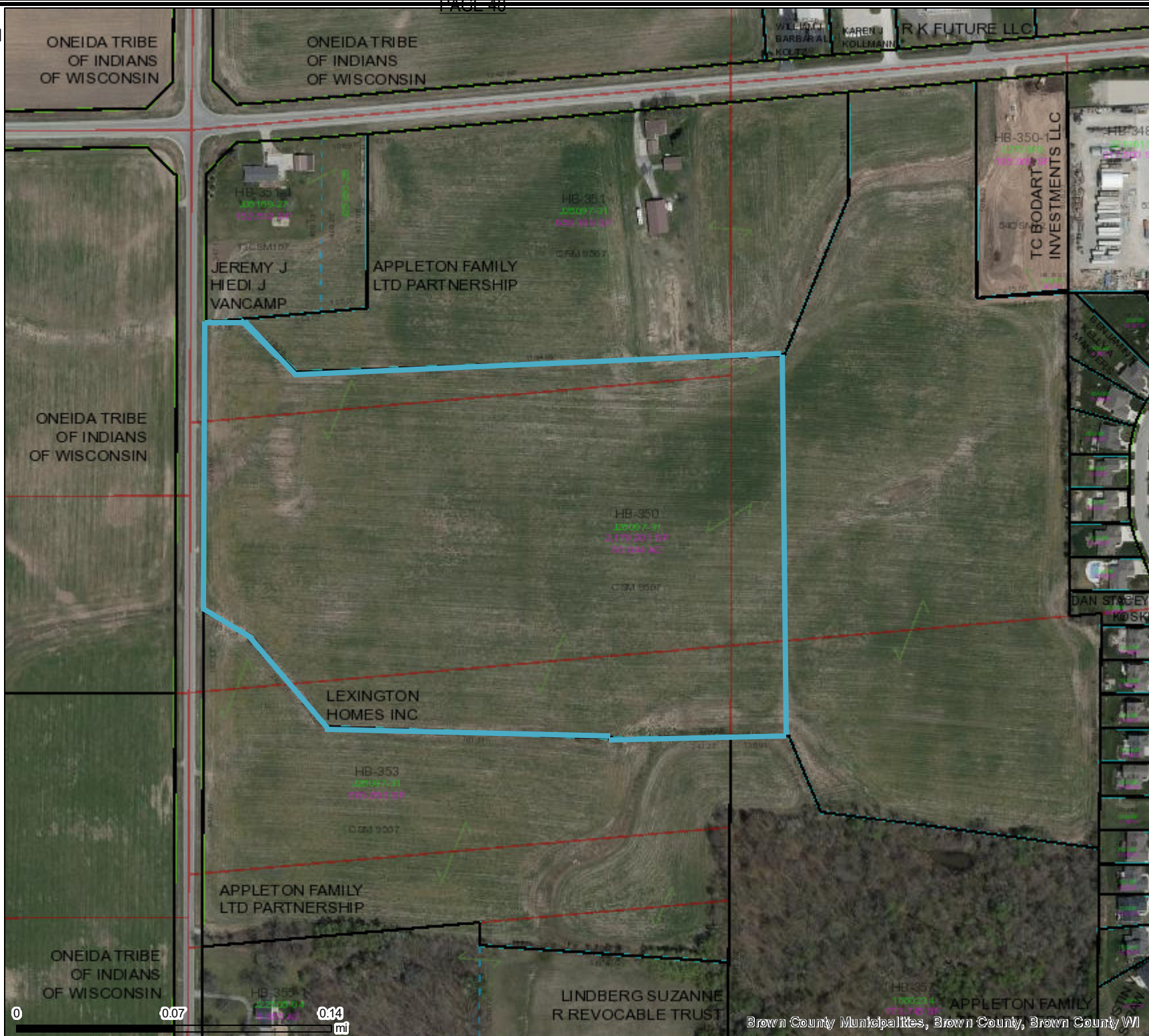
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TO: Site Review Committee

RE: Nearby Storage, 3849 W. Mason St.; HB-1395-1; Mini-Storage Warehousing Development

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: June 28, 2023

ISSUE: Discussion and action on request for an approximately 135-unit, 6 building leased mini-storage warehousing development to the rear of the property located at 3849 W. Mason St.

RECOMMENDATION: Staff recommends conditional based on staff recommendation and any conditions the Committee may identify.

GENERAL INFORMATION

1. Owner/Developer: Jesse Hall / Nearby Storage
2. Applicant/Agent: Robert E. Lee & Associates, Inc.
3. Address/Parcel: 3849 W. Mason St., HB-1395-1
4. Zoning: I-1: Limited Industrial District
5. Use: Approximately 135-unit, 6 building leased mini-storage warehousing development

BACKGROUND

Nearby Storage is proposing a new mini-storage warehouse facility of approximately 135 individual leased units consisting of 6 separate buildings to be located towards the rear portion of the property located at 3849 W. Mason St. The existing commercial building along the front of the property will remain and both the existing and proposed developments will utilize the existing driveway from W. Mason St. to access both developments. This property received the Conditional Use Permit back in February 2023 to allow for the proposed additional uses.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 3, Site Plan Approval

- A. Zoning:** I-1: Limited Industrial District
- B. Green Space:** 35.9% green space, exceeding the 25% requirement (REL sheet 2)
- C. Setbacks:** Compliant with zoning district required setbacks (code/(proposed) – Front 40/(225), Side 15/(15), Rear 22/(250)) (REL sheet 2)
- D. Parking:** There is no additional outdoor parking proposed as this is a mini-storage warehouse facility and outdoor parking areas are not in recommended. (REL sheet 3)
- E. Fire Dept. and Police Dept.:** The plans presented are in the process of being reviewed by the Police Chief and Fire Chief and any comments or concerns will be presented at the meeting.
- F. Storm Water:** Storm water from the proposed building and parking areas will sheet drain towards the rear of the property and be collected largely by two catch basins in the drive area before draining to the proposed wet

detention pond towards the rear of the development. This pond will treat the stormwater for TSS removal and peak discharge with the outfall structure discharging towards the existing natural drainage way along the south portion of the development.

- G. Refuse/Recycling Collection:** There is no refuse/recycling enclosure proposed as no refuse or recycling should be generated from the storage units. All such material is required to be removed from the site by the occupants. Note: there is a sanitary dump station for camper/RV for the storage users only that is proposed along the front of the drive lane by Building 2. This is typically a concrete receptor with no additional structure attached.

Section 4, Architectural Plan Approval

A. Exterior Construction Information:

1. **Exterior Materials:** The buildings will be setback approximately 225 feet from the roadway and behind and existing development. The proposed materials will be entirely exposed fastener metal wall panels.
2. **Height:** The structures will be about 20' in height
3. **Overhead doors:** Standard overhead garage doors to individual units.
4. **Mechanical equipment:** N/A

Section 5, Landscaping Plan: There is no landscape plan submitted as this development is towards the rear of the property with large amounts of rip-rap for drainage purposes and asphalt between buildings.

Section 6, Lighting: There are not any pole mounted lights in this development. Wall mounted lights will be mounted on the walls facing the drive lane areas and will consist of "dark sky" style fixtures.

Section 7, Signage: There are no details of any proposed signage submitted at this time so any such signage shall be submitted for review and approval by the SRC prior to construction and installation.

Section 8, Driveway-Curb Cut: Existing driveway and ingress/egress will be utilized, no proposed changes.

RECOMMENDATION/CONDITIONS

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

1. Developer shall coordinate with Village Fire Chief regarding access for emergency vehicles past proposed gate in driveway.

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)

Nearby Storage, 3849 W MASON ST, VILLAGE OF HOBART 54155

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 6.959 acres project area – 4.46 acres

Size of facility(square footage): 61,153 S.F. (multiple buildings) _____

Type of facility: Storage _____

Developer: Jesse Hall _____

Address: 3849 W MASON ST, VILLAGE OF HOBART 54155 Phone: 920-759-3365

Engineer: Robert E Lee and Associates, Inc. – Brad Tremel _____

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

Contractor: TBD _____

Construction Firm: TBD _____

Address: _____ Phone: _____

Revised 1-23-08

3. **SITE PLAN APPROVAL**

A. Industrial ____ Business Park ____ Commercial X

Multi-Family ____

Current Zoning: Limited Industrial District

Other – Identify: _____

Erosion Control Plan on file: X YES _____ NO

% of Green Space: 35.9%

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

C. Setback Information: Sheet 1 Complies with Ordinance: Yes

D. # of parking stalls (Include Handicapped parking): N/A

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

1) Electric underground overhead

2) Natural Gas

3) Telephone

4) Water / Fire Hydrants

5) Fiber Optic Lines

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:

Jared Schmidt – Robert E Lee and Associates, Inc.
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/A

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

4. ARCHITECTURAL PLAN APPROVAL

A. Exterior construction information:

1) Type of Construction Materials: _____

2) Exterior Materials: _____

3) Height of Facility: _____

4) Compatibility with existing adjacent structure: _____ (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: existing landscaping to remain

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 :

No lighting plan

Identify Parking Lighting – Quantity – Wattage – Location :

Identify other Lighting – Quantity – Wattage – Location:

7. **SIGNAGE**

Provide scaled drawings. N/A

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: _____

Apron Dimensions: _____

Culvert Size (End-walls Required) _____



Storm Water Utility Service Application

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

A. Applicant

Applicant Name: Brad Trembl Owner Name: Jesse Hall

Address: 1250 Centennial Centre Blvd. Address: 3849 W MASON ST

City: Hobart State: WI Zip: 54155 City: Hobart State: WI Zip: 54155

Phone: (920) 662-9641 Phone: (920) 759-3365

Email: btrembl@releeinc.com Email: jhall@kellerbuilds.com

B. Parcel – Site Information

Site Address: 3849 West Mason Street Parcel ID: HB-1395-1

Project Description: Storage facility, with gate, fence, and wastewater dump station for users only.

Residential ERU Calculations

Use	<input type="checkbox"/> Single Family	<input type="checkbox"/> Duplex	<input type="checkbox"/> 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	
		sq. ft.		sq. ft.		sq. ft.
Building/Structure Foot Prints	4067	sq. ft.	61153	sq. ft.	65,220	sq. ft.
Paved/Gravel Areas	28,527	sq. ft.	63741	sq. ft.	92268	sq. ft.
Totals	32594	sq. ft.	124,894	sq. ft.	157488	sq. ft.

ERU Calculation: 157488 / 4000 sf / ERU = **39.37 ERU's**
New Total Area sq. ft.

Preparer's Signature: _____ Date: _____

Preparer's Printed Name: _____



LEGEND

- | | | |
|-------------------------------------------|-------------------------|--------------------|
| ○ FIRE HYDRANT | ⊠ POWER POLE | ☁ DECIDUOUS TREE |
| ⊗ WATER VALVE/CURB STOP | ⊠ POWER POLE W/GUY WIRE | ☁ CONIFEROUS TREE |
| ⊕ WATER MANHOLE | ⊠ LIGHT POLE | ☁ BUSH |
| ▽ REDUCER/INCREASER | ⊠ TRAFFIC SIGNAL POLE | ☁ RIP RAP |
| ○ SANITARY MANHOLE | ⊠ ELECTRIC MANHOLE | ⊠ CULVERT |
| ● AIR RELIEF MANHOLE | ⊠ ELECTRIC METER | ⊠ WETLANDS |
| ⊕ STORM MANHOLE | ⊠ TELEPHONE MANHOLE | ♿ HANDICAP PARKING |
| ⊕ OPEN STORM MANHOLE | ⊠ TELEPHONE PEDESTAL | |
| ⊕ STORM INLET | ⊠ CABLE TV MANHOLE | |
| ⊕ STORM INLET MANHOLE | ⊠ CABLE TV PEDESTAL | |
| ⊕ TANK COVER | ⊠ GAS VALVE | |
| ⊕ SOIL BORING | ⊠ GAS METER | |
| ■ POST | ⊠ MAILBOX | |
| ● IRON PIPE/ROD | ⊠ SIGN | |
| ▲ PK NAIL | ⊠ BOLLARD | |
| — 8SS — 8SS — SANITARY SEWER (SIZE NOTED) | | |
| — 4FM — 4FM — FORCEMAIN (SIZE NOTED) | | |
| — 10ST — 10ST — STORM SEWER (SIZE NOTED) | | |
| — 6W — 6W — WATERMAIN (SIZE NOTED) | | |
| — G — G — GAS LINE | | |
| — OT — OT — OVERHEAD TELEPHONE LINE | | |
| — T — T — UNDERGROUND TELEPHONE LINE | | |
| — OE — OE — OVERHEAD ELECTRIC LINE | | |
| — E — E — UNDERGROUND ELECTRIC LINE | | |
| — 0TV — 0TV — OVERHEAD CABLE TV LINE | | |
| — TV — TV — CABLE TV LINE | | |
| — FO — FO — FIBER OPTIC LINE | | |
| — RW LINE | | |
| — PROPERTY LINE | | |
| — EASEMENT LINE | | |
| — BUILDING SETBACK LINE | | |
| — SECTION LINE | | |

UTILITY INFORMATION:

UTILITIES PRESENT:
VILLAGE OF HOBART, ONEIDA NATION, ONEIDA UTILITIES DEPT., AT&T DISTRIBUTION, TIME WARNER CABLE, AND WISCONSIN PUBLIC SERVICE CORP.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER #20224905328 AND 20224905329 & DATE 12-09-2022. VISIBLE OBSERVATION (02-1-2023) 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:	ONEIDA NATION N7210 SEMINARY ROAD ONEIDA, WI 54155 (800) 236-2214	WATER/SANITARY/STORM SEWER:	ONEIDA UTILITY DEPARTMENT 3783 W MASON ST ONEIDA, WI 54155 (920) 869-2210	TELECOMMUNICATIONS:	AT & T / SBC 205 S. JEFFERSON ST. GREEN BAY, WI 54301 (920) 433-4147
		GAS & ELECTRIC:	WISCONSIN PUBLIC SERVICE CORP. 700 N. ADAMS ST. GREEN BAY, WI 54307 (800) 797-7434	TELECOMMUNICATIONS:	TIME WARNER CABLE 2580 W. MASON ST. GREEN BAY, WI 54303 (920) 944-1581

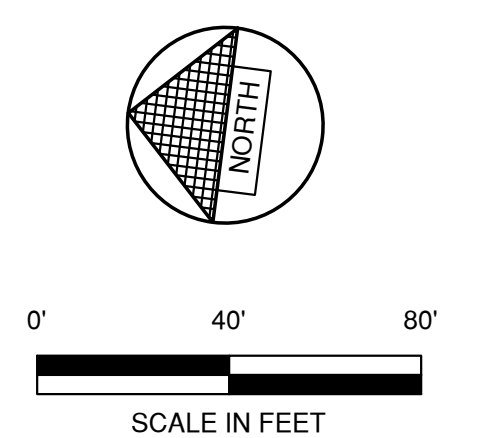
DIGGERS HOTLINE
Dial 811 or (800) 242-8511
www.DiggersHotline.com

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:

PHONE NUMBER = 920-759-3365
CONTACT: JESSE HALL

BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.	
NO.	DESCRIPTION	EL.	
1	SOUTHWEST CORNER OF CONCRETE PAD.	EL. 676.16	
2	RAILROAD SPIKE IN PPOL. 2419 35W4	EL. 681.09	



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	6-6-2023	JGS	STORM WATER SUBMITTAL					BLT
								CHECKED
								JGS
								DESIGNED
								BLT

PROPOSED DEVELOPMENT FOR
NEARBY STORAGE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

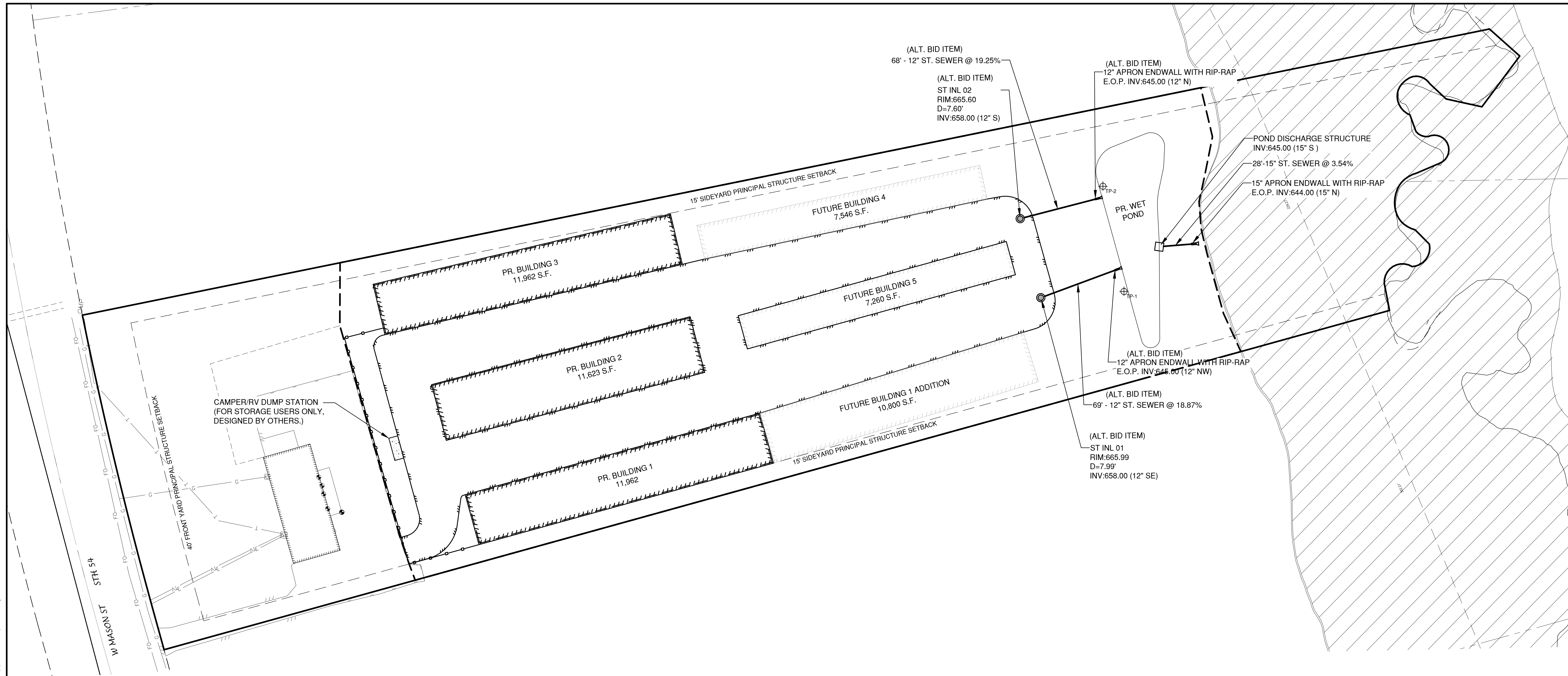
EXISTING SITE CONDITIONS

DATE	01/2023
FILE	6372001T
JOB NO.	6372001

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1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155
920-662-9641 www.releinc.com

SHEET NO.
1

File: C:\Users\jgreen\AppData\Local\Temp\Arch\Arch_2023\1272011.dwg
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 LAYOUT: UTILITY



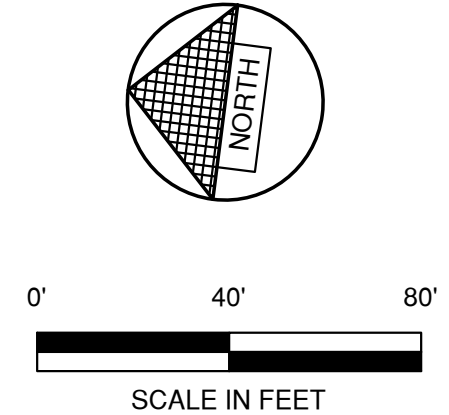
NOTE

- 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.
- FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
- ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
- EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.
- ALL DOWNSPOUT RUNOFF FROM BUILDINGS SHALL BE DIRECTED TO AND DRAIN TO PAVED AREAS TO DRAIN TO STORM INLET 01 AND 02, OR DIRECTLY TO THE WET POND.
- IF CONTRACTOR TO USE ALTERNATE BID ITEM WITH THE INLETS TO CONTACT ENGINEER PRIOR TO INSTALL.

LEGEND

	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER (SIZE NOTED)
	PROPOSED STORM SEWER
	EXISTING STORM SEWER (SIZE NOTED)
	PROPOSED WATERMAIN
	EXISTING WATERMAIN (SIZE NOTED)

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



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
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								JGS
								DESIGNED
								BLT

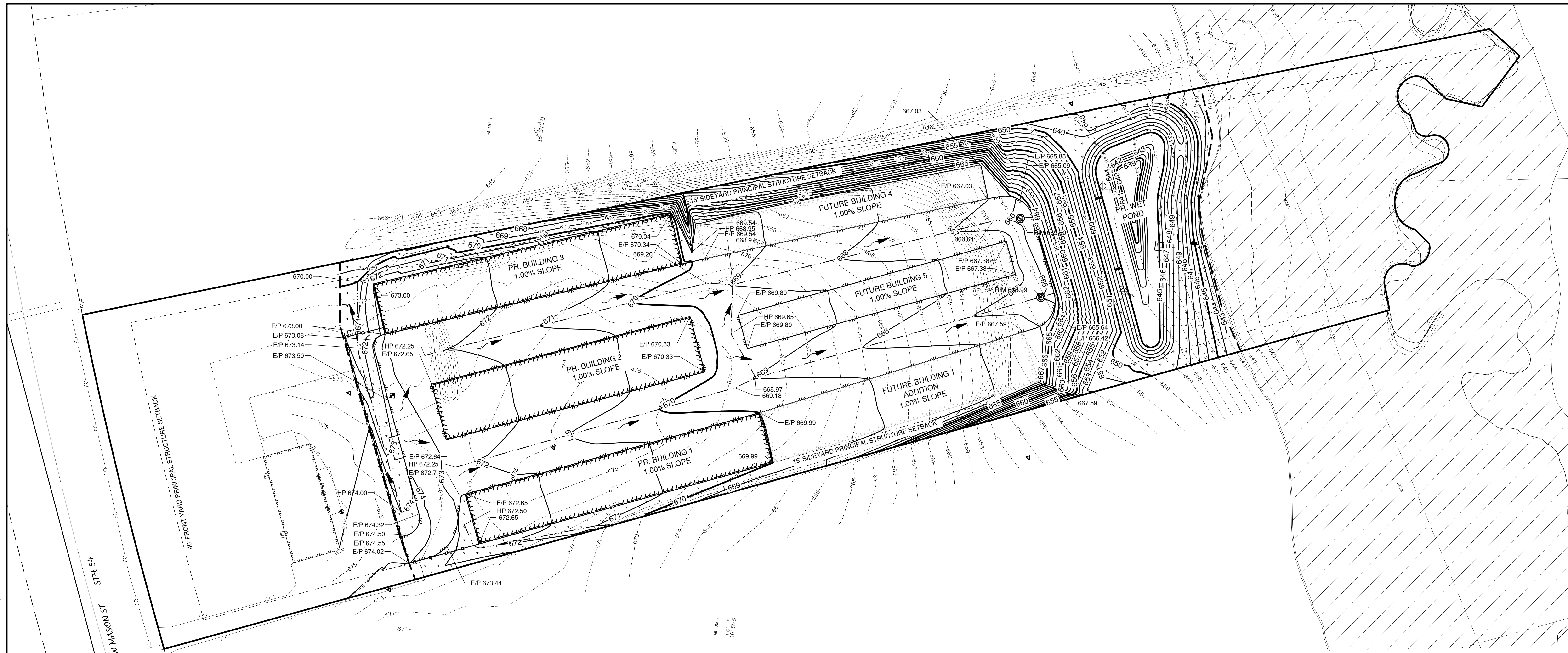
PROPOSED DEVELOPMENT FOR
NEARBY STORAGE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

UTILITY PLAN

DATE	09/20/21
FILE	6372001D
JOB NO.	6372001

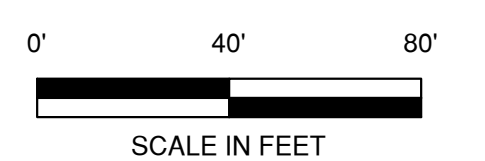
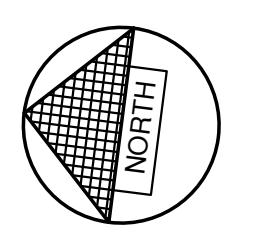
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 920-662-9641 www.releecinc.com

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



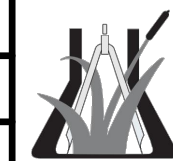
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								CHECKED
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								DESIGNED
								BLT

PROPOSED DEVELOPMENT FOR
 NEARBY STORAGE
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

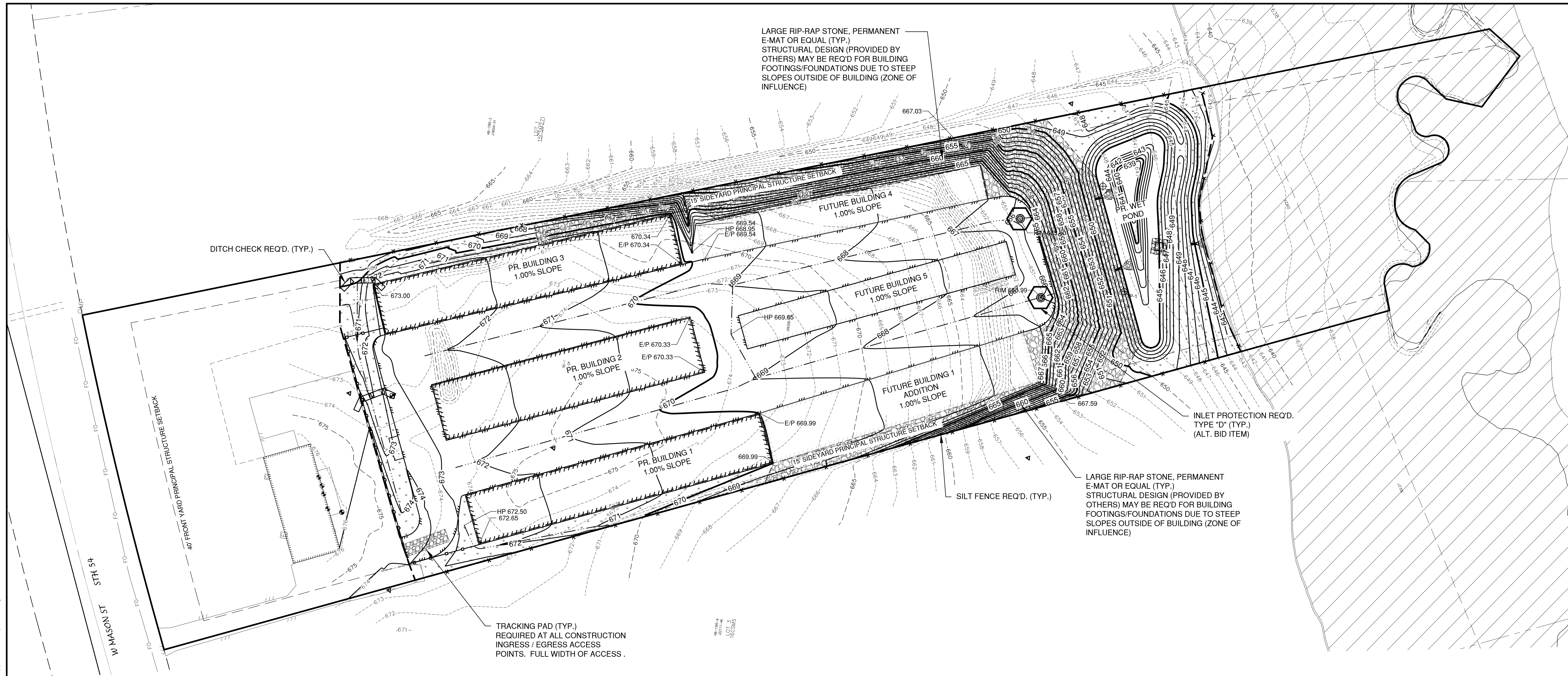
GRADING PLAN

DATE	09/2021
FILE	6372001D
JOB NO.	6372001




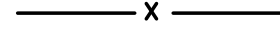






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SHEET NO.	4
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LEGEND

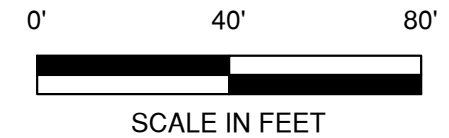
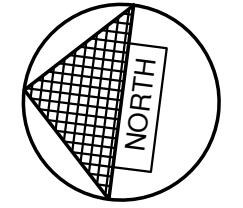
-  DRAINAGE SWALE
-  DRAINAGE DIVIDE
-  FLOW ARROW
-  SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
-  DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
-  TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
-  EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
-  INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

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.

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 EROSION
 LAYOUT



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
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								JGS
								DESIGNED
								BLT

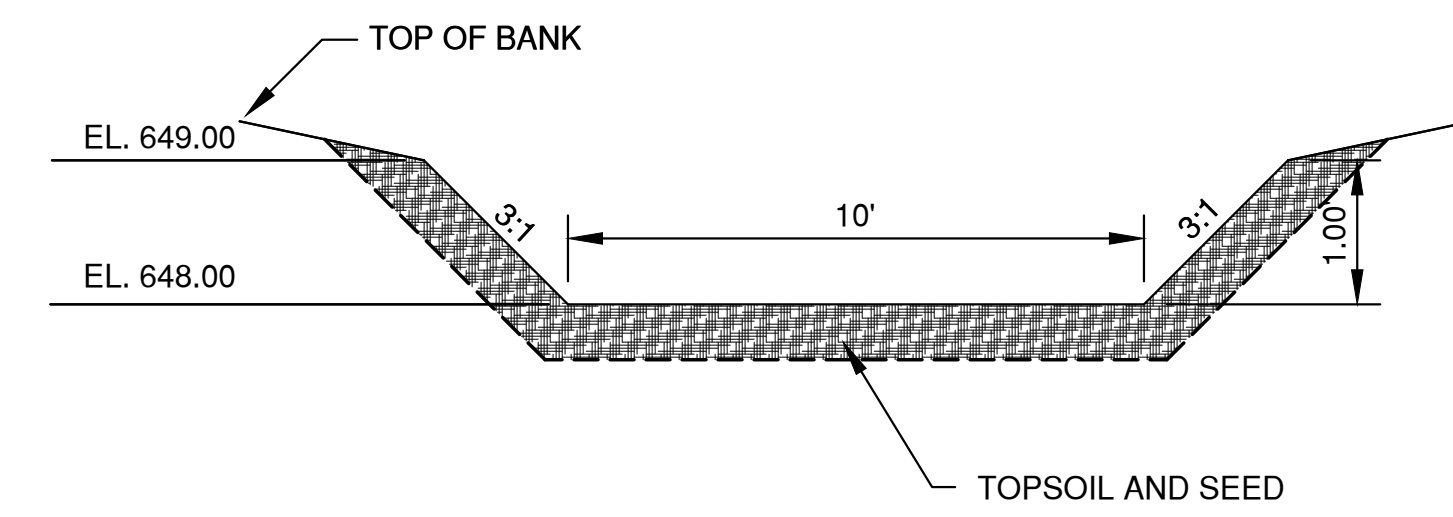
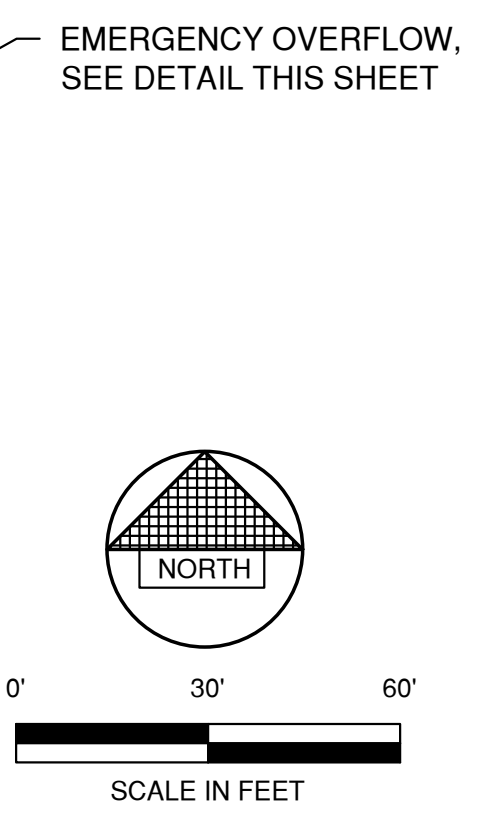
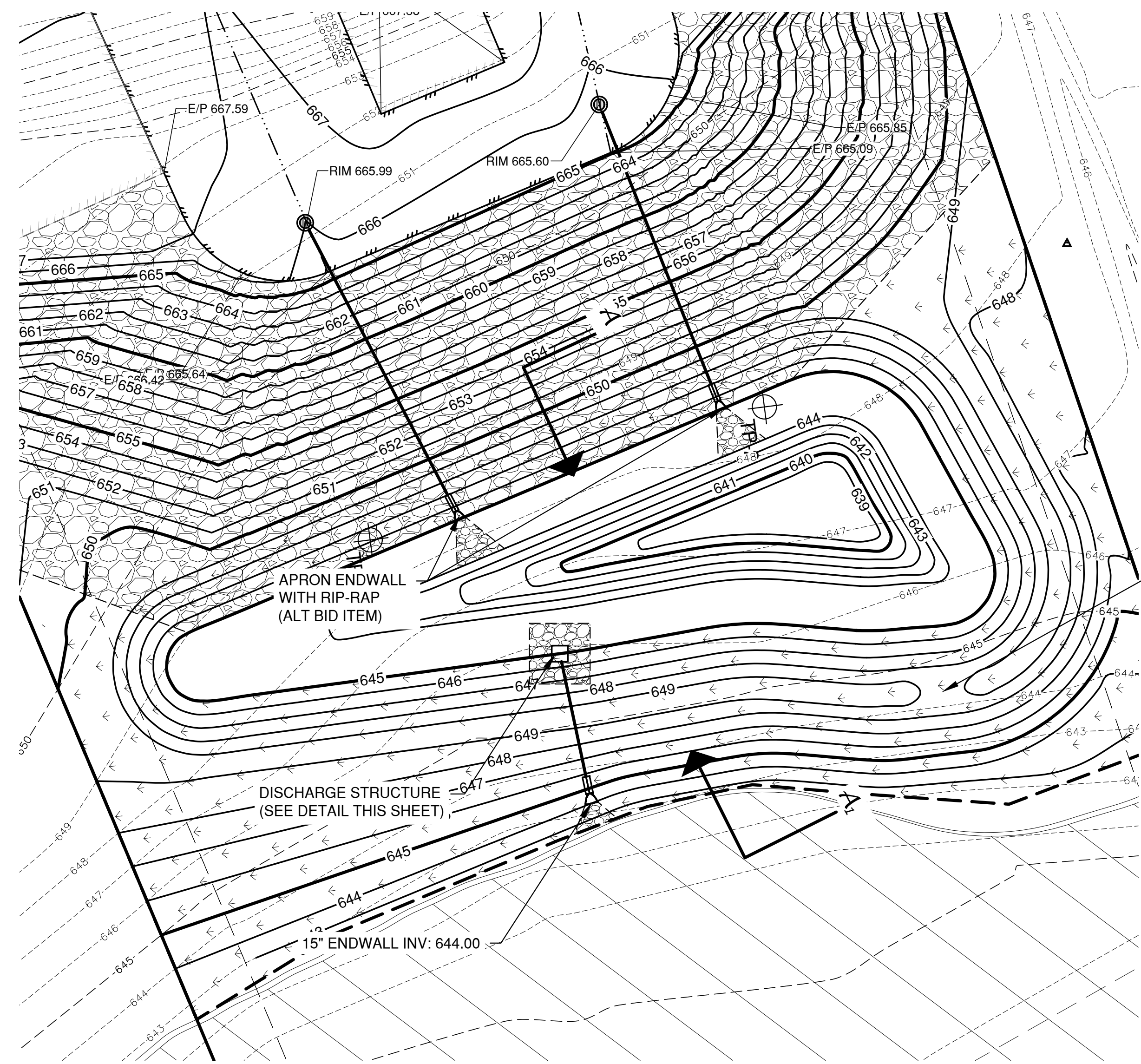
PROPOSED DEVELOPMENT FOR
NEARBY STORAGE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION PLAN

