Village Hall, 262-567-2757
Fax, 262-567-4115
Highway Dept., 262-567-2422
Police Dept., 262-567-1134
Building Inspector, 262-490-4141
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Summit Village Hall ● 37100 Delafield Road ● Summit, WI 53066

AGENDA
Village of Summit Plan Commission
Thursday, May 15, 2025, 5:30 p.m.
At the Summit Village Hall, 37100 Delafield Road

1. CALL TO ORDER

2. ROLL CALL AND CONFIRM POSTING

3. PLEDGE OF ALLEGIANCE

4. MINUTES
   - April 17, 2025

5. Next meeting date – proposed for Thursday, June 19, 2025, at 5:30 p.m.

6. **REGULAR BUSINESS:**

   A. Discussion and action on a request of Daniel Groskopf, on behalf of the property owner, 604 South Golden Lake Lane LLC, to construct a detached garage that exceeds 60% of the floor area of the residence on property located at 604 S. Golden Lake Lane (SUMT0698018).

   B. Discussion and action on a request of Andy Fieber, on behalf of the property owner, Nemahbin Lake Holdings LLC, for Site Development approval to redevelop the parking lot on property occupied by Panga, located at 34422 Delafield Road (SUMT0669017).

   C. Discussion and action on a request of Jack Collier, on behalf of Rogers Behavioral Health, Inc., for a revised Certified Survey Map approval to combine several properties located at 34700 Valley Road (SUMT0622977002), 3646 N. Sawyer Road (SUMT0622987), a portion of 3630 N. Sawyer Road (SUMT0622986), 34700D Valley Road (SUMT0622982), SUMT0622980002, SUMT0622979002, and a portion of a property located on N. Hickory Lane (SUMT0622980004).

   D. Discussion and action on a request of Jack Collier, on behalf of Rogers Behavioral Health, Inc., for Site Development approval to construct a new 24-bed residential facility on property located at 34700 Valley Road (SUMT0622977002).

7. **UPDATE** on Zoning Code Land Use Project

8. **UPDATE** regarding Village Board action on Plan Commission matters

9. **ADJOURN** Plan Commission meeting

Respectfully submitted,

Amy Barrows, Village Planner **Posted: May 9, 2025**

Next meeting date: June 19, 2025

***** Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service contact the Village Hall at 567-2757.

***** It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any other governmental body except by the Village of Summit Plan Commission noticed above.

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MINUTES
Village of Summit Plan Commission
April 17, 2025

CALL TO ORDER

Chairperson Siepmann called to order the Plan Commission meeting at 5:30 pm on Thursday, April 17, 2025 at the Summit Village Hall, 37100 Delafield Road, Summit, WI.

ROLL CALL AND CONFIRM POSTING

Deputy Clerk LaValliere took roll call and confirmed that the meeting was noticed to the local media as required and requested and posted on the Village posting board and website. Commissioners present were: Jim Petronovich, Sandra Murray, Jay Obenberger, and Matthew Katz. Also present were: Chairperson Jim Siepmann, Planner Amy Barrows and Deputy Clerk/Deputy Treasurer Sarah LaValliere.

MINUTES of March 20, 2025

MOTION: (Petronovich, Obenberger) *to approve March 20, 2025, minutes.* Carried.

Next meeting date – proposed for Thursday, May 15, 2025, at 5:30 p.m.
Sandra Murray will not attend the May meeting.

REGULAR BUSINESS:

Discussion and action on a request by Genesee Lake Road LLC, to amend the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the R-1 Estate Residential District in order to accommodate a 19-lot single-family conservation type subdivision on property owned by Mary Alice Eschweiler. The areas designated as wetland, floodplain, and environmental corridor will remain unchanged. The subject property is located on the south side of Genesee Lake Road, south and east of the Ravinia Park Subdivision. The property is part of the NW ¼ and NE ¼ of Section 26, T7N, R17E (SUMT0678996).

Planner Barrows provided a brief summary to the Plan Commission regarding the request by Genesee Lake Road LLC to amend the zoning map of the Village of Summit Zoning and Shoreland Protection Ordinance. She also reviewed public comments provided at the last meeting.

Planner Barrows read the letter provided by property owner Mary Alice Eschweiler.

The Commission reviewed density calculations and determined that the proposed density of 2.3 acres per unit is consistent with the Village of Summit's 2045 Comprehensive Plan.

Concerns were raised about public access to a small pond on the property; the applicant stated their intent is to transfer ownership of the pond area to an adjacent property owner to ensure restricted access.

There was discussion about public comments from the previous meeting that addressed concerns about lot sizes and stormwater management; the applicant confirmed a stormwater plan is in place.

Planner Barrows addressed components of Conservation Subdivisions and public access requirements to the pond that abuts property on the southeast corner of the subdivision.

MOTION: (Katz, Schmitter) *to take off table.* Carried

The applicant discusses access to the lake at the south side of the property stating that they don't want access to it. The preferred option would be to deed the land to an adjacent landowner. The Homeowners' association would be responsible for maintenance of the outlots. Transferring parcels will not count against the conservation open space area.

MOTION: (Katz, Schmitter) *to recommend that Village Board approve the amendment to the Zoning Map of the Village of Summit Zoning and Shoreland Protection Ordinance from the A-1 Agricultural District to the R-1 Estate Residential District – Conservation Development on property located south of Genesee Lake Road and east of Ravinia Park, more specifically described as part of the NW ¼ and NE ¼ of Section 26, T7N, R17E (SUMT0678996). The Wetland Conservancy District and Environmental Corridor and Floodplain Overlay Districts will remain unchanged. The recommended zoning map amendment is subject to the following conditions:*

1. **COMPLIANCE WITH PLAT**: This rezone is not effective until a Subdivision Plat is reviewed and approved by the Village of Summit and recorded by Waukesha County Register of Deeds in substantial conformance with the Preliminary Plat revised on February 26, 2025 and presented at the March 20, 2025 Plan Commission meeting, with the exception that the layout may be modified to comply with Condition #2: Residential Density.
2. ***RESIDENTIAL DENSITY/PRESERVATION LANDS:*** *This rezone is not effective until the Village Board, following a recommendation from Plan Commission, confirms that the density calculations are consistent with the 2045 Comprehensive Plan and comply with the Zoning Ordinance, and that Plan Commission has approved the establishment of "preserved lands" pursuant to the criteria and development goals set forth in subsection 111-129(2)(c) & 3. Compliance with the preservation of lands criteria will be determined as part of the Preliminary Plat review by Plan Commission and Village Board.*
3. ***SUBJECT TO REIMBURSEMENT OF EXPENSES****: As a condition precedent to this conditional rezone approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional rezone approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*
4. ***OWNER & APPLICANT ACKNOWLEDGMENT****: The property owner and applicant shall acknowledge and accept all conditions of this approval. This condition will be satisfied upon the property owner and applicant signing the ordinance after adoption by the Village Board.*

Plan Commission indicated they have determined the proposed density of 2.3 acres per unit, as provided in the conservation subdivision criteria of the R-1 Residential Zoning District standards, to be consistent with the Village of Summit's 2045 Comprehensive Plan SF Residential 2.4-acre per unit density category. The comprehensive plan serves as a guide to future growth and development in the Village of Summit (Section 9.1 of the Village of Summit's 2045 Comprehensive Plan).

Staff is directed to prepare a draft ordinance in accordance with this motion, subject to Village Attorney review, for consideration by Village Board.

Carried.
(Commissioner Murray Abstained)

Discussion and action on a request by Genesee Lake Road LLC, for a Preliminary Plat to accommodate a 19-lot single-family conservation type subdivision on property owned by Mary Alice Eschweiler. The areas designated as wetland, floodplain, and environmental corridor will remain unchanged. The subject property is located on the south side of Genesee Lake Road, south and east of the Ravinia Park Subdivision. The property is part of the NW ¼ and NE ¼ of Section 26, T7N, R17E (SUMT0678996).

Planner Barrows reviewed the conditions of approval for the Plan Commission and discussed the frontage requirements related to the navigable pond in the southeast corner of the property. Each lot is required to have 150 feet of lake frontage. It may be in the best interest of the property owner to transfer the land adjacent to the pond to an adjacent property or create a separate out lot for the pond area and have it held in common ownership with Lot 7, the closest lot to the pond. The Commission agrees that either option is viable.

MOTION: (Katz, Obenberger) to take off the table. Carried

MOTION: (Katz, Schmitter) to r*ecommend Village Board conditionally approve the Preliminary Plat subject to the following conditions:*

A. ***APPROVALS FROM ALL OBJECTING AND APPROVING BODIES.*** *Petitioner shall satisfy all comments, conditions and concerns of the Village Engineer, Surveyor, and Planner, and all other objecting and approval authorities. Village Staff comments shall be addressed prior to submitting a Final Plat for consideration by the Village.*
B. ***SUBJECT TO REIMBURSEMENT OF EXPENSES****. As a condition precedent to this preliminary plat approval, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this preliminary plat approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*
C. ***ONE YEAR TO SATISFY CONDITIONS****. Subject to the Petitioner satisfying all of the aforementioned conditions within one year of the Village Board granting conditional final approval of the preliminary plat.*
D. ***REZONING.*** *The application to rezone the property to the R-1 Estate Residential District shall be reviewed and conditionally approved by Village Board prior to submitting a Final Plat for consideration by the Village.*
E. ***LAKE FRONTAGE****. The developer shall either transfer the land directly adjacent to the navigable lake located in the southeast corner of the property to an adjacent property or create a separate outlot for the area that has lake frontage and restrict the outlot so that it must be held in common ownership with Lot 7 with no construction of piers.*

Plan Commission acknowledges that they have determined the proposed density of 2.3 acres per unit, as provided in the conservation subdivision criteria of the R-1 Residential Zoning District standards, to be consistent with the Village of Summit's 2045 Comprehensive Plan SF Residential 2.4-acre per unit density category. The comprehensive plan serves as a guide to future growth and development in the Village of Summit (Section 9.1 of the Village of Summit's 2045 Comprehensive Plan).

Plan Commission approved the establishment of "preserved lands" on the subject property pursuant to the criteria and development goals set forth in subsection 111-129(2)(c) & 3. The provisions are included in the meeting packet.
Carried

(Commissioner Murray Abstained)

Discussion and action on a request by John Siepmann, Siepmann Realty, for a Final Plat to accommodate a 12-lot single-family conservation type subdivision on property owned by Mark and Eileen Lurvey Trust. The subject property is located in part of the NW ¼ & SW ¼ of Section 35 T7N, R17E, at 543 S. Wayfare Trail (SUMT0714999001).

Item 6C. Taken off agenda for tonight at the applicant's request

UPDATE on Zoning Code Land Use Project

- Discussion on contractor's yard, commercial storage of barns, commercial truck parking, and family business restrictions
- A public listening session for zoning updates is scheduled for May 29, 2025, at 6:00 pm

UPDATE regarding Village Board action on Plan Commission matters.

- Jim Siepmann was reelected as Plan Commission Chair
- Village Board was provided an update on the zoning code project

May 29 @ 6:00 pm listening session Plan Commission members able to attend are:

- Matt Katz
- Paul Schmitter
- Jay Obenberger
- Sandra Murray
- Jim Petronovich

ADJOURN Plan Commission meeting

MOTION: (Schmitter, Katz) *to adjourn at 6:35 p.m.* Carried.

Respectfully submitted,

Sarah LaValliere
Deputy Clerk/Deputy Treasurer

Next meeting date: May 15, 2025

Accessory Building Size – Exceeds 60% of Residence Size

5/15/25 Plan Commission Meeting

SUMT0698018

Staff Report — Village of Summit, Wisconsin

Property Location:	604 S. Golden Lake Lane
Property Owner:	604 South Golden Lake Lane LLC
Zoning:	R-4 Cottage Residential (20,000 sq. ft. min. lot size/26,000 sq. ft. density)
Land Use:	SF Residential 0.6-acre density

Possible Motion: *Approve the request to construct an accessory building that results in more than 60% of the finished floor area of the residence, subject to the following conditions:*

1. *The accessory building shall be constructed in conformance with the building plans prepared on May 6, 2025 by Groskopf Construction.*

2. *The 2nd story of the garage shall not exceed 7.5 ft. in height from the floor to ceiling.*

3. *The applicant shall record a declaration of restriction with the Waukesha County Register of Deeds, drafted by Village Staff, that states the building shall not be occupied for purposes of human habitation or for commercial purposes, unless allowed per the Zoning Ordinance.*

Summary:

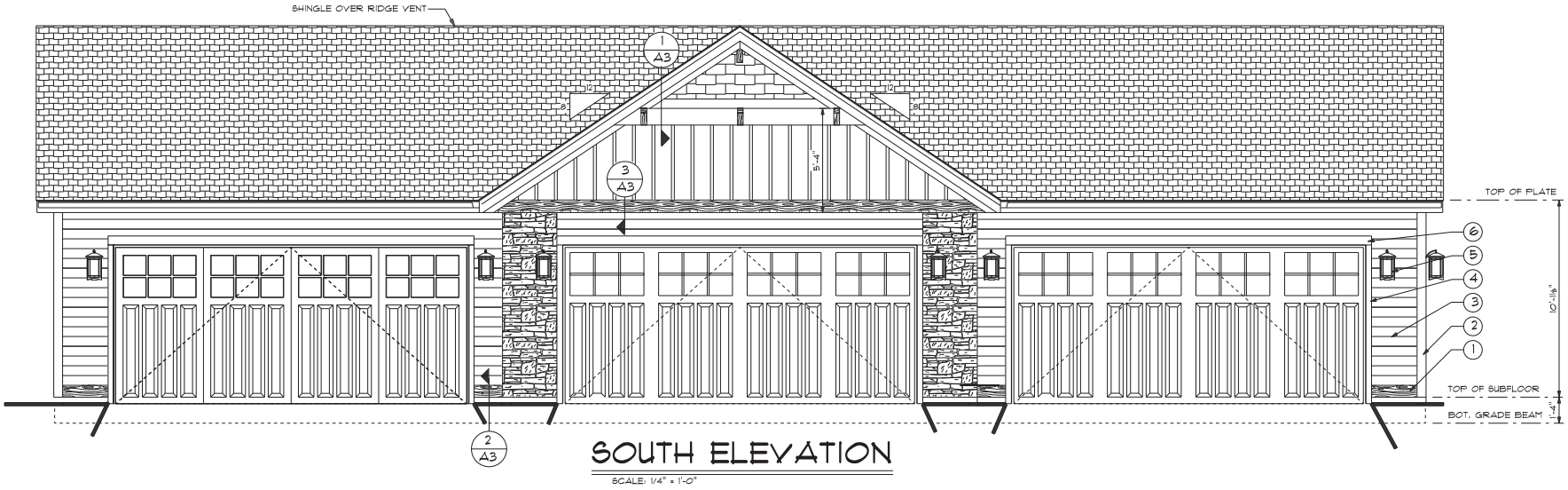
The 0.81-acre property is located in the southwest corner of Golden Lake and is served by a private septic system and well. The applicant recently obtained a zoning permit to construct a new single-family residence. A future detached garage was also shown on the plans, but not permitted.

The applicant would like to obtain a permit for the detached garage. The garage materials and colors will match the proposed residence. Plan Commission approval is required for any accessory structure that has a floor area greater than 60% of the structure finished floor area of the principal structure or for floor area that exceeds 5% of the total lot area. The proposed structure is less than 5% of the total lot area (4.9%). However, the floor area of the garage is 72.3% of the finished floor area of the residence that was recently permitted. The one-story residence is 2,416 sq. ft.

The applicant presented a garage plan to Plan Staff in advance of the Plan Commission meeting that was 24 ft. wide x 70 ft. long, 1,680 sq. ft. The garage was measured approximately 15 ft. to the peak without a 2nd story. Plan Staff commented that the architectural design and roof pitch were not compatible with the residence and the building façade was monotonous for its size. Plan Staff also requested that the applicant install a foundation rather than a slab. The original plans are included in the packet for reference.

The applicant revised the garage plan to accommodate the concerns raised at Plan Staff. The floor area of the 1st floor of the garage increased to 1,747.2 sq. ft. (an increase of 67.2 sq. ft.) to provide for wall inundations/bump-outs on the south and north elevations. Architectural treatments were modified to become more compatible with the residence. The pitch of the roof was also modified to be more compatible with the residence. The overall height of the garage increased to 19.5 ft. from the lowest exposure to the peak. The height of the garage still complies with the ordinance requirements (max. 15 ft. to eave). The applicant is also proposing to construct the building on a foundation rather than a slab.

In accordance with Section 111-100, Plan Commission shall review the request for adverse effects to surrounding properties. Conditions related to architectural treatment, screening by landscape or architectural means, regulation of lighting, deed restrictions, or other measures, may be considered. The Plan Commission has the authority to request a public hearing before making its decision.

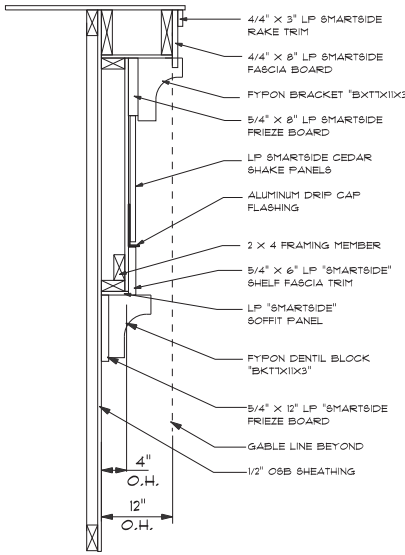


SOUTH ELEVATION

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

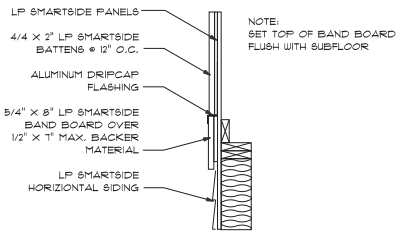
FRAMING/FINISH NOTES:

1. 5/4" X 8" LP SMARTSIDE WATERTABLE BOARD W/ALUMINUM DRIPCAP FLASHING
2. 5/4" X 6" LP SMARTSIDE CORNER BOARD.
3. LP SMARTSIDE HORIZONTAL SIDING W/6 7/8" EXPOSURE.
4. 5/4" X 4" LP SMARTSIDE OPENING TRIM.
5. EXTERIOR WALL SCONCE MOUNTED ON LP SMARTSIDE LITE BLOCK PLATE.
6. 5/4" X 6" LP SMARTSIDE OPENING HEAD TRIM W/ALUMINUM DRIPCAP FLASHING.
7. THINSET STONE VENEER.
8. 5/4" X 8" LP SMARTSIDE BAND BOARD W/1/2" BACKER PLATE.
9. LP SMARTSIDE PANELS W/BATTENS @ 12" O.C.
10. 5/4" X 8" LP SMARTSIDE FASCIA BOARD
11. FYPON BRACKET "BXTx11x3"
12. 5/4" X 6" LP SMARTSIDE FASCIA BOARD.
13. LP SMARTSIDE CEDAR SHAKE PANELS.
14. 5/4" X 6" LP SMARTSIDE FRIEZE BOARD.
15. 4/4" X 8" LP SMARTSIDE FASCIA BOARD.
16. 4/4" X 3" LP SMARTSIDE RAKE TRIM.



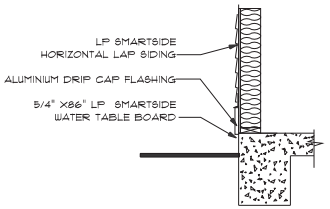
1/A3 GABLE DENTIL DETAIL

NOT TO SCALE



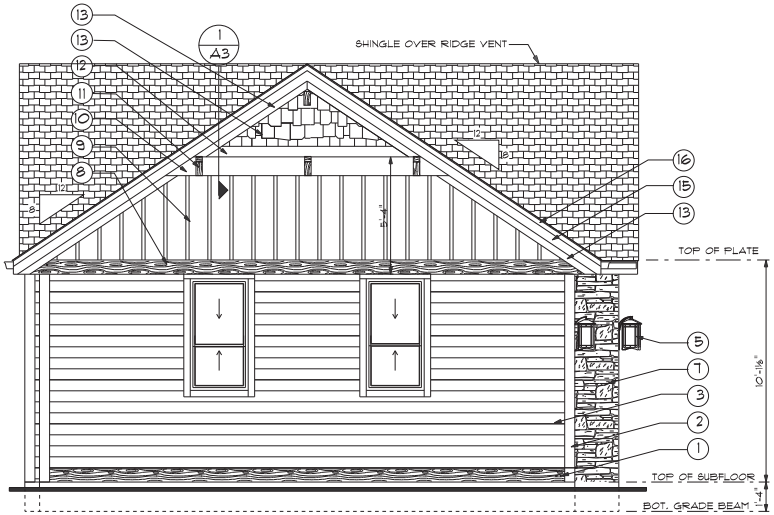
3/A3 BAND BOARD DETAIL

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



2/A3 DETAIL @ WATER TABLE BOARD

NOT TO SCALE



WEST ELEVATION

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

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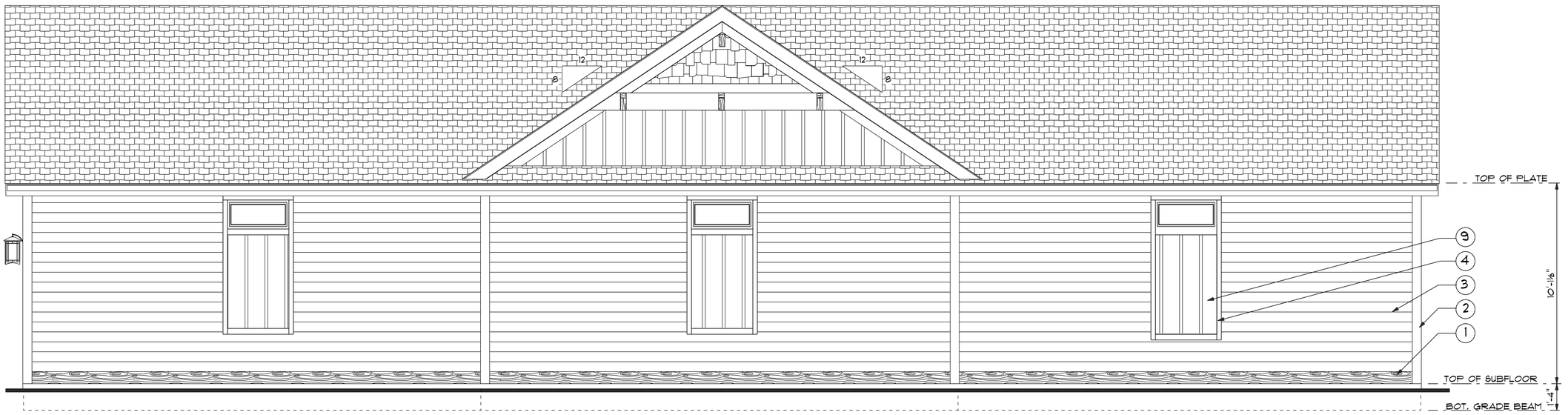
JONAS RESIDENCE

DETACHED GARAGE
604 S. GOLDEN LAKE LANE
OCONOMOWOC, WIS. 53066

TITLE: ELEVATIONS
DRAWN BY: TERRY
DATE: 5-6-2025
REV.:
SCALE: 1/4" = 1'-0"
SHEET: A3



NORTH ELEVATION

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

FRAMING/FINISH NOTES:

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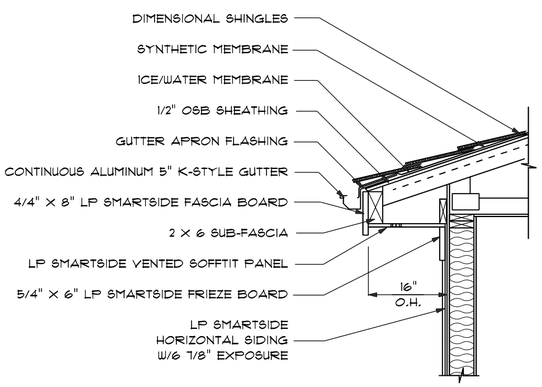
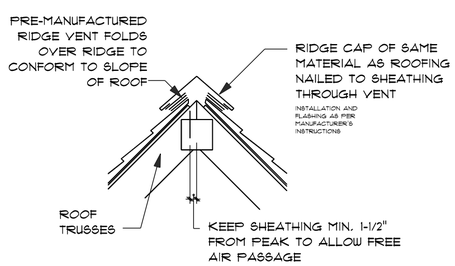


1/A4 EAVE DETAIL

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



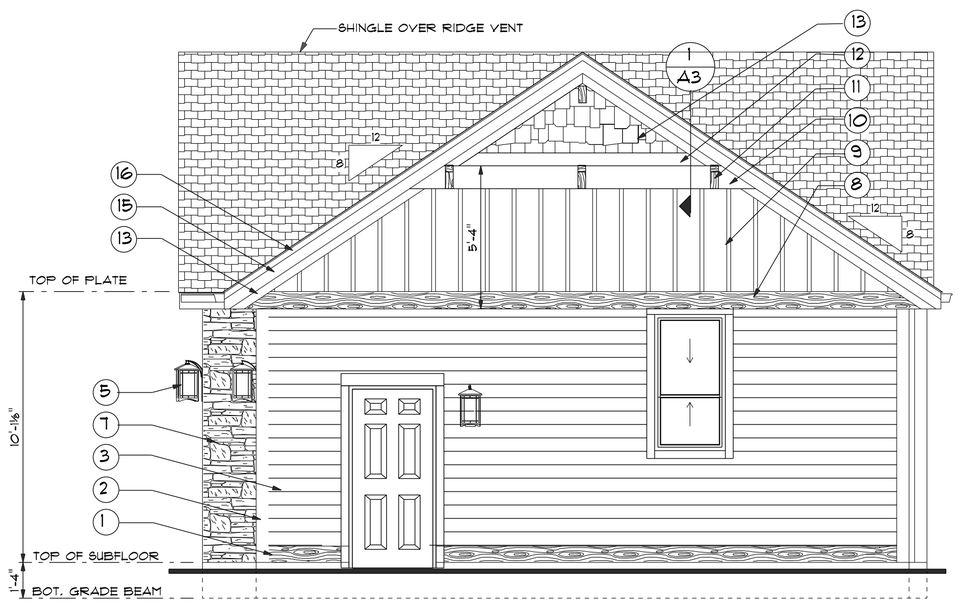
RIDGE VENT

NOTE THAT "DORMER" STYLE THROUGH-ROOF EXHAUST VENTS MAY BE PROVIDED IN ADDITION TO OR IN LIEU OF RIDGE VENTS INDICATED.

MIN. 12 SQ. FT. (1728/150 = 11.50) VENTILATION AREA REQ'D

ELEVATION NOTES:

1. GUTTERS AND DOWNSPOUTS SHOWN FOR REFERENCE ONLY. G.C. TO COORDINATE LOCATIONS WITH INSTALLER TO ACCOMODATE FINISH GRADE LINES.
2. PLUMBING AND HVAC VENTS SHALL BE LOCATED TO LIMIT VIEW FROM PUBLIC. VENTS SHALL BE COLORED TO MATCH ROOF/SIDING.
3. PROVIDE ATTIC VENTILATION TO MEET STATE/LOCAL CODES.
4. G.C. TO VERIFY ALL EXTERIOR TRIM SIZES AND DETAILS PRIOR TO ORDERING/INSTALLATION OF MATERIAL.



EAST ELEVATION

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

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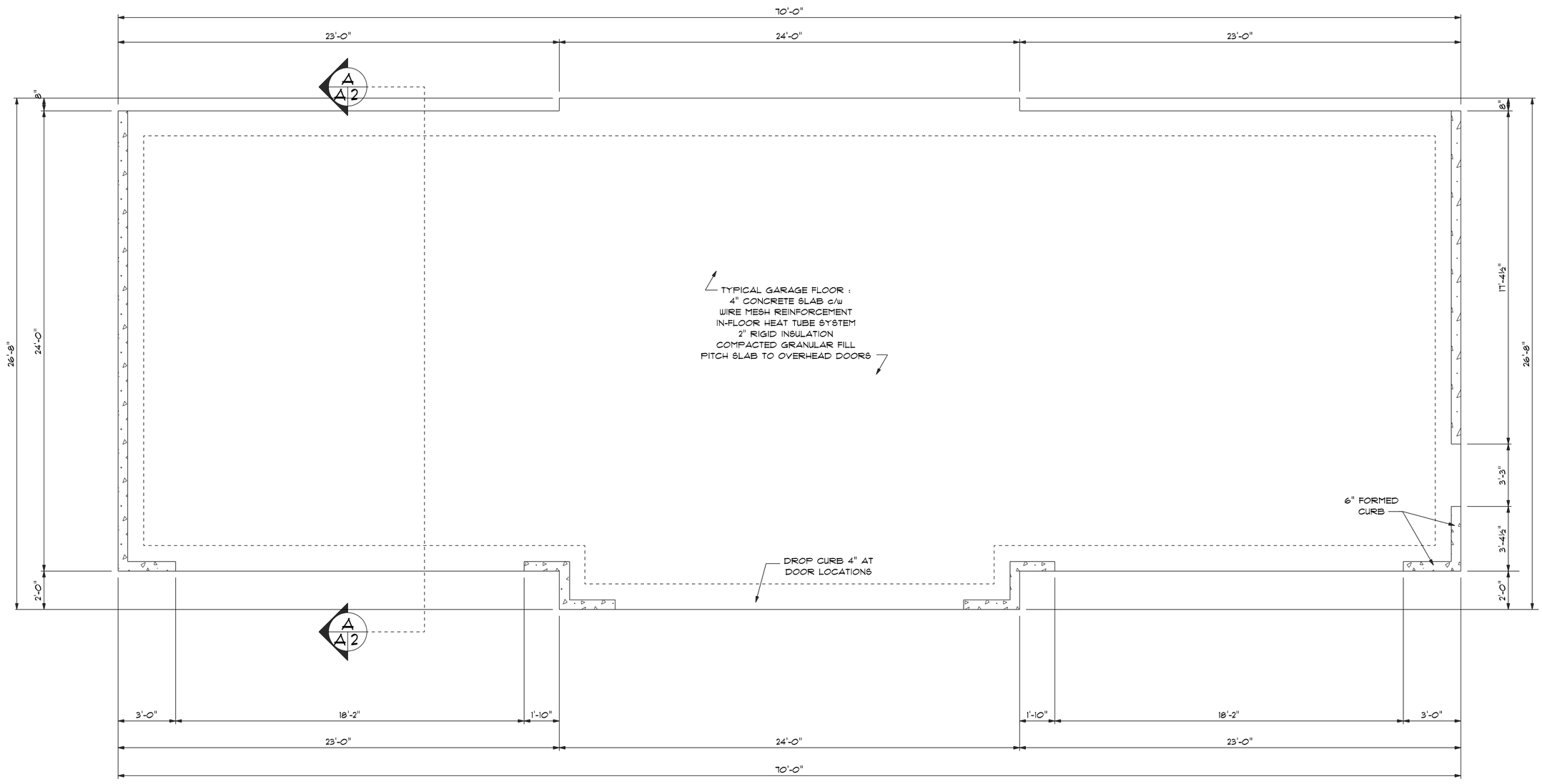
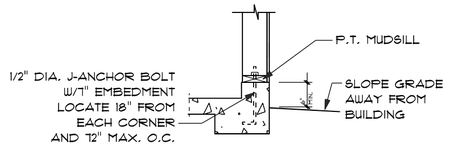


FOUNDATION PLAN

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



ANCHOR BOLT DETAIL

NOT TO SCALE

NOTES

ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING THIS PLAN FOR ACCURACY, THE OWNER/GENERAL CONTRACTOR MUST CHECK ALL DIMENSIONS AND VERIFY EACH DETAIL AND BE RESPONSIBLE FOR THE SAME.

EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY AND/OR SHEATHING UNLESS NOTED OTHERWISE.

INTERIOR DIMENSIONS ARE TO FACE OF STUDS UNLESS NOTED OTHERWISE.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS AS NOTED BY THE STATE OF WISCONSIN "UNIFORM BUILDING CODE" EXCEPT WHERE MORE RESTRICTIVE LOCAL ORDINANCES SHALL GOVERN.

THE OWNER/GENERAL CONTRACTOR SHALL VERIFY AS REQUIRED AND COORDINATE PLACEMENT AND INSTALLATION OF ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT AND UTILITY SERVICE LINES/EQUIPMENT.

FOR PLACEMENT OF BUILDING ON LOT, REFER TO SURVEYORS DRAWINGS. GRADE LINES SHOWN ARE FOR REFERENCE ONLY. CONFIRM FINAL GRADE LINES WITH SURVEY AND EXCAVATOR AT JOB SITE AS REQUIRED.

DO NOT SCALE DIMENSIONS FROM DRAWINGS. CONSULT WITH GENERAL CONTRACTOR AND/OR DESIGNER FOR VERIFICATION

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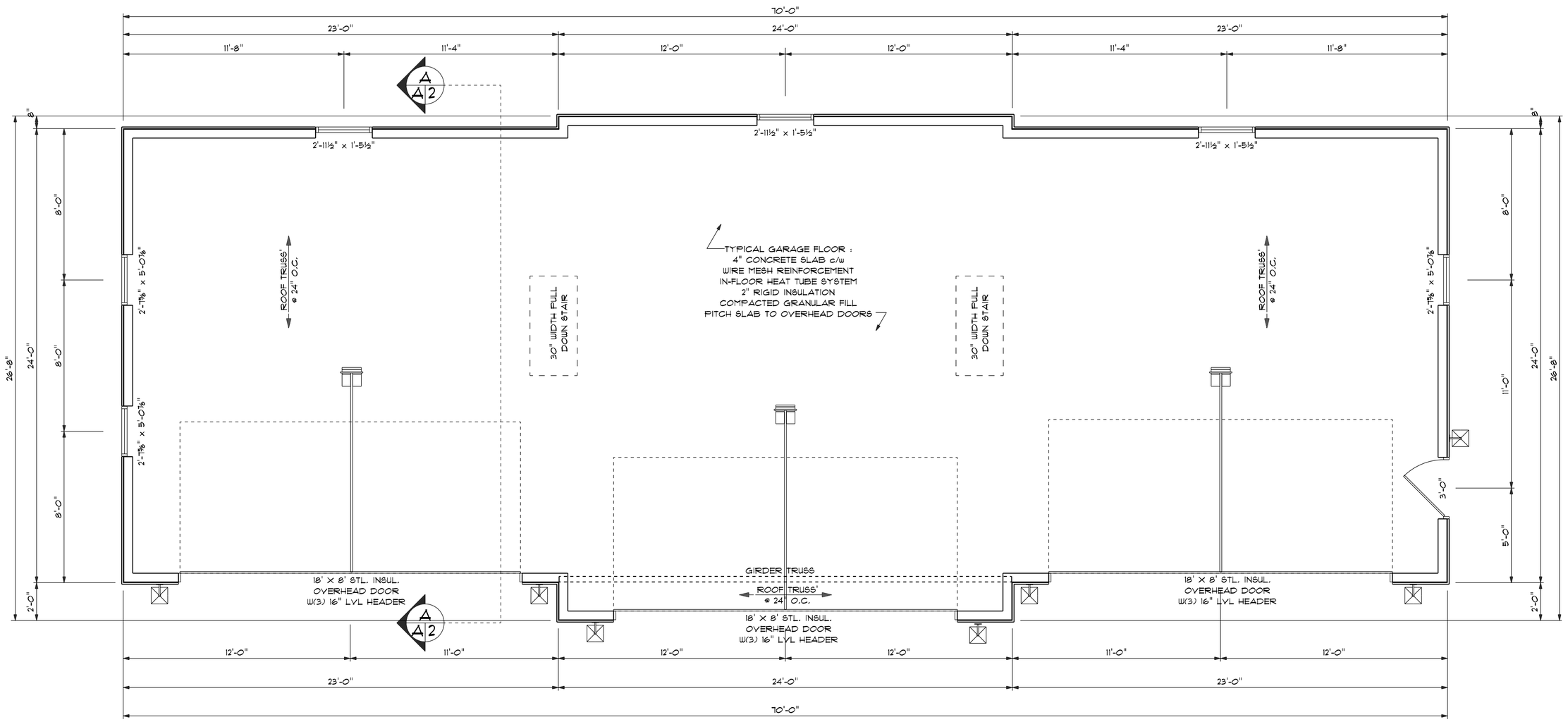
JONAS RESIDENCE
DETACHED GARAGE
604 S. GOLDEN LAKE LANE
OCONOMOWOC, WIS. 53066

TITLE	DATE	REV.
FOUNDATION PLAN	5-6-2025	
DRAWN BY: TERRY	SCALE: 1/4" = 1'-0"	

SHEET A1



MAIN FLOOR PLAN

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

WINDOW SCHEDULE

MARK	QTY	UNIT	ROUGH OPENING	NOTES	HEADER	DETAILS
A	3	TW26410	2'-8 1/8" X 5'-0 7/8"	1	(2) 2 X 8	REVERSE COTTAGE
B	3	AN31	3'-0 1/2" X 1'-9"	1	(2) 2 X 8	FIXED GLASS

ALL WINDOWS ARE AS SPECIFIED UNLESS NOTED OTHERWISE:

MANUFACTURE: ANDERSEN

GLASS TYPE: INSUL. LOW E4

HARDWARE COLOR: WHITE

SCREEN TYPE: CONVENTIONAL-FULL

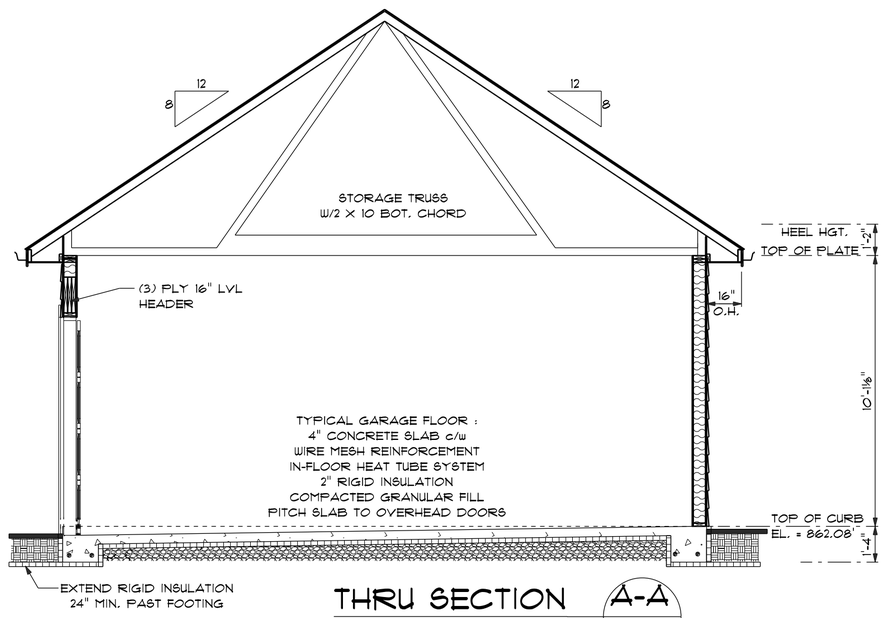
INTERIOR FINISH: PRIMED WHITE

EXTERIOR FINISH: VINYL CLAD

EXTENSION JAMB: 6 9/16"

WINDOW NOTES:

1. HEADER SET AT 110 7/8" ABOVE CURB



THRU SECTION A-A

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

A2

ROOF SYSTEM

30 YR. DIMENSIONAL SHINGLES
COLOR BY OWNER
15# ROOFING FELT
1/2" OSB SHEATHING W/H-CLIPS
ENGINEERED ROOF TRUSS' @ 24"o.c.
W/2 X 4 BRACING AS REQ'D.
R-50 INSULATION
4 MIL POLY VAPOR BARRIER
1/2" DRYWALL TAPED & SANDED

FASCIA/SOFFIT SYSTEM

CONTINUOUS ALUMINUM GUTTERS
W/DOWNSPOUTS AS REQ'D.
2 X 6 SUB FASCIA
1 X 8 LP "SMARTSIDE" FASCIA BOARD
VENTED LP "SMARTSIDE" SOFFIT PANELS
SOFFIT VENT TUBES @ 24" O.C.

WALL SYSTEM

LP "SMARTSIDE" HORIZONTAL LAP SIDING
W/6" EXPOSURE
TYVEK HOME WRAP
1/2" OSB SHEATHING
2 X 6 STUDS @ 16" O.C.
R-19 INSULATION
4 MIL POLY VAPOR BARRIER
1/2" DRYWALL

FOUNDATION SYSTEM

1/2" DIA. ANCHOR BOLTS @ 72" o.c MAX.
AND 18" FROM EACH CORNER
16" X 16" POURED CONCRETE
GRADE BEAM W/6" X 4" CURB
W/(2) ROWS #4 RE-BAR ON
UNDISTURBED SOIL

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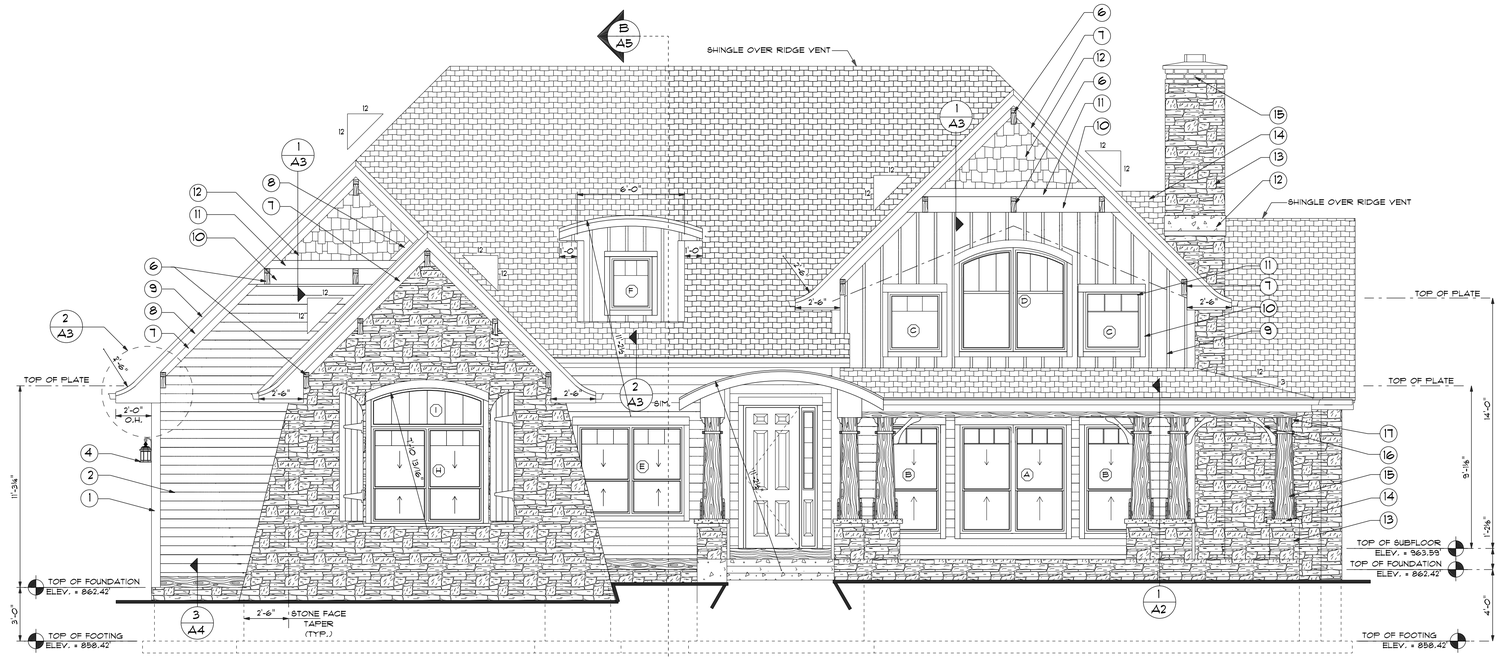
GROSKOPF CONSTRUCTION INC
Builders Since 1996
262-567-7372

JONAS RESIDENCE

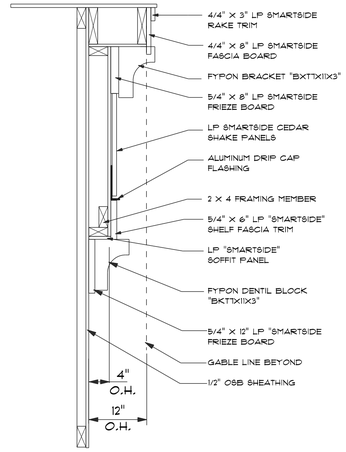
DETACHED GARAGE
604 S. GOLDEN LAKE LANE
OCONOMOWOC, WIS. 53066

TITLE: MAIN FLOOR PLAN
DATE: 5-6-2025
REV.
DRAWN BY: TERRY
SCALE: 1/4" = 1'-0"
SHEET: A2



WEST ELEVATION

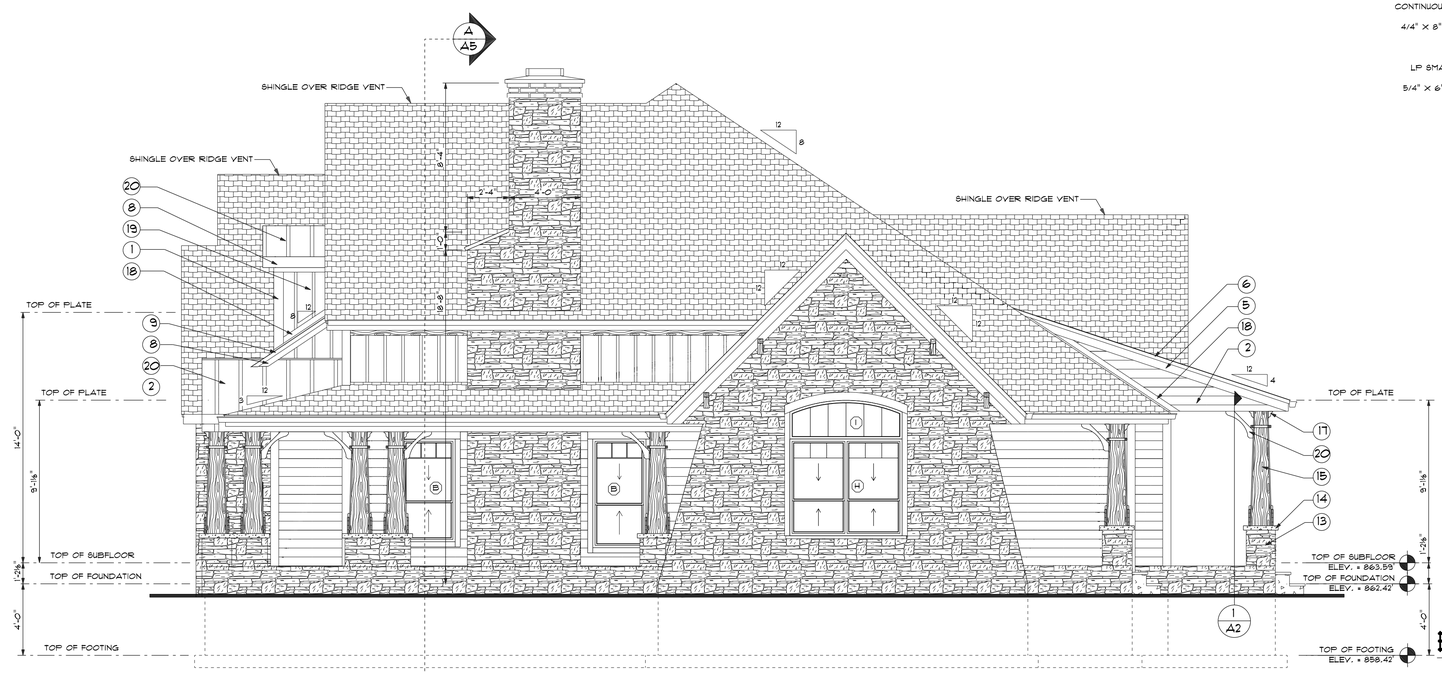
SCALE: 1/4" = 1'-0"



GABLE DENTIL DETAIL 1 / A3

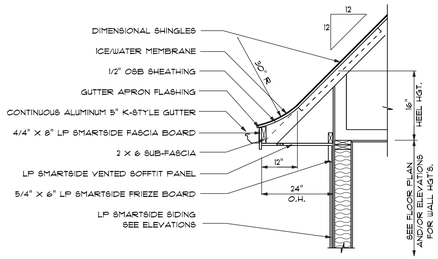
FRAMING/FINISH NOTES:

1. 5/4" X 6" LP SMARTSIDE CORNER TRIM.
2. LP SMARTSIDE HORIZONTAL SIDING W/6 7/8" EXPOSURE.
3. 5/4" X 4" LP SMARTSIDE OPENING TRIM.
4. EXTERIOR WALL SCONCE MOUNTED ON LP SMARTSIDE TRIM BOARD.
5. 5/4" X 6" LP SMARTSIDE OPENING HEAD TRIM.
6. FYYPON BRACKET " BKT1x11x3"
7. 5/4" X 6" LP SMARTSIDE FREIZE BOARD.
8. 4/4" X 8" LP SMARTSIDE FASCIA BOARD.
9. 4/4" X 3" LP SMARTSIDE RAKE TRIM.
10. 5/4" X 12" LP SMARTSIDE BAND BOARD.
11. 5/4" X 6" LP SMARTSIDE FASCIA BOARD W/ALUMINUM DRIPCAP FLASHING.
12. LP SMARTSIDE CEDAR SHAKE PANELS.
13. THINSET STONE VENEER ADHERED TO FRAMED PEDESTAL.
14. 2-PIECE BEDFORD STONE CAP.
15. TAPERED AZEK PANELS, WRAPPED AROUND 6 X 6 PSL POST.
16. FYPON BRACKET "BKT30x30x8"
17. WINDSOR ONE CROWN MOULD.
18. 5/4" X 4" LP SMARTSIDE GABLE RAKE TRIM W/ALUMINUM DRIPCAP FLASHING.
19. LP SMARTSIDE PANELS W/ BATTENS.
20. CURVED STANDING SEAM ROOF PANELS.



SOUTH ELEVATION

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



TYP. EAVE DETAIL 2 / A3

NOT TO SCALE

ELEVATION NOTES:

1. GUTTERS AND DOWNSPOUTS SHOWN FOR REFERENCE ONLY. G.C. TO COORDINATE LOCATIONS WITH INSTALLER TO ACCOMODATE FINISH GRADE LINES.
2. PLUMBING AND HVAC VENTS SHALL BE LOCATED TO LIMIT VIEW FROM PUBLIC. VENTS SHALL BE COLORED TO MATCH ROOF/SIDING.
3. PROVIDE ATTIC VENTILATION TO MEET STATE/LOCAL CODES.
4. G.C. TO VERIFY ALL EXTERIOR TRIM SIZES AND DETAILS PRIOR TO ORDERING/INSTALLATION OF MATERIAL.

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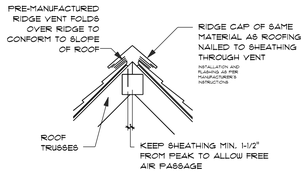
NOT TO SCALE

GROSKOPF CONSTRUCTION LLC
Builders Since 1956
262-567-7372

JONAS RESIDENCE
604 S. GOLDEN LAKE LANE
VILLAGE OF SUMMIT
WAUKESHA CTY, WIS.

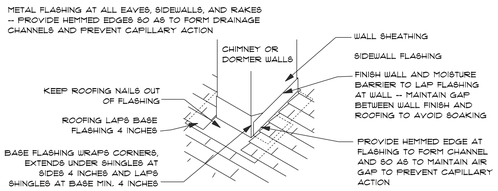
TITLE: ELEVATIONS
DATE: 12-17-2024
REV.:
DRAWN BY: TERRY
SCALE: 1/4" = 1'-0"
SHEET: A3



RIDGE VENT

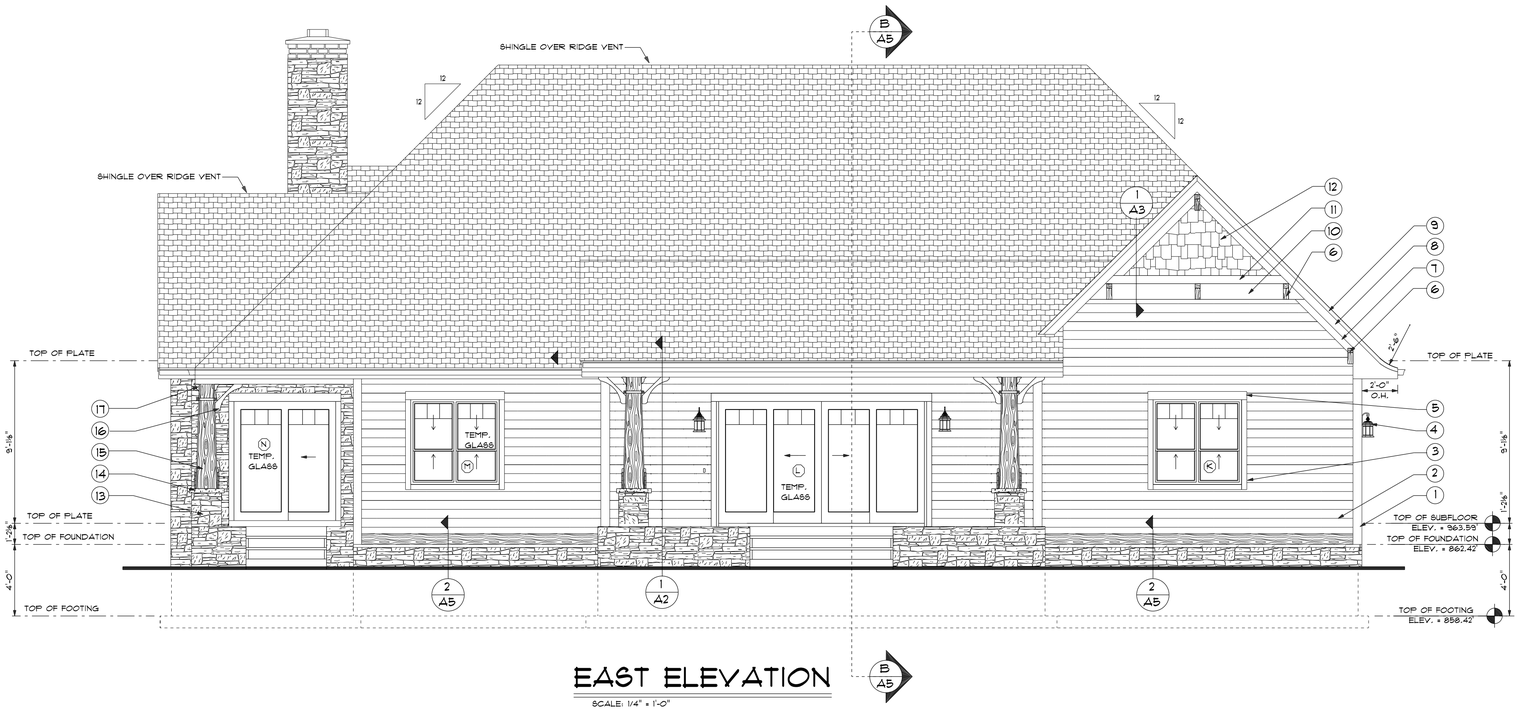
NOTE THAT "DORMER" STYLE THROUGH-ROOF EXHAUST VENTS MAY BE PROVIDED IN ADDITION TO OR IN LIEU OF RIDGE VENTS INDICATED.

MIN. 24 SQ. FT. (3502/150 = 23.35) VENTILATION AREA REQ'D



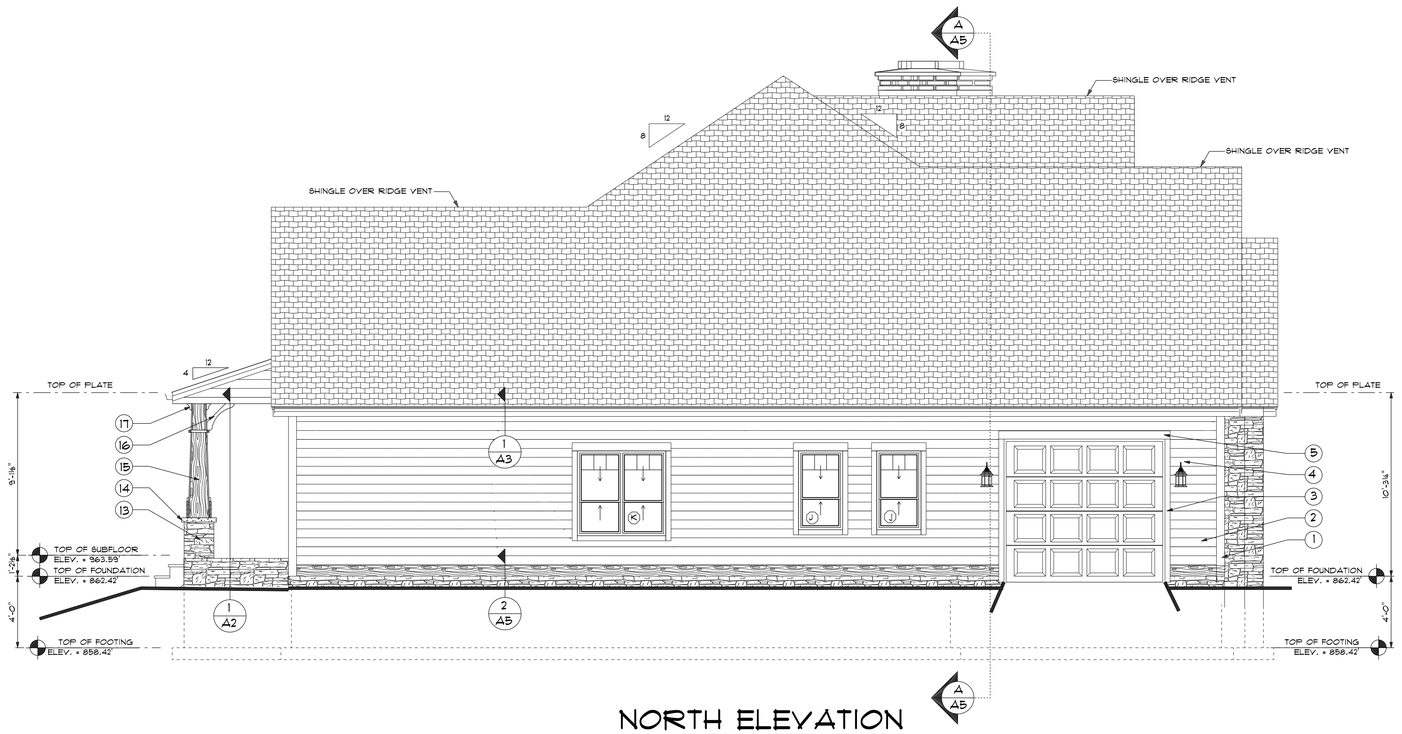
FLASHING DETAILS / NOTES

ASPHALT SHINGLE RIDGE, VALLEY AND HIP FLASHING AS PER MANUFACTURER'S INSTRUCTIONS
-- PROVIDE 36 INCH ROLL ROOFING-ICE & WATER, CENTERED ON ALL VALLEYS & CONTINUOUS AT ALL EAVES



EAST ELEVATION

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



NORTH ELEVATION

SCALE: 1/4" = 1'-0

FRAMING/FINISH NOTES:

1. 5/4" X 6" LP SMARTSIDE CORNER TRIM.
2. LP SMARTSIDE HORIZONTAL SIDING W/6 7/8" EXPOSURE.
3. 5/4" X 4" LP SMARTSIDE OPENING TRIM.
4. EXTERIOR WALL SCONCE MOUNTED ON LP SMARTSIDE TRIM BOARD.
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8. 4/4" X 8" LP SMARTSIDE FASCIA BOARD.
9. 4/4" X 3" LP SMARTSIDE RAKE TRIM.
10. 5/4" X 12" LP SMARTSIDE BAND BOARD.
11. 5/4" X 6" LP SMARTSIDE FASCIA BOARD W/ALUMINUM DRIPCAP FLASHING.
12. LP SMARTSIDE CEDAR SHAKE PANELS.
13. THINSET STONE VENEER ADHERED TO FRAMED PEDESTAL.
14. 2-PIECE BEDFORD STONE CAP.
15. TAPERED AZEK PANELS, WRAPPED AROUND 6 X 6 PSL POST.
16. FYPON BRACKET "BKT30x30x8"
17. WINDSOR ONE CROWN MOULD.

ELEVATION NOTES:

1. GUTTERS AND DOWNSPOUTS SHOWN FOR REFERENCE ONLY. G.C. TO COORDINATE LOCATIONS WITH INSTALLER TO ACCOMODATE FINISH GRADE LINES.
2. PLUMBING AND HVAC VENTS SHALL BE LOCATED TO LIMIT VIEW FROM PUBLIC. VENTS SHALL BE COLORED TO MATCH ROOF/SIDING.
3. PROVIDE ATTIC VENTILATION TO MEET STATE/LOCAL CODES.
4. G.C. TO VERIFY ALL EXTERIOR TRIM SIZES AND DETAILS PRIOR TO ORDERING/INSTALLATION OF MATERIAL.

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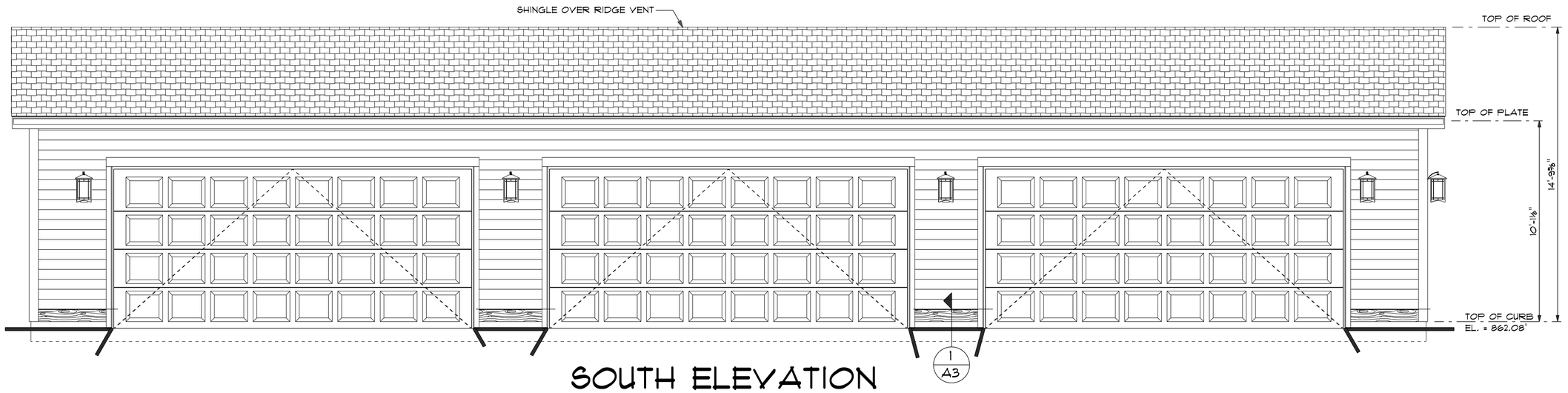
Building Since 1956
262-567-7372

JONAS RESIDENCE
604 S. GOLDEN LAKE LANE
VILLAGE OF SUMMIT
WAUKESHA CTY., WIS.

TITLE	DATE	REV.
ELEVATIONS	12-17-2024	
DRAWN BY: TERRY	SCALE: 1/4" = 1'-0"	

SHEET A4

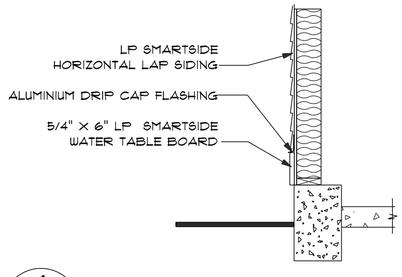


SOUTH ELEVATION

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

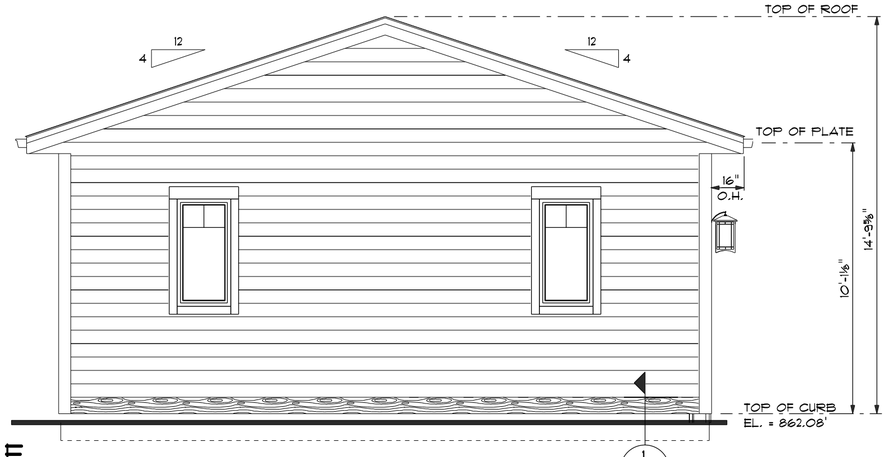
NORTH ELEVATION

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



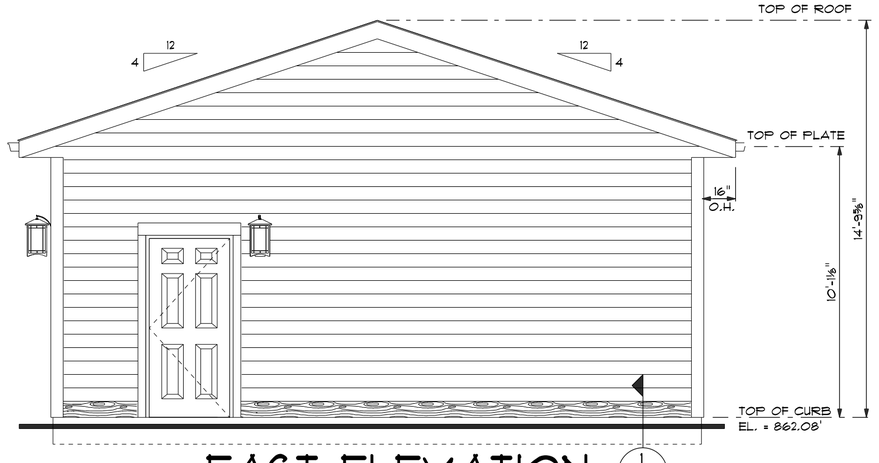
1/A3 DETAIL @ WATER TABLE

NOT TO SCALE



WEST ELEVATION

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



EAST ELEVATION

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

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GROSKOPF CONSTRUCTION INC.
Builders Since 1956
262-567-7372

JONAS RESIDENCE

DETACHED GARAGE
604 S. GOLDEN LAKE LANE
OCONOMOWOC, WIS. 53066

TITLE: ELEVATIONS

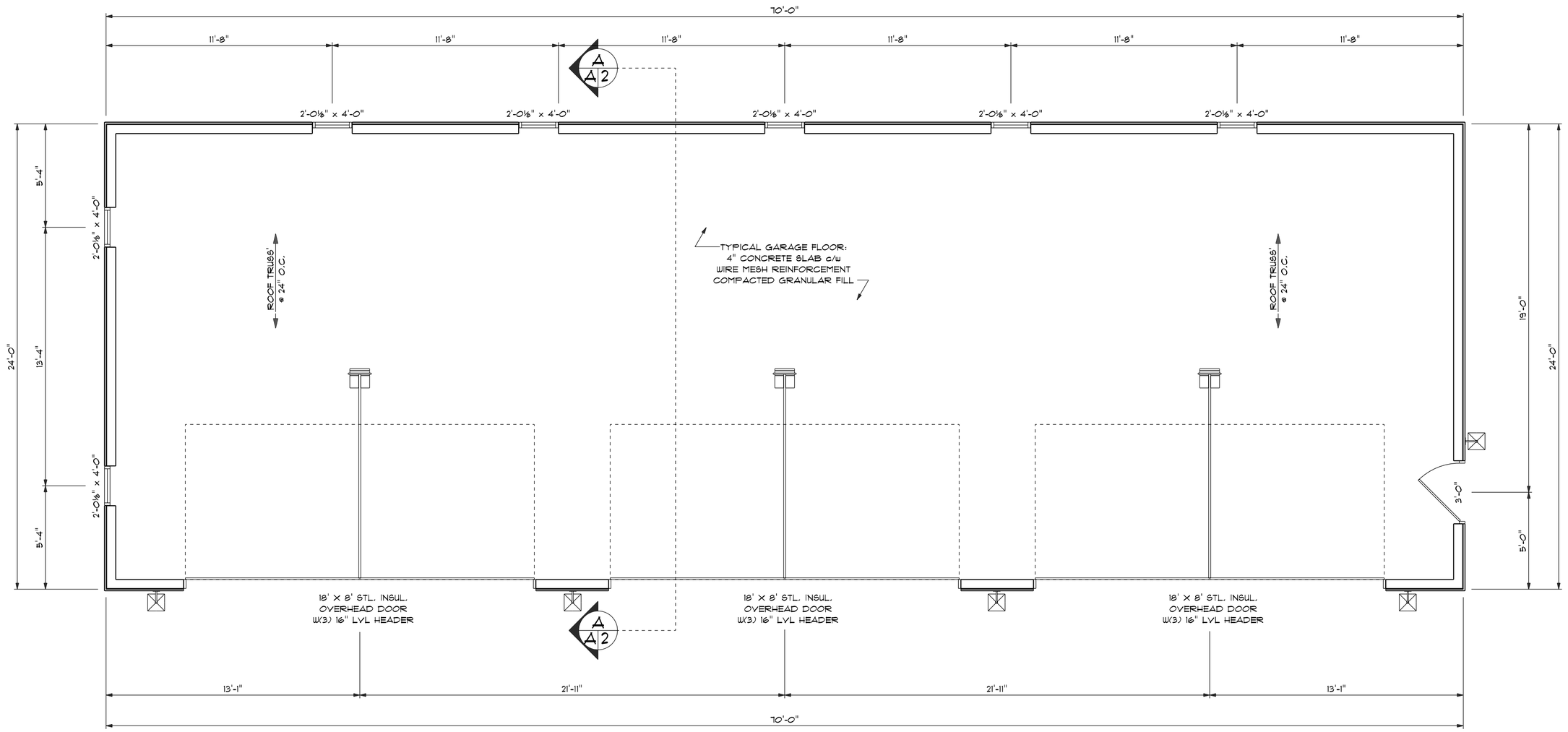
DATE: 12-17-2024

REV. 4-16-2025

DRAWN BY: TERRY

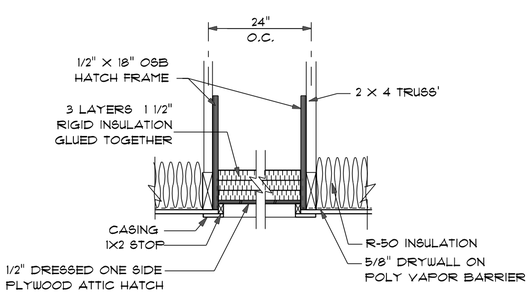
SCALE: 1/4" = 1'-0"

SHEET: A3



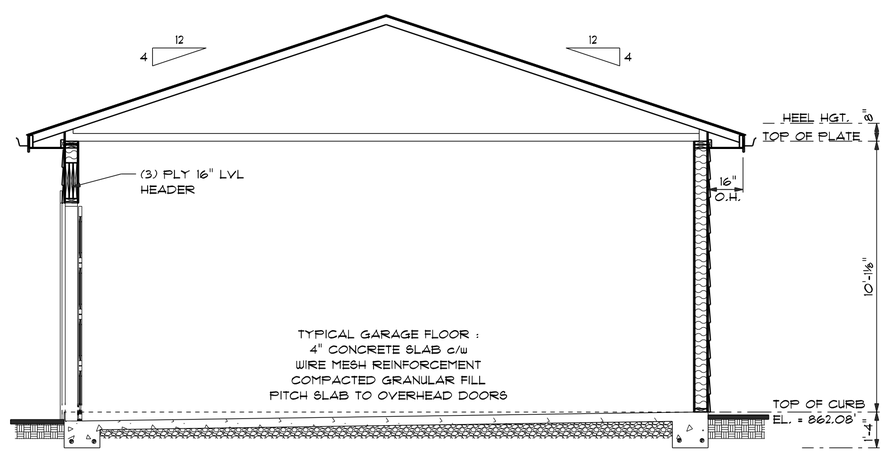
MAIN FLOOR PLAN

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



TYP ATTIC HATCH SECTION

NOTE: FIELD LOCATE



THRU SECTION A-A

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

A2

ROOF SYSTEM

- 30 YR. DIMENSIONAL SHINGLES
  COLOR BY OWNER
- 15# ROOFING FELT
- 1/2" OSB SHEATHING W/H-CLIPS
- ENGINEERED ROOF TRUSS' @ 24"o.c.
  W/2 X 4 BRACING AS REQ'D.
- R-50 INSULATION
- 4 MIL POLY VAPOR BARRIER
- 1/2" DRYWALL TAPED & SANDED

FASCIA/SOFFIT SYSTEM

- CONTINUOUS ALUMINUM GUTTERS
  W/DOWNSPOUTS AS REQ'D.
- 2 X 6 SUB FASCIA
- 1 X 8 LP "SMARTSIDE" FASCIA TRIM BOARD
- VENTED LP "SMARTSIDE" SOFFIT PANELS
- SOFFIT VENT TUBES @ 24" O.C.

WALL SYSTEM

- LP "SMARTSIDE" HORIZONTAL LAP SIDING
  W/6" EXPOSURE
- TYVEK HOME WRAP
- 1/2" OSB SHEATHING
- 2 X 6 STUDS @ 16" O.C.
- R-19 INSULATION
- 4 MIL POLY VAPOR BARRIER
- 1/2" DRYWALL

FOUNDATION SYSTEM

- 1/2" DIA. ANCHOR BOLTS @ 72" o.c MAX.
  AND 18" FROM EACH CORNER
- 16" X 16" POURED CONCRETE
  GRADE BEAM W/6" X 4" CURB
  W/(2) ROWS #4 RE-BAR ON
  UNDISTURBED SOIL

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JONAS RESIDENCE

DETACHED GARAGE
604 S. GOLDEN LAKE LANE
OCONOMOWOC, WIS. 53066

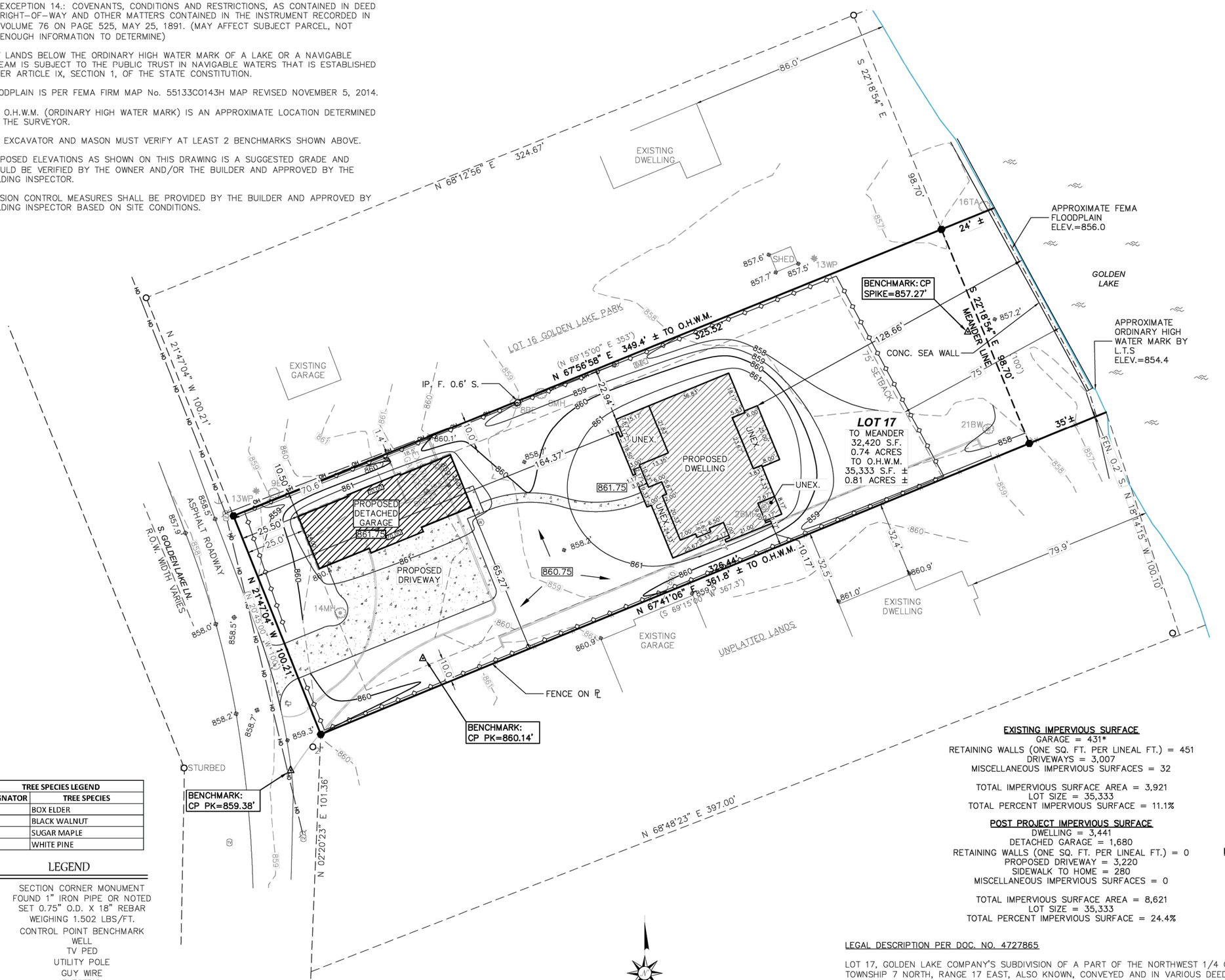
TITLE: MAIN FLOOR PLAN
DRAWN BY: TERRY
DATE: 12-17-2024
REV. △4-16-2025
SCALE: 1/4" = 1'-0"
SHEET: A2

PLAT OF SURVEY

LOT 17 OF MAP OF GOLDEN LAKE PARK SUBDIVISION BEING A PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 17 EAST, ALSO KNOWN, CONVEYED AND IN VARIOUS DEEDS DESCRIBED AS GOLDEN LAKE PARK SUBDIVISION, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

NOTES:

- TITLE COMMITMENT PROVIDED PREPARED BY KNIGHT BARRY TITLE, INC. DATED JULY 12, 2023, POLICY No. 50207055-0004398E WITH THE FOLLOWING EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL:
  - EXCEPTION 14.: COVENANTS, CONDITIONS AND RESTRICTIONS, AS CONTAINED IN DEED RIGHT-OF-WAY AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED IN VOLUME 76 ON PAGE 525, MAY 25, 1891. (MAY AFFECT SUBJECT PARCEL, NOT ENOUGH INFORMATION TO DETERMINE)
- ANY LANDS BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.
- FLOODPLAIN IS PER FEMA FIRM MAP No. 55133C0143H MAP REVISED NOVEMBER 5, 2014.
- THE O.H.W.M. (ORDINARY HIGH WATER MARK) IS AN APPROXIMATE LOCATION DETERMINED BY THE SURVEYOR.
- THE EXCAVATOR AND MASON MUST VERIFY AT LEAST 2 BENCHMARKS SHOWN ABOVE.
- PROPOSED ELEVATIONS AS SHOWN ON THIS DRAWING IS A SUGGESTED GRADE AND SHOULD BE VERIFIED BY THE OWNER AND/OR THE BUILDER AND APPROVED BY THE BUILDING INSPECTOR.
- EROSION CONTROL MEASURES SHALL BE PROVIDED BY THE BUILDER AND APPROVED BY BUILDING INSPECTOR BASED ON SITE CONDITIONS.



TREE SPECIES LEGEND	
DESIGNATOR	TREE SPECIES
BE	BOX ELDER
BW	BLACK WALNUT
MH	SUGAR MAPLE
WP	WHITE PINE

LEGEND

- SECTION CORNER MONUMENT
- FOUND 1" IRON PIPE OR NOTED
- SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.
- CONTROL POINT BENCHMARK
- WELL
- TV PED
- UTILITY POLE
- GUY WIRE
- ELECTRIC
- FLOOR ELEVATION
- 800.0 EXISTING SPOT GRADE
- 800.0 EXISTING CONTOUR
- REMNANT FENCE
- MAILBOX
- DECID. TREE WITH TRUNK DIA.
- CON. TREE WITH TRUNK DIA.
- OH OVERHEAD UTILITY
- 800 PROPOSED CONTOUR
- PROPOSED SILT FENCE
- 800.0 PROPOSED ELEVATION

BEARINGS BASED ON GRID NORTH OF THE WISCONSIN COUNTY COORDINATE SYSTEM, WAUKESHA COUNTY ZONE (NAD 83 WISCORS 2011) AND REFERENCED TO THE EAST LINE OF S. GOLDEN LAKE LN. RIGHT OF WAY MEASURED AS N21°47'04"W.

VERTICAL DATUM IS NAVD 88 (GEOID 12A)

0' 30' 60'

1 INCH = 30 FEET

EXISTING IMPERVIOUS SURFACE
GARAGE = 431*
RETAINING WALLS (ONE SQ. FT. PER LINEAL FT.) = 451
DRIVEWAYS = 3,007
MISCELLANEOUS IMPERVIOUS SURFACES = 32

TOTAL IMPERVIOUS SURFACE AREA = 3,921
LOT SIZE = 35,333
TOTAL PERCENT IMPERVIOUS SURFACE = 11.1%

POST PROJECT IMPERVIOUS SURFACE
DWELLING = 3,441
DETACHED GARAGE = 1,680
RETAINING WALLS (ONE SQ. FT. PER LINEAL FT.) = 0
PROPOSED DRIVEWAY = 3,220
SIDEWALK TO HOME = 280
MISCELLANEOUS IMPERVIOUS SURFACES = 0

TOTAL IMPERVIOUS SURFACE AREA = 8,621
LOT SIZE = 35,333
TOTAL PERCENT IMPERVIOUS SURFACE = 24.4%

SETBACK REQUIREMENTS
SIDE YARD = 10'
STREET SETBACK – 25'
REAR YARD (FROM O.H.W.M.) = 75'

PROPOSED GRADES PER GRADING PLAN
FINISH YARD GRADE: 861.75
GARAGE FLOOR: 862.08
TOP OF WALL: 862.42
TOP OF FOOTING: 858.42 (4' WALL)

LEGAL DESCRIPTION PER DOC. NO. 4727865

LOT 17, GOLDEN LAKE COMPANY'S SUBDIVISION OF A PART OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 17 EAST, ALSO KNOWN, CONVEYED AND IN VARIOUS DEEDS DESCRIBED AS GOLDEN LAKE PARK SUBDIVISION, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION OF ALL VISIBLE STRUCTURES AND DIMENSIONS OF ALL PRINCIPAL BUILDINGS THEREON, BOUNDARY FENCES, APPARENT EASEMENTS, ROADWAY AND VISIBLE ENCROACHMENTS, IF ANY. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE, THE TITLE THERETO WITHIN ONE (1) YEAR FROM DATE HEREOF.

SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

WISCONSIN MATTHEW T. O'ROURKE S-2771 NEOSHO, WI LAND SURVEYOR

LandTech SURVEYING
LAND SURVEYING • LAND PLANNING
111 W. 2ND STREET
OCONOMOWOC, WI 53066
WWW.LANDTECHWI.COM
(262) 367-7599

REV.	
REV.	GARAGE LOCATION (01/03/2025) JBK
REV.	DWELLING UPDATE (01/06/2025) JBK
REV.	ADDED SIDEWALK - UPDATED IMPERVS. (01/06/2025) JBK
REV.	

LOCATION: 604 S. GOLDEN LAKE LN. VILLAGE OF SUMMIT WAUKESHA COUNTY, WISCONSIN SUMT0698018

DRAWN BY: JBK

CHECKED BY: MTO

CLIENT: GROSKOPF CONSTRUCTION

PROJECT: JONAS

LAYOUT: PERMIT SURVEY

DRAWING: 24002_SURVEY.DWG

DATE: 1/02/2025

JOB NO.: 24002

SHEET: 1 OF 1

Panga – Parking Lot Improvements
34422 Delafield Road (SUMT0669017)

5/15/2025 Plan Commission Meeting

Staff Report Village of Summit, Wisconsin

Property Owner:	Nemahbin Lake Holdings LLC
Applicant:	Andy Fieber
Zoning:	NC Neighborhood Commercial, Floodplain Overlay
Land Use Plan:	Mixed Use Commercial

Possible Motion:

Motion to approve the parking lot improvements, subject to the following conditions:

1. *All comments of the Engineering Staff's Review Letter dated March 18, 2025 shall be complied with prior to commencing any construction activities.*
2. *The applicant shall apply for a Floodplain Development Permit that shall be reviewed and approved by the Village prior to commencing any construction activities. The water equipment racks proposed adjacent to the Upper Nemahbin Lake shall be properly anchored to meet the Village's floodplain requirements. The property is limited to two equipment racks, each holding eight units of recreational equipment, per the existing Business Plan of Operation.*
3. *The outbuilding shall be removed prior to commencing any parking lot improvement activities.*
4. *Written documentation shall be submitted to Village Staff from Waukesha County Department of Public Works that all necessary approvals and permits have been issued for improvements within the road right-of-way of CTH DR prior to commencing any parking lot improvement activities.*
5. *Prior to commencing any parking lot improvement activities, a Stormwater Maintenance Agreement shall be reviewed and approved by the Village and recorded with Waukesha County Register of Deeds that includes the floodplain compensatory storage area on the land owned by the Upper Nemahbin Lake Management District. An easement encompassing the stormwater management/floodplain compensation area will need to be established.*
6. *Prior to commencing any parking lot improvement activities, the Fire Department shall review the final plan set to ensure the fire department has adequate access and maneuverability.*

Summary:

The applicant is proposing to redevelop the parking lot at the property occupied by Panga. The main building would remain as-is at this time. The applicant may propose building improvements at a later date. The existing 965 sq. ft. retail/storage building will be removed. The parking lot is located in the floodplain, which includes floodway and floodfringe.

There are currently twenty-eight (28) marked parking stalls on the property. The applicant is proposing twenty-seven parking stalls (27); two (2) of which will be ADA compliant. Wheel

stops will be placed at the end of each stall. Because the retail/storage building is being taken down, the proposed parking count complies with the ordinance.

The applicant will not be proposing any fill in the floodway to accommodate the parking lot. However, 30.26 cubic yards of fill will be placed in the floodfringe. The applicant is required to compensate for all lost storage. The applicant is proposing to provide 39.29 cubic yards of floodplain compensatory storage in the 20 ft. strip of land owned by the Upper Nemahbin Lake Management District located on the east side of the property. The District is aware of and has approved of the proposed activities. The 20 ft. strip of land is currently gravel and will be restored with a swale and bioinfiltration seed mix. Restoring this area with vegetation will prevent patrons from using this land for ingress/egress to the site.

Landscaping:

In addition to restoring the strip of land owned by the Upper Nemahbin Lake Management District with a seed mix, the applicant is proposing to plant two Ginko biloba trees and six sumac shrubs. There is limited space on the property for landscaping. The remainder of the disturbed area will be planted with a turfgrass seed mix.

As part of the proposed improvements, an existing light pole near the outbuilding will be removed.

The applicant is proposing to continue storing garbage between the building and road. The applicant will install a six-foot tall privacy slate chain link fence with gates. The enclosure will accommodate twelve trash/recycling six cubic yard carts and a 100-gallon grease container. There is not enough room for a more substantial enclosure structure.

Engineering/Waukesha County DPW/DNR Review:

The Engineering Department reviewed the proposed improvements and provided a review letter dated March 18, 2025. The letter is included in the meeting packet. It should be noted that the proposed future sidewalk shown on the plan set adjacent to the road is not proposed at this time. The sidewalk design will not work with the proposed grades. Any future sidewalk located outside of the road right-of-way will require Village approvals. There is some concern that the northernmost parallel parking space does not have adequate space and clearance. The applicant will need to demonstrate that the parking space is adequate. The applicant will also need to demonstrate that the parking stall depth and aisle widths are adequate and comply with the code.

DNR staff and the Village Engineer have reviewed the proposed improvements and determined that the improvements should not cause an impact on the floodplain and that a floodplain study is not required. No fill is proposed within the floodway.

The applicant is proposing to restore the area of the boat launch above the ordinary high water mark with pavement. The applicant has indicated that there will not be any improvements made to the launch that extends below the ordinary high water mark of the lake. Therefore, DNR has determined that a waterway permit is not required.

The Waukesha County Public Works Department has approved the two access points. A permit is required prior to commencing any construction in the right-of-way of CTH DR.

Building a Better World for All of Us®

March 18, 2025

RE: Village of Summit
Panga Bar Preliminary Civil Plan Review
SEH No. 176551 Task 22

Ms. Amy Barrows
Village Planner
Village of Summit
37100 Delafield Road
Summit, WI 53066

Dear Ms. Barrows:

We recently received preliminary civil plans for the proposed Panga Bar improvements located in the Village of Summit. The plans were prepared by The Sigma Group and dated March 12, 2025. Included in the plan set is a Plat of Survey and landscaping.

Additionally, a letter and accompanying supplemental information were also submitted regarding the potential floodplain impacts of the improvements.

We provide the following comments regarding the submittals.

Civil Plan

A title sheet needs to be provided. The sheet should include a location map, sheet index and all appropriate project contact information.

COO2 Site Preparation and Erosion Control Plan

1) For silt sock shown across the pavement, the method of placing concrete blocks behind the sock is acceptable however for areas outside the pavement the sock needs to be staked into place. Please add a note or add another or amended detail to the plan.
2) There's an existing wood fence along the east property line; it appears that silt fence is proposed on top of the existing fence. It is not clear how this will be accomplished or if it's necessary. No spot grades or existing contours are shown on the adjacent property, but it appears from checking Waukesha County GIS information, the neighboring property is higher and drains towards this property and silt fence should not need to be added since runoff should not leave the site along the property line. This should be confirmed by the development team.
3) Two separate construction entrances are shown, it's not clear why more than one is needed for this site? Justification should be provided, as one entrance would be preferred unless there's a good reason for the second.
4) The existing storm sewer inlets do not appears to be properly located within the existing curb and should be properly denoted and identified.
5) It appears, based on the proposed driveway apron and future walk grades, that the grades and slope are being altered substantially, this will require modifications to the existing ramp and transition from

the existing bridge to the drive. Once better evaluated and solution designed, integrate the appropriate removals on the plan.

C100 Site Plan

6) Tapers, and presumably associated grade changes that wouldn't meet ADA requirements, are shown in the entrance aprons that fall within the future sidewalk. It appears additional work would need to be done to make the future walk work appropriately in the location currently shown. More clarification should be provided on the developer's intent.
7) Existing building and paved improvements are shown within the 10' greenbelt and 20' paving setback, it is not clear if these are needed or how they are being met, if needed?
8) Additional detail and labeling should be provided within the existing ROW shown on the plan; the existing roadway, curb, bridge, sanitary sewer, should be clearly shown, labeled and dimensioned where appropriate.
9) More detail, and preferably a rendering, of the proposed fencing system for the trash/recycling and grease containers, should be provided.
10) The development team should verify there's adequate space and clearance for the most northerly parallel parking space.
11) Based on typical parking design, a minimum of 22-feet should be provided for a parallel parking space and more typically at least 23-feet should be provided.
12) The existing sanitary sewer main and service to the building should be shown on the plan and verify none of the improvements impact them.

C200 Grading Plan

13) Existing contours need to be shown on the adjacent property to verify the drainage patterns and along the exterior of the improvements to verify the tie-ins.
14) The ADA access route from the handicap spaces to the main entrance needs to be displayed to verify the routing is accessible.
15) The proposed 873-foot contour, on the north side of the existing building and patio, doesn't appear to tie into any other contour. It's not clear why there's a need for the grading proposed.
16) The transition from the driveway apron to the parking lot drive will likely be problematic for most passenger vehicles, especially on the west side of the entrance. The development team should check and verify the drivability.
17) It's not clear where the proposed swale, within the 20-foot wide Lake Management District ROW, drains to. More existing contour information needs to be provided.
18) The proposed 871-foot contour, near the north end of the parking lot, also does not tie into existing contours, as shown the proposed grading doesn't make much sense and creating a low point.

C400 Erosion Control Details

19) Inlet Protection D is required, the other options can and should be removed.
20) The sediment log detail should be amended to add securing the log where it's placed on non-paved areas.

L100 Landscape Plan

21) A tree should not be proposed or installed within the flow path of the proposed swale within the 20-foot wide Lake Management District ROW.
22) How is the future sidewalk area being finished for the current project improvements?

Floodway/Floodplain Engineering Narrative

23) The letter should not be written in past tense, as the parking lot has not already been graded, and the referenced swale is not already created. It should also not state as fact that no fill has been added to floodplain. We suggest a similar letter be provided after the site improvements are complete stating that no fill has been added, resulting in no impacts to the floodplain or floodway.

General Comments

24) The Plat of Survey provides the necessary information.
25) Based on the narrative and plans provided, it does not appear that the site improvements will cause an impact on the floodplain and a floodplain study should not be needed. This conclusion is based on the email received from Michelle Hase, of the WDNR, on March 11, 2025, stating as such.
26) A Village SW & EC permit will be required.
27) A long-term SWMA should be considered since the swale is being installed to meet floodplain requirements and will need to be preserved and maintained.
28) A financial guarantee will be required.
29) A street opening permit will be required.

Please do not hesitate to contact me with any questions or comments at 414.949.8950 or bpehl@sehinc.com.

Sincerely,

Brian Pehl, PE
(Lic. WI)

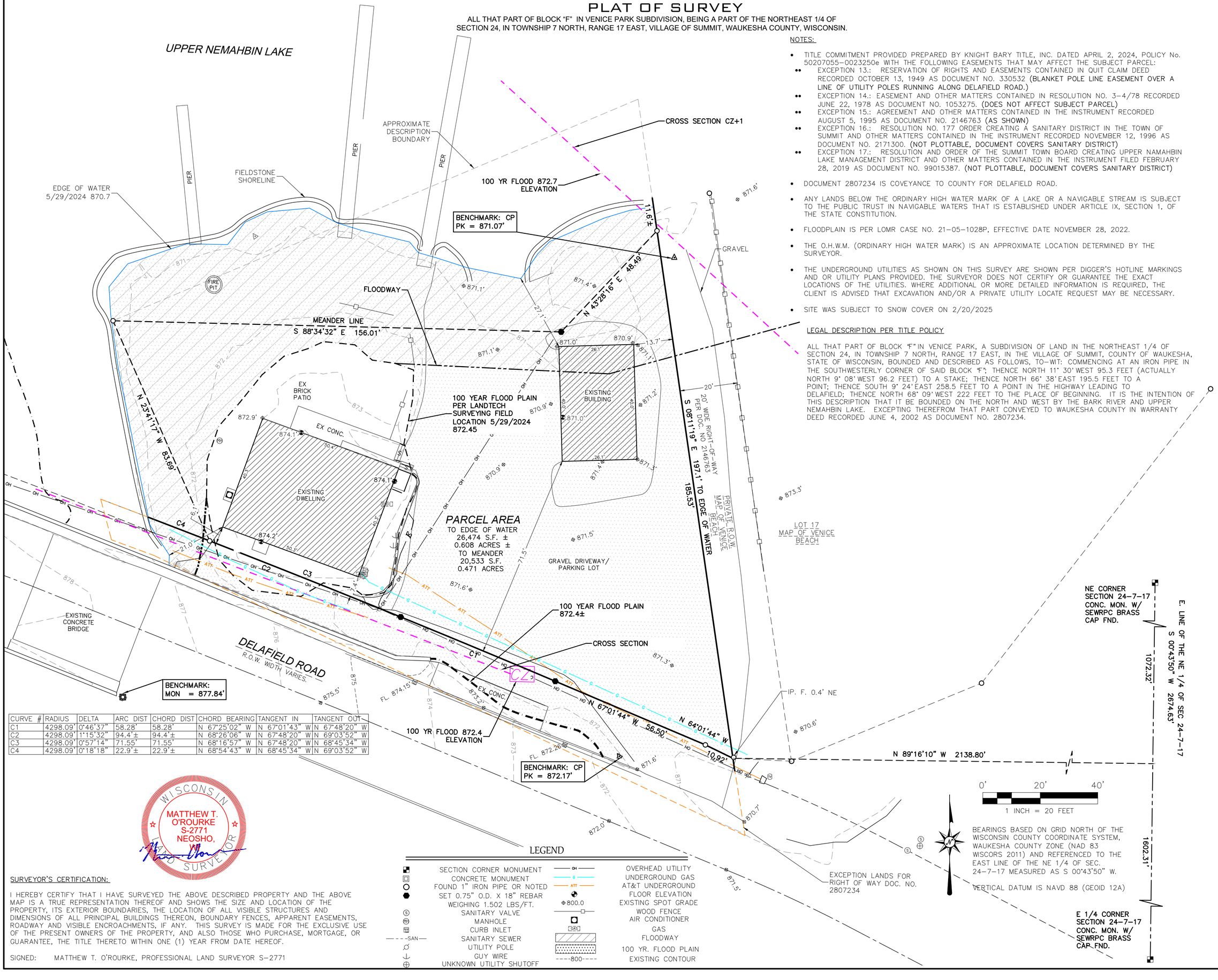
CC: Kamron Nash, Village Public Works Director
Mike Court, Village Engineer

btp

x:\pt\s\summv\176551\task 22 - panga bar\corr\review letters\panga bar civil plan review letter_village of summit_2025-03-18.docx

PLAT OF SURVEY

ALL THAT PART OF BLOCK "F" IN VENICE PARK SUBDIVISION, BEING A PART OF THE NORTHEAST 1/4 OF SECTION 24, IN TOWNSHIP 7 NORTH, RANGE 17 EAST, VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.



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WISCONSIN
MATTHEW T. O'ROURKE
S-2771
NEOSHO, WI
LAND SURVEYOR

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SIGNED: MATTHEW T. O'ROURKE, PROFESSIONAL LAND SURVEYOR S-2771

LEGEND

SECTION CORNER MONUMENT	OVERHEAD UTILITY
CONCRETE MONUMENT	UNDERGROUND GAS
FOUND 1" IRON PIPE OR NOTED	AT&T UNDERGROUND
SET 0.75" O.D. X 18" REBAR WEIGHING 1.502 LBS/FT.	FLOOR ELEVATION
SANITARY VALVE	EXISTING SPOT GRADE
MANHOLE	WOOD FENCE
CURB INLET	AIR CONDITIONER
SANITARY SEWER	GAS
UTILITY POLE	FLOODWAY
GUY WIRE	100 YR. FLOOD PLAIN
UNKNOWN UTILITY SHUTOFF	EXISTING CONTOUR

NOTES:

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  - EXCEPTION 13.: RESERVATION OF RIGHTS AND EASEMENTS CONTAINED IN QUIT CLAIM DEED RECORDED OCTOBER 13, 1949 AS DOCUMENT NO. 330532 (BLANKET POLE LINE EASEMENT OVER A LINE OF UTILITY POLES RUNNING ALONG DELAFIELD ROAD.)
  - EXCEPTION 14.: EASEMENT AND OTHER MATTERS CONTAINED IN RESOLUTION NO. 3-4/78 RECORDED JUNE 22, 1978 AS DOCUMENT NO. 1053275. (DOES NOT AFFECT SUBJECT PARCEL)
  - EXCEPTION 15.: AGREEMENT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED AUGUST 5, 1995 AS DOCUMENT NO. 2146763 (AS SHOWN)
  - EXCEPTION 16.: RESOLUTION NO. 177 ORDER CREATING A SANITARY DISTRICT IN THE TOWN OF SUMMIT AND OTHER MATTERS CONTAINED IN THE INSTRUMENT RECORDED NOVEMBER 12, 1996 AS DOCUMENT NO. 2171300. (NOT PLOTTABLE, DOCUMENT COVERS SANITARY DISTRICT)
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REV.	REV.	REV.	REV.
1/6/2025 ROW (MD)	2/22/2025 SPOT GRADES (MD)	3/06/2025 SIGMA RFI RESPONSE (MD)	

LOCATION: 34422 DELAFIELD RD. OCONOMOWOC, WI. 53066 TAX KEY: SUMT0669017

DRAWN BY: LJS
CHECKED BY: MTO

CLIENT: ALDO PARTNERS
PROJECT: PANGA
LAYOUT: EXISTING CONDITIONS
DRAWING: 24110_SURVEY.DWG

DATE: 07/23/2024
JOB NO.: 24110
SHEET: 1 OF 1

VIEW S.E. LOOKING WEST ON DELAFIELD ROAD

VIEW LOOKING WEST AT BRIDGE ABUTMENT

VIEW OF EXISTING EAST ELEVATION/ENTRY

VIEW OF NEIGHBORING PROPERTY TO EAST INCLUDING EXISTING GRAVEL PRIVATE RIGHT OF WAY

CONSORTIUM ae
\kan-sor-sh(ē)am\ a.e. : an architectural engineering partnership
the Consortium ae LLC
Oconomowoc | Wisconsin | 53066 | Gregg Prossen, Principal
TELEPHONE 414.406.7025
www.consortiumae.com

Project:
PANGA

34422 DELAFIELD RD

Location:
SUMMIT WI 53066

Sheet:
EXISTING - DECONSTRUCTION SITE PLAN

Date:	Issue Set:

Date:
2025-03-07 TRASH ENCL

Project No.:
0024-07

Sheet No.:
SP1.01

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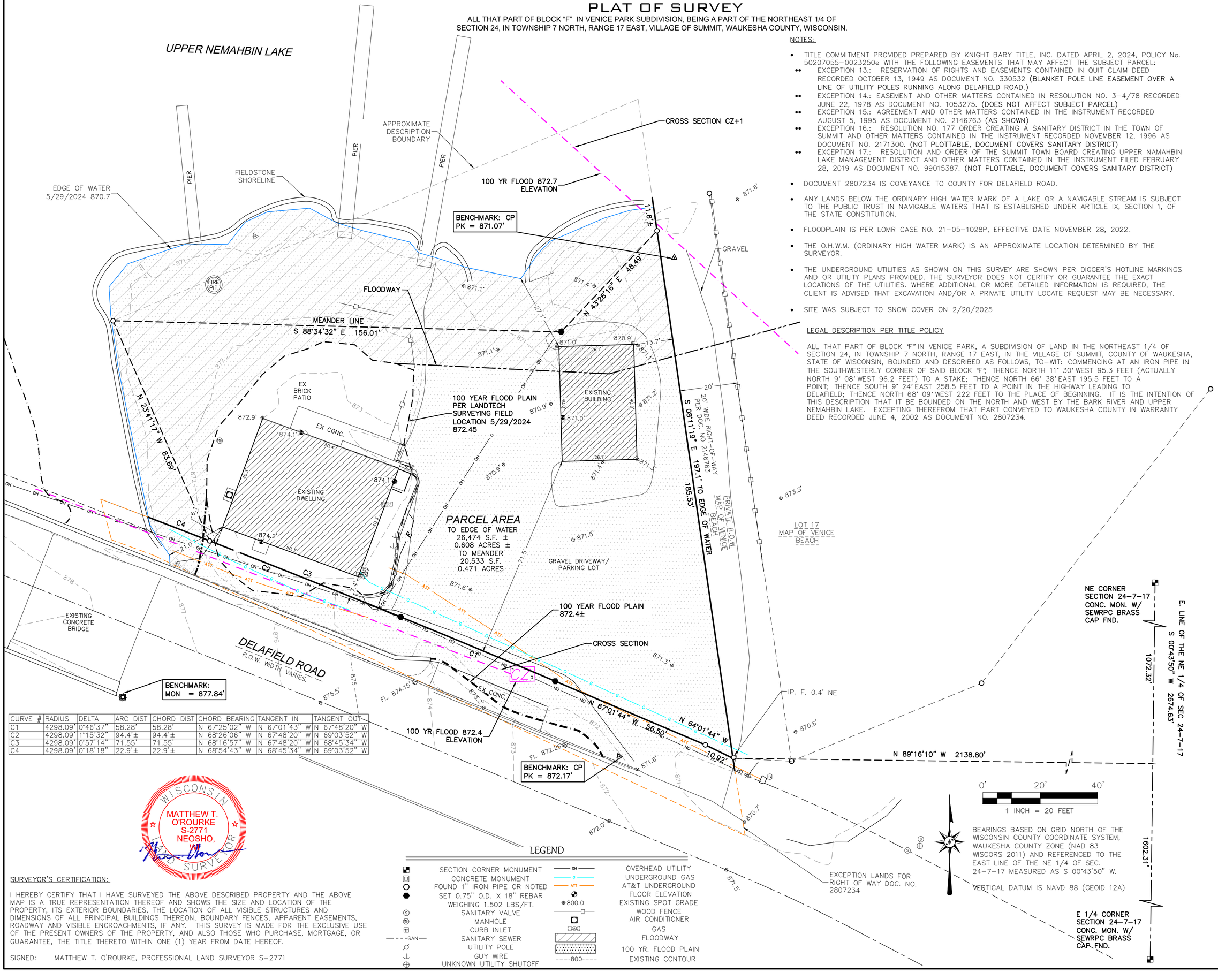

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REV.	1/6/2025 ROW (MD)
REV.	2/22/2025 SPOT GRADES (MD)
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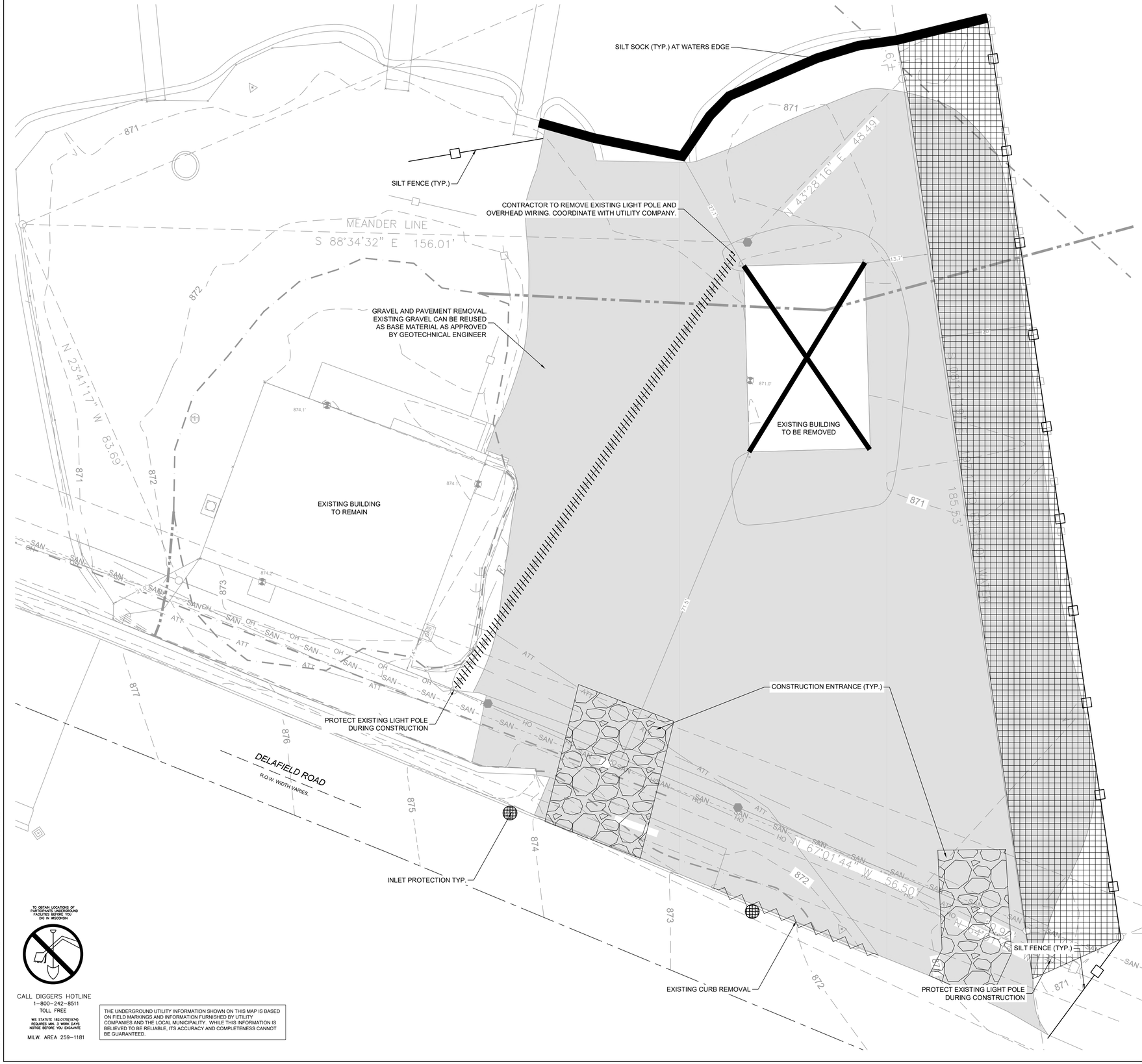
DRAWING: 24110_SURVEY.DWG

DATE: 07/23/2024
JOB NO.: 24110
SHEET: 1 OF 1

2025.03.12



LEGEND:

- A C400 — PROPOSED SILT FENCE
- B C400 — PROPOSED SILT SOCK
- C C400 — PROPOSED TRACKING PAD
- D C400 — PROPOSED EROSION MATTING WISDOT APPROVED CLASS 1 TYPE B
- E C400 — PROPOSED INLET PROTECTION
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- GRAVEL AND PAVEMENT REMOVAL
- CURB REMOVAL
- UTILITY REMOVAL

GRAPHIC SCALE
0 10 20

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

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

GENERAL NOTES:

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2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL NOTES AND DETAILS. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PANGA
34422 DELAFIELD ROAD
SUMMIT, WI

SITE PREPARATION AND EROSION CONTROL PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
PRELIMINARY	2025-01-22
VILLAGE SUBMITTAL	2025-03-12

NO. REVISION	DATE

PROJECT NO:	22772
DESIGN DATE:	----
PLOT DATE:	2025.03.12
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

SHEET NO:
C002

CTRAUTSCHOLD
C002
22772

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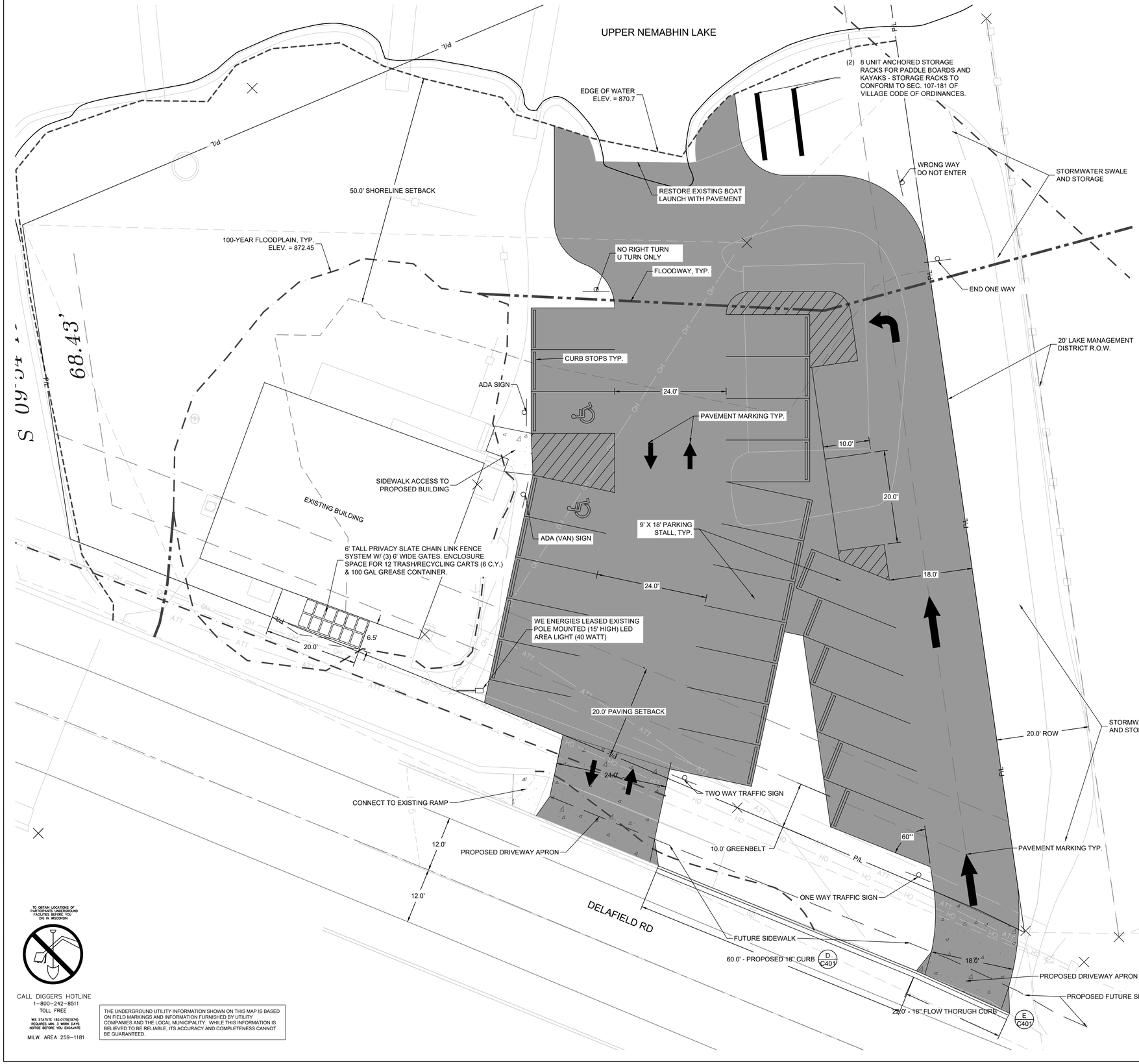
2025.03.12



SITE INFORMATION			
SITE AREA	25436	0.584 AC	
SITE DISTURBED AREA	20860	0.479 AC	
EXISTING IMPERVIOUS AREA	18524	0.425 AC	72.8 %
PROPOSED IMPERVIOUS AREA	13580	0.312 AC	53.4 %
TOTAL PARKING SPACES	27		
ADA PARKING SPACES	2		

LEGEND:

- A C401 — ASPHALT SURFACE
- B C401 — 5" THICK CONCRETE WALK
- C C401 — CONCRETE PAVEMENT
- D C401 / E C401 — CURB & GUTTER/ FLOW THROUGH CURB (ACCEPT)
- PROPOSED SIGN

GRAPHIC SCALE
0 10 20

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5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

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PANGA
34422 DELAFIELD ROAD
SUMMIT, WI

SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
PRELIMINARY	2025-01-22
VILLAGE SUBMITTAL	2025-03-12

NO.	REVISION	DATE

PROJECT NO:	22772
DESIGN DATE:	----
PLOT DATE:	2025.03.12
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

SHEET NO:
C100

CTRAUTSCHOLD
C100
22772

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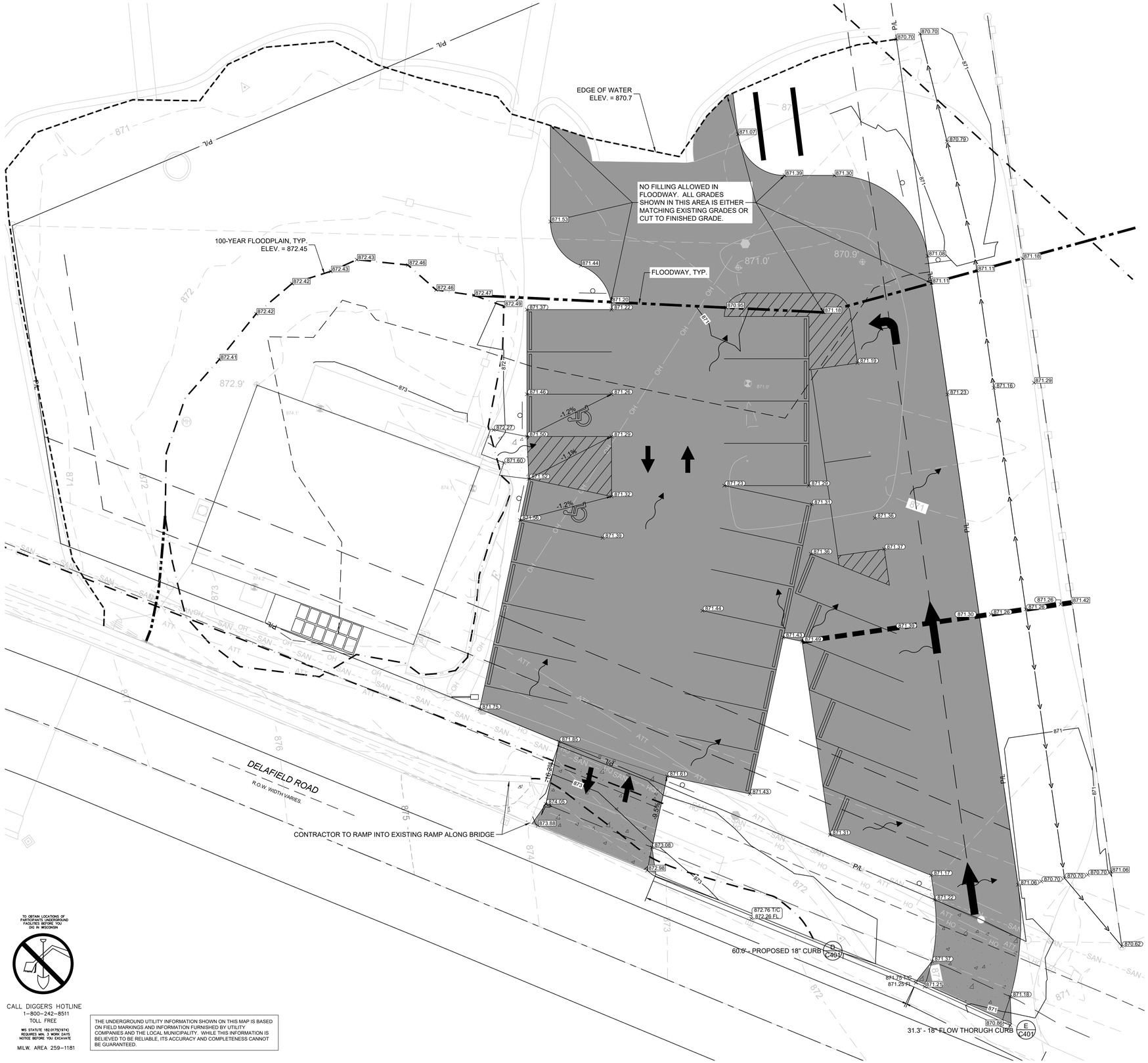
2025.03.12



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- C C401 — CONCRETE PAVEMENT
- D C401 / E C401 — CURB & GUTTER/ FLOW THROUGH CURB (ACCEPT)
- PROPOSED SIGN
- GRADE BREAK LINE
- 5 — EXISTING CONTOUR
- 5 — PROPOSED CONTOUR
- DRAINAGE ARROWS
- 100.50 T/C 100.00 FL — PROPOSED CURB & GUTTER SPOT GRADE T/C: TOP OF CURB GRADE FL: FLOW LINE CURB GRADE
- 100.00 — PROPOSED SURFACE SPOT GRADE
- 100.00 — EXISTING SURFACE SPOT GRADE (MATCH)

GRAPHIC SCALE
0 10 20

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PANGA
34422 DELAFIELD ROAD
SUMMIT, WI

GRADING PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
PRELIMINARY VILLAGE SUBMITTAL	2025-01-22 2025-03-12

NO.	REVISION	DATE

PROJECT NO:	22772
DESIGN DATE:	----
PLOT DATE:	2025.03.12
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

SHEET NO:
C200

CTRAUTSCHOLD
C200
22772

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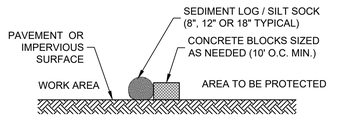
2025.03.12

EROSION CONTROL NOTES:

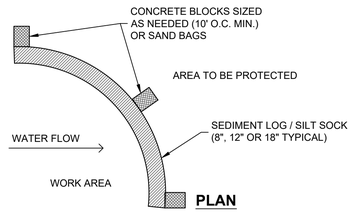
1. CONSTRUCTION SITE EROSION CONTROL AND SEDIMENTATION CONTROL SHALL COMPLY WITH THE REQUIREMENTS OF THE LOCAL MUNICIPALITY AND SHALL EMPLOY EROSION CONTROL METHODS AS SHOWN AND SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. ALL EROSION CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON THE SITE.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED FOR STABILITY AND OPERATION AFTER A RAINFALL OF 0.5 INCHES OR MORE, BUT NO LESS THAN ONCE EVERY WEEK. MAINTENANCE OF ALL EROSION CONTROL STRUCTURES SHALL BE PROVIDED TO INSURE INTENDED PURPOSE IS ACCOMPLISHED. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP AND REMOVAL OF ALL SEDIMENT WHEN LEAVING PROPERTY. EROSION CONTROL MEASURES MUST BE IN WORKING CONDITION AT END OF EACH WORK DAY. DOCUMENT AND MAINTAIN RECORDS OF INSPECTIONS IN ACCORDANCE WITH WDNR NR216 REQUIREMENTS.
4. SILT FENCE SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE SILT FENCE WHEN DEPOSITS REACH A DEPTH OF 6 INCHES. THE SILT FENCE SHALL BE REPAIRED OR REPLACED AS NECESSARY TO MAINTAIN A BARRIER.
5. FILTER FABRIC SHALL BE INSTALLED BENEATH INLET COVERS TO TRAP SEDIMENT PER INLET PROTECTION DETAIL IN THE LOCATIONS SHOWN ON THE CONSTRUCTION PLANS.
6. EROSION CONTROL MEASURES SHALL BE MAINTAINED ON A CONTINUING BASIS UNTIL SITE IS FULLY STABILIZED.
7. PERIODIC STREET SWEEPING SHALL BE COMPLETED TO MAINTAIN ADJACENT STREETS FREE OF DUST AND DIRT.
8. SILT FENCE SHALL BE INSTALLED IN HORSESHOE FASHION AROUND ANY TOPSOIL AND FILL STOCKPILES.
9. SITE DEWATERING. WATER PUMPED FROM THE SITE SHALL BE TREATED BY SEDIMENT BASINS OR OTHER APPROPRIATE MEASURES SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, ADJACENT SITES, OR RECEIVING CHANNELS.
10. WASTE AND MATERIAL DISPOSAL. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
11. TRACKING. EACH SITE SHALL HAVE GRAVELED ROADS, ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING, TO THE SATISFACTION OF THE VILLAGE OF SUMMIT, BEFORE THE END OF EACH WORKDAY. FLUSHING MAY NOT BE USED UNLESS SEDIMENT WILL BE CONTROLLED BY A SEDIMENT BASIN OR PRACTICE SPECIFIED IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS. NOTIFY VILLAGE OF SUMMIT OF ANY CHANGES IN STABILIZED CONSTRUCTION ENTRANCE LOCATION.
12. SEDIMENT CLEANUP. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORKDAY. ALL OTHER OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE CLEANED UP BY THE END OF THE WORKDAY.
13. ALL DISTURBED GROUND LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED BY TEMPORARY OR PERMANENT SEEDING, MULCHING, SODDING, COVERING WITH TARPS, OR EQUIVALENT PRACTICE FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD. IF TEMPORARY SEEDING IS USED, A PERMANENT COVER SHALL ALSO BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION. SEEDING OR SODDING SHALL BE REQUIRED AS PART OF THE FINAL SITE STABILIZATION.
14. SOIL OR DIRT STORAGE PILES SHALL BE LOCATED A MINIMUM OF TWENTY-FIVE FEET FROM ANY DOWNSLOPE ROAD, LAKE, STREAM, WETLAND, OR DRAINAGE CHANNEL. STRAW BALE OR FILTER FABRIC FENCES SHALL BE PLACED ON THE DOWN SLOPE SIDE OF THE PILES. IF REMAINING FOR MORE THAN THIRTY DAYS, PILES SHALL BE STABILIZED BY MULCHING, VEGETATIVE COVER, TARPS OR OTHER MEANS.
15. WHEN THE DISTURBED AREA HAS BEEN STABILIZED BY PERMANENT VEGETATION OR OTHER MEANS, TEMPORARY PRACTICES, SUCH AS FILTER FABRIC FENCES, STRAW BALES, SEDIMENT AND SEDIMENT TRAPS, FOUND IN THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS SHALL BE REMOVED.
16. NOTIFY THE LOCAL MUNICIPALITY HAVING JURISDICTION WITHIN TWO WORKING DAYS OF COMMENCING ANY LAND DEVELOPMENT OR LAND DISTURBING ACTIVITY.
17. OBTAIN PERMISSION FROM THE LOCAL MUNICIPALITY HAVING JURISDICTION PRIOR TO MODIFYING THE EROSION CONTROL PLAN.
18. REPAIR ANY SILTATION OR EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS RESULTING FROM LAND DEVELOPMENT OR LAND DISTURBING ACTIVITIES.
19. KEEP A COPY OF THE EROSION CONTROL PLAN ON SITE.
20. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE DISTURBANCE OF EXISTING VEGETATION DURING CONSTRUCTION.
21. CONTRACTOR SHALL, TO THE EXTENT POSSIBLE, MINIMIZE COMPACTION OF TOPSOIL AND PRESERVE TOPSOIL IN GREENSPACE AREAS.
22. WASH WATER FROM VEHICLES AND WHEEL WASHING SHALL BE CONTAINED AND TREATED PRIOR TO DISCHARGE.
23. CONTRACTOR SHALL MAINTAIN SPILL KITS ON-SITE.
24. PERMAMENT TURF SEEDING OF DISTURBED AREA MUST OCCUR PRIOR TO SEPTEMBER 15TH. IF ADEQUATE TIME IS NOT AVAILABLE TO APPLY PERMANENT SEEDING PRIOR TO SEPTEMBER 15TH, THEN DISTURBED AREAS SHALL BE TEMPORARILY SEEDED WITH AN ANNUAL RYE GRASS PER WDNR TECHNICAL STANDARD 1059, WHERE THE TEMPORARY SEEDING MUST OCCUR PRIOR TO OCTOBER 15TH.
25. IF TEMPORARY SEEDING IS NOT COMPLETED BY OCTOBER 15TH, APPLY SOIL STABILIZERS AND DORMANT SEED TO DISTURBED AREA PER WDNR TECHNICAL STANDARD 1050. INSPECT ANIONIC PAM APPLICATION AT A MINIMUM FREQUENCY OF EVERY TWO MONTHS AND REAPPLY AS NECESSARY

CONSTRUCTION SEQUENCE FOR EROSION CONTROL INCLUDES:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
2. INSTALL SILT FENCING AND INLET PROTECTION.
3. INITIATE STOCKPILING OF IMPORTED MATERIAL. PLACE SILT FENCE AROUND STOCKPILE(S).
4. STRIP TOPSOIL FROM STORM WATER BASIN LOCATION AND STOCKPILE.
5. CONSTRUCT DIVERSION SWALES. INSTALL ASSOCIATED DITCH CHECKS.
6. DEMO EXISTING BUILDING AND UTILITIES.
7. STRIP TOPSOIL FROM REMAINDER OF SITE IN A PROGRESSIVE MANNER, AND STOCKPILE.
8. PERFORM ROUGH SITE GRADING. STABILIZE FINISHED AREAS AS THE WORK PROGRESSES. USE EROSION MATTING WHERE CALLED FOR ON THE PLANS. PER WDNR TECHNICAL STANDARD 1059: AREAS THAT RECEIVE TEMPORARY SEEDING SHALL HAVE A MINIMUM TOPSOIL DEPTH OF 2 INCHES. AREAS THAT RECEIVE PERMANENT SEEDING SHALL HAVE A MINIMAL TOPSOIL DEPTH OF 4 INCHES.
9. INSTALL PAVEMENTS.
10. STABILIZE AREAS REMAINING AREAS WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING AND TOPSOILING.
11. REMOVE EROSION CONTROL MEASURES ONLY WHEN SITE IS FULLY STABILIZED.

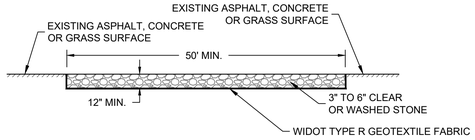


SECTION



PLAN

B SEDIMENT LOG - SILT SOCK ON PAVEMENT
SCALE: N.T.S.

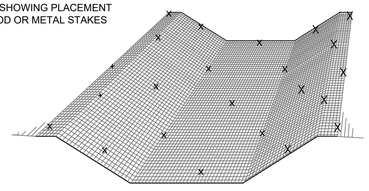


GENERAL NOTE:

1. STONE TRACKING PAD SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1057
2. AN APPROVED MANUFACTURED TRACKOUT CONTROL DEVICE SYSTEM CONFORMING TO WDNR TECHNICAL STANDARD #1057 MAY BE USED AS AN ALTERNATIVE TO A STONE TRACKING PAD

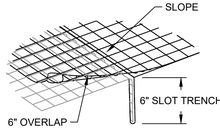
C CONSTRUCTION ENTRANCE - WDNR TS-1057
SCALE: N.T.S.

ISOMETRIC VIEW SHOWING PLACEMENT PATTERN OF WOOD OR METAL STAKES



NOTES:

1. PLACE NETTING OVER SEED AND MULCH.
2. EXTEND NETTING AND MATTING BEYOND CHANNEL SIDE SLOPES, MINIMUM 1 FT.
3. MAXIMUM STAKE SPACING BETWEEN ROWS SHALL BE 3' WITH A MAXIMUM SPACING BETWEEN STAKES OF 3'.
4. PLACE EXTRA STAKES AT BEGINNING OF CHANNEL AND AT LOCATIONS WHERE ADDITIONAL FLOWS MAY ENTER CHANNEL FROM SIDES.
5. EROSION MATTING SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1053.
6. INSTALL PER MANUFACTURER'S RECOMMENDATIONS



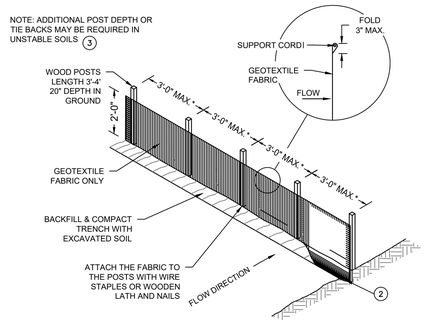
ANCHORING AND OVERLAP DETAILS:

TRENCH NETTING 6" INTO GROUND AT BEGINNING AND AT 100 FT. INTERVALS PERPENDICULAR TO FLOW IN CHANNEL AS SHOWN. EDGE SPLICES ON SIDE SLOPES AND ON FLAT BOTTOM CHANNELS SHALL OVERLAP A MINIMUM OF 6", WITH THE UPSTREAM SECTION OVERLAPPING THE LOWER. DO NOT PLACE SPLICES IN "V" BOTTOM CHANNELS. IN THESE SITUATIONS, CENTER THE NETTING OR MATTING OVER THE CENTERLINE OF THE DITCH.