DATE	09/2021
FILE	637201D
JOB NO.	637201

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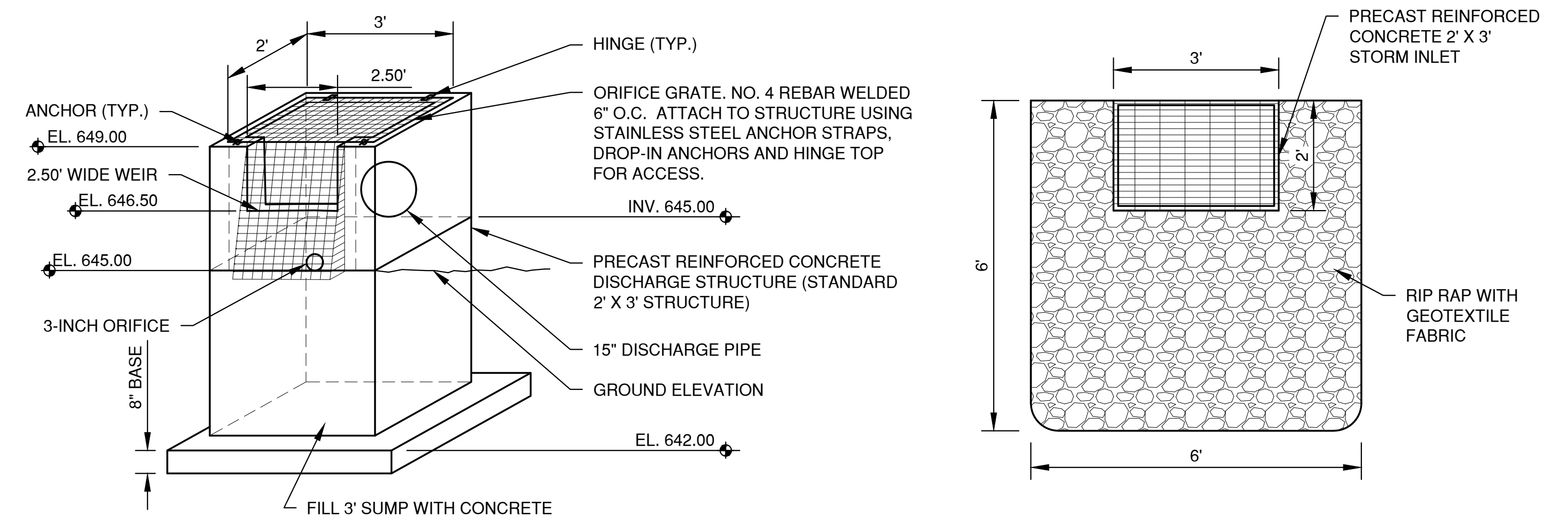
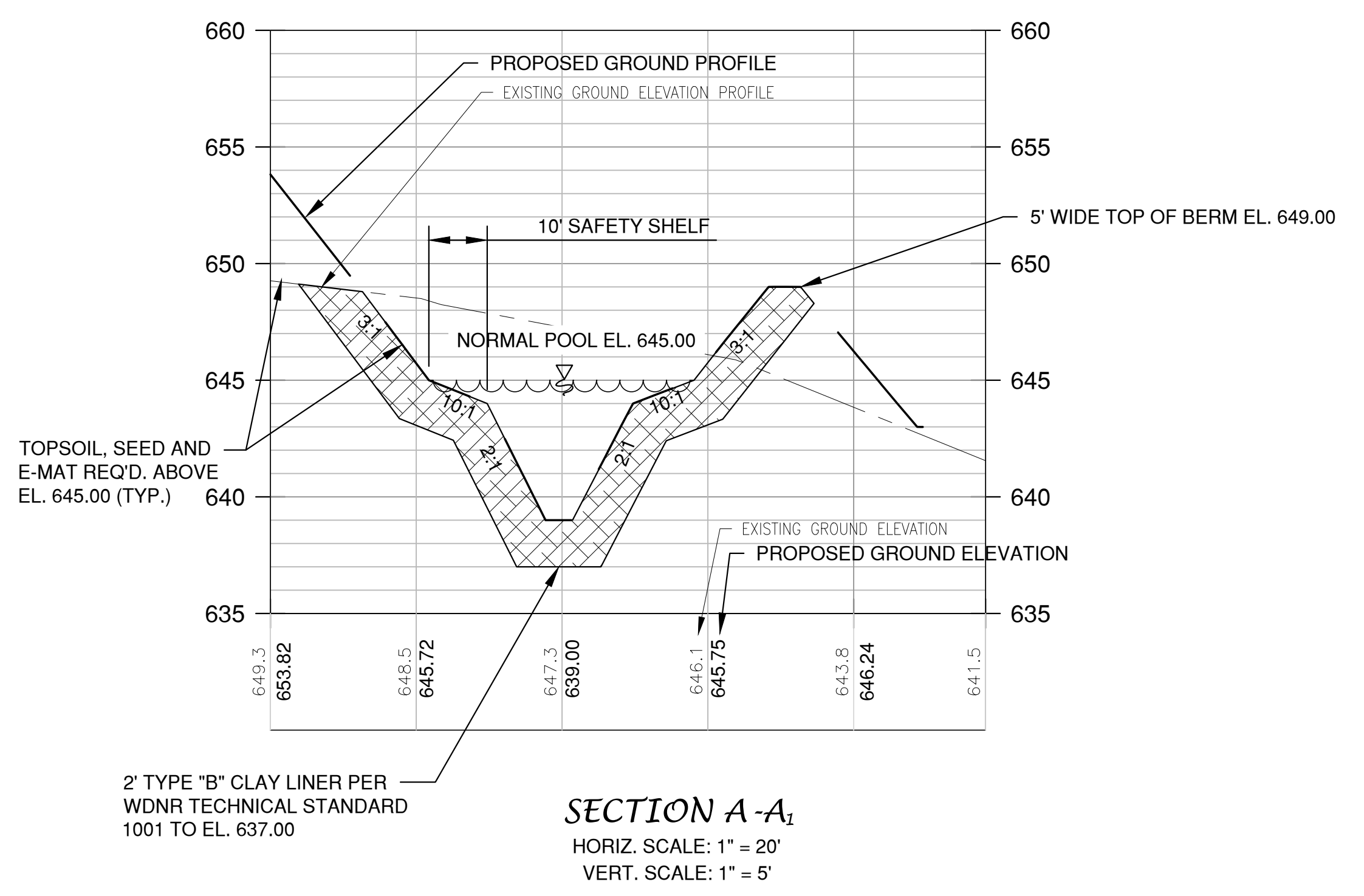
SHEET NO.
5



EMERGENCY OVERFLOW STRUCTURE DETAIL

POND FLOOD ELEVATION SUMMARY

YEAR STORM	PEAK WATER SURFACE ELEVATION
1-YEAR	646.38
2-YEAR	646.58
10-YEAR	647.06
100-YEAR	647.97



REINFORCED CONCRETE DISCHARGE STRUCTURE DETAIL

File: C:\Users\jlee\OneDrive\Documents\Projects\2023\2023-06-06\2023-06-06.dwg
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 POND
 LAYOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
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								DESIGNED
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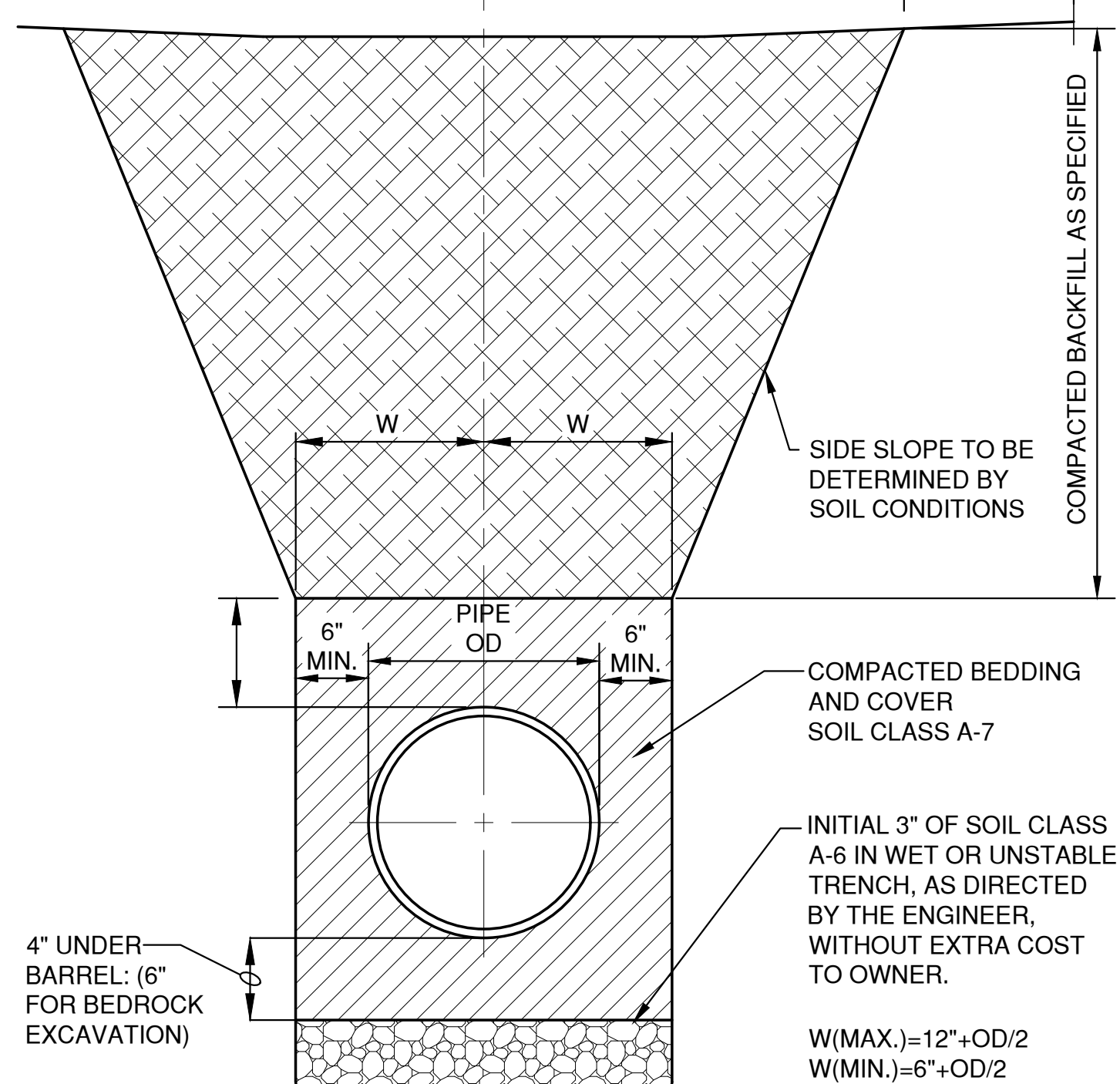
PROPOSED DEVELOPMENT FOR
NEARBY STORAGE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

POND PLAN

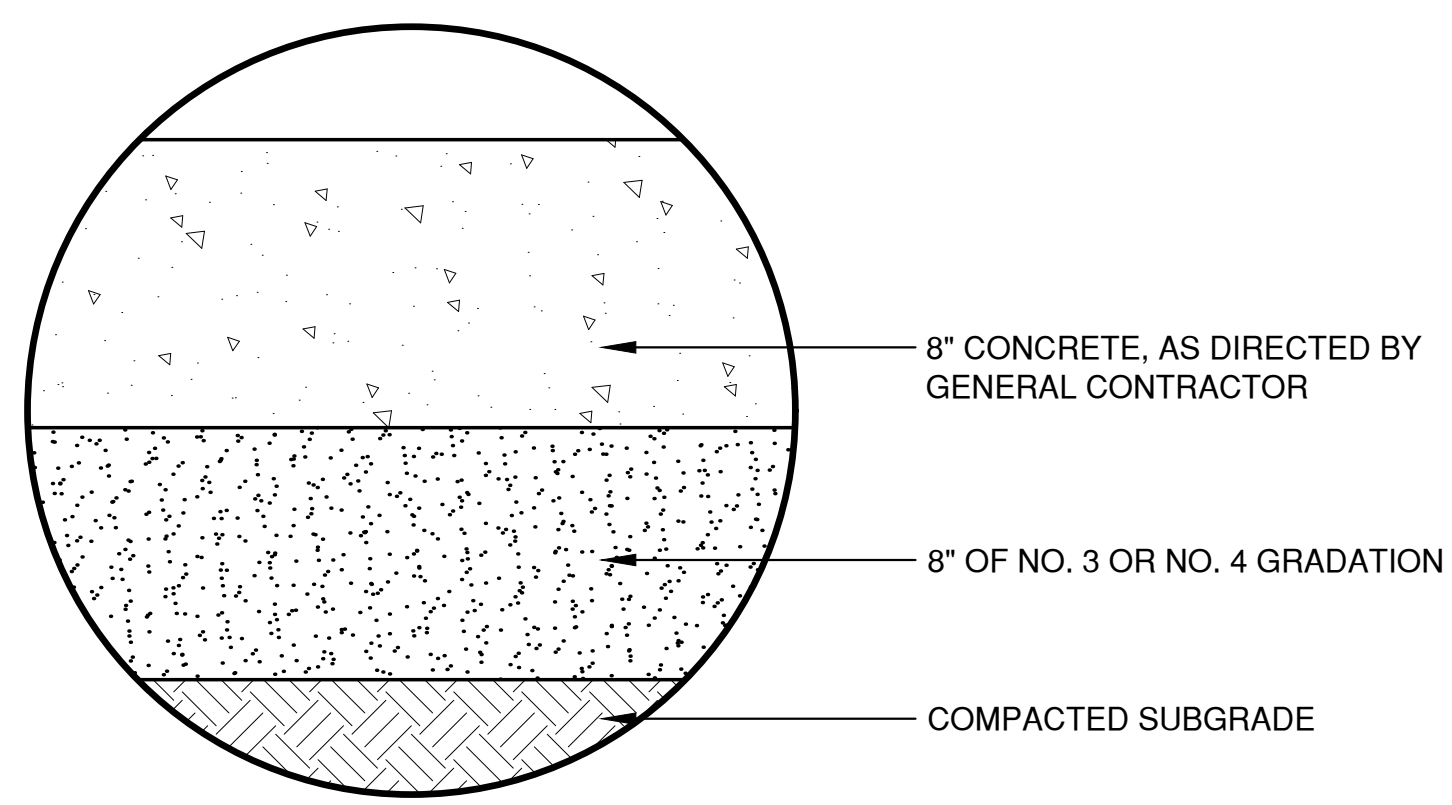
DATE	09/2021
FILE	6372001D
JOB NO.	6372001

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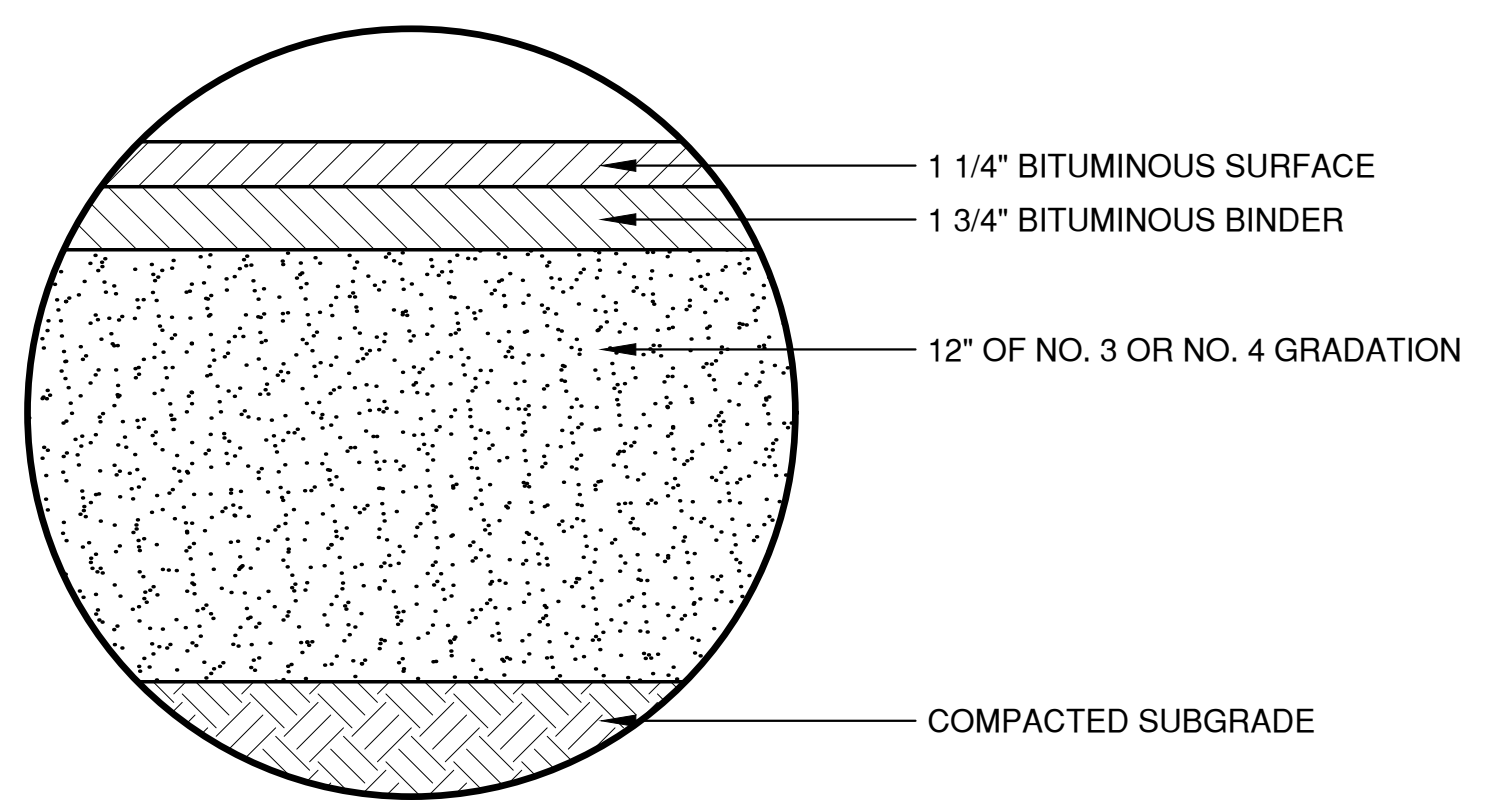
NOTE: SURFACE RESTORATION REQUIREMENTS PER THE SPECIFICATIONS.
 SOIL CLASS G-1 OR C-3 / C-6 IF REQUIRED PER SPECIFICATIONS
 PROPERTY LINE OR EASEMENT LINE 1'-0" MIN.



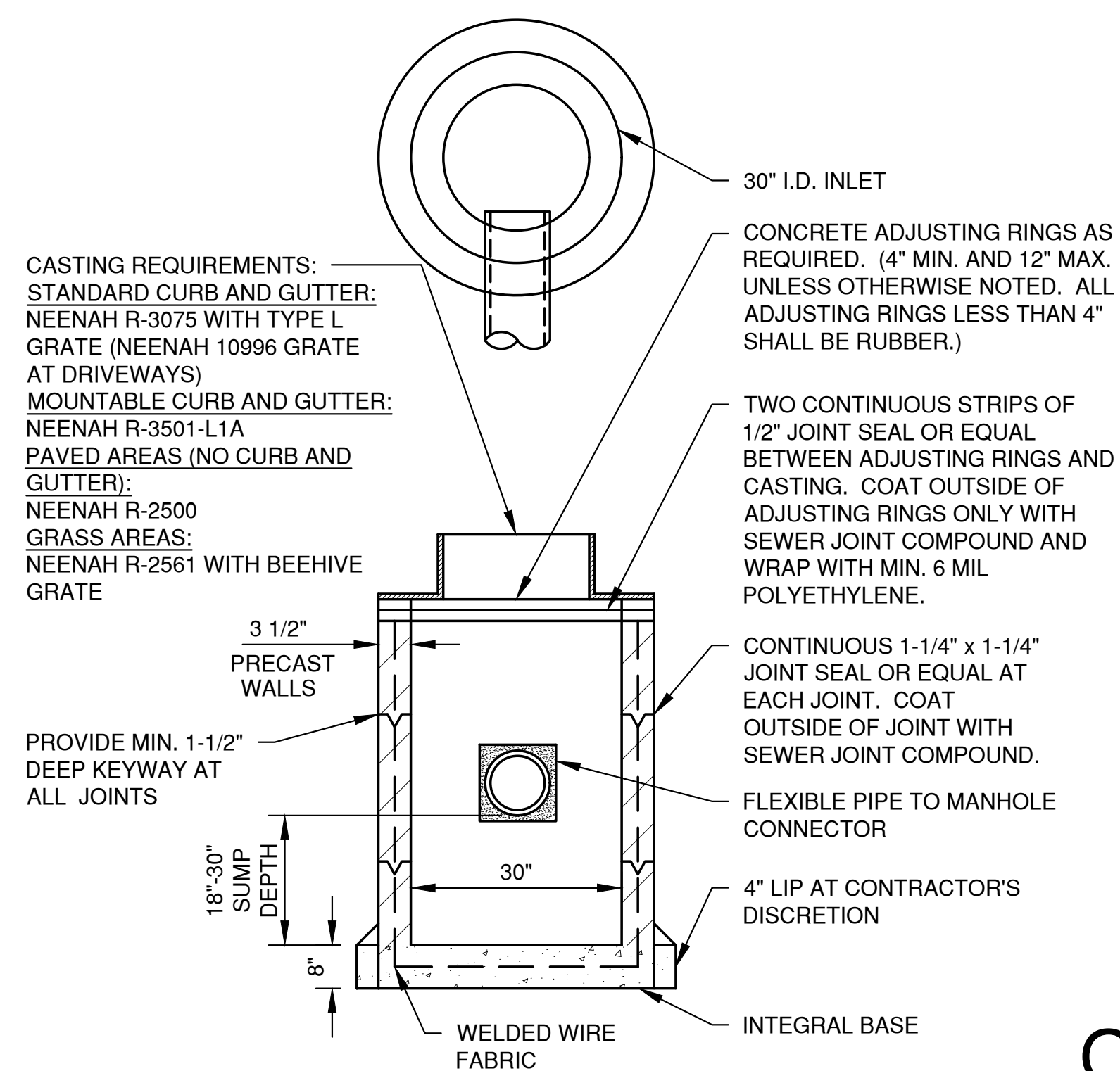
HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL



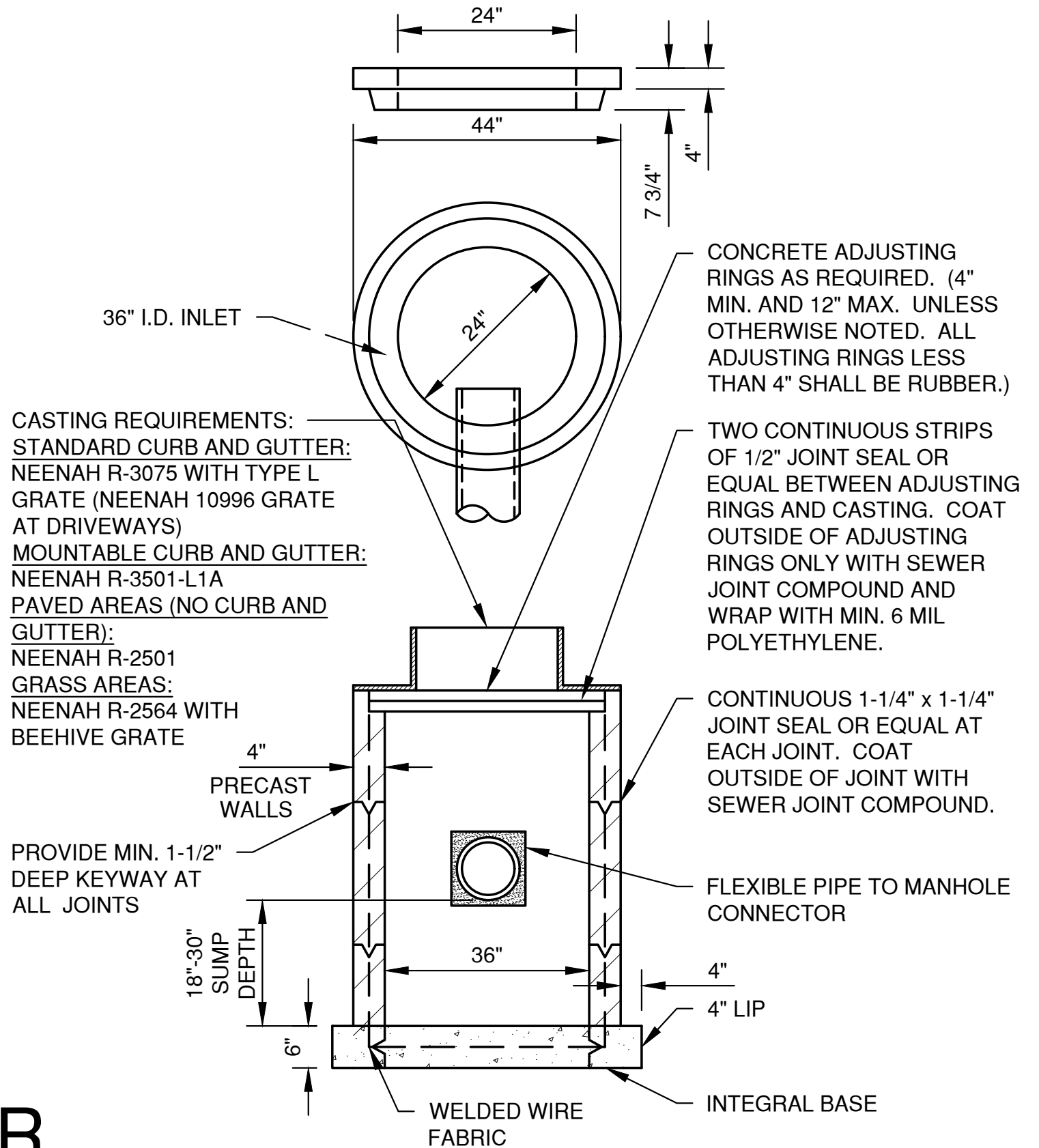
CONCRETE PAVEMENT



LIGHT DUTY ASPHALT PAVEMENT

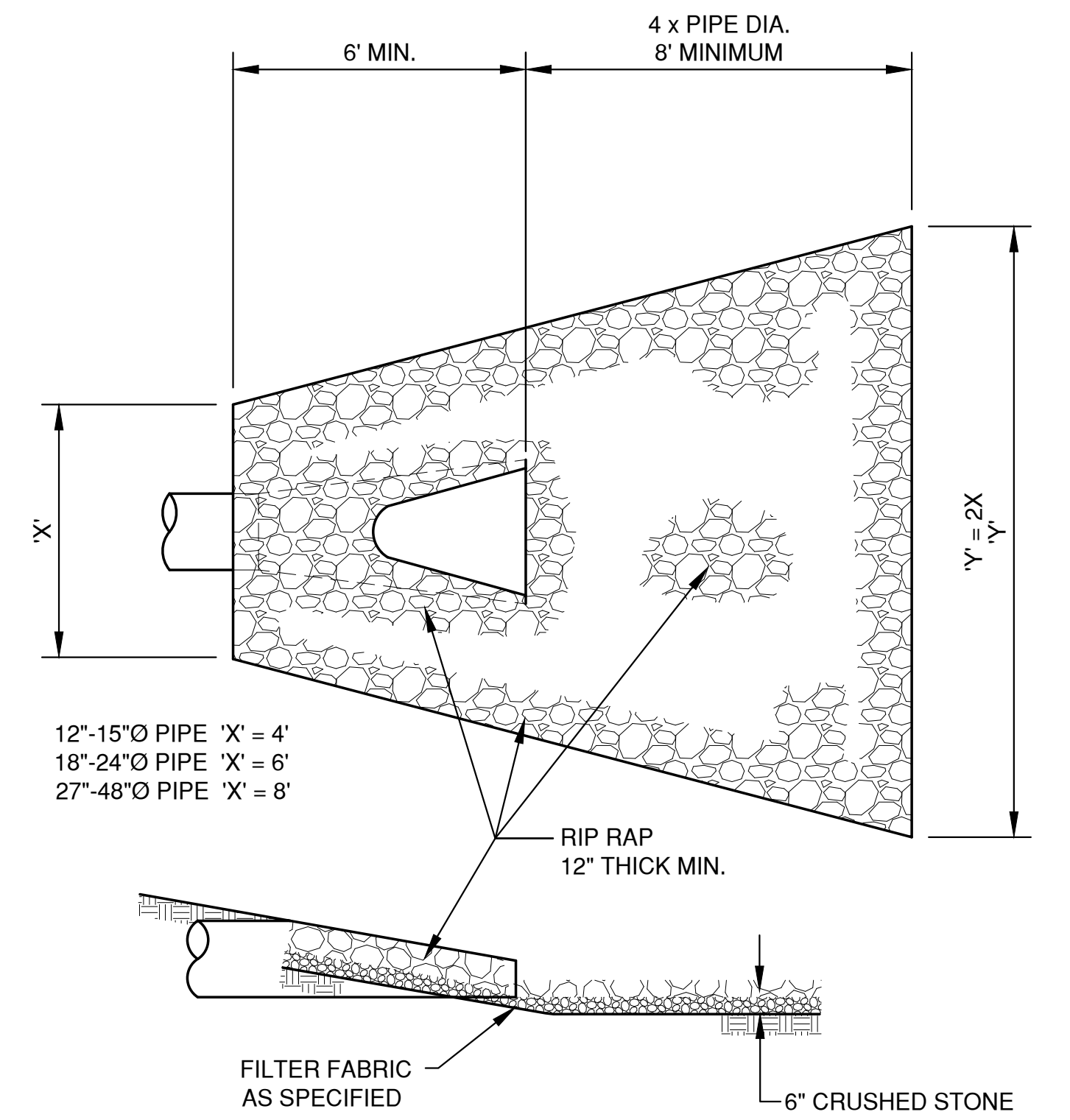


TYPE 'A' STORM INLET



TYPE 'A' STORM INLET

OR



ENDWALL RIP RAP DETAIL

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	6-6-2023	JGS	STORM WATER SUBMITTAL					BLT
								CHECKED
								DESIGNED
								BLT

PROPOSED DEVELOPMENT FOR
 NEARBY STORAGE
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE	01/2023
FILE	
DETAILS	
JOB NO.	6372001

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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"

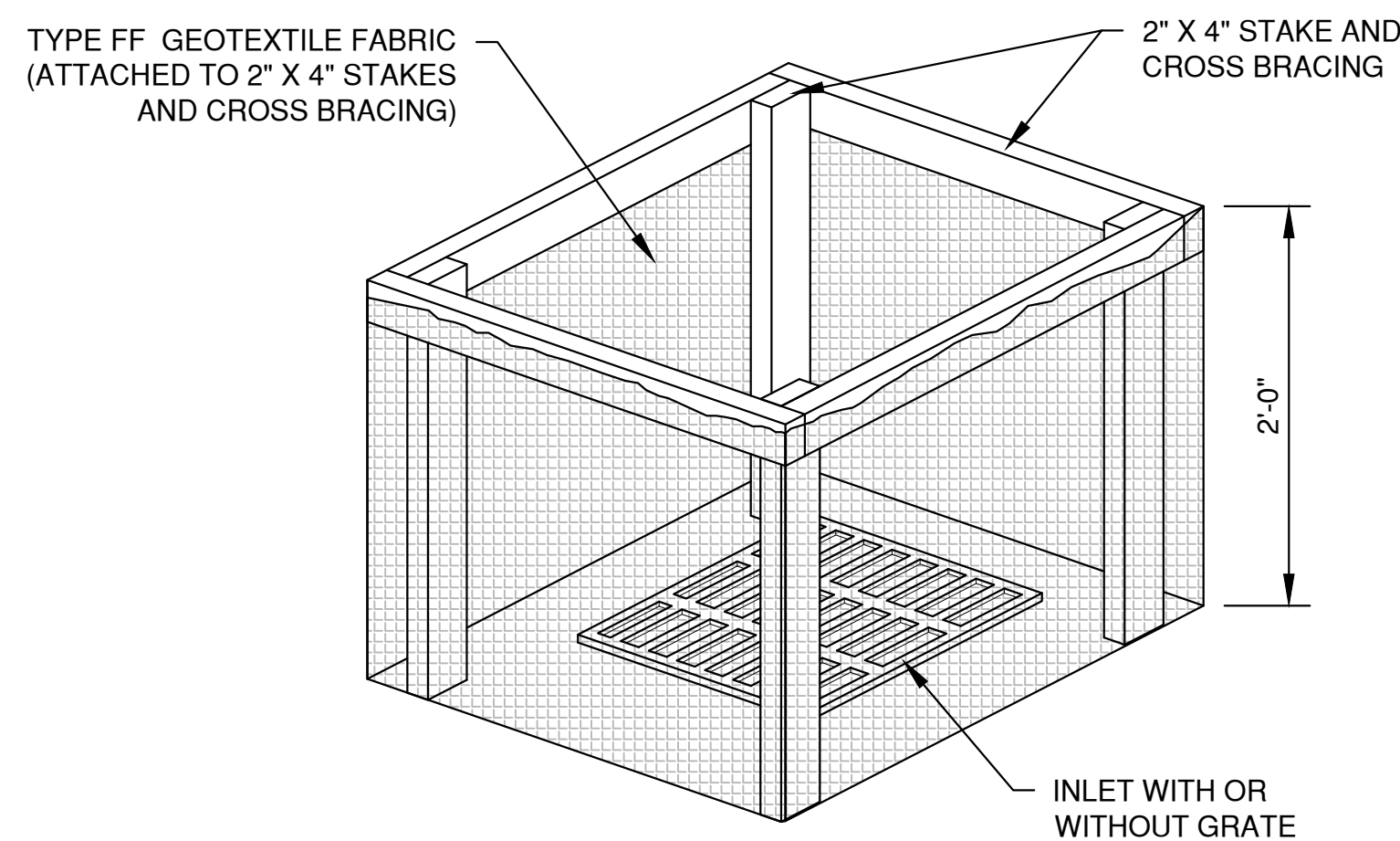
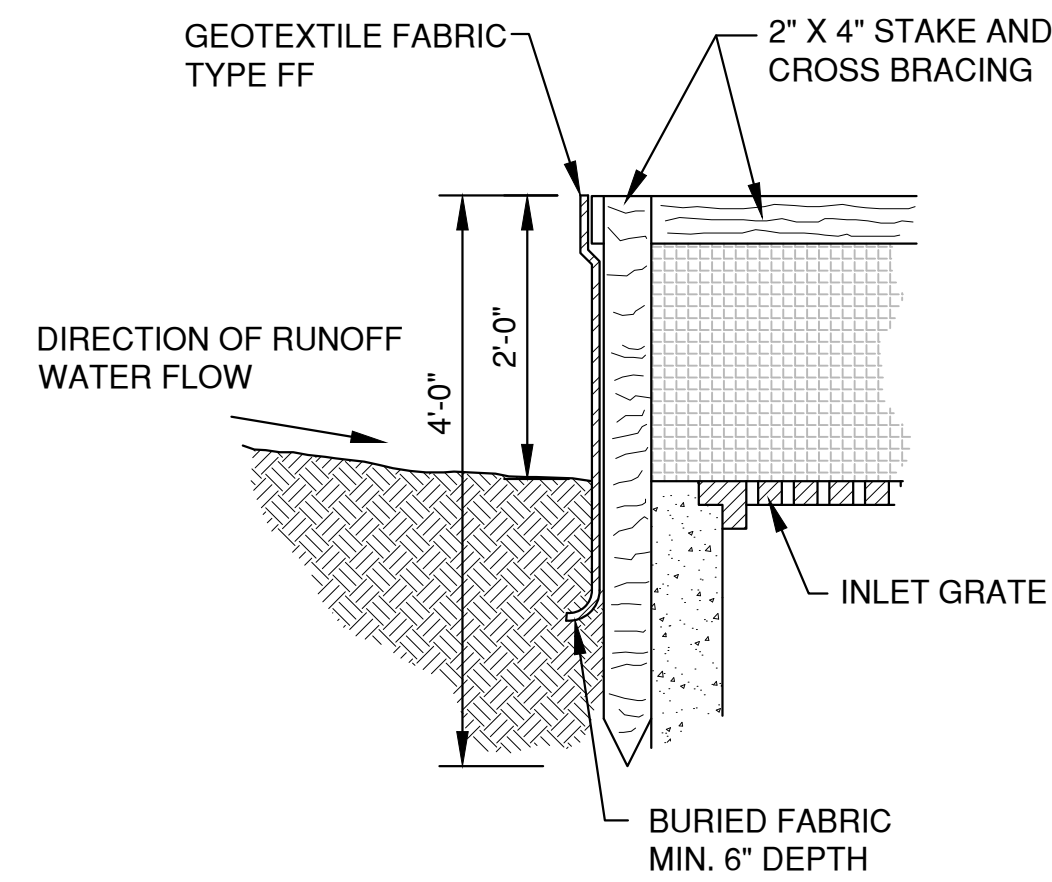
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

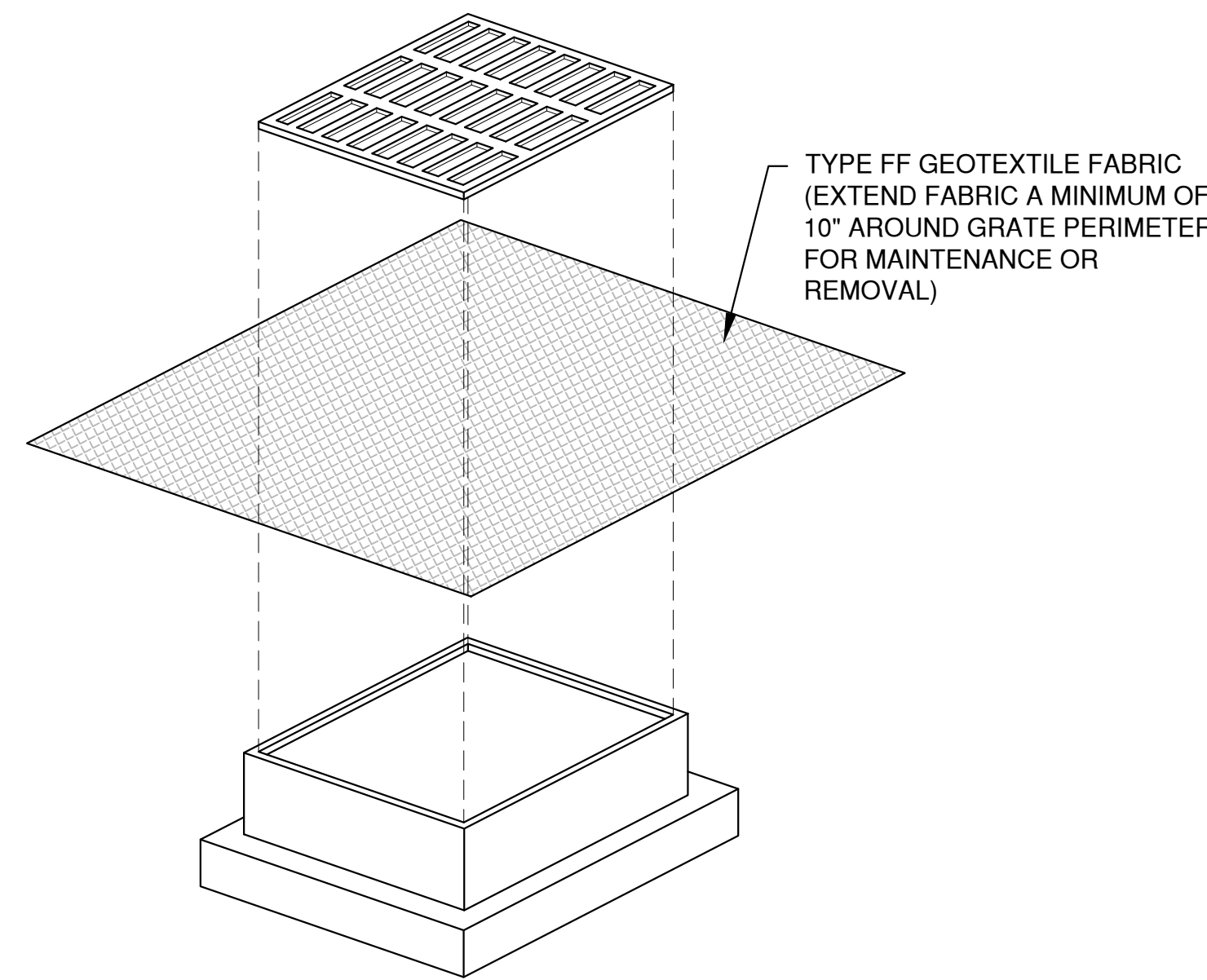
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

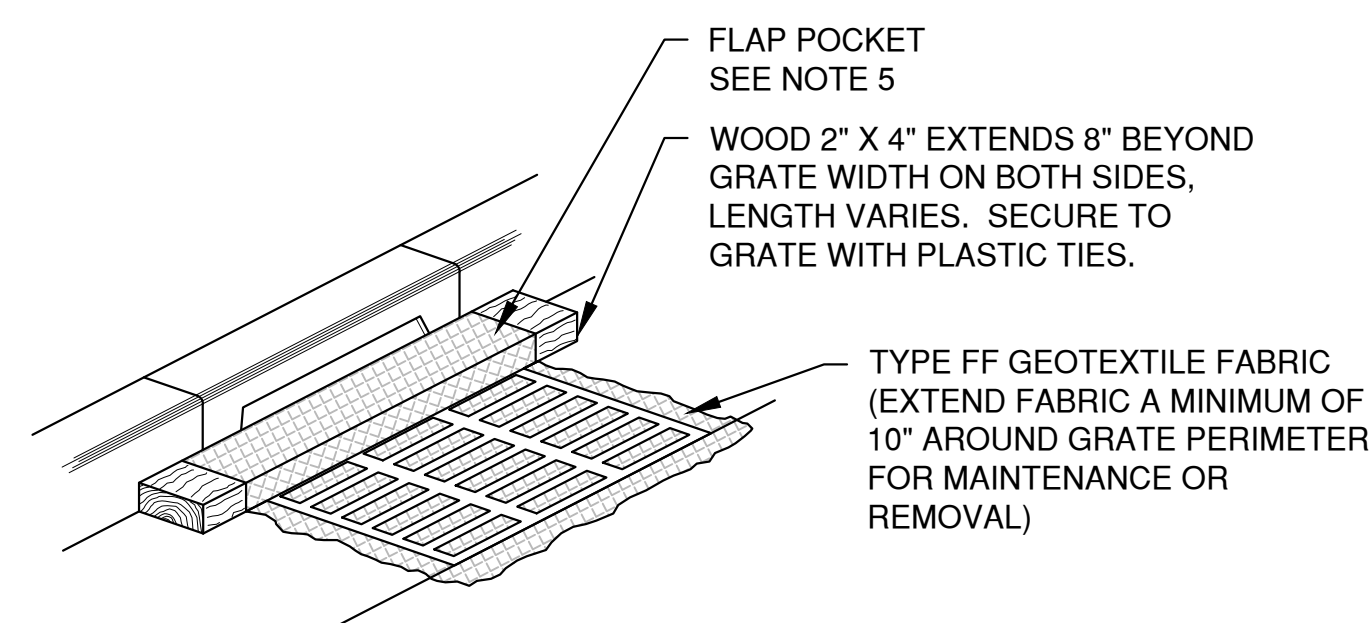
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE 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.