MAINTENANCE:

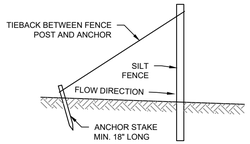
INSPECT EROSION NETTING/MATTING PERIODICALLY AND AFTER RAIN EVENTS TO CHECK FOR FAILURES AND EROSION THAT MAY HAVE OCCURRED. WHERE MULCH, NETTING OR MATTING HAS BEEN WASHED OUT, REGRADE ERODED AREA, RESEED AND REINSTALL EROSION CONTROL MEASURES. CONTINUE INSPECTIONS UNTIL VEGETATION IS FIRMLY ESTABLISHED..

D CHANNEL EROSION MATTING - WDNR TS-1053
SCALE:1" = 1'

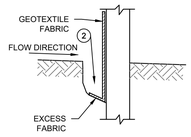


* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

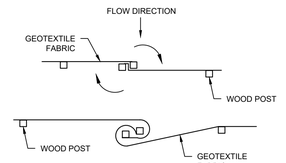
SILT FENCE



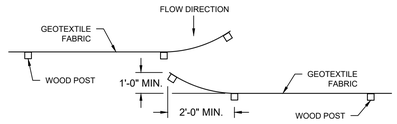
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL



TWIST METHOD



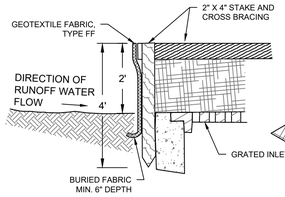
HOOK METHOD 5

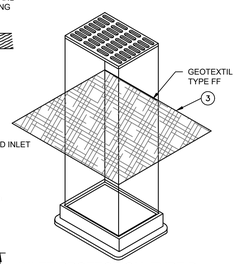
JOINING TWO LENGTHS OF SILT FENCE

GENERAL NOTES

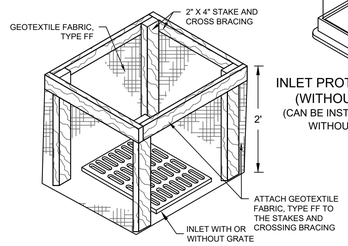
1. HORIZONTAL BRACE REQUIRED WITH 2"X4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1-1/32" X 1-1/32" OF OAK OR HICKORY.
4. WHERE SILT FENCE CROSSES A CULVERT, SILT FENCE SHALL BE DIVERTED OVER THE CULVERT OVER THE CULVERT TO NOT RESTRICT FLOW.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ON THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTHS.
6. SILT FENCE SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1056
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 9-6

A SILT FENCE - WDNR TS-1056
SCALE: N.T.S.

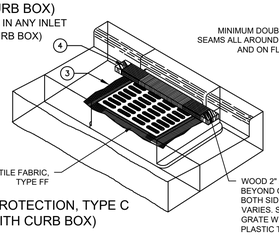




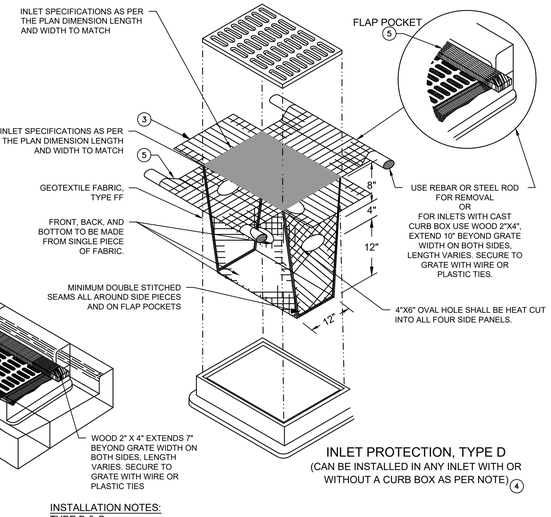
INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE A



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET WITH OR WITHOUT A CURB BOX AS PER NOTE) 4

GENERAL NOTES:

1. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
2. 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.
3. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL
4. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.
6. INLET PROTECTION SHALL CONFORM TO WDNR CONSERVATION PRACTICE STANDARD #1060
7. THIS DRAWING IS BASED ON WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD DETAIL DRAWING 8 E 10-2

INSTALLATION NOTES:

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACES AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

E INLET PROTECTION - WDNR TS-1060
SCALE:1" = 1'

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PANGA
34422 DELAFIELD ROAD
SUMMIT, WI

EROSION CONTROL DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
PRELIMINARY	2025-01-22
VILLAGE SUBMITTAL	2025-03-12

NO. REVISION	DATE

PROJECT NO:	22772
DESIGN DATE:	----
PLOT DATE:	2025.03.12
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

SHEET NO:
C400

CTRAUTSCHOLD
C400
22772

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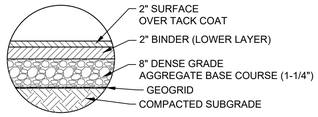
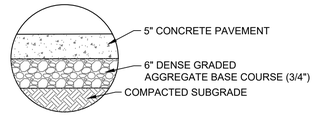
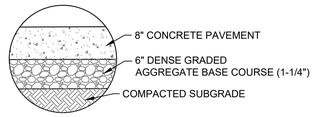


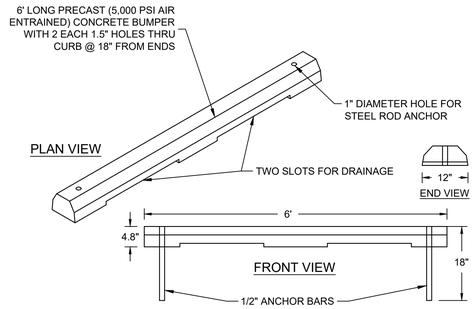
A ASPHALT PAVEMENT SECTION
SCALE:1" = 1'



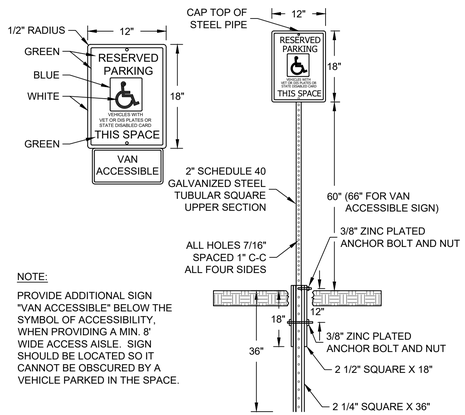
B CONCRETE SIDEWALK SECTION
SCALE:1" = 1'



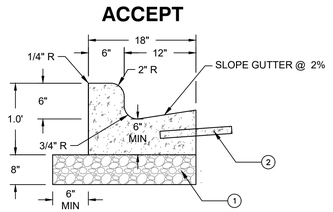
C CONCRETE PAVEMENT SECTION
SCALE:1" = 1'

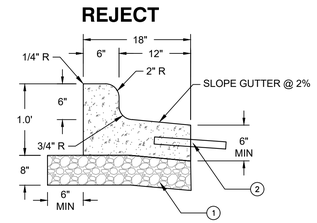


F PRECAST CONCRETE WHEEL STOP
SCALE:1" = 1'



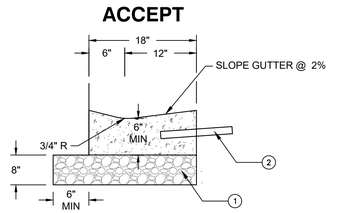
G ADA SIGN AND POST
SCALE:1" = 1'





NOTES:
1. 1-1/4" DENSE GRADED AGGREGATE BASE COURSE.
2. TIE-BAR IF ADJACENT TO CONCRETE (NO.4 X 2'-0" DEFORMED TIE BARS SPACED AT 3'-0" C-C).
3. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MINIMUM GUTTER THICKNESS IS MAINTAINED.

D 18 INCH CONCRETE CURB AND GUTTER
SCALE:1" = 1'



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E 18" FLOW THROUGH CURB
SCALE:1" = 1'

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SITE DETAILS

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NOT FOR
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ISSUANCE	DATE
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DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

SHEET NO:
C401

2025.03.12

GENERAL:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR THEIR ACCURACY OR COMPLETENESS.
2. CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR SHALL HAVE SITE MARKED BY DIGGER'S HOTLINE AND SHALL HAVE PRIVATE UTILITIES MARKED BY A PRIVATE UTILITY LOCATOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL UTILITY CROSSINGS AND PROPOSED CONNECTIONS FOR CONFLICTS/DISCREPANCIES PRIOR TO INITIATING CONSTRUCTION. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED.
3. LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLANS. LENGTHS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR.

SITE CLEARING:

1. EXCEPT FOR STRIPPED TOPSOIL OR OTHER MATERIALS INDICATED TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
2. MINIMIZE INTERFERENCE WITH ADJOINING ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES DURING SITE-CLEARING OPERATIONS.
3. SALVABLE IMPROVEMENTS: CAREFULLY REMOVE ITEMS INDICATED TO BE SALVAGED AND STORE ON OWNER'S PREMISES WHERE INDICATED.
4. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE SITE CLEARING.
5. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE IN PLACE.
6. PROTECT AND MAINTAIN BENCHMARKS AND SURVEY CONTROL POINTS FROM DISTURBANCE DURING CONSTRUCTION.
7. LOCATE AND CLEARLY FLAG TREES AND VEGETATION TO REMAIN OR TO BE RELOCATED.
8. PROTECT EXISTING SITE IMPROVEMENTS TO REMAIN FROM DAMAGE DURING CONSTRUCTION; RESTORE DAMAGED IMPROVEMENTS TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER.
9. LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES INDICATED TO BE REMOVED; ARRANGE WITH UTILITY COMPANIES TO SHUT OFF INDICATED UTILITIES.
10. EXISTING UTILITIES: DO NOT INTERRUPT UTILITIES SERVING FACILITIES OCCUPIED BY OWNER OR OTHERS UNLESS PERMITTED BY THE OWNER AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY UTILITY SERVICES.
11. FILL DEPRESSIONS CAUSED BY CLEARING AND GRUBBING OPERATIONS WITH SATISFACTORY SOIL MATERIAL UNLESS FURTHER EXCAVATION OR EARTHWORK IS INDICATED; PLACE FILL MATERIAL IN HORIZONTAL LAYERS NOT EXCEEDING A LOOSE DEPTH OF 8 INCHES, AND COMPACT EACH LAYER TO A DENSITY EQUAL TO ADJACENT ORIGINAL GROUND.
12. REMOVE SOD AND GRASS BEFORE STRIPPING TOPSOIL.
13. STRIP TOPSOIL TO WHATEVER DEPTHS ARE ENCOUNTERED IN A MANNER TO PREVENT INTERMINGLING WITH UNDERLYING SUBSOIL OR OTHER WASTE MATERIALS.
14. STOCKPILE TOPSOIL MATERIALS AWAY FROM EDGE OF EXCAVATIONS WITHOUT INTERMIXING WITH SUBSOIL. GRADE AND SHAPE STOCKPILES TO DRAIN SURFACE WATER. COVER TO PREVENT WINDBLOWN DUST.
15. REMOVE EXISTING ABOVE- AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION.
16. SAWCUT ALL PAVEMENTS FULL DEPTH PRIOR TO REMOVAL; SAWCUTS SHALL BE IN STRAIGHT LINES PERPENDICULAR AND/OR PARALLEL TO EXISTING PAVEMENT JOINTS AND PAVEMENT EDGES.
17. REMOVE SURPLUS SOIL MATERIAL, UNSUITABLE TOPSOIL, OBSTRUCTIONS, DEMOLISHED MATERIALS, AND WASTE MATERIALS INCLUDING TRASH AND DEBRIS, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
18. SEPARATE RECYCLABLE MATERIALS PRODUCED DURING SITE CLEARING FROM OTHER NONRECYCLABLE MATERIALS. STORE OR STOCKPILE WITHOUT INTERMIXING WITH OTHER MATERIALS AND TRANSPORT THEM TO RECYCLING FACILITIES.

CONCRETE PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 415, 416, 501, 601, AND 602 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND LOCAL MUNICIPAL REQUIREMENTS AND SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER OF READY-MIXED CONCRETE PRODUCTS WHO COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT AND APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
4. CONCRETE GRADE: GRADE A, CONFORMING TO SECTION 501.3.2.2.1 OF THE WISDOT STANDARD SPECIFICATIONS
5. AGGREGATES: CONFORM TO SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
6. WATER: ASTM C 94/C 94M AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
7. AIR-ENTRAINING ADMIXTURE: ASTM C 260 AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
8. CHEMICAL ADMIXTURES: PER SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
9. CURING MATERIALS IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
10. EXPANSION JOINT MATERIAL: CONFORM TO SECTION 415.2.3 OF THE WISDOT STANDARD SPECIFICATIONS.
11. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE IN ACCORDANCE WITH SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
12. GENERAL EXECUTION: CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS.
13. PROOFROLL SUBGRADE AND AGGREGATE BASE AS OUTLINED IN EARTH MOVING SPECIFICATION PRIOR TO PLACEMENT OF PAVEMENTS.
14. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.
15. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.
16. JOINTS GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE, UNLESS OTHERWISE INDICATED. CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS
17. CONSTRUCTION JOINTS: SET CONSTRUCTION JOINTS AT SIDE AND END TERMINATIONS OF PAVEMENT AND AT LOCATIONS WHERE PAVEMENT OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.
18. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED.
19. CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS TO MATCH JOINTING OF EXISTING ADJACENT CONCRETE PAVEMENT.
20. EDGING: TOOL EDGES OF PAVEMENT, GUTTERS, CURBS, AND JOINTS IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.
21. CURBING: COMPLY WITH SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS.
22. SIDEWALKS: COMPLY WITH SECTION 602 OF THE WISDOT STANDARD SPECIFICATIONS.
23. MOISTEN AGGREGATE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.
24. FINISH CURBING IN ACCORDANCE WITH SECTION 601.3.5 OF THE WISDOT STANDARD SPECIFICATIONS.
25. FINISH SIDEWALK AND PATIO IN ACCORDANCE WITH SECTION 602.3.2.3 OF THE WISDOT STANDARD SPECIFICATIONS (LIGHT BROOM FINISH).
26. FINISH CONCRETE VEHICULAR PAVEMENTS AND PADS IN ACCORDANCE WITH SECTION 415.3.8 OF THE WISDOT STANDARD SPECIFICATIONS (ARTIFICIAL TURF DRAG FINISH).
27. PROTECT AND CURE SIDEWALK IN ACCORDANCE WITH SECTION 602.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
28. PROTECT AND CURE CURBING IN ACCORDANCE WITH SECTION 601.3.7 OF THE WISDOT STANDARD SPECIFICATIONS.
29. PROTECT AND CURE VEHICULAR CONCRETE PAVING IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
30. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION.
31. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 7 DAYS AFTER PLACEMENT.
32. MAINTAIN CONCRETE PAVEMENT FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVEMENT NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

ASPHALTIC PAVING:

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS).
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES; JOB-MIX DESIGNS: CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.
4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 50 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.
5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.
6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS.
7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON PLANS.
8. HOT-MIX ASPHALT: ASPHALTIC BINDER COURSE AND SURFACE COURSE SHALL BE MIXTURE LT FOR REGULAR DUTY PAVEMENT AND LT FOR HEAVY DUTY PAVEMENT COMPLYING WITH THE WISDOT STANDARD SPECIFICATIONS. ASPHALTIC BINDER SHALL BE 58-28 S UNLESS NOTED.
9. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.
10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS.
11. PREPARE AND PROOFROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT PAVEMENTS.
12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLODGE OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.
13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.
14. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAVER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL FORMING HIGH SPOTS. FILL DEPRESSIONS WITH HOT-MIX ASPHALT TO PREVENT SEGREGATION OF MIX; USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.
15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.
17. THICKNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS ¼ INCH FOR BINDER COURSE AND PLUS ¼ INCH FOR SURFACE COURSE, NO MINUS.
18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUDINALLY TO PAVED AREAS: BINDER COURSE: ¼ INCH; SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.
19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.
20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST. REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.
21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM, STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.
22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.

EARTH MOVING:

1. ALL EARTH WORK SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER PRESENTED IN THE SITE GEOTECHNICAL REPORT, GEOTECHNICAL ENGINEER RECOMMENDATIONS MADE IN THE FIELD AND THESE SPECIFICATIONS. IN CASE OF CONFLICT BETWEEN THESE SPECIFICATIONS AND THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER, THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
2. CONTRACTOR SHALL PROVIDE MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING TEST RESULTS FOR CLASSIFICATION ACCORDING TO ASTM D2487 AND LABORATORY COMPACTION CURVES ACCORDING TO ASTM D 1557 FOR EACH ON-SITE AND OFF-SITE SOIL MATERIAL PROPOSED FOR FILL AND BACKFILL.
3. CONTRACTOR SHALL PROVIDE PREEXCAVATION PHOTOS OR VIDEOS SHOWING EXISTING CONDITIONS OF ADJOINING STRUCTURES AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY EARTHWORK OPERATIONS.
4. OLD BUILDING FOUNDATIONS, BUILDING REMNANTS OR UNSUITABLE BACKFILL MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND THE NEW BUILDING PAD AREAS. THE RESULTING EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL.
5. FOUNDATIONS, FOUNDATION WALLS OR CONCRETE FLOOR SLABS SHALL BE REMOVED TO A MINIMUM OF TWO FEET BELOW PROPOSED SUBGRADE WITHIN PROPOSED PARKING AND GREENSPACE AREAS. BASEMENT SLABS LOCATED BELOW 2 FEET FROM PLANNED SUBGRADE ELEVATION MAY BE LEFT IN PLACE BUT SHALL BE BROKEN INTO MAXIMUM 6 INCH PIECES TO FACILITATE DRAINAGE.
6. SATISFACTORY SOILS FOR FILL: ASTM D 2487 SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM OR A COMBINATION OF THESE GROUPS; FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSION, DEBRIS, WASTE, FROZEN MATERIALS, VEGETATION, AND OTHER DELETERIOUS MATTER OR ANY SOIL GROUP OR COMBINATION OF GROUPS APPROVED OF BY THE PROJECT GEOTECHNICAL ENGINEER.
7. UNSATISFACTORY SOILS FOR FILL: SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT ACCORDING TO ASTM D 2487 OR A COMBINATION OF THESE GROUPS UNLESS DEEMED SATISFACTORY BY THE PROJECT GEOTECHNICAL ENGINEER. UNSATISFACTORY SOILS ALSO INCLUDE SOILS NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM SOIL MOISTURE CONTENT AT THE TIME OF COMPACTION.
8. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION.
9. ENGINEERED FILL: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND; ASTM D 2940; WITH AT LEAST 90 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE OR ANY SOIL DEEMED ACCEPTABLE FOR ENGINEERED FILL BY THE PROJECT GEOTECHNICAL ENGINEER. ENGINEERED FILL SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE LESS THAN 3 INCHES. CLAY FILLS SHALL HAVE A LIQUID LIMIT OF LESS THAN 49 AND PLASTICITY INDEX BETWEEN 11 AND 25.
10. BEDDING COURSE FOR SEWERS AND WATER SERVICE: NATURALLY OR ARTIFICIALLY GRADED MIXTURE OF NATURAL OR CRUSHED GRAVEL, CRUSHED STONE, AND NATURAL OR CRUSHED SAND CONFORMING TO THE REQUIREMENTS OF SECTION 8.43.2 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
11. DRAINAGE COURSE BENEATH BUILDING SLABS: NARROWLY GRADED MIXTURE OF WASHED, CRUSHED STONE, OR CRUSHED OR UNCRUSHED GRAVEL; ASTM D 448; COARSE-AGGREGATE GRADING SIZE 57; WITH 100 PERCENT PASSING A 1-1/2-INCH (37.5-MM) SIEVE AND 0 TO 5 PERCENT PASSING A NO. 8 SIEVE.
12. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF THE STANDARD SPECIFICATIONS BENEATH AND WITHIN FIVE FEET OF PAVEMENT AREAS; COMPACTED SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF THE STANDARD SPECIFICATIONS MAY BE USED BENEATH LANDSCAPE AREAS.
13. PIPE COVER MATERIAL: CONFORM TO SECTION 8.43.3 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
14. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
15. SHORING, SHEETING AND BRACING: SHORE, BRACE OR SLOPE BANKS OF EXCAVATION TO PROTECT WORKMEN, BANKS, ADJACENT PAVING, STRUCTURES, AND UTILITIES TO MEET OSHA REQUIREMENTS. DESIGN OF TEMPORARY SUPPORT OF EXCAVATION IS THE RESPONSIBILITY OF THE CONTRACTOR.
16. EXCAVATE TO SUBGRADE ELEVATIONS REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. UNCLASSIFIED EXCAVATED MATERIALS MAY INCLUDE ROCK, SOIL MATERIALS, AND OBSTRUCTIONS. NO CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME WILL BE AUTHORIZED FOR ROCK EXCAVATION OR REMOVAL OF OBSTRUCTIONS.
17. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH FULLY LOADED TANDEM AXLE DUMP TRUCK OR RUBBER TIRED VEHICLE OF SIMILAR SIZE AND WEIGHT, TYPICALLY 9 TONS/AXLE, WHERE COHESIVE SOILS ARE ENCOUNTERED OR WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PRESENT. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES AND PROOFROLL IN DRY WEATHER. PROOF ROLL IN PRESENCE OF PROJECT GEOTECHNICAL ENGINEER OR TECHNICIAN. SOILS THAT ARE OBSERVED TO RUT OR DEFLECT EXCESSIVELY UNDER THE MOVING LOAD (TYPICALLY >1") SHALL BE UNDERCUT AND REPLACED WITH PROPERLY COMPACTED ENGINEERED FILL. IN PAVEMENT AREAS WHERE UNDERCUTS ARE PERFORMED, THE EDGES OF THE OVEREXCAVATIONS SHALL BE FEATHERED INOT THE SURROUNDING SUITABLE SOIL SO THAT EDGE FAILURE OF THE OVEREXCAVATED AREA DOES NOT OCCUR.
18. DUE TO CLAYEY SOILS, IF UNDERCUTS OCCUR WITHIN PAVEMENT AREAS AND THEY ARE BACKFILLED WITH GRANULAR SOILS, THE BOTTOM OF THE OVEREXCAVATION SHALL BE SLOPED TO A DRAINTILE THAT IS IN KIND SLOPED TOWARD THE NEAREST STORM SEWER. MINIMUM SLOPES OF SUCH DRAINTILES SHALL BE 0.5%.
19. CONVENTIONAL DISKING AND AERATION TECHNIQUES SHALL BE USED TO DRY SOILS BEFORE PROOF ROLLING. ALLOT FOR PROPER DRYING TIME IN PROJECT SCHEDULE.
20. ENGINEERED FILL SHALL BE PLACED IN MAXIMUM LIFTS OF EIGHT INCHES OF LOOSE MATERIAL AND COMPACTED WITHIN 3% OF OPTIMUM SOIL MOISTURE CONTENT VALUE AND A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST ASTM D1557. EACH LIFT OF COMPACTED ENGINEERED FILL SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
21. EXISTING OLD FILL MATERIAL SHALL BE REMOVED BELOW FOOTINGS OR FOUNDATION SUPPORTING FILL. ENGINEERED FILL BELOW FOOTINGS SHOULD HAVE AN IN-PLACE DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. ENGINEERED FILL BELOW FOOTINGS SHALL BE EVALUATED BY IN-FIELD DENSITY TESTS DURING CONSTRUCTION.
22. WHERE UNSUITABLE BEARING SOILS ARE ENCOUNTERED IN A FOOTING EXCAVATION, THE EXCAVATION SHALL BE DEEPENED TO COMPETENT BEARING SOIL AND THE FOOTING LOWERED OR AN OVEREXCAVATION AND BACKFILL PROCEDURE PERFORMED. OVEREXCAVATION AND BACKFILL TREATMENT REQUIRES WIDENING THE DEEPENED EXCAVATION IN ALL DIRECTIONS AT LEAST 6 INCHES BEYOND THE EDGE OF THE FOOTING FOR EACH 12 INCHES OF OVEREXCAVATION DEPTH. THE OVEREXCAVATION SHALL BE BACKFILLED UP TO FOOTING BASE ELEVATION IN MAXIMUM 8 INCH LOOSE LIFTS WITH SUITABLE GRANULAR FILL MATERIAL AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AND A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. SOILS AT FOUNDATION BEARING ELEVATION IN THE FOOTING EXCAVATIONS SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
23. A MINIMUM OF FOUR INCHES OF DRAINAGE COURSE MAT SHALL BE PLACED BELOW BUILDING FLOOR SLABS. DRAINAGE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557)
24. UTILITY TRENCHES FOR SEWER AND WATER SHALL CONFORM TO CLASS B COMPACTED TRENCH SECTION IN ACCORDANCE WITH FILE NO. 4 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION.
25. BACKFILL UTILITY TRENCHES IN 4 TO 6 INCH LOOSE LIFTS COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557. BACKFILL SHALL BE MOISTURE CONDITIONED TO BE WITH 3% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557.
26. UTILITY BEDDING PLACEMENT: CONFORM TO SECTION 3.2.6 OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, LATEST EDITION. BEDDING MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% COMPACTION WITH RESPECT TO THE MODIFIED PROCTOR (ASTM D1557).
27. COMPACTION TESTING OF UTILITY TRENCHES SHALL BE PERFORMED ONE FOR EVERY 200 CUBIC YARDS OF BACKFILL PLACED OR ONE FOR TEST PER 200 LINEAR FEET OF TRENCH FOR EACH LIFT, WHICHEVER IS LESS.
28. AGGREGATE BASE COURSE BENEATH PAVEMENTS SHALL BE PLACED AND COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY WITH A MOISTURE CONTENT WITHIN 3% OF OPTIMUM AS DETERMINED BY ASTM D1557. AGGREGATE BASE SHALL BE OBSERVED AND TESTED BY A QUALIFIED GEOTECHNICAL ENGINEER OR TECHNICIAN.
29. GRADING GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED. SLOPE GRADES TO DIRECT WATER AWAY FROM BUILDINGS AND TO PREVENT PONDING.
30. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY-CONTROL TESTING.
31. FOOTING SUBGRADE TESTING: EACH ISOLATED FOOTING SHALL INCLUDE AT LEAST ONE TEST PROBE. TEST PROBES SHALL BE PERFORMED EVERY 20 LINEAR FEET IN CONTINUOUS FOOTINGS.
32. BUILDING SLAB AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EVERY 2500 SQ. FT. OR LESS OF BUILDING SLAB, BUT IN NO CASE FEWER THAN 3 TESTS.
33. PAVEMENT AREA TESTING: AT SUBGRADE AND AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE TEST FOR EVERY LIFT FOR EVERY 2,500 SQUARE FEET OF PAVEMENT AREA, BUT IN NO CASES FEWER THAN 3 TESTS.
34. FOUNDATION WALL BACKFILL: AT EACH COMPACTED BACKFILL LAYER, AT LEAST 1 TEST PER LIFT FOR EACH 50 FEET OR LESS OF WALL LENGTH, BUT NO FEWER THAN 2 TESTS.
35. WHEN TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, SCARIFY AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED; RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
36. DISPOSAL: REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING UNSATISFACTORY SOIL, TRASH, AND DEBRIS, AND LEGALL

2025.03.12

Cut/Fill Report

Generated: 2025-03-12 11:58:04
By user: ctrautschold
Drawing: I:\consortium ae\22772 - upper nemabhin\060 CAD\030_Production Sheets\100_Civil\I:\consortium ae\22772 - upper nemabhin\060 CAD\030_Production Sheets\100_Civil\EX EARTHWORK EXHIBIT.dwg

Volume Summary

Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
22772 - Earthwork	full	1.000	1.000	16420.00	39.29	30.26	9.03<Cut>

Totals

	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	16420.00	39.29	30.26	9.03<Cut>

* Value adjusted by cut or fill factor other than 1.0

Elevations Table			
Number	Minimum Elevation	Maximum Elevation	Color
1	-0.800	-0.600	
2	-0.600	-0.400	
3	-0.400	-0.200	
4	-0.200	0.000	
5	0.000	0.200	
6	0.200	0.400	
7	0.400	0.600	
8	0.600	0.800	

TO OBTAIN LOCATIONS OF PARTICIPATE UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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

MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

GRAPHIC SCALE
0 10 20

PANGA
34422 DELAFIELD ROAD
SUMMIT, WI

EARTHWORK EXHIBIT

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
PRELIMINARY	2025-01-22
VILLAGE SUBMITTAL	2025-03-12

NO.	REVISION	DATE

PROJECT NO:	22772
DESIGN DATE:	----
PLOT DATE:	2025.03.12
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	EX

CTRAUTSCHOLD
EX
22772

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2025.03.12

LEGEND:

- TURFGRASS SEED
- BIOINFILTRATION SEED MIX
- HARDWOOD BARK MULCH PLANT BED
- P/L — PROPERTY LINE
- SHOVEL CUT PLANT EDGING
- A C401 — ASPHALT SURFACE
- B C401 — 5" THICK CONCRETE WALK
- C C401 — CONCRETE PAVEMENT
- D C401 / E C401 — CURB & GUTTER/ FLOW THROUGH CURB (ACCEPT)
- PROPOSED SIGN

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CANOPY TREES					
	GA	Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	2
DECIDUOUS SHRUBS					
	RA	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	3 gal.	Cont.	6

LANDSCAPE GENERAL NOTES:

1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO THE LIMITS OF CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE PHOTOGRAPHS PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB RELATED STRUCTURES WITH OTHER TRADES.
4. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
5. CONTRACTOR SHALL THOROUGHLY REVIEW ALL SPECIFICATIONS RELATED TO TREE PROTECTION, SOIL PREPARATION, TURF, GRASSES AND PLANTS. THESE SECTIONS PROVIDE ADDITIONAL INFORMATION ON MATERIALS AND SET STANDARDS FOR QUALITY AND INSTALLATION REQUIREMENTS.
6. PROVIDE 3" DOUBLE SHREDDED BARK MULCH FOR ALL PLANTED TREES, SHRUBS AND LANDSCAPE BEDS.

TO OBTAIN LOCATIONS OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

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MILW. AREA 259-1181

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THE SIGMA GROUP
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1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

N

GRAPHIC SCALE
0 10 20

PANGA
34422 DELAFIELD ROAD
SUMMIT, WI

LANDSCAPE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
PRELIMINARY	2025-01-22
VILLAGE SUBMITTAL	2025-03-12

NO.	REVISION	DATE

PROJECT NO:	22772
DESIGN DATE:	----
PLOT DATE:	2025.03.12
DRAWN BY:	AJR
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	L100

CTRAUTSCHOLD L100 22772

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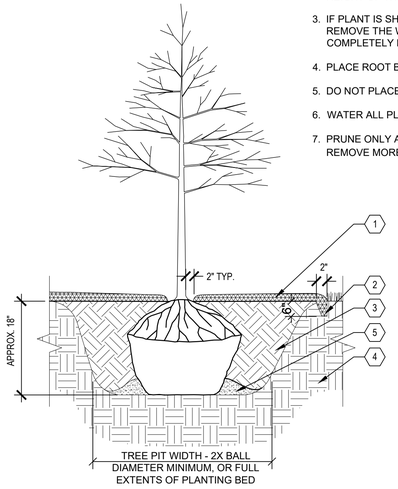
2025.03.12

NOTES:
1. PLANT EACH TREE SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
2. DEPTH OF THE PLANTING HOLE SHOULD BE DETERMINED AND DUG AFTER THE ROOT FLARE IS LOCATED. PLANTING HOLE MUST BE NO DEEPER THAN THE HEIGHT OF THE ROOT BALL.
3. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT AND REMOVE THE WIRE BASKET ENTIRELY. REMOVE ALL TWINE, ROPE, AND BURLAP COMPLETELY FROM ALL ROOT BALLS.
4. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
5. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN ⅓ OF THE ORIGINAL PLANT MASS.

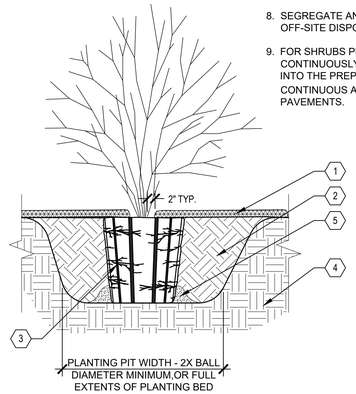


KEYED LEGEND

1. 3" DEPTH SHREDDED HARDWOOD BARK MULCH. PROVIDE 4'-0" DIAMETER MULCH RINGS AT THE BASE OF ANY TREES PLANTED IN LAWN.
2. PROVIDE SPADED EDGE, 2" WIDE, 6" DEEP FOR ENTIRE PERIMETER OF BARK MULCH RINGS AT BASE OF TREES PLANTED IN LAWNS
3. PLANTING SOIL, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED.
4. PREPARED SUBGRADE
5. TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES NOT SHIFT

A TYPICAL TREE PLANTING
SCALE:N.T.S.

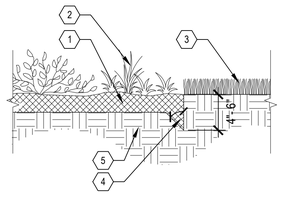
NOTES:
1. MAKE 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND THE CIRCUMFERENCE OF THE ROOT BALL BEFORE PLANTING TO LOOSEN POT-BOUND ROOTS.
2. PLANT EACH SHRUB SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. PLANTING HOLE MUST NOT BE DEEPER THAN THE HEIGHT OF THE ROOT BALL.
4. DO NOT PLACE MULCH IN CONTACT WITH STEMS.
5. PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
6. WATER ALL PLANTS WITHIN 2 HOURS OF INSTALLATION.
7. PRUNE ONLY AS NECESSARY TO REMOVE UNHEALTHY BRANCHES. DO NOT REMOVE MORE THAN ⅓ OF THE ORIGINAL PLANT MASS.
8. SEGREGATE ANY SOIL FROM BELOW WARNING LAYER EXCAVATED DURING PLANTING FOR OFF-SITE DISPOSAL. COORDINATE DISPOSAL WITH ENVIRONMENTAL CONSULTANT.
9. FOR SHRUBS PLANTED WITHIN PLANTING BEDS, CONTRACTOR SHALL PROVIDE PLANTING SOIL CONTINUOUSLY FOR THE ENTIRE PLANTING BED AND INDIVIDUAL SHRUBS SHALL BE PLANTED INTO THE PREPARED PLANTING SOIL. MULCH SURFACE FOR PLANTING BEDS SHALL ALSO BE CONTINUOUS ACROSS THE ENTIRE SURFACE AND HELD ½" MIN. TO 1" MAX. BELOW ADJACENT PAVEMENTS.



KEYED LEGEND

1. 3" DEPTH TWICE-SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE INDICATED, KEEP 2" CLEAR OF STEMS
2. PLANTING SOIL AS SPECIFIED, PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE ENTIRE AREA OF ANY GIVEN PLANT BED
3. 1" TO 2" DEEP VERTICAL CUTS EVERY 6" AROUND PERIMETER
4. PREPARED SUBGRADE
5. TAMP SOIL AROUND BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT BALL DOES NOT SHIFT

B TYPICAL SHRUB PLANTING
SCALE:N.T.S.



KEYED LEGEND

1. 3" DEPTH OF MULCH LAYER
2. SHRUB PLANTING BED
3. LAWN ADJACENT TO PLANTING BED
4. 45 DEGREE ANGLE SHOVEL CUT EDGE TOWARD PLANTING BED
5. COMPACTED SUBGRADE

C SHOVEL CUT PLANT EDGE
SCALE:N.T.S.

Botanical Name	Common Name	PLS Ounces/Acre
Wildflower Forbs:		
Alisma subcordatum	Mud Plantain	1.00
Asclepias incarnata	Marsh (Red) Milkweed	3.00
Aster novae-angliae	New England Aster	1.00
Aster puniceus	Swamp Aster	1.00
Eupatorium maculatum	Spotted Joe Pye Weed	1.00
Eupatorium perfoliatum	Boneset	0.50
Helenium autumnale	Sneezeweed	0.30
Helianthus grosseserratus	Sawtooth Sunflower	0.50
Liatris spicata	Marsh Blazing Star	3.00
Lobelia cardinalis	Cardinal Flower	0.30
Lobelia siphilitica	Great Blue Lobelia	0.35
Pycnanthemum virginianum	Mountain Mint	0.50
Rudbeckia laciniata	Wild Golden Glow	3.00
Silphium perfoliatum	Cup Plant	4.00
Solidago reddellii	Riddell's Goldenrod	4.00
Verbena hastata	Blue Vervain	2.00
Vernonia fasciculata	Ironweed	4.00
Zizia aurea	Golden Alexanders	4.00
	Totals =	33.45
Perennial Grasses, Sedges & Rushes:		
Bromus ciliatus	Fringed Brome	24.00
Carex vulpinoidea	Brown Fox Sedge	4.00
Elymus riparius	River Bank Wild Rye	30.00
Elymus virginicus	Virginia Wild Rye	24.00
Glyceria grandis	Reed Manna Grass	2.00
Leersia oryzoides	Rice Cut Grass	2.00
Scirpus atrovirens	Dark-Green Bulrush	1.00
Scirpus cyperinus	Wool Grass	0.25
Scirpus fluviatilis	River Bulrush	3.00
Scirpus validus	Great Bulrush	0.30
Spartina pectinata	Prairie Cordgrass	4.00
	Totals =	94.55

D FLOOD PLAIN SEED MIX
SCALE:N.T.S.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

PANGA
34422 DELAFIELD ROAD
SUMMIT, WI

LANDSCAPE DETAILS

PRELIMINARY NOT FOR CONSTRUCTION

ISSUANCE	DATE
PRELIMINARY	2025-01-22
VILLAGE SUBMITTAL	2025-03-12

NO. REVISION	DATE

PROJECT NO:	22772
DESIGN DATE:	----
PLOT DATE:	2025.03.12
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----

SHEET NO:
L200

AROONEY
L200
22772

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2025.03.12

PLANTING QUALITY ASSURANCE

1. PLANTS ARE TO BE INSPECTED UPON DELIVERY TO PROJECT SITE AND THE LANDSCAPE ARCHITECT OR OWNER'S PROJECT REPRESENTATIVE MAY REJECT ANY SPECIMENS NO LONGER MEETING THE SPECIFIED STANDARDS OR THAT HAVE BEEN DAMAGED IN TRANSIT.
2. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES AND VARIETY/HYBRID/CULTIVAR SPECIFIED, AND NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF THE SITE LOCATION. SPECIMENS NURSERY-DUG TO BE REPLANTED SHALL HAVE BEEN FRESHLY DUG AND PROPERLY PREPARED FOR PLANTING.
3. TREES:
   - 3.1. SHALL BE TRAINED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, COMPACTNESS AND SYMMETRY. TREES WITH MULTIPLE LEADERS, UNLESS SPECIFIED OTHERWISE, AND SHRUBS WITH DAMAGED OR CUT MAINSTEM(S), WILL BE REJECTED.
   - 3.2. WITH A DAMAGED, CUT OR CROOKED LEADER, ABRASION OF BARK, SUNSCALD, FROST CRACK, DISFIGURING KNOTS, INSECTS (INCLUDING EGGS AND LARVAE) OR INSECT DAMAGE, CANKERS/CANKEROUS LESIONS OR FUNGAL MATS, MOLD, PREMATURELY-OPENED BUDS, OR CUTS OF LIMBS OVER ¾" DIAMETER THAT ARE NOT COMPLETELY CALLUSED WILL BE REJECTED.
   - 3.3. SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS, AND BE FREE FROM PHYSICAL DAMAGE OR OTHER HINDRANCES TO HEALTHY GROWTH.
   - 3.4. BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH SOLID BALLS OF A DIAMETER NOT LESS THAN THAT RECOMMENDED BY THE AMERICAN STANDARDS FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE BOTH FIBROUS AND FEEDING ROOTS. BALLS SHALL BE SECURELY WRAPPED WITH BURLAP, AND TIGHTLY BOUND WITH ROPE OR TWINE. NO PLANTS SHALL BE BOUND WITH ROPE OR WIRE IN SUCH A MANNER AS TO DAMAGE BARK OR BREAK BRANCHES. THE ROOT FLARE SHOULD BE WITHIN THE TOP 2" OF THE SOIL BALL. BALLED AND BURLAPPED PLANTS WILL NOT BE ACCEPTED IF THE BALL IS DRY, CRACKED, OR BROKEN BEFORE OR DURING PLANTING.
4. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED WITHIN THE PLANT SCHEDULE.

PLANTING PROJECT CONDITIONS:

1. VERIFY SERVICE AND UTILITY LOCATIONS, AND DIMENSIONS OF CONSTRUCTION CONTIGUOUS WITH NEW PLANTINGS BY FIELD MEASUREMENTS BEFORE PROCEEDING WITH PLANTING WORK.
2. INTERRUPTION OF EXISTING SERVICES OR UTILITIES; DO NOT INTERRUPT SERVICES OR UTILITIES UNLESS PERMITTED UNDER THE FOLLOWING CONDITIONS AND THEN ONLY AFTER ARRANGING TO PROVIDE TEMPORARY SERVICES OR UTILITIES ACCORDING TO REQUIREMENTS INDICATED:
   - 2.1. NOTIFY OWNER'S PROJECT REPRESENTATIVE NO FEWER THAN TWO DAYS IN ADVANCE OF PROPOSED INTERRUPTION OF EACH SERVICE OR UTILITY.
   - 2.2. DO NOT PROCEED WITH INTERRUPTION OF SERVICES OR UTILITIES WITHOUT REPRESENTATIVE'S WRITTEN PERMISSION.
3. PLANTING RESTRICTIONS: PLANTING SHALL OCCUR DURING THE FOLLOWING ACCEPTABLE INSTALLATION PERIODS:
   - 3.1. DECIDUOUS TREES AND SHRUBS - APRIL 15 TO OCTOBER 15.
   - 3.2. NATIVE SEEDING AND TURFGRASS: APRIL 15 - OCTOBER 15
4. WEATHER LIMITATIONS: PROCEED WITH PLANTING ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT PLANTING TO BE PERFORMED WHEN BENEFICIAL AND OPTIMUM RESULTS MAY BE OBTAINED. APPLY PRODUCTS DURING FAVORABLE WEATHER CONDITIONS ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS AND WARRANTY REQUIREMENTS.
5. CONTRACTOR SHALL PROTECT ALL EXISTING AND/OR NEWLY INSTALLED PLANTS, LAWNS, AND GRASS AREAS FROM DAMAGE AT ALL TIMES. DAMAGED PLANTS, LAWNS OR GRASS AREAS SHALL BE REPLACED OR TREATED AS REQUIRED TO CONFORM TO SPECIFICATIONS HEREIN FOR FRESH STOCK. WORK AREA SHALL BE KEPT CLEAN AND ORDERLY DURING THE INSTALLATION PERIOD. UNDER NO CONDITION SHALL DEBRIS FROM PLANTING ACTIVITIES RESULT IN A SAFETY HAZARD ON-SITE OR ADJACENT OFF-SITE PROPERTY. DAMAGE TO SITE IMPROVEMENTS OR ADJACENT LANDSCAPES INCURRED AS A RESULT OF PLANTING OR REPLACEMENT OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR THAT CAUSES THE DAMAGE AT NO COST TO THE OWNER.
6. EXAMINE AREAS TO RECEIVE PLANTS FOR COMPLIANCE WITH REQUIREMENTS AND CONDITIONS AFFECTING INSTALLATION AND PERFORMANCE. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
   - 6.1. VERIFY THAT NO FOREIGN OR DELETERIOUS MATERIAL OR LIQUID SUCH AS PAINT, PAINT WASHOUT, CONCRETE SLURRY, CONCRETE LAYERS OR CHUNKS, CEMENT, PLASTER, OILS, GASOLINE, DIESEL FUEL, PAINT THINNER, TURPENTINE, TAR, ROOFING COMPOUND, OR ACID HAS BEEN DEPOSITED IN SOIL WITHIN PLANTING AREAS.
   - 6.2. DO NOT MIX OR PLACE SOILS IN FROZEN, WET, OR MUDDY CONDITIONS.

PLANTING DELIVERY, STORAGE, & HANDLING:

1. BULK MATERIALS;
   - 1.1. DO NOT DUMP OR STORE BULK MATERIALS NEAR STRUCTURES, UTILITIES, WALKWAYS AND PAVEMENTS, OR ON EXISTING TURF AREAS OR PLANTS.
2. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING.
3. HANDLE PLANTING STOCK BY ROOT BALL.
4. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN SHADED LOCATION, PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
   - 4.1. SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
   - 4.2. WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY WET CONDITION.

EXCAVATION FOR TREES & SHRUBS

1. EXCAVATE CIRCULAR PLANTING PITS AS INDICATED IN DRAWINGS. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
   - 1.1. REMOVE ANY AGGREGATE BASE PRESENT TO A DEPTH OF AT LEAST 12" AND BACKFILL WITH TOPSOIL.
   - 1.1. EXCAVATE APPROXIMATELY THREE TIMES AS WIDE AS BALL DIAMETER FOR BALLED AND BURLAPPED STOCK.
   - 1.2. DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.
   - 1.3. IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.
   - 1.4. MAINTAIN REQUIRED ANGELS OF REPOSE OF ADJACENT MATERIALS AS SHOWN IN DRAWINGS. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
   - 1.5. MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
   - 1.6. KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED WHEN UNATTENDED BY INSTALLER'S PERSONNEL.
2. SUBSOIL AND TOPSOIL REMOVED FROM EXCAVATIONS MAY BE USED AS PLANTING SOIL IF THEY CONFORM TO THE REQUIREMENTS LISTED IN THESE SPECIFICATIONS.
3. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF UNEXPECTED ROCK OR OBSTRUCTIONS DETRIMENTAL TO TREES OR SHRUBS ARE ENCOUNTERED IN EXCAVATIONS.
4. NOTIFY OWNER'S PROJECT REPRESENTATIVE IF SUBSOIL CONDITIONS EVIDENCE UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PLANTING PITS.

TREE & SHRUB PLANTING

1. BEFORE PLANTING VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL. IF ROOT FLARE IS NOT VISIBLE, REMOVE SOIL IN A LEVEL MANNER FROM THE ROOT BALL TO WHERE THE TOP-MOST ROOT EMERGES FROM THE TRUNK. AFTER SOIL REMOVAL TO EXPOSE ROOT FLARE, VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS. PLANT MATERIAL WITHOUT ROOT FLARE VISIBLE OR PLANTED TOO LOW WILL BE RE-PLANTED AT THE REQUEST OF THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
2. PLANTS FOUND TO HAVE STEM GIRDLING ROOTS AND/OR KINKED ROOTS AT THE TIME OF PLANTING WILL BE REJECTED AND REPLACEMENTS SHALL BE PROVIDED AT NO ADDITIONAL COST TO THE OWNER.
3. REMOVE ALL TWINE, STRING, WIRE, AND ALL OTHER NON-BIODEGRADABLE MATERIAL ENTIRELY FROM ROOT BALL AREA.
4. REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE. DO CUT TREE LEADERS.
5. SET BALLED AND BURLAPPED STOCK PLUMB AND IN CENTER OF PLANTING PIT OR TRENCH WITH ROOT FLARE 2 INCHES ABOVE ADJACENT FINISH GRADES.
   - 5.1. USE SOIL MATERIALS FROM EXCAVATION FOR BACKFILL.
   - 5.2. CAREFULLY CUT AND REMOVE BURLAP, ROPE, AND WIRE BASKETS FROM THE ENTIRE ROOT BALL. REMOVE PALLETS, IF ANY, BEFORE SETTING. DO NOT USE PLANTING STOCK IF ROOT BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATION.
   - 5.3. BACKFILL AROUND ROOT BALL IN LAYERS, TAMPING TO SETTLE SOIL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN PLANTING PIT IS APPROXIMATELY ONE-HALF FILLED, WATER THOROUGHLY BEFORE PLACING REMAINDER OF BACKFILL. REPEAT WATERING UNTIL NO MORE WATER IS ABSORBED.
   - 5.4. CONTINUE BACKFILLING PROCESS. WATER AGAIN AFTER PLACING AND TAMPING FINAL LAYER OF SOIL.
   - 5.5. CROWN PLANTING BED FROM PAVEMENT EDGES TO ACCOMMODATE FOR SETTLING.

TREE & SHRUB MATERIAL:

1. GENERAL: FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE SHOWN AND DRAWINGS.; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
   - 1.1. TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN ¾" IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
   - 1.2. COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A STATE CERTIFIED NURSERY.
   - 1.3. PLANT MATERIAL SHALL BE PROVIDED IN THE CONTAINER TYPE INDICATED IN THE DRAWINGS (B&B, CONTAINER, BARE ROOT, ETC.), UNLESS THE CONTRACTOR RECEIVES WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT THAT SUBSTITUTION OF CONTAINER TYPE IS ACCEPTABLE.
2. FURNISH TREES WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.
3. SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD.

PLANTING SOIL:

PLANTING SOIL SHALL BE PLACED IN ONE CONTINUOUS VOLUME FOR THE WIDTH OF LANDSCAPE AREAS, AND A MINIMUM OF 3X THE DIAMETER OF THE ROOT BALL LENGTHWISE

1. INSTALL PLANTING SOIL FOR PLANT BEDS IN 6" LIFTS, MINIMUM 8" DEPTH.
2. DO NOT APPLY PLANTING SOIL TO SATURATED OR FROZEN SUBGRADES.
3. PLANTING SOIL SHALL BE A MIX OF 6-PARTS TOPSOIL, 1-PART COMPOST (APPROVED FOR USE ON THE PROJECT). THOROUGHLY BLEND PLANTING SOIL OFF-SITE BEFORE SPREADING.
   - 3.1. THE PROJECT WILL ACCEPT ONLY CLEAN, SALVAGED OR IMPORTED TOPSOIL CAPABLE OF PASSING THE 1" SIEVE, FREE OF ROCKS, DEBRIS, AND OF NOXIOUS WEEDS.
   - 3.2. STRIPPED, SALVAGED, OR MINED TOPSOIL MUST BE TAKEN FROM THE TOP 6-INCHES OF THE A-HORIZON, HAVING A DARK BROWN TO BLACK COLOR WITH A GRANULAR STRUCTURE AND CLAY CONTENT OF LESS THAN 25%, VERIFIED WITH A RIBBON TEST THAT YIELDS NO MORE THAN 1-INCH.

BARK MULCH MATERIAL & INSTALLATION

1. TWICE-SHREDDED HARDWOOD BARK MULCH TO BE PROVIDED AS TOP-DRESSING FOR ALL AT-GRADE PLANTING BEDS IN LOCATIONS INDICATED ON PLANTING PLANS.
   - 1.1. SIZE RANGE: MAXIMUM 2.5" TO 3"
   - 1.2. COLOR: NATURAL, UN-DYED
   - 1.3. PROVIDE 3" DEPTH MULCH FOR ALL PLANTING BEDS INDICATED AS BARK MULCH PLANTING BED.
2. KEEP BARK MULCH 2" CLEAR OF ALL STEMS OF PLANT MATERIAL.

TURF SEEDING:

1. DELIVERY:
   - 1.1. DELIVER PACKAGED SEED MATERIALS IN ORIGINAL, UNOPENED CONTAINERS LABELED AS TO NAME AND ADDRESS OF SUPPLIER; SPECIFIC BLEND OF SEED; AND INDICATION OF CONFORMANCE WITH STATE AND FEDERAL LAWS, AS APPLICABLE.
2. PROJECT CONDITIONS:
   - 2.1. SEED DURING ONE OF THE FOLLOWING PERIODS.
     - 2.1.1. SPRING SEEDING SEASON: APRIL 1 TO JUNE 15.
     - 2.1.2. FALL SEEDING SEASON: AUGUST 15 TO OCTOBER 1.
3. PRODUCTS
   - 3.0.1. PROVIDE THE FOLLOWING FOR TURFGRASS SEED BASIS OF DESIGN: REINDEERS DELUXE 50 SEED MIX OR APPROVED EQUAL
   - 3.0.2. TURFGRASS SEED MIX TO BE FERTILIZED WITH 'SCOTT'S STARTER FERTILIZER' BY THE 'SCOTTS MIRACLE-GRO COMPANY' OR APPROVED EQUAL.
4. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN MET.
5. REMOVE ANY AND ALL UNDESIRABLE VEGETATION THAT HAS GERMINATED IN THE AREAS TO BE SEEDED OR SODDED. CONTRACTOR SHALL EVALUATE THE USE OF A BROAD SPECTRUM, NON-PERSISTENT GLYSOPHATE-BASED HERBICIDE BASED ON SITE CONDITIONS.
   - 5.1. DO NOT APPLY SEED UNTIL FIVE TO SEVEN DAYS AFTER LAST HERBICIDE TREATMENT.
6. FINISH GRADING: GRADE AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS ½ INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE IMMEDIATELY SEEDED AND STABILIZED WITH EROSION CONTROL MATERIAL
7. MOISTEN PREPARED AREA BEFORE SEEDING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE DRY BEFORE SEEDING OR SODDING. DO NOT CREATE MUDDY SOIL.
8. NO SEEDING SHALL OCCUR ON FROZEN GROUND OR AT TEMPERATURES LOWER THAN 32 DEGREES FARENHEIT OR IN THE FOLLOWING 5 DAYS AFTER PLANNED SEEDING OR SODDING.
9. SEEDING RATES TO BE PERFORMED IN ACCORDANCE WITH SEED SUPPLIER RECOMMENDATIONS.

NATIVE SEEDING:

1. PROVIDE THE FOLLOWING SEED TYPES FROM: AGRECOL LLC 10101 N. CASEY ROAD EVANSVILLE, WISCONSIN 53536:
   - 1.1. AGRECOL'S 'FLOOD PLAIN' MIX' FOR AREAS SHOWN AS 'BIOINFILTRATION SEED MIX'
   - 1.2. REFER TO DETAIL D ON SHEET L200, FOR SEED MIX COMPOSITION.
2. REFER TO CIVIL PLANS FOR LOCATIONS AND EXTENTS OF EROSION CONTROL MAT. IN GENERAL, PROVIDE CURLEX NET FREE FOR SEEDED AREAS WITH SLOPES OF 4:1 OR LESS AND CURLEX II EROSION CONTROL MAT IN ALL OTHER SEEDED AREAS. PROVIDE MANUFACTURER'S STANDARD BIODEGRADABLE ANCHORING STAKES (OR ALTERNATIVE SOURCE FOR BIODEGRADABLE STAKES, IF APPROVED IN WRITING BY OWNER'S REPRESENTATIVE). INSTALL PER MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.
3. WITHIN 4 WEEKS FOLLOWING THE ISSUANCE OF THE NOTICE TO PROCEED, SUBMIT NAME AND LOCATION OF SEED SUPPLIER(S) AND A COMPLETE LIST OF EACH SEED MIX BY WEIGHT AND PROPORTION THAT IS BEING SUPPLIED BEFORE THE SEED MIX IS ORDERED. SUBSTITUTIONS WILL NOT BE PERMITTED. PROVIDE GEOGRAPHIC ORIGINS OF EACH SEED SPECIES.
4. ALL SEED MATERIAL SHALL ORIGINATE FROM LOCAL SOURCES TO THE EXTENT POSSIBLE, SPECIFICALLY FROM USDA PLANT HARDINESS ZONE 4 OR LOWER.
5. ALL SEEDING ZONE BOUNDARIES SHALL BE SURVEYED AND STAKED ON THE PROJECT SITE BY THE CONTRACTOR. NO SEED MIX SHALL BE INSTALLED UNTIL THE GRADE PREPARATION AND LAYOUT HAVE BEEN APPROVED.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST SEED LIMITS WITHOUT ADJUSTING TOTAL SEEDED AREAS, TO MEET FIELD CONDITIONS, AT NO ADDITIONAL COST TO THE OWNER.
7. COORDINATION IS REQUIRED TO ENSURE RAINFALL/GROUNDWATER SEEPAGE DOES NOT RESULT IN SOIL MOISTURE CONDITIONS THAT WILL CAUSE EXCESSIVE RUTTING DURING SEEDING AND MULCHING OPERATIONS. FAILURE TO MEET THIS REQUIREMENT WILL NOT BE AN ACCEPTABLE REASON FOR NOT INSTALLING THE SEED AS SPECIFIED.
8. WHERE SEEDING OCCURS IN CLOSE PROXIMITY TO OTHER SITE IMPROVEMENTS OR AREAS TO REMAIN UNDISTURBED SUCH AS EXISTING WETLANDS AND UPLANDS AREAS, CARE SHALL BE TAKEN TO NOT DISTURB THE EXISTING CONDITIONS. ANY AREAS DAMAGED DURING PLANTING OPERATIONS SHALL BE PROMPTLY RESTORED TO THEIR ORIGINAL CONDITION AT NO COST TO THE OWNER.
9. FOLLOWING NATIVE SEED MIX INSTALLATION, THE LANDSCAPE ARCHITECT AND CONTRACTOR SHALL CONDUCT A SUBSTANTIAL COMPLETION INSPECTION ON ALL SEEDED AREAS. (SEE WARRANTY, MAINTENANCE AND ACCEPTANCE PERIOD)
10. GENERAL INSTALLATION:
    - 10.1. SEEDING OF NATIVE SEED MIXES SHALL OCCUR IN THE EARLY SPRING:
      - 10.1.1. APRIL 15 THROUGH MAY 31.
    - 10.2. DO NOT SOW SEED DURING ADVERSE WEATHER OR WHEN WIND SPEEDS EXCEED TEN MILES PER HOUR.
    - 10.3. DO NOT SOW SEED IN AREAS WHERE STANDING WATER IS PRESENT.
11. GRADE PREPARATION:
    - 11.1. SUBGRADE AND FINISH GRADE PREPARATION SHALL BE IN ACCORDANCE WITH SITE EARTHWORK REQUIREMENTS, AND TOPSOIL SHALL BE A MINIMUM 4 INCHES DEEP IN NON-BIORETENTION AREAS AFTER LIGHT COMPACTION TO PREVENT SETTLEMENT. BIORETENTION AREAS SHALL HAVE SOIL MIX PLACED PER DETAIL.
    - 11.2. PRIOR TO SEEDING, REPAIR ANY RUTS, RILLS, OR GULLIES GREATER THAN 2 INCHES IN DEPTH TO CREATE SMOOTH CONTINUOUS GRADES.
    - 11.3. IF THE PREPARED GRADE IS ERODED OR COMPACTED BY RAINFALL OR OTHER REASONS, REWORK THE TOPSOIL TO THE FULL 4-INCH DEPTH.
    - 11.4. IMMEDIATELY BEFORE SEEDING, SCARIFY, LOOSEN, FLOAT, AND DRAG TOPSOIL AS NECESSARY TO BRING IT TO THE PROPER CONDITION. REMOVE FOREIGN MATTER LARGER THAN 1-INCH DIAMETER.
    - 11.5. NO FURTHER GRADE PREPARATION IS REQUIRED.
12. IF REQUIRED DUE TO CONSTRUCTION SEQUENCING, SEED THE SITE WITH A TEMPORARY COVER CROP TO HOLD IT FOR SPRING SEEDING AS FOLLOWS:
    - 12.1. IF SEEDED MAY 15 THROUGH SEPTEMBER 1: MIX OF 32 POUNDS PER ACRE OF SEED OATS (AVENA SATIVA) AND 5 POUNDS PER ACRE OF ANNUAL RYE (LOLLIUM MULTIFLORUM)
    - 12.2. IF SEEDED SEPTEMBER 1 THROUGH OCTOBER 15: 20 POUNDS PER ACRE WINTER WHEAT (TRITICUM AESTIVUM) OR REGREEN STERILE WHEAT/WHEATGRASS HYBRID (TRITICUM AESTIVUM X ELYTRIGIA ELONGATAFROM).
13. BROADCASTING:
    - 13.1. FOR SPRING SEEDING OF NATIVE SEED, SOW SEED DIRECTLY ONTO BARE GROUND OR GROUND WHERE THE PREVIOUS YEAR'S PLANT STUBBLE HAS BEEN CUT TO 2-INCH HEIGHT.
    - 13.2. INCREASE THE VOLUME OF THE BROADCASTED SEED MIX BY MIXING IT WITH AN APPROVED CARRIER. ACCEPTABLE CARRIER MATERIAL INCLUDES MOISTENED COMPOST, PEAT MOSS, CORN COB BLAST MEDIA, OR COARSE-GRADE VERMICULITE. SAND AND SAWDUST ARE UNACCEPTABLE CARRIER MATERIALS. USE ONE BUSHEL BASKET OF CARRIER PER 1,000 SQUARE FEET OF AREA TO BE SEEDED (A BUSHEL EQUALS 8 GALLONS OR 1.24 CUBIC FEET).
      - 13.2.1. USE HALF OF THE TOTAL SEED QUANTITY AND CROSS THE ENTIRE AREA TO BE SEEDED, EVENLY SPREADING THE SEED. WALK PERPENDICULAR TO THE ORIGINAL SEEDING AND EVENLY BROADCAST THE SECOND HALF OF THE SEED.
      - 13.2.2. LIGHT SEEDS, AWNED SEEDS, OR BEARDED SEEDS TEND TO RISE TO THE TOP OF THE SPREADER, THEREFORE, MIX SEED ACCORDINGLY AS PLANTING COMMENCES.
      - 13.2.3. RAKE OR DRAG THE SEED INTO THE SOIL, BUT NOT MORE THAN 1/4-INCH DEEP. ROLL THE AREA WITH A ROLLER TO FIRM THE SEED INTO THE SOIL. ROLLING IS NOT NECESSARY ON DORMANT SEEDINGS.
14. DRILL SEEDER OR DROP SEEDER/SPREADER:
    - 14.1. FOR SPRING DRILL SEEDING, SOW SEED DIRECTLY ONTO BARE GROUND OR GROUND WHERE THE PREVIOUS YEAR'S PLANT STUBBLE HAS BEEN CUT TO 2-INCH HEIGHT; FOR SPRING DROP SEEDING, CULTIVATE THE GROUND BEFORE INSTALLING SEED MIX.
    - 14.2. CHECK THE EQUIPMENT FREQUENTLY TO ENSURE THE SEED IS DISPERSING EVENLY AND IS NOT CLOGGING.
    - 14.3. IF THE EQUIPMENT IS NOT EQUIPPED WITH A ROLLER, PASS OVER THE SEEDED AREA WITH A ROLLER TO FIRM THE SEED INTO THE SOIL. ROLLING IS NOT NECESSARY WITH DORMANT SEEDING.
      - 14.3.1. DO NOT MIX THE NATIVE SEED WITH ANY CARRIER MATERIAL.
      - 14.3.2. EVENLY DISTRIBUTE THE SEED ACROSS THE ENTIRE SITE TO BE SEEDED.
    - 14.4. KEEP THE TOPSOIL MOIST (TO A DEPTH OF 3 INCHES) FOR 3-6 WEEKS FOLLOWING SEEDING; AFTERWARD, APPLY ONE INCH OF WATER DURING THE GROWING SEASON IF RAIN HAS NOT OCCURRED FOR MORE THAN ONE WEEK. DO NOT APPLY WATER WITH SUCH A FORCE AS TO DISTURB SEED, SEEDLINGS, AND/OR TOPSOIL, OR THAT WOULD RUN OFF SOIL SURFACE.
15. ALL AREAS OVER WHICH HAULING OPERATIONS HAVE BEEN CONDUCTED SHALL BE KEPT CLEAN ON A DAILY BASIS. PROMPTLY REMOVE ALL MATERIALS SPILLED ON PAVEMENT.
16. UPON COMPLETION OF SEED INSTALLATION, REMOVE FROM THE SITE AND LEGALLY DISPOSE OF ALL TRASH AND DEBRIS INCLUDING ANY MATERIAL REMOVED DURING GRADE PREPARATION.
17. RESTORE ANY EXISTING AREAS DAMAGED BY OPERATIONS UNDER THE CONTRACT. RESTORATION SHALL INCLUDE FINISH GRADING AND SEEDING AS REQUIRED TO MATCH EXISTING GRADE AND/OR WETLANDS, AND MAINTENANCE OF RESTORED AREAS.
18. ANY DAMAGE BY THE CONTRACTOR TO ESTABLISHED OR NEWLY SEEDED AREAS NOT WITHIN THE PROJECT SCOPE OF WORK SHALL BE REPAIRED AND RESEEDED AT NO COST TO THE OWNER.

CLEAN-UP AND PROTECTION

1. DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
2. PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
3. AFTER INSTALLATION REMOVE ALL NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, STRING, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.