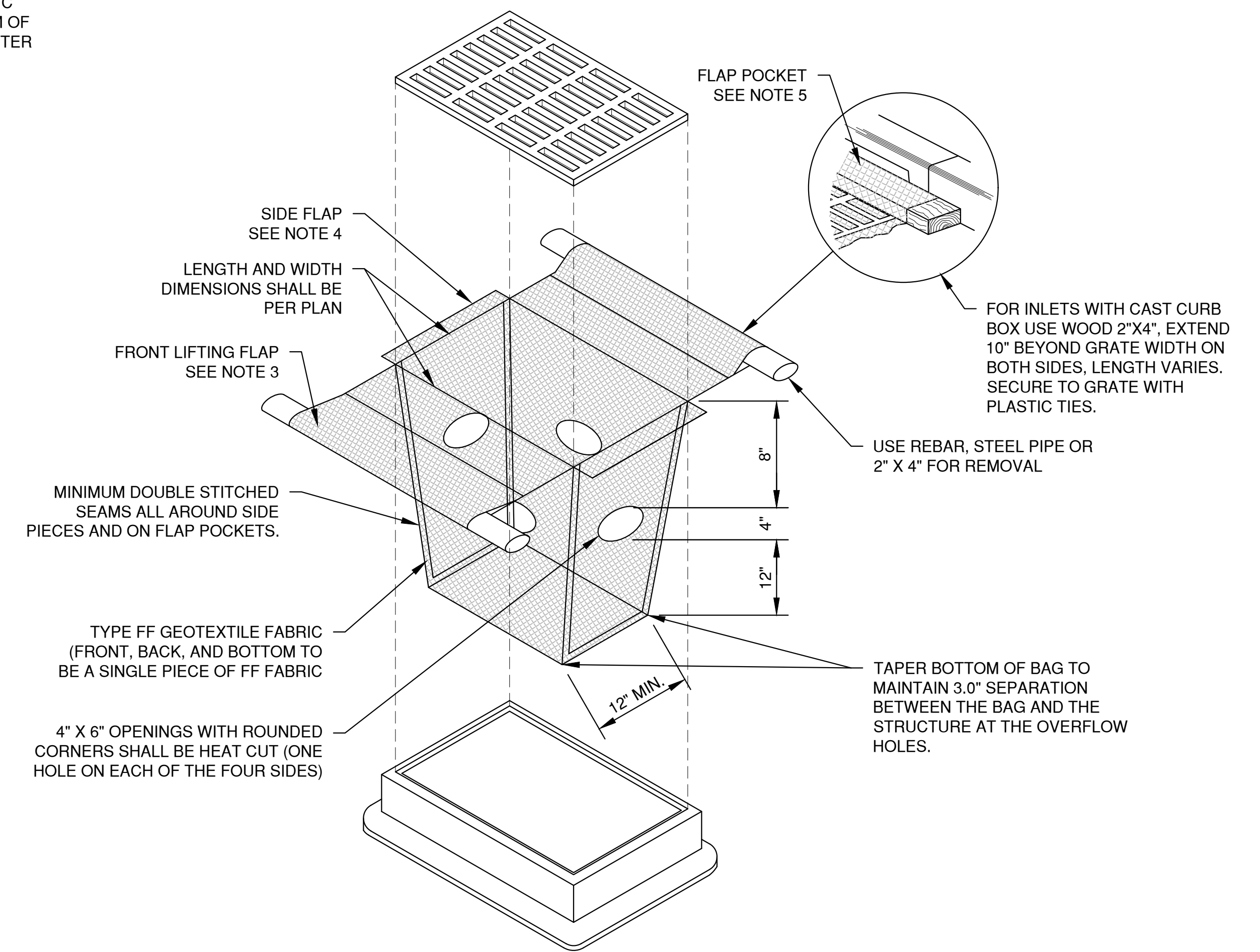
INLET PROTECTION, TYPE A



**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)

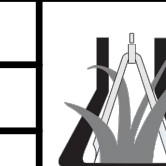
File: C:\Users\jahren\AppData\Local\Temp\Archives_2024\EROSION.dwg
 Plot Date: Jun 06, 2023 9:15:50am
 LAYOUT: I. INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	6-6-2023	JGS	STORM WATER SUBMITTAL					BLT
								CHECKED
								DESIGNED
								BLT

PROPOSED DEVELOPMENT FOR
NEARBY STORAGE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

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

DATE	01/2023
FILE	
EROSION	
JOB NO.	6372901



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NOTES:

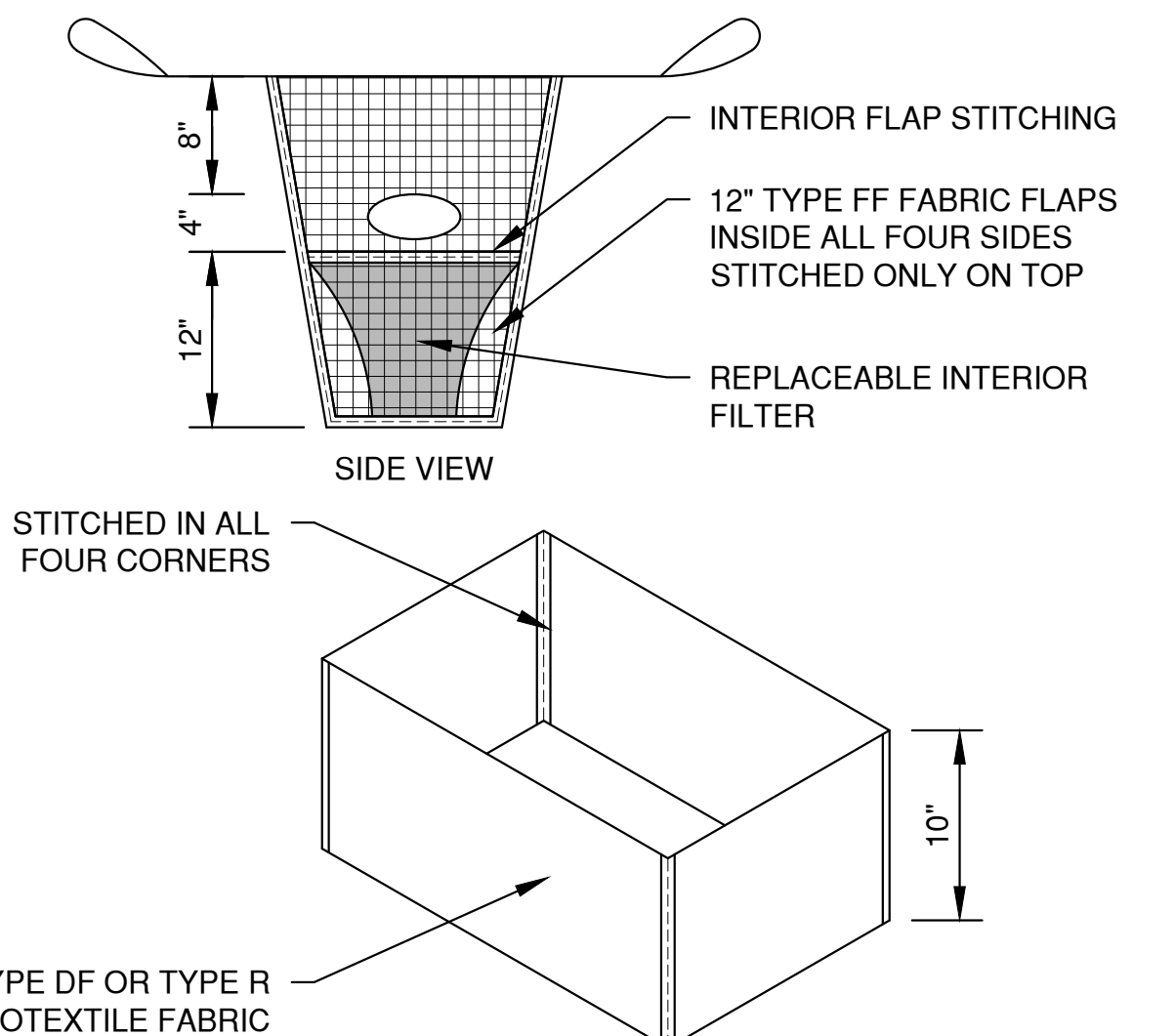
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK 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:

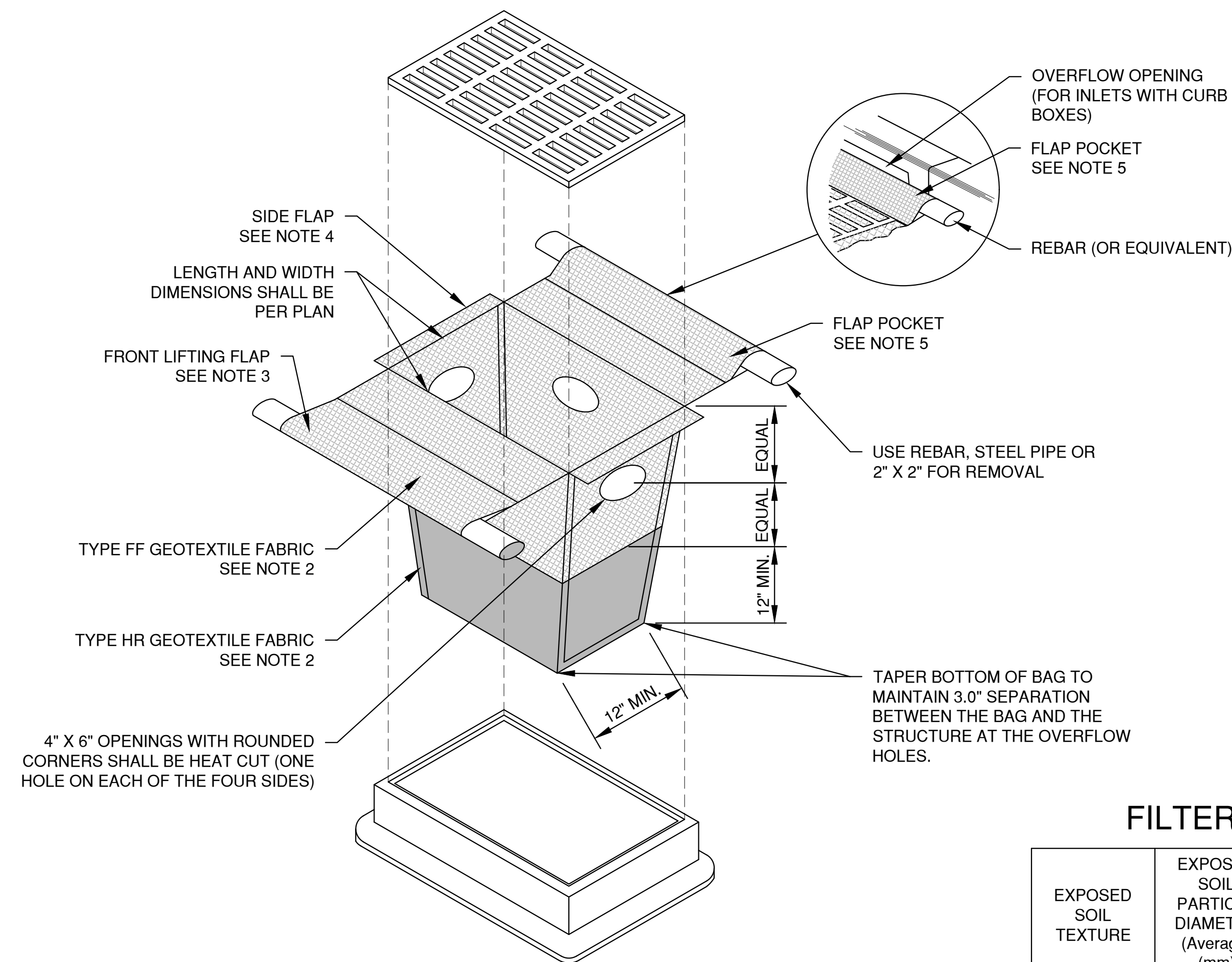
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTES:

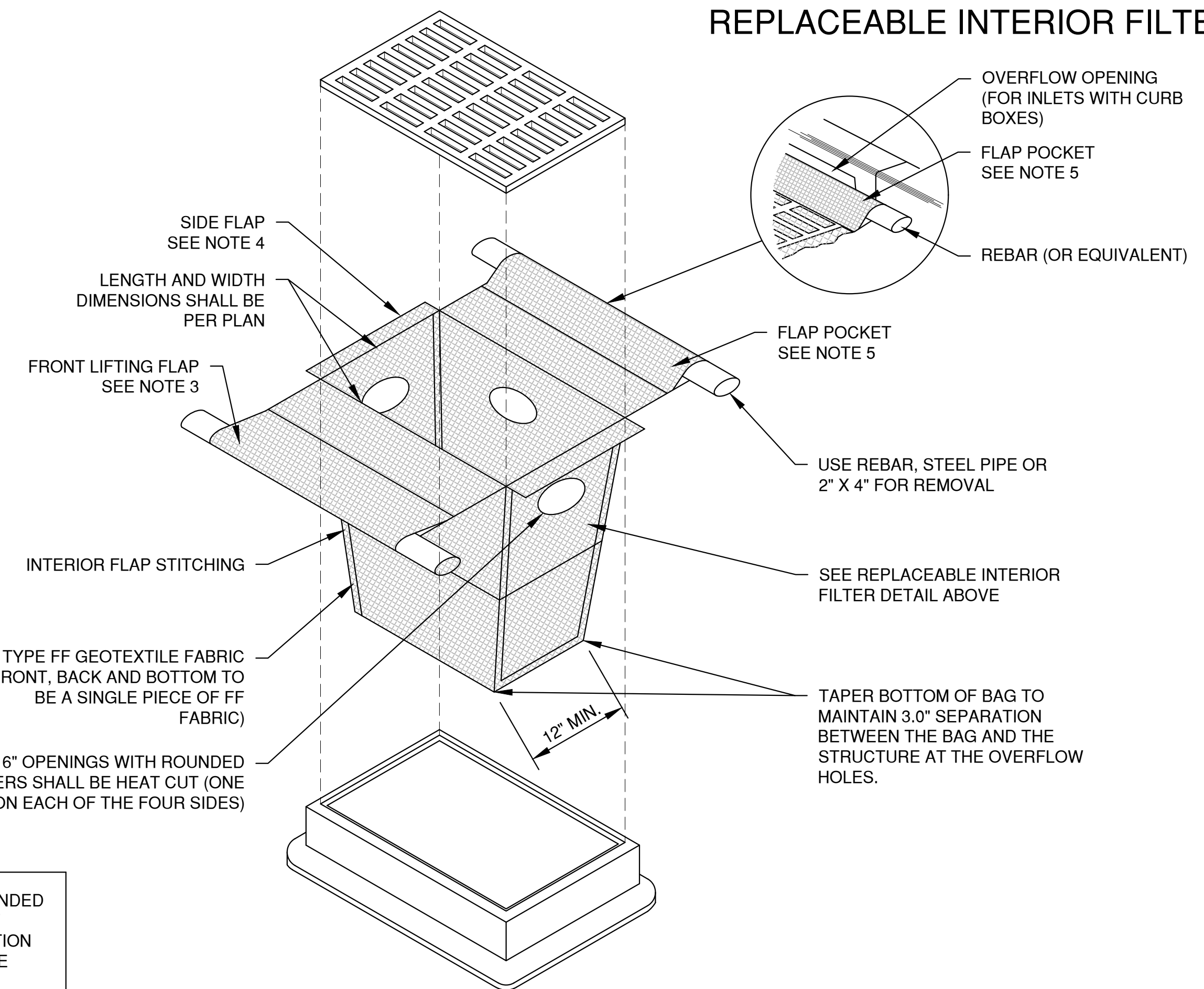
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
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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-HR
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)



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

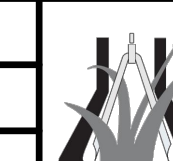
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NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT
1	6-6-2023	JGS	STORM WATER SUBMITTAL					CHECKED
								DESIGNED
								BLT

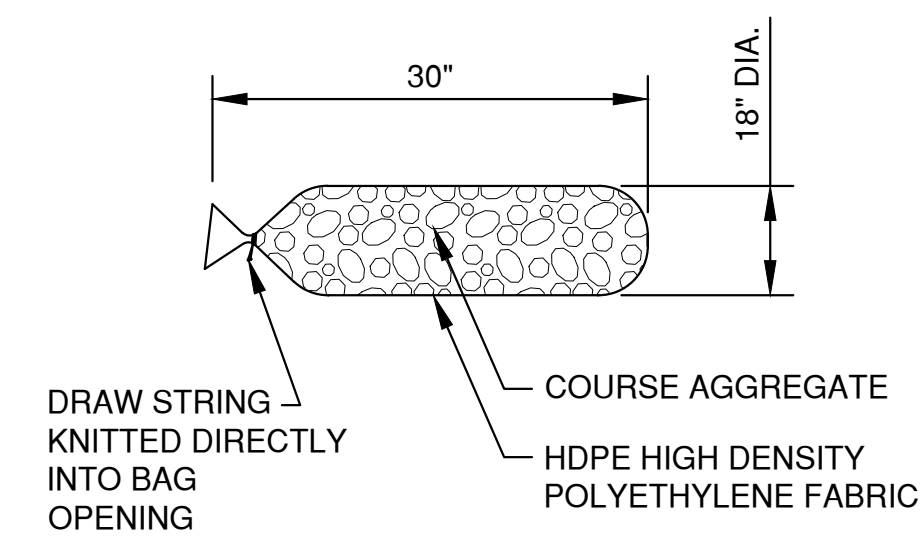
PROPOSED DEVELOPMENT FOR
NEARBY STORAGE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

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

DATE 01/2023
FILE EROSION
JOB NO. 6372901



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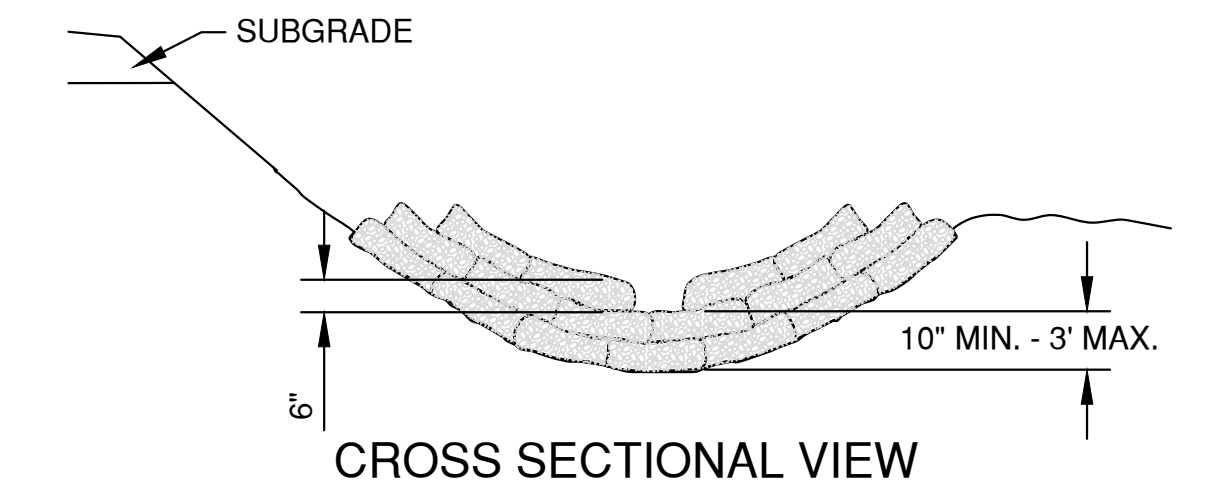
FILTER BAG DETAIL

NOTES:

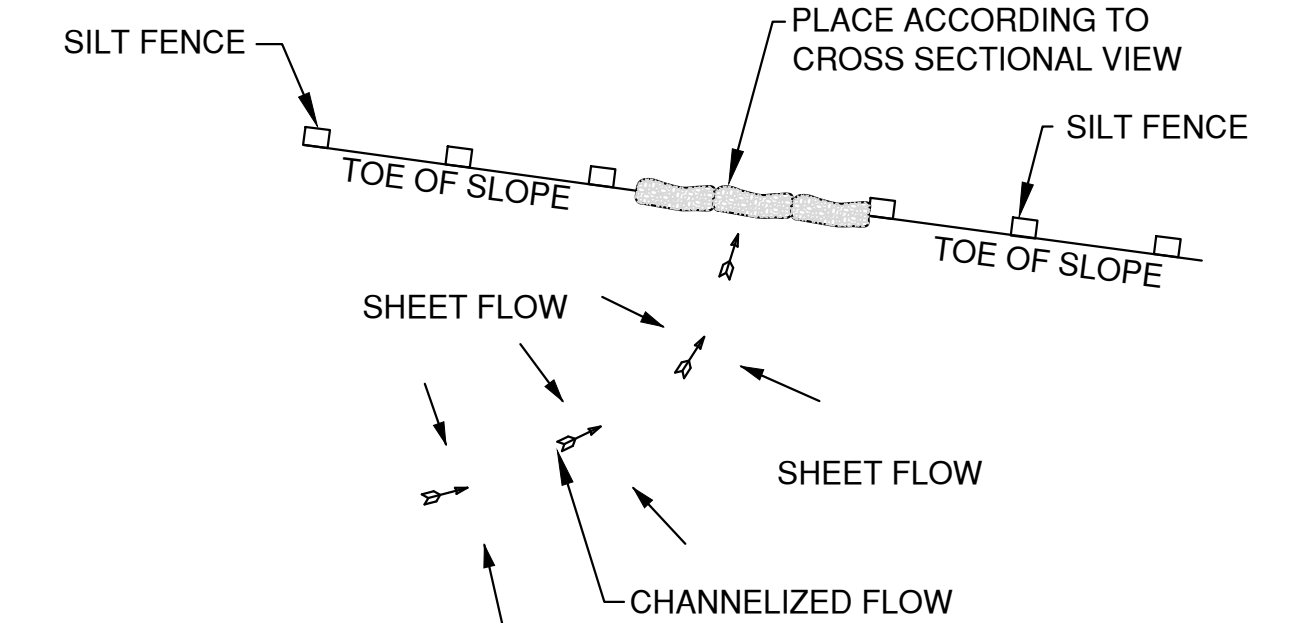
- 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:
 HDPE HIGH DENSITY POLYETHYLENE
 HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
 80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8" X 1/8"
 ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.
- USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO.
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

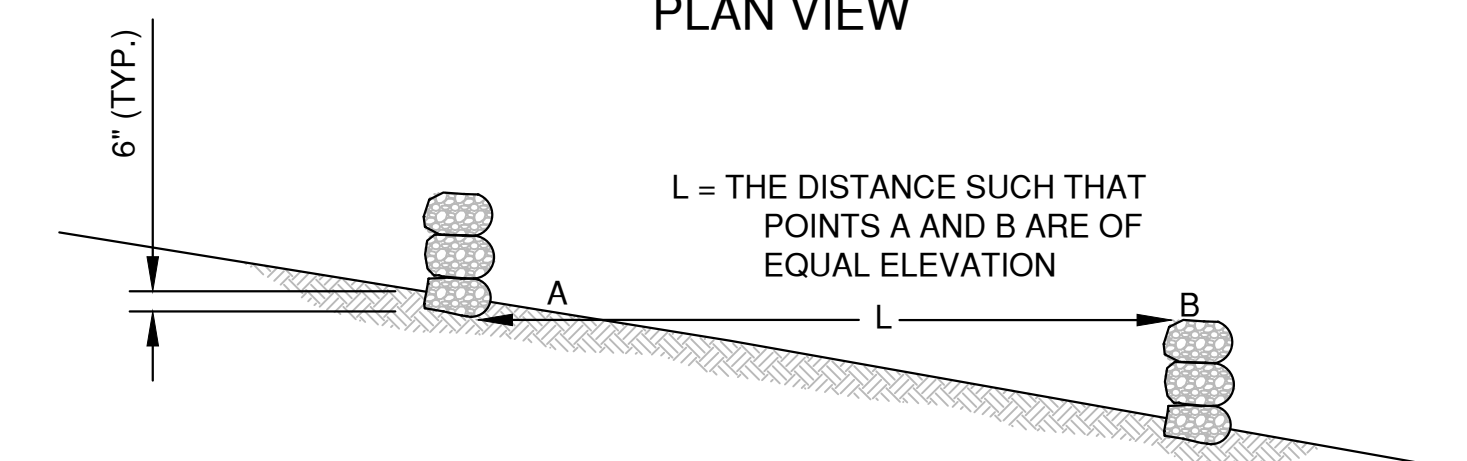
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



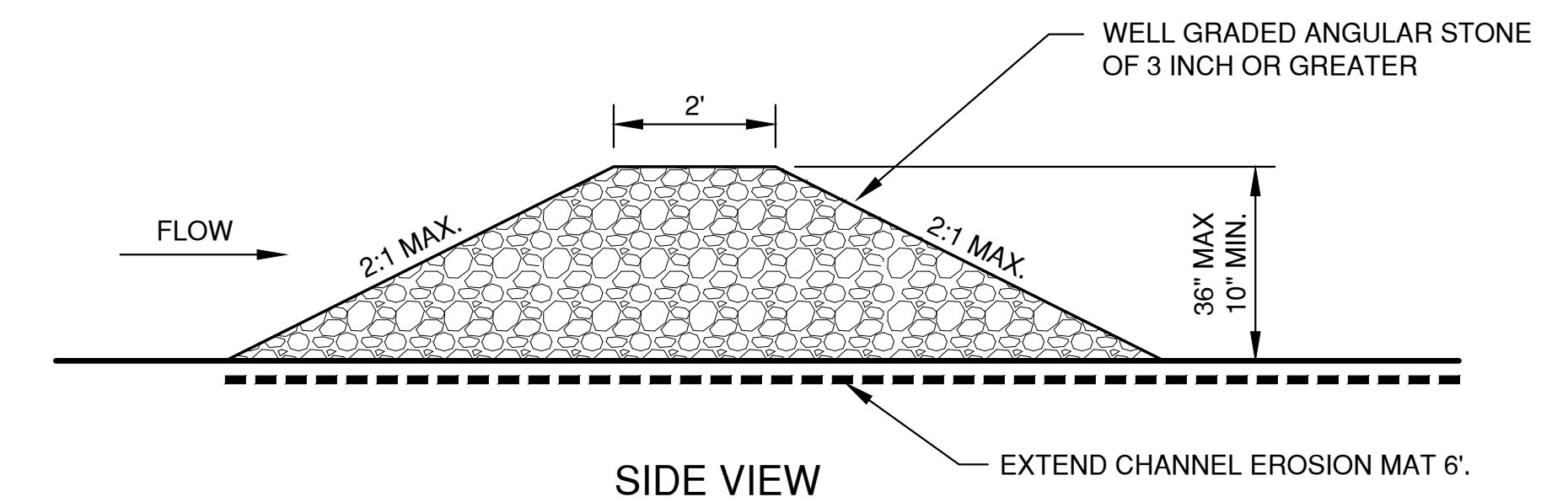
SIDE VIEW

DITCH CHECK DETAIL

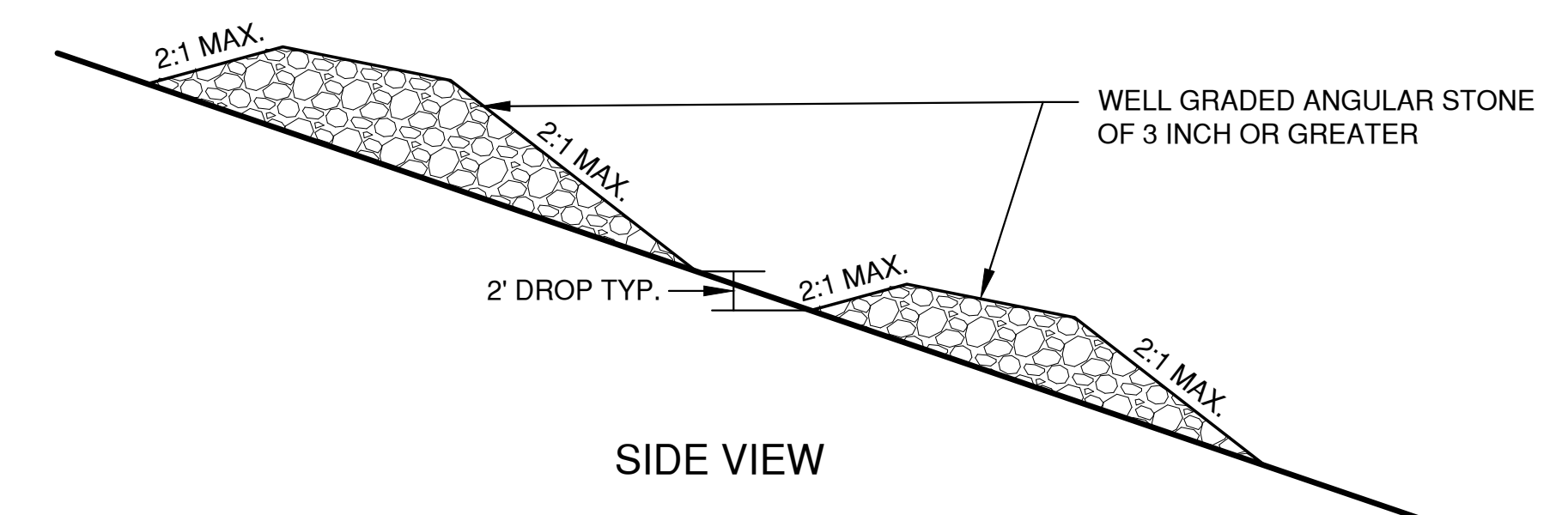
ROCK FILLED EROSION CONTROL BAGS
TYPE B

DITCH CHECK GENERAL NOTES:

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



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE
TYPE C

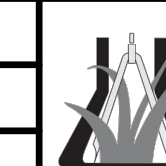
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 3. DITCH CHECKS
 LAYOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	6-6-2023	JGS	STORM WATER SUBMITTAL					BLT
								CHECKED
								DESIGNED
								BLT

PROPOSED DEVELOPMENT FOR
NEARBY STORAGE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL
DITCH CHECK DETAILS

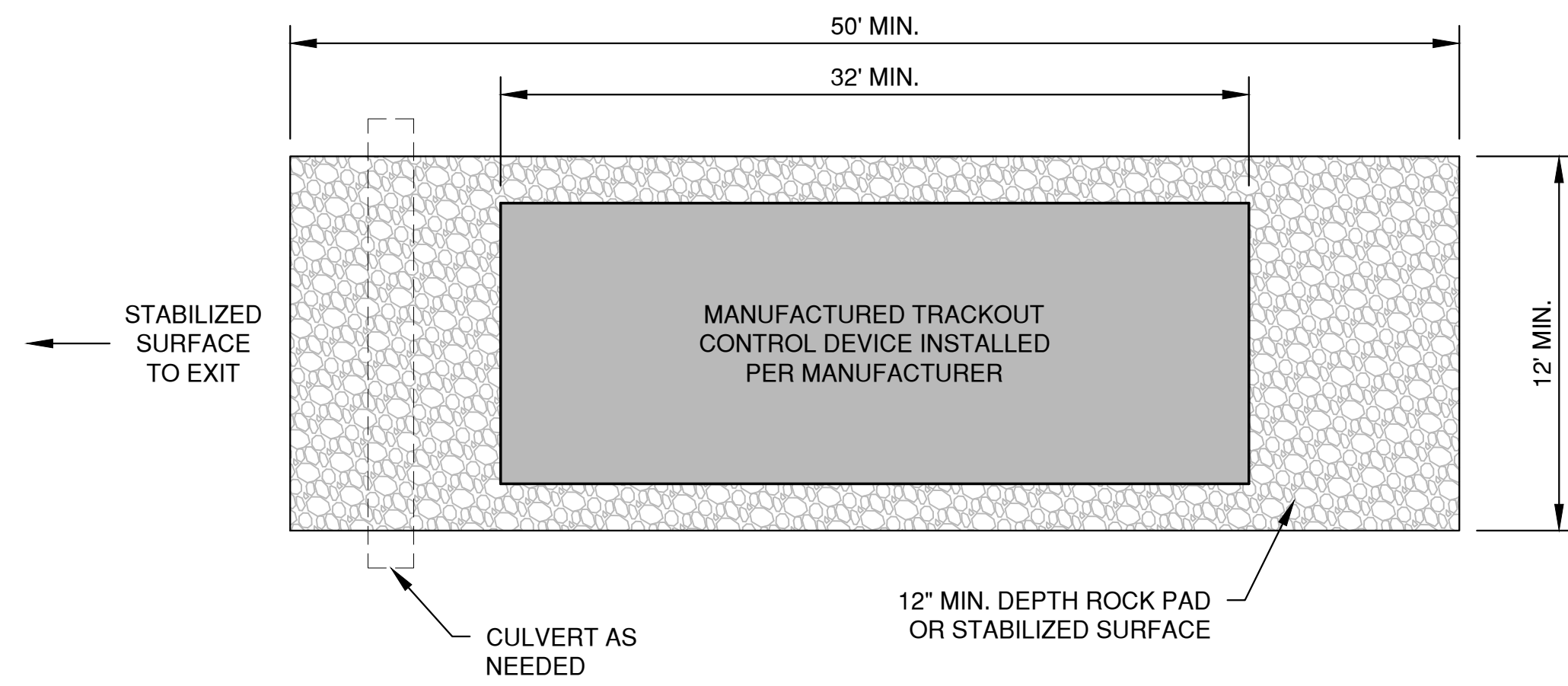
DATE
01/2023
FILE
EROSION
JOB NO.
6372001



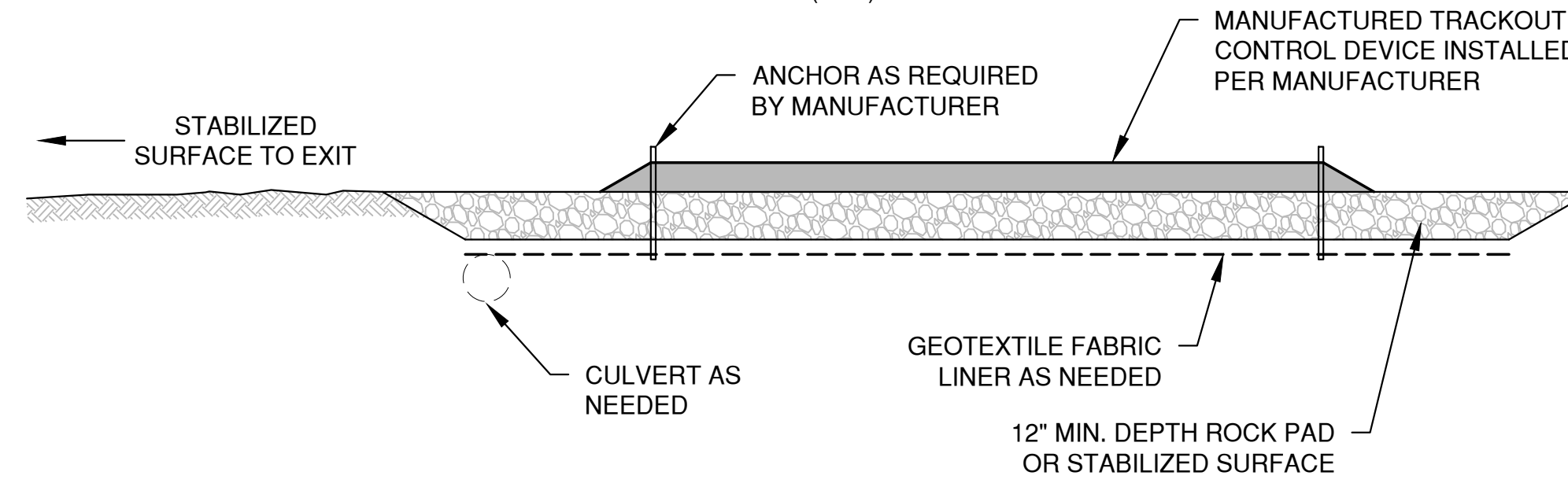
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SHEET NO.
10

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



PLAN VIEW
(NTS)

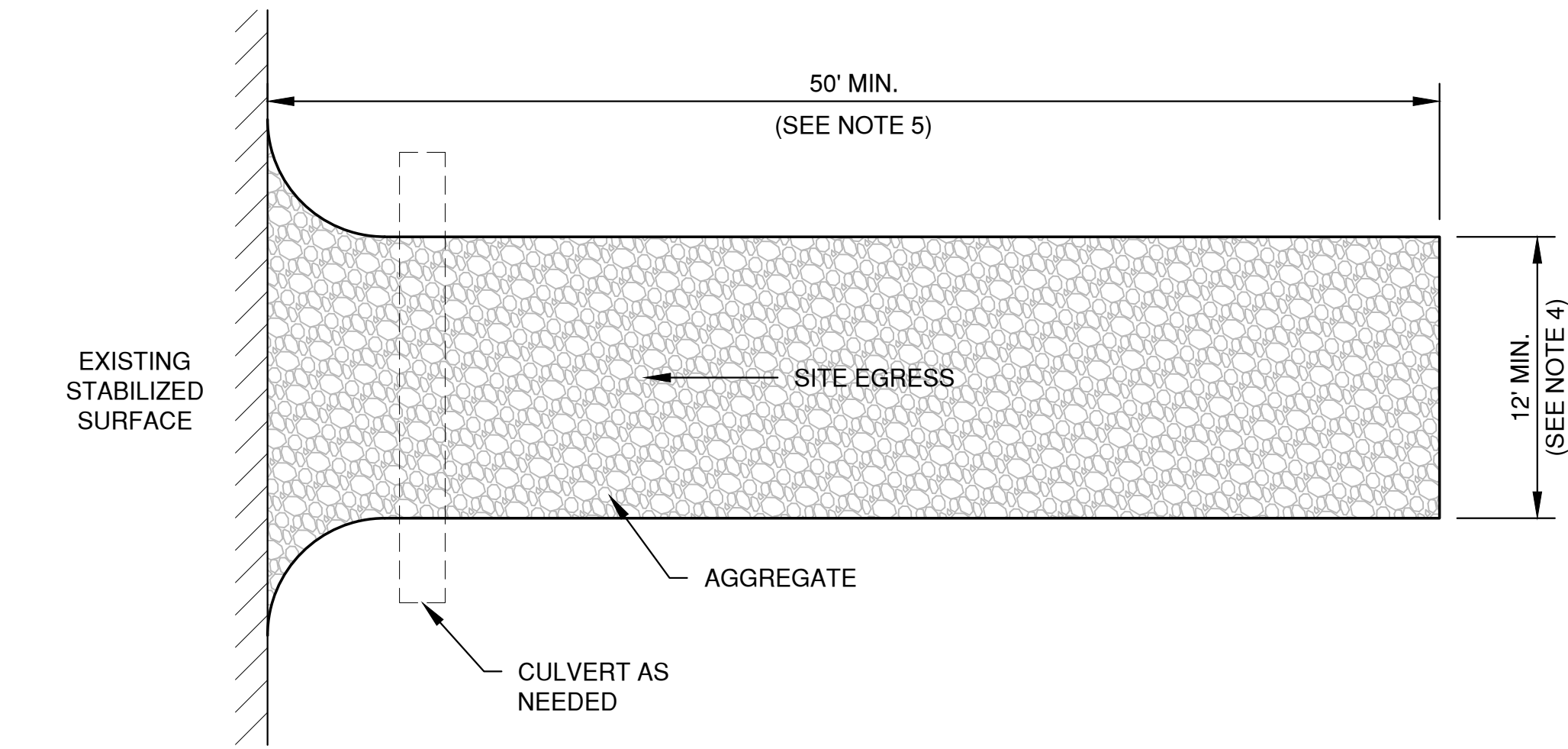


SECTION VIEW

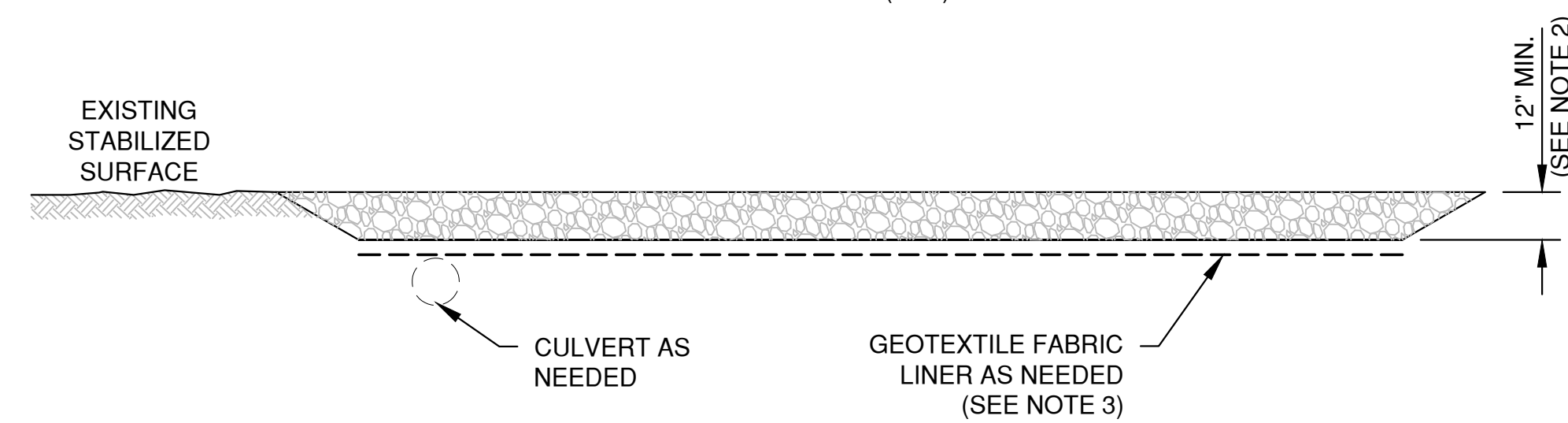
NOTES:

- 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.
- INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
- 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.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- 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.
- IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
- 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:

- 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
- SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
- SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
- 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.
- 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

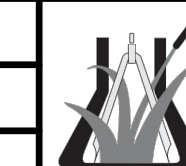
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LAYOUT: 5_TRACKOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
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								CHECKED
								DESIGNED
								BLT

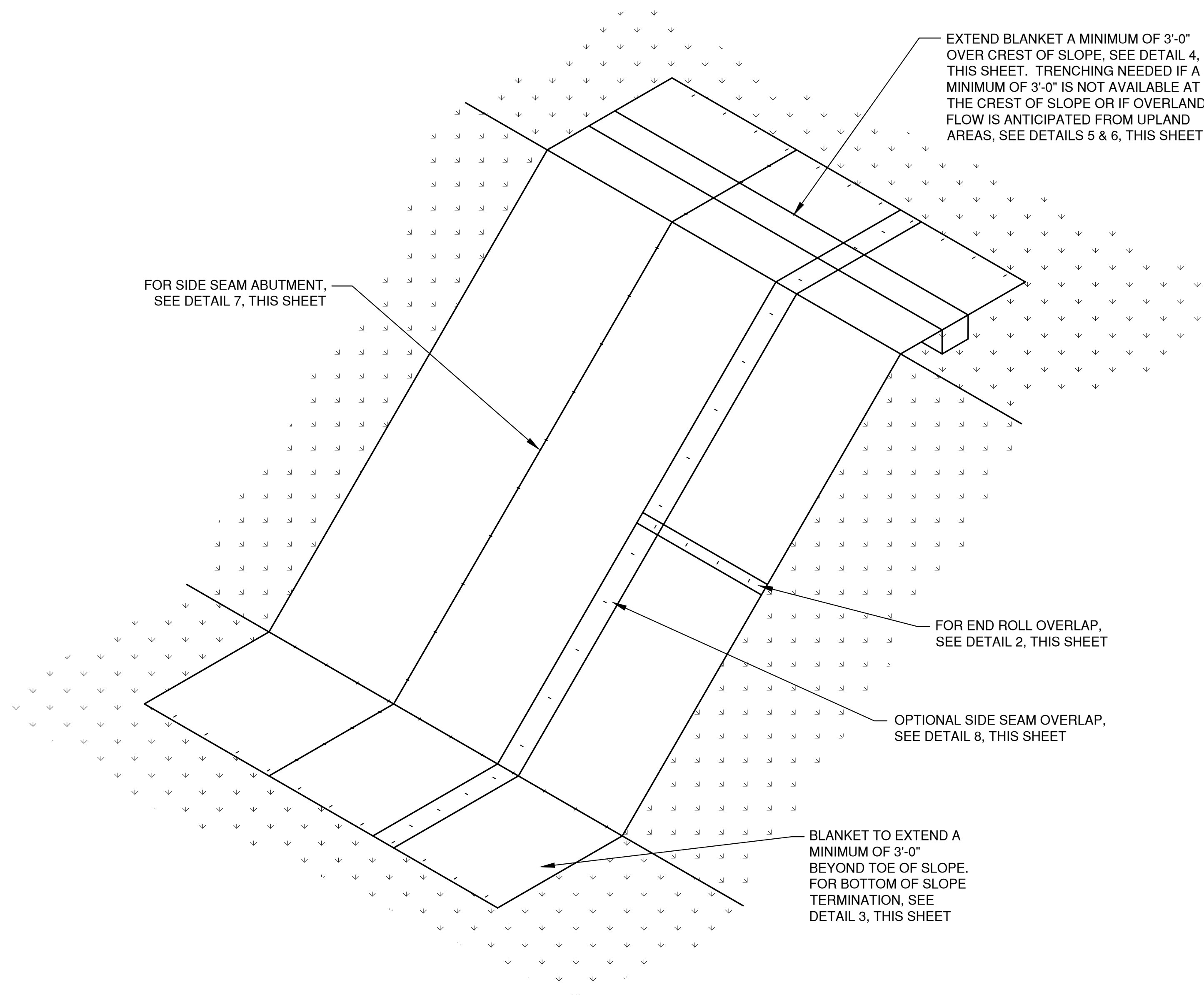
PROPOSED DEVELOPMENT FOR
NEARBY STORAGE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL
TRACKOUT CONTROL PRACTICES

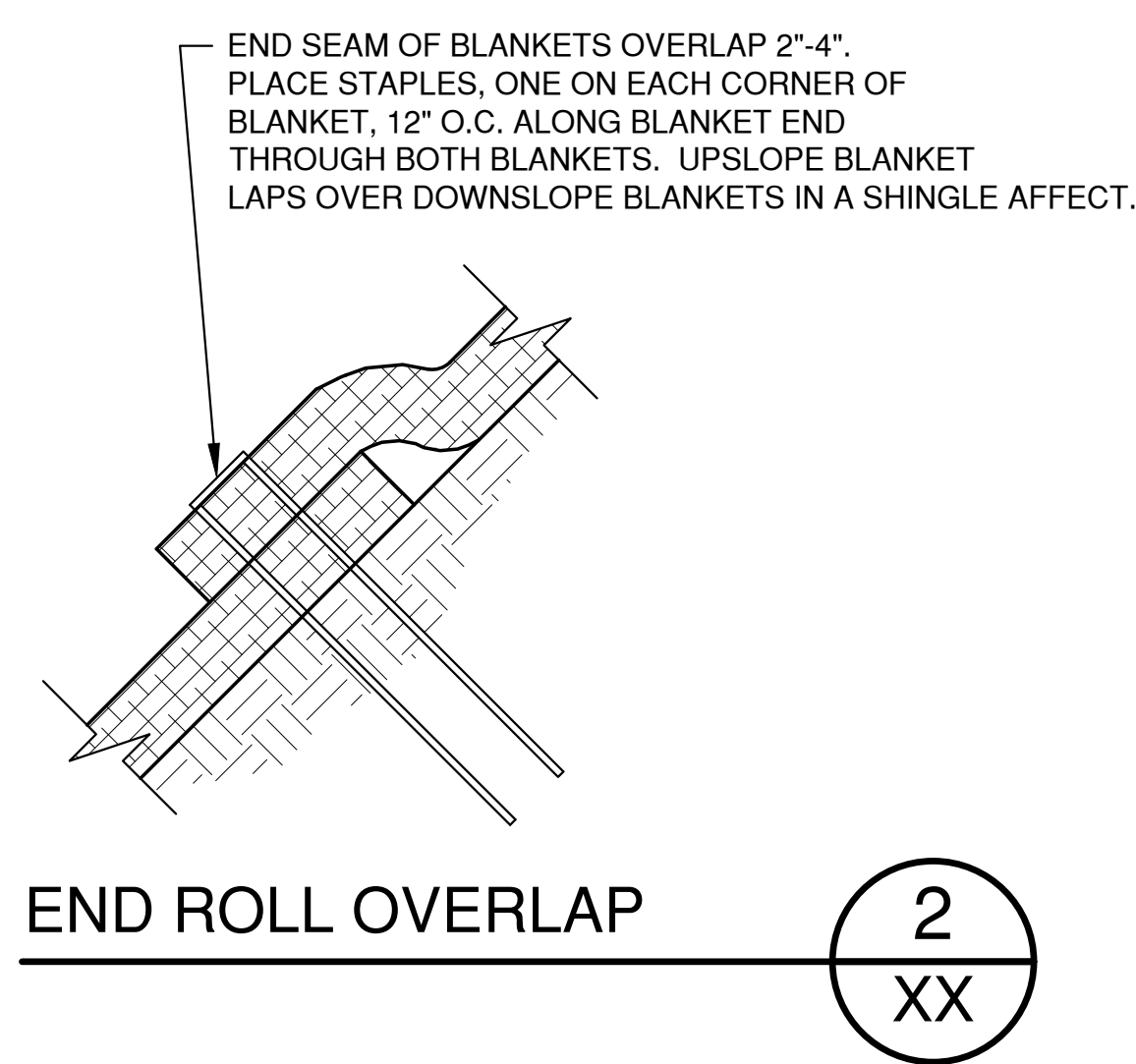
DATE	01/2023
FILE	
EROSION	
JOB NO.	6372001



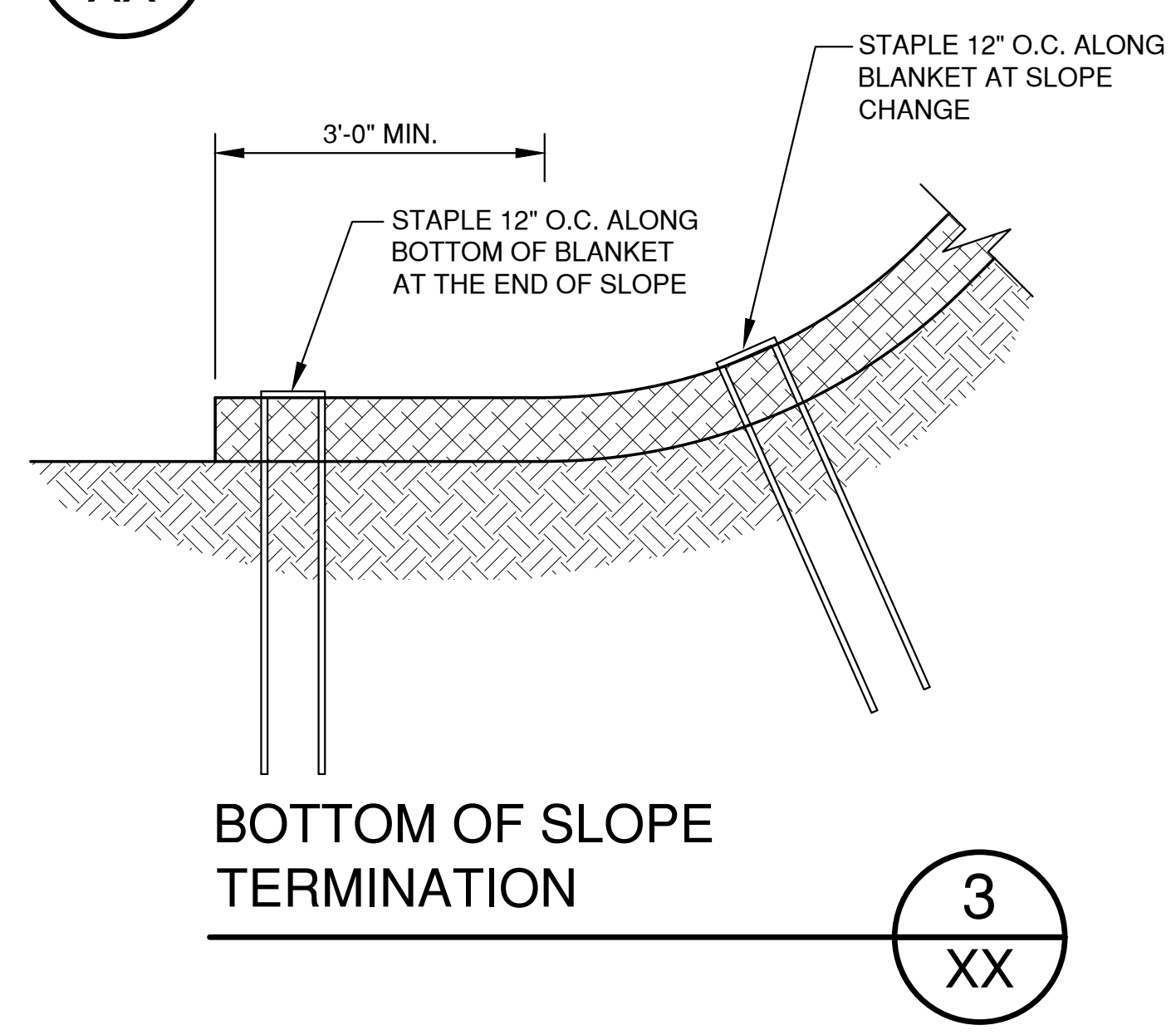
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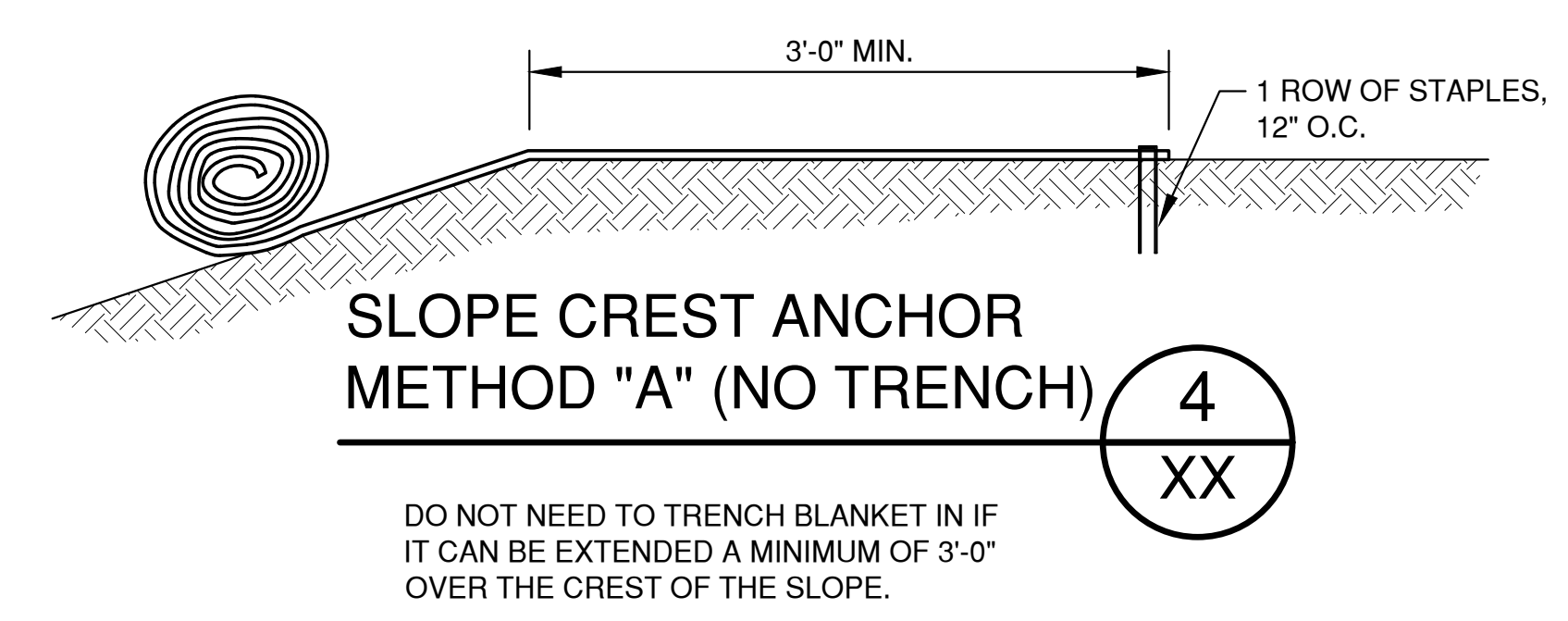
SLOPE DETAIL 1
XX



END ROLL OVERLAP 2
XX

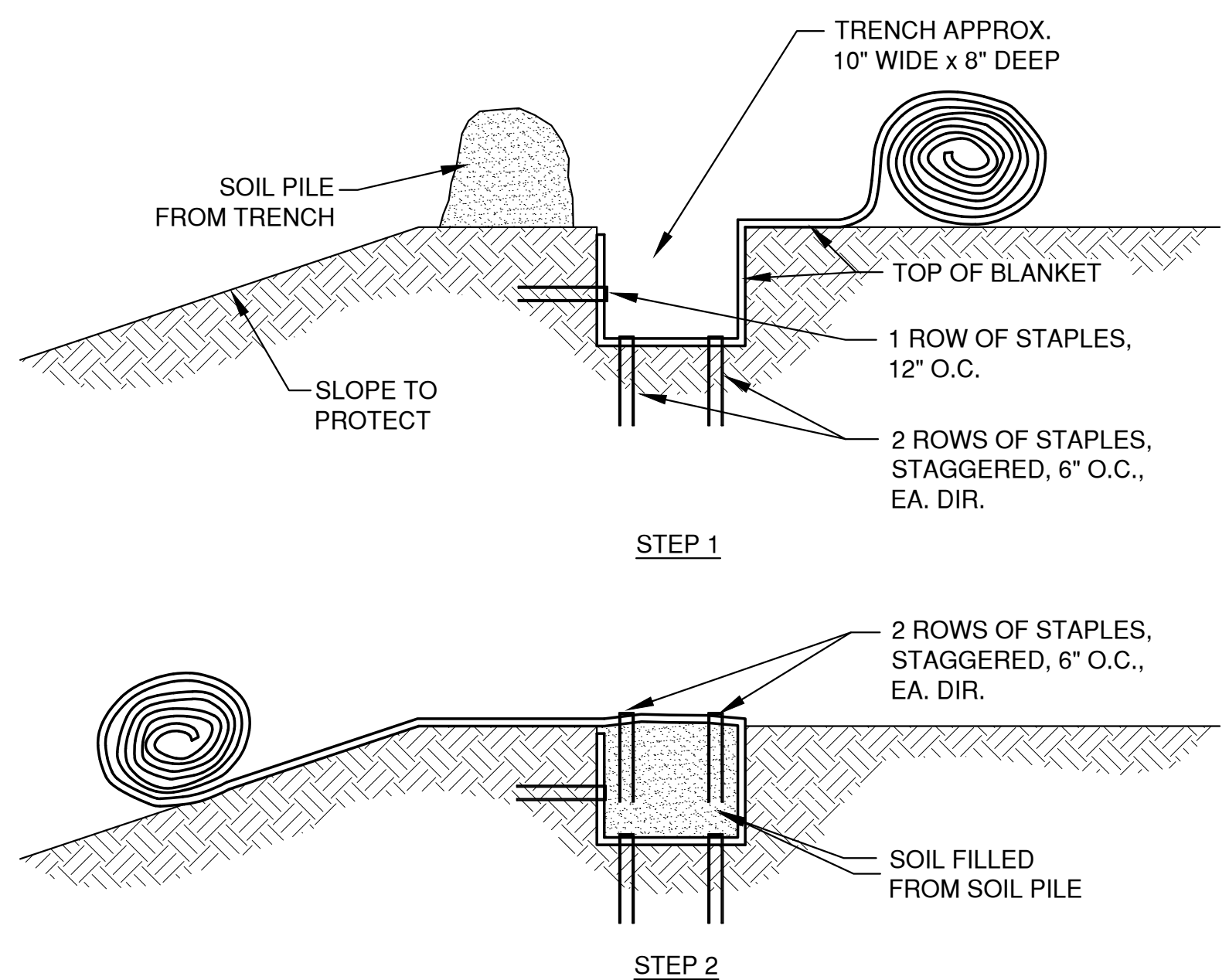


BOTTOM OF SLOPE TERMINATION 3
XX

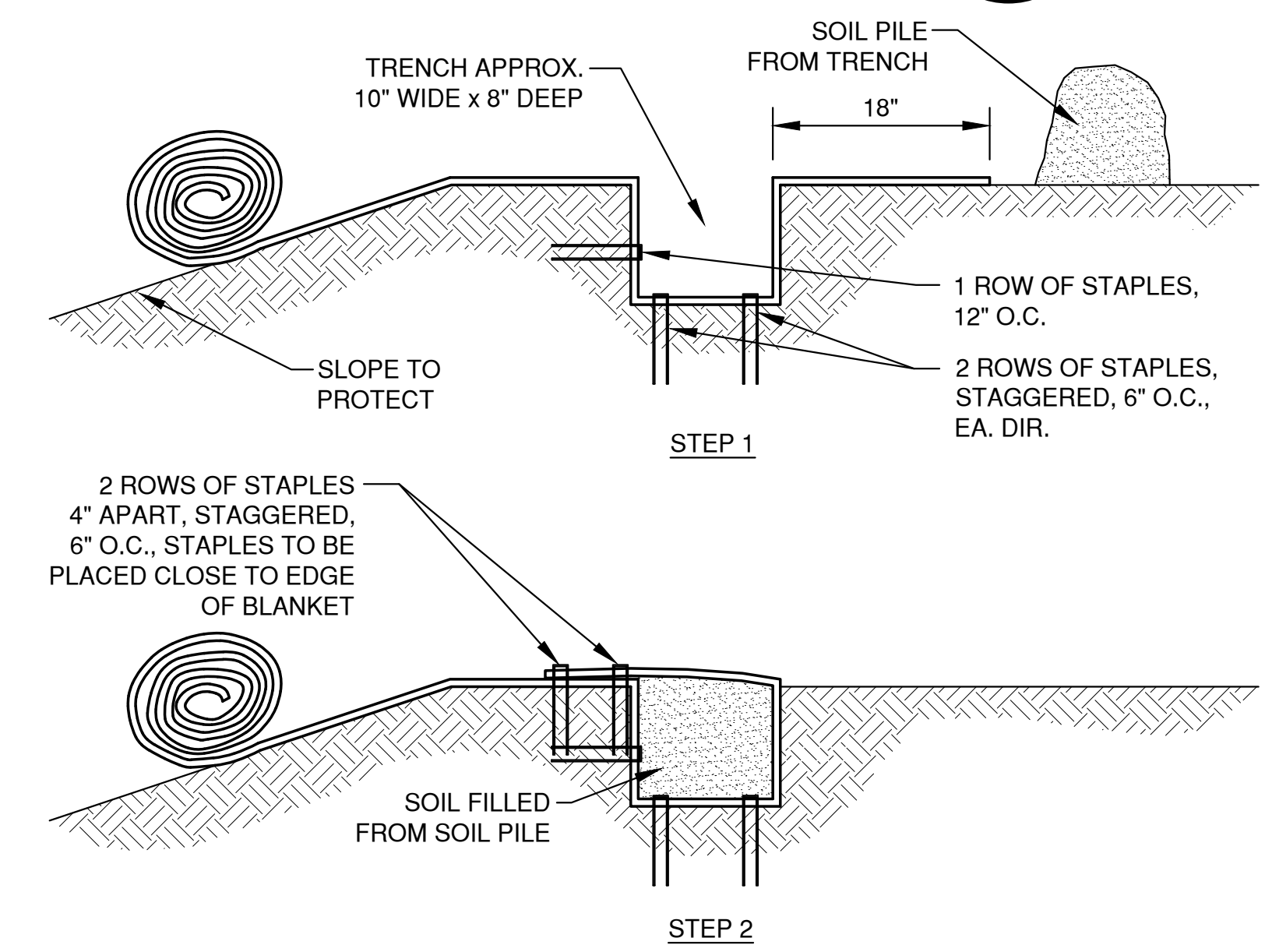


SLOPE CREST ANCHOR METHOD "A" (NO TRENCH) 4
XX

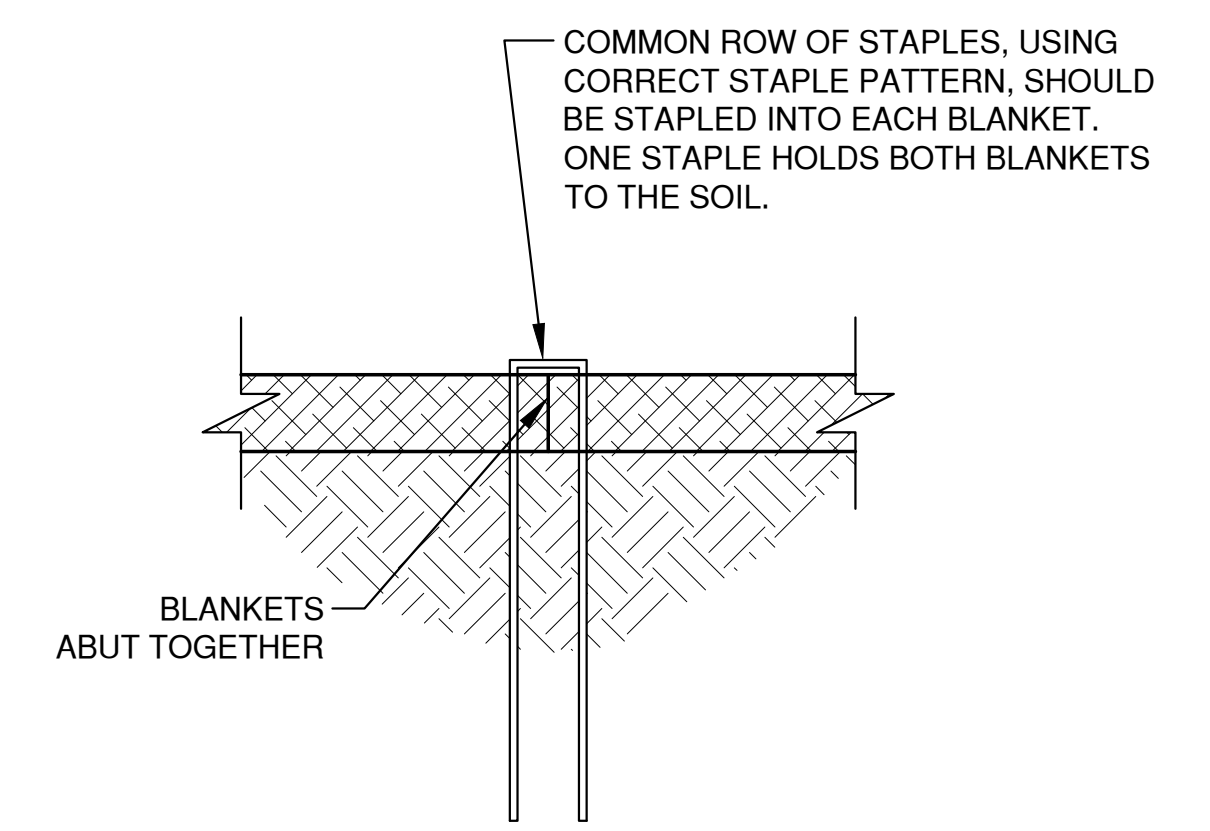
DO NOT NEED TO TRENCH BLANKET IN IF IT CAN BE EXTENDED A MINIMUM OF 3'-0" OVER THE CREST OF THE SLOPE.



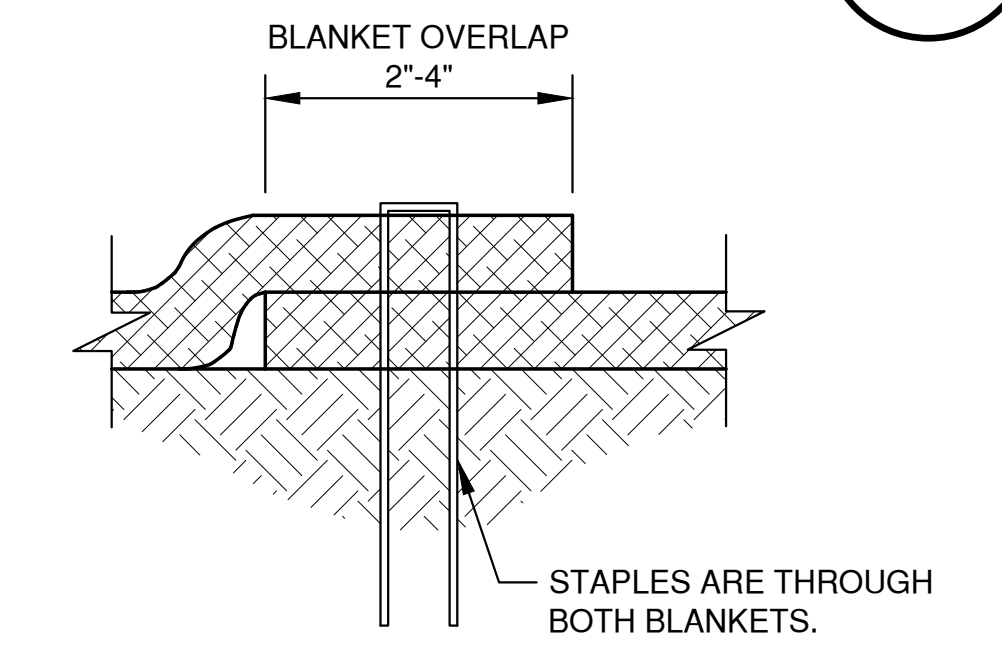
SLOPE TRENCHING METHOD "B" 5
XX



SLOPE TRENCHING METHOD "C" 6
XX



SIDE SEAM ABUT STAPLE DETAIL 7
XX

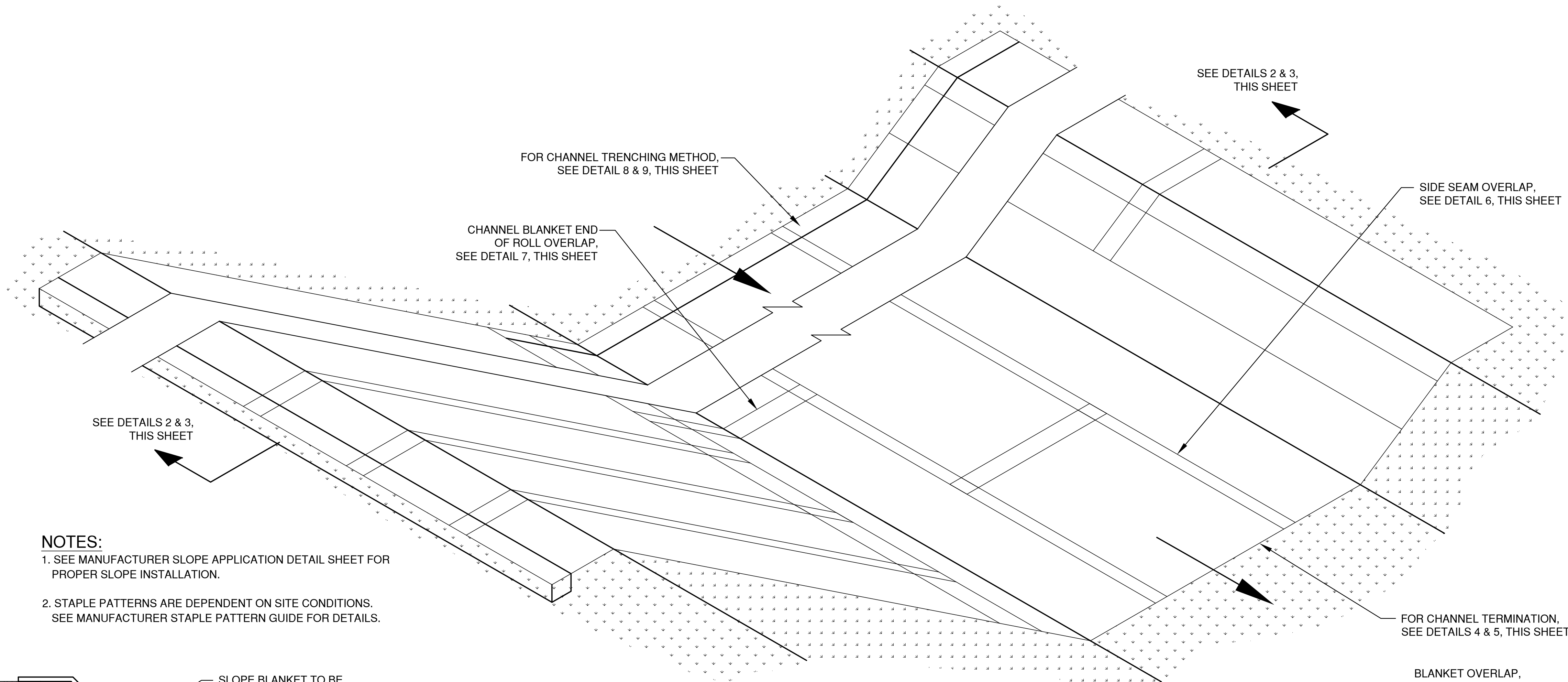


SIDE SEAM OVERLAP STAPLE DETAIL 8
XX

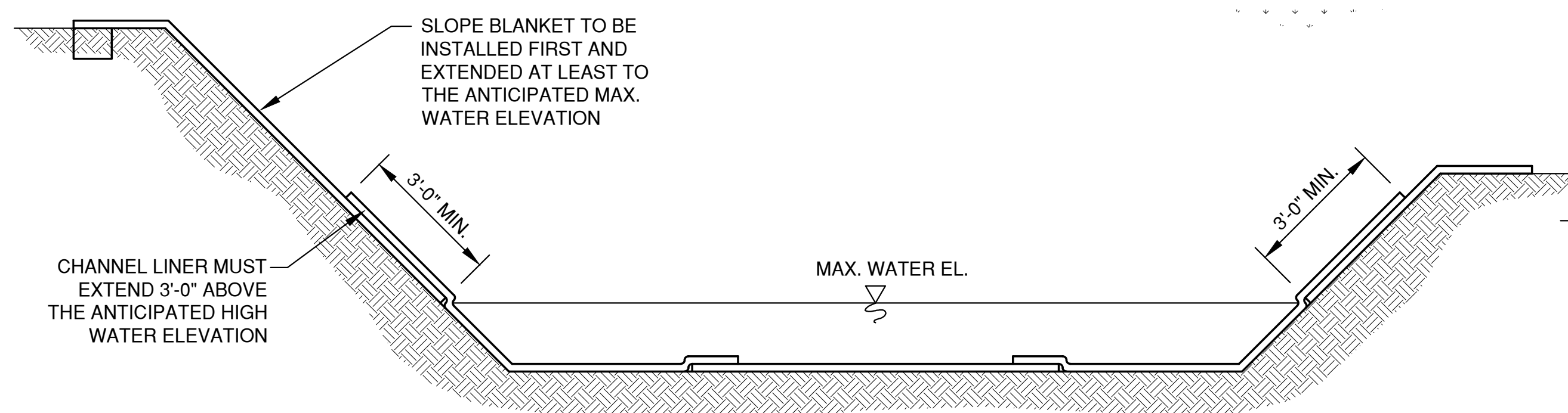
NOTES:
1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

LAYOUT: 8. SLOPE DETAIL
DATE: 01/2023
FILE: EROSION
JOB NO. 6372001

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN BLT	PROPOSED DEVELOPMENT FOR NEARBY STORAGE VILLAGE OF HOBART BROWN COUNTY, WISCONSIN	EROSION CONTROL EROSION MAT SLOPE APPLICATION DETAILS	DATE	Robert E. Lee & Associates, Inc. ENGINEERING, SURVEYING, ENVIRONMENTAL SERVICES 1250 CENTENNIAL CENTRE BOULEVARD HOBART, WI 54155 920-662-9641 www.releinc.com	SHEET NO.
1	6-6-2023	JGS	STORM WATER SUBMITTAL					CHECKED			01/2023		13
								DESIGNED			FILE		
								BLT			EROSION		

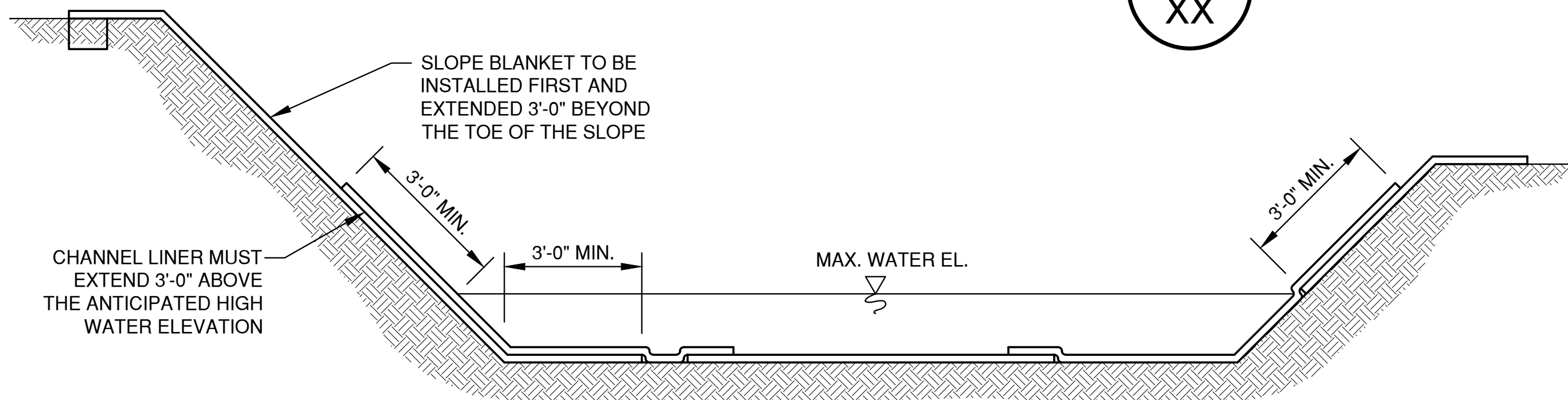


NOTES:
 1. SEE MANUFACTURER SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.
 2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.