VEGETATION MONITORING AND MANAGEMENT

MANAGEMENT AND MONITORING:
THE MANAGEMENT AND MONITORING OF NATIVE PLANTINGS (INCLUDING SEED MIXES, FORBS AND PLUGS) SHOULD BE DIRECTED TOWARD THE GOAL OF CREATING A STABLE, NATIVE PLANT COMMUNITY. INVASIVE AND WEEDY PLANT SPECIES WILL NEED TO BE CONTROLLED UNTIL THE DESIRED NATIVE PLANT COMMUNITIES ARE ESTABLISHED. THIS TYPICALLY WILL TAKE THREE (3) TO FIVE (5) YEARS AFTER SOWING OR PLUG INSTALLATION.

UNDESIRABLE PLANT CONTROL:
OVERALL MANAGEMENT OF VEGETATED AREAS MAY INCLUDE, BUT ARE NOT LIMITED TO: RESEEDING OR REPLANTING DAMAGED OR NON-ACTIVE GROWTH AREAS, IRRIGATION, STRATEGIC MOWING TO REDUCE WEED COVER AND PREVENT WEED SEED SET, REMOVAL OF TREE SEEDLINGS, TARGETED HERBICIDE APPLICATION(S), AND MECHANICAL WEED CONTROL (HAND PULLING AND SEED HEAD REMOVAL). SELECTED HERBICIDE APPLICATIONS SHOULD BE DONE SPARINGLY AND ONLY WHEN NECESSARY. SELECTION OF HERBICIDE FOR USE MUST CONSIDER THE PROXIMITY TO THE WATERWAY, IN COMPLIANCE WITH STATE AND APPLICABLE FEDERAL LAW.

SHORT-TERM VEGETATION MANAGEMENT:
SHORT-TERM VEGETATION MANAGEMENT (MAINTENANCE PERIOD AFTER SEEDING/PLUG INSTALLATION) OCCURS WHILE THE LANDSCAPE CONTRACTOR OR SPECIALTY SEEDING/ RESTORATION CONTRACTOR IS RESPONSIBLE TO THE PROJECT OWNER FOR THE GUARANTEE OF ALL PLANTINGS TO BE ALIVE AND IN VIGOROUS GROWING CONDITIONS. SEEDING SHOULD ACHIEVE AN AVERAGE OF 80% VEGETATION COVERAGE FROM SPECIFIED SEED MIXES. IF UNSATISFACTORY PLANTS ARE FOUND ON SITE, THEY SHOULD BE REPLACED BY THE LANDSCAPE CONTRACTOR OF SPECIALTY SEEDING/RESTORATION CONTRACTOR DURING THE FIRST MONTH OF THE NEXT FAVORABLE PLANTING SEASON. SUPPLEMENTAL SEEDING WILL BE NEEDED TO FILL IN BARE SPOTS WHERE NATIVE SEED GERMINATION IS POOR. IT IS ALSO THE LANDSCAPE CONTRACTOR / SPECIALTY SEEDING/RESTORATION CONTRACTOR'S RESPONSIBILITY TO ELIMINATE ALL NOXIOUS WEED GROWTH FROM THE SITE DURING THIS GUARANTEE PERIOD.

INSPECTIONS SHOULD BE MADE FREQUENTLY DURING THE GROWING SEASON TO PROPERLY DOCUMENT ANY INVASIVE SPECIES, WEEDS, DEHYDRATION, DAMAGE, EROSION, DISEASES, BARE AREAS, AND PESTS. THE NECESSARY REPAIRS, TREATMENTS, SEEDING AND PLANTING SHOULD BE DONE AS SOON AS WEATHER CONDITIONS ARE APPROPRIATE. THE INSPECTIONS AND SUBSEQUENT ACTIONS SHOULD BE PROPERLY DOCUMENTED AND GRAPHICALLY IDENTIFIED ON THE APPROVED LANDSCAPE PLAN FOR THE PROJECT.

LONG TERM VEGETATION MANAGEMENT:
LONG-TERM MANAGEMENT (AFTER MAINTENANCE AGREEMENT ENDS) WILL BE THE RESPONSIBILITY OF THE PROJECT OWNER/MANAGEMENT ASSOCIATION. LONG-TERM VEGETATION MANAGEMENT TASKS WILL INCLUDE MOWING, RESEEDING OR REPLANTING DAMAGED AREAS, REMOVAL OF TREE SEEDLINGS, TARGETED HERBICIDE APPLICATION AND MECHANICAL WEED CONTROL (HAND-PULLING AND SEED HEAD REMOVAL) AND REPAIR OF EROSION AREAS. SELECTIVE HERBICIDE APPLICATIONS SHOULD BE DONE SPARINGLY. INSPECTIONS SHOULD BE MADE FREQUENTLY DURING TH

Floodway/Floodplain Engineering Narrative

Date: 03/12/2025 Project Reference: 22772

Village of Summit,

As it pertains to the proposed floodway and floodplain at the PANGA development, located at 3422 Delafield Road.

The proposed project is looking to repave the existing parking lot on site, including removal of an existing building in the floodplain and floodway.

To improve the overall drainage on the site, the parking lot has been regraded and a swale was created on the east side. We have provided an overall evaluation of the grading, and the impact does not result in additional fill in the floodplain/floodway. In general, the grades of the parking lot in the floodway have not been changed except for the swale added on the east side.

Based on the fact that there is no overall fill in the floodplain/floodway and the cutting in the floodway is negligible, the project is not impacting the existing floodplain and floodway.

Thanks,

Christopher Carr, PE

Vice President

From: Sanchez, Francesca M - DNR
To: Christopher Carr, P.E.
Subject: RE: [EXT] RE: Panga Redevelopment Adjacent to Upper Nemahbin
Date: Thursday, March 13, 2025 4:56:47 PM
Attachments: image001.png
image003.png

Good afternoon,

If the project only involves the parking lot and there will be no work in the waterway or beyond/below the ordinary high water mark, then a waterway permit will not be needed for the work. If the project scope changes and there will be work conducted or the installation of structures beyond/below the ordinary high water mark (ex. in-water work on the boat ramp), please contact me so we can discuss what permits may be needed.

Thank you,

Francesca Sanchez
Phone: (414) 531-0305
francesca.sanchez@wisconsin.gov

Our core values include professionalism, integrity, and customer service.
Please visit our survey to provide feedback on your experience interacting with any DNR employee.

From: Christopher Carr, P.E. <ccarr@thesigmagroup.com>
Sent: Tuesday, March 11, 2025 3:18 PM
To: Sanchez, Francesca M - DNR <francesca.sanchez@wisconsin.gov>
Subject: RE: [EXT] RE: Panga Redevelopment Adjacent to Upper Nemahbin

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Francesca I believe that is an old line from the survey. The dashed line is the current water level. The current project is only that parking area.

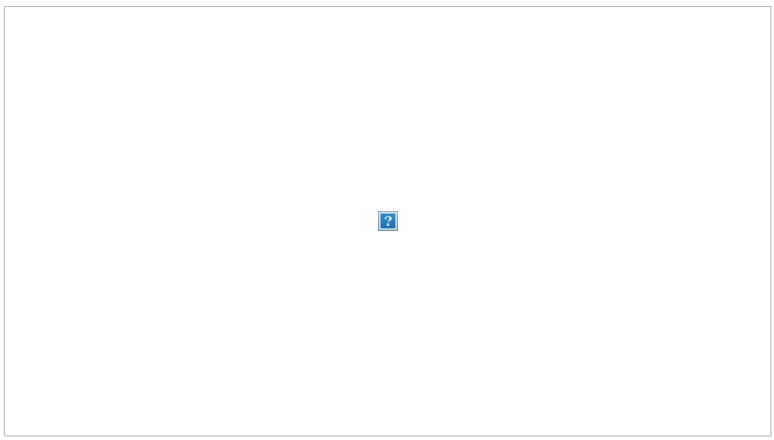
Christopher Carr, PE
The Sigma Group
ccarr@thesigmagroup.com
414-643-4163

From: Sanchez, Francesca M - DNR <francesca.sanchez@wisconsin.gov>
Sent: Tuesday, March 11, 2025 1:20 PM
To: Christopher Carr, P.E. <ccarr@thesigmagroup.com>
Subject: [EXT] RE: Panga Redevelopment Adjacent to Upper Nemahbin

You don't often get email from francesca.sanchez@wisconsin.gov. Learn why this is important

Good afternoon,

If there are going to be repairs to the boat launch, it may need a DNR permit if one was not issued for the boat launch/ramp in the past. Is the work strictly on the parking lot area? What does the thicker black line (see red arrow) represent?



The improvements to the parking lot wouldn't need a DNR permit if there will be no impacts to the waterway.

Thank you,

Francesca Sanchez
Phone: (414) 531-0305
francesca.sanchez@wisconsin.gov

Our core values include professionalism, integrity, and customer service.
Please visit our survey to provide feedback on your experience interacting with any DNR employee.

From: Christopher Carr, P.E. <ccarr@thesigmagroup.com>
Sent: Tuesday, March 11, 2025 1:01 PM
To: Sanchez, Francesca M - DNR <francesca.sanchez@wisconsin.gov>
Cc: Hase, Michelle M - DNR <Michelle.Hase@wisconsin.gov>; Amy Barrows <planner@summitvillage.org>; Colin Trautschold, E.I.T. <ctrautschold@thesigmagroup.com>; Gregg Prossen <gregg@consortiumae.com>; 'andyf aldopartners.com' <andyf@aldopartners.com>
Subject: Panga Redevelopment Adjacent to Upper Nemahbin

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ms. Sanchez,

Our Client is proposing pavement improvements to its parking lot and boat launch on the south side of Upper Nemahin. We have been working with Michelle on the floodplain impacts, but we wanted to verify there are no waterway permits required. Our project will just repave existing gravel area with asphalt pavement, we do not plan to do any work in the waterway itself.

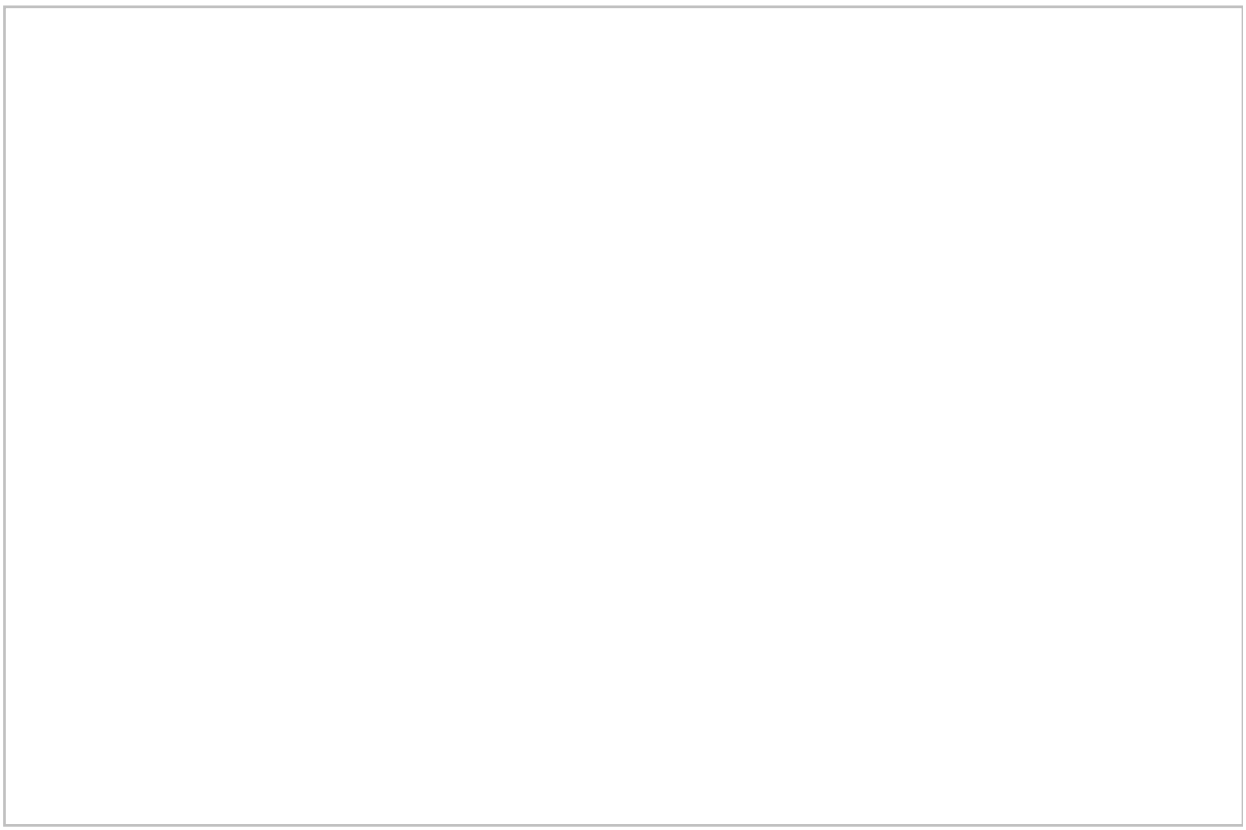
Please review and clarify if you believe there is applicable waterway permitting.

Thank you,

Chris

Christopher Carr, PE
Vice President
The Sigma Group, Inc.
414-643-4163 (direct)
414-517-6724 (mobile)
1300 W. Canal Street, Milwaukee, WI 53233
www.thesigmagroup.com | ccarr@thesigmagroup.com
Image removed by sender.

This electronic transmission is strictly confidential and intended solely for the addressee. If you are not the intended addressee, you must not disclose, copy or take any action in reliance of this transmission.



CAUTION: This email originated outside of Sigma. Do not click links or open attachments unless you recognize the sender and know the content is safe.

NOTES TO USERS

This map is for use in administering the **National Flood Insurance Program**. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) Report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS Report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study Report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study Report for this jurisdiction.

Certain areas not in **Special Flood Hazard Areas** may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study Report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 16. The **horizontal datum** was NAD 83, GRS 1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, NINGS12
National Geodetic Survey
SSMC-3, #9202
1315 East-West Highway
Silver Spring, Maryland 20910-9202
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713- 3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided by the Wisconsin Regional Orthophotography Consortium (WROC). The aerial photography was acquired in the spring of 2010 to create 1":1000' scale digital orthophotos with 1-0-inch resolution.

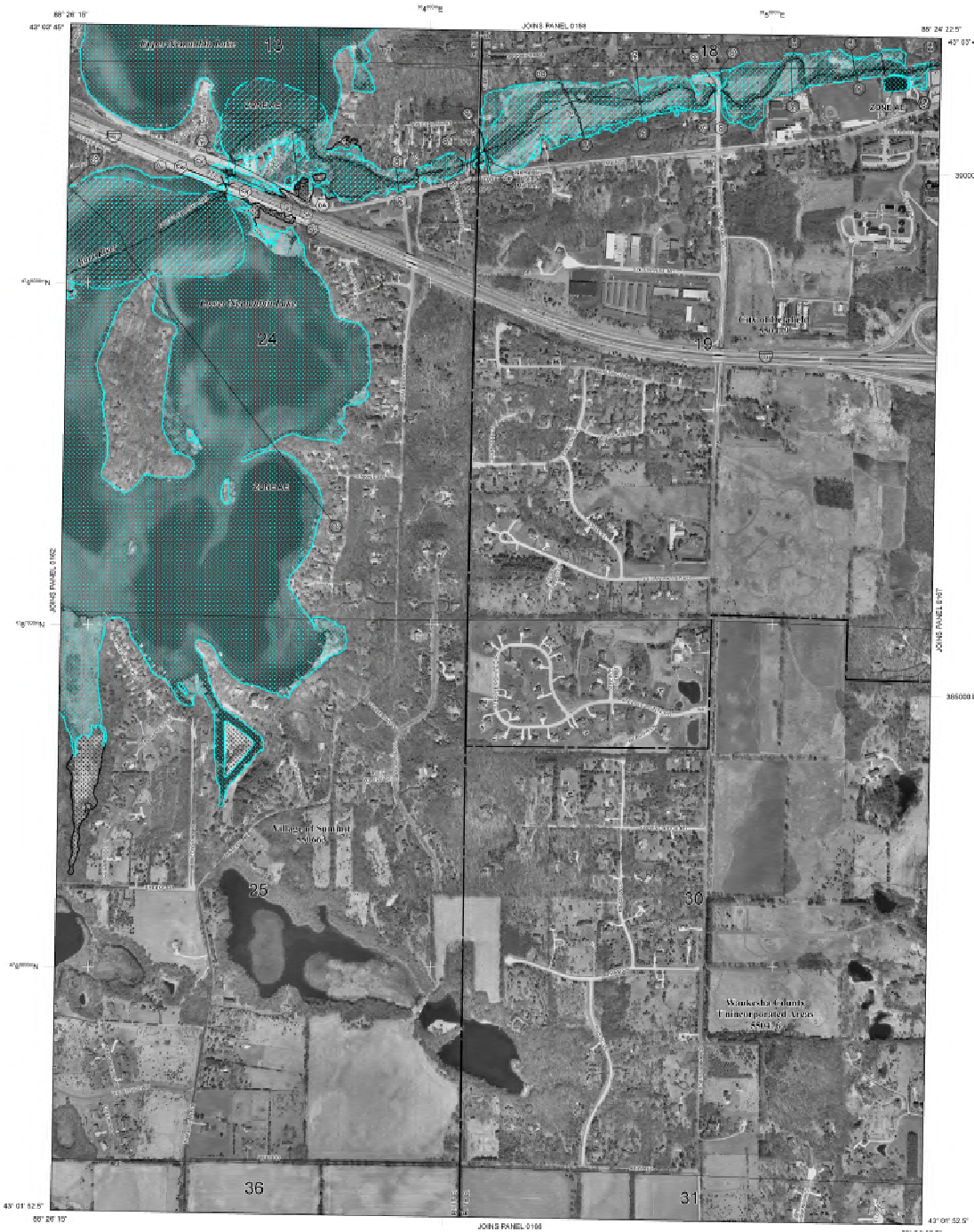
The **profile baselines** depicted on this map represent the hydraulic modeling baselines that match the flood profiles in the FIS report. As a result of improved topographic data, the **profile baseline**, in some cases, may deviate significantly from the channel centerline or appear outside the SFHA.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

For information on available products associated with this FIRM visit the **Map Service Center (MSC)** website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the MSC website.

If you have **questions about this map**, how to order products, or the National Flood Insurance Program in general, please call the **FEMA Map Information eXchange (FMIX)** at **1-877-FEMA-MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov/business/nfip.



NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 7 NORTH, RANGE 17 EAST AND TOWNSHIP 7 NORTH, RANGE 18 EAST.

LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A — No Base Flood Elevations determined.

ZONE AE — Base Flood Elevations determined.

ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR — Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.

ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V — Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

1% Annual Chance Floodplain Boundary

0.2% Annual Chance Floodplain Boundary

Floodway Boundary

Zone D Boundary

CBRS and OPA Boundary

Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths, or flood velocities.

513 — Base Flood Elevation line and value; elevation in feet*

(EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988

A — A — Cross section line

23 — 23 — Transect line

Culvert

Bridge

45° 02' 08", 93° 02' 12" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83) Western Hemisphere

3180000 FT — 5000-foot ticks: Wisconsin State Plane South Zone (FIPS zone 4802), Lambert Conformal Conic projection

1000-meter Universal Transverse Mercator grid values, zone 16

DX5510 — Bench mark (see explanation in Notes to Users section of this FIRM panel)

• M1.5 — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
November 16, 2004

EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

February 16, 2011 — to update the vertical datum, to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, to reflect updated topographic information, and to incorporate previously issued Letters of Map Revision.

November 5, 2014 — to update the vertical datum, to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, to reflect updated topographic information, and to incorporate previously issued Letters of Map Revision.

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

500 0 1000 FEET

150 0 150 300 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0166H

FIRM

FLOOD INSURANCE RATE MAP

WAUKESHA COUNTY, WISCONSIN AND INCORPORATED AREAS

PANEL 166 OF 500

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
DELAFIELD, CITY OF	550476	0166	H
SUMMIT, VILLAGE OF	550500	0166	H
WAUKESHA, COUNTY OF	550478	0166	H

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
55133C0166H

MAP REVISED
NOVEMBER 5, 2014

Federal Emergency Management Agency

AMENDED CERTIFIED SURVEY MAP REVIEW
5/15/2024 Plan Commission Meeting
Rogers Memorial Hospital Inc.

Staff Report Village of Summit, Wisconsin

Property Location: See below table

Property Owner: Rogers Memorial Hospital Inc.

Property	Existing Zoning*	Proposed Zoning*	Land Use Plan*
34700 Valley Rd., SUMT0622977002	IN & R-2	IN	Institutional
3646 N. Sawyer Rd., SUMT0622987	R-2	IN	Institutional
3630 N. Sawyer Rd., SUMT0622986	R-2	R-2 & IN	Institutional
34700D Valley Rd., SUMT0622982	R-2	IN	Institutional
No address, SUMT0622980002	IN	No Change	Institutional
No address, SUMT0622979002	IN	No Change	Institutional
No address N. Hickory Ln., SUMT0622980004	IN & R-4	IN within CSM boundaries	SF Res. 0.6 u/acre

*The proposed zoning has been approved by Village Board. However, it is subject to the CSM being recorded so it is not yet effective.

Recommended Motion: *Motion to recommend that Village Board approve the amended Certified Survey Map for the main campus, subject to the following conditions:*

A. *APPROVALS FROM ALL OBJECTING AND APPROVING BODIES: Petitioner shall satisfy all comments, conditions and concerns of the Waukesha County Department of Public Works, Village Engineer, Surveyor, and Planner prior to approval of the final Certified Survey Map.*

B. *SUBJECT TO REIMBURSEMENT OF EXPENSES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all fees, costs, and assessments due and owing to the Village of Summit, and for reimbursement of any expenses, costs and disbursements which have been incurred by the Village of Summit in the drafting, review or enforcement of this conditional CSM approval, including without limitation by reason of enumeration, design, engineering, inspection and legal work.*

C. *UTILITY CONNECTION FEES. As a condition precedent to this conditional CSM approval taking effect, the Petitioner shall pay all utility connection fees owed to the Village of Summit. Note:* ***The CSM results in the reconfiguration and combination of lots. Therefore, this condition does not apply.***

D. *BUSINESS OR COMMERCIAL USE. Commercial or business uses on these lots are limited to those uses approved as part of the Rogers Memorial Hospital Conditional Use Permit.*

E. *ONE YEAR TO SATISFY CONDITIONS. Subject to the Petitioner satisfying all of the aforementioned conditions within one year of the Village Board granting conditional final approval of the CSM's.*

F. *RECORDING. The Petitioner shall submit all three CSM's that have been approved by the Village, including the signed signature sheets, to Village Hall for recording. The Village will record the CSM's, as well as the road vacation documents, at the cost of the Petitioner. The properties shall be rezoned appropriately prior to the CSM's being recorded.*

Summary:

In 2024, the Village approved a CSM to combine several lots as part of the main campus. There were two other CSM's presented for consideration that were also approved. The CSM that was proposed, as well as the CSM that is currently recorded for the main campus, identifies a Primary Environmental Corridor that covers a majority of the property that is not already developed. The proposed and recorded CSM also have a resource restriction that does not allow the construction of buildings or other disturbance activities within the environmental corridor.

Representatives from Roger's are proposing a new 24-bed residential facility located within the area designed as environmental corridor on the CSM. With that said, the recorded CSM includes a note that the corridor was taken from SEWRPC GIS digital mapping, which is based on a report dated July 23, 1996, which included a May/June 1996 site inspection. It further states that the eastern most PEC boundary is based on a field delineation completed by Dr. Donald Reed of SEWRPC on June 3, 2008. The proposed PEC shown on the CSM is based on concurrence provided by SEWRPC and Waukesha County in June/July 2008. The applicant provided the SEWRPC documentation and the area where the 24-bed facility is proposed was intended to be excluded from the PEC.

The applicant is proposing a modified CSM to alter the boundary of the Primary Environmental Corridor to be reflective of the SEWRPC determination from 2008. The applicant also added a note to the resrictions on Sheet 11 that potentially allows up to 20% disturbance of the corridor for institutional facilities. The Village will need to determine if this note is consistent with the purpose and intent of the zoning ordinance provisions. No other changes from the 2024 submittal are proposed.

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3008, PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10589 AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

OVERALL DETAIL SHEET

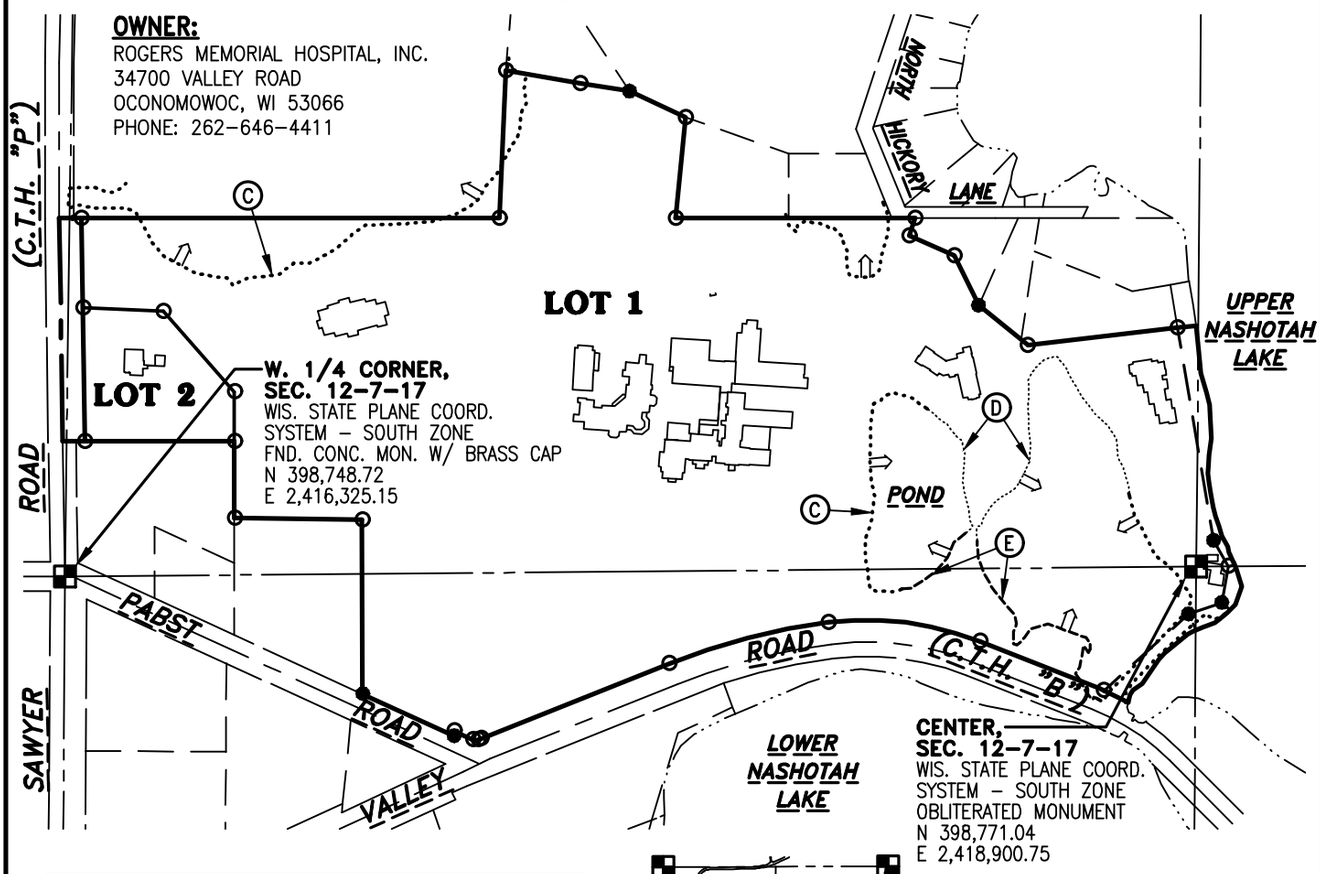
PREPARED BY:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD,
SUITE 300
BROOKFIELD, WI 53005
PHONE: 262-790-1480

SCALE: 1"=400'

0 200 400 800

NORTH

OWNER:
ROGERS MEMORIAL HOSPITAL, INC.
34700 VALLEY ROAD
OCONOMOWOC, WI 53066
PHONE: 262-646-4411



LEGEND:

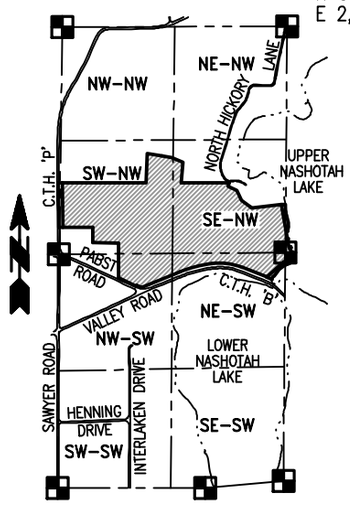
(R.A.) - INDICATES Recorded As bearings and distances

(D.C.) - INDICATES Deed Call bearings and distances

■ - INDICATES Section Corner

○ - INDICATES "Set" 0.75" O.D. x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.

● - INDICATES "Found" and NOT accepted Monumentation (Unless otherwise noted). Set New 0.75" O.D. x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.



LOCALITY MAP
N.W. 1/4 + S.W. 1/4
SEC. 12, T. 7 N., R. 17 E.
SCALE: 1" = 2000'

NOTE:
- ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR A NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1, OF THE STATE CONSTITUTION.

FLOODPLAIN NOTE:
- THERE ARE NO MAPPED FLOODPLAIN BOUNDARIES ON THE SURVEYED PROPERTY. LOCATED IN ZONE "X" AS DESIGNATED ON FLOOD INSURANCE RATE MAPS, MAP NUMBERS: 55133C0154G AND 55133C0158H, EFFECTIVE DATE 11/5/2014. ZONE "X" IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD.

GENERAL NOTES:
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE WEST LINE OF THE N.W. 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, BEARS N00°48'04"E.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

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THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 07-005-781-02
SHEET 1 OF 14

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CERTIFIED SURVEY MAP NO. _____

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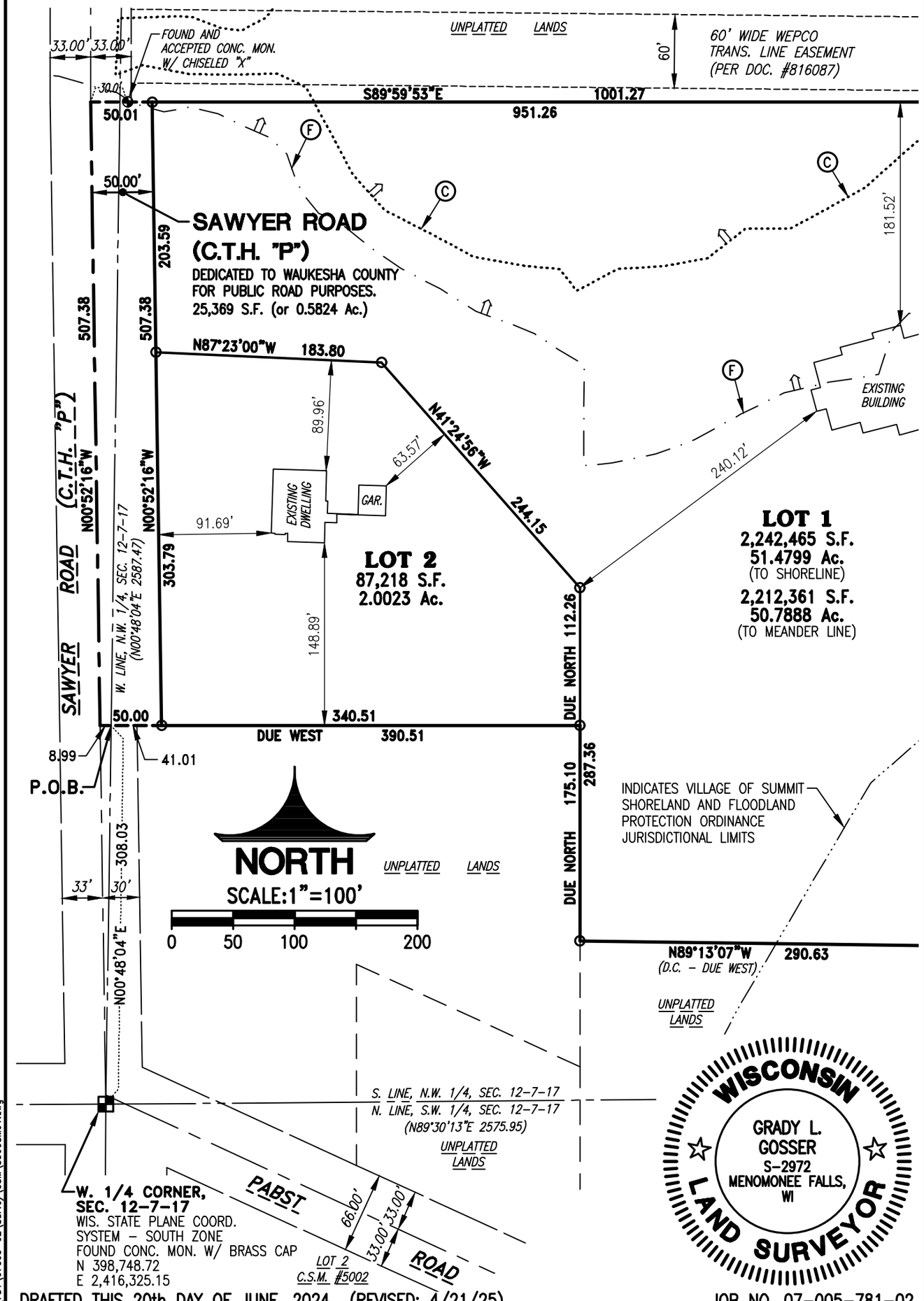

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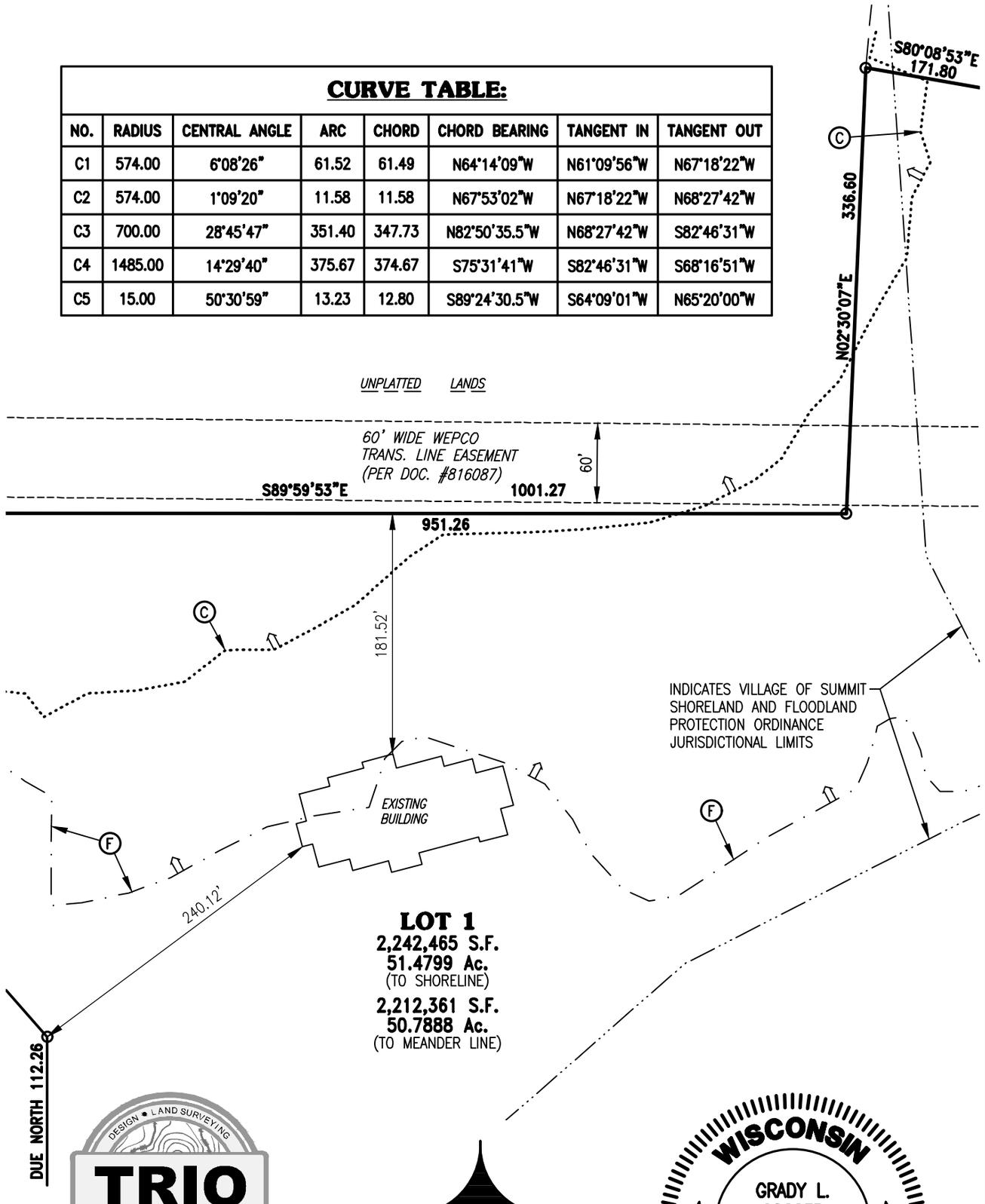
CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	574.00	6°08'26"	61.52	61.49	N64°14'09"W	N61°09'56"W	N67°18'22"W
C2	574.00	1°09'20"	11.58	11.58	N67°53'02"W	N67°18'22"W	N68°27'42"W
C3	700.00	28°45'47"	351.40	347.73	N82°50'35.5"W	N68°27'42"W	S82°46'31"W
C4	1485.00	14°29'40"	375.67	374.67	S75°31'41"W	S82°46'31"W	S68°16'51"W
C5	15.00	50°30'59"	13.23	12.80	S89°24'30.5"W	S64°09'01"W	N65°20'00"W



LOT 1
2,242,465 S.F.
51.4799 Ac.
(TO SHORELINE)
2,212,361 S.F.
50.7888 Ac.
(TO MEANDER LINE)

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
4100 N. Calhoun Rd.
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

NORTH

SCALE:1"=100'

0 50 100 200

WISCONSIN
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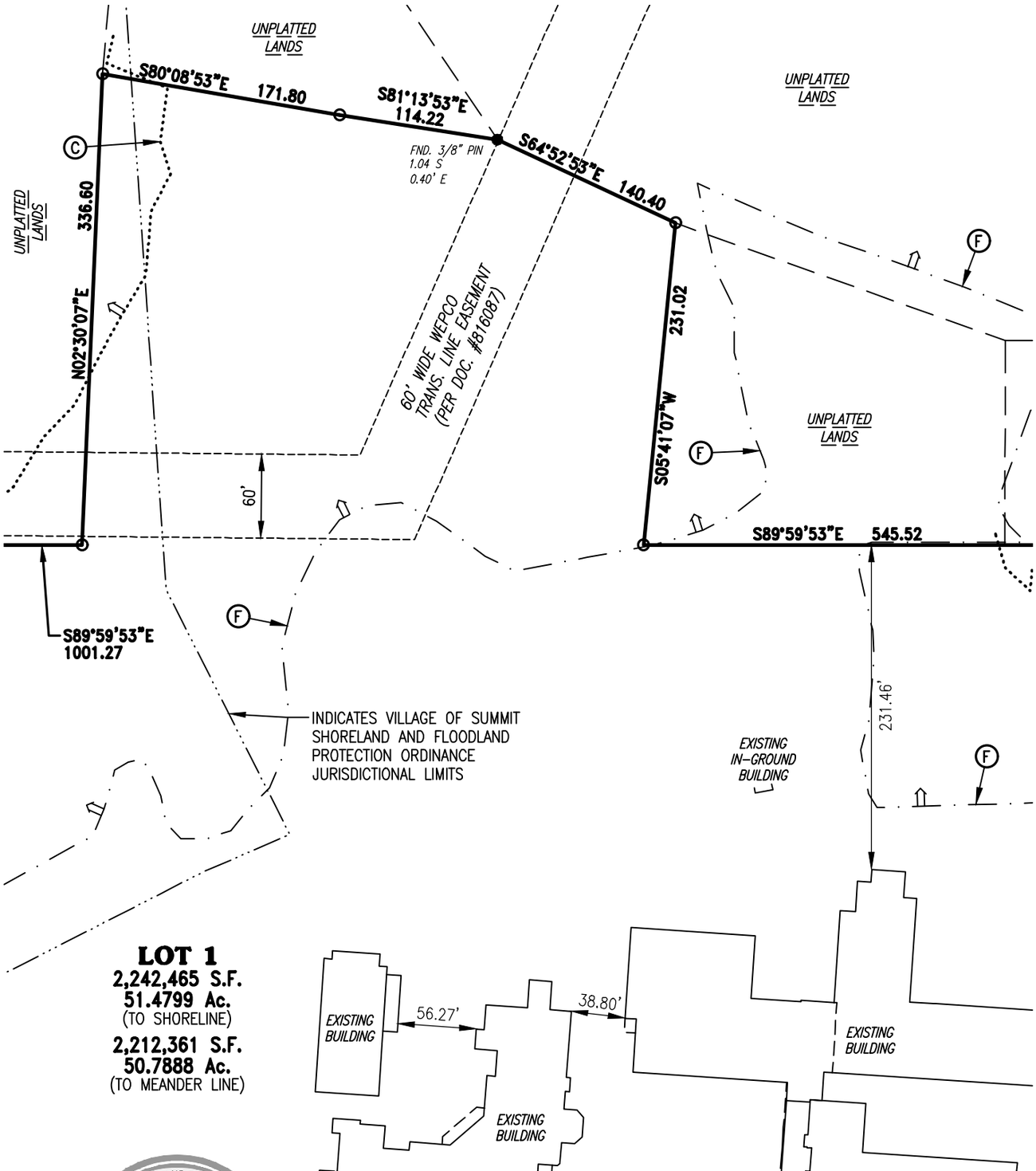

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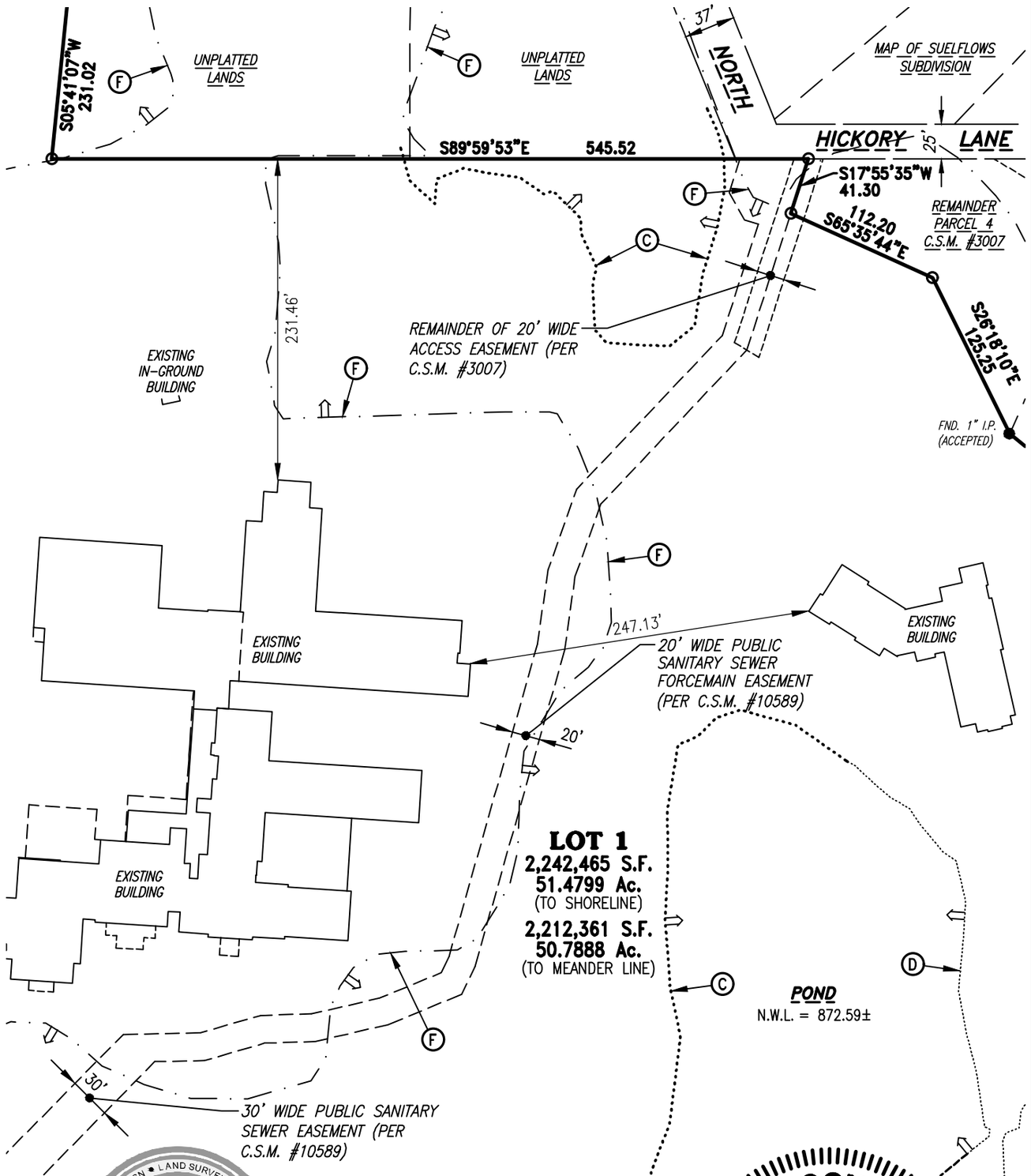

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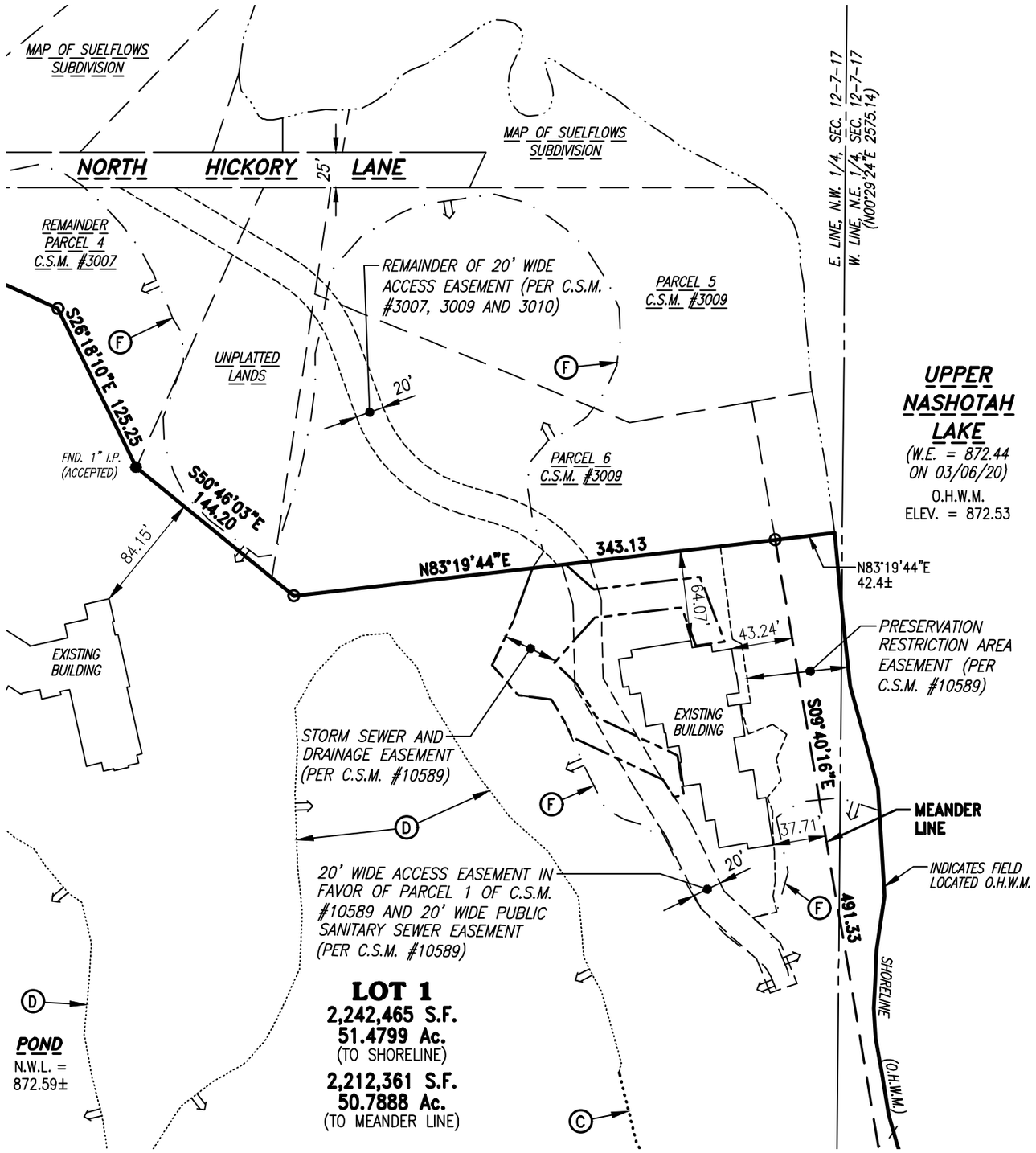

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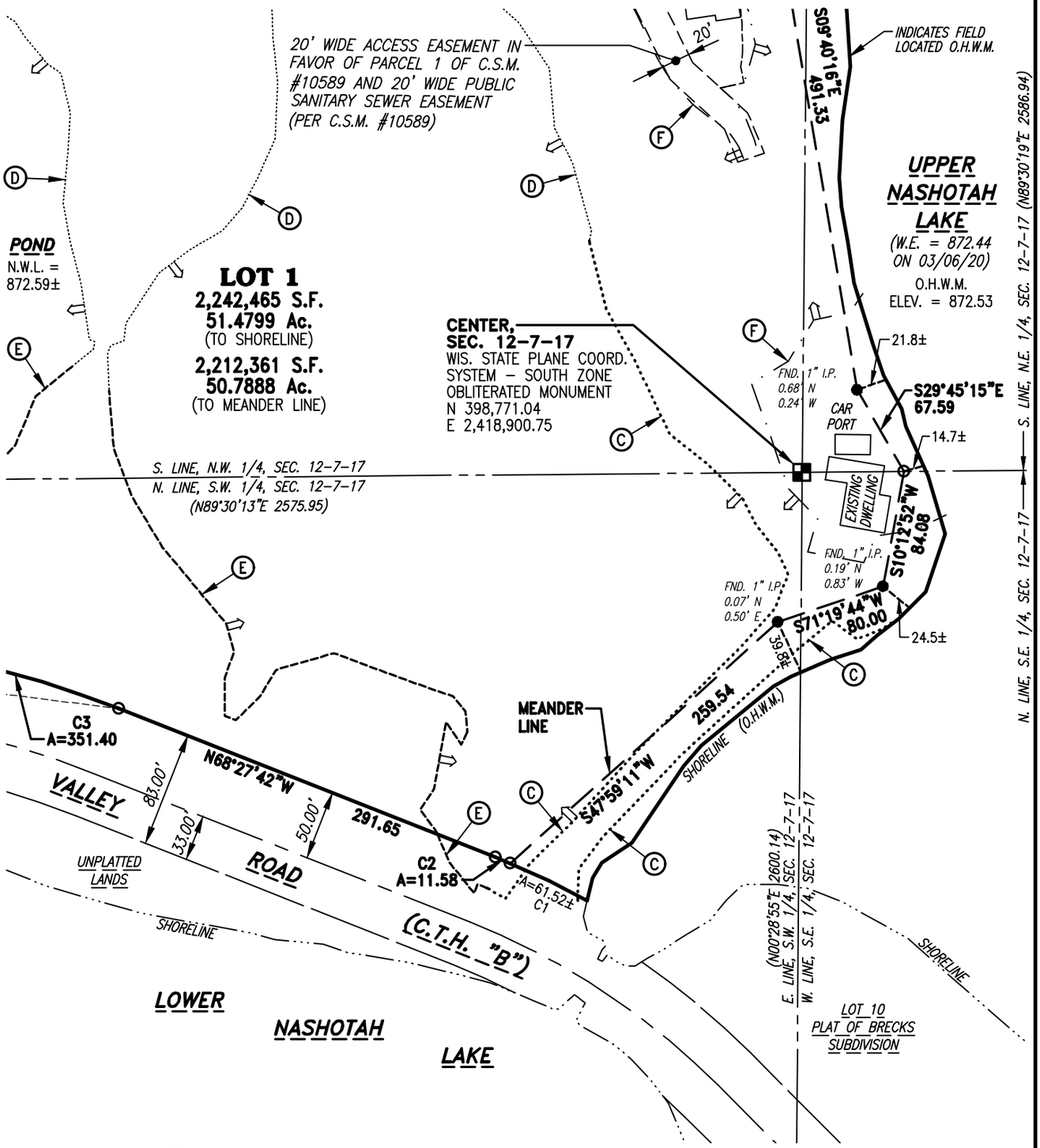

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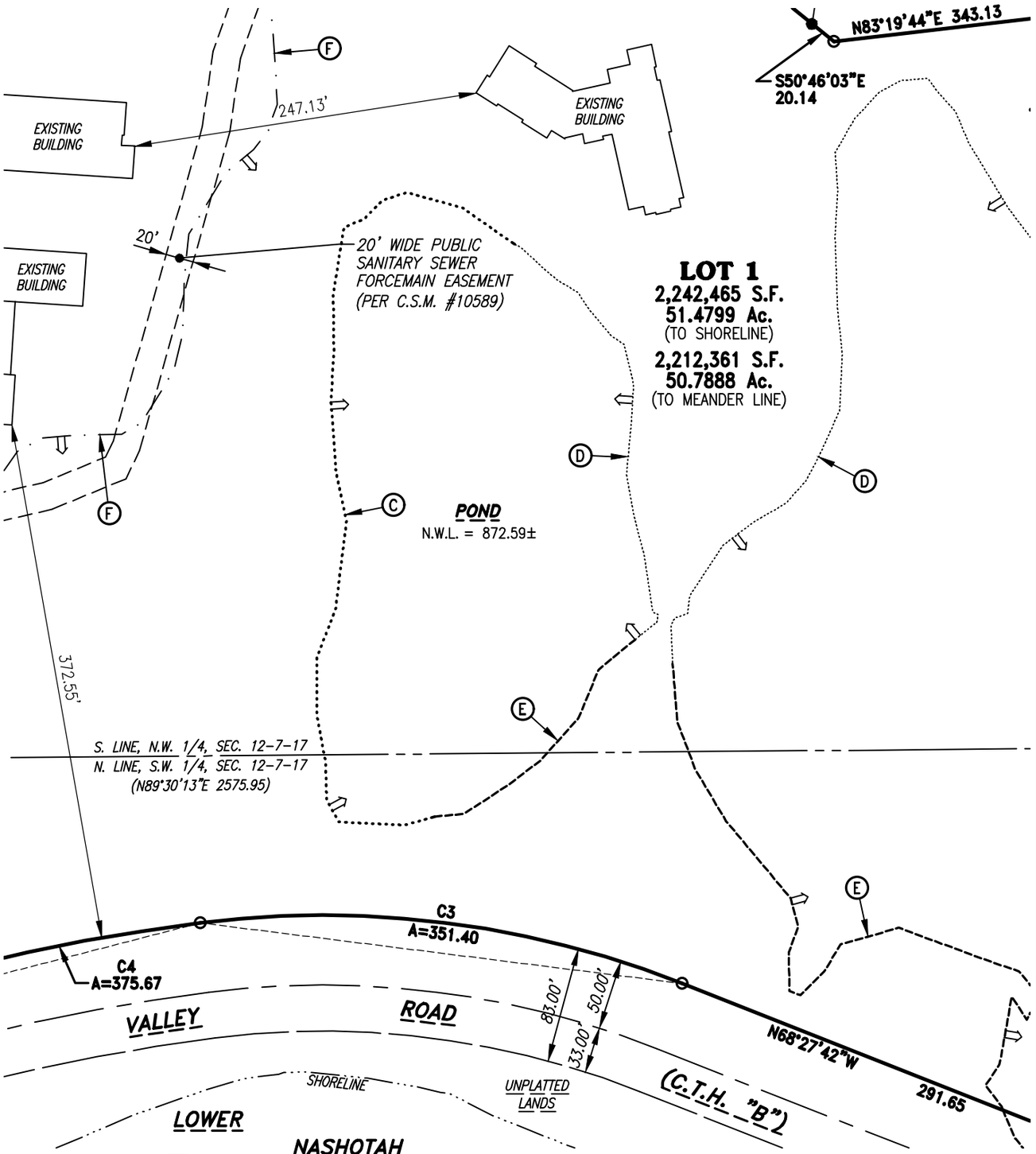

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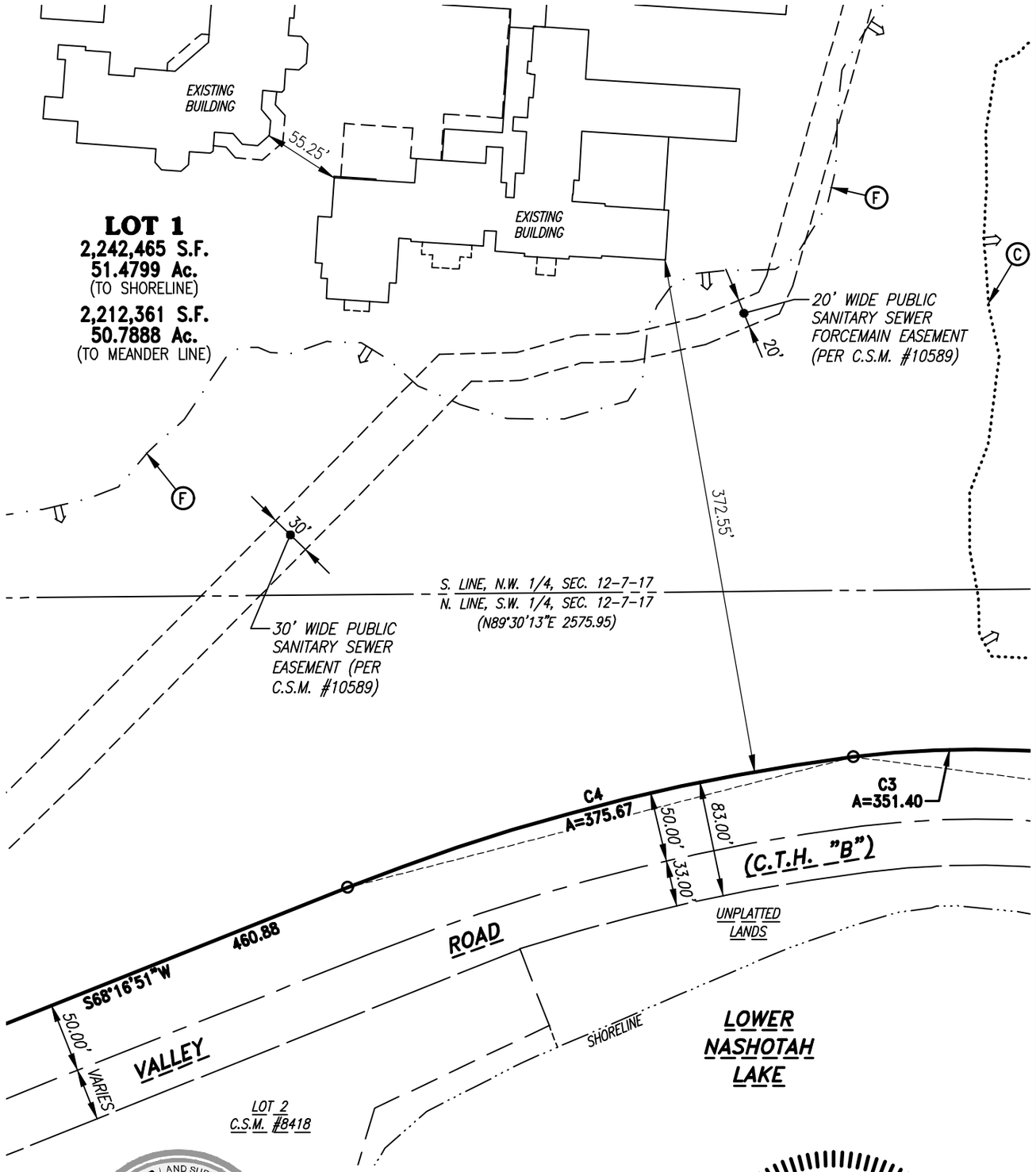

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ENVIRONMENTAL NOTES:

(SEE PRESERVATION RESTRICTIONS ON SHEET 11).

EXISTING BUILDING

Ⓒ – PORTION OF WETLAND LINES SHOWN HEREON WERE FIELD DELINEATED BY WETLAND AND WATERWAY CUNSULTING, LLC (DAVE MEYER) IN MAY OF 2020.

Ⓓ – PORTION OF WETLAND LINES SHOWN HEREON WERE FIELD DELINEATED BY WETLAND AND WATERWAY CUNSULTING, LLC (DAVE MEYER) IN 2016.

Ⓔ – PORTION OF WETLAND LINES SHOWN HEREON ARE PER WAUKESHA COUNTY GIS.

Ⓕ – PRIMARY ENVIRONMENTAL CORRIDOR (P.E.C.) SHOWN HEREON WAS TAKEN FROM S.E.W.R.P.C. G.I.S. DIGITAL MAPPING, WHICH IS BASED ON A REPORT DATED JULY 23, 1996 WHICH INCLUDED A MAY/JUNE 1996 SITE INSPECTION. THE EASTERN MOST P.E.C. BOUNDARY SHOWN HEREON IS BASED ON A FIELD DELINEATION COMPLETED BY DR. DONALD REED OF S.E.W.R.P.C. ON JUNE 3, 2008. THE P.E.C. SHOWN HEREON IS BASED ON CONCURRENCE PROVIDED BY S.E.W.R.P.C. AND WAUKESHA COUNTY IN JUNE/JULY 2008.

INDICATES VILLAGE OF SUMMIT SHORELAND AND FLOODLAND PROTECTION ORDINANCE JURISDICTIONAL LIMITS

N89°13'07"W 290.63
(D.C. – DUE WEST)

S. LINE, N.W. 1/4, SEC. 12-7-17
N. LINE, S.W. 1/4, SEC. 12-7-17
(N89°30'13"E 2575.95)

LOT 1
2,242,465 S.F.
51.4799 Ac.
(TO SHORELINE)
2,212,361 S.F.
50.7888 Ac.
(TO MEANDER LINE)

396.10
(D.C. – DUE NORTH)
N00°12'03"W

UNPLATTED LANDS

30' WIDE PUBLIC SANITARY SEWER EASEMENT (PER C.S.M. #10589)

30'

FND. 3/4" I.P.
1.40' S
0.72' W

PABST ROAD

66.00'
33.00'
33.00'

N65°21'27"W 228.89

N65°20'00"W 47.31
(R.A. – 51.09)

FND. 5/8" REBAR (ACCEPTED)

S00°12'03"E 10.81

C5
A=13.23

S64°09'01"W 6.56

S68°16'51"W 460.88

50.00'

(C.T.H. "B")

LOT 3
C.S.M. #5002

UNPLATTED LANDS

VALLEY ROAD

VARIES

33'

LOT 2
C.S.M. #8418

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NORTH

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0 50 100 200

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WETLAND/PRIMARY ENVIRONMENTAL CORRIDOR PRESERVATION AREA RESTRICTIONS:

Those area of lands designated as Wetland and/or Primary Environmental Corridor on this Certified Survey Map are considered to be in a Wetland/Primary Environmental Corridor Preservation Area and are subject to the following restrictions:

1. Grading and filling are prohibited, unless specifically authorized by the municipality in which this land is located and, if applicable, the Village of Summit, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

2. The removal of topsoil or other earthen materials is prohibited

3. The removal or destruction of any vegetative cover, i.e., trees, shrubs, grasses, etc., is prohibited, with the exception that dead, diseased, or dying vegetation may be removed, at the discretion of the landowner and with approval from the Village of Summit. Silvicultural thinning, upon the recommendation of a forester or naturalist and with approval from the Village of Summit, shall also be permitted. The removal of any vegetative cover that is necessitated to provide access to service to an approved building, shall be permitted only when the access or service cannot be located outside of the Wetland/Primary Environmental Corridor and with approval from the Village of Summit.

4. Grazing by domesticated animals, i.e., horses, cows, etc, is prohibited within the Wetland area and shall be discouraged to the greatest extent possible within the Primary Environmental Corridor area.

5. The introduction of plant material not indigenous to the existing environment of the Wetland/Primary Environmental Corridor Preservation Area is prohibited.

6. Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Village of Summit, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.

7. Per the information contained within the VISION 2050 regional land use and transportation plan, up to 20 percent of the upland portions of the environmental corridor could potentially be developed for institutional facilities.

8. The Wetland/Primary Environmental Corridor Preservation Area is subject to the "Mitigation and Long Term Maintenance Plan", recorded as Document Number 3597326, and the "Addendum to the Mitigation and Long Term Maintenance Plan", recorded as Document Number 3680475.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Parcel 2 of Certified Survey Map No. 3008, Parcels 1 and 2 of Certified Survey Map No. 10589 and Unplatted Lands, all being a part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 12, Town 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the West 1/4 Corner of said Section 12; Thence North 00°48’04” East and along the West line of the said Northwest 1/4 Section, 308.03 feet to the place of beginning of lands hereinafter described;

CONTINUED ON SHEET 12

CERTIFIED SURVEY MAP NO._____

BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3008, PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10589 AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE CONTINUED

Thence Due West, 8.99 feet to a point on the centerline of "Sawyer Road" (C.T.H "P"); Thence North 00°52'16" West and along said centerline, 507.38 feet to a point; Thence South 89°59'53" East, 1001.27 feet to a point; Thence North 02°30'07" East, 336.60 feet to a point; Thence South 80°08'53" East, 171.80 feet to a point; Thence South 81°13'53" East, 114.22 feet to a point; Thence South 64°52'53" East, 140.40 feet to a point; Thence South 05°41'07" West, 231.02 feet to a point; Thence South 89°59'53" East and along the South Right-of-Way line of "North Hickory Lane" and the Westerly extension thereof, 545.52 feet to a point; Thence South 17°55'35" West and along the West line of Parcel 4 of Certified Survey Map No. 3004, 41.30 feet to a point; Thence South 65°35'44" East, 112.20 feet to a point; Thence South 26°18'10" East, 125.25 feet to a point; Thence South 50°46'03" East and along the South line of Parcel 6 of Certified Survey Map No. 3009 and the Westerly extension thereof, 144.20 feet to a point; Thence North 83°19'44" East and along the said South line, 343.13 feet to a point on a Meander Line; Thence Southerly along said Meander Line along the shores of "Upper Nashotah Lake" the following courses; Thence South 09°40'16" East, 491.33 feet to a point; Thence South 29°45'15" East, 67.59 feet to a point; Thence South 10°12'52" West, 84.08 feet to a point; Thence South 71°19'44" West, 80.00 feet to a point; Thence South 47°59'11" West, 259.54 feet to a point on the North Right-of-Way line of "Valley Road" (C.T.H. "B"); Thence Northwesterly 11.58 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Southwest, whose radius is 574.00 feet, whose central angle is 01°09'20", and whose chord bears North 67°53'02" West, 11.58 feet to a point of tangency; Thence North 68°27'42" West and along the said North Right-of-Way line, 291.65 feet to a point of curvature; Thence Northwesterly 351.40 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Southwest, whose radius is 700.00 feet, whose central angle is 28°45'47", and whose chord bears North 82°50'35.5" West, 347.73 feet to a point of compound curvature; Thence Southwesterly 375.67 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 1485.00 feet, whose central angle is 14°29'40", and whose chord bears South 75°31'41" West, 374.67 feet to a point of tangency; Thence South 68°16'51" West and along the said North Right-of-Way line, 460.88 feet to a point; Thence South 64°09'01" West and along the said North Right-of-Way line, 6.56 feet to a point of curvature; Thence Southwesterly 13.23 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 15.00 feet, whose central angle is 50°30'59", and whose chord bears South 89°24'30.5" West, 12.80 feet to a point of tangency on the Northeasterly Right-of-Way line of "Pabst Road"; Thence North 65°20'00" West and along the said Northeasterly Right-of-Way line, 47.31 feet to a point; Thence South 00°12'03" East and along the said Northeasterly Right-of-Way line, 10.81 feet to a point; Thence North 65°21'27" West and along the said Northeasterly Right-of-Way line, 228.89 feet to a point; Thence North 00°12'03" West and along the East line of Unplatted Lands, 396.10 feet to a point; Thence North 89°13'07" West and along the North line of said Unplatted Lands, 290.63 feet to a point; Thence Due North and along the East line of Unplatted Lands, 175.10 feet to a point; Thence Due West and along the North line of said Unplatted Lands, 381.52 feet to the point of beginning of this description.

The Gross area of said Parcel contains 2,355,052 Square Feet (or 54.0646 Acres) of land, more or less to the Shoreline. The Gross area of said Parcel contains 2,324,948 Square Feet (or 53.3735 Acres) of land, more or less to the Meander Line. The Net area of said Parcel after the Right-of-Way dedication of "Valley Road" (C.T.H. "B") contains 2,299,579 Square Feet (or 52.7911 Acres) of land, more or less to the Meander Line.

That I have made such survey, land division and map by the direction of **ROGERS MEMORIAL HOSPITAL, INC.**, owner of said lands. That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Summit in surveying, dividing and mapping the same.

Dated this_____ day of_____, 20_____.

_____

Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CERTIFIED SURVEY MAP NO._____

BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3008, PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10589 AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

ROGERS MEMORIAL HOSPITAL, INC, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation has caused the land described on this map to be surveyed, divided, mapped and dedicated as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Summit, this_____ day of _____, 20 _____.

ROGERS MEMORIAL HOSPITAL, INC

_____
Jack Collier, Vice President of Development

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20_____, Jack Collier, Vice President of Development of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President of Development of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

_____
Print Name: _____
Notary Public, _____County, WI
My commission expires: _____

CERTIFIED SURVEY MAP NO._____

BEING A REDIVISION OF PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3008, PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10589 AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

VILLAGE BOARD APPROVAL CERTIFICATE:

Resolved that the Certified Survey map, in the Village of Summit, Rogers Memorial Hospital, Inc., owner, is hereby approved by the Village Board.

All conditions have been met as of this _____ day of _____, 20_____.

Date: _____ _____

Jack Riley, Village President

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Summit.

Date: _____ _____

Debra Michael, Village Administrator-Clerk/Treasurer

PLAN COMMISSION APPROVAL CERTIFICATE:

Approved, that the Certified Survey Map, in the Village of Summit, Rogers Memorial Hospital, Inc., owner, is hereby approved by the Plan Commission.

Approved as of this _____ day of _____, 20_____.

Date: _____ _____

Jim Siepmann, Chairperson

I hereby certify that the foregoing is true and correct, being approved by the Plan Commission of the Village of Summit.

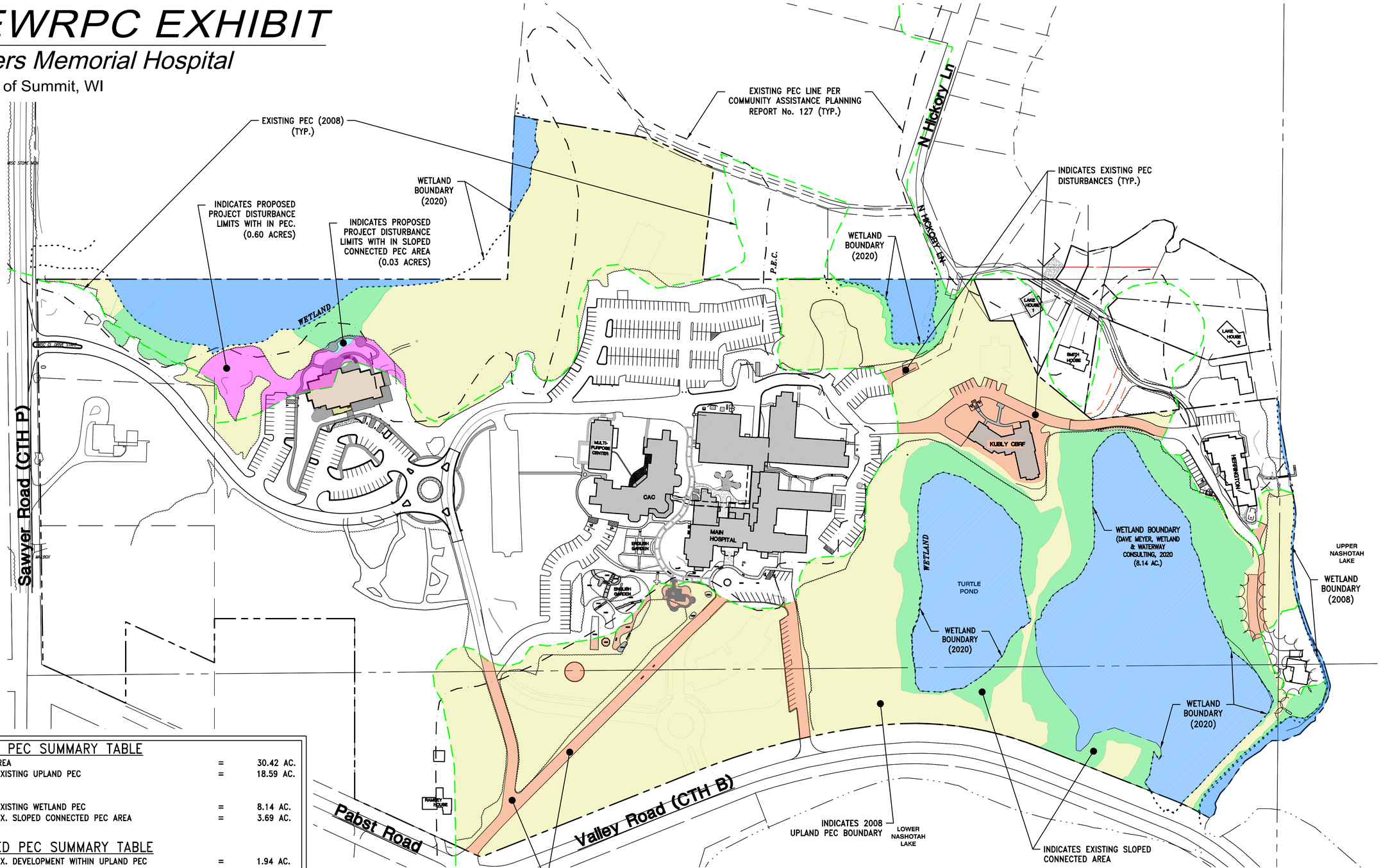
Date: _____ _____

Debra Michael, Village Administrator-Clerk/Treasurer

SEWRPC EXHIBIT

Rogers Memorial Hospital

Village of Summit, WI



EXISTING PEC SUMMARY TABLE

TOTAL PEC AREA	=	30.42 AC.
– EXISTING UPLAND PEC	=	18.59 AC.
– EXISTING WETLAND PEC	=	8.14 AC.
– EX. SLOPED CONNECTED PEC AREA	=	3.69 AC.

PROPOSED PEC SUMMARY TABLE

– EX. DEVELOPMENT WITHIN UPLAND PEC	=	1.94 AC. 10.44%
– PR. DEVELOPMENT WITHIN UPLAND PEC	=	0.60 AC. 3.23%
– PR. DEVELOPMENT CONNECTED SLOPED PEC AREA	=	0.03 AC.
– TOTAL DEVELOPMENT WITHIN UPLAND PEC	=	2.54 AC. 13.66%

NOTE: THE ABOVE CALCULATIONS ARE BASED ON THE 2008 PEC BOUNDARY. THE CONNECTED SLOPED PEC AREA REPRESENTS AREAS CONNECTED DIRECTLY TO LOWLAND WETLAND AREAS WITH SLOPES 12.0% OR GREATER. PERCENTAGE OF DEVELOPMENT WITHIN PEC BOUNDARY HAS BEEN CALCULATED USING THE EXISTING UPLAND PEC AREA, WHICH EXCLUDES THE EXISTING SLOPED CONNECTED PEC AREA.

ROGERS Behavioral Health

0 50 100 200

Scale: 1" = 100' (22"X34")

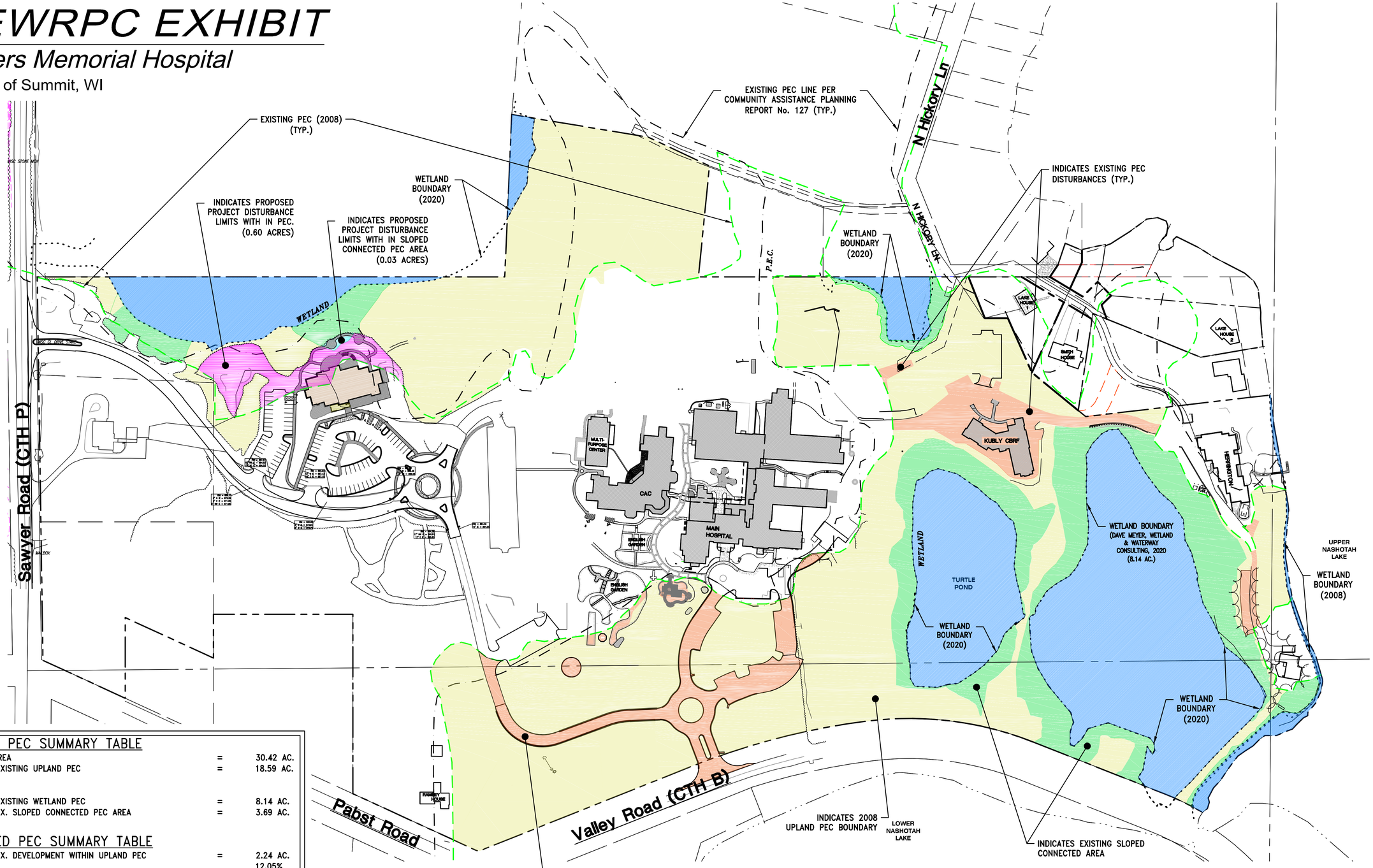
Scale: 1" = 200' (11"X17")

DATE: 10/26/2020

SEWRPC EXHIBIT

Rogers Memorial Hospital

Village of Summit, WI



EXISTING PEC SUMMARY TABLE

TOTAL PEC AREA	=	30.42 AC.
– EXISTING UPLAND PEC	=	18.59 AC.
– EXISTING WETLAND PEC	=	8.14 AC.
– EX. SLOPED CONNECTED PEC AREA	=	3.69 AC.

PROPOSED PEC SUMMARY TABLE

– EX. DEVELOPMENT WITHIN UPLAND PEC	=	2.24 AC. 12.05%
– PR. DEVELOPMENT WITHIN UPLAND PEC	=	0.60 AC. 3.23%
– PR. DEVELOPMENT CONNECTED SLOPED PEC AREA	=	0.03 AC.
– TOTAL DEVELOPMENT WITHIN UPLAND PEC	=	2.84 AC. 15.28%

NOTE: THE ABOVE CALCULATIONS ARE BASED ON THE 2008 PEC BOUNDARY. THE CONNECTED SLOPED PEC AREA REPRESENTS AREAS CONNECTED DIRECTLY TO LOWLAND WETLAND AREAS WITH SLOPES 12.0% OR GREATER. PERCENTAGE OF DEVELOPMENT WITHIN PEC BOUNDARY HAS BEEN CALCULATED USING THE EXISTING UPLAND PEC AREA, WHICH EXCLUDES THE EXISTING SLOPED CONNECTED PEC AREA.

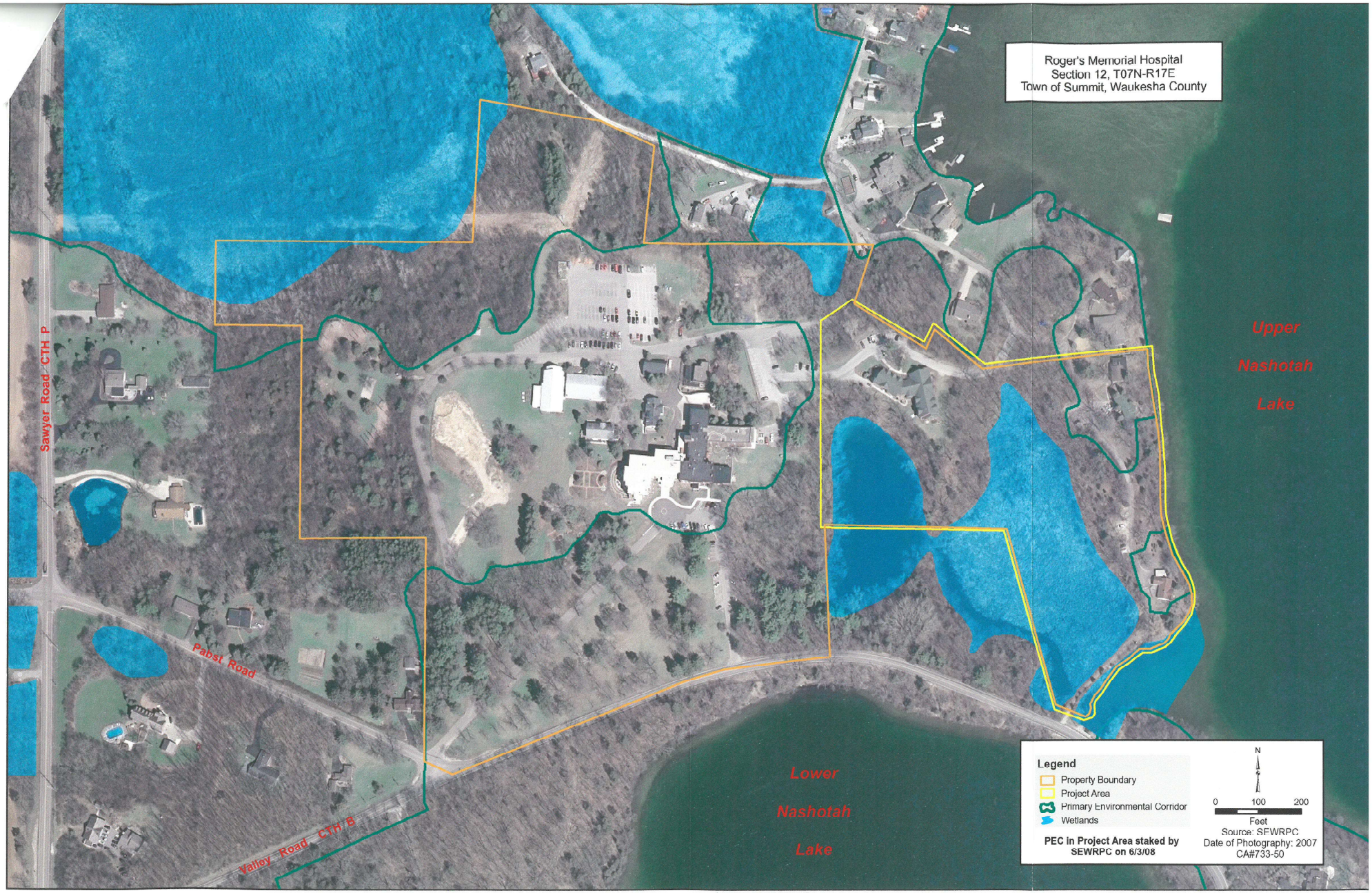
ROGERS Behavioral Health

0 50 100 200

Scale: 1" = 100' (22"X34")

Scale: 1" = 200' (11"X17")

DATE: 3/24/2025


Roger's Memorial Hospital
Section 12, T07N-R17E
Town of Summit, Waukesha County
Sawyer Road CTH P
Pabst Road
Valley Road CTH B
Upper
Nashotah
Lake
Lower
Nashotah
Lake
Legend
Property Boundary
Project Area
Primary Environmental Corridor
Wetlands
PEC in Project Area staked by
SEWRPC on 6/3/08
N
0 100 200
Feet
Source: SEWRPC
Date of Photography: 2007
CA#733-50

Rogers – 24-Bed Adult EDC CBRF
34700 Valley Road (SUMT0622977002)
5/15/2025 Plan Commission Meeting

Staff Report Village of Summit, Wisconsin

Property Owner:	Rogers Behavioral Health, Inc.
Applicant:	Jack Collier
Zoning:	IN Institutional, EC Environmental Corridor Overlay
Land Use Plan:	Institutional, Primary Environmental Corridor

Possible Motion:

Motion to approve the Site Development Plans for a 24-bed adult CBRF, subject to the following conditions being met prior to the commencement of any construction activities:

1. *The Certified Survey Map combining several parcels shall be recorded prior to the commencement of any construction activities.*
2. *The emergency alarm system for the entire campus shall be updated to the satisfaction of the Village of Summit Police Department and Western Lakes Fire Department prior to the commencement of any construction activities.*
3. *All comments of the Engineering Staff shall be complied with. A revised Stormwater Maintenance Agreement shall be reviewed and approved by the Village and recorded with the Waukesha County Register of Deeds Office. Written documentation shall be submitted to the Village that all WDNR permits have been issued.*
4. *A dumpster enclosure plan shall be submitted to Plan Commission for review and approval.*
5. *A lighting plan, including photometrics and catalog cut sheets shall be submitted to Plan Commission for review and approval.*
6. *Final landscape plans shall be submitted to Plan Commission for review and approval.*
7. *A Final Signage Plan with dimensions shall be submitted for review and approval by Village Staff.*
8. *The Fire Department shall review the final plan set to ensure the fire department has adequate access and maneuverability.*
9. *The Delafield Hartland Pollution Control Commission shall review and approve the proposed improvements. Any necessary professional reimbursement, sewer connection and impact fees shall be paid prior to the issuance of a Building Permit.*
10. *The applicant shall submit a Business Plan of Operation for review and approval by Plan Commission prior to commencing any operations.*
11. *Prior to commencing any construction on the building, a Building Permit shall be issued by the Village Building Inspector.*

Summary:

The applicant is proposing to construct a 13,762 sq. ft. 24-bed Community Based Residential Facility (CBRF) to accommodate adult patients with eating disorders at the Rogers Behavioral Health main campus. The facility will include housing, clinical treatment, and programming. The property is 51.5 acres in size. The new facility is shown on the Master Plan that was approved by

the Village as part of a Conditional Use Amendment in 2020. All improvements to the site require approval from the Plan Commission. The applicant would like to start construction activities on the 24-bed CBRF as soon as possible. The applicant will be presenting additional improvements to the site at a later date.

Site Plan/Parking:
The project area is located in the southwest corner of the site. The improvements will include a new building, parking lot, dumpster enclosure, sidewalks, patios, and gazebo. The applicant is proposing a biofiltration basin, new well, fire suppression devices, and sanitary laterals.

There will be 25 new parking stalls. There will be a landscape island in the interior of the parking lot. There will be new sidewalk system installed that connects the new improvements and parking lot to the remainder of the campus.

The total area of disturbance is 1.64 acres, with 32,299 sq. ft. of added impervious surfaces. The total percentage of impervious surface on the lot will be 22.8%, whereas 50% is allowed.

Building Plans:
The elevation renderings, including building materials, are included in the meeting packet. The applicant will bring a live material board to the meeting. A floor plan of the building is also included in the packet.

Engineering/Waukesha County DPW/DNR Review:
The Engineering Department is reviewing the stormwater management plans and civil plans. Comments are pending.

Landscaping:
The proposed improvements are located in an area that is heavily wooded. In 2008, SEWRPC determined that this area is not considered part of the Primary Environmental Corridor. The applicant is proposing to remove 137 trees. There are several other trees that will remain. Some of the trees to remain are in poor condition or dead. The applicant may want to consider removing these trees at the same time.

The applicant is proposing to install a combination of 21 deciduous and evergreen trees and shrubs, as well as grasses and perennials. Plant beds and parking lot islands will include a layer of shredded hardwood mulch. It would be beneficial if the applicant would plant new native trees throughout the site to mitigate for the loss of 137 trees.

Lighting: Plans have not been submitted.

Signage:
The applicant is proposing to install a monument sign at the entrance of the parking lot area. The sign will consist of a stone masonry base below an aluminum base with LED illumination on the edge of the sign panel. The one-sided panel will be 1" thick acrylic edge-lit panel with lettering and logo engraved. The sign face will be 3 ft. x 7'6", 22.5 sq. ft. in size. The overall height and width of the sign, including the base, needs to be determined. The sign is intended to be complimentary to other signs on the property.

VILLAGE OF SUMMIT ORDER
GRANTING A CONDITIONAL USE AND
PRESCRIBING CONDITIONS FOR
ROGERS MEMORIAL HOSPITAL
TO OPERATE A MENTAL HEALTH TREATMENT FACILITY
AND ASSOCIATED ACTIVITIES
IN THE VILLAGE OF SUMMIT
[UPDATED 12-17-2020]

WHEREAS, the Petitioner is requesting that an amended conditional use permit be granted pursuant to the Village Code for the Village of Summit for land located in Section 12 of the Village of Summit on the north side of Valley Road, east of Sawyer Road, all as described on Exhibit A attached hereto and incorporated herein (hereinafter "SUBJECT PROPERTY"); and

WHEREAS, the subject property is currently zoned Institutional District per Section 111-356 of the Village Code of the Village of Summit; and

WHEREAS, pursuant to Section 111-356(D)(1) and (2), the operation of hospitals, sanitariums, and nursing homes and outpatient care facilities, is an authorized conditional use on the property; and

WHEREAS, the petitioner previously received a conditional use permit for the remodeling of a residence on the property on or about August 23, 1973, from Waukesha County and the Town of Summit; and

WHEREAS, the petitioner previously received a conditional use permit for the existing mental health treatment facility known as Rogers Memorial Hospital, for office space for rental to Winning Ways Educational, Inc., for a Ropes Course for Rogers Memorial Hospital, and for an outpatient clinic for Kettle Moraine Treatment Center on or about November 2, 1993 from Waukesha County and the Town of Summit; and

WHEREAS, the petitioner previously received a conditional use permit modifying the previous conditional use permit maintaining the existing mental health treatment facility known as Rogers Memorial Hospital and the Ropes Course for Rogers Memorial Hospital, eliminating the rental of office space to Winning Ways Educational, Inc., and the outpatient clinic for the Kettle Moraine Treatment Center, approval of one of the lake homes for use by eating disordered patients and of the west cottage for use by chemically dependent patients and approval of fund-raising activities on or about October 18, 1995, from Waukesha County and the Town of Summit; and

WHEREAS, the petitioner previously received a conditional use permit modifying the previous conditional use permit to allow a second lake home for use by eating disordered patients on or about July 16, 1996; and

WHEREAS, the petitioner previously received a conditional use permit for modification to the existing conditional use permit to allow construction and use of a 30-bed residential eating disorder center to treat male and female eating disordered patients and the use of Lake House III and Lake House IV by eating disordered patients until such time as an occupancy permit is issued for the 30-bed residential facility and thereafter as offices for hospital staff on or about December 31, 1996 from Waukesha County and the Town of Summit; and

WHEREAS, the petitioner previously received a conditional use permit for modification to the existing conditional use permit to allow use of Lake House III and Lake House IV to treat obsessive-compulsive disordered patients; and

WHEREAS, the petitioner previously received a conditional use permit for construction of an addition to the main Rogers Hospital building, including the exterior parking area, outdoor cafeteria seating, and upgrading the gardens area, on or about September 15, 2004, from the Town of Summit; and

WHEREAS, the petitioner previously received a conditional use permit for the removal of Lake House III and Lake House IV and their uses, with new construction of the 20-bed Herrington Recovery Center for chemically dependent patients, along with and update plan of operations, overall site plan and specific architectural plans in July, 2008; and

WHEREAS, following incorporation of the Town of Summit to the Village of Summit, the petitioner previously received a Conditional Use Permit for the property on or about August 19, 2010, from the Village of Summit; and

WHEREAS, the petitioner previously received approval for modifications to the 2010 Conditional Use Permit to allow for the construction and use of multiple projects and activities per the Master Plan dated November 6, 2015 (Exhibit B); and

WHEREAS, the Village of Summit approved a Master Plan Amendment on March 12, 2020, to identify the possible property ownership configuration, proposed projects and land uses for Rogers Memorial Hospital (Exhibit C); and

WHEREAS, a petition was filed on August 13, 2020 on behalf of Rogers Memorial Hospital, Inc., 34700 Valley Road, Oconomowoc, Wisconsin, 53066. (hereinafter "PETITIONER"), by Jack Collier as agent; and

WHEREAS, upon receipt of the written application for a conditional use permit modification filed by the petitioner on August 13, 2020, the Village Planner properly referred such petition to the Plan Commission for the Village of Summit for determination; and

WHEREAS, upon referral of the petition by the Village Planner, the Plan Commission for the Town of Summit set a public hearing for November 19, 2020; and

WHEREAS, the Plan Commission held a public hearing on this request on November 19, 2020 reviewed the site information (including the Master Plan map Exhibit C), plan of operations and public comments and concerns regarding this operation, and the response by representatives of Rogers Memorial Hospital to those comments; and

WHEREAS, the Plan Commission for the Village of Summit, following necessary study and investigation, having given the matter due consideration, and having based its determination on the effect of granting such conditional use permit on the health, general welfare, safety and economic prosperity of the Village and specifically of the immediate neighborhood in which said use will be located, and having given due consideration to the municipal problems involved, as well as impact on surrounding properties as to noise, dust, smoke, odor or other similar factors, determined that the use would not violate the spirit or intent of the Village Code for the Village of Summit, would not be contrary to the public health, safety or general welfare of the Village of Summit, would not be hazardous, harmful, noxious, offensive or nuisance by reason of smoke, dust, odor, or other similar factors and will not for any other reason cause a substantial adverse effect on the property values and general desirability of the neighborhood as long as the conditional use is operated pursuant to the following conditions and in strict compliance with the same.

THEREFORE, IT IS ORDERED AS FOLLOWS:

Commencing upon the date hereof, this modified and Amended Conditional Use Permit for the subject property is hereby granted. The Amended Conditional Use Permit granted herein shall apply only to the specific uses of the aforesaid premises outlined herein, and the Amended Conditional Use Permit shall continue in existence only so long as the conditional use is operated in compliance with this and the Conditional Use Permit. This Amended Conditional Use Permit is subject to initial and continued compliance with each and every one of the following conditions, restrictions and limitations. The following specific uses are hereby approved: (numbers reference the legend on the March 12, 2020 Conceptual Future Master Plan, Exhibit C)

1. **Multi-purpose Center for experiential therapy treatment of adolescent patients**

2. **Child/Adolescent Center for treatment of adolescent patients**

Presently, Rogers has a two story, forty-two (42) bed child adolescent CBRF building built in 2012. (Please see attached Master Plan number 2 with the addition section highlighted in blue as 2A). The majority of the building is a two story structure with a portion of the building being only one story.

2A. **Proposed Second Floor Roof Buildout - 8-12 Bed**

We are proposing to add a second floor to that one story section which will consist of four (4) to six (6) bedrooms and accommodate an additional 8 to 12 patients.

3. **Rogers Memorial Hospital**

For use as a mental health treatment facility including inpatient, residential care and related activities. Presently and as part of our main building, Rogers has a three story section built in 2012. The majority of the building is a three story structure with a small portion of the building being only two story.

3A. Proposed Third Floor Roof Buildout - 12 Bed

We are proposing to add a third floor to that two story section which will consist of six (6) bedrooms, a day room and nurses station and will an additional accommodate 12 patients.

4. **Kubly CBRF** used for patient care and related activities

5. **Smith House** – RBH owned Single family residential use, rental
   No institutional uses

6. **Herrington Recovery Center** used for patient care and related activities

7. **and 24. Proposed Aquatic Activities and Experiential Therapy Building**

An existing single family home, carport and related pier/boat activities presently occupies this location on the property. Previously approved as part of the November 2015 Master Plan, was a "Proposed Family Activity Center" and "RMH Lake Front Activities" (see Exhibit B Master Plan Legend Numbers 7 and 24 respectively). Rogers continues to propose these changes.

8. **English Garden** An area used as a display garden and for biophilic therapy.

9. **Future CBRF - 24 bed**

Previously approved as part of the November 2015 Master Plan, was a "Proposed 24 Bed CBRF" (see Exhibit B Legend Number 28). Rogers continues to propose this as previously shown.

10. **Lake House I** – RBH owned Single family residential use, rental
    No institutional uses

13. **Lake House II** – RBH owned, for staff use

15. **Ramsey House** – RBH owned, for staff use

16. **Children's Therapy Garden -** An area used as a display garden and for biophilic therapy

18. **Greenhouse** used as a greenhouse and for biophilic therapy

26. Rogers is proposing new landscaping and patient gardens in our existing central courtyard and will be used as a display garden and for biophilic therapy.

27, 28, 32, 33, 33A, 33B and 39
Rogers is proposing to add additional parking or expand existing parking areas at the above locations. When completed, a total of up to 698 off-street parking spaces will be provided on the property. Part of Item Number 27 and all of Item 39 were approved as part of the previously approved 2015 Master Plan shown in Exhibit B.

41. Maintenance Building
Rogers is proposing to construct a maintenance garage to the rear of our property for the storage and maintenance of RMH owned vehicles and equipment.

42. Family Research Center (2021)
The single story structure with an exposed lower level will be used as a comfort, resource and education center for family members of our patients. Additional uses will be for staff involved in patient research, a chapel, etc.

44. Additional residential lots
These single family lots have been acquired by Rogers and may be rezoned to Institutional zoning.

The Conditional Use Permit shall continue in existence only so long as Rogers Memorial Hospital, Inc., shall be the owner of the subject premises.

This Amended Conditional Use is granted for the aforementioned uses subject to the following conditions:

For use as a mental health treatment facility as specifically outlined in Exhibit C attached hereto and incorporated herein. The Petitioner shall update all of the plans and requirements of this Conditional Use, and such updated plans and requirements shall be subject to the approval of the Plan Commission for the Village of Summit, prior to commencement of any future construction activities, site preparation or the issuance of building permits, related to buildings, additions and related work that was the subject of the public hearing held on November 19, 2020.

1. USES: The use of the subject premises shall consist of normal mental health treatment activities including inpatient care, outpatient care and all activities which may be associated, except as otherwise expressly conditioned by the Conditional Use Permit or the plans approved hereunder.

2. PLAN OF OPERATION: An updated plan of operation for the subject property shall be submitted to and subject to approval of the Plan Commission for the Village of Summit by May 1, 2021.

3. SITE PLAN: For any new buildings on the property, a specific site plan, including new construction, site grading, parking, sanitary sewer utility connection(s), stormwater management and water supply and storage facilities of the proposed buildings affected area shall be submitted to and subject to approval of the Plan Commission for the Village of Summit.

4. BUILDING AND ARCHITECTURAL PLANS: For any new buildings on the property, specific building and architectural plans shall be submitted to and subject to approval of the Plan Commission for the Village of Summit.

5. SIGNAGE PLAN: A specific signage plan for the subject property shall be submitted to and subject to approval of the Plan Commission for the Village of Summit by May 1, 2022.

6. LIGHTING PLAN: For any new buildings on the property, specific lighting plans shall be submitted to and subject to approval of the Plan Commission for the Village of Summit.

7. PARKING PLAN: For any new buildings on the property, a specific parking plan shall be submitted to and subject to approval of the Plan Commission for the Village of Summit.

8. LANDSCAPING PLAN: For any new buildings on the property, a specific landscape plan shall be submitted to and subject to approval of the Plan Commission of the Village of Summit.

9. PLANS: The petitioner is required and must have all plans contemplated herein current, approved by the Plan Commission of the Village of Summit, and on file with the Plan Commission for the Village of Summit. The petitioner shall be entitled by amend and change any plan contemplated herein subject to the Plan Commission for the Village of Summit's approval and without a public hearing, if such amendment and/or change is not a substantial change from the original plan as approved and as allowed herein. Any amendment or change in any plan contemplated herein that the Plan Commission for the Village of Summit feels, in its sole discretion, to be substantial will require a new permit and all Village procedures in place at the time must be followed.

10. SPECIFIC UPDATES: In addition to the foregoing general updated information for purposes of the work contemplated at the public hearings held on March 12, 2020 and November 19, 2020, the petitioner shall do all of the following to the satisfaction of the Village Manager/Planner prior to commencement of any construction activities, site preparation or the issuance of any building permits, related to the building addition and

related work that was the subject of the public hearings held on March 12, 2020 and November 19, 2020.

a. The petitioner shall submit to and receive approval of all sanitary sewer connections, usage and capacities from the Summit Utility District #2 for all work contemplated at the public hearing of March 12, 2020 and November 19, 2020, and upon approval petitioner shall submit written proof of such approval to the Village Planner;

b. The petitioner shall submit to and receive approval from the Summit Fire District for the proposed construction including with regard to sprinkler requirements, and the petitioner shall submit written proof of such approval to the Village Planner.

c. The petitioner shall submit to and receive approval from the Village Engineer of a stormwater management and grading plan and shall submit proof of such approval to the Village Planner.

d. In the event the conditional use describes usage of various buildings differently than the petitioner intends to use the buildings, the petitioner shall so advise the Village Planner, and shall request, in particular, that updates be incorporated into the conditional use document and the plans incorporated therein.

Should any paragraph or phrase of this Amended Conditional Use Permit be determined by a court to be unlawful, illegal or unconstitutional, said determination as to the particular phrase or paragraph shall not void the rest of this Amended Conditional Use and the remainder shall continue in full force and effect.

Let copies of this order be filed in the permanent records of the Plan Commission for the Village of Summit, and let copies be sent to the proper Village authorities and the Petitioner.

Ratification: Except as specifically amended by this Amendment, the Conditional Use Permit remains in full force and effect and is hereby ratified by the parties.

Approved this 17th day of December, 2020.

BY THE PLAN COMMISSION
FOR THE VILLAGE OF SUMMIT

JIM SIEPMANN
Plan Commission Chairman

DEBRA J. MICHAEL,
Village Clerk

DocuSign Envelope ID: 0B078BC4-0562-4558-8121-2DC862D86A79

ACCEPTANCE

I hereby accept the terms of this Conditional Use in its entirety.

Date this _____ day of _____, 20__. Rogers Memorial Hospital, Inc.

1/12/2021

DocuSigned by:

By: Patrick T. Hammer

E2596DB1FEC2440...

This Conditional Use was drafted by
Village Planner Elling and Jack Collier, Rogers Behavioral Health

Exhibit A

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 4 OF CERTIFIED SURVEY MAP NO. 3007, PARCEL 2 OF CERTIFIED SURVEY MAP NO. 3008, PARCEL 5 OF CERTIFIED SURVEY MAP NO. 3009, PARCELS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 10589, PART OF LOT 8 AND ALL OF LOTS 9 AND 10 OF THE MAP OF SUELFLOWS SUBDIVISION, VACATED "NORTH HICKORY LANE" AND UNPLATTED LANDS, ALL BEING A PART OF THE SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, THE NORTHWEST 1/4 AND NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, IN THE VILLAGE OF SUMMIT, WAUKESHA COUNTY, WISCONSIN.

PREPARED BY:
TRIO ENGINEERING, LLC
4100 N. CALHOUN ROAD,
SUITE 300
BROOKFIELD, WI 53005
PHONE: 262-790-1480

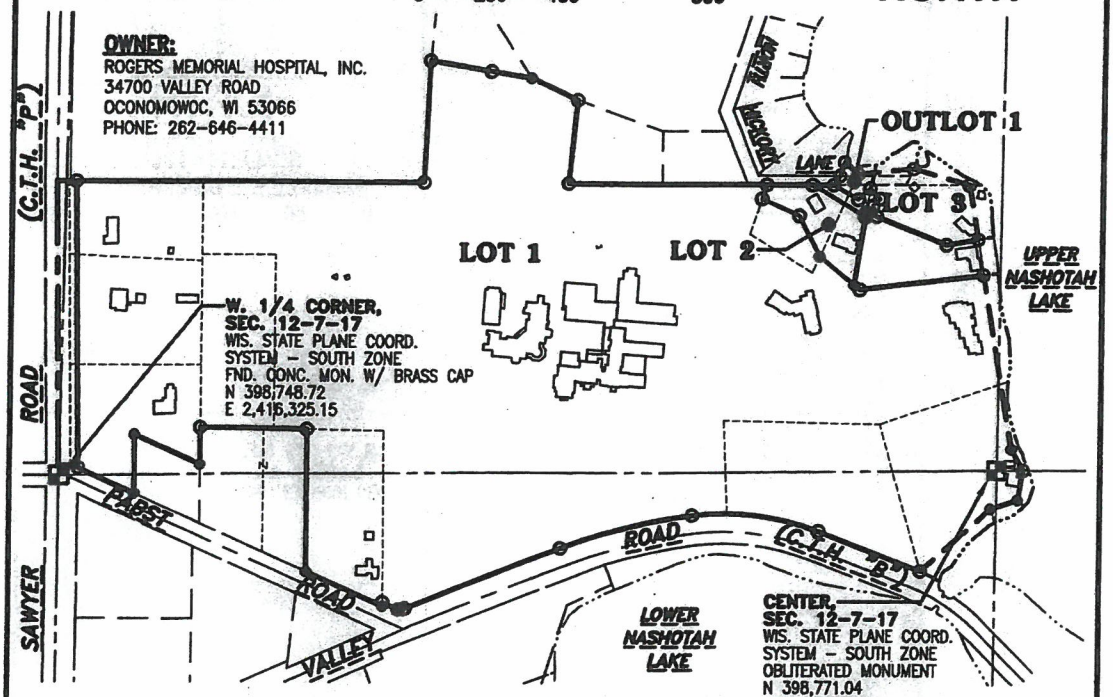
OVERALL DETAIL SHEET

SCALE:1"=400'

0 200 400 800

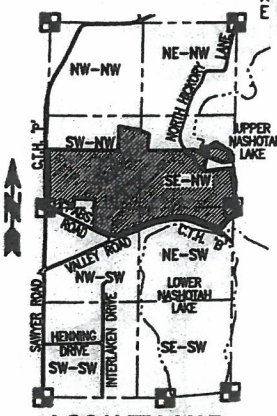
NORTH

OWNER:
ROGERS MEMORIAL HOSPITAL, INC.
34700 VALLEY ROAD
OCONOMOWOC, WI 53066
PHONE: 262-646-4411



LEGEND:

- (R.A.) – INDICATES Recorded As bearings and distances
- (D.C.) – INDICATES Deed Call bearings and distances
- ■ – INDICATES Section Corner
- O – INDICATES "Set" 0.75" O.D. x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- ● – INDICATES "Found" and NOT accepted Monumentation (Unless otherwise noted). Set New 0.75" O.D. x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.



LOCALITY MAP
N.W. 1/4 + S.W. 1/4
SEC. 12, T. 7 N., R. 17 E.
SCALE: 1" = 2000'

NOTE:
- LOT 2 AND OUTLOT 1 MUST REMAIN UNDER SAME OWNERSHIP AND CANNOT BE SOLD SEPARATE FROM THE OTHER.

NOTES:
- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE WEST LINE OF THE N.W. 1/4 OF SECTION 12, TOWN 7 NORTH, RANGE 17 EAST, BEARS N00°48'04"E.
- ALL TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.

WISCONSIN
GRADY L. GOSSER
S-2972
MENOMONEE FALLS, WI
LAND SURVEYOR

DRAFTED THIS 28th DAY OF MAY, 2020
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 07-005-781-02
SHEET 1 OF 15

H:\C7001\781\07005-02\Survey\CSM\530CSM01.dwg

Exhibit A

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

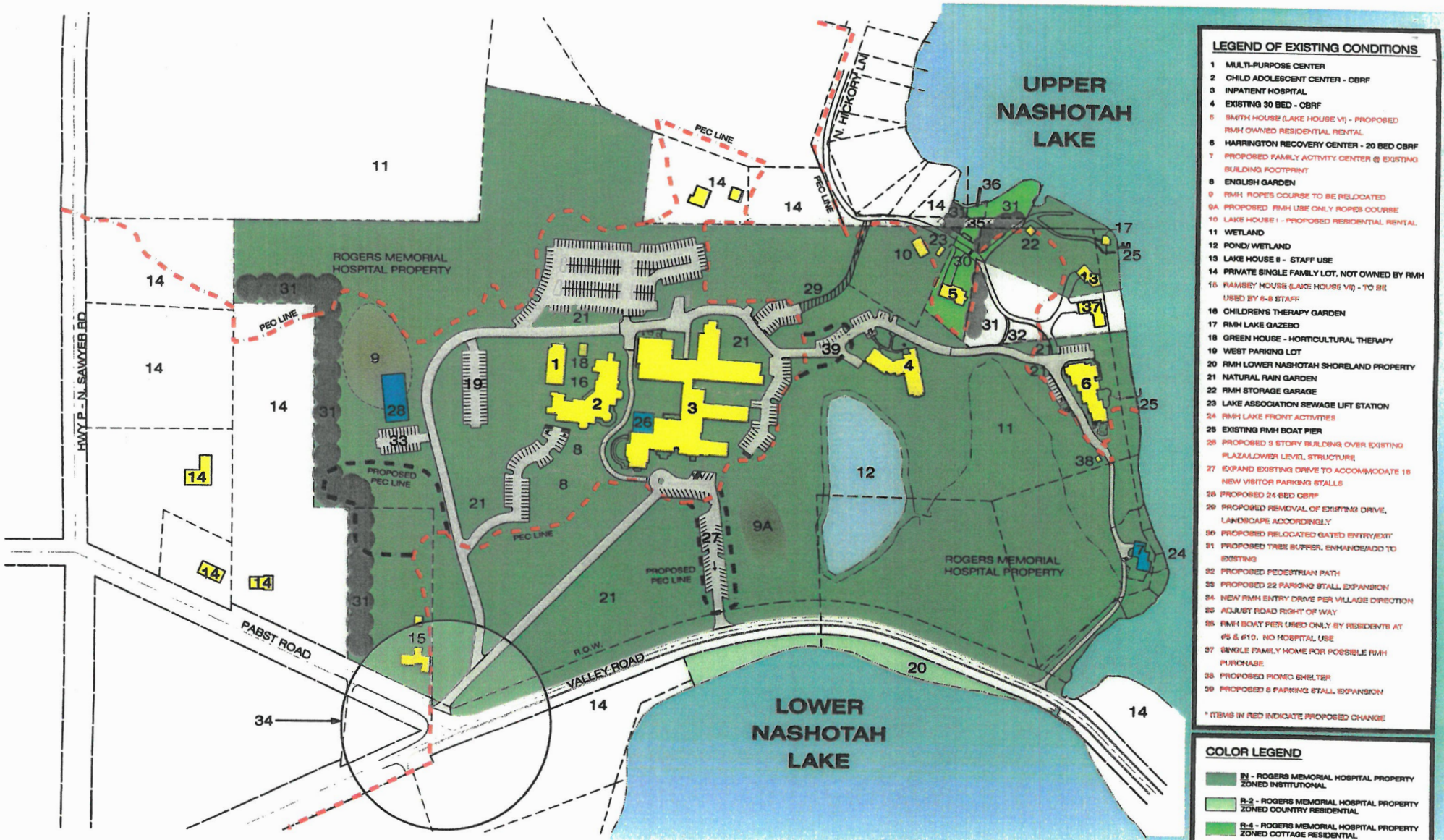
I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Parcel 4 of Certified Survey Map No. 3007, Parcel 2 of Certified Survey Map No. 3008, Parcel 5 of Certified Survey Map No. 3009, Parcels 1 and 2 of Certified Survey Map No. 10589, part of Lot 8 and all of Lots 9 and 10 of The Map of Suelflows Subdivision, vacated "North Hickory Lane" and Unplatted Lands, all being a part of the Southwest 1/4 and Southeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northeast 1/4, the Northwest 1/4 and Northeast 1/4 of the Southwest 1/4 and the Northwest 1/4 of the Southeast 1/4 of Section 12, Town 7 North, Range 17 East, in the Village of Summit, Waukesha County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the West 1/4 Corner of said Section 12; Thence North 00°52'16" West and along the centerline of "Sawyer Road" (C.T.H "P"), 28.33 feet to the place of beginning of lands hereinafter described;

Continuing thence North 00°52'16" West and along said centerline, 787.08 feet to a point; Thence South 89°59'53" East, 1001.27 feet to a point; Thence North 02°30'07" East, 336.60 feet to a point; Thence South 80°08'53" East, 171.80 feet to a point; Thence South 81°13'53" East, 114.22 feet to a point; Thence South 64°52'53" East, 140.40 feet to a point; Thence South 05°41'07" West, 231.02 feet to a point; Thence South 89°59'53" East and along the South Right-of-Way line of "North Hickory Lane" and the Westerly extension thereof, 727.70 feet to a point; Thence North 34°07'22" East, 30.20 feet to a point on the North Right-of-Way line of said "North Hickory Lane"; Thence North 18°30'07" East, 39.06 feet to a point on a Meander Line; Thence South 49°23'42" East and along said Meaner Line along the shores of "Upper Nashotah Lake", 49.00 feet to a point; Thence North 84°50'19" East and along said Meander Line, 153.46 feet to a point; Thence South 74°00'33" East and along said Meander line, 159.60 feet to a point; Thence South 09°40'16" East and along said Meander Line, 153.74 feet to a point; Thence South 80°19'44" West and along the North line of Parcel 6 of Certified Survey Map No. 3009, 87.61 feet to a point; Thence North 67°50'42" West and along the said North line, 240.80 feet to a point; Thence South 08°35'44" West and along the West line of said Parcel 6, 203.20 feet to a point; Thence South 50°46'03" East and along the South line of said Parcel 6, 20.14 feet to a point; Thence North 83°19'44" East and along the said South line, 343.13 feet to a point on said Meander Line; Thence Southerly along said Meander Line the following courses; Thence South 09°40'16" East, 491.33 feet to a point; Thence South 29°45'15" East, 67.59 feet to a point; Thence South 10°12'52" West, 84.08 feet to a point; Thence South 71°19'44" West, 80.00 feet to a point; Thence South 47°59'11" West, 259.54 feet to a point on the North Right-of-Way line of "Valley Road" (C.T.H. "B"); Thence Northwesterly 11.58 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Southwest, whose radius is 574.00 feet, whose central angle is 01°09'20", and whose chord bears North 67°53'02" West, 11.58 feet to a point of tangency; Thence North 68°27'42" West and along the said North Right-of-Way line, 291.65 feet to a point of tangency; Thence Northwesterly 351.40 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Southwest, whose radius is 700.00 feet, whose central angle is 28°45'47", and whose chord bears North 82°50'35.5" West, 347.73 feet to a point of compound curvature; Thence Southwesterly 375.67 feet along the arc of a curve, whose center lies to the Southeast, whose radius is 1485.00 feet, whose central angle is 14°29'40", and whose chord bears South 75°31'41" West, 374.67 feet to a point of tangency; Thence South 68°16'51" West and along the said North Right-of-Way line, 460.88 feet to a point; Thence South 64°09'01" West and along the said North Right-of-Way line, 6.56 feet to a point of curvature; Thence Southwesterly 13.23 feet along the said North Right-of-Way line and the arc of a curve, whose center lies to the Northwest, whose radius is 15.00 feet, whose central angle is 50°30'59", and whose chord bears South 89°24'30.5" West, 12.80 feet to a point of tangency on the Northeasterly Right-of-Way line of "Pabst Road"; Thence North 65°20'00" West and along the said Northeasterly Right-of-Way line, 47.31 feet to a point; Thence South 00°12'03" East and along the said Northeasterly Right-of-Way line, 10.81 feet to a point; Thence North 65°21'27" West and along the said Northeasterly Right-of-Way line, 228.89 feet to a point; Thence North 00°12'03" West and along the East line of Unplatted Lands, 396.10 feet to a point; Thence North 89°13'07" West and along the North line of said Unplatted Lands, 290.63 feet to a point; Thence Due South and along the West line of said Unplatted Lands, 102.42 feet to a point; Thence North 65°21'27" West and along the North line of Unplatted Lands, 200.00 feet to a point; Thence Due South and along the West line of said Unplatted Lands, 163.69 feet to a point on the said Northeasterly Right-of-Way line of said "Pabst Road"; Thence North 65°21'27" West and along the said Northeasterly Right-of-Way line, 188.66 feet to a point; Thence South 89°07'44" West, 33.00 feet to the point of beginning of this description.

The Gross area of said Parcel contains 2,573,962 Square Feet (or 59.0900 Acres) of land, more or less to the Shoreline. The Gross area of said Parcel contains 2,524,611 Square Feet (or 57.9571 Acres) of land, more or less to the Meander Line. The Net area of said Parcel after the Right-of-Way dedication of "Valley Road" (C.T.H. "B") and "North Hickory Lane" contains 2,479,029 Square Feet (or 56.9107 Acres) of land, more or less to the Meander Line.

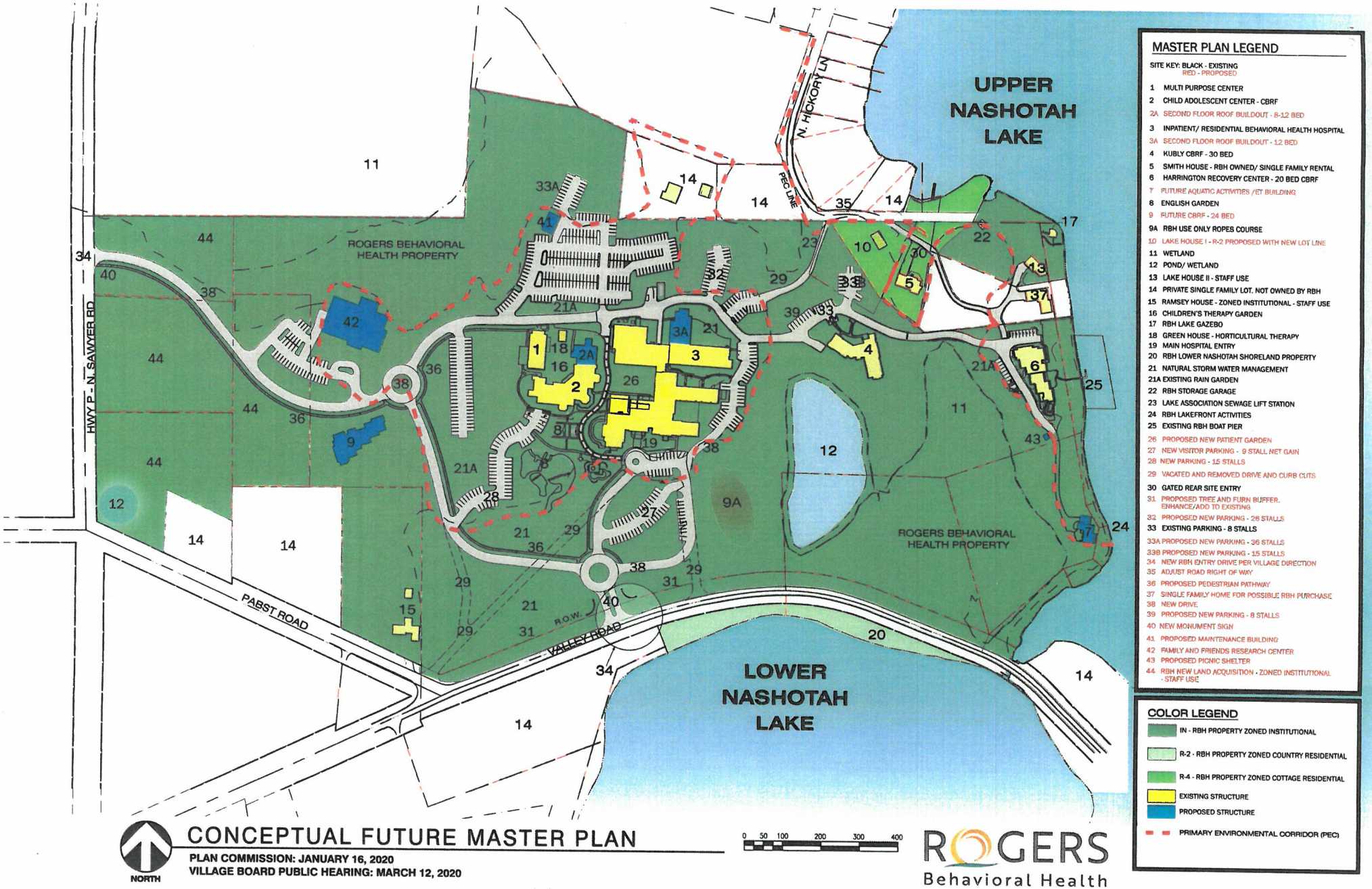


CONCEPTUAL FUTURE MASTER PLAN - 2025

NOVEMBER 6, 2015

ROGERS MEMORIAL HOSPITAL

Exhibit B



CONCEPTUAL FUTURE MASTER PLAN

PLAN COMMISSION: JANUARY 16, 2020
VILLAGE BOARD PUBLIC HEARING: MARCH 12, 2020

Exhibit C

ROGERS BEHAVIORAL HEALTH

24-BED ADULT EDC CBRF

SITE DEVELOPMENT PLANS

VILLAGE OF SUMMIT, WISCONSIN

GENERAL NOTES

THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

- STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
- THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
- WDNR STORMWATER RUNOFF TECHNICAL STANDARDS
- WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION
- VILLAGE OF SUMMIT DEVELOPMENT STANDARDS, LATEST EDITION

THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.

EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, AN APPROVED EROSION CONTROL PLAN WILL BE PROVIDED BY THE ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING THE APPROVED PLAN.

THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.

THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.

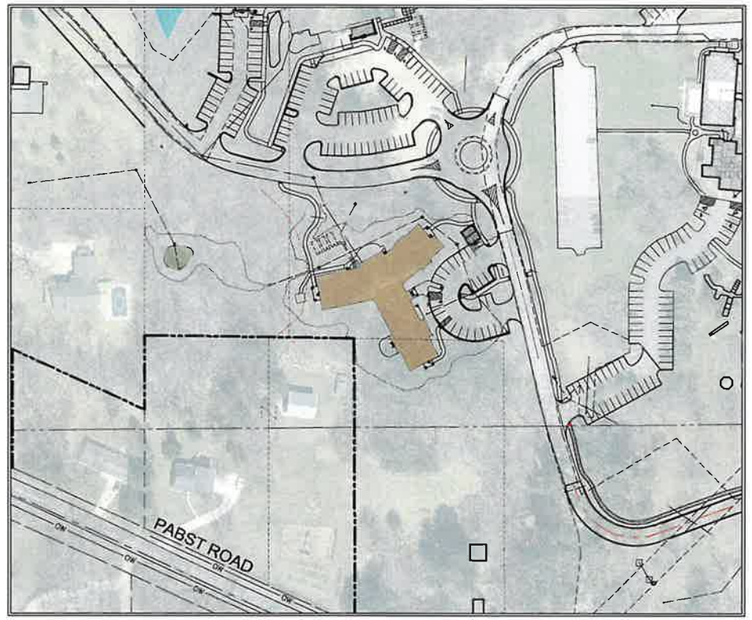
PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.

ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.

THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS BY SWEEPING BEFORE THE END OF THE WORKING DAY OR AS DIRECTED BY THE VILLAGE ENGINEER.

LOCATION MAP
NOT TO SCALE



SITE PLAN
SCALE: 1" = 100'

LOCALITY MAP
N.W. 1/4 + S.W. 1/4
SEC. 12, T. 7 N., R. 17 E.