CHANNEL INSTALLATION METHOD "A"

2
XX

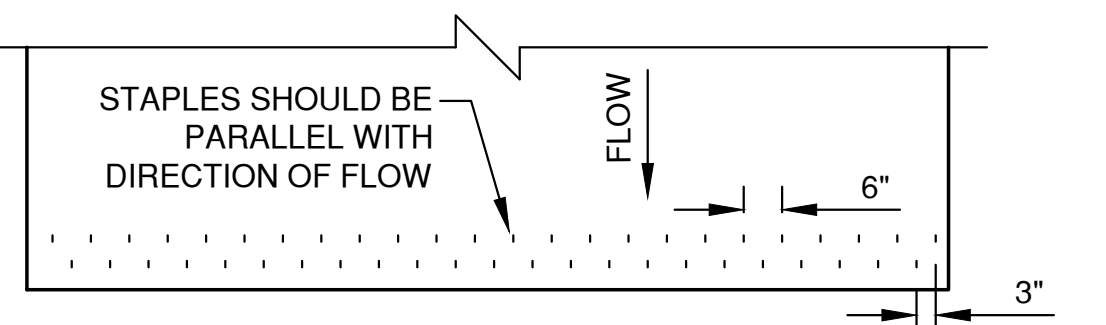


CHANNEL INSTALLATION METHOD "B"

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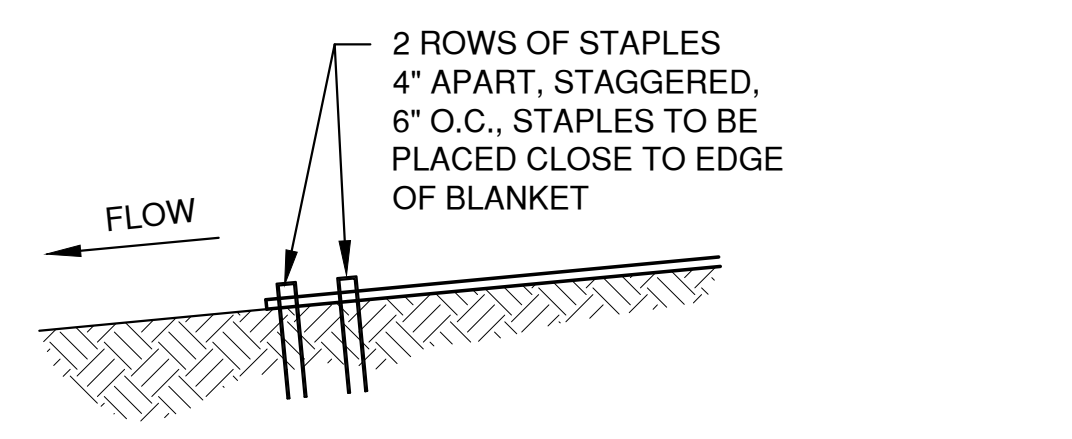
CHANNEL DETAIL

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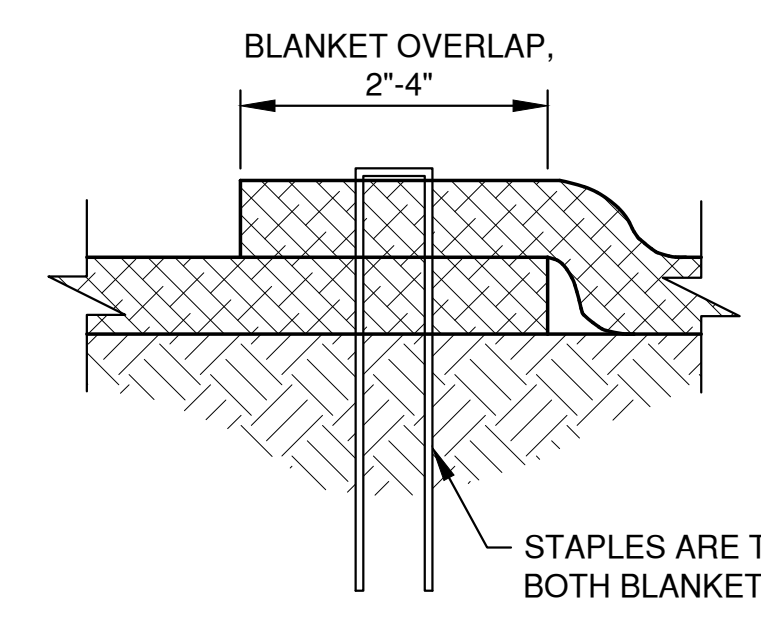
CHANNEL TERMINATION PLAN

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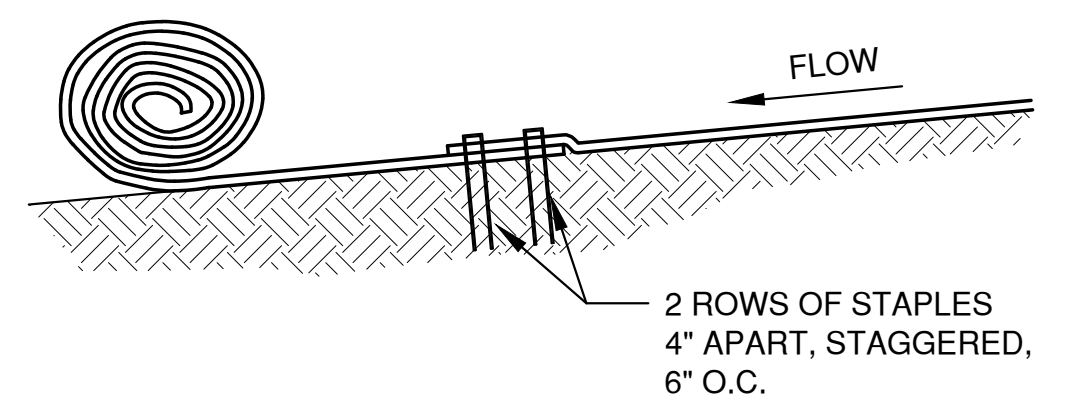
CHANNEL TERMINATION

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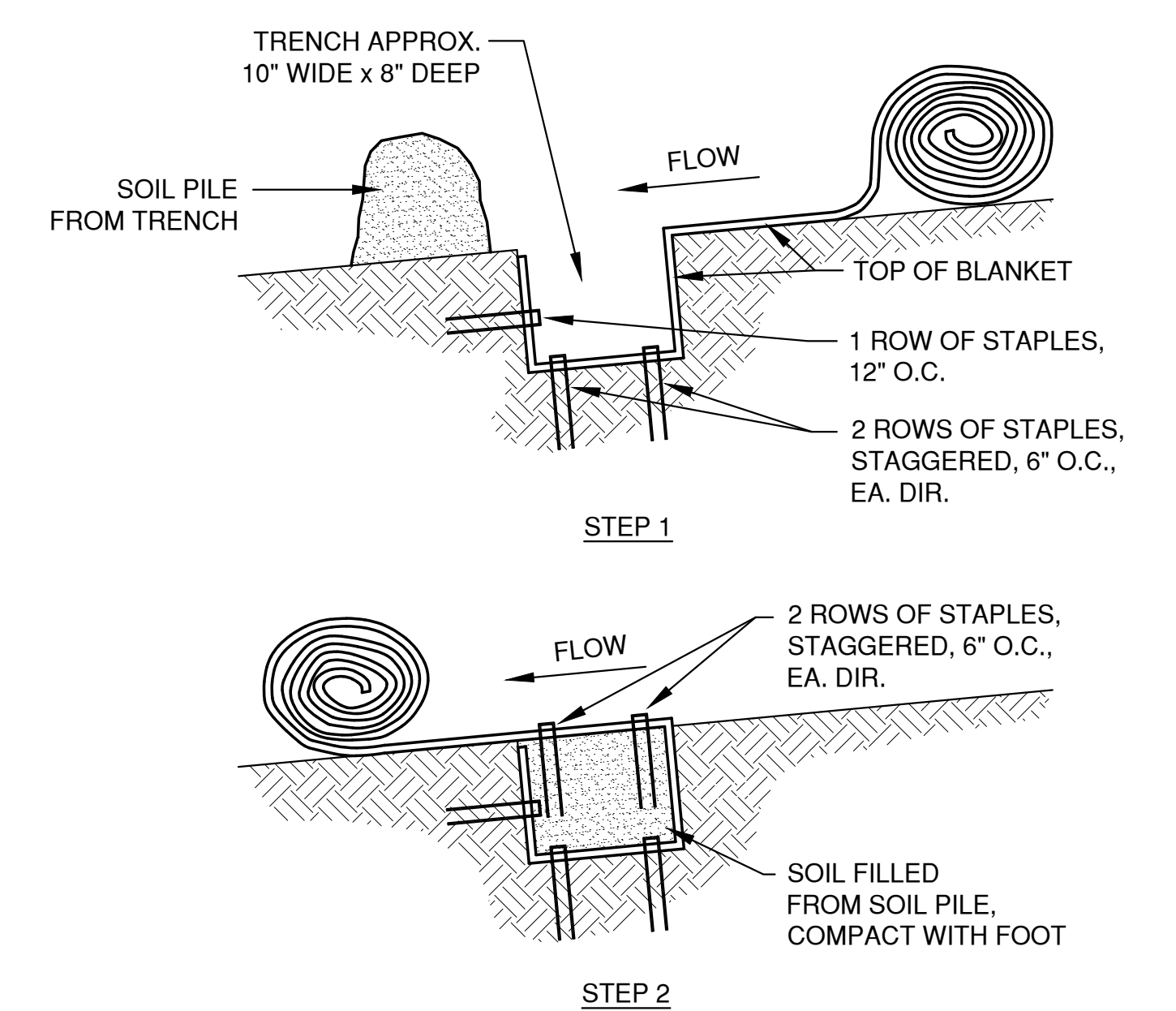
SIDE SEAM OVERLAP STAPLE DETAIL

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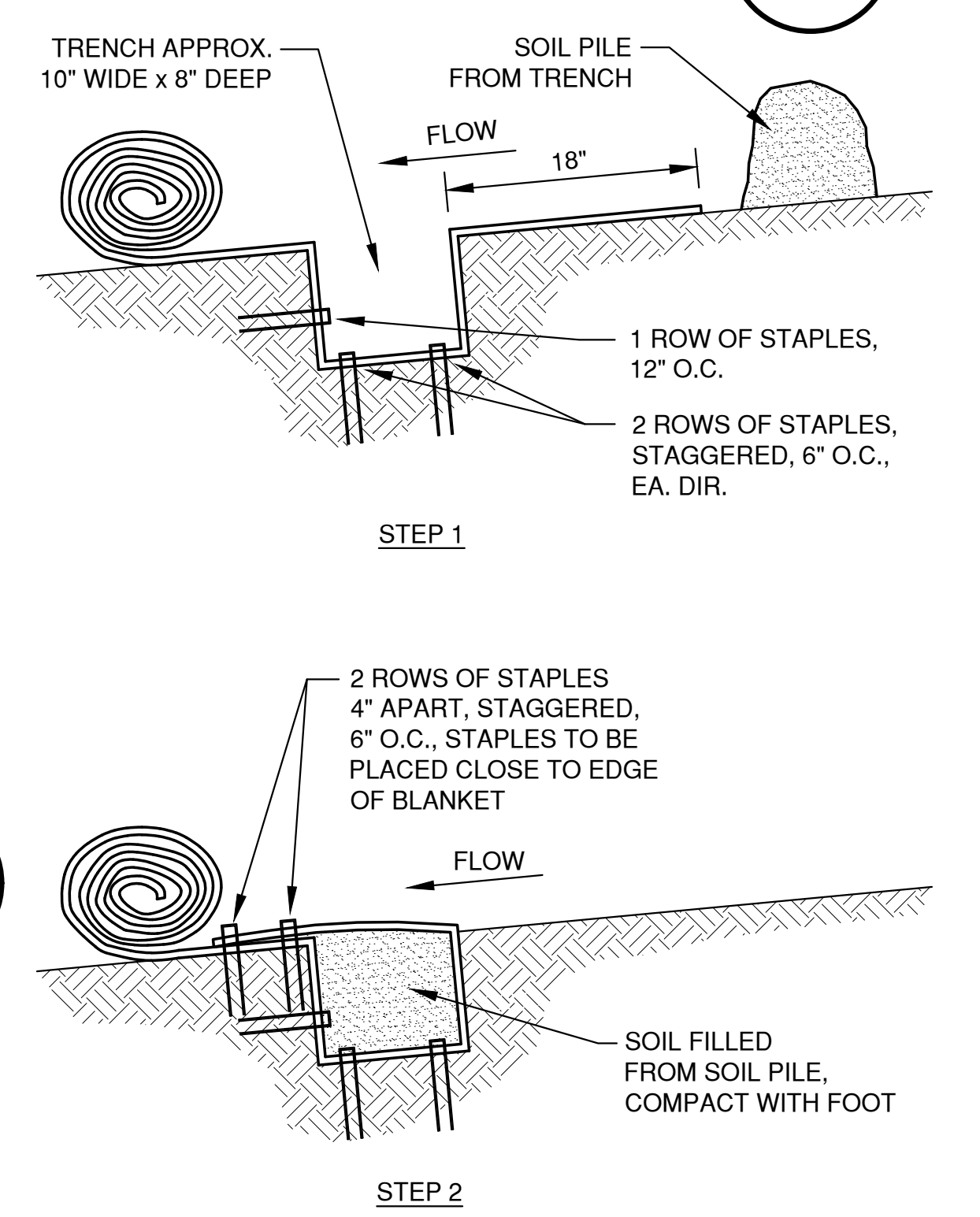
CHANNEL BLANKET END OF ROLL OVERLAP

7
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CHANNEL TRENCHING METHOD "A"

8
XX



CHANNEL TRENCHING METHOD "B"

9
XX

FILE: C:\Users\jahren\Documents\Projects\2023\230818\EROSION.dwg
 DATE: 01/2023
 DRAWN BY: JAH
 CHECKED BY: JAH
 DESIGNED BY: JAH
 DATE: 01/2023
 FILE: EROSION
 JOB NO.: 230818

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN
1	6-6-2023	JGS	STORM WATER SUBMITTAL					BLT
								CHECKED
								DESIGNED
								BLT

PROPOSED DEVELOPMENT FOR
 NEARBY STORAGE
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

EROSION CONTROL
 EROSION MAT
 CHANNEL APPLICATION DETAILS

DATE: 01/2023
 FILE: EROSION
 JOB NO.: 230818

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

SHEET NO. 14

PROPOSED STORAGE BUILDINGS #1 & #3 FOR: JESSE HALL/NEARBY STORAGE

VILLAGE OF HOBART,

WISCONSIN

A. GENERAL:

- All work and materials shall conform to the Wisconsin Administrative Code and all other applicable state and local codes. All work shall be performed in a complete and workmanlike manner.
- Provide adequate clearances from power lines and other hazards. Notify all affected utility companies to locate existing lines. Provide at least three working days notice if any remarking of utility locations is required.
- These drawings cover structural and general construction of the building only.
- Building designed for the following load conditions:

Roof Snow Load	26.9 PSF
Uniform Collateral Roof Load	3 PSF
Ground Snow Load	40 PSF
Snow Exposure Factor	1.0
Snow Importance Factor	0.8
Thermal Factor	1.2
Wind Load	115 MPH
Wind Importance Factor	1.0
Wind Site Exposure	B
Seismic Design	
Seismic Use Group	I
Seismic Site Class Type	D
Ss	6.5%
Sl	3.8%
- Provide all necessary labor, materials, equipment, and services required to complete all work as specified or shown on these drawings.
- Building is designed as Type VB Construction. Occupancy is S-1, storage. Building to be used for mini-storage.

B. SITE WORK:

- The following items shall be included with the earthwork contractor's work: All excavating and backfilling including foundation walls and footings, shaping ditches, grading, and granular base course. All backfill material inside building lines shall be granular in nature, placed in layers not to exceed 4 inches thickness, and compacted by means of vibratory equipment to at least 95% of maximum density, at optimum moisture content, in accordance with ASTM D1557-01. Top 3" shall be compacted crusher run gravel.
- Landscaping: Reuse surface topsoil stockpiled on the site or import topsoil. Grade lawn and grass areas to a smooth, even surface with loose, uniformly fine texture. Sow seed all disturbed areas. Mulch on the same day as seeding. Water newly planted areas and keep moist until new grass is established. Provide erosion control.

C. CONCRETE WORK:

- Allowable soil bearing pressure has been presumed to be 2000 PSF. Contractor shall notify Engineer immediately if unsuitable soil conditions are encountered.
- Earthwork Contractor's bid shall include excavating, trenching, and backfilling for all walls and footings. All backfill material within building lines shall be granular in nature, placed in layers not to exceed 4 inches thickness, and machine compacted to at least 95% of maximum density, at optimum content, in accordance with ASTM D1557-01. Top 3" shall be compacted crusher run gravel.
- Prevent surface water and subsurface or ground water from flowing into excavations and from flooding project site and surrounding area.

Do not allow water to accumulate in excavations. Remove water to prevent softening of foundation bottoms, undercutting footings, and soil changes detrimental to stability of subgrades and foundations. Provide and maintain pumps, well points, sumps, suction and discharge lines, and other dewatering system components necessary to convey water away from excavations.

Establish and maintain temporary drainage ditches and other diversions outside excavation limits to convey rain water and water removed from excavations to collecting or run-off areas. Do not use trench excavations as temporary drainage ditches.
- All concrete shall be placed in accordance with ACI 305, "Recommended Practice for Hot Weather Concreting", and ACI 306, "Recommended Practice for Cold Weather Concreting".
- All floor slab concrete shall have a minimum compressive strength of 4000 PSI at 28 days, with a maximum 3/4 inch aggregate size. All exterior walls, slabs, and curbs shall have a minimum compressive strength of 4000 PSI at 28 days and shall contain 6% plus or minus 1% air entrainment. No concrete shall be placed with a slump exceeding 4 inches (3 1/2 inches for floor slabs), unless pumped.
- Use of admixtures shall be in conformance with ASTM C414-T1, "Specifications for Chemical Admixtures for Concrete". Air entraining admixtures, as required above, shall be in conformance with ASTM C260. Water-reducing and set-retarding admixtures, such as Pozzolith brand by Master Builders Company, may be used in floor slab concrete. In no case shall cement content be reduced by more than 10%. Calcium chloride shall not be used as an accelerator. Fly ash shall not be used. The concrete supplier shall furnish Engineer a statement providing design mix data and sources of all materials used.

- All reinforcing steel shall conform to ASTM A615 Grade 60. Welded wire mesh shall conform to ASTM A185. All anchor bolts shall be A36 steel, furnished and installed by Concrete Contractor. Lap all horizontal reinforcing at splices and around corners, 36 bar diameters. All reinforcing shall be placed in accordance with CRSI "Recommended Practice for Placing Reinforcing Bars", latest edition. Keep all reinforcing steel free from dirt, rust, scale, greases, and oil.
- Provide 1/4 inch fiber expansion joints between walls & floor slab & around all pilasters. Provide keyway or dove-tailed construction joints between adjacent pours. Provide sawcut control joints, 3/16 inches wide by 1 1/4 inches deep, and ribbon control joints at spacings shown on foundation plan.
- Provide 3 inches clear cover under all reinforcing bars in concrete cast against soil. Provide 1 1/2 inches clear cover over all reinforcing bars in concrete foundation walls. Welded wire mesh shall be placed 2 inches below top of concrete floor slabs.
- Curing of interior and exterior concrete flatwork may be accomplished by application of a one-coat liquid membrane-forming curing compound. Follow Manufacturer's recommendations. Apply compound to concrete pours as soon as the water film disappears, while surface is still moist.
- All formwork shall be constructed and erected in conformance with ACI 347, "Recommended Practice for Concrete Formwork". Side forms shall be used for all footings; vertical earth cuts shall not be used. Forms shall be kept clean at all times. Form oil shall be applied to wall forms prior to erections to prevent contact with footings and steel reinforcement.

D. STRUCTURAL STEEL:

- All structural steel W-shapes shall be A992 steel. (Fy=50ksi)
- All structural steel tubes shall be ASTM A500, Grade B.
- All structural steel pipe shall be ASTM A53, Type E or S, Grade B.
- All anchor bolts, plates, angles, and channels shall be A36 steel.
- Comply with applicable provisions of the following codes and standards:
 - American Iron and Steel Institute (AISI)
 - American Institute of Steel Construction (AISC)
 - American Welding Society (AWS/AWS D1.3 Structural Welding Code/Sheet Steel)

E. WOOD ROOF TRUSSES:

- Wood roof trusses shall be designed, constructed and erected in accordance with the following recommended standards: NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, TP1-1995. Also, see Wisconsin Enrolled Commercial Building Code Chapter 23.
- All wood truss drawings shall be designed and stamped by an architect or engineer registered in the State of Wisconsin. Truss manufacturer to submit five sets of plans and two sets of calculations to the Architect/Engineer of record for submittal to Dept. of Safety and Professional Services.
- Wood truss design loads (superimposed loads):

TOP CHORD:	LIVE LOAD = 26.9 PSF DEAD LOAD = 10.0 PSF SNOW DRIFT LOAD = SEE ROOF FRAMING PLAN
BOTTOM CHORD:	DEAD LOAD = 10.0 PSF

F. ROUGH & FINISH CARPENTRY

- For structural framing provide any of the following:
 - Hem-Fir (NWFA Grading).
 - Douglas Fir-Larch (NWFA or WCLIB grading).
 - Southern Pine (SPFB grading).
- Glued laminated timbers shall be manufactured and identified as required in AITC A190.1, and ASTM D 3737.
- Standing and running trim comply with AWI Section 300, Custom Grade.
- Cabinet work is as indicated on drawings. Comply with AWI Section 400.

G. OPENINGS & FINISH ITEMS:

- All doors, windows, and frames as shown on drawings. All required exit doors shall have illuminated exit lights and exit hardware in conformance with Wisconsin Enrolled Commercial Building Code Chapter 10, section 1003.2.10.
- All interior and exterior walls shall have wood studs at 16" o/c
- Interior finishes shall comply with Wisconsin Enrolled Commercial Building Code Chapter 8.
- Paint all exposed surfaces. Architect will select from standard colors and finishes available. Do not paint prefinished items, concealed surfaces, finished metal surfaces, operating parts and labels. Protect work of other trades. Remove spattered paint by washing and scraping. Touch up and restore damaged or defaced painted surfaces.
- Insulation shall be as noted on drawings.

H. ELECTRICAL WORK:

- Covered under separate contract.

INDEX OF DRAWINGS	
T1.0	TITLE SHEET / STANDARD SPECIFICATIONS
SITE PLANS BY OTHERS	
C1.0	EXISTING CONDITIONS SITE PLAN
C2.0	SITE PLAN
C3.0	EROSION CONTROL PLAN
FLOOR PLAN/FOUNDATION PLAN	
A1.0	FLOOR PLAN/FOUNDATION PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTION/DETAILS

2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS

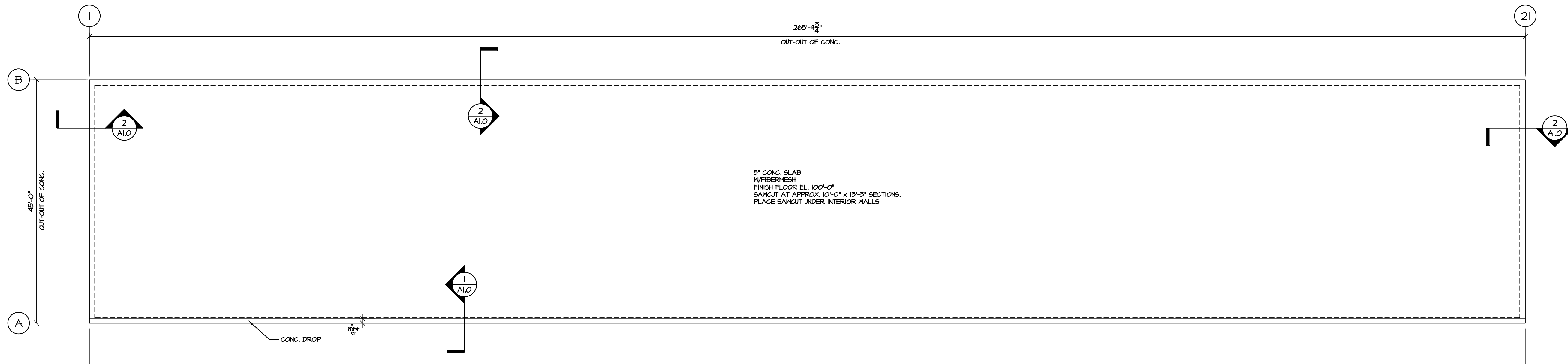
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DESCRIPTION: TITLE SHEET/SAMPLE SPECIFICATIONS

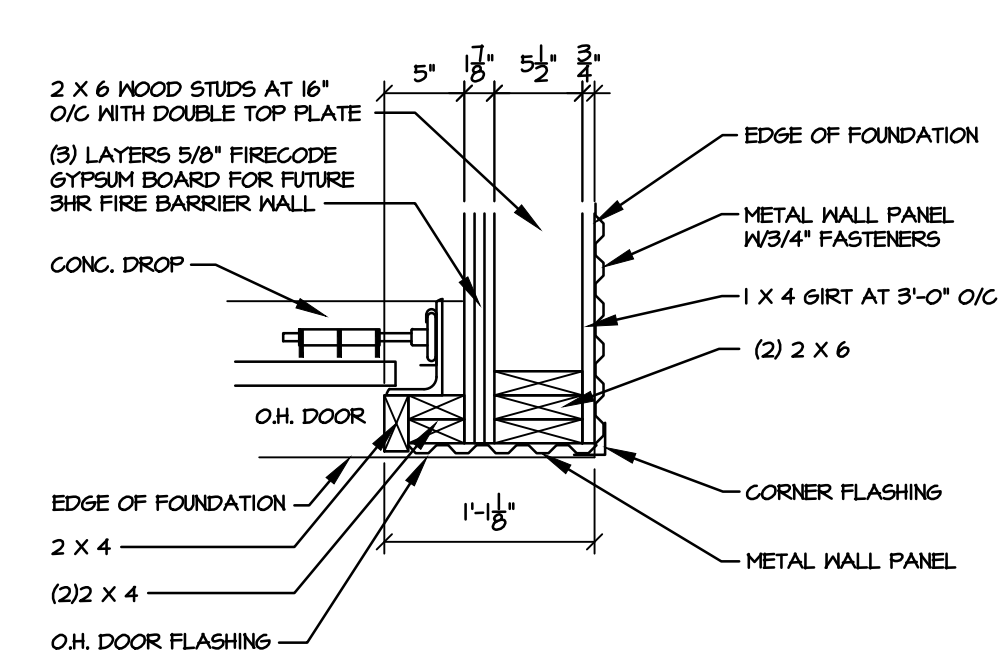
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RDT
CHECKED BY:

DATE:
04-25-24
SHEET

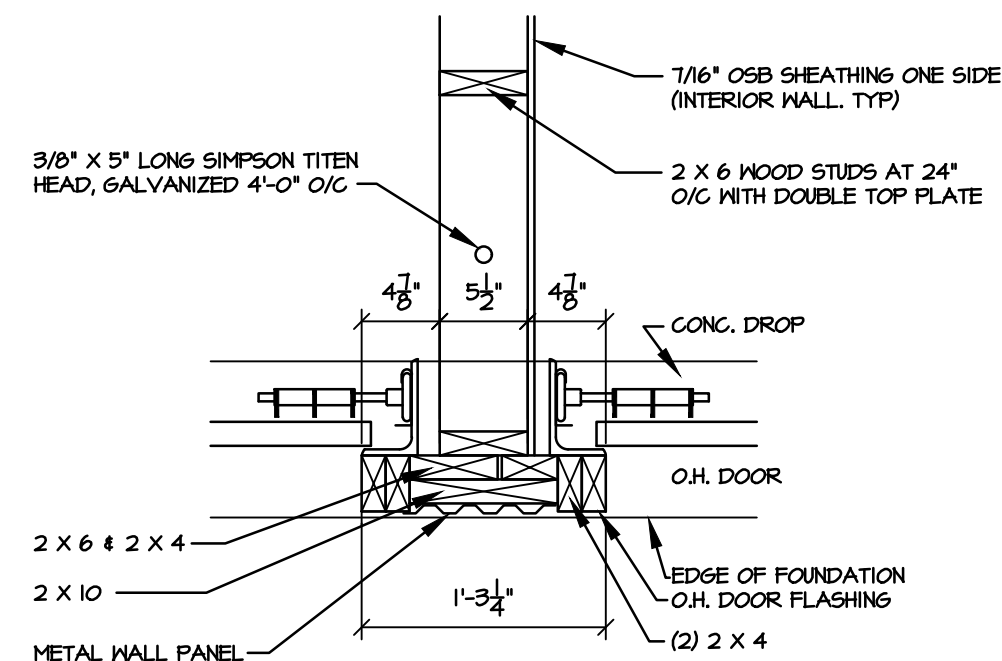
T1.0
PROJECT-NUMBER
7855



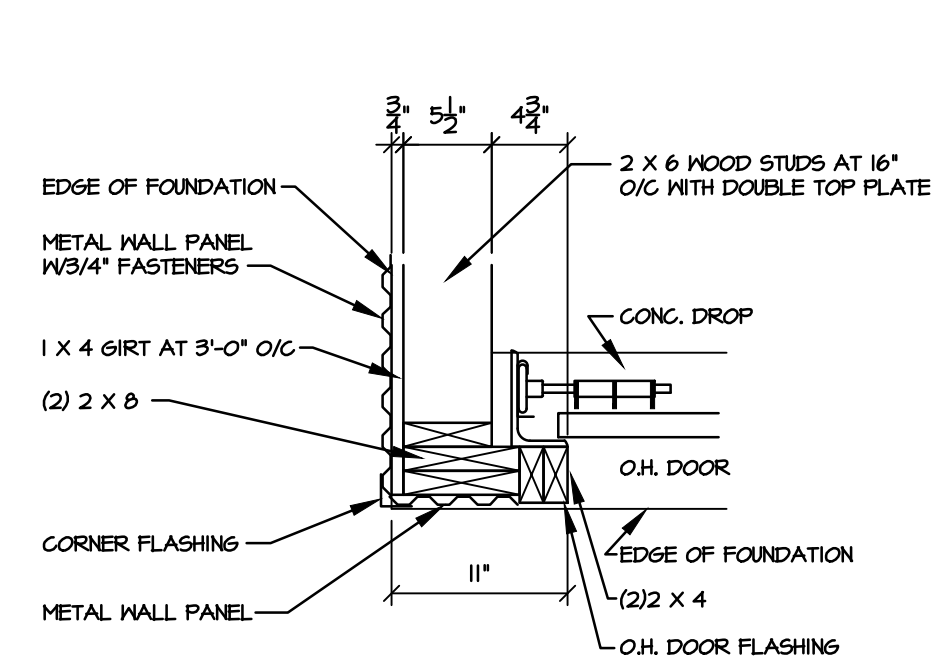
FOUNDATION PLAN BUILDING #3
SCALE: 3/32" = 1'-0"
N (BUILDING #1 IS A MIRROR IMAGE)



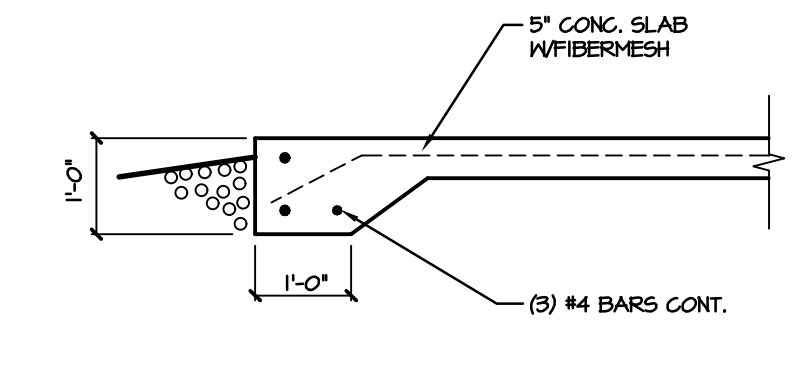
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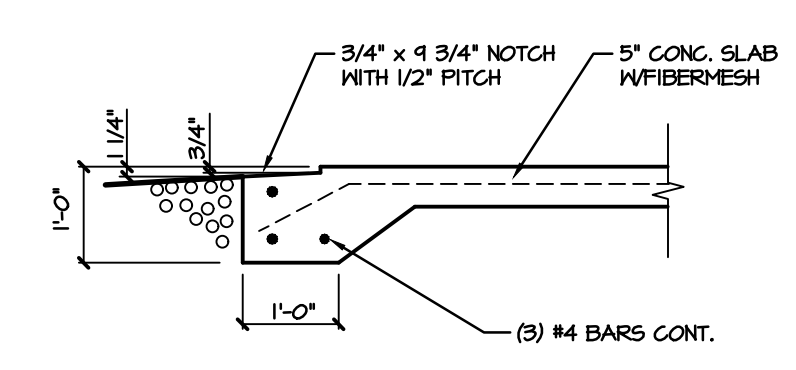
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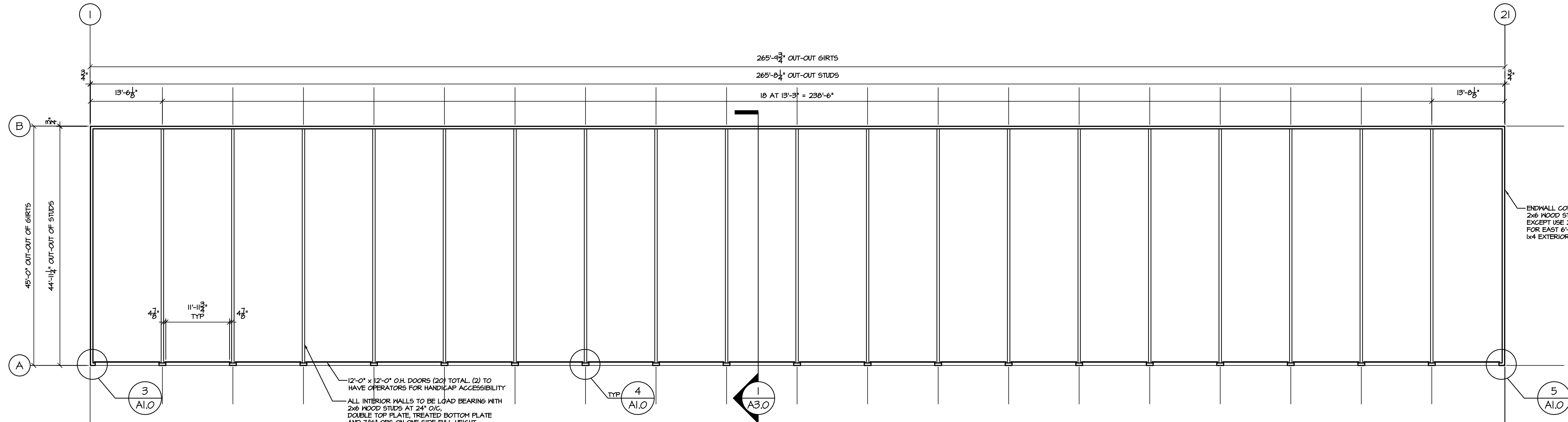
3 CORNER DETAIL
SCALE: 1" = 1'-0"



2 GRADE BEAM SECTION
SCALE: 1/2" = 1'-0"



1 SECTION AT O.H. DOORS
SCALE: 1/2" = 1'-0"

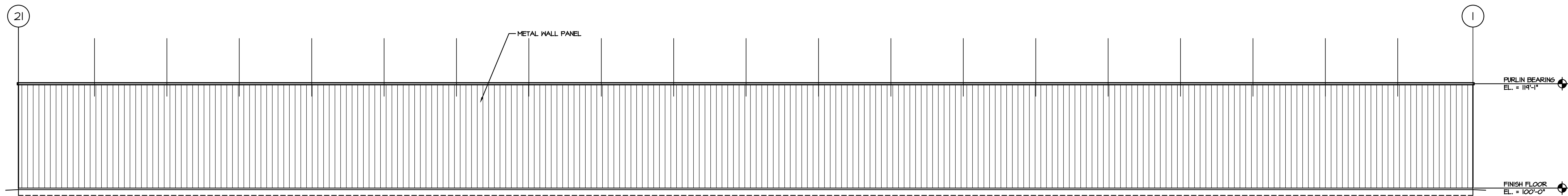


FLOOR PLAN BUILDING #3
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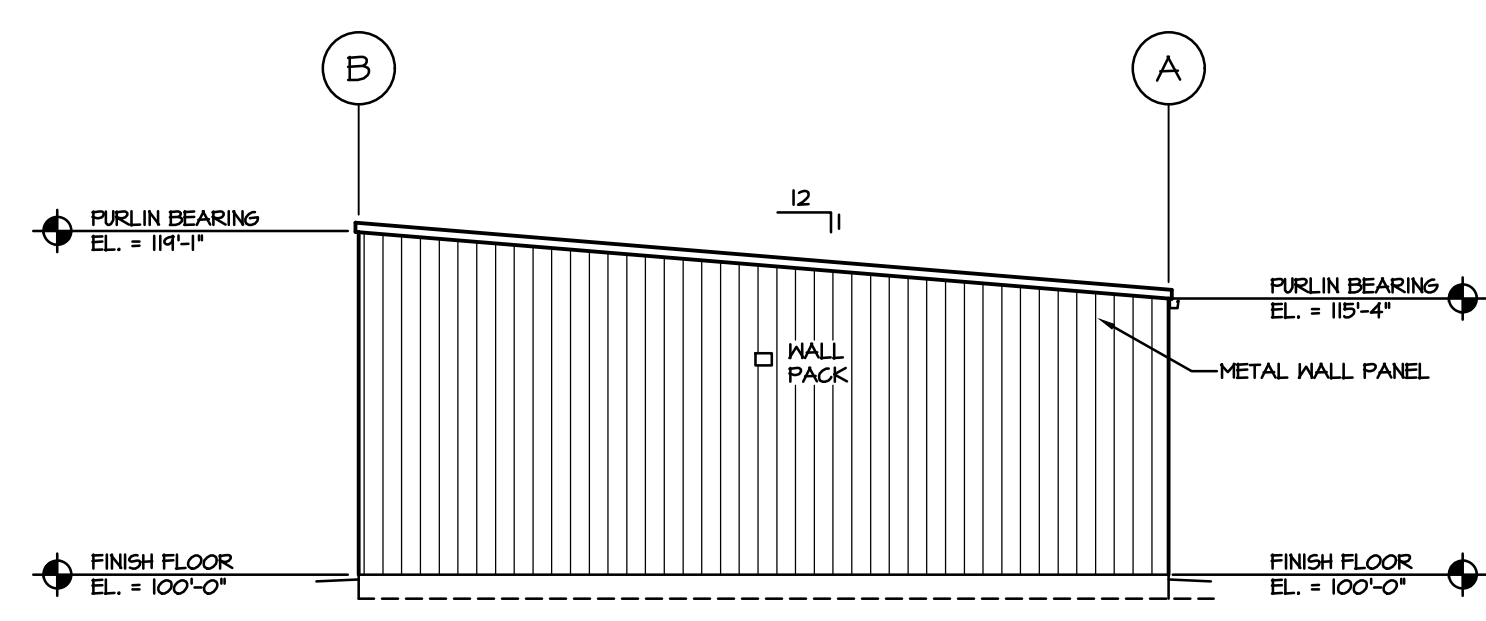
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DRAWN BY: CHECKED BY:	DATE: SHEET A1.0 PROJECT-NUMBER 7855
REV. NO. DESCRIPTION DATE BY	REV. NO. DESCRIPTION DATE BY

2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

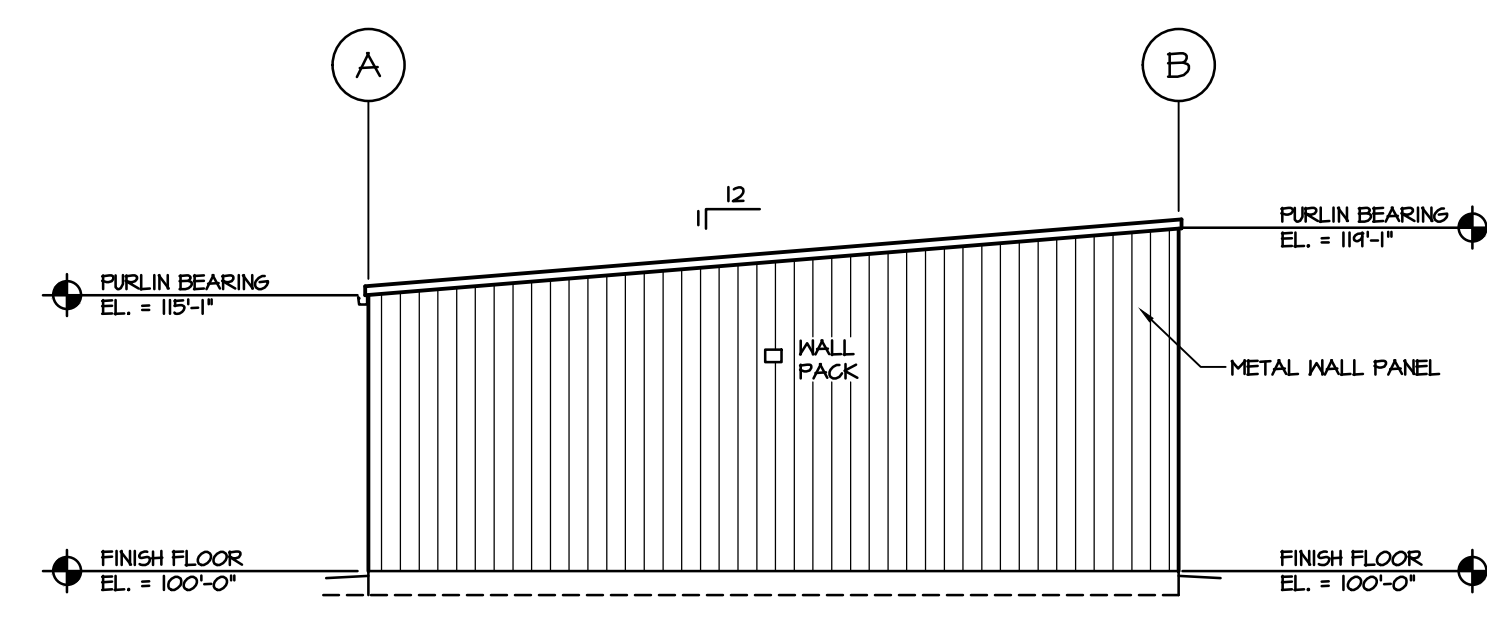
HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS



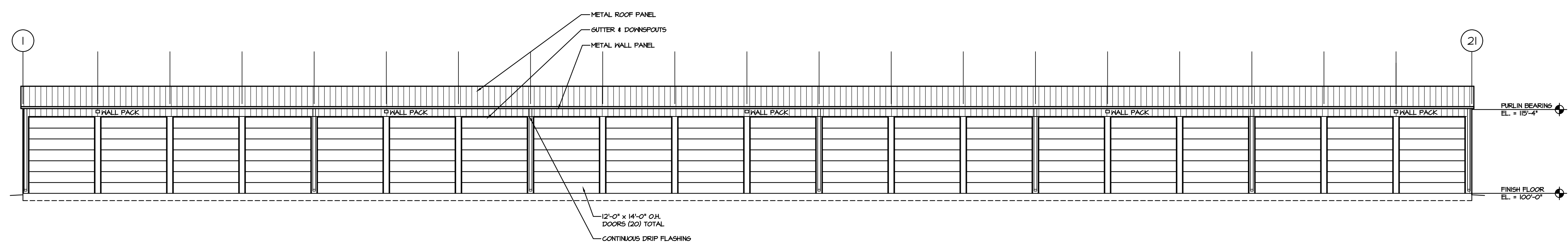
EAST ELEVATION
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NORTH ELEVATION
SCALE: 3/32" = 1'-0"



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"

(BUILDING #3 IS A MIRROR IMAGE)

PROJECT: JESSE HALL NEARBY STORAGE BUILDINGS #1 & #3 LOCATION: W. MASON STREET VILLAGE OF HOBART, WISCONSIN DESCRIPTION: EXTERIOR ELEVATIONS		2718 NORTH MEADE ST. APPLETON, WI 54911 TEL: (920) 733-8377 FAX: (920) 733-4731
REV. NO. DESCRIPTION DATE BY	REV. NO. DESCRIPTION DATE BY	HARRIS & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS
DRAWN BY: RTD	CHECKED BY:	DATE: 04-25-23
SHEET A2.0		PROJECT-NUMBER 7855

PROPOSED STORAGE BUILDING #2 FOR: JESSE HALL/NEARBY STORAGE

VILLAGE OF HOBART,

WISCONSIN

A. GENERAL:

- All work and materials shall conform to the Wisconsin Administrative Code and all other applicable state and local codes. All work shall be performed in a complete and workmanlike manner.
- Provide adequate clearances from power lines and other hazards. Notify all affected utility companies to locate existing lines. Provide at least three working days notice if any remarking of utility locations is required.
- These drawings cover structural and general construction of the building only.
- Building designed for the following load conditions:

Roof Snow Load	26.9 PSF
Uniform Collateral Roof Load	3 PSF
Ground Snow Load	40 PSF
Snow Exposure Factor	1.0
Snow Importance Factor	0.8
Thermal Factor	1.2
Wind Load	115 MPH
Wind Importance Factor	1.0
Wind Site Exposure	B
Seismic Design	
Seismic Use Group	I
Seismic Site Class Type	D
Ss	6.5%
SI	3.8%
- Provide all necessary labor, materials, equipment, and services required to complete all work as specified or shown on these drawings.
- Building is designed as Type VB Construction. Occupancy is S-1, storage. Building to be used for mini-storage.

B. SITE WORK:

- The following items shall be included with the earthwork contractor's work: All excavating and backfilling including foundation walls and footings, shaping ditches, grading, and granular base course. All backfill material inside building lines shall be granular in nature, placed in layers not to exceed 4 inches thickness, and compacted by means of vibratory equipment to at least 95% of maximum density, at optimum moisture content, in accordance with ASTM D1557-01. Top 3" shall be compacted crusher run gravel.
- Landscaping: Reuse surface topsoil stockpiled on the site or import topsoil. Grade lawn and grass areas to a smooth, even surface with loose, uniformly fine texture. Sow seed all disturbed areas. Mulch on the same day as seeding. Water newly planted areas and keep moist until new grass is established. Provide erosion control.

C. CONCRETE WORK:

- Allowable soil bearing pressure has been presumed to be 2000 PSF. Contractor shall notify Engineer immediately if unsuitable soil conditions are encountered.
- Earthwork Contractor's bid shall include excavating, trenching, and backfilling for all walls and footings. All backfill material within building lines shall be granular in nature, placed in layers not to exceed 4 inches thickness, and machine compacted to at least 95% of maximum density, at optimum content, in accordance with ASTM D1557-01. Top 3" shall be compacted crusher run gravel.
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Do not allow water to accumulate in excavations. Remove water to prevent softening of foundation bottoms, undercutting footings, and soil changes detrimental to stability of subgrades and foundations. Provide and maintain pumps, well points, sumps, suction and discharge lines, and other dewatering system components necessary to convey water away from excavations.

Establish and maintain temporary drainage ditches and other diversions outside excavation limits to convey rain water and water removed from excavations to collecting or run-off areas. Do not use trench excavations as temporary drainage ditches.
- All concrete shall be placed in accordance with ACI 305, "Recommended Practice for Hot Weather Concreting", and ACI 306, "Recommended Practice for Cold Weather Concreting".
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- Provide 1/4 inch fiber expansion joints between walls & floor slab & around all plasters. Provide keyway or dove-tailed construction joints between adjacent pours. Provide sawcut control joints, 3/16 inches wide by 1 1/4 inches deep, and ribbon control joints at spacings shown on foundation plan.
- Provide 3 inches clear cover under all reinforcing bars in concrete cast against soil. Provide 1 1/2 inches clear cover over all reinforcing bars in concrete foundation walls. Welded wire mesh shall be placed 2 inches below top of concrete floor slabs.
- Curing of interior and exterior concrete flatwork may be accomplished by application of a one-coat liquid membrane-forming curing compound. Follow Manufacturer's recommendations. Apply compound to concrete pours as soon as the water film disappears, while surface is still moist.
- All formwork shall be constructed and erected in conformance with ACI 347, "Recommended Practice for Concrete Formwork". Side forms shall be used for all footings; vertical earth cuts shall not be used. Forms shall be kept clean at all times. Form oil shall be applied to wall forms prior to erections to prevent contact with footings and steel reinforcement.

D. STRUCTURAL STEEL:

- All structural steel W-shapes shall be A992 steel. (Fy=50ksi)
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- All structural steel pipe shall be ASTM A53, Type E or S, Grade B.
- All anchor bolts, plates, angles, and channels shall be A36 steel.
- Comply with applicable provisions of the following codes and standards:
 - American Iron and Steel Institute (AISI)
 - American Institute of Steel Construction (AISC)
 - American Welding Society (AWS/AWS D1.3 Structural Welding Code/Sheet Steel)

E. WOOD ROOF TRUSSES:

- Wood roof trusses shall be designed, constructed and erected in accordance with the following recommended standards: NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION, TP1-1995. Also, see Wisconsin Enrolled Commercial Building Code Chapter 23.
- All wood truss drawings shall be designed and stamped by an architect or engineer registered in the State of Wisconsin. Truss manufacturer to submit five sets of plans and two sets of calculations to the Architect/Engineer of record for submittal to Dept. of Safety and Professional Services.
- Wood truss design loads (superimposed loads):

TOP CHORD:	LIVE LOAD = 26.9 PSF DEAD LOAD = 10.0 PSF SNOW DRIFT LOAD = SEE ROOF FRAMING PLAN
BOTTOM CHORD:	DEAD LOAD = 10.0 PSF

F. ROUGH & FINISH CARPENTRY

- For structural framing provide any of the following:
 - Hem-Fir (NWFA Grading).
 - Douglas Fir-Larch (NWFA or WCLIB grading).
 - Southern Pine (SPFB grading).
- Glued laminated timbers shall be manufactured and identified as required in AITC A190.1, and ASTM D 3737.
- Standing and running trim comply with AWI Section 300, Custom Grade.
- Cabinet work is as indicated on drawings. Comply with AWI Section 400.

G. OPENINGS & FINISH ITEMS:

- All doors, windows, and frames as shown on drawings. All required exit doors shall have illuminated exit lights and exit hardware in conformance with Wisconsin Enrolled Commercial Building Code Chapter 10, section 1003.2.10.
- All interior and exterior walls shall have wood studs at 16" o/c
- Interior finishes shall comply with Wisconsin Enrolled Commercial Building Code Chapter 8.
- Paint all exposed surfaces. Architect will select from standard colors and finishes available. Do not paint prefinished items, concealed surfaces, finished metal surfaces, operating parts and labels. Protect work of other trades. Remove spattered paint by washing and scraping. Touch up and restore damaged or defaced painted surfaces.
- Insulation shall be as noted on drawings.

H. ELECTRICAL WORK:

- Covered under separate contract.

INDEX OF DRAWINGS	
T1.0	TITLE SHEET / STANDARD SPECIFICATIONS
SITE PLANS BY OTHERS	
C1.0	EXISTING CONDITIONS SITE PLAN
C2.0	SITE PLAN
C3.0	EROSION CONTROL PLAN
FLOOR PLAN/FOUNDATION PLAN	
A1.0	FLOOR PLAN/FOUNDATION PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTION/DETAILS

2716 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

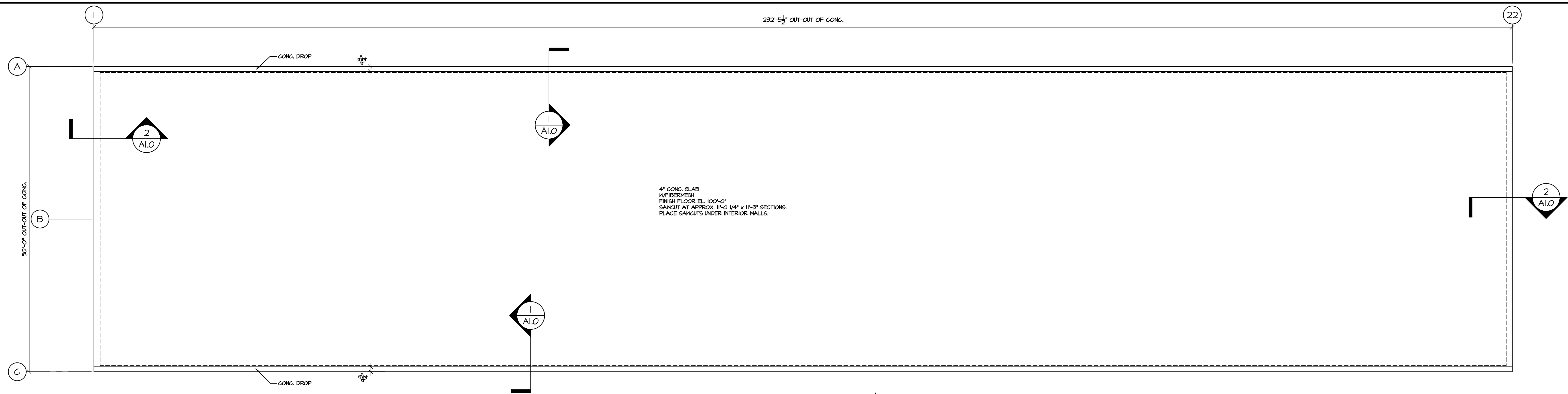
HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS
AND LAND SURVEYORS

REV. NO.	DESCRIPTION	DATE	BY
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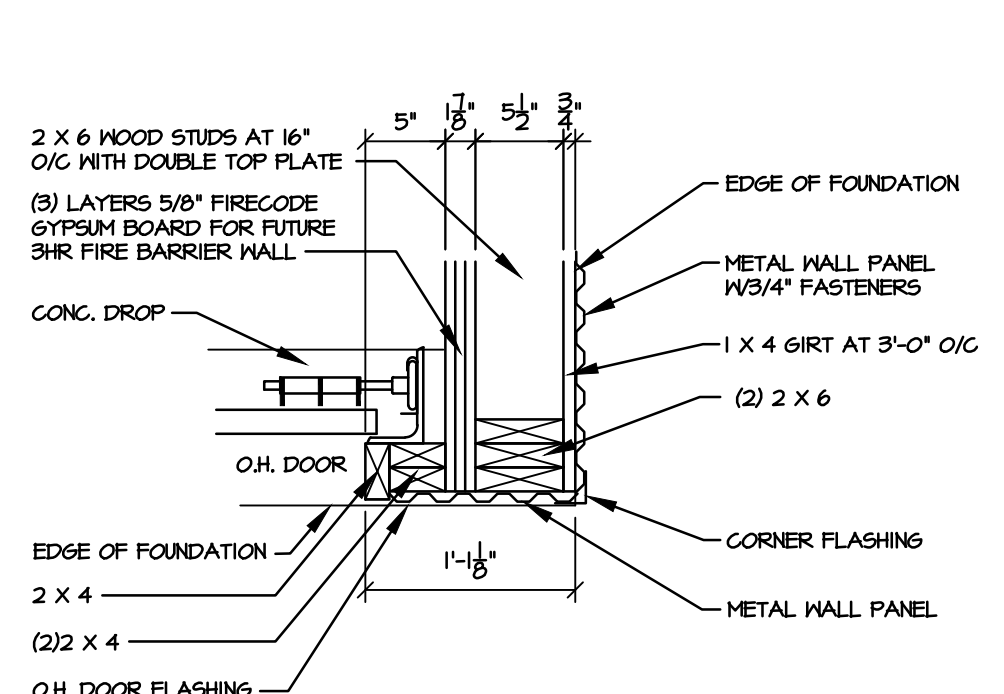
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LOCATION: W. MASON STREET VILLAGE OF HOBART, WISCONSIN
DESCRIPTION: TITLE SHEET/SAMPLE SPECIFICATIONS

DRAWN BY:
RTD
CHECKED BY:

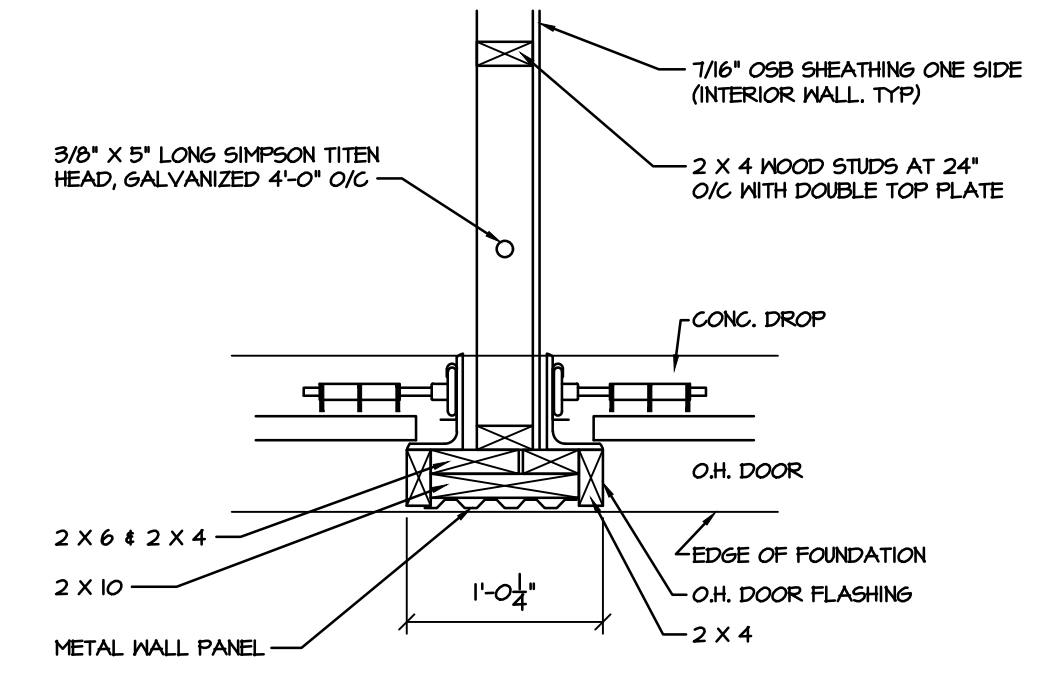
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T1.0
PROJECT-NUMBER
7856



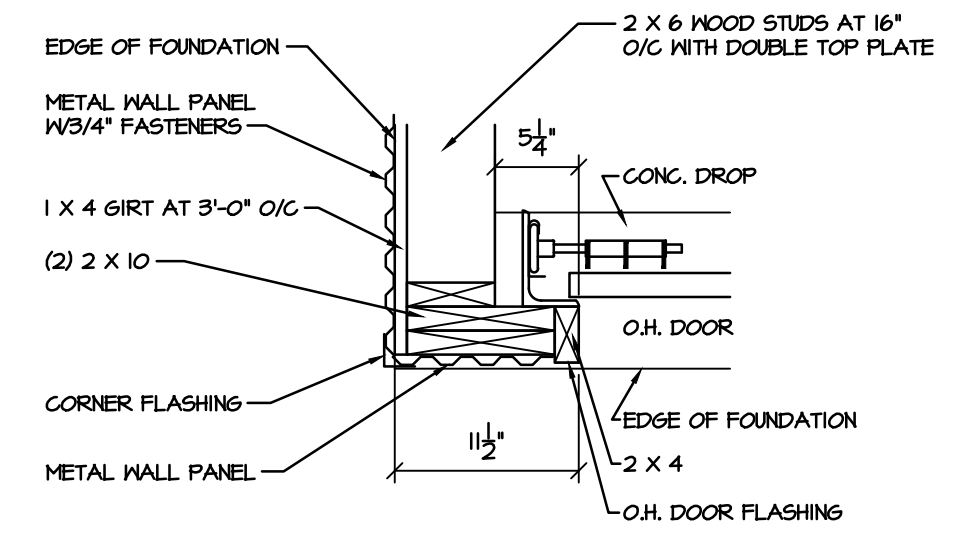
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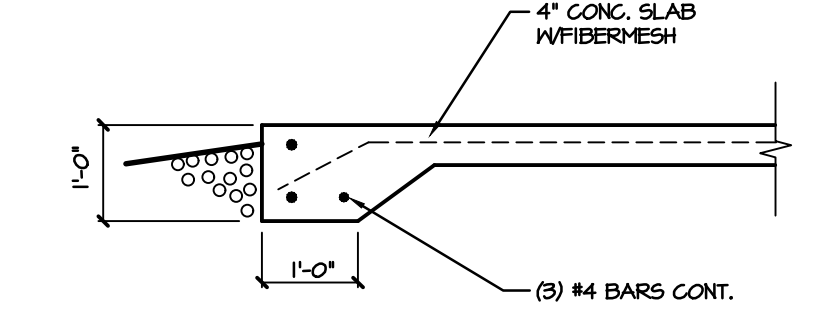
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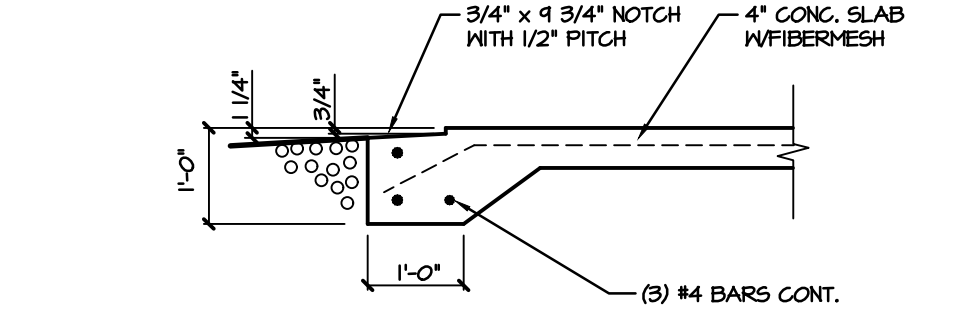
4 INTERIOR WALL DETAIL
SCALE: 1" = 1'-0"



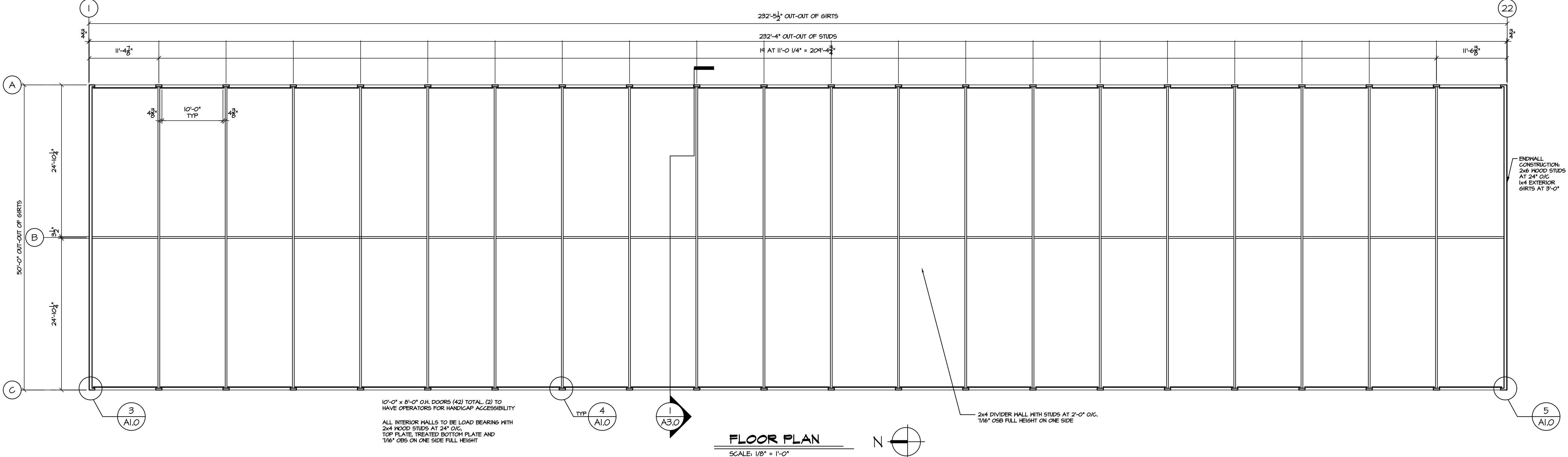
3 CORNER DETAIL
SCALE: 1" = 1'-0"



2 GRADE BEAM SECTION
SCALE: 1/2" = 1'-0"



1 SECTION AT O.H. DOORS
SCALE: 1/2" = 1'-0"



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

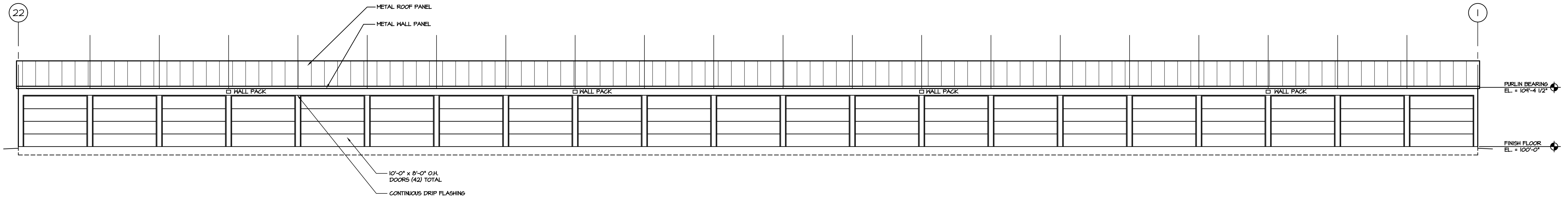
HARRIS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
2718 NORTH MEADE ST.
APPLETON, WI 54911
TEL: (920) 733-8377
FAX: (920) 733-4731

REV. NO.	DESCRIPTION	DATE	BY

PROJECT: JESSE HALL NEARBY STORAGE BUILDING #2
LOCATION: W. MASON STREET VILLAGE OF HOBART, WISCONSIN
DESCRIPTION: FLOOR PLAN/FDN. PLAN/FDN. SECTIONS

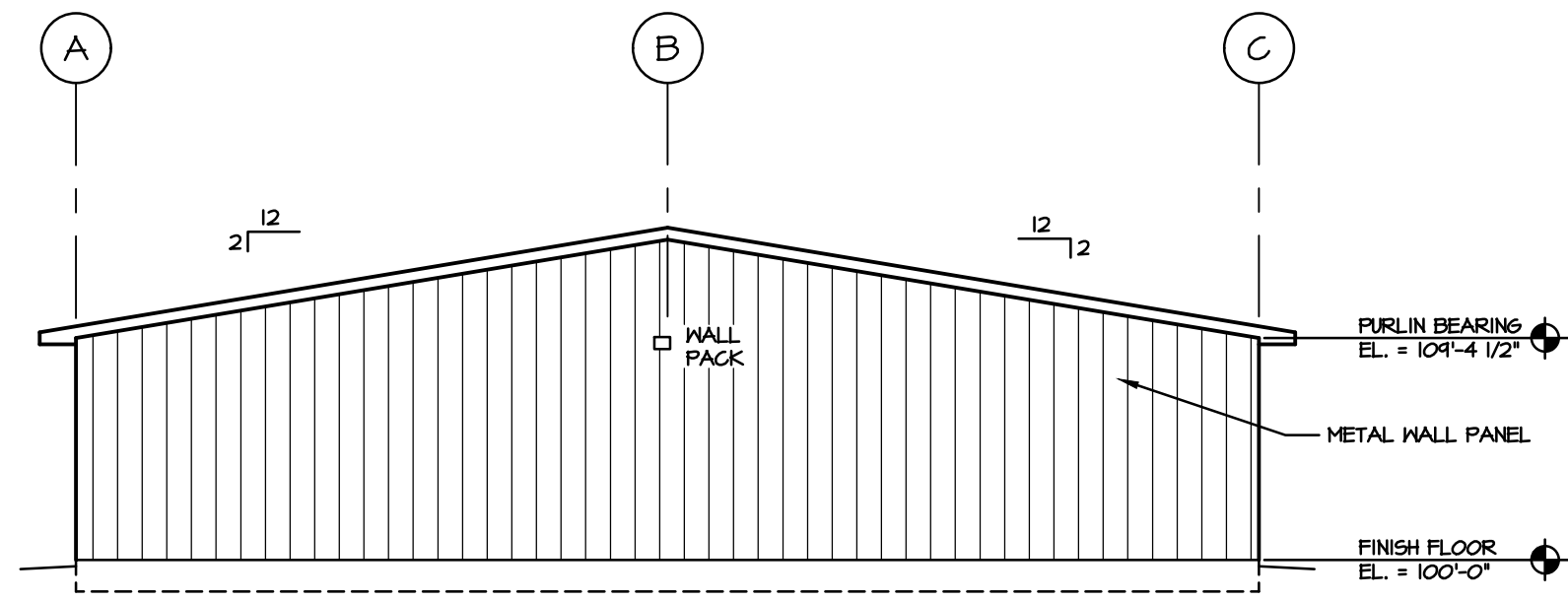
DRAWN BY: RDT
CHECKED BY:

DATE: 04-25-23
SHEET: A.I.O.
PROJECT-NUMBER: 7856



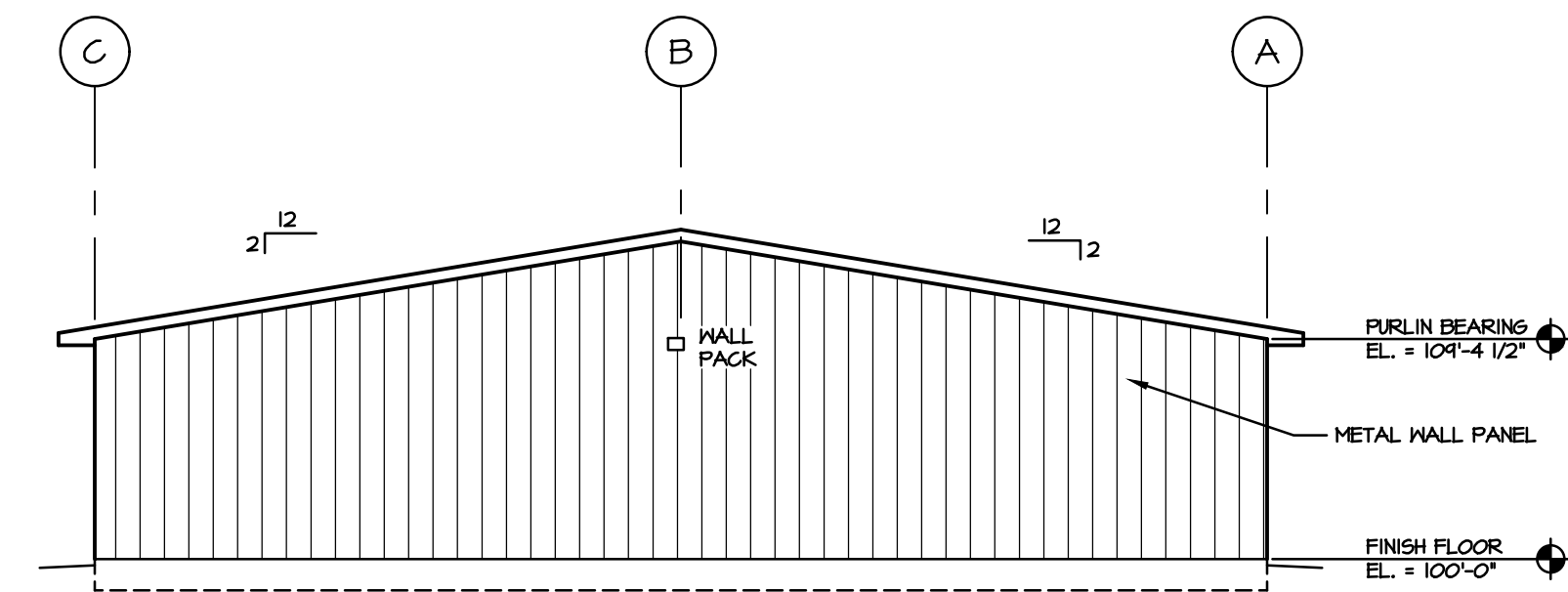
EAST ELEVATION

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



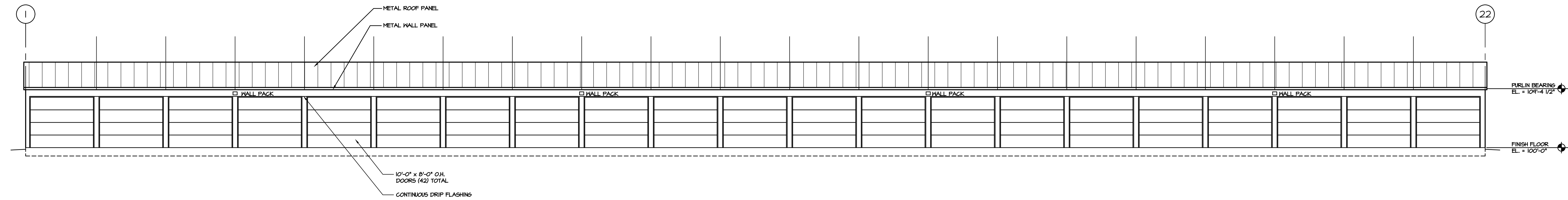
NORTH ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