DEVELOPER:
ROGERS BEHAVIORAL HEALTH
CONTACT: JACK COLLIER
34700 VALLEY ROAD,
OCONOMOWOC, WI 53066
PHONE: (262) 893-1456

DESIGN ENGINEER:
TRIO ENGINEERING, LLC
4100 N. CALHOUN RD., STE 300
BROOKFIELD, WI 53005
CONTACT: MATTHEW BAILEY, PE
PHONE: (262) 790-1480

VILLAGE ENGINEER:
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
CONTACT: MICHAEL COURT, PE
PHONE: (414) 949-8905

SHEET INDEX

CIVIL		
T1	–	COVER SHEET
C1.0	–	OVERALL SITE PLAN
C1.1	–	EXISTING SITE & DEMOLITION PLAN
C1.2	–	PROPOSED SITE PLAN
C2.0	–	GRADING PLAN
C2.1	–	POND PLAN
C3.0	–	EROSION CONTROL PLAN
C4.0	–	UTILITY PLAN
C5.0	–	CONSTRUCTION DETAILS

MATTHEW A. BAILEY
E-39533
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
24-BED ADULT EDC CBRF
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

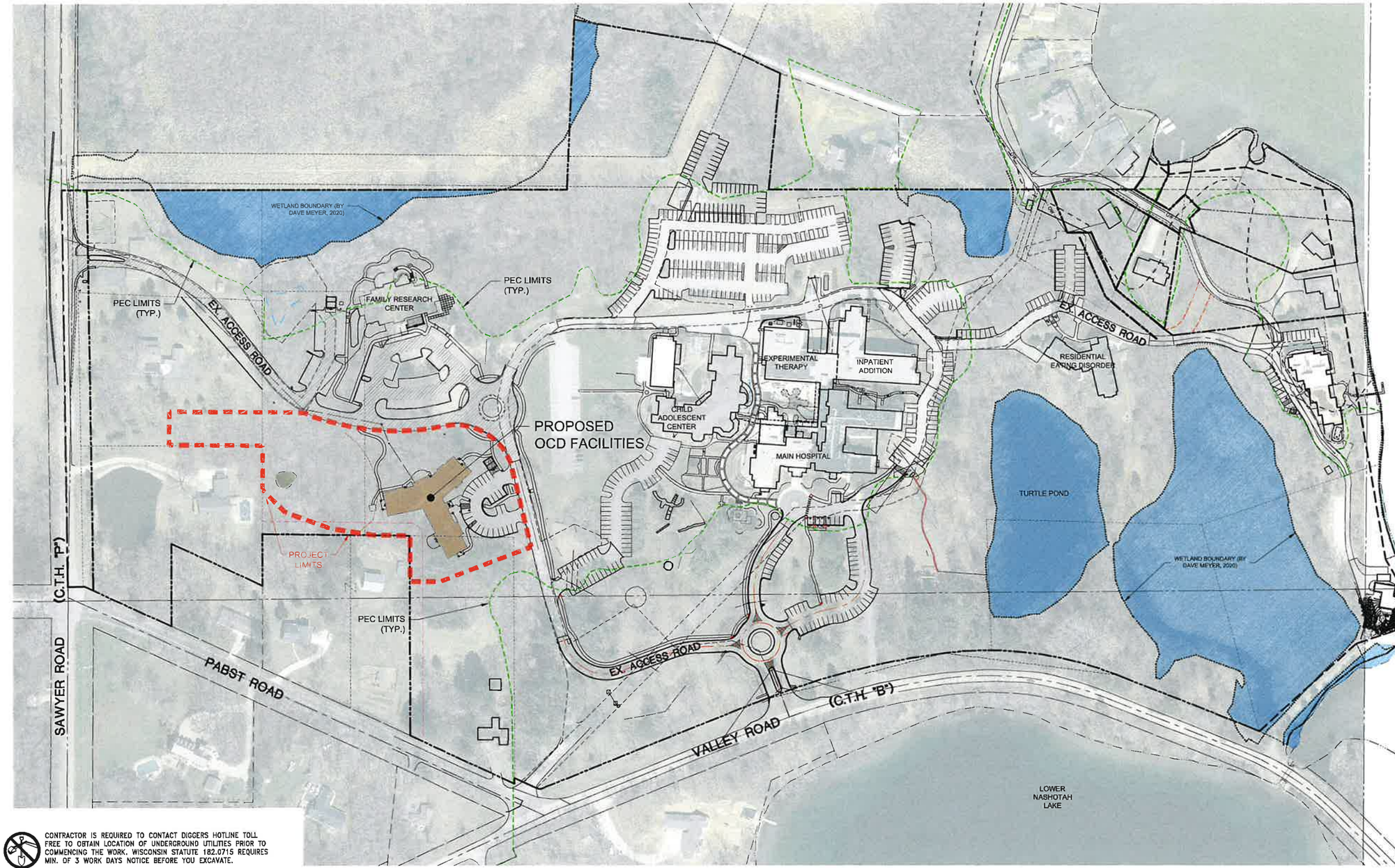
DATE	DESCRIPTION
04/16/25	PC SUBMITTAL
05/02/25	PROGRESS SET
05/08/25	PC SUBMITTAL

DATE:
MAY 8, 2025

JOB NUMBER:
781-07005-14

DESCRIPTION:
COVER SHEET

SHEET
T1



0 50 100 200

SCALE: 1" = 100' (22"X34")
SCALE: 1" = 200' (11"X17")

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

WISCONSIN
MATTHEW A. [illegible]
E-[illegible]
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING
TRIO
CIVIL ENGINEERING
4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
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PROJECT:
24-BED ADULT EDC CBRF
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

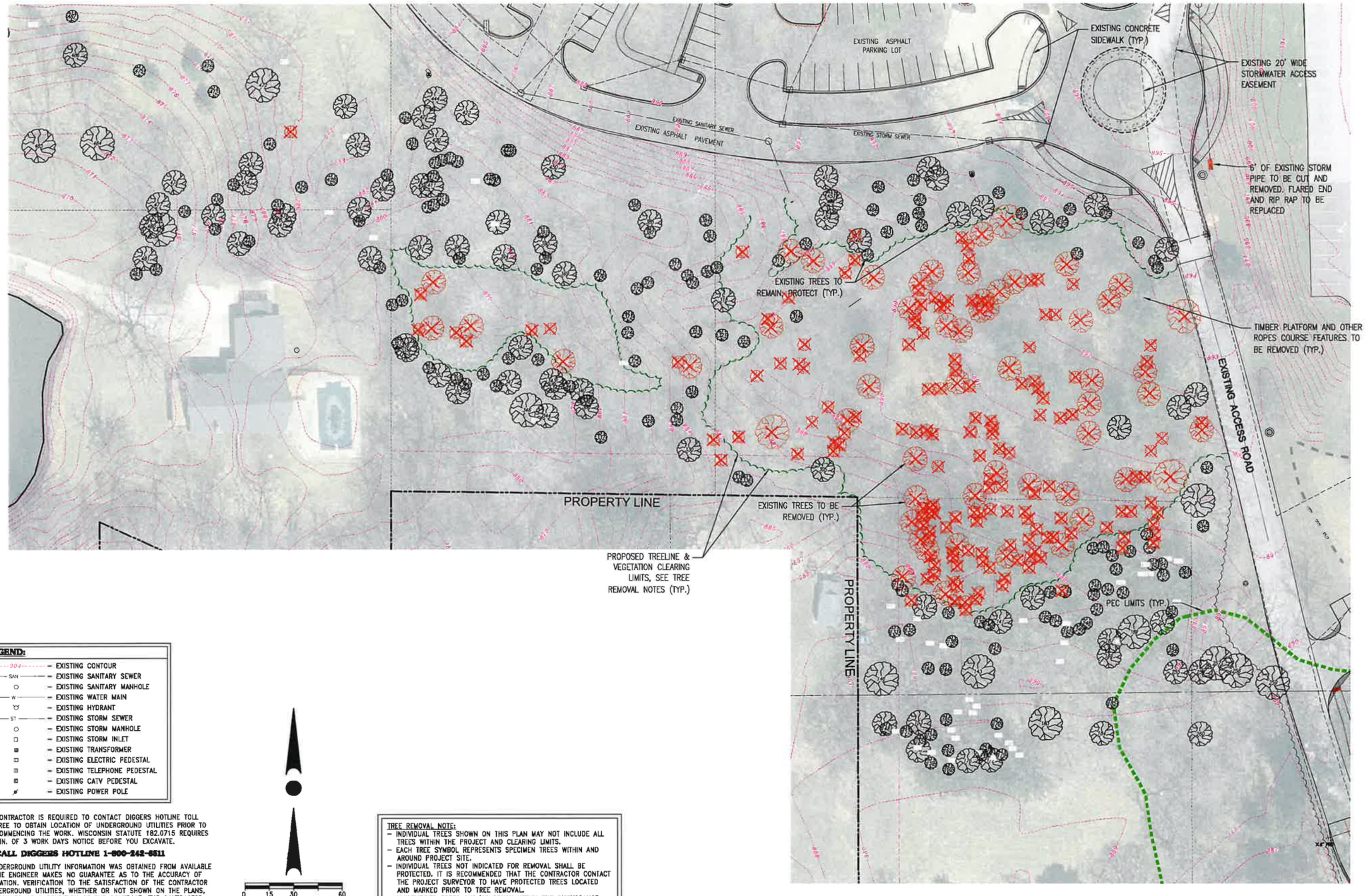
DATE	DESCRIPTION
04/16/26	PC SUBMITTAL
05/02/26	PROGRESS SET
05/08/26	PC SUBMITTAL

DATE:
MAY 8, 2025

JOB NUMBER:
781-07005-14

DESCRIPTION:
OVERALL SITE PLAN

SHEET
C1.0



LEGEND:

- 904 – EXISTING CONTOUR
- SAN – EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- W – EXISTING WATER MAIN
- EXISTING HYDRANT
- ST – EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING TRANSFORMER
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING POWER POLE

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

0 15 30 60

SCALE: 1" = 30' (22"X34")
SCALE: 1" = 60' (11"X17")

TREE REMOVAL NOTE:
- INDIVIDUAL TREES SHOWN ON THIS PLAN MAY NOT INCLUDE ALL TREES WITHIN THE PROJECT AND CLEARING LIMITS.
- EACH TREE SYMBOL REPRESENTS SPECIMEN TREES WITHIN AND AROUND PROJECT SITE.
- INDIVIDUAL TREES NOT INDICATED FOR REMOVAL SHALL BE PROTECTED. IT IS RECOMMENDED THAT THE CONTRACTOR CONTACT THE PROJECT SURVEYOR TO HAVE PROTECTED TREES LOCATED AND MARKED PRIOR TO TREE REMOVAL.
- UNIDENTIFIED TREES AND/OR BRUSH WITHIN THE DISTURBANCE LIMITS AND NOT SHOWN AS INDIVIDUAL TREES WITH IN THESE PLANS SHALL BE REMOVED.

WISCONSIN
MATTHEW A. MATTHEWS
E-41533
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
24-BED ADULT EDC CBRF
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY	
DATE	DESCRIPTION
04/16/25	PC SUBMITTAL
05/02/25	PROGRESS SET
05/08/25	PC SUBMITTAL

DATE:
MAY 8, 2025

JOB NUMBER:
781-07005-14

DESCRIPTION:
EXISTING SITE & DEMOLITION PLAN

SHEET
C1.1

LEGEND:

- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING SANITARY MANHOLE
- EXISTING WATER MAIN
- EXISTING HYDRANT
- EXISTING STORM SEWER
- EXISTING STORM MANHOLE
- EXISTING STORM INLET
- EXISTING TRANSFORMER
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING POWER POLE
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER MAIN
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM END SECTION

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
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0 15 30 60

SCALE: 1" = 30' (22"X34")
SCALE: 1" = 60' (11"X17")

SITE DATA

EXISTING SITE AREA DATA:	
OVERALL PROPERTY AREA:	1,761,906 S.F. (40.448 Acres)
TOTAL PROJECT AREA: (DISTURBANCE AREA)	71,496 S.F. (1.641 Acres)
TOTAL PAVEMENT AREA:	0 S.F. (0.000 Acres) 0% of Site
TOTAL BUILDING AREA:	0 S.F. (0.000 Acres) 0% of Site
TOTAL OPEN SPACE AREA:	71,496 S.F. (1.641 Acres) 100.00% of Site

PROPOSED SITE AREA DATA:	
OVERALL PROPERTY AREA:	1,761,906 S.F. (40.448 Acres)
TOTAL PROJECT AREA: (DISTURBANCE AREA)	71,496 S.F. (1.641 Acres)
TOTAL BUILDING AREA:	14,133 S.F. (0.324 Acres) 19.7% of Site
TOTAL PAVEMENT AREA:	18,166 S.F. (0.417 Acres) 25.4% of Site
TOTAL OPEN SPACE AREA:	39,197 S.F. (0.900 Acres) 54.9% of Site
PARKING DATA:	
PROPOSED SURFACE SPACES:	25 SPACES
PROPOSED SURFACE ADA SPACES:	1 SPACE

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MATTHEW A. MATTHEWS
E-41453
OCONOMOWOC, WI
PROFESSIONAL ENGINEER

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4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
24-BED ADULT EDC CBRF
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION
04/16/25	PC SUBMITTAL
05/02/25	PROGRESS SET
05/08/25	PC SUBMITTAL

DATE:
MAY 8, 2025

JOB NUMBER:
781-07005-14

DESCRIPTION:
PROPOSED SITE PLAN

SHEET
C1.2

LEGEND:

904	– EXISTING CONTOUR
904	– PROPOSED CONTOUR
	– PROPOSED FLOW ARROW
XXX.XX	– PROPOSED SPOT ELEVATION
PFE=870.00	– PROPOSED FINISHED FLOOR ELEV.
FYG=870.00	– PROPOSED YARD GRADE ELEV.
	– PROPOSED SANITARY SEWER
	– PROPOSED SANITARY MANHOLE
	– PROPOSED WATER MAIN
	– PROPOSED HYDRANT
	– PROPOSED WATER VALVE
	– PROPOSED STORM SEWER
	– PROPOSED STORM MANHOLE
	– PROPOSED STORM INLET
	– PROPOSED STORM END SECTION

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

CALL DIGGERS HOTLINE 1-800-242-8511

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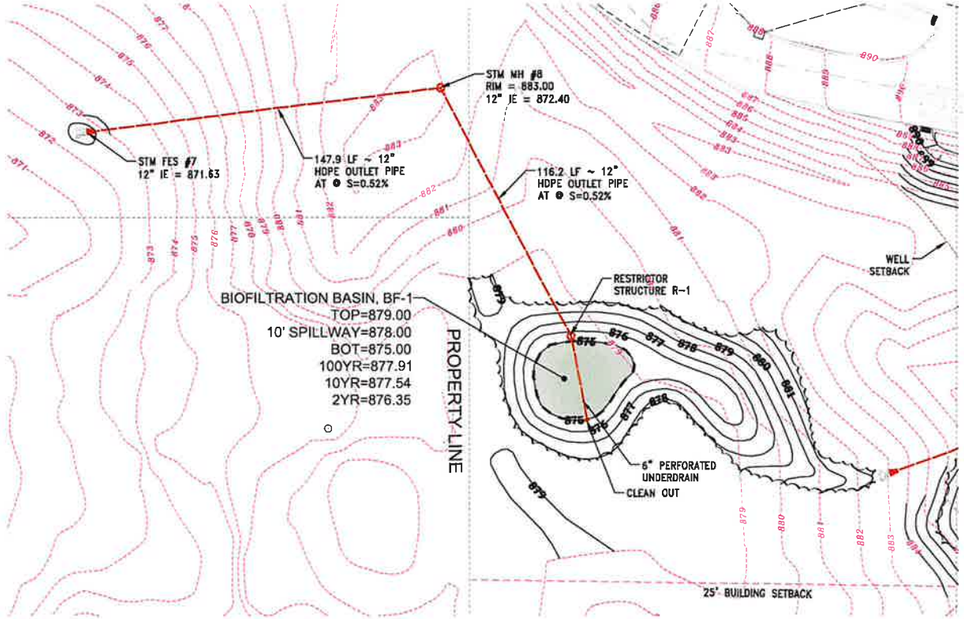
05/08/25	PC SUBMITTAL

DATE:
MAY 8, 2025

JOB NUMBER:
761-07005-14

DESCRIPTION:
GRADING PLAN

SHEET
C2.0



SCALE: 1" = 30' (22"X34")
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LEGEND:

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904	– PROPOSED CONTOUR
	– PROPOSED FLOW ARROW
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	– PROPOSED SANITARY SEWER
	– PROPOSED SANITARY MANHOLE
	– PROPOSED WATER MAIN
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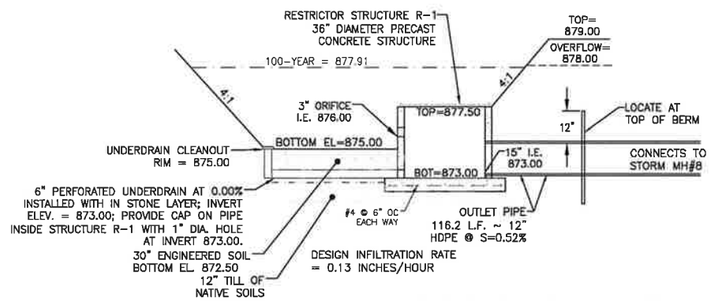

BIO-FILTRATION BASIN BF-1 & RESTRICTOR STRUCTURE DETAIL
NO SCALE

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05/08/25	PC SUBMITTAL

DATE:
MAY 8, 2025

JOB NUMBER:
781-07005-14

DESCRIPTION:
POND PLAN

SHEET
C2.1

SCALE: 1" = 30' (22"X34")
SCALE: 1" = 60' (11"X17")

CONSTRUCTION SEQUENCE PLAN

1. INSTALL PERIMETER SILT FENCE/STRAW WATTLE AND CONSTRUCTION ENTRANCE.
2. CLEAR AND GRUB EXISTING VEGETATION CONCURRENT WITH STEP 1.
3. STRIP AND STOCKPILE TOPSOIL. TEMP SEED TOPSOIL STOCKPILES. INSTALL SILT FENCE AROUND PILES.
4. ROUGH GRADE SITE. ALL DISTURBED SOIL THAT IS TO GRADE AND/OR IS TO BE LEFT DORMANT FOR MORE THEN 7 DAYS SHALL BE STABILIZED WITH SEED AND MULCH AND/OR BLANKET.
5. INSTALL EROSION BLANKET TO SWALES AND SLOPES OF 4:1 OR GREATER, AS INDICATED WITHIN PLAN. AFTER INSTALLATION PROTECT AREA FROM CONSTRUCTION TRAFFIC.
6. INSTALL STORM SEWER. NOTE THAT UTILITY INSTALLATION MAY COMMENCE CONCURRENT WITH SITE GRADING.
7. BUILDING CONSTRUCTION MAY COMMENCE AS ALLOWED BY BUILDING PERMIT (NON-SEQUENTIAL).
8. INSTALL ANY NEW GAS/ELECTRIC/TELEPHONE UTILITIES PER PLANS BY OTHERS. (SCHEDULE TO BE DETERMINED BY OWNER)
9. INSTALL STONE BASE, SIDEWALKS, AND CURB AND GUTTER. SIDEWALKS MAY BE PHASED TO COINCIDE WITH THE BUILDING CONSTRUCTION SCHEDULE.
10. FINISH GRADE SITE. RE-SPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AREAS UPON COMPLETION OF FINISH GRADING. INSTALL EROSION MATTING AS INDICATED ON PLAN AND AS NECESSARY TO STABILIZE SITE.
11. COMPLETE LANDSCAPING AND FINAL STABILIZATION AROUND BUILDINGS CONCURRENT WITH BUILDING CONSTRUCTION. IF FINALIZATION OF THE SITE DOES NOT OCCUR PRIOR TO OCTOBER 15TH, REFER TO WINTER STABILIZATION NOTE AND SPECIFICATIONS.
12. REMOVE PERIMETER SILT FENCE AND CLOSE OUT CONSTRUCTION SITE PERMITS ONCE THE SITE IS SUBSTANTIALLY VEGETATED (>70% GROUND COVER).

WISCONSIN DEPARTMENT OF NATURAL RESOURCES, CONSERVATION PRACTICE STANDARD:
1052 - NON-CHANNEL EROSION MAT
1053 - CHANNEL EROSION MAT
1055 - SEDIMENT BALE BARRIER (NON-CHANNEL)
1056 - SILT FENCE
1057 - STONE TRACKING PAD AND TIRE WASHING
1058 - MULCHING FOR CONSTRUCTION SITES
1059 - TEMPORARY SEEDING
1060 - STORM DRAIN INLET PROTECTION FOR CONST. SITES
1061 - DEWATERING
1062 - DITCH CHECK

WINTER STABILIZATION PROVISIONS:
IF FINAL SITE STABILIZATION OCCURS AFTER OCTOBER 15, CONTRACTOR SHALL UTILIZE ANIONIC POLYACRYLAMIDE AND TEMPORARY SEEDING, AS WELL AS, COORDINATE WITH VILLAGE ENGINEER FOR LATE SEASON STABILIZATION REQUIREMENTS.

LEGEND:
- 901 - EXISTING CONTOUR
- 904 - PROPOSED CONTOUR
- PROPOSED FLOW ARROW
- XXX.XX - PROPOSED SPOT ELEVATION
- PROPOSED SILT FENCE
- PROPOSED INLET PROTECTION
- PROPOSED TRACKING PAD

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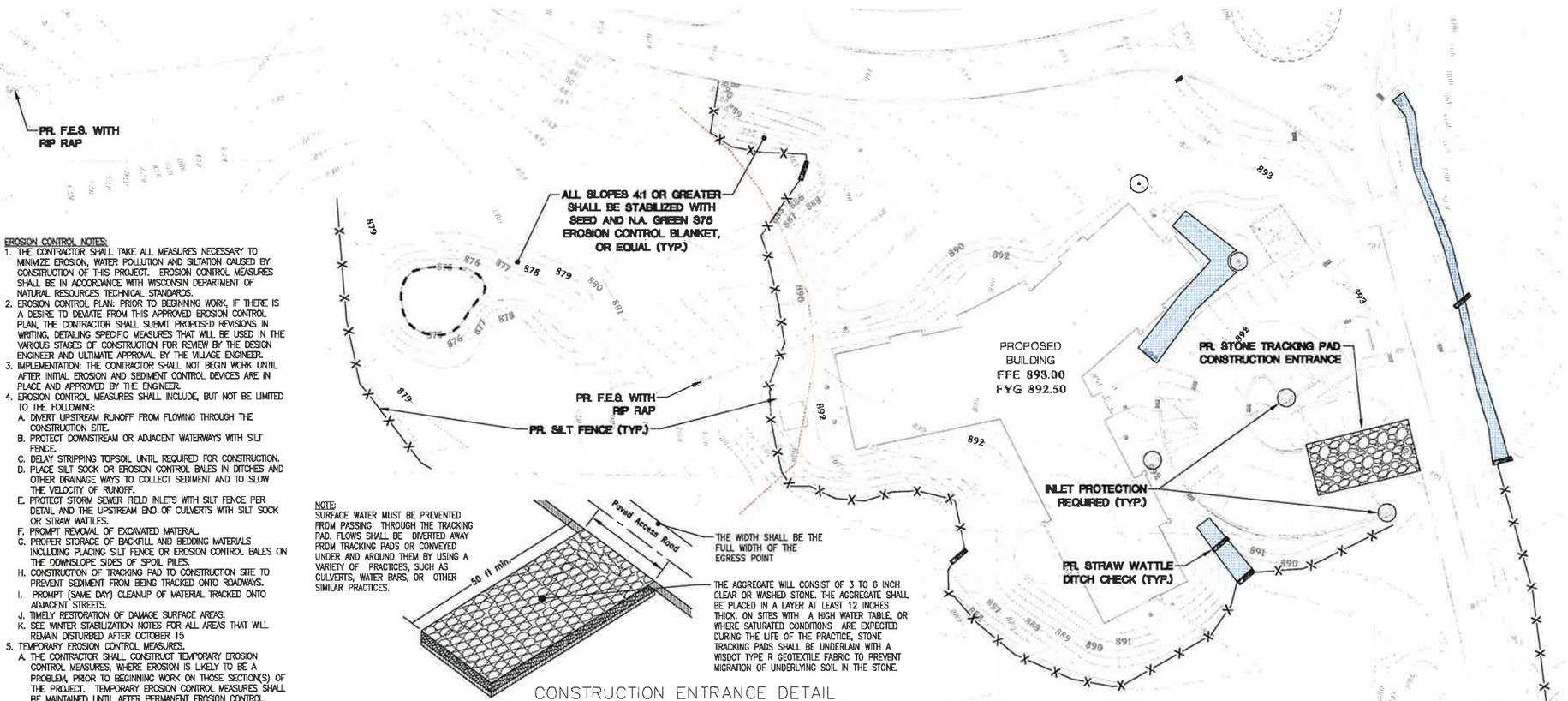
EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
2. EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, IF THERE IS A DESIRE TO DEVIATE FROM THIS APPROVED EROSION CONTROL PLAN, THE CONTRACTOR SHALL SUBMIT PROPOSED REVISIONS IN WRITING, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR REVIEW BY THE DESIGN ENGINEER AND ULTIMATE APPROVAL BY THE VILLAGE ENGINEER.
3. IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
4. EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
   A. DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
   B. PROTECT DOWNSTREAM OR ADJACENT WATERWAYS WITH SILT FENCE.
   C. DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
   D. PLACE SILT SOCK OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
   E. PROTECT STORM SEWER FIELD INLETS WITH SILT FENCE PER DETAIL AND THE UPSTREAM END OF CULVERTS WITH SILT SOCK OR STRAW WATTLES.
   F. PROMPT REMOVAL OF EXCAVATED MATERIAL.
   G. PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
   H. CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
   I. PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
   J. TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
   K. SEE WINTER STABILIZATION NOTES FOR ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15
5. TEMPORARY EROSION CONTROL MEASURES.
   A. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
   B. IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
6. ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.
7. ALL SEDIMENT TRAPS, SWALES AND DIVERSION PRACTICES SHALL BE STABILIZED PRIOR TO USE.
9. INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
10. EROSION CONTROL INSPECTION AND MAINTENANCE
    A. INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
    B. REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.

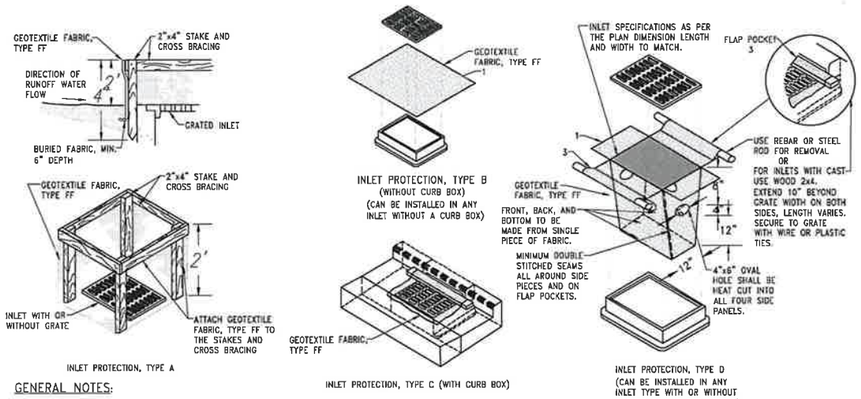
NOTES:
1. ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
2. REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
3. ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.
4. INSTALL EVERY 200' OR 2' GRADE DROP IN SWALES.

STRAW WATTLE DITCH CHECK INSTALLATION DETAIL
NO SCALE



NOTE:
SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. FLOWS SHALL BE DIVERTED AWAY FROM TRACKING PADS OR CONVEYED UNDER AND AROUND THEM BY USING A VARIETY OF PRACTICES, SUCH AS CULVERTS, WATER BARS, OR OTHER SIMILAR PRACTICES.

CONSTRUCTION ENTRANCE DETAIL
NO SCALE



GENERAL NOTES:

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL 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.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX). AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

INLET PROTECTION DETAIL
NO SCALE

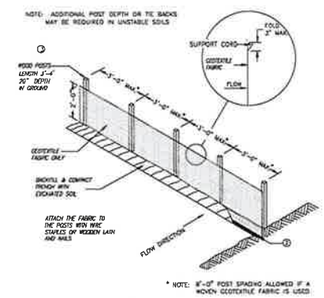
INSTALLATION NOTES:

TYPE B & C
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OT OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

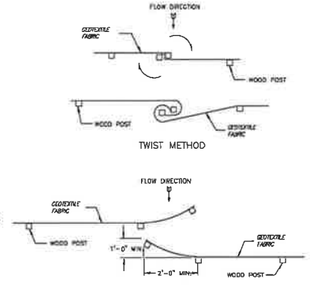
TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

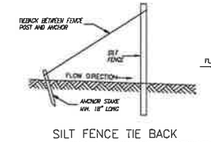
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE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



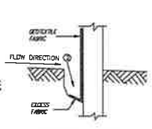
SILT FENCE



JOINING TWO LENGTHS OF SILT FENCE ⑤



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL

GENERAL NOTES

① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

② TRENCH SHALL BE A MINIMUM OF 4" WIDE & 8" DEEP TO DUTY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL

③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.5" X 1.5" OF OAK OR HICKORY.

④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

⑤ 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) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

SILT FENCE INSTALLATION DETAIL
NO SCALE

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.

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REVISION HISTORY

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JOB NUMBER:
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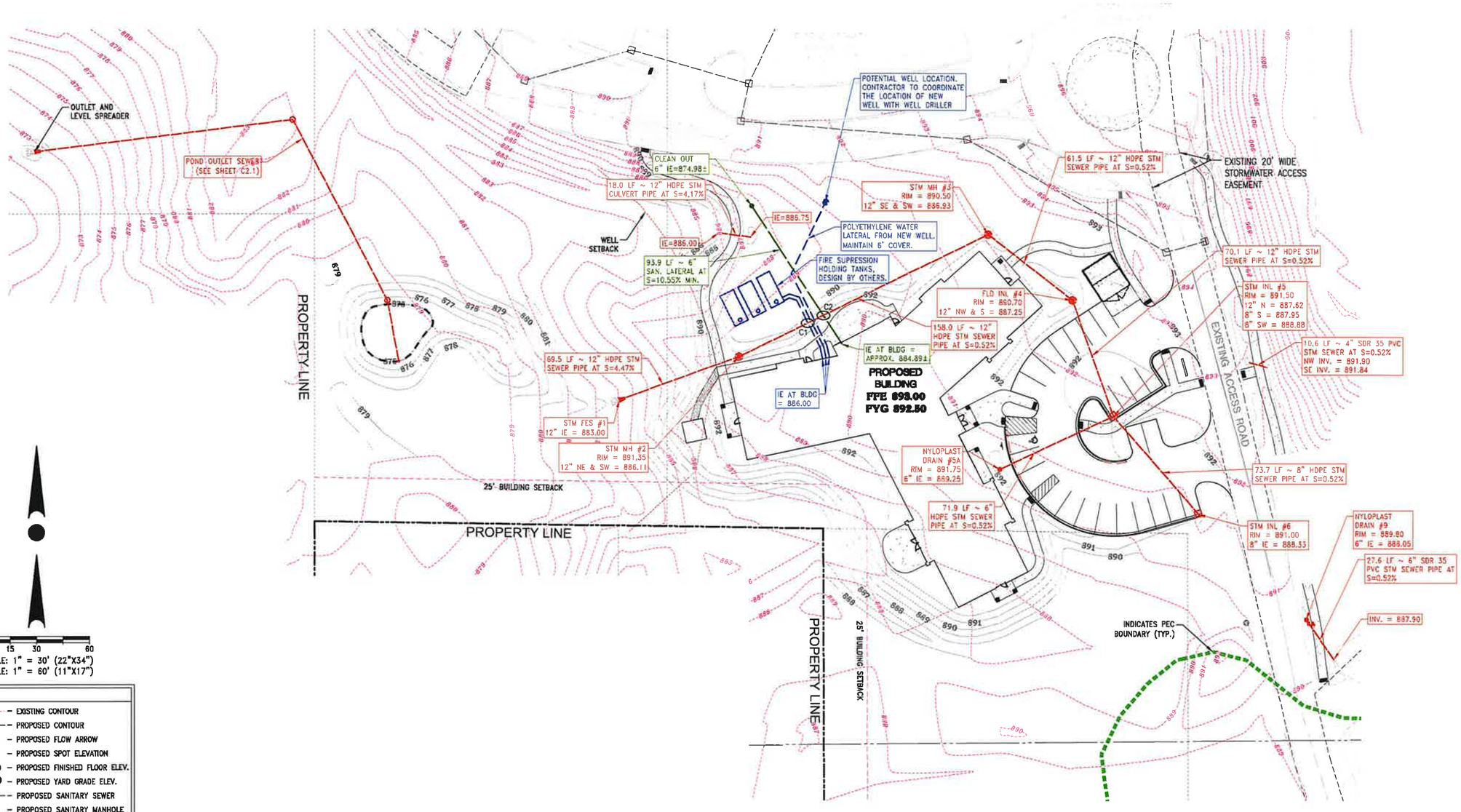
DESCRIPTION:
EROSION CONTROL PLAN

SHEET
C3.0



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WATER NOTES:
WATER SERVICE AND FIRE PROTECTION TO BE PROVIDED BY WELL. WELL AND FIRE PROTECTION HOLDING TANK DESIGN AND PERMITTING TO BE COMPLETED BY OTHERS. THE LOCATIONS FOR EACH, SHOWN ON THESE PLANS, ARE APPROXIMATE. CONTRACTOR TO COORDINATE DESIGN AND INSTALLATION OF EACH. CONTRACTOR TO COORDINATE WITH BUILDING PLUMBING DESIGNER AND FIRE SUPPRESSION DESIGNER TO DETERMINE EXACT PLACEMENT, SIZE, AND DESIGN OF WATER SERVICE PIPING.

STORM SEWER NOTES:
- UNLESS OTHERWISE NOTED, HDPE STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE SMOOTH-WALL INTERIOR CORRUGATED PIPE & SHALL BE AS MANUFACTURED BY ADS OR EQUAL, WITH WATER TIGHT JOINTS, HAVING A MANNING "N" VALUE OF 0.012, OR EQUAL.
- ALL PVC STORM SEWER PIPE SHALL BE ASTM D-3034, SDR 35. SCHEDULE 40 PIPE SHALL BE INSTALLED FOR ALL PIPE WITHIN THE PROPOSED BUILDING FOOTPRINT, PER MANUFACTURER SPECIFICATIONS.
- STORM MANHOLES SHALL BE MIN. 48" DIAMETER PRECAST CONCRETE FOR STORM MAINS OF 24" DIAMETER OR SMALLER WITH NEENAH R-1661 FRAME & VENTED LID.

TRACER WIRE NOTE
- CONTRACTOR SHALL INSTALL PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLID COPPER, OR COPPER COATED STEEL WIRE) PER COMM 82.30(11)(H). PLASTIC WIRE MAY BE TAPED TO PLASTIC PIPE. IF ATTACHED, THE TRACER SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.

UTILITY PLAN NOTES:
1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION.
3. EXISTING UTILITY LOCATIONS SHOW ARE APPROXIMATE. ACTUAL LOCATION OF EXISTING UTILITIES IN CLOSE PROXIMITY TO PROPOSED UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION OF PROPOSED UTILITY. IF CONFLICTS ARE ENCOUNTERED. CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER PRIOR TO INSTALLING PROPOSED UTILITIES.

UTILITY CROSSING TABLE:

C1	–	GROUND ELEV. = 889.85 BOT INV. OF 12" STM SEWER = 886.34 CROWN OF E. INV. OF WATER LAT. = 883.35
C2	–	GROUND ELEV. = 889.85 BOT INV. OF 12" STM SEWER = 886.38 CROWN OF INV. OF 6" SAN. LAT. = 882.89

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PROJECT:
24-BED ADULT EDC CBRF
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

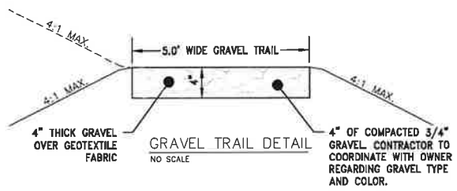
DATE	DESCRIPTION
04/16/26	PC SUBMITTAL
05/02/26	PROGRESS SET
05/08/26	PC SUBMITTAL

DATE:
MAY 8, 2025

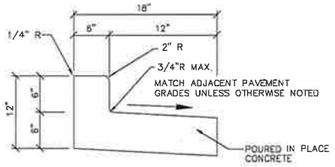
JOB NUMBER:
781-07005-14

DESCRIPTION:
UTILITY PLAN

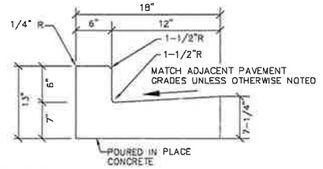
SHEET
C4.0



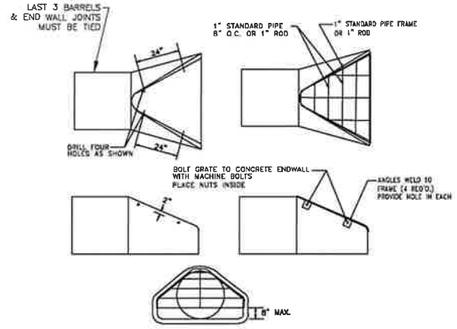
GRAVEL TRAIL DETAIL
NO SCALE



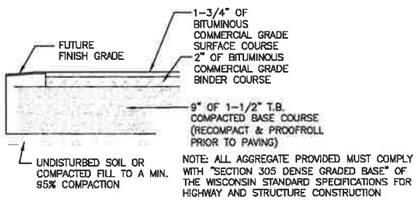
18" REJECT CURB & GUTTER DETAIL
NO SCALE



18" CONCRETE CATCH CURB & GUTTER
NO SCALE



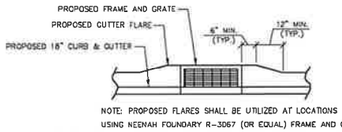
PIPE GRATE DETAIL
NO SCALE
NOTE: GRATES SHALL BE INSTALLED ON THE UPSTREAM & DOWNSTREAM FLARED END SECTION.



NOTE: ALL AGGREGATE PROVIDED MUST COMPLY WITH "SECTION 305 DENSE GRADED BASE" OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

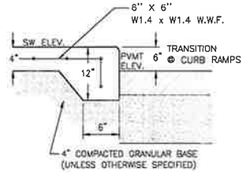
STANDARD DUTY ASPHALT PAVING SECTION
NO SCALE

NOTE:
1. UNLESS OTHERWISE NOTED, STANDARD DUTY PAVEMENT SHALL BE USED IN AREAS CONTAINING PARKING STALLS.
2. PROOFROLL BASE PER GEOTECHNICAL REPORT RECOMMENDATIONS.

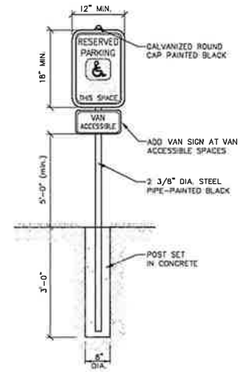


NOTE: PROPOSED FLARES SHALL BE UTILIZED AT LOCATIONS USING NEENAH FOUNDARY R-3067 (OR EQUAL) FRAME AND GRATES

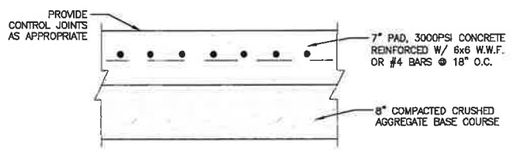
18" CURB & GUTTER ADJUSTMENT AT INLETS
NO SCALE



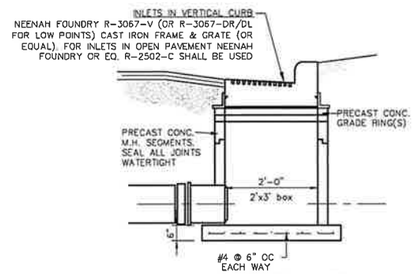
INTEGRAL SIDEWALK & BARRIER CURB
(WHERE SIDEWALK ADJOINS DRIVEWAYS/PARKING AREAS) NO SCALE



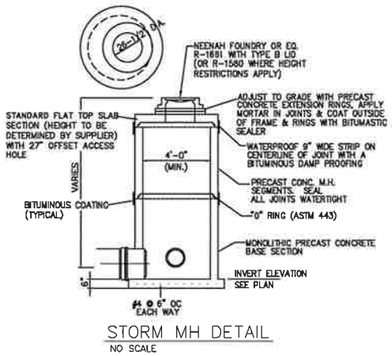
HANDICAP SIGNAGE DETAIL
NO SCALE



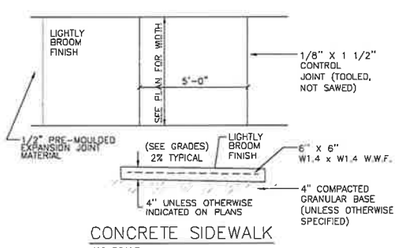
CONCRETE DRIVEWAY PAVEMENT SECTION
NO SCALE



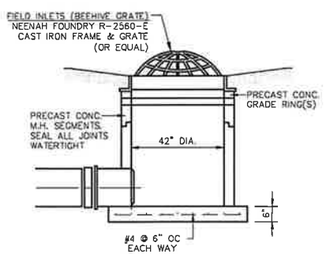
STORM SEWER INLET
NO SCALE



STORM MH DETAIL
NO SCALE



CONCRETE SIDEWALK
NO SCALE



STORM SEWER FIELD INLET DETAIL
NO SCALE

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PROJECT:
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ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION
04/16/25	PC SUBMITTAL
05/02/25	PROGRESS SET
05/08/25	PC SUBMITTAL

DATE:
MAY 8, 2025

JOB NUMBER:
781-07005-14

DESCRIPTION:
CONSTRUCTION DETAILS

SHEET
C5.0

LOT COVERAGE

Total Area:	51.49 acre
Impervious Area:	11.74 acre (22.8% of lot)
Pervious Area:	39.75 acre (77.2% of lot)

LOT COVERAGE EXHIBIT

ROGERS BEHAVIORAL HEALTH

VILLAGE OF SUMMIT, WI

ROGERS Behavioral Health

0 50 100 200

Scale: 1" = 100' (22"X34")

Scale: 1" = 200' (11"X17")

DATE: 5/7/2025

H:\2020\7811070005-02\Exhibits\2024\2025-05-07_LOT COVERAGE EXHIBIT.dwg

ID	Lat	Long	DBH	Condition	Species
1	43.08428	-88.4389	15	Fair	Black Cherry
2	43.08426	-88.4389	13	Fair	Black Cherry
3	43.0842	-88.4388	17	Fair	Eastern Red Cedar
4	43.08421	-88.4388	13	Good	Black Cherry
5	43.08423	-88.4388	10	Fair	Eastern Red Cedar
6	43.0842	-88.4387	12	Excellent	American Elm
7	43.08419	-88.4387	25	Good	Eastern White Pine
8	43.08418	-88.4387	13	Good	American Elm
9	43.08418	-88.4386	9	Good	American Elm
10	43.0842	-88.4386	9	Excellent	American Elm
11	43.08421	-88.4385	16	Excellent	Scotch Pine
12	43.0842	-88.4385	6	Fair	Eastern Red Cedar
13	43.08413	-88.4386	11	Excellent	Scotch Pine
14	43.08411	-88.4386	13	Excellent	American Elm
15	43.08408	-88.4386	6	Good	Eastern Red Cedar
16	43.08401	-88.4386	13	Good	Sugar Maple
17	43.08405	-88.4385	15	Good	Scotch Pine
18	43.08407	-88.4385	15	Dead	Scotch Pine
19	43.08415	-88.4384	6	Fair	Eastern Red Cedar
20	43.08413	-88.4384	16	Good	Boxelder
21	43.08411	-88.4384	6	Good	Eastern Red Cedar
22	43.0841	-88.4384	9	Good	Eastern Red Cedar
23	43.08402	-88.4383	26	Poor	Black Cherry
24	43.08397	-88.4384	6	Excellent	Shagbark Hickory
25	43.08394	-88.4384	9	Good	Sugar Maple
26	43.08392	-88.4384	16	Good	Scotch Pine
27	43.08389	-88.4384	18	Poor	Scotch Pine
28	43.08386	-88.4383	17	Fair	Scotch Pine
29	43.08388	-88.4383	13	Good	Northern Red Oak
30	43.08384	-88.4383	12	Excellent	American Elm
31	43.08382	-88.4383	13	Excellent	Black Walnut
32	43.08376	-88.4383	11	Excellent	Black Walnut
33	43.0837	-88.4383	30	Good	American Elm
34	43.08366	-88.4383	12	Good	Sugar Maple
35	43.08375	-88.4384	25	Good	Black Walnut
36	43.08381	-88.4384	11	Fair	Eastern Red Cedar
37	43.08379	-88.4384	6	Excellent	White Oak
38	43.08374	-88.4384	6	Fair	American Elm
39	43.08375	-88.4384	11	Fair	American Elm
40	43.08374	-88.4385	13	Good	Black Cherry
41	43.08382	-88.4386	19	Fair	Black Cherry
42	43.08383	-88.4385	14	Fair	Black Cherry
43	43.08387	-88.4386	16	Excellent	Eastern White Pine
44	43.08391	-88.4385	13	Excellent	Eastern White Pine
45	43.08392	-88.4386	8	Good	American Elm
46	43.08385	-88.4386	6	Good	American Elm
47	43.08385	-88.4386	12	Good	Black Cherry
48	43.08385	-88.4387	9	Good	Black Cherry
49	43.08388	-88.4387	8	Good	Black Cherry
50	43.0839	-88.4387	7	Dead	Eastern Red Cedar
51	43.08391	-88.4387	11	Good	Eastern White Pine
52	43.08391	-88.4387	11	Good	Black Cherry
53	43.08394	-88.4387	24	Excellent	Scotch Pine
54	43.08397	-88.4387	8	Good	American Elm
55	43.08402	-88.4386	6	Dead	Eastern Red Cedar
56	43.08403	-88.4386	8	Good	Black Cherry
57	43.08409	-88.4387	8	Good	American Elm
58	43.08408	-88.4387	8	Fair	Black Cherry
59	43.08408	-88.4387	18	Fair	Scotch Pine
60	43.08407	-88.4388	13	Good	American Elm

= specimen tree to be removed

61	43.08405	-88.4388	9	Good	American Elm
62	43.08405	-88.4388	14	Excellent	Northern Red Oak
63	43.08405	-88.4388	6	Dead	Black Cherry
64	43.08403	-88.4388	20	Excellent	Eastern White Pine
65	43.08404	-88.4388	17	Good	Northern Red Oak
66	43.084	-88.4388	19	Excellent	Scotch Pine
67	43.08395	-88.4389	11	Excellent	American Elm
68	43.08393	-88.4389	9	Good	American Elm
69	43.0839	-88.4389	9	Good	American Elm
70	43.0839	-88.4389	8	Good	Black Cherry
71	43.08391	-88.4389	16	Excellent	Northern Red Oak
72	43.08391	-88.4388	9	Excellent	Black Cherry
73	43.08385	-88.4388	9	Good	American Elm
74	43.08385	-88.4388	10	Fair	Black Cherry
75	43.08383	-88.4388	9	Dead	American Elm
76	43.08382	-88.4388	9	Dead	American Elm
77	43.0838	-88.4388	9	Fair	American Elm
78	43.08379	-88.4387	7	Dead	Black Cherry
79	43.08379	-88.4388	12	Poor	American Elm
80	43.08383	-88.4388	8	Fair	American Elm
81	43.08383	-88.4389	10	Good	Black Cherry
82	43.08383	-88.4389	7	Good	Black Cherry
83	43.08383	-88.439	7	Good	American Elm
84	43.08383	-88.439	8	Fair	American Elm
85	43.08378	-88.439	14	Good	American Elm
86	43.08377	-88.4389	8	Fair	American Elm
87	43.08372	-88.439	13	Good	Norway Spruce
88	43.0837	-88.4389	9	Good	Norway Spruce
89	43.0837	-88.4389	9	Good	Norway Spruce
90	43.08369	-88.4389	11	Good	Norway Spruce
91	43.0837	-88.4389	8	Good	Norway Spruce
92	43.08369	-88.4389	8	Good	Norway Spruce
93	43.08368	-88.4389	12	Good	Norway Spruce
94	43.08367	-88.4389	7	Fair	Norway Spruce
95	43.08368	-88.439	16	Excellent	Norway Spruce
96	43.08364	-88.439	16	Excellent	Norway Spruce
97	43.08365	-88.4389	10	Good	Norway Spruce
98	43.08366	-88.4389	9	Good	Norway Spruce
99	43.08367	-88.4389	10	Good	Norway Spruce
100	43.08368	-88.4389	11	Good	Norway Spruce
101	43.08363	-88.4389	13	Good	Norway Spruce
102	43.08362	-88.4389	8	Good	Norway Spruce
103	43.08362	-88.4389	8	Good	Norway Spruce
104	43.0836	-88.4389	9	Good	Norway Spruce
105	43.08357	-88.4389	9	Good	Norway Spruce
106	43.08356	-88.4389	10	Good	Norway Spruce
107	43.08355	-88.4389	14	Good	Norway Spruce
108	43.08354	-88.4389	9	Good	Norway Spruce
109	43.08352	-88.4389	8	Good	White fir
110	43.08353	-88.4389	13	Excellent	Norway Spruce
111	43.08351	-88.439	7	Dead	Norway Spruce
112	43.08354	-88.439	9	Dead	Norway Spruce
113	43.08356	-88.439	12	Good	Norway Spruce
114	43.08357	-88.439	11	Good	Norway Spruce
115	43.08358	-88.439	15	Dead	Norway Spruce
116	43.08358	-88.4389	12	Good	Norway Spruce
117	43.08358	-88.4389	9	Dead	Norway Spruce
118	43.08359	-88.4389	10	Good	Norway Spruce
119	43.0836	-88.4389	8	Good	Norway Spruce
120	43.08362	-88.4389	8	Good	Norway Spruce
121	43.08363	-88.4389	15	Excellent	Norway Spruce

122	43.08363	-88.4388	8	Excellent	Norway Spruce
123	43.08362	-88.4388	8	Good	Norway Spruce
124	43.08361	-88.4388	12	Good	Norway Spruce
125	43.0836	-88.4388	12	Good	Norway Spruce
126	43.08358	-88.4388	10	Excellent	White fir
127	43.08357	-88.4388	9	Dead	Norway Spruce
128	43.08355	-88.4388	7	Poor	Norway Spruce
129	43.08354	-88.4388	9	Dead	Norway Spruce
130	43.08354	-88.4388	9	Poor	Norway Spruce
131	43.08352	-88.4388	10	Dead	Norway Spruce
132	43.08353	-88.439	18	Dead	Black Cherry
133	43.08349	-88.439	8	Fair	Norway Spruce
134	43.08348	-88.439	7	Dead	Norway Spruce
135	43.08349	-88.439	9	Good	Norway Spruce
136	43.08347	-88.4389	16	Poor	Norway Spruce
137	43.08346	-88.4389	7	Dead	Norway Spruce
138	43.08347	-88.4389	9	Fair	White fir
139	43.0835	-88.4388	9	Fair	Norway Spruce
140	43.0835	-88.4388	6	Good	White fir
141	43.0835	-88.4388	19	Good	Northern Red Oak
142	43.08346	-88.4388	6	Excellent	Shagbark Hickory
143	43.08342	-88.4388	37	Fair	Northern Red Oak
144	43.08342	-88.4389	12	Good	Norway Maple
145	43.08343	-88.4389	11	Fair	Norway Spruce
146	43.08341	-88.439	28	Excellent	Northern Red Oak
147	43.08333	-88.439	13	Good	Norway Spruce
148	43.08332	-88.439	9	Fair	Norway Spruce
149	43.08332	-88.439	10	Dead	Norway Spruce
150	43.08331	-88.439	6	Dead	Norway Spruce
151	43.08332	-88.439	9	Good	Norway Spruce
152	43.08333	-88.439	6	Dead	Norway Spruce
153	43.08333	-88.439	18	Excellent	Northern Red Oak
154	43.08331	-88.4389	9	Good	Norway Spruce
155	43.0833	-88.439	8	Good	Norway Spruce
156	43.08329	-88.439	19	Excellent	Norway Spruce
157	43.08329	-88.439	10	Dead	Norway Spruce
158	43.08328	-88.4389	12	Poor	Norway Spruce
159	43.08326	-88.4389	7	Good	American Elm
160	43.08325	-88.4389	7	Good	Mulberry
161	43.08327	-88.4389	11	Poor	Norway Spruce
162	43.08329	-88.4389	9	Fair	Norway Spruce
163	43.08331	-88.4389	6	Dead	Norway Spruce
164	43.08332	-88.4389	6	Dead	White fir
165	43.08334	-88.4389	6	Good	Norway Spruce
166	43.08335	-88.4389	7	Dead	Norway Spruce
167	43.08335	-88.4388	8	Dead	Norway Spruce
168	43.08336	-88.4388	7	Dead	Norway Spruce
169	43.08337	-88.4388	6	Dead	Norway Spruce
170	43.08333	-88.4388	10	Good	Norway Spruce
171	43.08331	-88.4388	6	Dead	Norway Spruce
172	43.08328	-88.4388	11	Fair	Norway Spruce
173	43.08329	-88.4388	8	Fair	Norway Spruce
174	43.08328	-88.4388	9	Fair	Norway Spruce
175	43.08328	-88.4388	7	Dead	Norway Spruce
176	43.08327	-88.4389	16	Good	Norway Spruce
177	43.08327	-88.4388	16	Good	Norway Spruce
178	43.08327	-88.4388	7	Dead	Norway Spruce
179	43.08328	-88.4388	11	Fair	Norway Spruce
180	43.0833	-88.4388	7	Dead	Norway Spruce
181	43.08329	-88.4387	7	Dead	Norway Spruce
182	43.08328	-88.4387	7	Dead	Norway Spruce

183	43.08333	-88.4387	35	Good	Black Walnut
184	43.08331	-88.4385	20	Good	Shagbark Hickory
185	43.08336	-88.4385	6	Excellent	Black Walnut
186	43.08344	-88.4385	19	Excellent	Black Walnut
187	43.08347	-88.4385	14	Excellent	Black Walnut
188	43.08347	-88.4385	8	Dead	Black Cherry
189	43.08348	-88.4385	25	Excellent	Black Walnut
190	43.08343	-88.4386	11	Dead	Black Cherry
191	43.08347	-88.4386	7	Dead	White fir
192	43.08348	-88.4386	10	Good	Norway Spruce
193	43.0835	-88.4386	9	Poor	Norway Spruce
194	43.0835	-88.4386	7	Fair	Norway Spruce
195	43.08351	-88.4387	12	Good	Norway Spruce
196	43.0835	-88.4387	11	Dead	Norway Spruce
197	43.08354	-88.4387	13	Good	Norway Spruce
198	43.08355	-88.4386	8	Good	White fir
199	43.08355	-88.4386	9	Good	White fir
200	43.08355	-88.4386	11	Dead	Green Ash
201	43.08361	-88.4387	17	Fair	Black Cherry
202	43.08363	-88.4387	12	Fair	Black Cherry
203	43.08359	-88.4387	12	Good	Norway Spruce
204	43.08361	-88.4387	6	Good	Norway Spruce
205	43.08361	-88.4387	9	Good	Norway Spruce
206	43.08361	-88.4387	11	Good	Norway Spruce
207	43.08362	-88.4387	8	Good	Norway Spruce
208	43.08364	-88.4387	10	Fair	Norway Spruce
209	43.08368	-88.4387	10	Dead	Norway Spruce
210	43.08369	-88.4387	7	Dead	Norway Spruce
211	43.08374	-88.4388	7	Good	Norway Spruce
212	43.08369	-88.4387	6	Good	Norway Spruce
213	43.0837	-88.4388	8	Dead	Norway Spruce
214	43.08369	-88.4388	8	Dead	Norway Spruce
215	43.08369	-88.4388	6	Dead	Norway Spruce
216	43.08368	-88.4388	6	Dead	Norway Spruce
217	43.08372	-88.4388	20	Excellent	Black Walnut
218	43.08376	-88.4388	22	Good	Black Walnut
219	43.08375	-88.4388	8	Good	American Elm
220	43.08373	-88.4388	10	Dead	Norway Spruce
221	43.08374	-88.4387	13	Dead	Norway Spruce
222	43.08372	-88.4387	8	Dead	Norway Spruce
223	43.08373	-88.4386	10	Dead	American Elm
224	43.08372	-88.4386	16	Poor	Black Cherry
225	43.08367	-88.4386	14	Good	White fir
226	43.08368	-88.4386	8	Dead	Eastern Red Cedar
227	43.08365	-88.4386	11	Excellent	Norway Spruce
228	43.08363	-88.4386	13	Dead	White fir
229	43.08365	-88.4386	12	Fair	Norway Spruce
230	43.08365	-88.4387	11	Fair	Norway Spruce
231	43.08366	-88.4387	9	Fair	Norway Spruce
232	43.08363	-88.4385	8	Fair	Norway Spruce
233	43.08363	-88.4385	10	Good	Norway Spruce
234	43.08366	-88.4385	7	Dead	Norway Spruce
235	43.08369	-88.4385	10	Dead	Norway Spruce
236	43.08369	-88.4385	7	Dead	Norway Spruce
237	43.08364	-88.4385	11	Dead	Norway Spruce
238	43.08362	-88.4385	10	Fair	Norway Spruce
239	43.08362	-88.4385	10	Dead	Norway Spruce
240	43.08361	-88.4385	11	Good	Norway Spruce
241	43.08359	-88.4385	8	Fair	Norway Spruce
242	43.08357	-88.4385	8	Dead	Norway Spruce
243	43.08355	-88.4385	10	Good	Norway Spruce

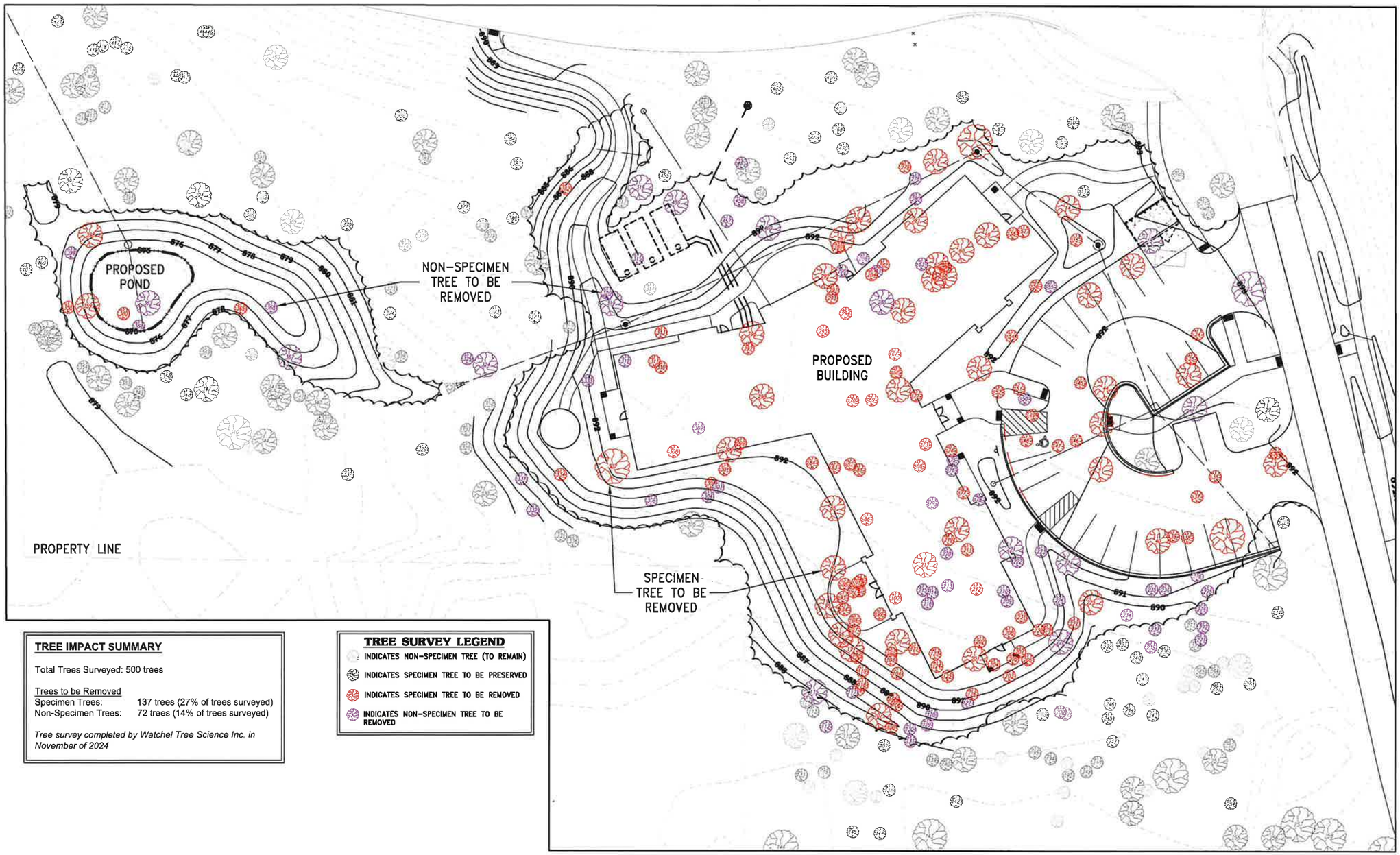
244	43.08355	-88.4385	10	Fair	Norway Spruce
245	43.08355	-88.4385	8	Fair	Norway Spruce
246	43.08356	-88.4385	10	Fair	Norway Spruce
247	43.08352	-88.4385	6	Good	Norway Spruce
248	43.0835	-88.4386	9	Good	Norway Spruce
249	43.08349	-88.4386	10	Good	Norway Spruce
250	43.08351	-88.4384	8	Poor	Norway Spruce
251	43.08353	-88.4384	8	Dead	Norway Spruce
252	43.08351	-88.4384	8	Good	Norway Spruce
253	43.0835	-88.4384	21	Excellent	Black Walnut
254	43.08345	-88.4384	8	Fair	Norway Spruce
255	43.08341	-88.4384	24	Excellent	Black Walnut
256	43.08341	-88.4383	20	Good	White Oak
257	43.08343	-88.4383	30	Excellent	White Oak
258	43.08341	-88.4382	26	Excellent	White Oak
259	43.08339	-88.4381	29	Good	White Oak
260	43.08331	-88.4383	14	Good	Shagbark Hickory
261	43.08358	-88.4383	8	Good	Norway Spruce
262	43.0836	-88.4384	14	Dead	Norway Spruce
263	43.08361	-88.4384	6	Dead	Norway Spruce
264	43.0836	-88.4384	8	Fair	Norway Spruce
265	43.0836	-88.4384	7	Fair	Norway Spruce
266	43.08358	-88.4384	6	Dead	Norway Spruce
267	43.08358	-88.4384	9	Good	Norway Spruce
268	43.08358	-88.4384	7	Dead	Norway Spruce
269	43.0836	-88.4384	7	Dead	Norway Spruce
270	43.08362	-88.4384	9	Good	Norway Spruce
271	43.08363	-88.4384	7	Dead	Norway Spruce
272	43.08365	-88.4384	7	Dead	Norway Spruce
273	43.08365	-88.4384	7	Fair	Norway Spruce
274	43.08367	-88.4384	9	Dead	Norway Spruce
275	43.08368	-88.4384	9	Dead	Norway Spruce
276	43.0837	-88.4384	8	Dead	Norway Spruce
277	43.08417	-88.4388	17	Excellent	Scotch Pine
278	43.08415	-88.4388	8	Poor	Eastern Red Cedar
279	43.08416	-88.4388	7	Excellent	American Elm
280	43.08412	-88.4388	8	Poor	Black Cherry
281	43.0841	-88.4388	16	Excellent	Scotch Pine
282	43.08405	-88.4389	7	Good	American Elm
283	43.08404	-88.4389	6	Dead	Boxelder
284	43.08404	-88.4389	11	Fair	Eastern Red Cedar
285	43.08401	-88.4389	16	Dead	Scotch Pine
286	43.08406	-88.4389	10	Poor	Black Cherry
287	43.08408	-88.4389	15	Good	Black Cherry
288	43.0841	-88.4389	14	Fair	American Elm
289	43.08407	-88.4389	7	Good	American Elm
290	43.08405	-88.4389	8	Poor	American Elm
291	43.08403	-88.439	9	Fair	Eastern Red Cedar
292	43.08404	-88.439	15	Fair	Black Cherry
293	43.08402	-88.439	9	Excellent	Black Cherry
294	43.084	-88.4389	8	Fair	Eastern Red Cedar
295	43.08398	-88.439	6	Fair	Boxelder
296	43.08398	-88.4391	13	Good	Eastern Red Cedar
297	43.08396	-88.4391	8	Fair	Eastern Red Cedar
298	43.08391	-88.4391	19	Excellent	Northern Red Oak
299	43.08386	-88.4391	9	Fair	Eastern Red Cedar
300	43.08385	-88.4391	13	Fair	Eastern Red Cedar
301	43.08383	-88.4391	9	Fair	Eastern Red Cedar
302	43.08381	-88.4391	10	Fair	Eastern Red Cedar
303	43.08381	-88.4391	7	Dead	Eastern Red Cedar
304	43.0838	-88.4391	12	Poor	Eastern Red Cedar

305	43.08377	-88.4392	20	Excellent	Black Walnut
306	43.0838	-88.4392	11	Dead	Green Ash
307	43.08383	-88.4393	28	Fair	Black Cherry
308	43.08385	-88.4392	8	Fair	Black Cherry
309	43.08387	-88.4392	7	Dead	Green Ash
310	43.08394	-88.4392	8	Fair	Black Cherry
311	43.08395	-88.4392	11	Excellent	American Elm
312	43.08395	-88.4393	7	Poor	American Elm
313	43.08398	-88.4392	10	Fair	Black Cherry
314	43.08403	-88.4392	10	Fair	Eastern Red Cedar
315	43.08406	-88.4392	8	Dead	Green Ash
316	43.08414	-88.4392	15	Dead	Green Ash
317	43.08413	-88.4393	9	Fair	Boxelder
318	43.08406	-88.4394	13	Fair	White Ash
319	43.08401	-88.4393	13	Dead	White Ash
320	43.08403	-88.4393	7	Poor	Eastern Red Cedar
321	43.084	-88.4394	7		Japanese Tree Lilac
322	43.08399	-88.4394	10	Fair	White Ash
323	43.08401	-88.4395	6	Good	Japanese Tree Lilac
324	43.08395	-88.4395	14	Poor	Black Walnut
325	43.08396	-88.4395	8	Poor	Eastern Red Cedar
326	43.0839	-88.4395	12	Excellent	American Elm
327	43.08388	-88.4395	8	Good	Eastern Red Cedar
328	43.08386	-88.4395	7	Excellent	Eastern Red Cedar
329	43.08386	-88.4396	11	Good	Black Walnut
330	43.08381	-88.4395	19	Excellent	Black Walnut
331	43.08382	-88.4394	10	Dead	White Ash
332	43.08379	-88.4394	9	Dead	White Ash
333	43.08393	-88.4393	7	Dead	White Ash
334	43.08383	-88.4394	8	Excellent	Shagbark Hickory
335	43.08376	-88.4394	11	Good	Shagbark Hickory
336	43.08375	-88.4394	8	Excellent	Shagbark Hickory
337	43.08383	-88.4397	7	Excellent	Shagbark Hickory
338	43.08388	-88.4397	13	Excellent	Black Cherry
339	43.08389	-88.4397	11	Excellent	Black Cherry
340	43.08391	-88.4397	16	Fair	Black Cherry
341	43.08392	-88.4398	10	Fair	Black Cherry
342	43.08392	-88.4398	13	Excellent	Black Cherry
343	43.08393	-88.4398	13	Good	Black Cherry
344	43.08387	-88.4398	13	Good	Black Cherry
345	43.08386	-88.4398	9	Dead	American Elm
346	43.08388	-88.4399	25	Excellent	Northern Red Oak
347	43.08393	-88.4399	14	Excellent	Big Tooth Aspen
348	43.08392	-88.4399	6	Excellent	American Elm
349	43.08393	-88.44	10	Excellent	Big Tooth Aspen
350	43.08394	-88.44	10	Excellent	Big Tooth Aspen
351	43.08394	-88.44	11	Excellent	Big Tooth Aspen
352	43.08391	-88.44	18	Excellent	Big Tooth Aspen
353	43.08394	-88.4401	15	Excellent	Big Tooth Aspen
354	43.08396	-88.4401	9	Fair	Boxelder
355	43.08399	-88.4401	15	Good	Black Cherry
356	43.08399	-88.4401	18	Excellent	Big Tooth Aspen
357	43.084	-88.4402	8	Good	Black Cherry
358	43.08402	-88.4401	7	Good	Black Cherry
359	43.08402	-88.4401	13	Fair	Big Tooth Aspen
360	43.08401	-88.44	7	Excellent	American Elm
361	43.084	-88.44	7	Poor	Boxelder
362	43.08402	-88.44	13	Poor	Black Cherry
363	43.08397	-88.4399	9	Good	American Elm
364	43.08399	-88.4399	22	Excellent	Black Walnut
365	43.08402	-88.4398	12	Fair	Black Cherry