REV. NO.	DESCRIPTION	DATE	BY	REV. NO.	DESCRIPTION	DATE	BY

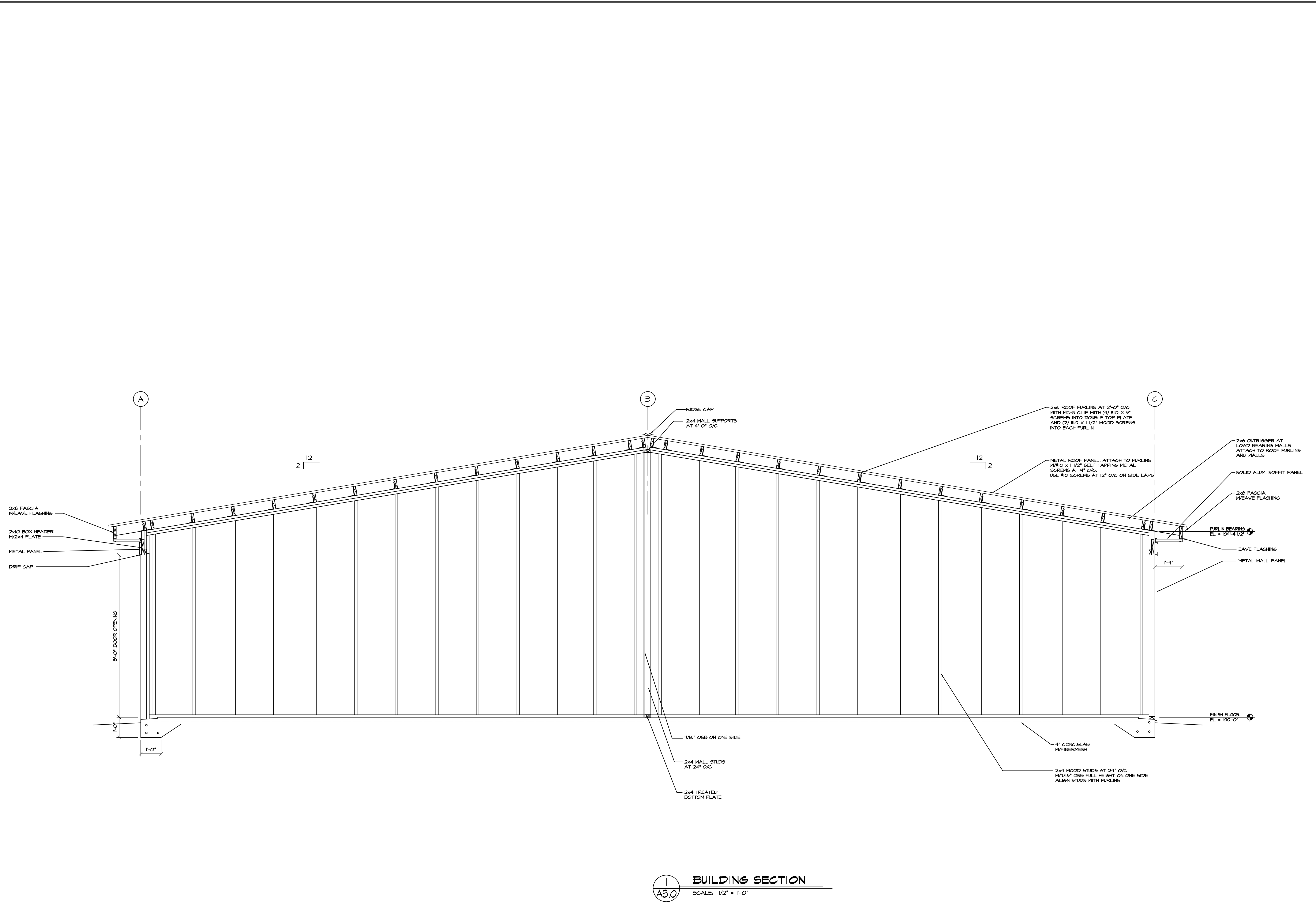
PROJECT: JESSE HALL NEARBY STORAGE BUILDING #2
LOCATION: W. MASON STREET VILLAGE OF HOBART, WISCONSIN
DESCRIPTION: EXTERIOR ELEVATIONS

DRAWN BY: RDT
 CHECKED BY:

DATE: 04-25-23
 SHEET

A2.0

PROJECT-NUMBER
 7856

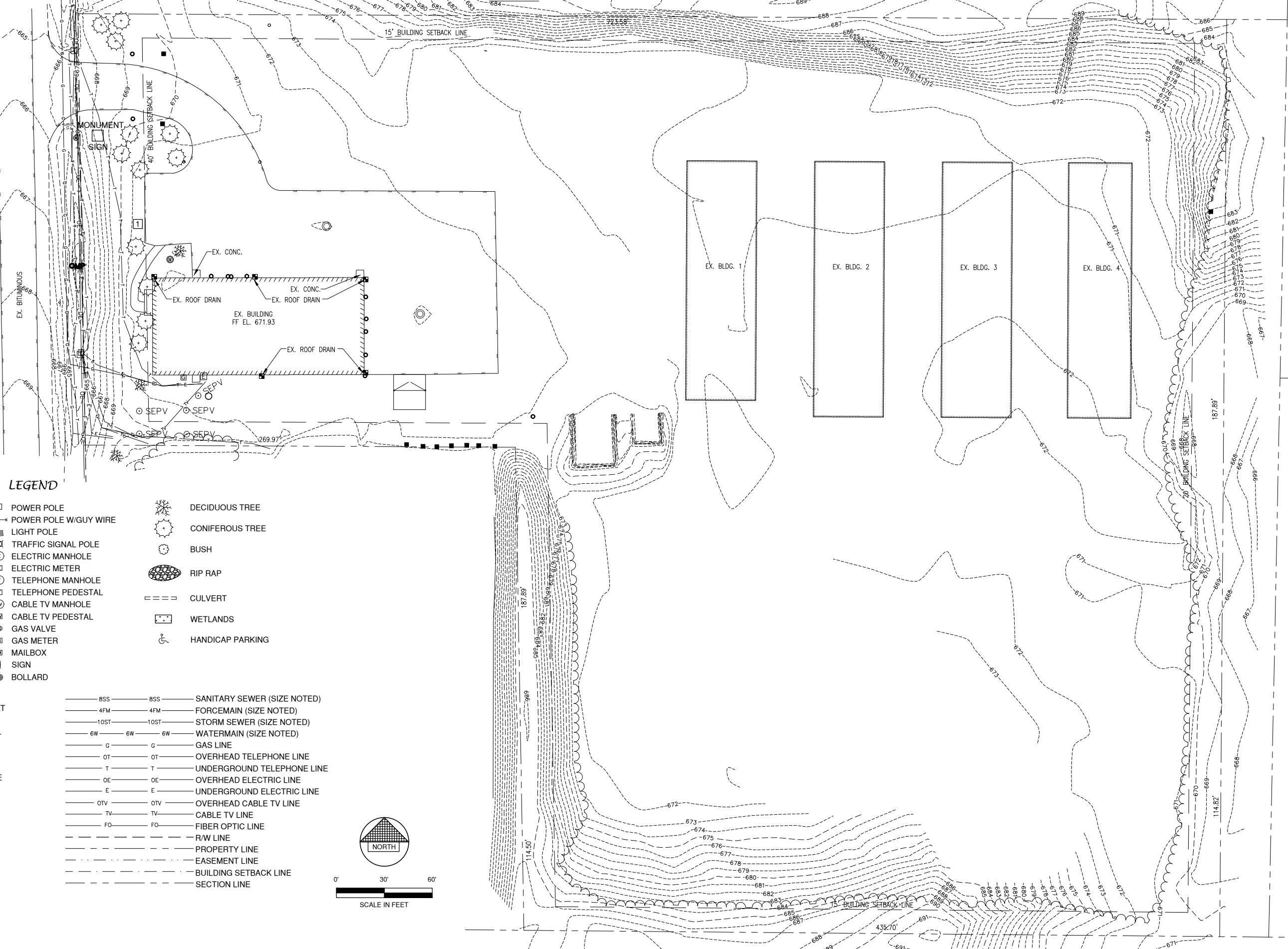


BUILDING SECTION
SCALE: 1/2" = 1'-0"

PROJECT: JESSE HALL NEARBY STORAGE - BUILDING #2 LOCATION: LAKE STREET TOWN OF KAUKAUNA, WISCONSIN DESCRIPTION: BUILDING SECTION/DETAILS		2718 NORTH MEADE ST. APPLETON, WI 54911 TEL: (920) 733-8377 FAX: (920) 733-4731
DRAWN BY: RDT	CHECKED BY:	HARRIS & ASSOCIATES, INC. CONSULTING ENGINEERS AND LAND SURVEYORS
DATE: 04-25-23	SHEET: A3.0	PROJECT NUMBER: 7856
REV. NO. DESCRIPTION DATE BY	REV. NO. DESCRIPTION DATE BY	REV. NO. DESCRIPTION DATE BY
1 A	1 A	1 A

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Plt: Date: Jun 16, 2023 - 3:07pm

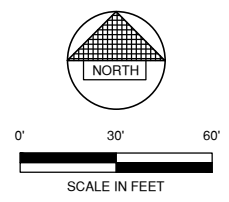
CTH "GE"
S. PINE TREE ROAD



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



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

DRAWN LLP
CHECKED ---
DESIGNED JGS

MINI-STORAGE COMPLEX
FOR RODAC STORAGE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

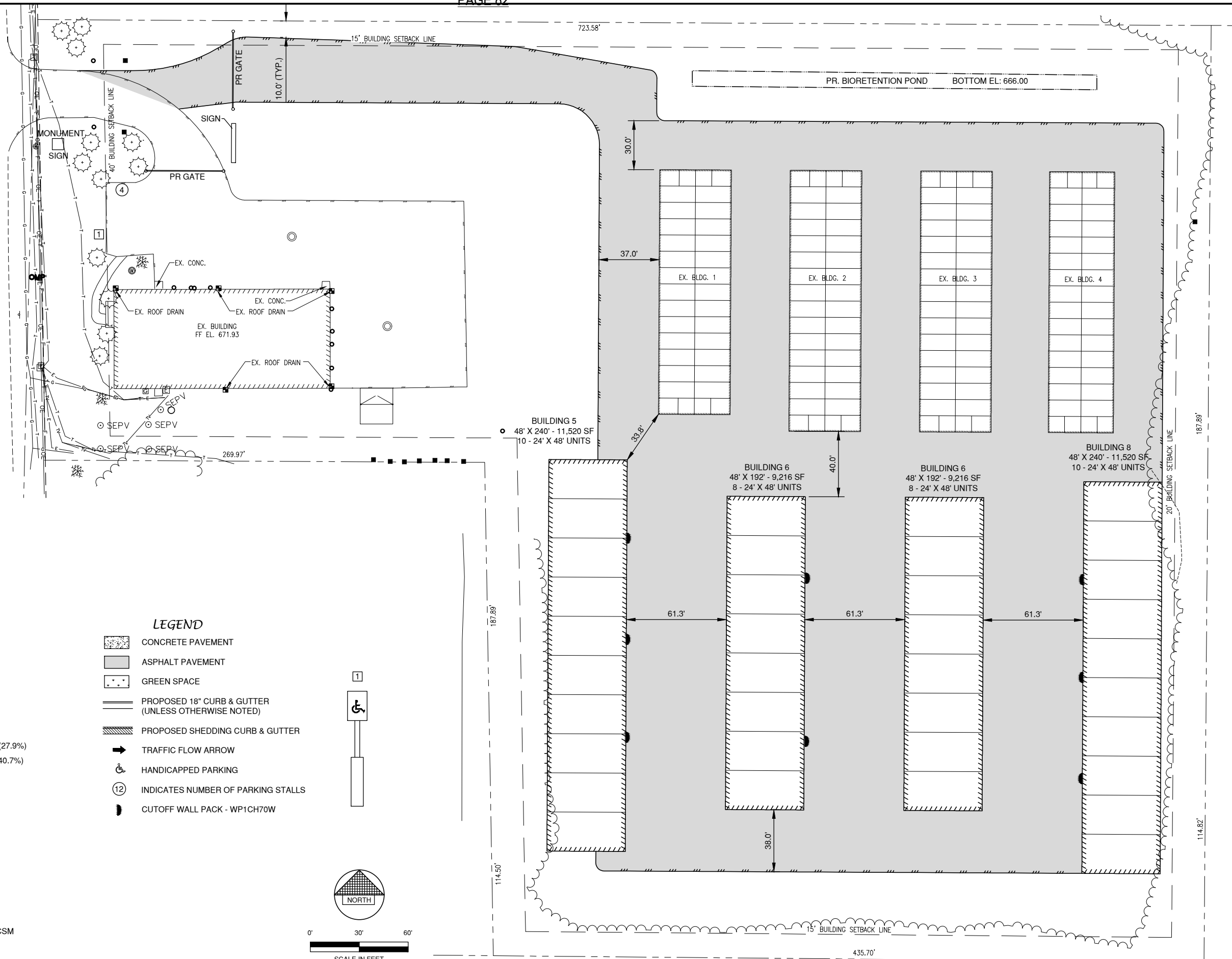
EXISTING SITE CONDITIONS

DATE 06/20/23
FILE 5348105D
JOB NO. 5348105

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CTH "GE"
S. PINE TREE ROAD

EX. BITUMINOUS



NOTE
ALL AREAS DESIGNATED AS "GREEN SPACE" OR "LAWN", 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 SPACES PROVIDED = 10
HANDICAP ACCESSIBLE PARKING SPACES = 1
TOTAL PARKING SPACES REQUIRED = 8

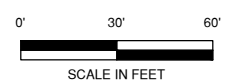
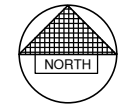
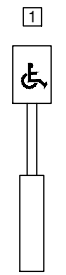
SITE DATA
TOTAL AREA = 7.52 ACRES, 327,571 S.F.
BUILDING AREA = 2.10 ACRES, 91,540 (8,000 EXISTING) S.F. (27.9%)
SIDEWALK/PARKING LOT AREA = 3.17 ACRES, 133,266 S.F. (40.7%)
GREEN SPACE = 2.25 ACRES, 102,765 S.F. (31.4%)

ZONING
I1 - LIMITED INDUSTRIAL ZONING

CONSTRUCTION CLASSIFICATION
TYPE - VB

PARCEL NO.
HB-858-1
LOT 1 AND LOT 2 DATA PROVIDED THIS SHEET, ALSO SEE CSM

- LEGEND**
- CONCRETE PAVEMENT
 - ASPHALT PAVEMENT
 - GREEN SPACE
 - PROPOSED 18" CURB & GUTTER (UNLESS OTHERWISE NOTED)
 - PROPOSED SHEDDING CURB & GUTTER
 - TRAFFIC FLOW ARROW
 - HANDICAPPED PARKING
 - INDICATES NUMBER OF PARKING STALLS
 - CUTOFF WALL PACK - WP1CH70W



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

DRAWN LLP
CHECKED ---
DESIGNED JGS

MINI-STORAGE COMPLEX FOR RODAC STORAGE VILLAGE OF HOBART BROWN COUNTY, WISCONSIN

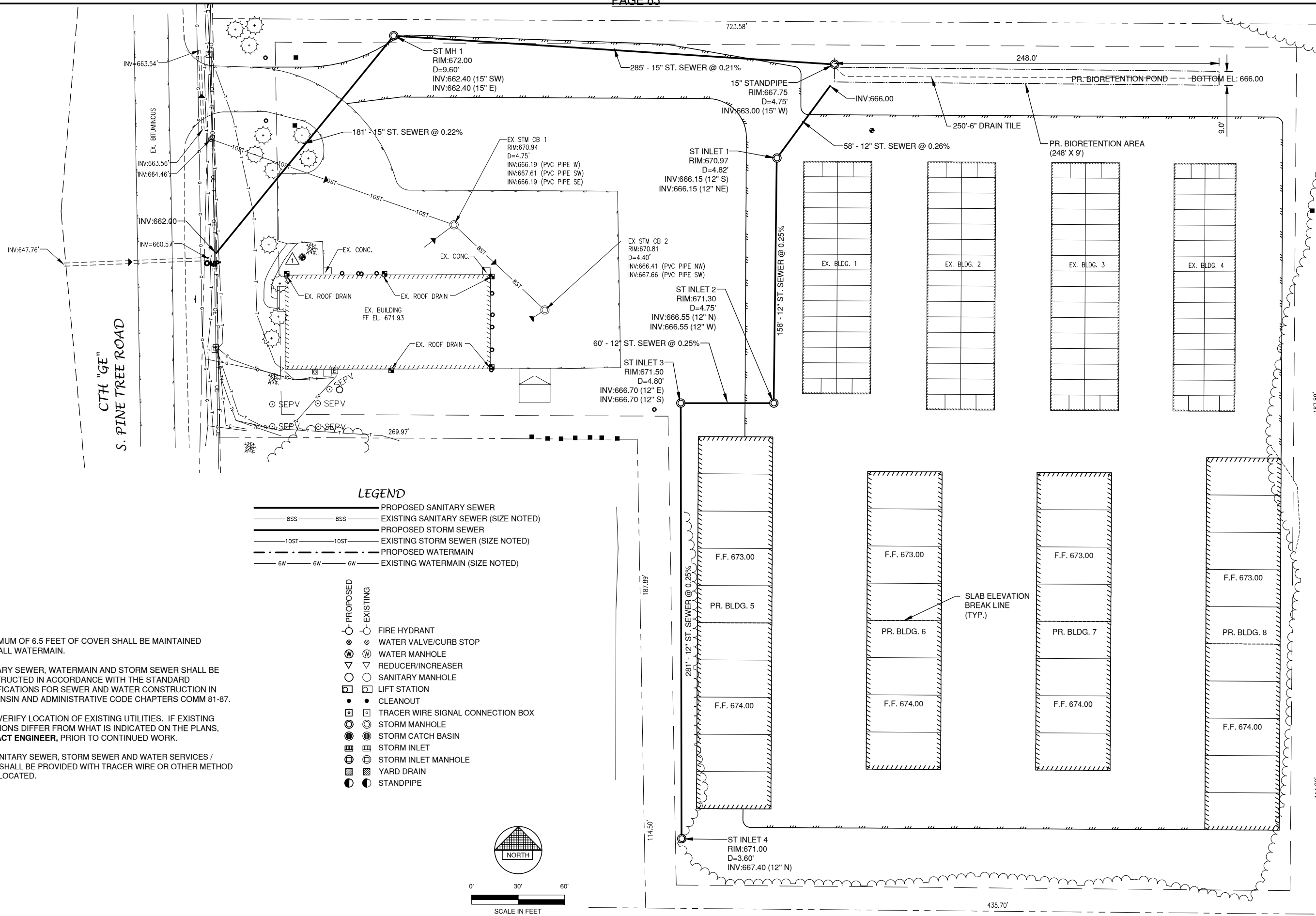
SITE PLAN

DATE 06/20/23
FILE 5348105D
JOB NO. 5348105

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO. **3**

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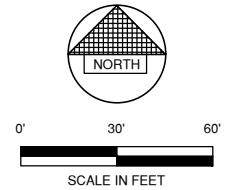


LEGEND

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

- | | | |
|--|----------|-----------------------------------|
| | PROPOSED | FIRE HYDRANT |
| | EXISTING | FIRE HYDRANT |
| | PROPOSED | WATER VALVE/CURB STOP |
| | EXISTING | WATER VALVE/CURB STOP |
| | PROPOSED | WATER MANHOLE |
| | EXISTING | WATER MANHOLE |
| | PROPOSED | SANITARY MANHOLE |
| | EXISTING | SANITARY MANHOLE |
| | PROPOSED | LIFT STATION |
| | EXISTING | LIFT STATION |
| | PROPOSED | CLEANOUT |
| | EXISTING | CLEANOUT |
| | PROPOSED | TRACER WIRE SIGNAL CONNECTION BOX |
| | EXISTING | TRACER WIRE SIGNAL CONNECTION BOX |
| | PROPOSED | STORM MANHOLE |
| | EXISTING | STORM MANHOLE |
| | PROPOSED | STORM CATCH BASIN |
| | EXISTING | STORM CATCH BASIN |
| | PROPOSED | STORM INLET |
| | EXISTING | STORM INLET |
| | PROPOSED | STORM INLET MANHOLE |
| | EXISTING | STORM INLET MANHOLE |
| | PROPOSED | YARD DRAIN |
| | EXISTING | YARD DRAIN |
| | PROPOSED | STANDPIPE |
| | EXISTING | STANDPIPE |

- NOTE**
- A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
 - 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.
 - FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, CONTACT ENGINEER, PRIOR TO CONTINUED WORK.
 - ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.



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

MINI-STORAGE COMPLEX
FOR RODAC STORAGE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

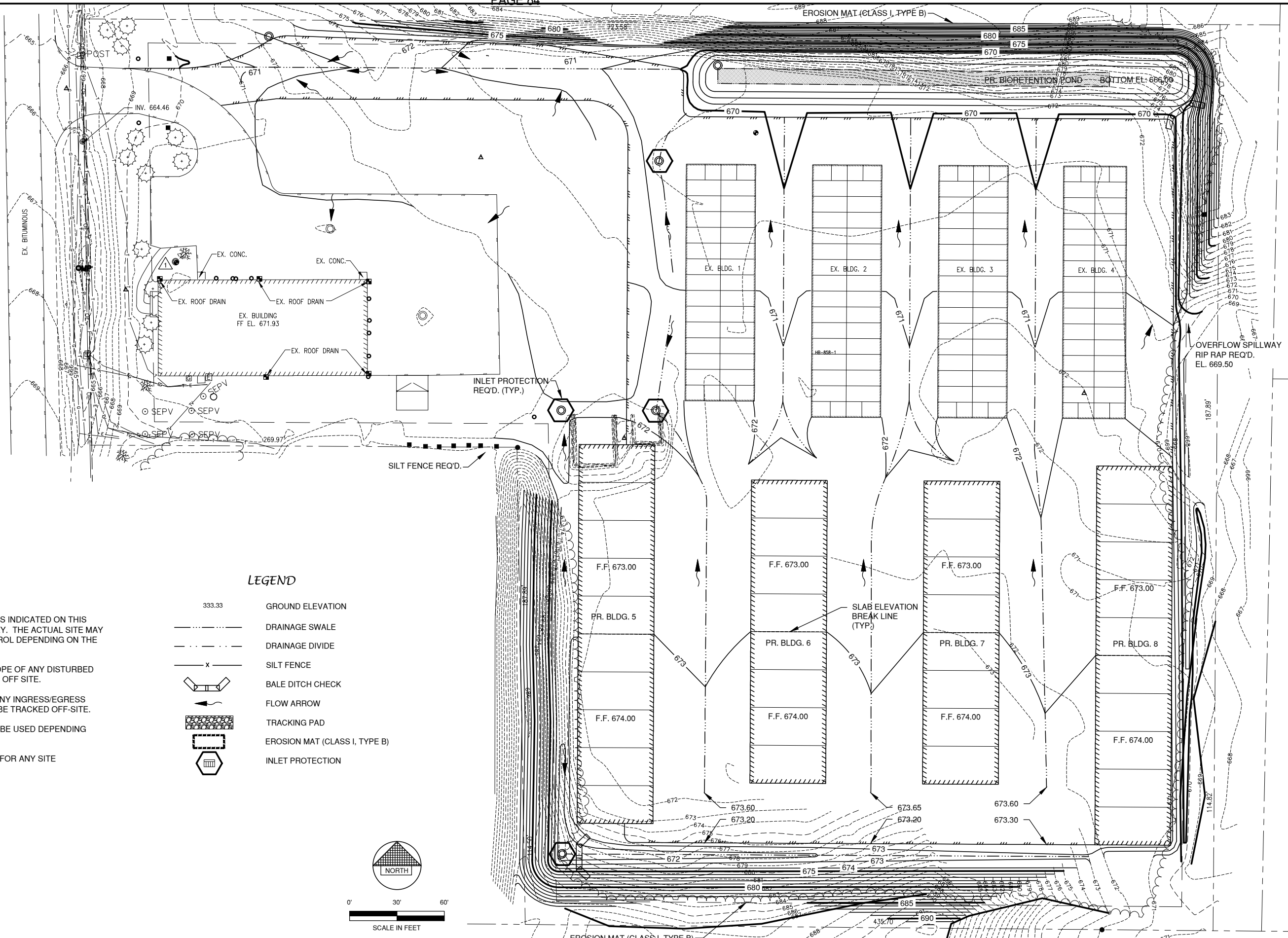
UTILITY PLAN

DATE: 06/2023
FILE: 5348105D
JOB NO.: 5348105



SHEET NO. 4

CTH "GE"
S. PINE TREE ROAD



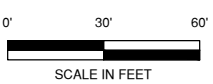
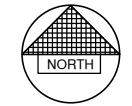
EROSION CONTROL

NOTE: 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. SEDIMENT BASKET SHALL BE USED FOR ANY SITE DEWATERING.

LEGEND

- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- DRAINAGE DIVIDE
- x- SILT FENCE
- BALE DITCH CHECK
- FLOW ARROW
- TRACKING PAD
- EROSION MAT (CLASS I, TYPE B)
- INLET PROTECTION



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Plot Date: Jun 16, 2023 - 3:04pm

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

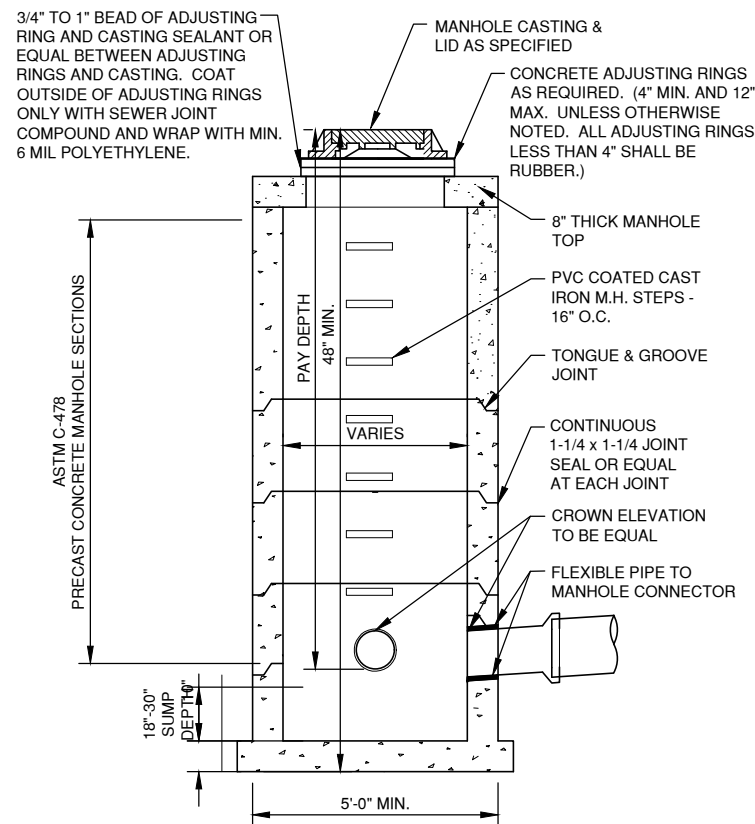
MINI-STORAGE COMPLEX
FOR RODAC STORAGE
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

GRADING AND EROSION CONTROL PLAN

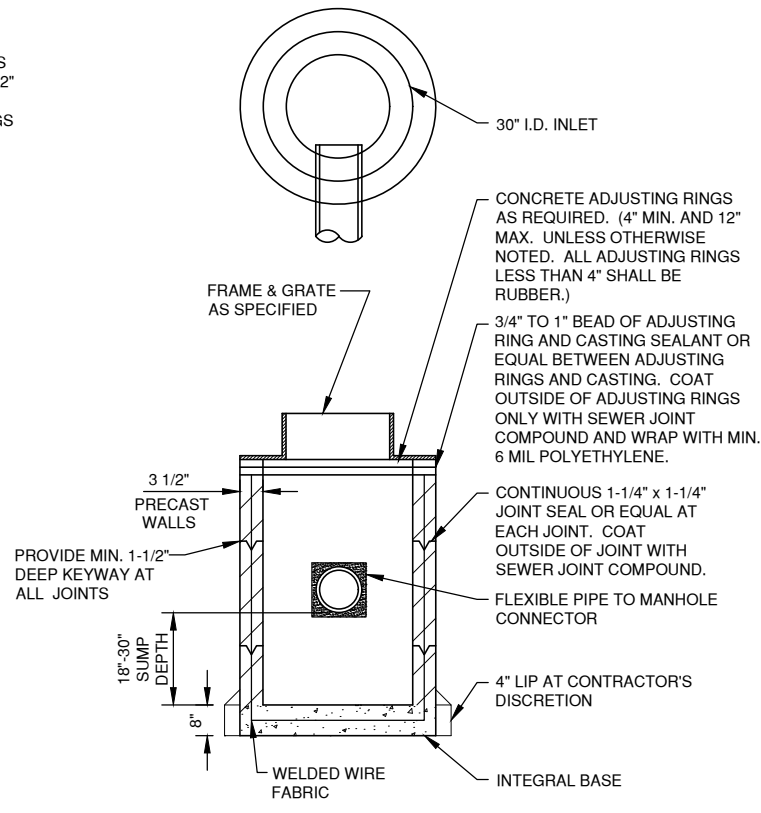
DATE
06/2023
FILE
3348105D
JOB NO.
3348105



SHEET NO.
5



STORM MANHOLE INLET TYPE "A"



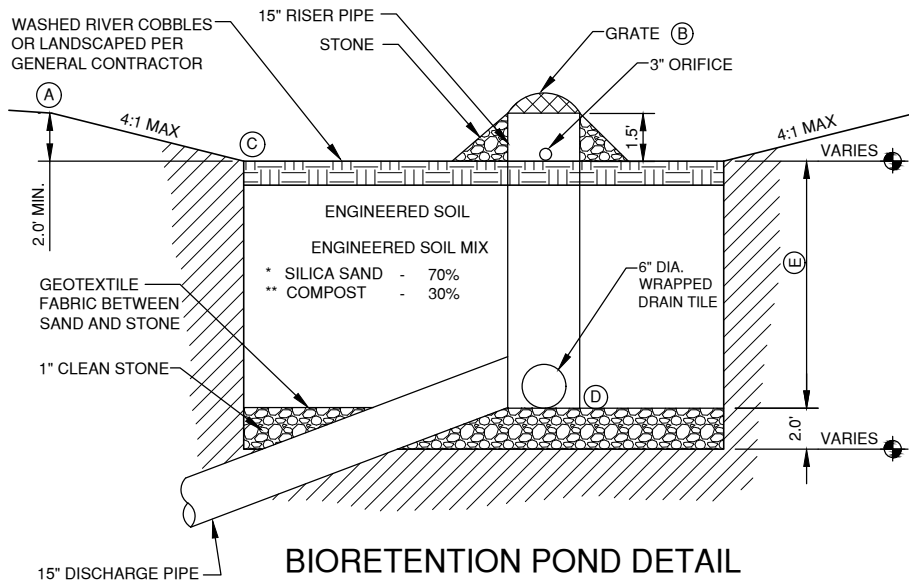
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET

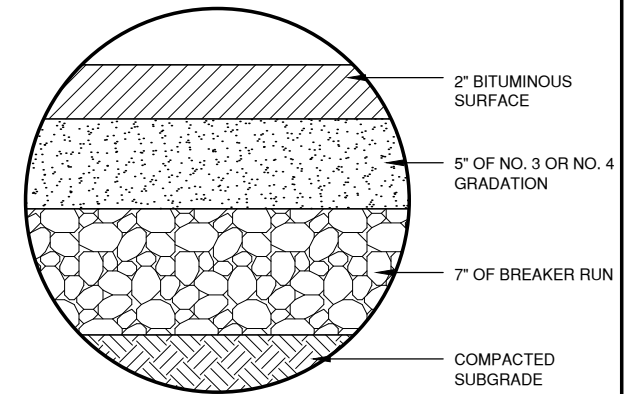
NOTE:

- * SILICA SAND SHALL MEET THE REQUIREMENTS OF WDNR TECHNICAL STANDARD 1004, BIORETENTION FOR INFILTRATION.
- ** COMPOST SHALL MEET THE REQUIREMENTS OF WDNR SPECIFICATION S100.
- *** THE BIO-RETENTION AREA SHALL BE EXCAVATED TO THE ENGINEERED SOIL DEPTH AND THE 4" DISCHARGE PIPE INSTALLED ALONG WITH THE REMAINDER OF THE STORM SEWER ON SITE. AFTER THE SITE HAS BEEN CONSTRUCTED AND VEGETATION ESTABLISHED, THE BIO-RETENTION AREA SHALL THEN BE EXCAVATED TO FINAL DEPTH AND THE CLEAN STONE, DRAIN TILE, ENGINEERED SOIL, AND MULCH INSTALLED.
- ****ALL DRAINAGE SHALL BE DIRECTED OR TEMPORARILY BYPASSED AROUND THE BIO-RETENTION DEVICE UNTIL THE SITE HAS BEEN STABILIZED.

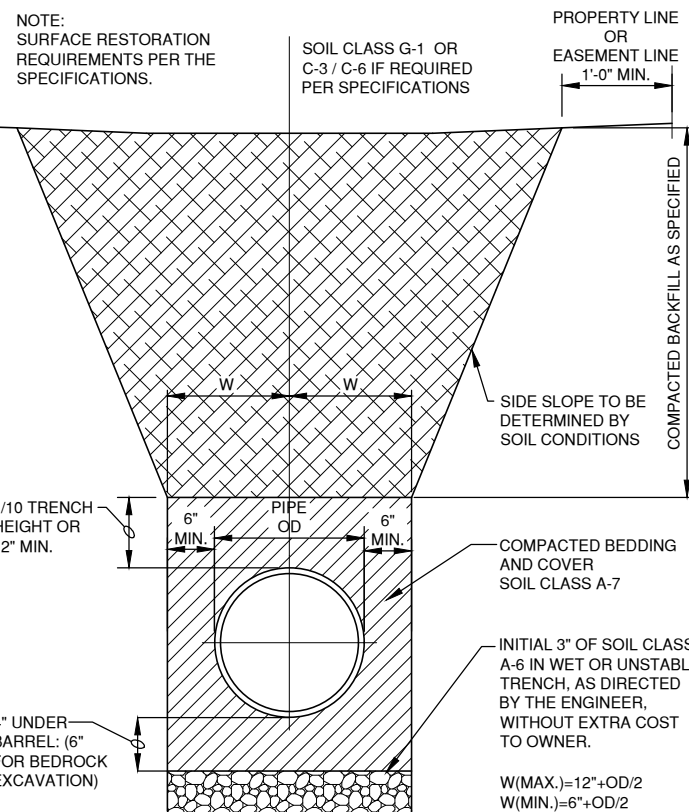
(A) TOP ELEVATION	(B) STAND PIPE RIM	(C) BOTTOM AREA (S.F.), ELEV.	(D) DISCHARGE PIPE INV.	(E) ENGINEERED SOIL DEPTH
670.00	667.75	1260, 666.00	663.00	3.0'



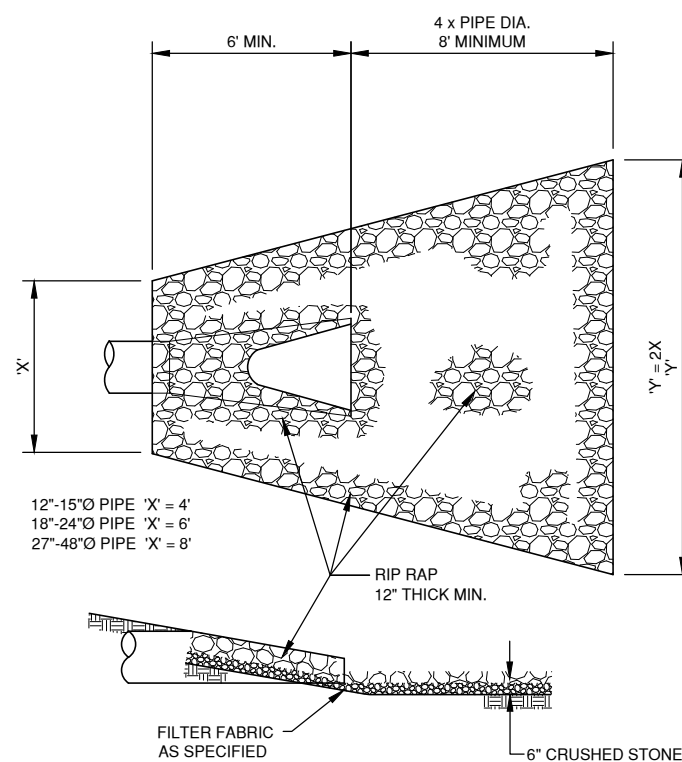
BIORETENTION POND DETAIL



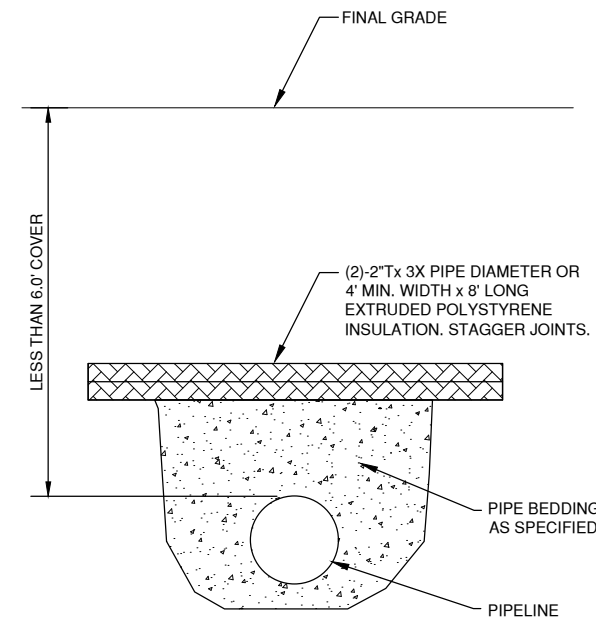
ASPHALT PAVEMENT DETAIL



HDPE /PVC SEWER BEDDING & TRENCH SECTION



ENDWALL RIP RAP DETAIL



PIPE INSULATION DETAIL

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

DRAWN LLP
CHECKED ---
DESIGNED JGS

MINI-STORAGE COMPLEX FOR RODAC STORAGE VILLAGE OF HOBART BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE 06/20/23
FILE S348105.DET
JOB NO. S348105

REL Robert E. Lee & Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

SHEET NO. 6

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"

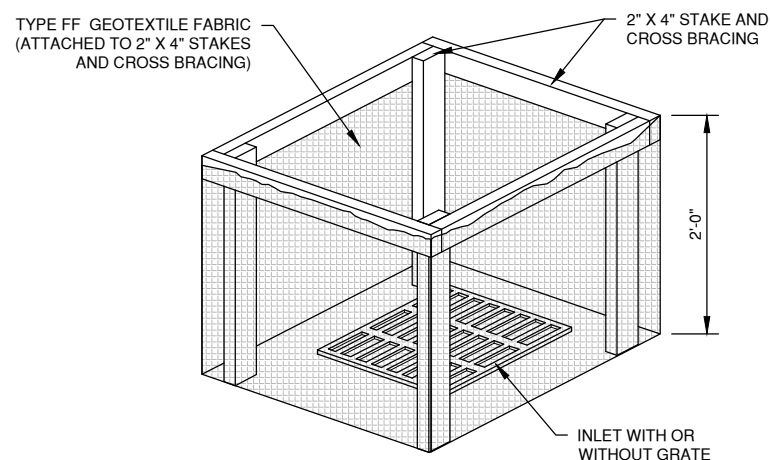
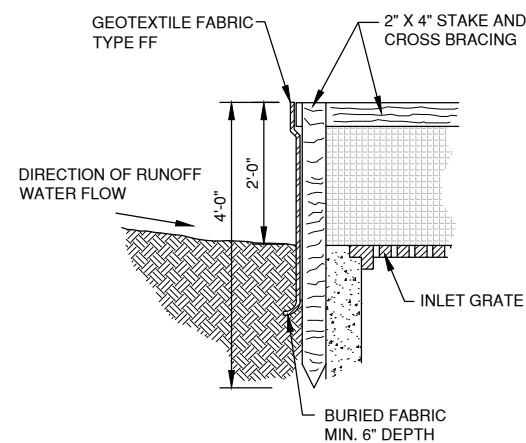
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

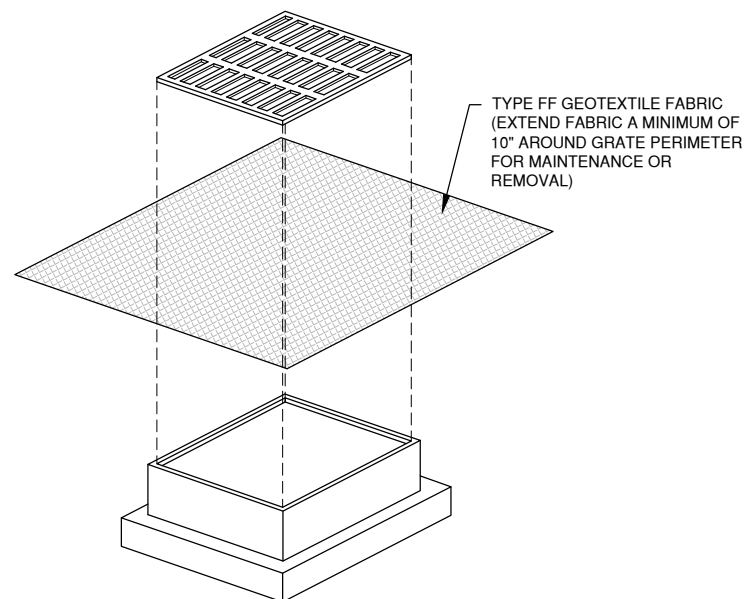
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

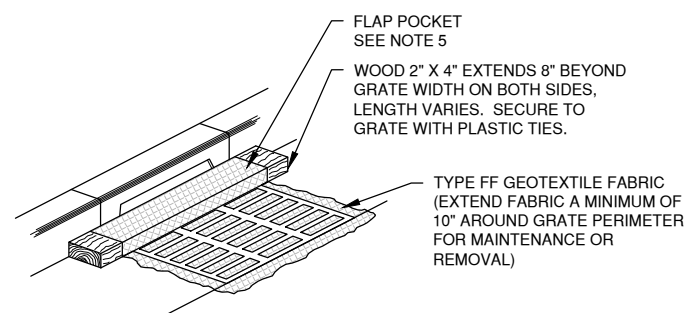
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE 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.



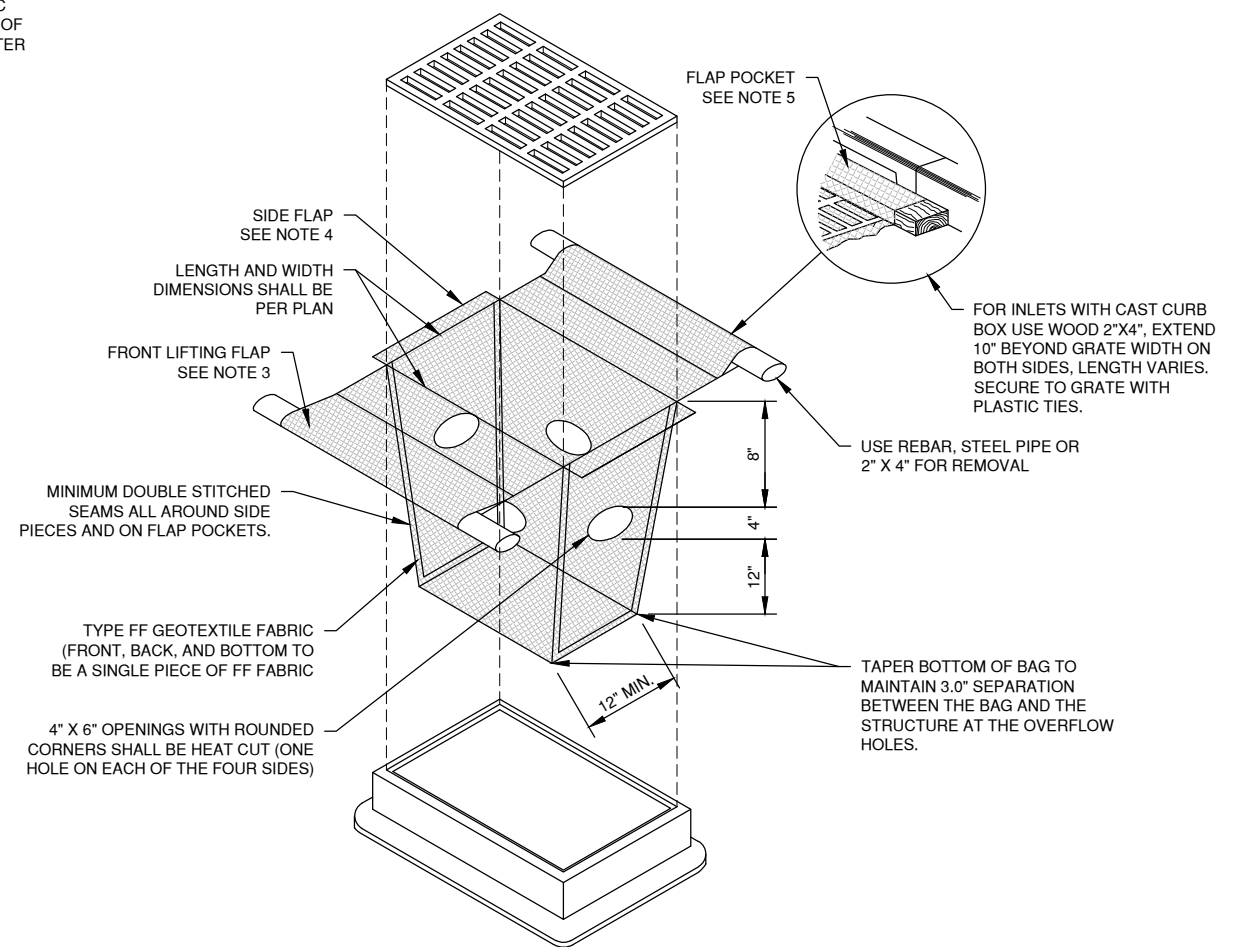
INLET PROTECTION, TYPE A



**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:\300\3048\3048.dwg User: jgs Date: 06/20/23 1: INLET PROTECTION LAYOUT:

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

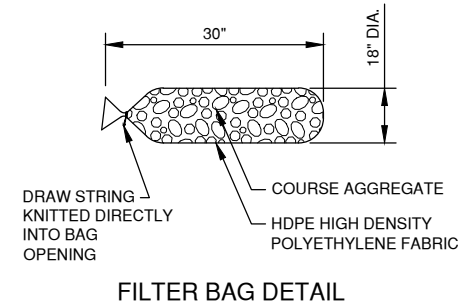
DRAWN: LLP
 CHECKED: ---
 DESIGNED: JGS

MINI-STORAGE COMPLEX
 FOR RODAC STORAGE
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

DATE: 06/20/23
 FILE: S348105.EC
 JOB NO.: S348105



SHEET NO. 7

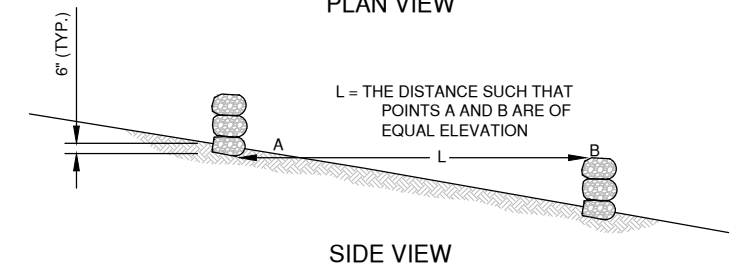
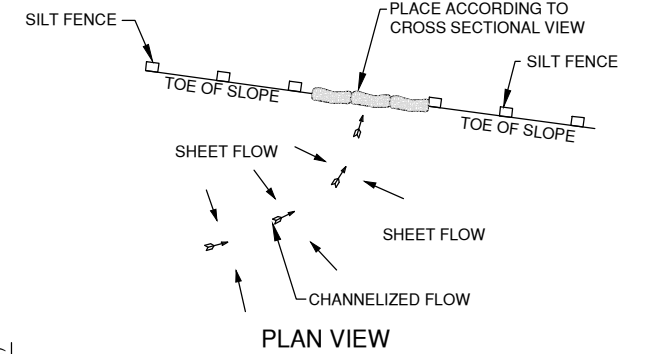
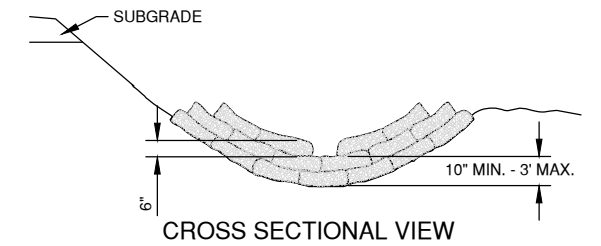


NOTES:

- 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.
- 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

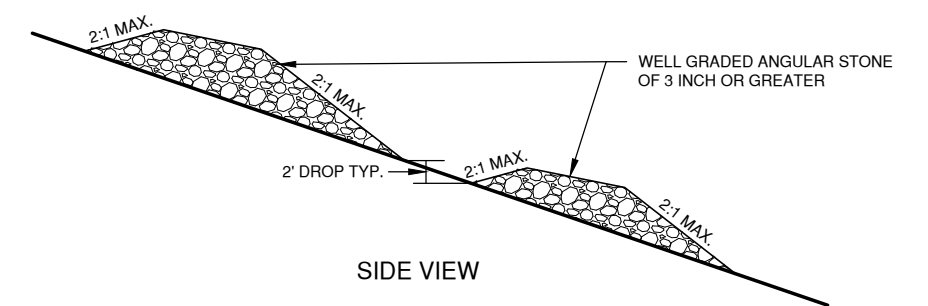
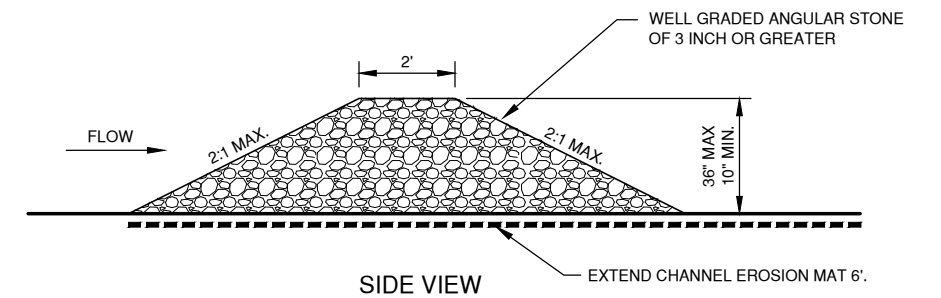


DITCH CHECK DETAIL

ROCK FILLED EROSION CONTROL BAGS TYPE B

DITCH CHECK GENERAL NOTES:

- DITCH CHECKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1062.
- AT A MINIMUM, INSTALL ONE DITCH CHECK FOR EVERY 2 FEET OF VERTICAL DROP.
- 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

File: F:\Users\jls48\OneDrive\Working\348105\348105 EC.dwg
 Plot Date: Jun 16, 2023 - 7:26am
 Layer: 3 DITCH CHECKS
 Layout:

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

DRAWN LLP
 CHECKED ---
 DESIGNED JGS

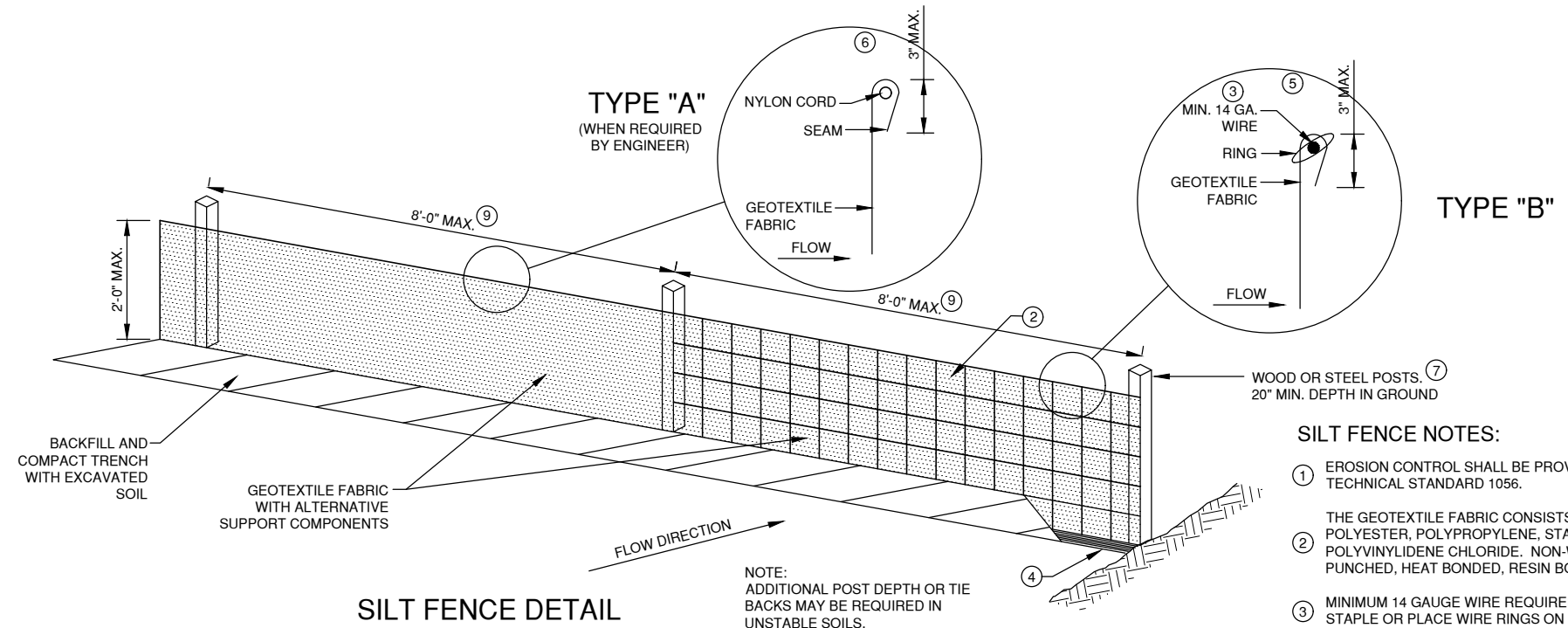
MINI-STORAGE COMPLEX
 FOR RODAC STORAGE
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

EROSION CONTROL
 DITCH CHECK DETAILS

DATE 06/20/23
 FILE S348105.EC
 JOB NO. S348105



SHEET NO. 8

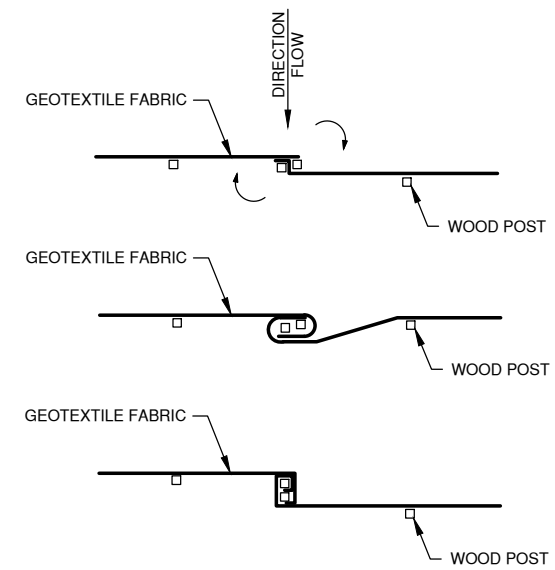


SILT FENCE DETAIL

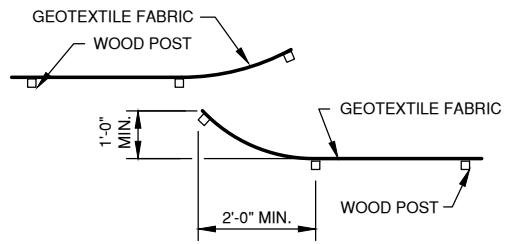
NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS.

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.

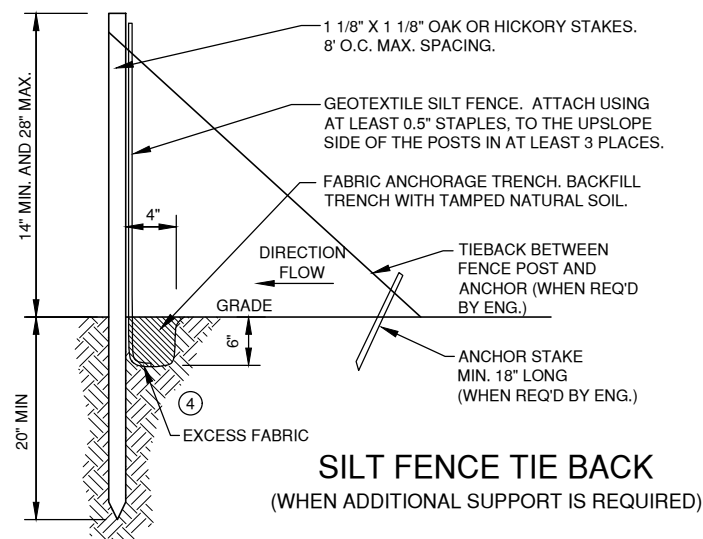


TWIST METHOD ⑧



HOOK METHOD ⑧

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK (WHEN ADDITIONAL SUPPORT IS REQUIRED)

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 SEEDER 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.

File: R:\3000\3048\3048.dwg User: vjg Date: 06/20/23 4:44:08 PM
 Plot Date: Jun 16, 2023 12:26pm
 LAYOUT: 4 SHEET FLOW

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP	MINI-STORAGE COMPLEX FOR RODAC STORAGE VILLAGE OF HOBART BROWN COUNTY, WISCONSIN	EROSION CONTROL SHEET FLOW DETAILS	DATE 06/20/23	1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO. 9
								CHECKED			FILE 5348105.EC		
								DESIGNED			JGS		
								JGS			JOB NO. 5348105		



PROPOSED STORAGE FACILITY

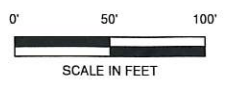
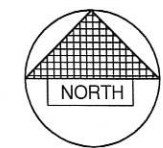
Request by: Kevin Verhagen

I-1 INDUSTRIAL DISTRICT
LIMITED INDUSTRIAL

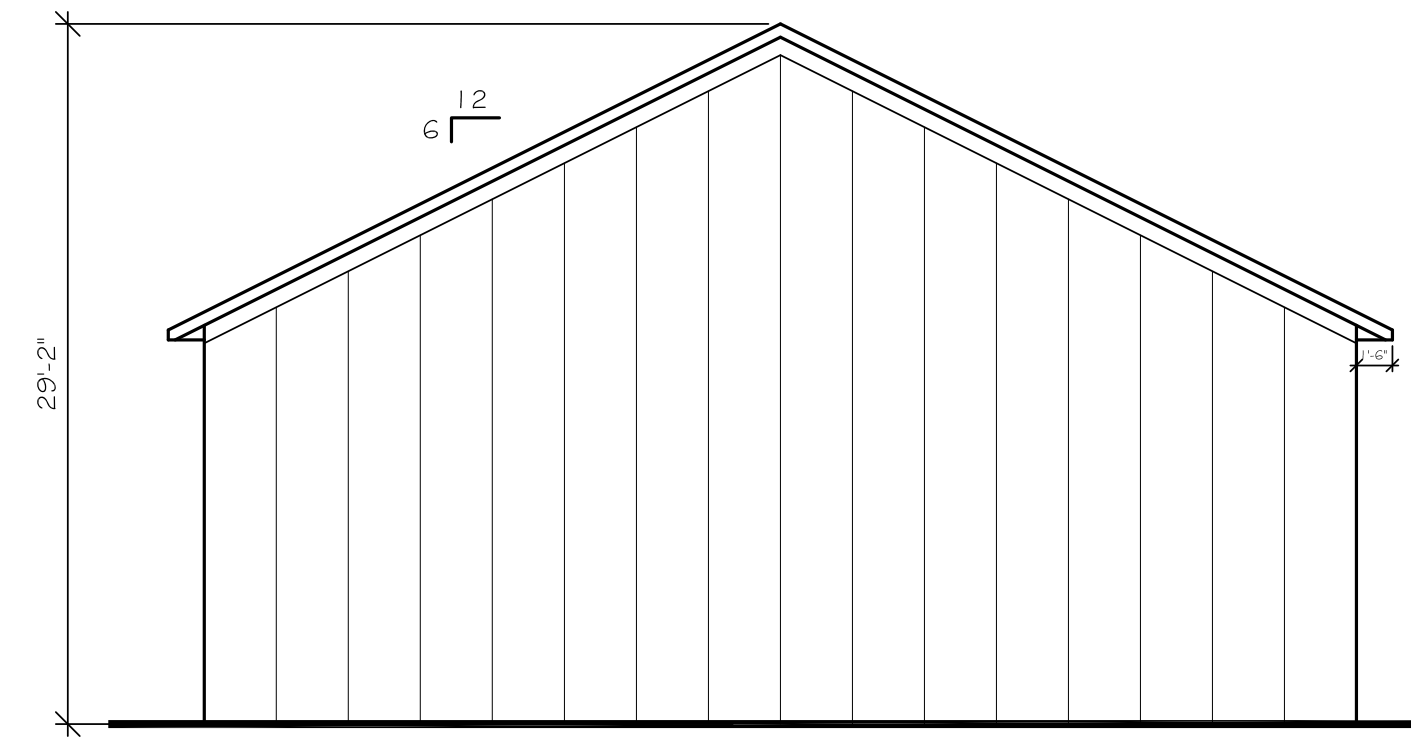
BUILDING SETBACK -
FRONT 40'
SIDE 15'
REAR 20'

PARCEL INFORMATION
7.520 ACRE - 327,571 SF

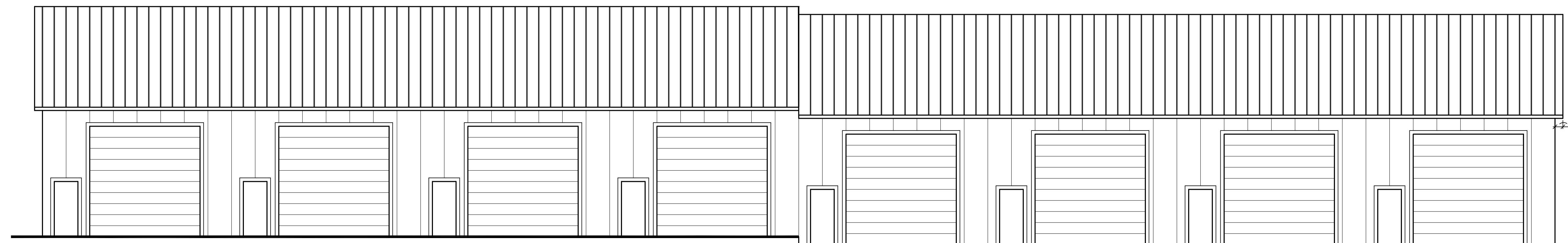
HB-858-1
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN



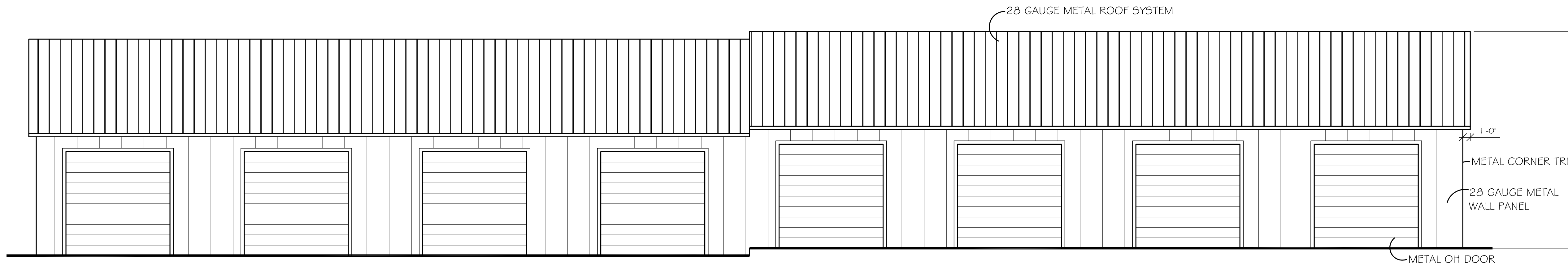
LOT 4
CSM153



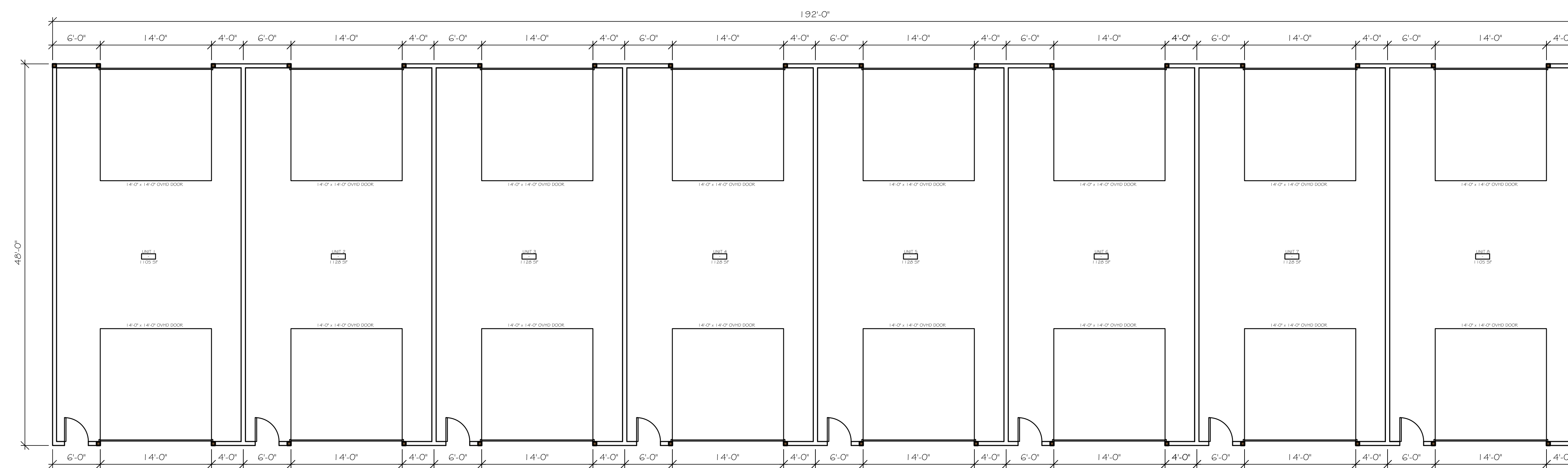
1 SIDE ELEVATION
SCALE 1/8" = 1'-0"



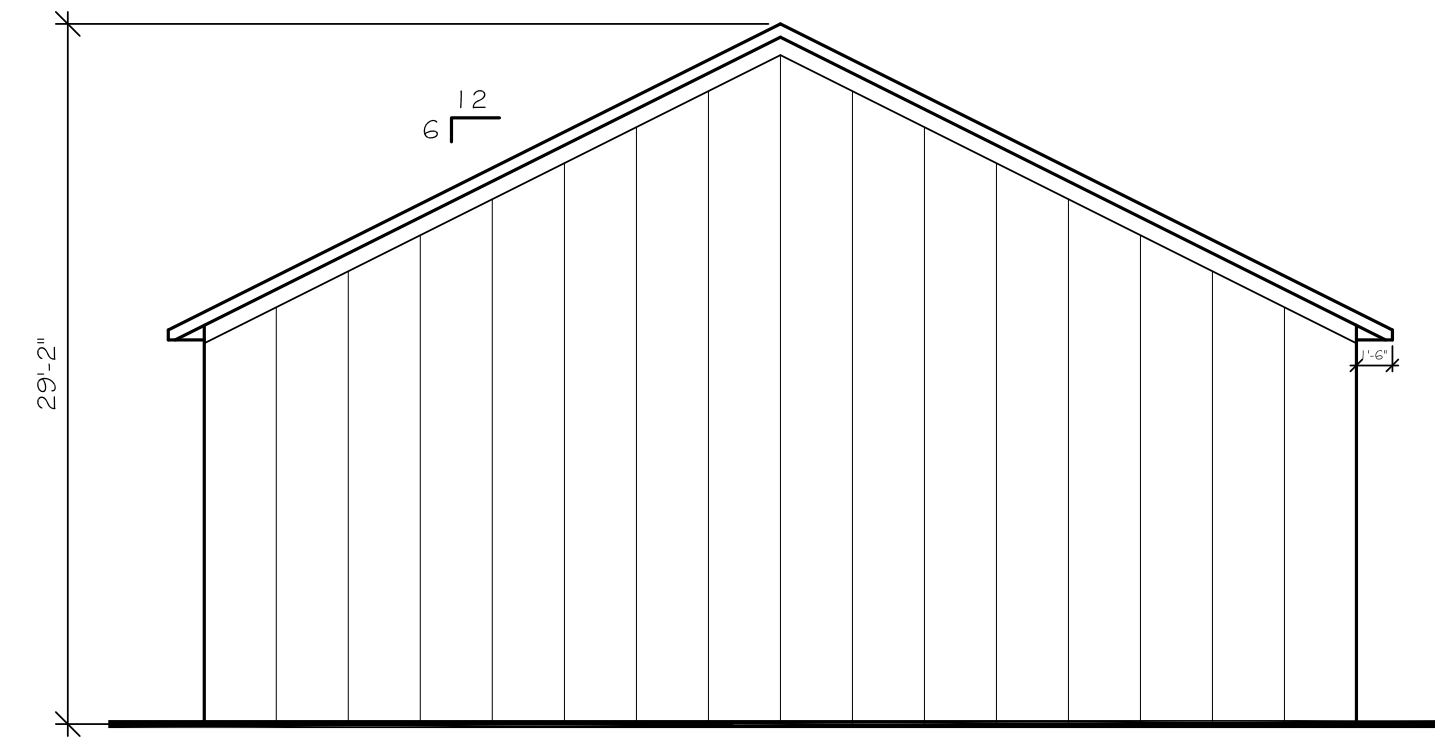
1 FRONT ELEVATION - 6 UNIT PLAN
SCALE 1/8" = 1'-0"



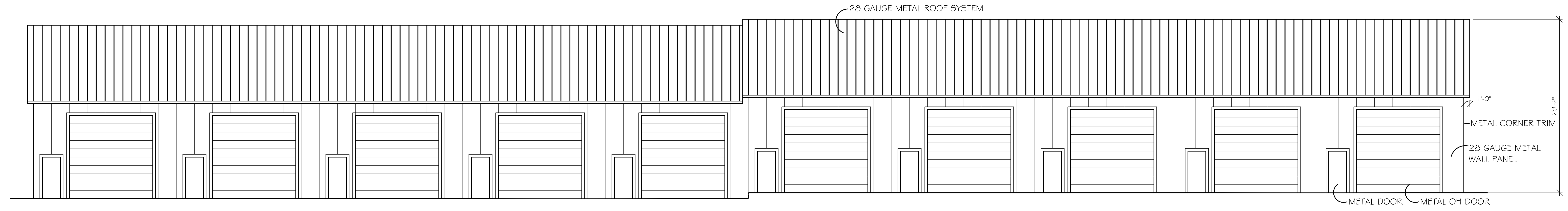
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SCALE 1/8" = 1'-0"



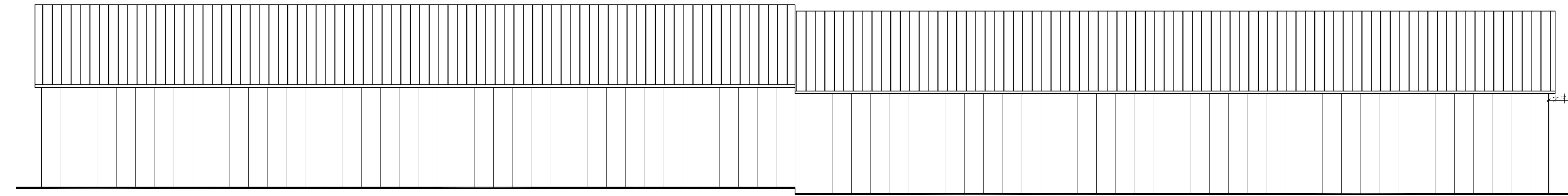
1 MAIN LEVEL - 6 UNIT PLAN
SCALE 1/8" = 1'-0"



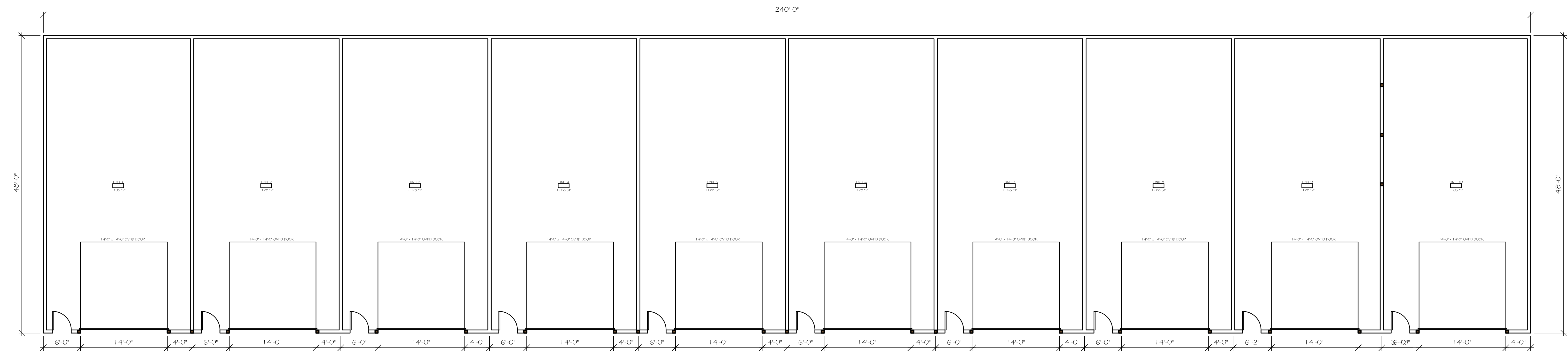
1 SIDE ELEVATION
SCALE 1/8" = 1'-0"



1 FRONT ELEVATION - 10 UNIT PLAN
SCALE 1/8" = 1'-0"



1 REAR ELEVATION - 10 UNIT PLAN
SCALE 1/8" = 1'-0"



1 MAIN LEVEL - 10 UNIT PLAN
SCALE 1/8" = 1'-0" 11,350 S.F.