366	43.08397	-88.4398	10	Fair	Black Cherry
367	43.08396	-88.4398	18	Poor	Boxelder
368	43.08402	-88.4398	10	Poor	Boxelder
369	43.08411	-88.4398	21	Excellent	Black Walnut
370	43.08411	-88.4397	6	Excellent	Shagbark Hickory
371	43.08409	-88.4396	10	Excellent	Black Walnut
372	43.08408	-88.4396	12	Excellent	Black Walnut
373	43.08404	-88.4396	9	Good	Mulberry
374	43.08401	-88.4396	11	Fair	Boxelder
375	43.08396	-88.4396	11	Excellent	Black Cherry
376	43.08396	-88.4396	14	Poor	Mulberry
377	43.08412	-88.4395	7	Excellent	Shagbark Hickory
378	43.0841	-88.4395	9	Excellent	Shagbark Hickory
379	43.08409	-88.4395	10	Good	Shagbark Hickory
380	43.08411	-88.4394	6	Excellent	Shagbark Hickory
381	43.08412	-88.4394	10	Excellent	Shagbark Hickory
382	43.08414	-88.4394	7	Fair	Black Cherry
383	43.08417	-88.4394	7	Excellent	Shagbark Hickory
384	43.0842	-88.4394	9	Excellent	Shagbark Hickory
385	43.0842	-88.4396	14	Fair	Black Cherry
386	43.08423	-88.4396	7	Fair	Black Cherry
387	43.08418	-88.4396	8	Excellent	Shagbark Hickory
388	43.08412	-88.4398	9	Excellent	American Elm
389	43.08414	-88.4398	6	Excellent	Black Walnut
390	43.08416	-88.4398	15	Fair	Black Cherry
391	43.08418	-88.4398	8	Excellent	White Ash
392	43.0842	-88.4399	15	Fair	Black Cherry
393	43.0842	-88.4399	12	Poor	American Elm
394	43.08414	-88.4399	14	Excellent	Big Tooth Aspen
395	43.08414	-88.44	10	Good	American Elm
396	43.08416	-88.44	19	Good	Big Tooth Aspen
397	43.08416	-88.4401	18	Good	Big Tooth Aspen
398	43.0841	-88.4401	22	Excellent	Big Tooth Aspen
399	43.08408	-88.4401	9	Poor	Black Cherry
400	43.08407	-88.4401	10	Good	Black Cherry
401	43.08406	-88.4402	10	Excellent	Shagbark Hickory
402	43.08413	-88.4402	9	Good	Black Cherry
403	43.08414	-88.4402	14	Good	Black Cherry
404	43.08418	-88.4402	10	Dead	Shagbark Hickory
405	43.08422	-88.4403	15	Dead	Boxelder
406	43.08421	-88.4402	7	Excellent	Shagbark Hickory
407	43.08423	-88.4402	17	Excellent	American Basswood
408	43.08426	-88.4402	19	Good	Black Cherry
409	43.08428	-88.4402	10	Fair	Black Cherry
410	43.08427	-88.4401	15	Excellent	American Basswood
411	43.08427	-88.4401	21	Excellent	American Basswood
412	43.08428	-88.4401	8	Excellent	American Basswood
413	43.08424	-88.44	8	Good	Black Cherry
414	43.08423	-88.4401	9	Excellent	American Basswood
415	43.08423	-88.4401	8	Fair	Boxelder
416	43.08431	-88.44	10	Fair	American Elm
417	43.08431	-88.44	9	Good	American Basswood
418	43.08431	-88.4401	11	Excellent	Shagbark Hickory
419	43.0843	-88.4401	9	Good	American Basswood
420	43.08434	-88.4401	16	Good	Whitespire Birch
421	43.08434	-88.4401	5	Fair	American Elm
422	43.08438	-88.4401	16	Excellent	Black Walnut
423	43.08439	-88.44	15	Excellent	Black Walnut
424	43.08438	-88.4401	8	Excellent	Black Walnut
425	43.0844	-88.4403	19	Good	Black Walnut
426	43.08435	-88.4403	8	Poor	Boxelder

427	43.08434	-88.4402	15	Excellent	Black Walnut
428	43.08428	-88.4403	12	Excellent	Black Walnut
429	43.08427	-88.4404	12	Excellent	Black Walnut
430	43.08422	-88.4403	15	Poor	Boxelder
431	43.08422	-88.4404	17	Excellent	Black Walnut
432	43.08424	-88.4404	10	Good	Black Walnut
433	43.08431	-88.4405	18	Good	Black Walnut
434	43.08428	-88.4405	15	Fair	Mulberry
435	43.08427	-88.4405	6	Good	American Elm
436	43.08425	-88.4406	12	Excellent	Black Walnut
437	43.08422	-88.4405	13	Excellent	Black Walnut
438	43.0842	-88.4406	8	Good	Black Cherry
439	43.08417	-88.4405	17	Good	Boxelder
440	43.08418	-88.4405	11	Fair	Boxelder
441	43.0842	-88.4404	16	Good	Black Walnut
442	43.08434	-88.4404	8	Fair	Mulberry
443	43.08436	-88.4404	6	Excellent	Black Walnut
444	43.08441	-88.4401	14	Excellent	Black Walnut
445	43.08432	-88.4399	10	Excellent	Black Walnut
446	43.08432	-88.4399	7	Fair	Black Walnut
447	43.08427	-88.4399	12	Excellent	American Elm
448	43.08427	-88.4399	6	Good	American Elm
449	43.08427	-88.44	8	Dead	Boxelder
450	43.08429	-88.4398	17	Excellent	Black Walnut
451	43.08427	-88.4392	13	Good	Eastern Red Cedar
452	43.08423	-88.4391	13	Fair	Big Tooth Aspen
453	43.08423	-88.4391	6	Good	Shagbark Hickory
454	43.0842	-88.4392	23	Fair	Black Cherry
455	43.08415	-88.4392	6	Fair	Black Cherry
456	43.08412	-88.4392	13	Dead	White Ash
457	43.0841	-88.4391	10	Poor	Boxelder
458	43.08413	-88.4391	8	Dead	Eastern Red Cedar
459	43.08413	-88.4391	8	Good	Eastern Red Cedar
460	43.08409	-88.4391	16	Dead	Green Ash
461	43.08417	-88.4391	11	Dead	Green Ash
462	43.08416	-88.4391	17	Good	Black Cherry
463	43.08417	-88.439	9	Fair	Black Cherry
464	43.08421	-88.439	8	Excellent	Shagbark Hickory
465	43.08425	-88.439	12	Fair	Eastern Red Cedar
466	43.08426	-88.439	12	Good	Black Cherry
467	43.08423	-88.4389	12	Good	Eastern Red Cedar
468	43.0842	-88.4389	10	Good	Black Cherry
469	43.08419	-88.439	6	Good	Black Cherry
470	43.08418	-88.4389	8	Good	Black Cherry
471	43.08448	-88.4404	14	Poor	Boxelder
472	43.08444	-88.4405	33	Good	Boxelder
473	43.08443	-88.4406	7	Fair	White Spruce
474	43.08448	-88.4406	9	Good	White Spruce
475	43.08447	-88.4408	8	Good	White Spruce
476	43.08428	-88.4407	23	Good	Norway Maple
477	43.08424	-88.4407	19	Fair	Norway Maple
478	43.08423	-88.4407	12	Fair	Norway Maple
479	43.0842	-88.4407	31	Good	Norway Maple
480	43.08421	-88.4407	24	Excellent	Eastern Cottonwood
481	43.08415	-88.4407	17	Excellent	Northern Red Oak
482	43.08413	-88.4407	9	Good	Bur Oak
483	43.08412	-88.4408	10	Good	Bur Oak
484	43.08435	-88.4409	43	Good	Silver Maple
485	43.08435	-88.441	43	Fair	Silver Maple
486	43.0845	-88.4409	15	Fair	Austrian Pine
487	43.08457	-88.4409	11	Fair	Whitespire Birch

488	43.08455	-88.441	16	Poor	Colorado Spruce
489	43.08454	-88.4411	8	Fair	White Spruce
490	43.08447	-88.4412	17	Fair	Douglas-fir
491	43.08445	-88.4413	19	Fair	Douglas-fir
492	43.08438	-88.4413	28	Good	American Basswood
493	43.0843	-88.4413	6	Good	Northern White Cedar
494	43.08431	-88.4413	7	Good	Northern White Cedar
495	43.08432	-88.4412	6	Good	Northern White Cedar
496	43.08433	-88.4411	8	Good	Northern White Cedar
497	43.08432	-88.4411	6	Good	Northern White Cedar
498	43.08437	-88.4412	14	Poor	Colorado Spruce
499	43.0843	-88.4412	12	Good	Norway Maple
500	43.08428	-88.4412	16	Good	Black Walnut



TREE IMPACT SUMMARY

Total Trees Surveyed: 500 trees

Trees to be Removed

Specimen Trees:	137 trees (27% of trees surveyed)
Non-Specimen Trees:	72 trees (14% of trees surveyed)

Tree survey completed by Watchel Tree Science Inc. in November of 2024

TREE SURVEY LEGEND

- INDICATES NON-SPECIMEN TREE (TO REMAIN)
- INDICATES SPECIMEN TREE TO BE PRESERVED
- INDICATES SPECIMEN TREE TO BE REMOVED
- INDICATES NON-SPECIMEN TREE TO BE REMOVED

TREE DEMO EXHIBIT

ROGERS BEHAVIORAL HEALTH

CITY OF OCONOMOWOC, WI

0 10 20 40

Scale: 1" = 20' (22"X34")

Scale: 1" = 40' (11"X17")

DATE: 5/6/2025

TRIO DESIGN · LAND SURVEYING · CIVIL ENGINEERING

4100 N. CALHOUN ROAD, SUITE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

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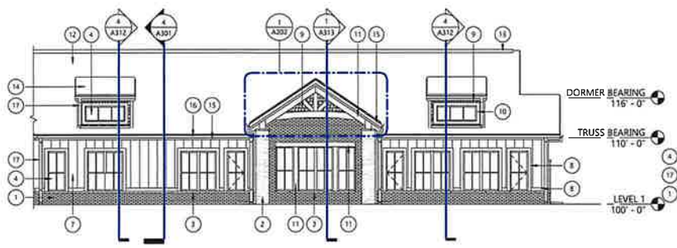
MATERIAL LEGEND - EXTERIOR[1]

CODE	TYPE	MANUFACTURER	PATTERN / STYLE	COLOR / FINISH	SIZE	CONTACT	COMMENTS
BRK-1	BRICK	--				JASON DEMLER (920) 574-6488	
CSTN-1	CAST STONE	--				DOMINIC NOVY (414) 550-2323	SILLS AND CAPS
DNSPT-1	DOWNSPOUT	--		--		--	--
DS-1	DIMENSIONAL SHINGLES	GAF	TIMBERLAND HD SHINGLES		--		
EXPT-1	EXTERIOR PAINT				--	SUSAN SIENKOWSKI (312) 565-0622	
FCP-1	FIBER CEMENT PANELS	JAMES HARDIE	BOARD AND BATTEN				
FGWD-1	FIBERGLASS WINDOW SYSTEM	PELLA	IMPERVIA	TBD	SEE ELEVATIONS		
FS-1	FASCIA AND FLASHING	--		--	1x10 & 1x6	--	--
GTTR-1	GUTTER	--		--	--	--	DOWNSPOUTS TO MATCH
MTLR-1	METAL GUARDRAIL	--	SEE ELEVATIONS	PT-X	42" HEIGHT	--	--
SFT-1	SOFFITS	JAMES HARDIE					
SHK-1	CEDAR SHAKES	JAMES HARDIE					
SHK-2	CEDAR SHAKES	JAMES HARDIE					
SSMR-1	STANDING SEAM METAL ROOF	PAC-CLAD	SNAP - CLAD				
STN-1	FULL BED STONE VENEER	--				RYAN BARTSCH (262) 488-9004	
STN-2	THIN BED STONE VENEER	--				RYAN BARTSCH (262) 488-9004	
TMBR-1	TIMBER	--	DOUGLAS FIR	STAIN - NATURAL			
TRM-1	FIBER CEMENT - EXTERIOR WINDOW CASING	--		TO MATCH FCS-1	3/4" x 6"	--	--
TRM-2	CEDAR - EXTERIOR WINDOW CASING	--		TO MATCH SHK-1	3/4" x 4"	--	--

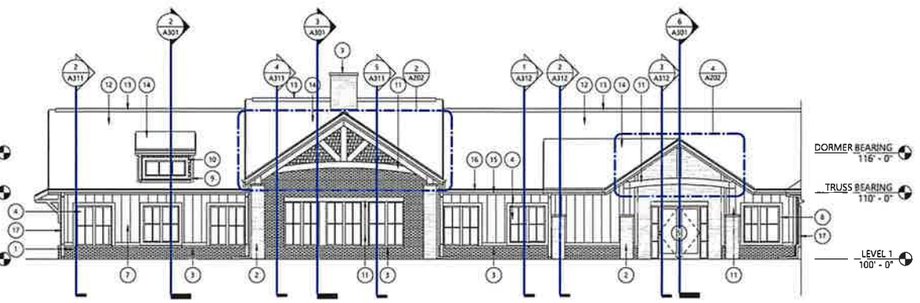
[1] REFER TO "MATERIAL LEGEND - INTERIOR" FOR ADDITIONAL MATERIALS
[1] REFER TO SECTIONS & DETAILS FOR ADDITIONAL INFORMATION

KEYED EXTERIOR ELEVATIONS

TAG #	DESCRIPTION
1	BRK-1
2	STN-1
3	CSTN-1
4	FGWD-1
5	THERMALLY BROKEN ALUMINUM DOOR. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
6	INSULATED HOLLOW METAL DOOR. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION
7	FCP-1
8	TRM-1
9	SHK-1
10	TRM-2
11	FMBR-1
12	DS-1
13	ATTIC ROOF VENT
14	SSMR-1
15	FS-1
16	GTTR-1
17	DNSPT-1
18	MECHANICAL EQUIPMENT. SEE MECHANICAL FOR ADDITIONAL INFORMATION
19	MTLR-1



10 A201 BUILDING ELEVATION - PARTIAL EAST
1/8" = 1'-0"



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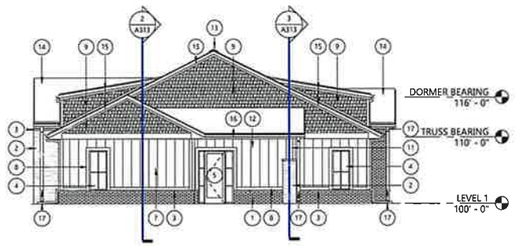

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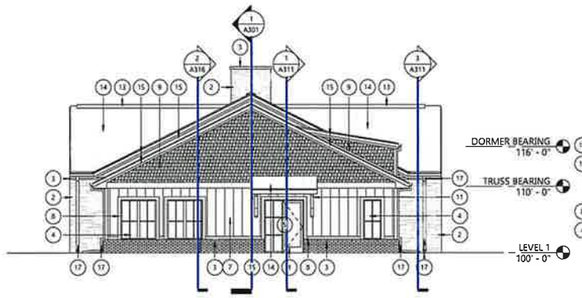

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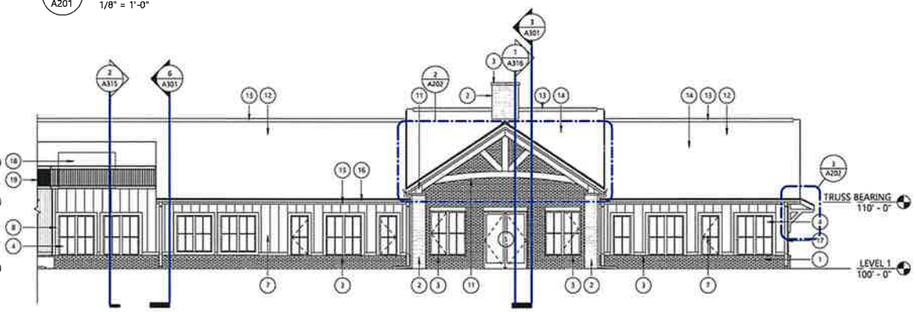

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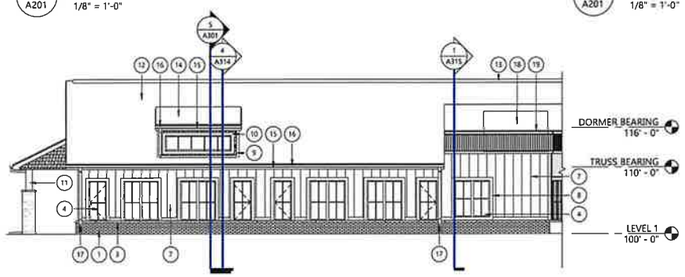

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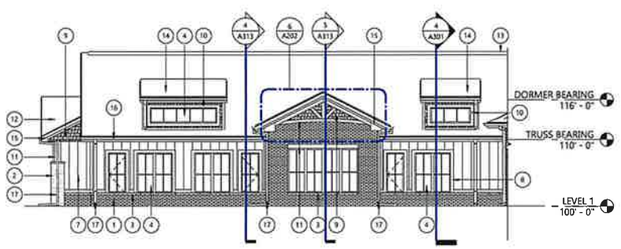

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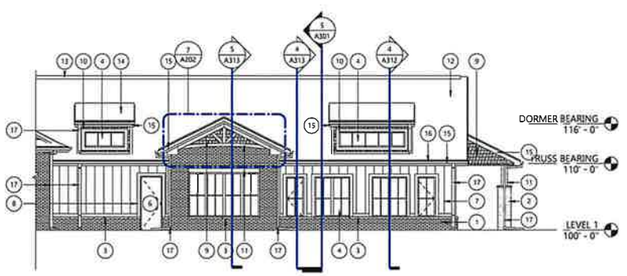

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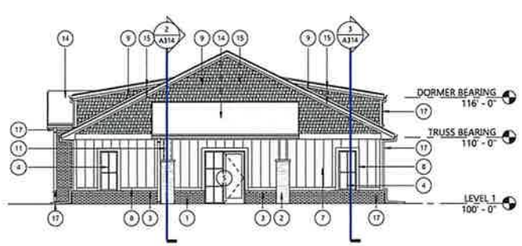

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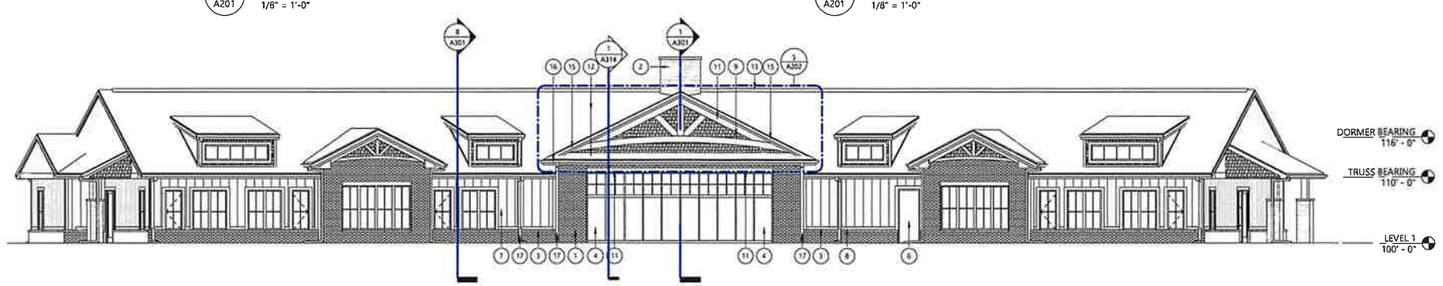

1 A201 BUILDING ELEVATION - NORTH
1/8" = 1'-0"

5/8/2025 10:27:58 AM

GROTH Design Group
N58 W6181 COLUMBIA RD
P.O. BOX 332
CEDARBURG, WISCONSIN 53012
PH (262) 377-8001
FX (262) 377-8003

PROJECT

ROGERS BEHAVIORAL HEALTH OCONOMOWOC 24-BED ADULT EDC CBRF

34700 VALLEY ROAD OCONOMOWOC, WI

ISSUE

NO.	DATE	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date
05.02.2025

Project No.
24.103

SHEET TITLE

BUILDING ELEVATIONS

A201

CONSTRUCTION DOCUMENTS - PROGRESS SET

© Groth Design Group, Inc.

1 A102 FLOOR PLAN - DIMENSIONS ONLY

1/8" = 1'-0"

PLAN NORTH

TRUE NORTH

5/8/2025 10:23:46 AM

GROTH Design Group

N58 W6181 COLUMBIA RD
P.O. BOX 332
CEDARBURG, WISCONSIN 53012

PH (262) 377-9001
FX (262) 377-6003

PROJECT

ROGERS BEHAVIORAL HEALTH
OCONOMOWOC
24-BED ADULT EDC CBRF

34700 VALLEY ROAD
OCONOMOWOC, WI

ISSUE

NO.	MM DD YY	DESCRIPTION

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

PROJECT INFO

Date
05.02.2025

Project No.
24.103

SHEET TITLE

FLOOR PLAN - DIMENSIONS AND WALL TYPES

A102

CONSTRUCTION DOCUMENTS - PROGRESS SET

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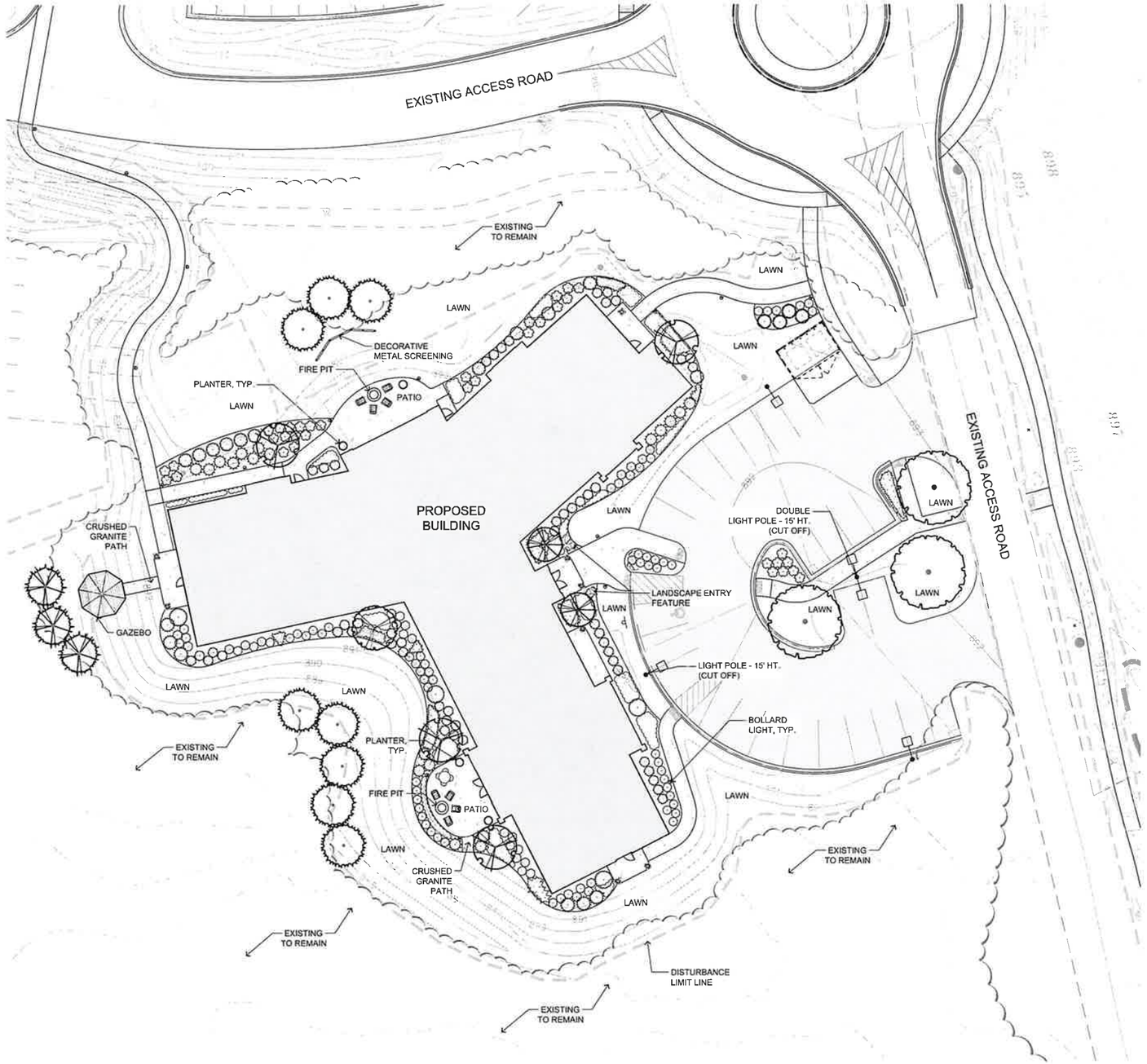

PLANT SCHEDULE

SYMBOL	CODE	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	SPACING
SHADE TREES						
	EKC	Espresso Kentucky Coffeetree	Gymnocladus dioicus 'Espresso'	2" Cal.	B&B	As Shown
ORNAMENTAL TREES						
	FKM	Fire King™ Musclewood	Carpinus caroliniana 'J.N. Select A'	1.5" Cal.	B&B	As Shown
	IW	Ironwood	Ostrya virginiana	1.5" Cal.	B&B	As Shown
	JTL	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'	1.5" Cal.	B&B	As Shown
EVERGREEN TREES						
	GAB	Giant Arborvitae	Thuja plicata	7' Ht.	B&B	As Shown
	HCJ	Hetzi Column Juniper	Juniperus chinensis 'Hetzii Columnaris'	5' Ht.	B&B	As Shown
	SS	Serbian Spruce	Picea omorika	7' Ht.	B&B	As Shown
DECIDUOUS SHRUBS						
	CB	Bergeson's Red Twig Dogwood	Cornus sericea 'Bergeson's Compact'	30" Ht.	Cont.	As Shown
	DPS	Double Play Doozie® Spirea	Spiraea x 'NCSX2'	18" Ht.	Cont.	As Shown
	SG	Goldflame Spirea	Spiraea x bumalda 'Goldflame'	18" Ht.	Cont.	As Shown
	LR	Kodiak® Orange Diervilla	Diervilla x 'G2X88544'	18" Ht.	Cont.	As Shown
	SIV	Spice Island Koreanspice Viburnum	Viburnum carlesii 'Spice Island'	24" Ht.	B&B	As Shown
	SJW	St. John's Wort	Hypericum kalmianum	18" Ht.	Cont.	As Shown
EVERGREEN SHRUBS						
	CCJ	Calgary Carpet Juniper	Juniperus sabina 'Calgary Carpet' TM	24" Sprd.	Cont.	As Shown
	GVB	Green Velvet Boxwood	Buxus x 'Green Velvet'	18" Ht.	B&B	As Shown
	KCJ	Kallay's Compact Pfitzer Juniper	Juniperus x pfitzeriana 'Kallay's Compact'	24" Sprd.	Cont.	As Shown
ORNAMENTAL GRASSES						
	IDS	Ice Dance Japanese Sedge	Carex morrowii 'Ice Dance'	1 Gal.	Cont.	18" o.c.
	JLB	Jazz Little Bluestem	Schizachyrium scoparium 'Jazz'	1 Gal.	Cont.	24" o.c.
	NWG	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 Gal.	Cont.	24" o.c.
PERENNIALS						
	CBC	Citronelle Yellow Coral Bells	Heuchera x 'Citronelle'	4.5"	Pot	18" o.c.
	AM	Millenium Ornamental Onion	Allium x 'Millenium'	4.5"	Pot	18" o.c.

GENERAL NOTES

- Lawn areas to be seeded with premium, commercial grade seed mix.
- Plant beds and parking lot islands to receive a 2-3" deep layer of shredded hardwood mulch.
- All plantings shall comply with standards as described in the American Standard of Nursery Stock - ANSI Z60.1 (Latest Version)

DIGGER'S HOTLINE 1-800-242-8511

IN ACCORDANCE WITH WISCONSIN STATUTE 182.0175, DAMAGE TO TRANSMISSION FACILITIES, EXCAVATOR SHALL BE SOLELY RESPONSIBLE TO PROVIDE ADVANCE NOTICE TO THE DESIGNATED "ONE CALL SYSTEM" NOT LESS THAN THREE WORKING DAYS PRIOR TO COMMENCEMENT OF ANY EXCAVATION REQUIRED TO PERFORM WORK CONTAINED ON THESE DRAWINGS, AND FURTHER, EXCAVATOR SHALL COMPLY WITH ALL OTHER REQUIREMENTS OF THIS STATUTE RELATIVE TO EXCAVATOR'S WORK.

CONCEPTUAL LANDCAPING AND LIGHTING

North

0 20 40 feet

1" = 20' @ 22" X 34"
1" = 40' @ 11" X 17"

HARWOOD
255 N 21st Street Milwaukee, WI 53233
414-475-5554
LANDSCAPE ARCHITECT

TRIO ENGINEERING
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
4100 N. Calhoun Rd
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

PROJECT:
OCD TREATMENT FACILITY
ROGERS BEHAVIORAL HEALTH
34700 VALLEY ROAD
VILLAGE OF SUMMIT, WISCONSIN

REVISION HISTORY

DATE	DESCRIPTION

DATE:
APRIL 17, 2025

JOB NUMBER:
25-1070.00

DESCRIPTION:
LANDSCAPE PLAN

SHEET
L1.00

H:\DWGS\2025\25-1070 ROGERS BEHAVIOR HEALTH - MAIN CAMPUS 64-BED EATING DISORDER\LA\AUTOCAD\25-1070.00 LP01 - MAIN CAMPUS.DWG

PROPOSED SIGNAGE

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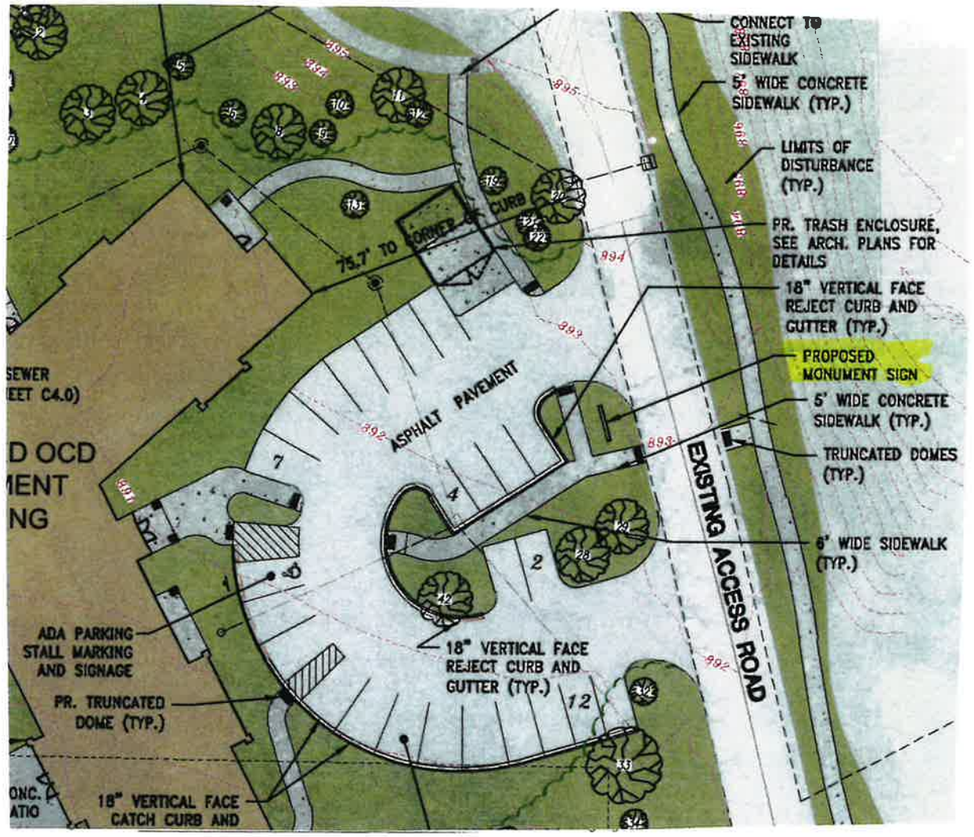
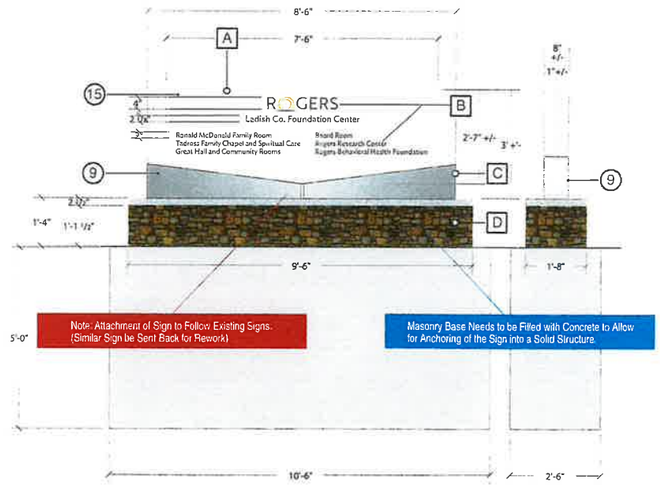


Rogers Behavioral Health - Oconomowoc - Main Campus Addition 2021 / Additional Signage

Job # 2146.0401 CLIENT APPROVAL DRAWING

Building Identification Sign - Sign #4



Logo Color Details

Colors for Flat Cut Letters(Shown Separate for Clarity)

Large Building Identification Sign - Sign #4

One (1) New Large Building Identification Sign.

Illuminated / Single Sided

Sign is new including base and masonry.

3'X7'6"= 22.5 SQFT

(A) New Acrylic Edge Lit Panels

1" thick acrylic panel with lettering and logo engraved into panel 1/8" deep. Face of clear acrylic panel is painted with matte clear coat.

(B) Engraving / Flat Cut Acrylic Letters

Matching Flat Cut 1/16" Acrylic Letters & Logo inset into engraving of 1" thick acrylic panel and bonded in place, paint flat cut acrylic to match logo vinyl colors.

(C) Shroud

Fabricated aluminum base to match style of existing, with LED illumination on edge of Panel (A) (LEDs 7100K to match existing)

(D) Masonry Base

Masonry Base- Montana Stone to be provided by Site/GC (Lemberg responsible for masonry work).

Cement Pad Footing 10.5' long x 2.5' wide x 5' deep.

Masonry Base Needs to be Filled with Concrete to Allow for Anchoring of the Sign into a Solid Structure

Colors

- (3) Paint to Match: 3M Dark Gray (220-41)
- (9) MP Brushed Aluminum(41342SP)
- (11) Paint to Match, Oracal Pastel Blue (8500-527), Translucent Film
- (12) Paint to Match, 3M Golden Yellow (3630-125), Translucent Film
- (13) Paint to Match, 3M Poppy Orange (3630-144), Translucent Film
- (14) Paint to Match, 3M Kumquat Orange (3630-74), Translucent Film
- (15) Matte Clear Coat (Painted on 1" Clear Acrylic Panel)

Rogers Behavioral Health

34700 Valley Road
Oconomowoc, Wisconsin

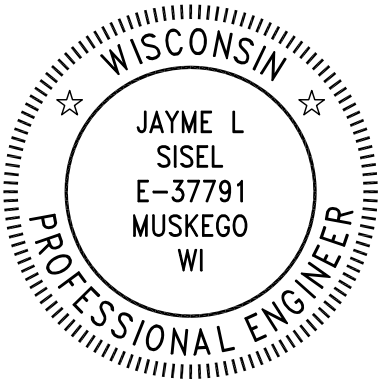
Storm Water Management Plan

Prepared by:

Trio Engineering LLC
4100 N. Calhoun Road
Brookfield, Wisconsin 53005
Contact: Josh Pudelko, P.E.
Telephone: (262) 790-1480
Email: info@trioeng.com

Sound Stormwater Design LLC
Contact: Jayme Sisel, P.E.
Telephone: (414) 286-4739
Email: jayme.sisel@soundstormwater.com

February 14, 2025



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Post-Development Site Drainage Description 3

Stormwater Detention Basin Design & Summary 3

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Water Quality 4

Infiltration 4

Conclusion 5

APPENDICES

Figures

APPENDIX A Pre-Development Hydrologic Analysis

APPENDIX B Post-Development Hydrologic Analysis

APPENDIX C Treatment Analysis

APPENDIX D Soil Survey

Introduction

Roger Memorial Hospital is continuing to develop areas of its 40-acre campus located at 34700 Valley Road in the City of Oconomowoc, Wisconsin. The proposed development, Rogers Behavioral Health, will feature a newly constructed building and a surface parking lot. Refer to Figure 1 for the general location of the project site.

This report outlines the design computations for existing and proposed site conditions and presents a stormwater management plan that complies with the requirements of the City of Oconomowoc and the Wisconsin Department of Natural Resources (WDNR).

Owner/ Developer

The owner, developer, and responsible entity for installation and maintenance of the stormwater management practices is:

Roger Memorial Hospital Inc.
34700 Valley Road
Oconomowoc, Wisconsin 53066
Contact: Jack Collier
Phone: (262) 646-1305
Email: jack.collier@rogersbh.org

Design Requirements

The following design standards have been used to develop the stormwater management plan for the Roger Behavioral Health project:

- City of Oconomowoc: Chapter 19, Stormwater Management and Erosion Control
- Wisconsin Department of Natural Resources (WDNR) Technical Standards, NR151, and NR216
- Summary of design requirements:
  - Peak Discharge:
    - The peak flow discharge rates of stormwater runoff from the site shall not exceed the rates under the pre-development conditions for the 1, 2, 10, and 100-yr, 24-hr design storms.
  - Water Quality (Total Suspended Solids): Reduce to the maximum extent practicable the total suspended solids load by 80% for new development sites, based on an average annual rainfall, as compared to no runoff management controls.
  - Infiltration: For low impervious developments one of the following shall be met:
    - Infiltrate sufficient runoff volume so that the post-development infiltration volume shall be at least 90% of the pre-development infiltration volume, based on an average annual rainfall.
    - No more than 1% of the project site is required as an effective infiltration area.

Analysis Overview

The Stormwater Management Plan for the Rogers Behavioral Health development has been designed in accordance with the City of Oconomowoc's stormwater regulations and all applicable state requirements. The analysis evaluated existing and proposed stormwater runoff conditions, considering factors such as runoff volume, peak discharge rates, detention basin storage capacity, outlet structure design, and storm sewer system requirements.

Stormwater modeling and analysis were conducted using HydroCAD Version 10.10 by HydroCAD Software Solutions. This software employs NRCS methods to generate runoff and pond routing hydrographs. The model's capabilities include modeling drainage basins, combining hydrographs to assess runoff and storage needs, and determining appropriate detention basin and outlet structure sizing.

MSE3 rainfall distributions were used for modeling the 1, 2, 10 and 100-year, 24-hour storm events. The corresponding rainfall data used for modeling was taken from the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Precipitation Frequency Tables for Wisconsin Counties and is shown in the following table.

TABLE 1
Design Rainfall Values

Storm Recurrence Interval	24-hour Rainfall Depths
1-year	2.40 inches
2-year	2.70 inches
10-year	3.81 inches
100-year	6.18 inches

Soil types for the site were determined from NRCS Soil Survey Maps for Waukesha County. The Soil Survey identifies the soils at the site as Type B (Fox silt loam). Accordingly, a hydrologic soil group Type B classification was used to determine the runoff curve numbers for the site.

Pre-Development Watershed Description

The existing site consists primarily of woodlands, with surface drainage generally to the west, toward an existing pond on an adjacent parcel owned by Rogers Memorial Hospital. The entire site is ultimately tributary to Upper Nashotah Lake.

Figure 1, Pre-Development Conditions Plan, shows the location of the project site, land cover types, drainage subareas and flow paths. The following table summarizes the results of the stormwater model for pre-development conditions. Detailed hydrological computations are included in Appendix A.

TABLE 2
Pre-Development Site Conditions

Subarea or Junction	Description	Total Area (acres)	Impervious Area (acres)	Time of Conc. (min.)	Peak Flow Rate (cfs)			
					1-year	2-year	10-year	100-year
1	Subarea	3.15	0.10	32	0.08	0.19	1.04	4.46
2	Subarea	0.61	0.00	14	0.03	0.07	0.40	1.53
2D	Existing Depression	-	-	-	0.00	0.00	0.00	0.00
3	Subarea	2.43	0.27	32	0.29	0.49	1.58	4.89
3D	Existing Depression	-	-	-	0.00	0.00	0.32	4.44
99	**Total Outflow**	**6.19**	**0.37**	**-**	**0.08**	**0.19**	**1.04**	**8.74**

Post-Development Site Drainage Description

The proposed development features a new building and parking lot, with stormwater management provided by a single bioretention basin. The project will disturb approximately 1.4 acres of land, resulting in a net increase of approximately 0.59 acres of impervious surface.

Figure 2, Post-Development Conditions Plan, shows the proposed land cover, grading, drainage boundaries, flow paths, and proposed site and stormwater management improvements. The following table summarizes the results of the hydrologic analysis for post-development conditions. Detailed hydrological computations are included in Appendix B.

TABLE 3
Post-Development Site Conditions

Subarea, Junction or Pond	Description	Total Area (acres)	Impervious Area (acres)	Time of Conc. (min.)	Peak Flow Rate (cfs)			
					1-year	2-year	10-year	100-year
1.1	Subarea	0.64	0.40	6	1.19	1.46	2.50	4.80
1.2	Subarea	2.51	0.29	22	0.24	0.45	1.70	5.69
1B	Bioretention Basin	-	-	-	0.07	0.16	0.64	8.38
2	Subarea	0.61	0.00	14	0.03	0.07	0.40	1.53
2D	Existing Depression	-	-	-	0.00	0.00	0.00	0.00
3	Subarea	2.43	0.27	32	0.29	0.49	1.58	4.89
3D	Existing Depression	-	-	-	0.00	0.00	0.32	4.44
99	**Total Outflow**	**6.19**	**0.96**	**-**	**0.07**	**0.16**	**0.64**	**8.38**

Stormwater Detention Basin Design & Summary

The Stormwater Management Plan proposes one bioretention basin as the primary means of stormwater management for the site. The following tables summarize the detention system routing analysis for post-development conditions. Details of the stormwater management facilities are included in Appendix B.

TABLE 4
Post-Development Site Conditions

Bioretention Basin 1B

Basin Details:
- Bottom elevation = 872.5
- Top of engineered soil elevation = 875.0
- Top of berm elevation = 879.0
- 10-foot spillway = 878.0

Outlet Control:
- 0.13 in/hr native infiltration rate, WDNR Tech Stand 1002
- 1-inch diameter orifice at I.E. 873.0
- 3-inch diameter orifice at I.E. 876.0
- 36-inch horizontal grate at elevation 877.5
- 15-inch outlet pipe at I.E. 873.0

	1-year Storm	2-year Storm	10-year Storm	100-year Storm
Peak Inflow (cfs)	1.20	1.50	2.95	8.70
Peak Outflow (cfs)	0.07	0.16	0.64	8.38
Max Water Surface Elev.	876.12	876.35	877.54	877.91
Max Storage Volume (ac-ft)	0.05	0.07	0.15	0.19

Peak Discharge Summaries

The stormwater management system will maintain post-development peak discharge rates to be no greater than pre-development discharge rates for the 1, 2, 10, and 100-year, 24-hour design storms. This is in accordance with the Oconomowoc's stormwater discharge criteria. The following table compares the results of the analysis from a peak discharge standpoint.

TABLE 5
Comparison of Peak Discharge

	Pre-Development		Post-Development
1-year	0.08 cfs	>	0.07 cfs
2-year	0.19 cfs	>	0.16 cfs
10-year	1.04 cfs	>	0.64 cfs
100-year	8.74 cfs	>	8.38 cfs

Water Quality

The City of Oconomowoc requires new development sites to be designed to remove 80 percent of TSS, based on an average annual rainfall as compared to no runoff management controls.

Stormwater quality was analyzed using winSLAMM Version 10.5.0 software, developed by Robert Pitt and John Voorhees. The results of the winSLAMM analysis indicate that approximately 84.6 percent of TSS will be removed from stormwater as a result of the bioretention basin. Detailed computations are included in Appendix C.

Infiltration

The City of Oconomowoc requires low imperviousness developments to infiltrate sufficient runoff volume so that the post-development infiltration volume is at least 90% of the pre-development infiltration volume, based on an average annual rainfall. However, no more than 1% of the project site is required as an effective infiltration area.

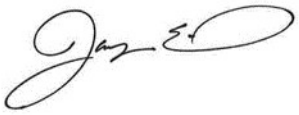
The development plan will disturb approximately 1.4 acres of area. In accordance with the City's ordinance, the maximum effective infiltration area required is approximately 0.014 acres (1% of the project site). The proposed bioretention basin will provide a total effective infiltration area of approximately 0.02 acres which exceeds the 1% requirement. Based on this, the site meets the requirements for infiltration.

Conclusion

The proposed development will maintain compliance with the City of Oconomowoc and the WDNR's requirements for control of stormwater quantity, quality, and infiltration. We request, on behalf of Rogers Memorial Hospital, approval of this Stormwater Management Plan to allow for construction of the Rogers Behavioral Health development.

Prepared by:

SOUND STORMWATER DESIGN LLC



Jayme Sisel, P.E.

Storm Water Management Practice Maintenance Agreement for Rogers Behavioral Health

Rogers Behavioral Health, as "Owner" of the property described below, and/or its assigns, in accordance with the Village of Summit's (the "Village") Municipal Code for Storm Water Management and Erosion Control Ordinance, agrees to install and maintain storm water management practice(s) on the subject property in accordance with approved plans and Storm Water Permit conditions. The owner further agrees to the terms stated in this document to ensure that the storm water management practice(s) continues serving the intended functions. This Agreement includes the following exhibits:

Exhibit A: Legal Description of the real estate for which this Agreement applies ("Property").
Exhibit B: Location Map(s) – shows an accurate location of each storm water management practice affected by this Agreement.
Exhibit C: Maintenance Plan – prescribes those activities that must be carried out to maintain compliance with this Agreement.
Exhibit D: Design Summary – contains a summary of key engineering calculations and other data used to design the stormwater BMP's.
Exhibit E: Stormwater Details – shows detailed cross-section and plan view of the stormwater BMP's.

Rogers Behavioral Health
34700 Valley Rd,
Oconomowoc, WI 53066

SUMT 0622979001
Parcel Identification Number(s) – (PIN)

Note: After construction verification has been accepted by the Village, for all planned storm water management practices, an addendum(s) to this agreement shall be recorded by the Owner showing design and construction details. The addendum(s) may contain several additional exhibits, including certification by the Village of Storm Water Permit termination, as described below.

Through this Agreement, the Owner hereby subjects the Property to the following covenants, conditions and restrictions:

1. The Owner shall be responsible for the initial construction of the storm water facilities, certification of the storm water facilities, routine and extraordinary maintenance and repair of the storm water management practice(s) and drainage easements identified in Exhibit B until Storm Water Permit termination by the Village in accordance with Village Ordinances.
2. After Storm Water Permit termination, the Owner shall be solely responsible for maintenance and repair of the storm water management practices and drainage easements in accordance with the maintenance plan contained in Exhibit C.
3. Upon written notification by Village, or their designee, the Owner shall, at their own cost and within a reasonable time period, have an inspection of the storm water management practice conducted by a qualified professional, file a report with the Village and complete any maintenance or repair work recommended in the report. The Owner shall be liable for the failure to undertake any maintenance or repairs.
4. In addition, and independent of the requirements under paragraph 3 above, the Village, or its designee, is authorized to access the property as necessary to conduct inspections of the storm water management practices or drainage easements to ascertain compliance with the intent of this Agreement and the activities prescribed in Exhibit C. The Village may require work to be done which differs from the report described in paragraph 3 above, if the Village reasonably concludes that such work is necessary and

consistent with the intent of this agreement. Upon notification to the Owner of required maintenance or repairs, the Owner shall complete the specified maintenance or repairs within a reasonable time frame.

5. If the Owner does not complete an inspection as outlined in Section 3 or required maintenance or repairs as outlined in Section 4 within specified reasonable period of time, the Village is authorized, but not required, to perform the specified inspections, maintenance or repairs. In the case of an emergency situation, as determined by the Village, no notice shall be required prior to the Village performing emergency maintenance or repairs. The Village may levy the costs and expenses of such inspections, maintenance or repair related actions as a special charge against the Property and collected as such in accordance with the procedures under s. 66.0627 Wis. Stats. or sub ch. VII of ch. 66 Wis. Stats.
6. This Agreement shall run with the Property and be binding upon all heirs, successors and assigns. This Agreement shall not be modified without the expressed consent of all parties to the Agreement

Dated this ___ day of _____, 2025.

Owner:
Rogers Behavioral Hospital

By:

_____
Title:

Acknowledgements

State of Wisconsin:
County of Waukesha

Personally came before me this ___ day of _____, 2025, the above named _____ to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____.
[Name]
Notary Public, Waukesha County, WI
My commission expires:_____.

Village of Summit:

_____
Village President Jack Riley

State of Wisconsin:
County of Waukesha

Personally came before me this _____ day of _____, the above named Jack Riley to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, State of Wisconsin
My Commission _____

Village Clerk Debra Michael

State of Wisconsin:
County of Waukesha

Personally came before me this _____ day of _____, the above named Debra Michael to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, State of Wisconsin
My Commission _____

This document was drafted by:

Trio Engineering, LLC
4100 N Calhoun Road
Brookfield, WI 53005

Exhibit A – Legal Description

The following description and reduced copy map identifies the land parcel(s) affected by this Agreement. For a larger scale view of the referenced document, contact the Village of Summit.

Project Identifier: **Rogers Behavioral Hospital** Acres**: 55.623 ac. (Lot 1)**

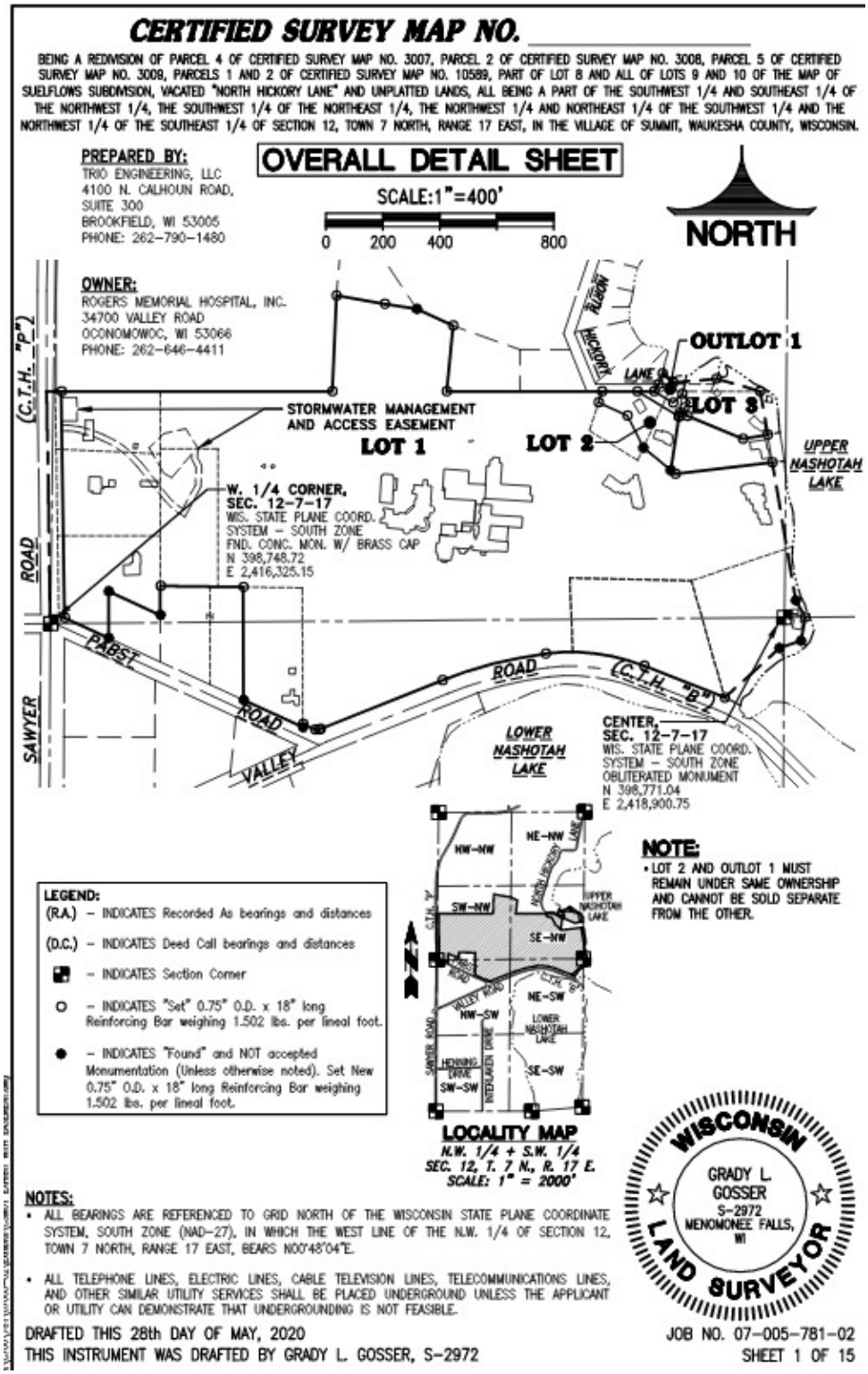


Exhibit B - Location Map

Storm Water Management Practices Covered by this Agreement

The storm water management practices covered by this Agreement are depicted in the reduced copy of a portion of the stormwater management plan and/or construction plans, as shown below. The practices include infiltration areas and rain gardens. All the noted storm water management practices are located within a stormwater management & access easement as shown below.

Development Name: **Main Hospital Campus**
Storm water Practices: **Three (3) infiltration areas & eight (8) rain gardens**

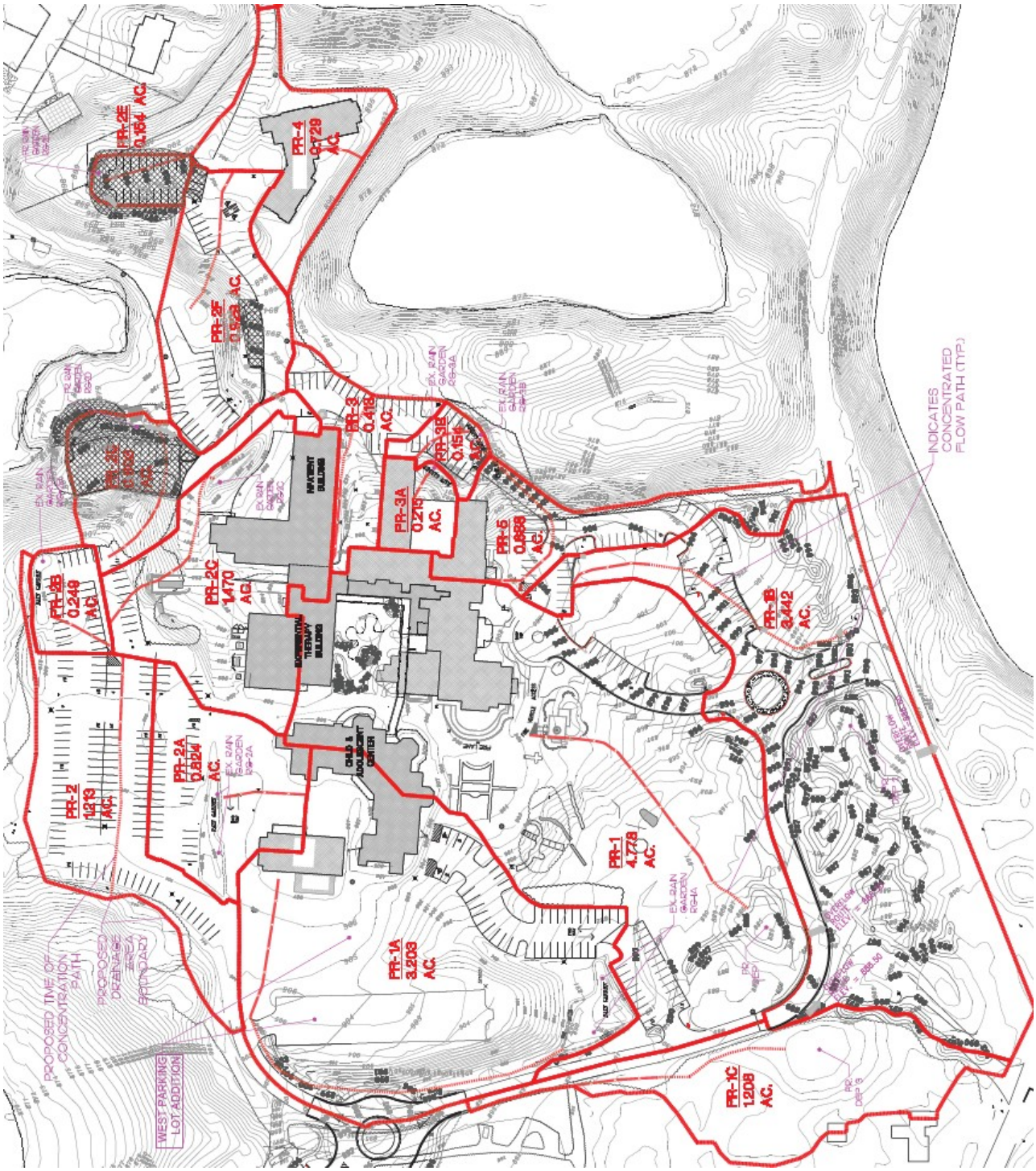


Exhibit B - Location Map (continued)
Storm Water Management Practices Covered by this Agreement

The storm water management practices covered by this Agreement are depicted in the reduced copy of a portion of the stormwater management plan and/or construction plans, as shown below. The practices include biofilters, a rain garden, and underground detention systems. All the noted storm water management practices are located within a stormwater management & access easement as shown below.

Development Name: **Herrington Residential Center**
Storm water Practices: **Two (2) biofilters, one (1) rain garden & two (2) CMP underground detention systems**

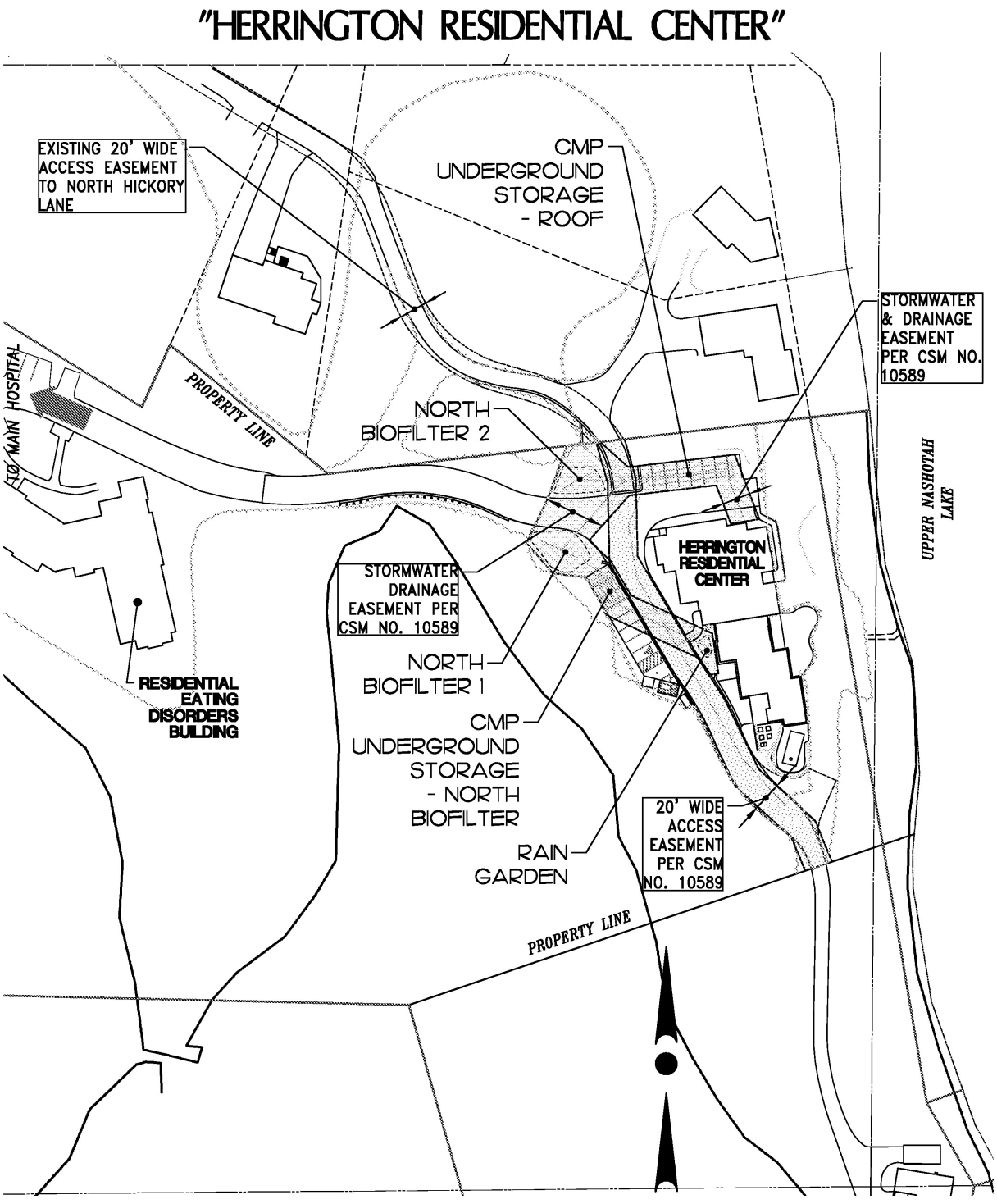


Exhibit B - Location Map (continued)
Storm Water Management Practices Covered by this Agreement

The storm water management practices covered by this Agreement are depicted in the reduced copy of a portion of the stormwater management plan and/or construction plans, as shown below. The practices include water quality catch basins, a wet pond, and a biofiltration basin. All the noted storm water management practices are located within a stormwater management & access easement as shown below.

Development Name: **Family Research Center**
Storm water Practices: **One (1) wet pond & one (1) biofiltration basin**

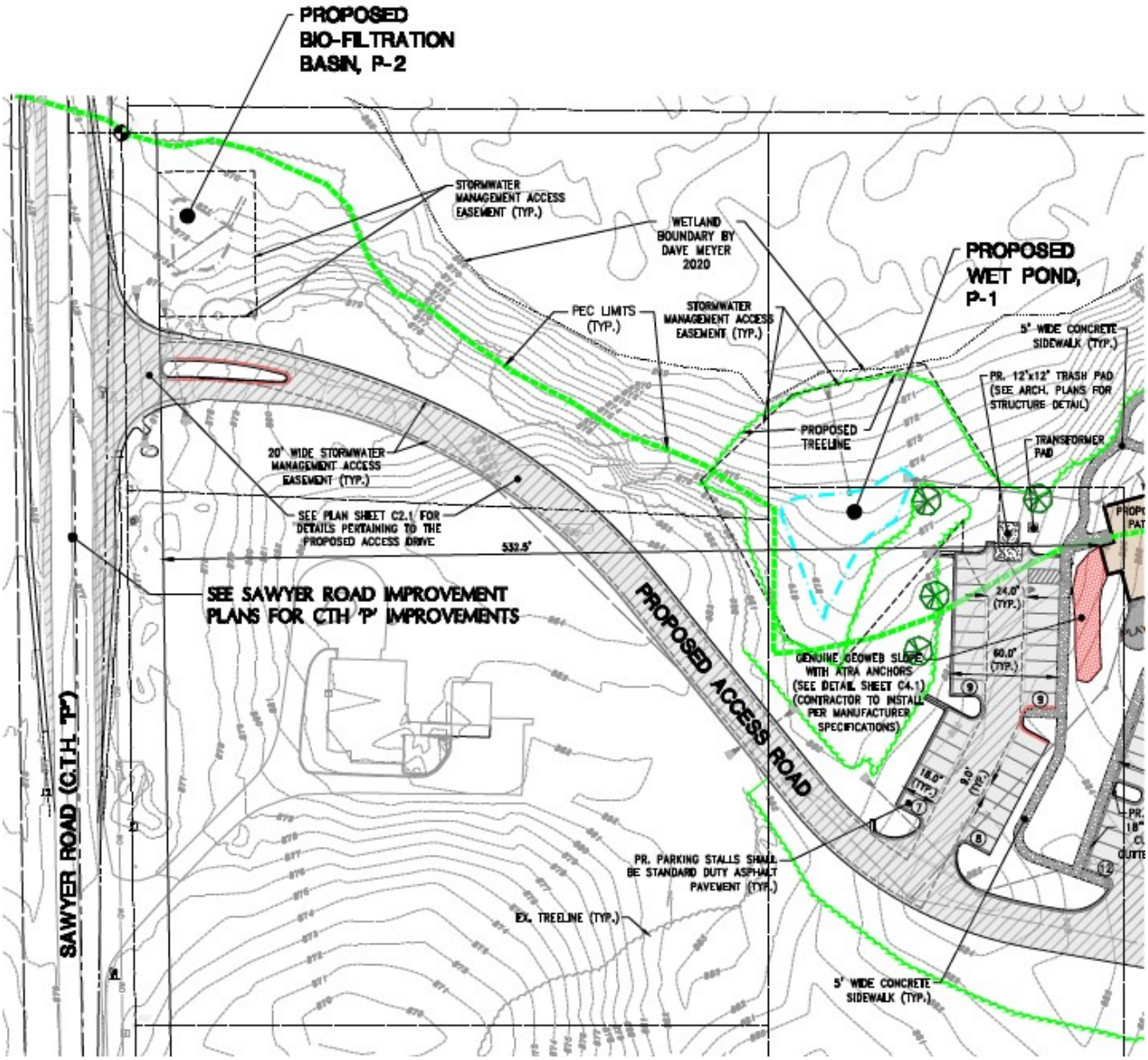


Exhibit B - Location Map (continued)

Storm Water Management Practices Covered by this Agreement

The storm water management practices covered by this Agreement are depicted in the reduced copy of a portion of the stormwater management plan and/or construction plans, as shown below. The practices include a biofiltration basin. All the noted storm water management practices are located within a stormwater management & access easement as shown below.

Development Name: **Eating Disorders Center**
Storm water Practices: **One (1) biofiltration basin**

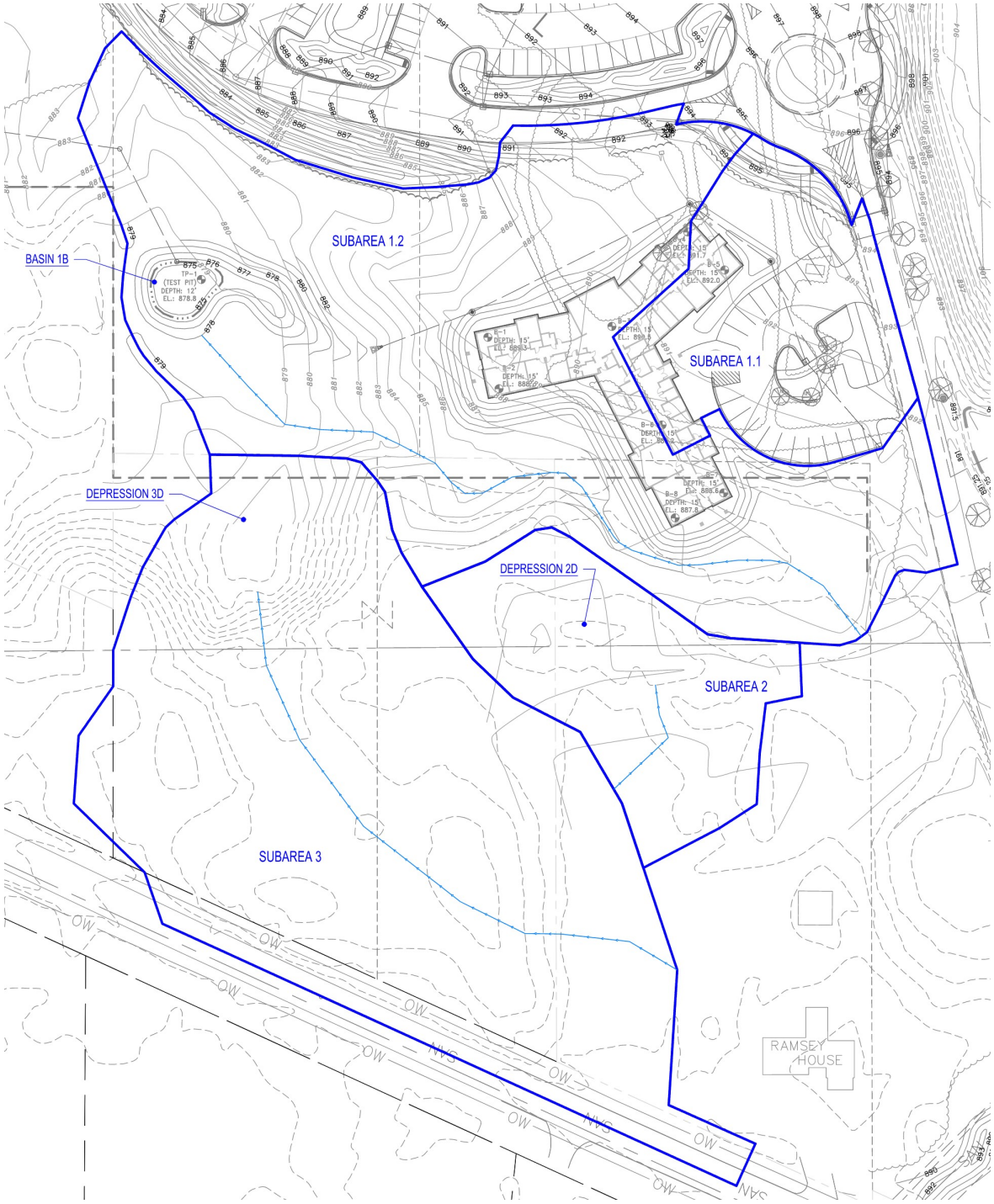


Exhibit C
Storm Water Practice Maintenance Plan

This exhibit explains the basic function of each of the storm water practices listed in Exhibit B and prescribes the minimum maintenance requirements to remain compliant with this Agreement. The maintenance activities listed below are aimed to ensure these practices continue serving their intended functions in perpetuity. The list of activities is not all inclusive but rather indicates the minimum type of maintenance that can be expected for this particular site. Any failure of a storm water practice that is caused by a lack of maintenance will subject the Owner(s) to enforcement of the provisions listed in this Agreement.

Campus Background:

Rogers Behavioral Health has been present on the 34700 Valley Road property for over a century. The site's history is reflective in its diverse array of buildings from various time periods. In recent years, Rogers Behavioral Health has pursued several initiatives to enhance and modernize its campus, including the implementation of storm water management facilities as part of its most recent projects, as outlined below:

- The 2005 main hospital addition was exempt from Waukesha County stormwater management requirements because of the minimal change in the impervious area.
- The 2008 Herrington Residential Center implemented a Waukesha County approved storm water management plan specific to the Herrington project area, which is "disconnected" from the main hospital campus.
- The 2009-2010 parking lot improvements project implemented a stormwater management plan meeting Village of Summit requirements; this stormwater management plan encompassed the main hospital campus.
- The 2011-2012 main campus reconstruction (North Addition) and north parking lot expansion built upon the 2010 storm water management plan to continue to meet Village storm water requirements.
- The 2018-2019 West Wing building addition was constructed in the footprint of an existing patio and building foundation. Overall disturbance and increase in impervious did not require additional storm water analysis.
- The 2021 addition of a Family Research Center project implemented a stormwater management plan meeting Village of Summit requirements; this stormwater management plan encompassed the constructed building associated parking lots, and entrance road off of Sawyer Road.
- The 2021-2022 project which amends the previously constructed stormwater management devices for the main campus to support a new driveway entrance off of Valley Road. The project also included the addition of parking at various locations on site.
- The 2025 Eating Disorders Center development implemented a storm water management plan specific to the project area and included the construction of a new building and surface parking.

This Stormwater Maintenance Agreement establishes a unified maintenance plan for all stormwater management practices across the entire campus. The following sections provide an overview of each major development and its associated stormwater practices. Minimum maintenance requirements for each stormwater feature are outlined following the development overviews.

MAIN HOSPITAL CAMPUS

The Main Hospital Campus for Rogers Behavioral Health is defined as the existing Main Hospital building and surrounding buildings, which include the Inpatient Building, Experiential Therapy Center, Child & Adolescent Center and Multi-Purpose Building, and Valley Road Main Entrance. Note that the Residential Eating Disorders Building, located between the Main Hospital Campus and Herrington Residential Center, does not have stormwater facilities.

The Main Hospital Campus features three (3) existing infiltration areas as the primary stormwater management system, effectively collecting and fully infiltrating runoff from the front portion of the site. Additionally, eight (8) rain gardens are strategically positioned near parking areas and buildings to provide localized stormwater management. Together, these stormwater practices preserve the existing watershed flow rates and meet Summit's redevelopment requirements for water quality.

HERRINGTON RESIDENTIAL CENTER

The Herrington Residential Center, situated on the east side of the campus adjacent to Upper Nashotah Lake, has a distinct stormwater management system designed independently from the Main Hospital Campus due to its remote location.

The Herrington Residential Center contains a comprehensive stormwater management approach that integrates multiple practices to reduce peak runoff rates, enhance water quality, and promote infiltration. The system includes two (2) biofilters, one (1) rain garden, and two (2) CMP underground detention systems, all designed to meet Summit's stormwater management requirements.

FAMILY RESEARCH CENTER

The Family Research Center, located on the western side of the campus, includes the research center, surface parking, and the main entrance off Sawyer Road.

The stormwater management system incorporates one (1) wet pond, one (1) biofiltration basin, and water quality catch basins to provide localized stormwater control. These facilities were designed to manage runoff from both the Family Research Center site and the access road off Sawyer Road. Collectively, these stormwater management facilities ensure effective quantity and quality control before discharging runoff off site to the north.

EATING DISORDERS CENTER

The Eating Disorders Center development is situated south of the Family Research Center and west of the Main Hospital Campus.

The development features one (1) biofiltration basin as the primary means for managing stormwater for the site. The facility was designed to manage stormwater quantity, quality, and infiltration in accordance with Summit's stormwater management requirements.

Minimum Maintenance Requirements:

To ensure the proper long-term function of the stormwater management practices, the following activities must be completed:

General Maintenance requirements and restrictions:

1. Grass swales shall be preserved to allow free flow of surface runoff in accordance with approved grading plans.
2. No buildings or other structures are allowed in grass swale areas.
3. No grading or filling is allowed that may interrupt flows in any way.
4. Grass swales, inlets and outlets should be checked after heavy rains (minimum of annually) for signs of erosion. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the downstream ponds or basins. Erosion matting is recommended for repairing grassed areas.
5. NO trees are to be planted or allowed to grow in bottom of grass swales.
6. Periodic mowing of the grass swales for the first two years following construction will encourage vigorous grass cover and allow better inspections for erosion. Waiting until after August 1 will avoid disturbing nesting wildlife.
7. Invasive plant and animal species shall be managed in compliance with the Wisconsin Administrative Code Chapter NR 40. This may require eradication of invasive species in some cases.
8. Any other repair or maintenance needed to ensure the continued function of the storm water practices or as ordered under the provisions listed in this Agreement.

Infiltration Basin Maintenance:

1. A minimum of 70% soil cover made up of native grasses must be maintained on the basin bottom to ensure infiltration rates. Periodic burning or mowing is recommended to enhance establishment of the prairie grasses (which may take 2-3 years) and maintain the minimum native cover. To reduce competition from cool season grasses (bluegrass, fescues, quack, etc.) and other weeds:
    i. For the first year, cut to a 6" height three times – once each in June, July and early August. To prevent damage to the native grasses, do not mow below a 6" height. Remove excessive accumulation of clippings to avoid smothering next year's seedlings.
    ii. After the first year, mowing may only be needed in early June each year to help control the spread of cool season plants. The mowing should also be raised to 10-12" to avoid damage to the warm season plants.
    iii. Burning may also be used to manage weeds in 2-5 years intervals. Late spring burns (mid-late May) provide maximum stimulus to warm season grasses and work well to control cool season grasses. Burn when the cool season grasses are growing and the warm season plants are just barely starting to grow to get maximum control of cool season species.
    iv. Any major bare areas or areas taken over by nonnative species must be reseeded. To clear the area of weeds and cool season grasses, treat with an herbicide that contains glysophosphate in accordance with manufacturer's instructions. Ensure a firm seedbed is prepared to a depth of 3 inches (a roller is recommended). Seeding should occur in early-mid June. Seed with Big Bluestem, Indian Grass, Little Blue Stem or Switchgrass (preferably an equal mix of all four types). A companion crop of oats is recommended. Seed must be placed at a depth of 1/4 – 1/2" and a minimum rate of 1/4 pound per 100 square feet. If broadcast seeding by hand, drag leaf rake over soil surface after seeding. Then roll it again and cover with a light layer of mulch and staked erosion control netting to hold it in place until germination. For other planting details, see NRCS standard 342 (Critical Area Planting).

2. The basin and all components (grass swales, inlets, outlets, etc.) should be inspected after each heavy rain, but at a minimum of once per year. If the basin is not draining properly (within 72 hours), further inspection may be required by persons with expertise in storm water management and/or soils.
    i. If soil testing shows that the soil surface has become crusted, sealed or compacted, some deep tillage should be performed. Deep tillage will cut through the underlying soils at a 2-3 foot depth, loosening the soil and improving infiltration rates, with minimal disturbance of the surface vegetation. Types of tillage equipment that can be used include a subsoiler or straight, narrow-shanked chisel plow.
    ii. If sedimentation is determined to be causing the failure, the accumulated sediment must be removed and the area reseeded in accordance with the notes above.
3. All outlet pipes and other flow control devices must be kept free of debris. Any blockage must be removed immediately.
4. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the system. Erosion matting is recommended for repairing grassed areas.
5. Heavy equipment and vehicles must be kept off of the bottom and side slopes of infiltration basins to prevent soil compaction. Soil compaction will reduce infiltration rates and may cause failure of the basin, resulting in ponding and possible growth of wetland plants.
6. No trees are to be planted or allowed to grow on the earthen berms or the bottom of the basin. On the berms, tree root systems can reduce soil compaction and cause berm failure. On the basin bottom, trees may shade out the native grasses. The basin must be inspected annually and any woody vegetation removed.

<u>Rain Garden Maintenance:</u>

1. The rain garden and all components (standpipe, downspouts, inflow, outlets, overflow spillway, etc.) should be inspected after each heavy rain, but at a minimum of once per year.
2. The standpipe, and outlet pipe (if installed) must be kept free of debris. If the rain garden is not draining properly (within 48 hours), check for blockage of outfall and/or accumulation of sediment in the standpipe and remove immediately.
3. Heavy equipment and vehicles must be kept off of the bottom of the rain garden to prevent soil compaction. Soil compaction will reduce filtration rates and may cause ponding and possible growth of wetland plants.
4. Inspections of the rain garden shall be at a minimum of once per year. Inspection priorities shall include:
    i. Inspect basin to evaluate condition and problems needing maintenance attention.
    ii. Visual observation of the conditions of the emergency spillway.
    iii. Visual observation of accumulation of sediment and debris around the standpipe (where applicable).
    iv. Visual observation of the adequacy of upstream and downstream erosion protection measures.
    v. Visual observation and confirmation of any modification of the contributory watershed.
    vi. Visual observation of plant cover, and health. Any dead or diseased plants will need to be removed and replaced. Plants will need to be watered on an as needed basis and any noxious weeds shall be removed.
    vii. Inspect inflow points and rain garden surface for buildup associated with spring melt period. Remove as necessary and replant areas that have been impacted by sand/salt build up.
5. Mowing:
    i. The side slopes and embankments shall be mowed at least two times per year to prevent the growth of woody plants and control weed growth.

ii. Additional mowing to further control the growth of weeds may be completed at the discretion of owner.

6. Debris and Litter Removal:
   i. Debris and litter shall be removed from rain garden area.
   ii. Debris and litter shall be removed from the primary and emergency outlet structures to prevent clogging.
7. Erosion Control.
   i. If the rain garden or upstream and downstream conveyance systems indicate any erosion problems, correction measures such as stabilization, erosion mat replacement and re-vegetation may be required. The owner shall complete the appropriate corrective measure to repair the problem.
8. Eventually, the primary outlets for the rain garden will deteriorate and will need replacement. Routine maintenance and inspections will ensure longevity of structures.

The "rain garden" has been planted with "Wisconsin Native Plants for Rain Gardens" or as noted on the landscape plans.

The Guarantee period for plant materials shall be as follows:

Lawns (Seed and Sod)*	3 Months
Ground Cover	3 Months
Shrubs	12 Months
Perennials and Roses	90 Days from introduction

The following provides the basic planting and landscape requirements for the rain garden:

Year 1:

1. Watering
   i. For the first three weeks after planting, water the rain garden once per week. It is not necessary to water during a given week if one–inch of rain accumulates.
   ii. Water the garden during droughty periods in mid-summer, if needed.
2. Weeding
   i. First identify what is a weed and what is a rain garden plant. Rain garden plants may be marked with planting stakes.
   ii. Remove plants carefully so not to disrupt the rain garden species.
   iii. Check status of weeds and pull them, if necessary, once every three weeks during the summer. A layer of mulch helps to reduce weed growth, therefore, weeding time.

Year 2:

1. General maintenance
   i. In spring when new growth begins, cut off dead plant material.
   ii. Water only if in a drought.
   iii. Continue weeding as needed. Rain garden plants will fill in the spaces and form a dense root mass, which will significantly reduce weeding over time. It is still worthwhile to monitor the garden for weeds once every three to four weeks during the summer.

And Beyond:

1. General maintenance
   i. Each spring when the rain garden plants begin to grow, clip last year's growth.
   ii. Periodically remove litter that may blow into the rain garden.

Biofilter and Biofiltration Basins Maintenance:

1. A minimum of 70% soil cover made up of native grasses must be maintained on the basin bottom to

ensure infiltration rates. Periodic burning or mowing and controlled burning every 5 to 10 years is recommended to enhance establishment of the prairie grasses (which may take 2-3 years) and maintain the minimum native cover. To reduce competition from cool season grasses (bluegrass, fescues, quack, etc.) and other weeds:

i. For the first year, cut to a 6" height three times – once each in June, July and early August. To prevent damage to the native grasses, do not mowed below a 6" height. Remove excessive accumulation of clippings to avoid smothering next year's seedlings.
ii. After the first year, mowing may only be needed in early June each year to help control the spread of cool season plants. The mowing should also be raised to 10-12" to avoid damage to the warm season plants.
iii. Burning may also be used to manage weeds in 2-5 years intervals. Late spring burns (mid-late May) provide maximum stimulus to warm season grasses and work well to control cool season grasses. Burn when the cool season grasses are growing and the warm season plants are just barely starting to grow to get maximum control of cool season species.
iv. Any major bare areas or areas taken over by nonnative species must be reseeded. To clear area of weeds and cool season grasses, treat with an herbicide that contains glysophosphate in accordance with manufacture's instructions. Ensure a firm seedbed is prepared to a depth of 3 inches (a roller is recommended). Seeding should occur in early-mid June. Seed with Big Bluestem, Indian Grass, Little Blue Stem or Switchgrass (preferably an equal mix of all four types). A companion crop of oats is recommended. Seed must be placed at a depth of 1/4 – 1/2" and a minimum rate of 1/4 pound per 100 square feet. If broadcast seeding by hand, drag leaf rake over soil surface after seeding. Then roll it again and cover with a light layer of mulch and staked erosion control netting to hold it in place until germination. For other planting details, see NRCS standard 342 (Critical Area Planting).

2. The basin and all components (grass swales, inlets, outlets, etc.) should be inspected after each heavy rain, but at a minimum of once per year. If the basin is not draining properly (within 72 hours), further inspection may be required by persons with expertise in storm water management and/or soils.
    i. If soil testing or observations show that the soil surface has become crusted, sealed or compacted, some deep tillage should be performed. Deep tillage will cut through the underlying soils at a 2-3 foot depth, loosening the soil and improving infiltration rates, with minimal disturbance of the surface vegetation. Types of tillage equipment that can be used include a subsoiler or straight, narrow-shanked chisel plow.
    ii. If sedimentation is determined to be causing the failure, the accumulated sediment must be removed and the area reseeded in accordance with the notes above.
3. If engineered soil testing or discharge sampling shows that the iron in the media has been depleted, it may be necessary to replace the media.
4. All flow control devices must be kept free of debris. Any blockage must be removed immediately.
5. Any eroding areas must be repaired immediately to prevent premature sediment build-up in the system. Erosion matting is recommended for repairing grassed areas.
6. Heavy equipment and vehicles must be kept off of the bottom and side slopes of basin to prevent soil compaction. Soil compaction will reduce infiltration rates and may cause failure of the basin, resulting in ponding and possible growth of wetland plants.
7. No trees are to be planted or allowed to grow on the earthen berms or the bottom of the basin. On the berms, tree root systems can reduce soil compaction and cause berm failure. On the basin bottom, trees may shade out the native grasses. The basin must be inspected annually and any woody vegetation removed.

Wet Detention Pond Maintenance:

1. The pond and all components (grass swales, inlets, outlets, etc.) should be inspected after each heavy rain, and periodically throughout the year, but at a minimum of once per year to ensure there is no blockage from floating debris or ice. Any blockage must be removed immediately. The washed stone must be replaced when it becomes clogged.
2. NO trees are to be planted or allowed to grow on the earthen berms for the ponds. Tree root systems can reduce soil compaction and cause berm failure. The berms must be inspected annually and any woody vegetation removed.
3. If the permanent pool water level falls below the safety shelf, a review shall be performed to determine whether the cause is liner leakage or an insufficient water recharge. If the cause is leakage, the liner shall be repaired. Leakage due to muskrat burrows may require removal of the animals, repair of the liner with clay, and embedding wire mesh in the liner to deter further burrowing. If the permanent pool cannot be sustained at the design elevation, benching of the safety shelf may be necessary.
4. Nuisance (decay odors, etc.) floating algae or weed growth should be removed from the pond and deposited where it cannot drain back into the pond. Removal of the vegetation from the water reduces regrowth the following season (by harvesting the nutrients). Wetland vegetation must be maintained along the waters edge for safety and pollutant removal purposes.
5. If mosquitoes become a nuisance, the use of mosquito larvicide containing naturally-occurring Bti soil bacteria is recommended.
6. When sediment in the pond has accumulated to an elevation of three feet below the outlet elevation, it must be removed. All removed sediment must be placed in an appropriate upland disposal site and stabilized (grass cover) to prevent sediment from washing back into the pond. Failure to remove sediment from the pond will cause resuspension of previously trapped sediments and increase downstream deposition.
7. No grading or filling of the pond or berm other than for sediment removal is allowed, unless otherwise approved by the Village of Summit.
8. Mowing around the pond may attract nuisance populations of geese to the property and is not necessary or recommended.
9. Aerators/Fountains – If an aerator or fountain is desired for visual and other aesthetic effects (aerators designed to mix the contents of the pond are prohibited) they must meet all of the items below:
    i. Use an aerator/fountain that does not have a depth of influence that extends into the sediment storage depth (i.e. more than three feet below the normal water surface).
    ii. If the water surface drops due to drought or leakage, the aerator / fountain may not be operated until the water rises enough for the depth of influence to be above the sediment storage layer. Therefore, if the depth of influence of the aerator / fountain is two feet, the water surface must be within one foot or less of the lowest pond outlet.
    iii. Provide an automatic shut-off of the aerator/fountain as the pond starts to rise during a storm event. The aerator/fountain must remain off while the pond depth returns to the permanent pool elevation and, further, shall remain off for an additional 48 hours, as required for the design micron particle size to settle to below the draw depth of the pump.
    iv. Configure the pump intake to draw water primarily from a horizontal plane so as to minimize the creation of a circulatory pattern from bottom to top throughout the pond.

Underground Detention Basin Maintenance:

Underground stormwater detention systems should be inspected at regular intervals and maintained when necessary to ensure optimum performance. The rate at which the system collects pollutants will depend more heavily on site activities than the size or configuration of the system.

1. Inspection is the key to effective maintenance and is easily performed. CONTECH recommends ongoing quarterly inspections of the accumulated sediment. Sediment deposition and transport may vary from year to year and quarterly inspections will help ensure that systems are cleaned out at the appropriate time. Inspections should be performed more often in the winter months in climates where sanding operations may lead to rapid accumulations, or in equipment washdown areas. It is very useful to keep a record of each inspection.
2. Systems should be cleaned when inspection reveals that accumulated sediment or trash is clogging the discharge orifice. CONTECH suggests that all systems be designed with an access/inspection manhole situated at or near the inlet and the outlet orifice. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.
    i. Before entering into any storm sewer manhole or underground detention system check to make sure that all OSHA and local safety regulations and guidelines are observed during the maintenance process. Hard hats, safety glasses, steel-toed boots and any other appropriate personal protective equipment shall be worn at all times.
    i. Inspection Check List:
        <u>Check quality of parking lot surface.</u>
        - Is there evidence of potholes or sinkholes?
        - Is there evidence of an unusual amount of silt and soil build-up on the surface?

        <u>Check for pipe symmetry (uniform curvature).</u>
        - Flexible steel pipe is designed to handle minor deflections. Pipe structures deflected more than 7% from design shape, or those that show localized distortions may require further investigation.

        <u>Check for pipe joint quality.</u>
        - Is there evidence of backfill material infiltrating into the pipe structure?

        <u>Check for proper operation of outlet structure.</u>
        - Is the outlet drainpipe clogged?
        - In dry conditions, has the system drained to the elevation of the lowest outlet pipe.

        <u>Silt Deposition</u>
        - If accumulated silt is interfering with the operation of the detention system (i.e.: blocking outlet pipe or if silt deposition has significantly reduced the storage capacity of the system) it should be removed. This can be accomplished by the use of a “clam shell” device or vactor truck.
3. Maintaining an underground detention or retention system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather. Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. If maintenance is not performed as recommended, sediment and trash may accumulate in front of the outlet orifice. Manhole covers should be securely seated following cleaning activities.
4. Erosion Control.
   If the upstream and downstream conveyance systems indicate any erosion problems, correction measures such as stabilization, erosion mat replacement and re-vegetation may be required. The owner shall complete the appropriate corrective measure to repair the problem.
5. Eventually, the CMP underground detention systems and outlets will deteriorate and will need replacement. Routine maintenance and inspections will ensure longevity of structures.

Exhibit D
Design Summaries Stormwater Practices

MAIN HOSPITAL CAMPUS

The main hospital campus includes a total of eight (8) rain gardens and three (3) kettles to improve water quality and provide peak flow reduction. Details of each stormwater facility are described below.

Rain Garden RG-1A

Top elevation = 891.25
Bottom elevation = 890.25
Outlet Control:
- 6-inch riser at elevation = 890.75
- 6-inch outlet pipe at I.E. = 889.00
- 12-foot emergency overflow weir at elevation = 890.92

High Water Level:
- 2yr = 890.99
- 10yr = 891.10
- 100yr = 891.26

Rain Garden RG-2A

Top elevation = 906.15
Bottom elevation = 905.25
Outlet Control:
- 6-inch riser at elevation = 905.75
- 6-inch outlet pipe at I.E. = 904.00
- 10-foot emergency overflow weir at elevation = 905.90

High Water Level:
- 2yr = 905.94
- 10yr = 906.04
- 100yr = 906.14

Rain Garden RG-2B

Top elevation = 907.25
Bottom elevation = 906.00
Outlet Control:
- 15-foot emergency overflow weir at elevation = 906.50

High Water Level:
- 2yr = 906.51
- 10yr = 906.57
- 100yr = 906.61

Rain Garden RG-2C

Top elevation = 887.00
Bottom elevation = 884.17
Outlet Control:
Two (2) 8-inch orifices at I.E. = 884.42
24-inch riser at elevation = 885.50
15-inch outlet pipe at I.E. = 883.60
15-foot emergency overflow weir at elevation = 886.30
High Water Level:
2yr = 885.24
10yr = 885.71
100yr = 886.38

Rain Garden RG-2D

Top elevation = 883.00
Bottom elevation = 880.70
Outlet Control:
Two (2) 10-inch outlet pipes at I.E. = 880.70
15-foot emergency overflow weir at elevation = 882.00
High Water Level:
2yr = 881.63
10yr = 882.06
100yr = 882.26

Rain Garden RG-2E

Top elevation = 900.00
Bottom elevation = 898.00
Outlet Control:
24-inch riser at elevation = 898.50
12-inch outlet pipe at I.E. = 896.00
10-foot emergency overflow weir at elevation = 899.50
High Water Level:
2yr = 898.56
10yr = 898.59
100yr = 898.63

Rain Garden RG-3A

Top elevation = 890.50
Bottom elevation = 889.00
Outlet Control:
Four (4) 3-inch orifices at I.E. = 889.00
12-inch riser with 5-inch orifice in riser cap, elevation 889.51
6-inch outlet pipe at I.E. = 888.00
4.5-foot emergency overflow weir at elevation = 889.84
High Water Level:
2yr = 889.37
10yr = 889.59
100yr = 889.94

Rain Garden RG-3B

Top elevation = 886.10
Bottom elevation = 885.00
Outlet Control:
Two (2) 2-inch orifices at I.E. = 885.00
12-inch riser with 6.5-inch orifice in riser cap, elevation = 885.45
12-inch outlet pipe at I.E. = 884.00
4-foot emergency overflow weir at elevation = 885.83
High Water Level:
2yr = 885.52
10yr = 885.64
100yr = 885.89

Depression DEP-1

Top elevation = 889.60
Bottom elevation = 885.00
Outlet Control:
24-inch culver pipe at I.E. 885.50
10-foot broad-crested weir at elevation = 888.30
High Water Level:
2yr = 886.30
10yr = 886.97
100yr = 888.22

Depression DEP-2

Top elevation = 889.60
Bottom elevation = 882.00
Outlet Control:
50-foot broad-crested weir at elevation = 888.60
High Water Level:
2yr = 885.29
10yr = 886.49
100yr = 888.15

Depression DEP-3

Top elevation = 889.60
Bottom elevation = 886.00
Outlet Control:
30-foot broad-crested weir at elevation = 888.50
High Water Level:
2yr = 886.34
10yr = 886.74
100yr = 887.53

HERRINGTON RESIDENTIAL CENTER

The Herrington Residential Center includes two (2) biofilters, one (1) rain garden, and two (2) corrugated metal pipe (CMP) underground detention systems to treat and manage stormwater runoff. Details of each stormwater facility are described below.

Biofilter Basin 1

Top elevation = 888.00
Top of engineered soil elevation = 886.87
Bottom storage layer elevation 881.25
Outlet Control:
- 6-inch underdrain with 2" orifice restrictor at I.E. = 883.20
- 12-inch riser with 8.3-inch orifice in riser cap, elevation = 887.37
- 6-inch outlet pipe at I.E. = 883.20
- 10-foot emergency overflow weir at elevation = 887.77

High Water Level:
- 2yr = 887.44
- 10yr = 887.52
- 100yr = 887.77

Biofilter Basin 2

Top elevation = 887.75
Top of engineered soil elevation = 886.67
Bottom storage layer elevation 882.50
Outlet Control:
- 6-inch underdrain with 2" orifice restrictor at I.E. = 883.00
- 12-inch riser with 8.3-inch orifice in riser cap, elevation = 887.17
- 6-inch outlet pipe at I.E. = 883.00
- 10-foot emergency overflow weir at elevation = 887.45

High Water Level:
- 2yr = 887.17
- 10yr = 887.33
- 100yr = 887.53

South Rain Garden

Top elevation = 895.75
Bottom elevation = 894.60
Outlet Control:
- Four (4) 1.75-inch orifices at I.E. = 894.60
- 12-inch riser with 4-inch orifice in riser cap, elevation = 895.10
- 8-inch outlet pipe at I.E. = 891.50
- 10-foot emergency overflow weir at elevation = 895.50

High Water Level:
- 2yr = 894.90
- 10yr = 895.13
- 100yr = 895.47

Underground Storage (near Biofilter 1)

Top elevation = 889.56
Bottom elevation = 887.00
Outlet Control:
Four (4) 1.5-inch orifices at I.E. = 887.00
Three (3) 3-inch orifices at I.E. = 888.25
42-inch sharp-crested weir at elevation = 889.50
8-inch outlet pipe at I.E. = 887.00
High Water Level:
2yr = 888.02
10yr = 888.47
100yr = 889.23

Underground Storage (Roof)

Top elevation = 886.92
Bottom elevation = 883.30
Outlet Control:
Two (2) 1.85-inch orifices at I.E. = 883.30
One (1) 2-inch orifices at I.E. = 885.50
60-inch sharp-crested weir at elevation = 886.50
6-inch outlet pipe at I.E. = 883.30
High Water Level:
2yr = 884.67
10yr = 885.19
100yr = 886.41

FAMILY RESEARCH CENTER

The Family Research Center includes one (1) wet pond and one (1) biofiltration basin to provide localized stormwater control. Details of each stormwater facility are described below.

Wet Pond P-1

Top elevation = 878.00
Normal water elevation = 874.00
Bottom elevation 869.00
Outlet Control:
2-inch orifice at I.E. = 874.00
36-inch riser at elevation = 875.75
12-inch outlet pipe at I.E. = 869.00
20-foot emergency overflow weir at elevation = 877.00
High Water Level:
2yr = 875.85
10yr = 876.10
100yr = 876.94

Biofiltration Basin P-2

Top elevation = 872.75
Top of engineered soil elevation = 870.50
Bottom storage layer elevation 867.75
Outlet Control:
4-inch underdrain at I.E. = 869.90
2-inch outlet pipe at I.E. = 870.72
10-foot emergency overflow weir at elevation = 871.50
High Water Level:
2yr = 870.95
10yr = 871.41
100yr = 871.64

EATING DISORDERS CENTER

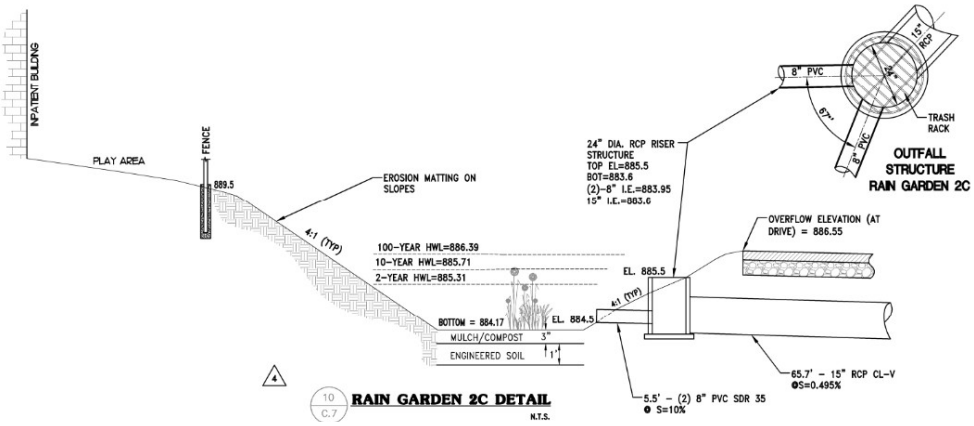
The development features one (1) biofiltration basin as the primary means for managing stormwater for the site. Details of each stormwater facility are described below.

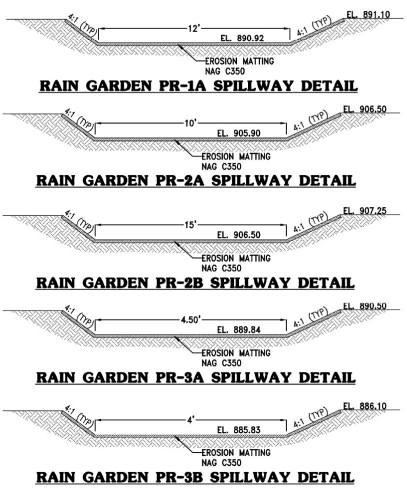
Biofiltration Basin 1B

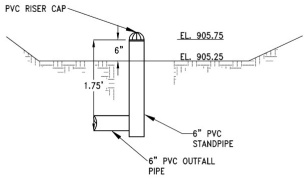
Top elevation = 879.00
Top of engineered soil elevation = 875.00
Bottom storage layer elevation 872.50
Outlet Control:
1-inch orifice at I.E. = 873.00
3-inch orifice at I.E. = 876.00
36-inch riser at elevation = 877.50
15-inch outlet pipe at I.E. = 873.00
10-foot emergency overflow weir at elevation = 878.00
High Water Level:
2yr = 876.35
10yr = 877.54
100yr = 877.91

Exhibit E
Stormwater Details

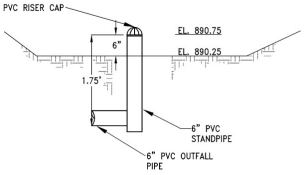
Development Name: **Main Hospital Campus**
Storm water Practices: **Eight (8) rain gardens**



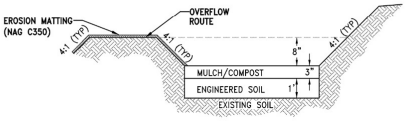




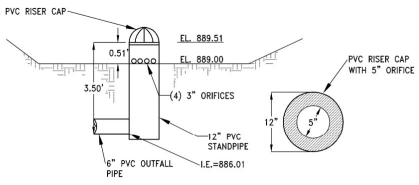
RAIN GARDEN PR-2A STANDPIPE DETAIL



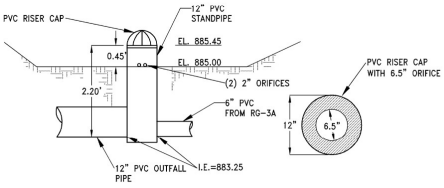
RAIN GARDEN PR-1A STANDPIPE DETAIL



RAIN GARDEN TYPICAL SECTION
N.T.S.



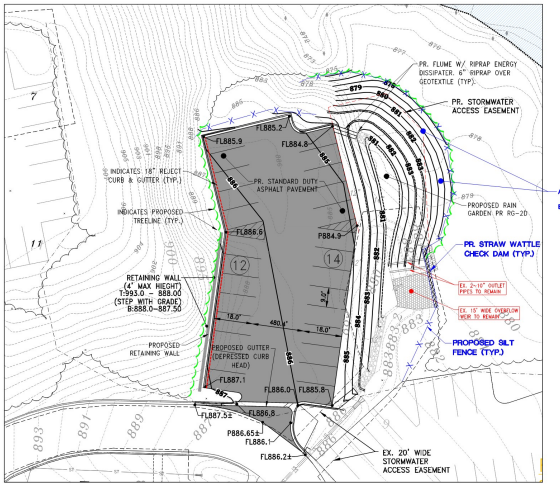
RAIN GARDEN PR-3A STANDPIPE DETAIL



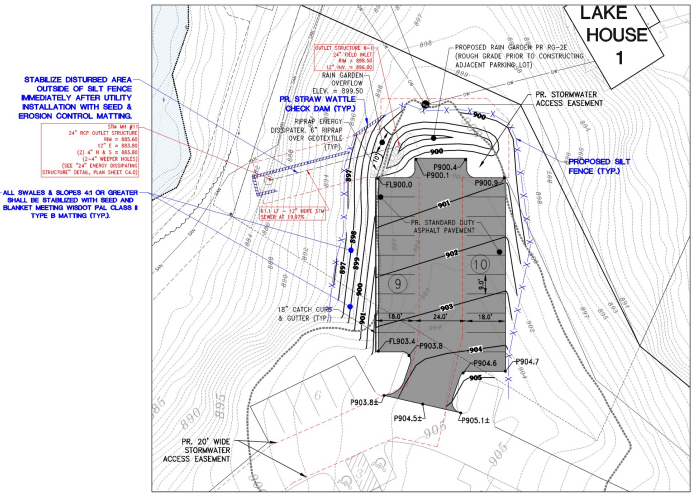
RAIN GARDEN PR-3B STANDPIPE DETAIL

RAIN GARDEN CONSTRUCTION NOTES:

1. TRACKED EQUIPMENT AND LOW WEIGHT VEHICLES SHALL BE USED TO CONSTRUCT RAIN GARDEN.
2. RAIN GARDEN SHALL BE CONSTRUCTED IN A MANNER THAT MINIMIZES SOIL COMPACTION.
3. THE MULCH/COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATIONS S100 – COMPOST.
4. REFER TO LANDSCAPE PLANS FOR RAIN GARDEN PLANTINGS
5. ALL RAIN GARDEN SLOPES 4:1 OR GREATER SHALL BE MATTING WITH CLASS I, TYPE A EROSION MATTING
6. SOIL TESTS SHALL BE COMPLETED WITH RAIN GARDEN CONSTRUCTION. A QUALIFIED SOIL PROFESSIONAL SHALL VERIFY SUBGRADE CONDITIONS.



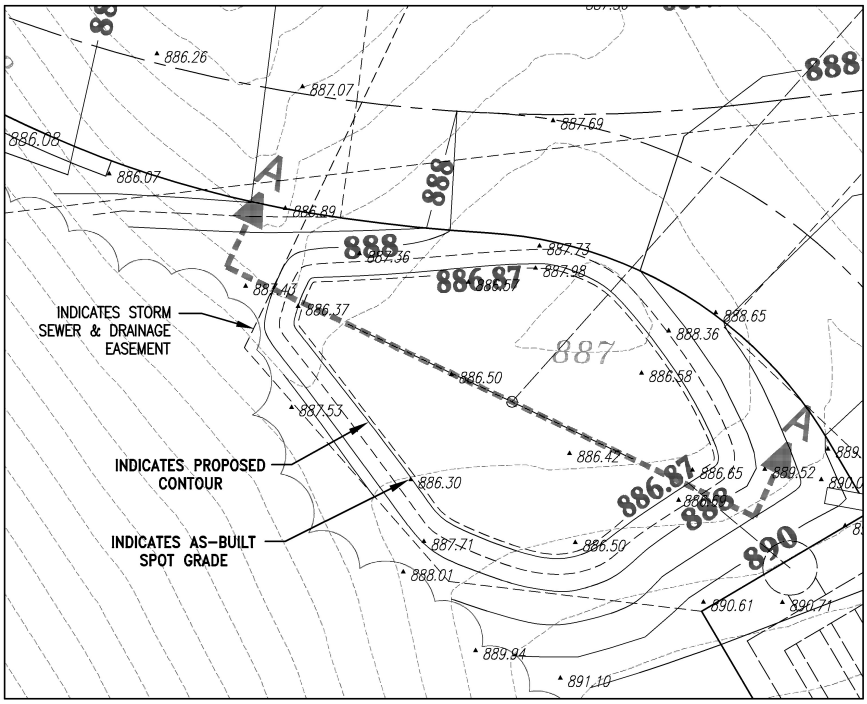
PARKING LOT DEVELOPMENT PLAN
(MASTER PLAN ITEM 32)
SCALE: 1" = 20'

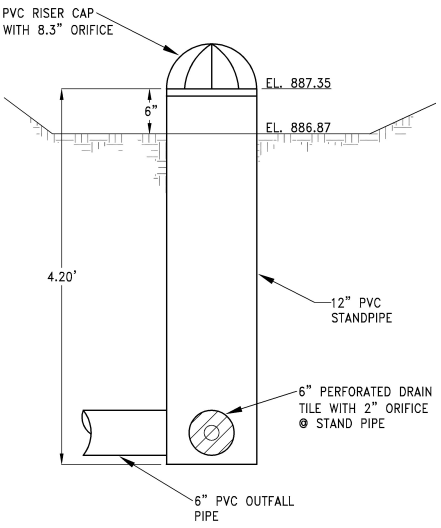


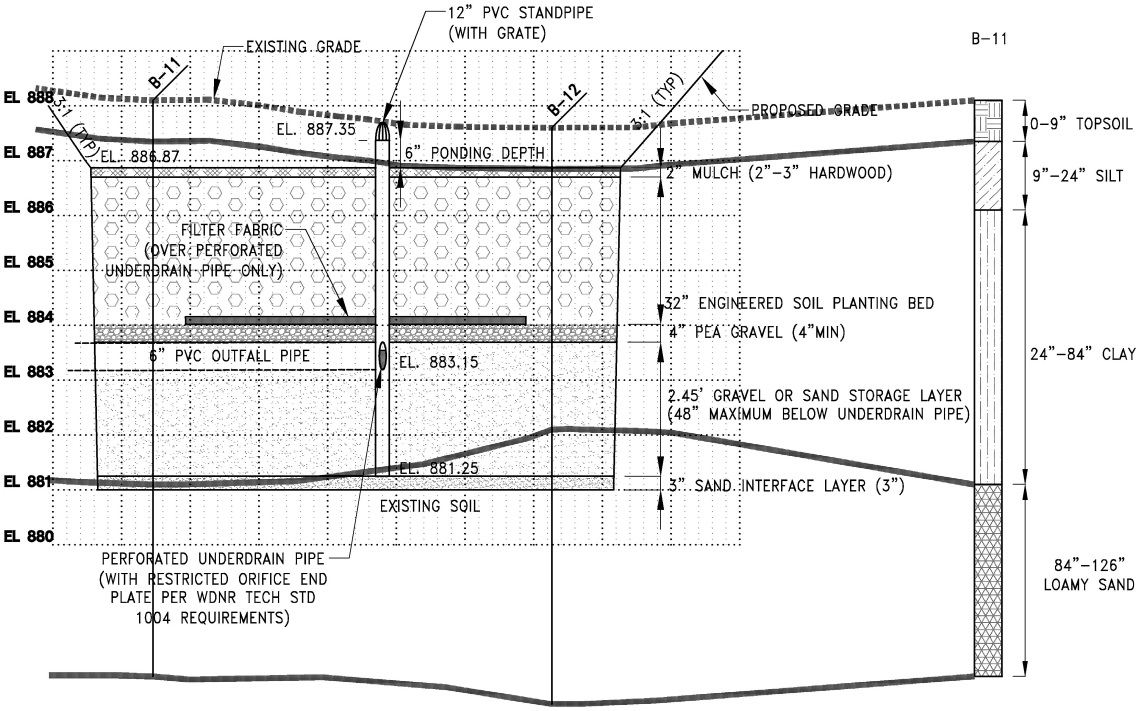
PARKING LOT DEVELOPMENT PLAN
(MASTER PLAN ITEM 33B)

Exhibit E (continued)
Stormwater Details

Development Name: **Herrington Residential Center**
Storm water Practices: **Two (2) biofilters, one (1) rain garden & two (2) CMP underground detention systems**



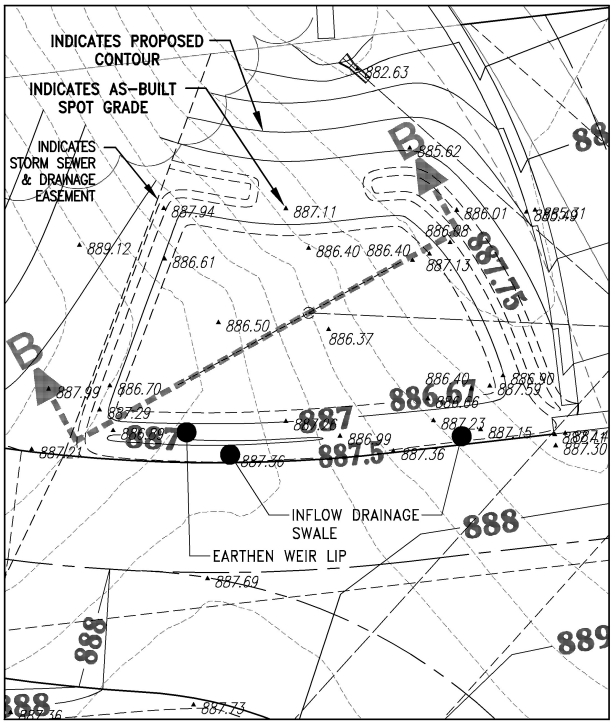


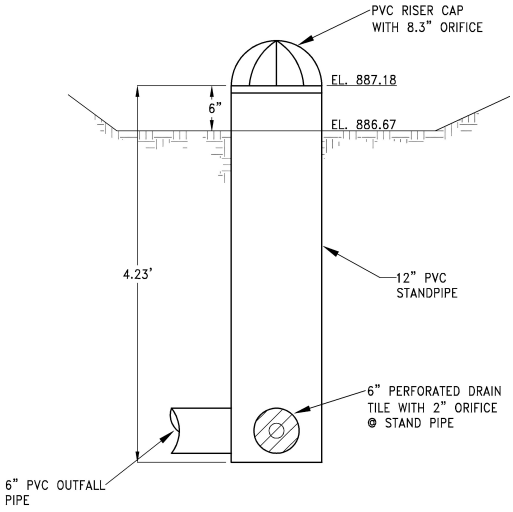


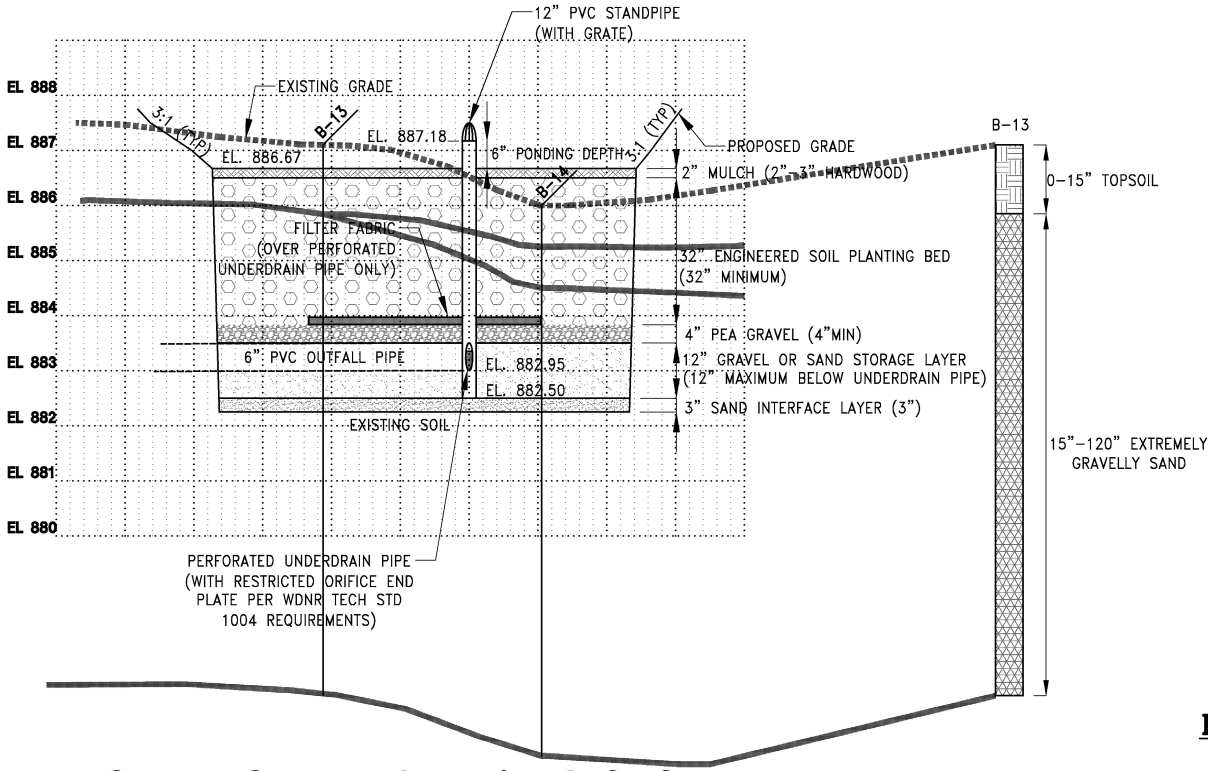
NORTH BIOFILTER 1 DETAIL SECTION A-A

Exhibit E (continued)
Stormwater Details

Development Name: **Herrington Residential Center**
Storm water Practices: **Two (2) biofilters, one (1) rain garden & two (2) CMP underground detention systems**



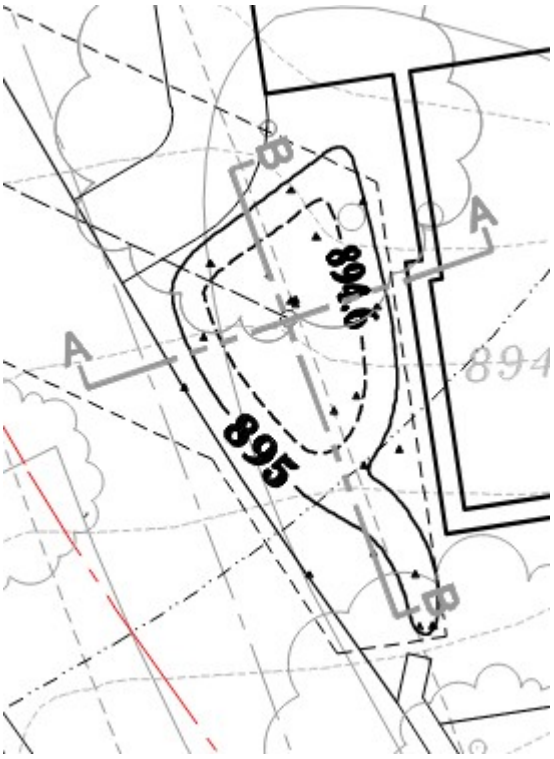


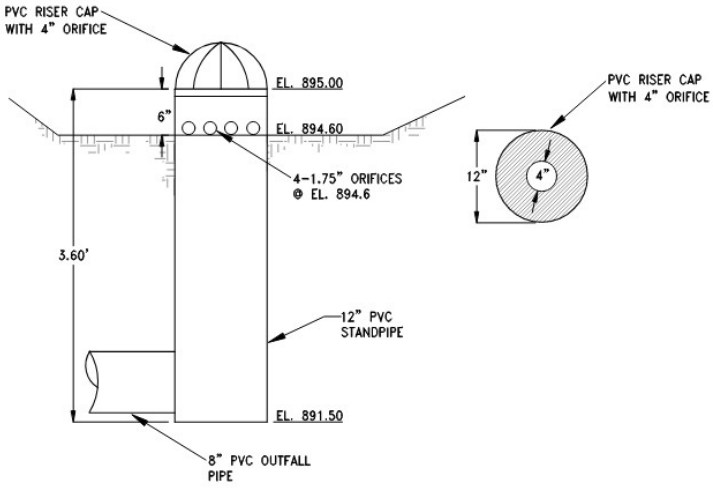


NORTH BIOFILTER 2 DETAIL SECTION B-B

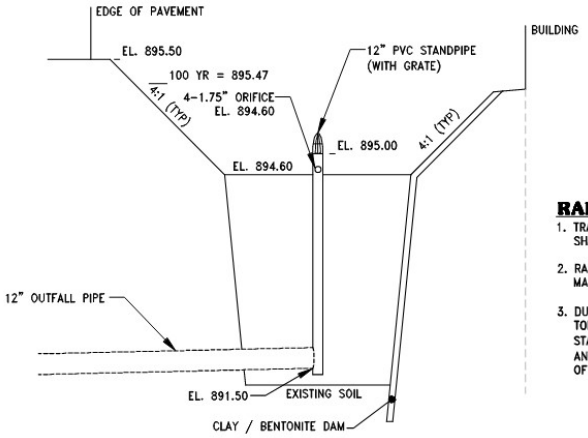
Exhibit E (continued)
Stormwater Details

Development Name: **Herrington Residential Center**
Storm water Practices: **Two (2) biofilters, one (1) rain garden & two (2) CMP underground detention systems**





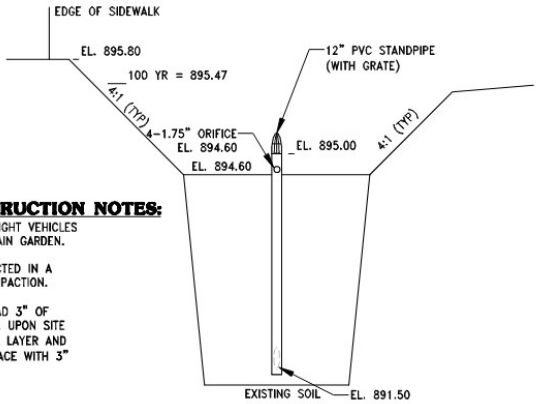
SOUTH RAIN GARDEN STANDPIPE DETAIL



SOUTH RAIN GARDEN DETAIL SECTION A-A
N.T.S.

NOTE:
1. A CLAY OR BENTONITE DAM SHALL BE USED BETWEEN THE BIOFILTER AND THE BUILDING TO HYDRAULICALLY SEPERATE THE BUILDING AND THE RAIN GARDEN. EXTEND THE DAM TO THE BOTTOM OF THE BUILDING FOOTINGS

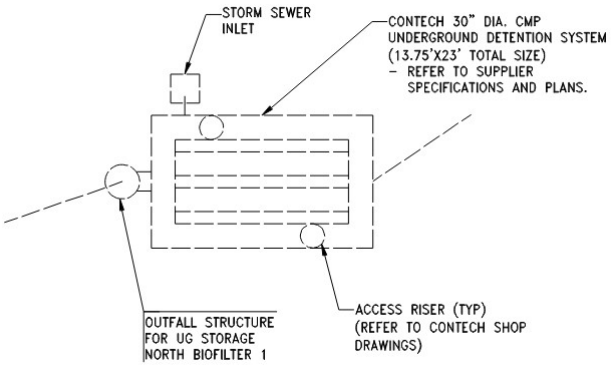
RAIN GARDEN CONSTRUCTION NOTES:
1. TRACKED EQUIPMENT AND LOW WEIGHT VEHICLES SHALL BE USED TO CONSTRUCT RAIN GARDEN.
2. RAIN GARDEN SHALL BE CONSTRUCTED IN A MANNER THAT MINIMIZES SOIL COMPACTION.
3. DURING SITE CONSTRUCTION SPREAD 3" OF TOPSOIL OVER RAIN GARDEN AREA. UPON SITE STABILIZATION REMOVE 3" TOPSOIL LAYER AND ANY ACUMULATED SEDIMENT. REPLACE WITH 3" OF MULCH.

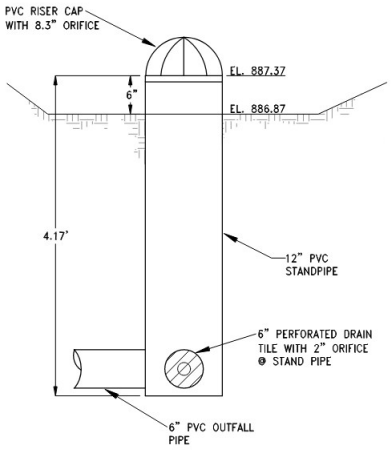


SOUTH RAIN GARDEN DETAIL SECTION B-B
N.T.S.

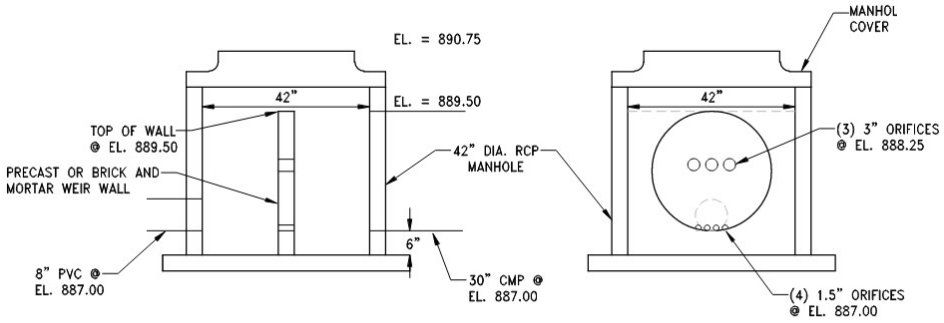
Exhibit E (continued)
Stormwater Details

Development Name: **Herrington Residential Center**
Storm water Practices: **Two (2) biofilters, one (1) rain garden & two (2) CMP underground detention systems**

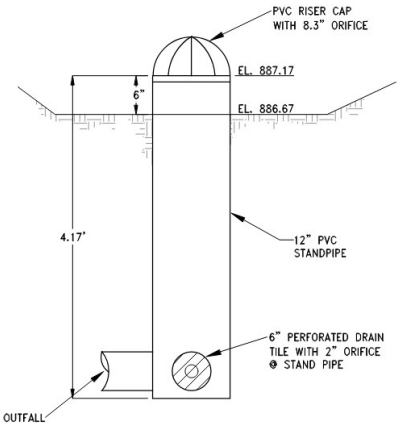




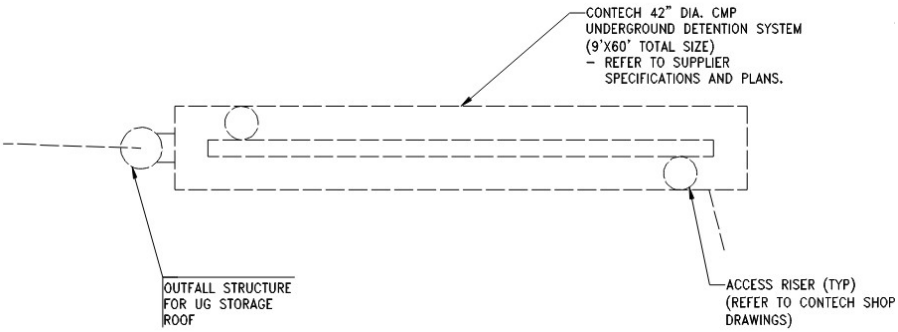
NORTH BIOFILTER 1 STANDPIPE DETAIL

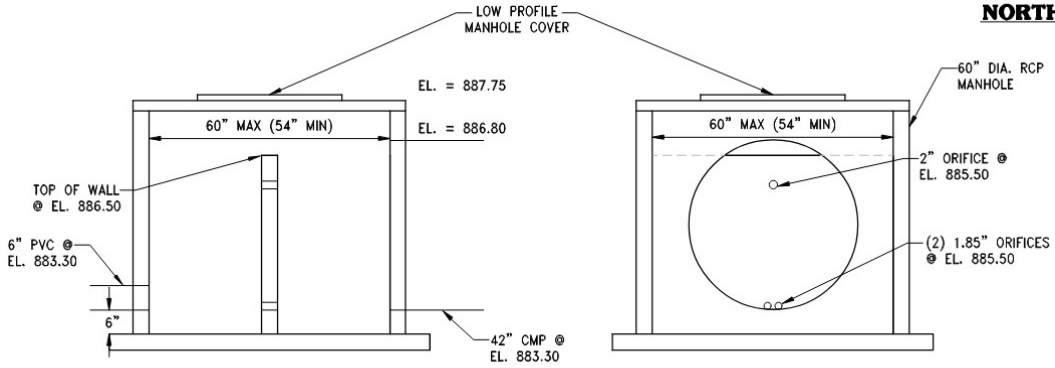


UG STORAGE NORTH BIOFILTER 1



NORTH BIOFILTER 2 STANDPIPE DETAIL

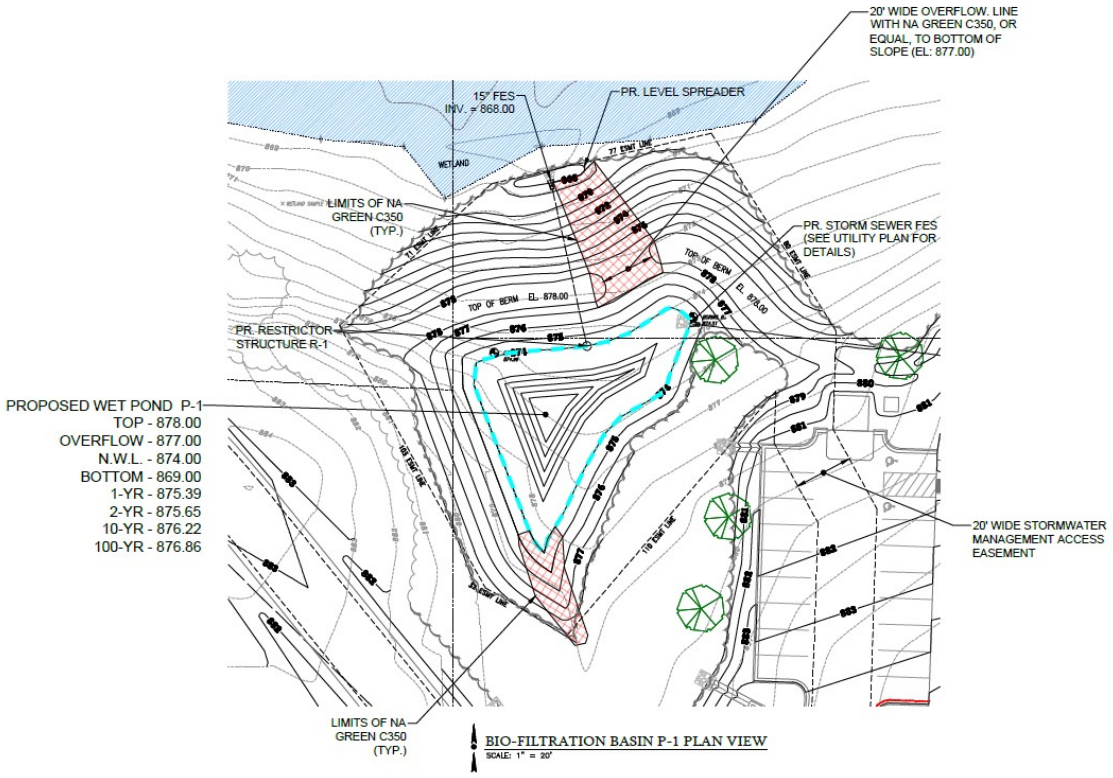


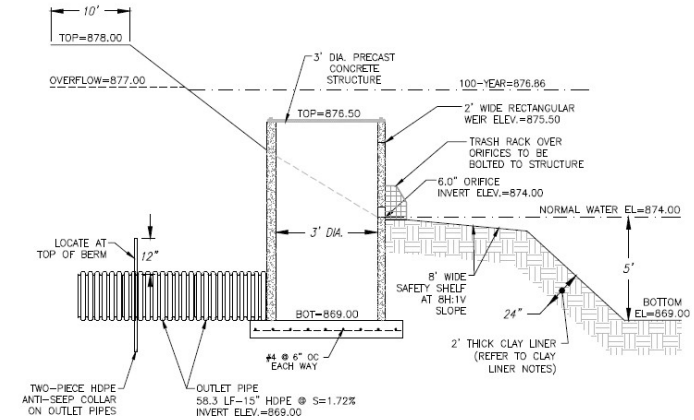


UG STORAGE ROOF

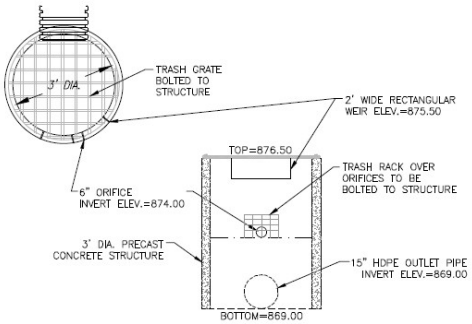
Exhibit E (continued)
Stormwater Details

Development Name: **Family Research Center**
Storm water Practices: **One (1) wet pond & one (1) biofiltration basin**





TWO-PIECE ANTI-SEEP COLLAR NOTES:
- ANTI-SEEP COLLAR MATERIAL SHALL MATCH OUTLET PIPE MATERIAL.
- ANTI-SEEP COLLARS SHALL BE 1/4" POLYETHYLENE SHEETS WITH COLLAR FOR PIPE. DIMENSIONS SHALL BE AS NOTED ON THE DETAIL.
- INSTALL ANTI-SEEP COLLARS PER MANUFACTURER SPECIFICATIONS.

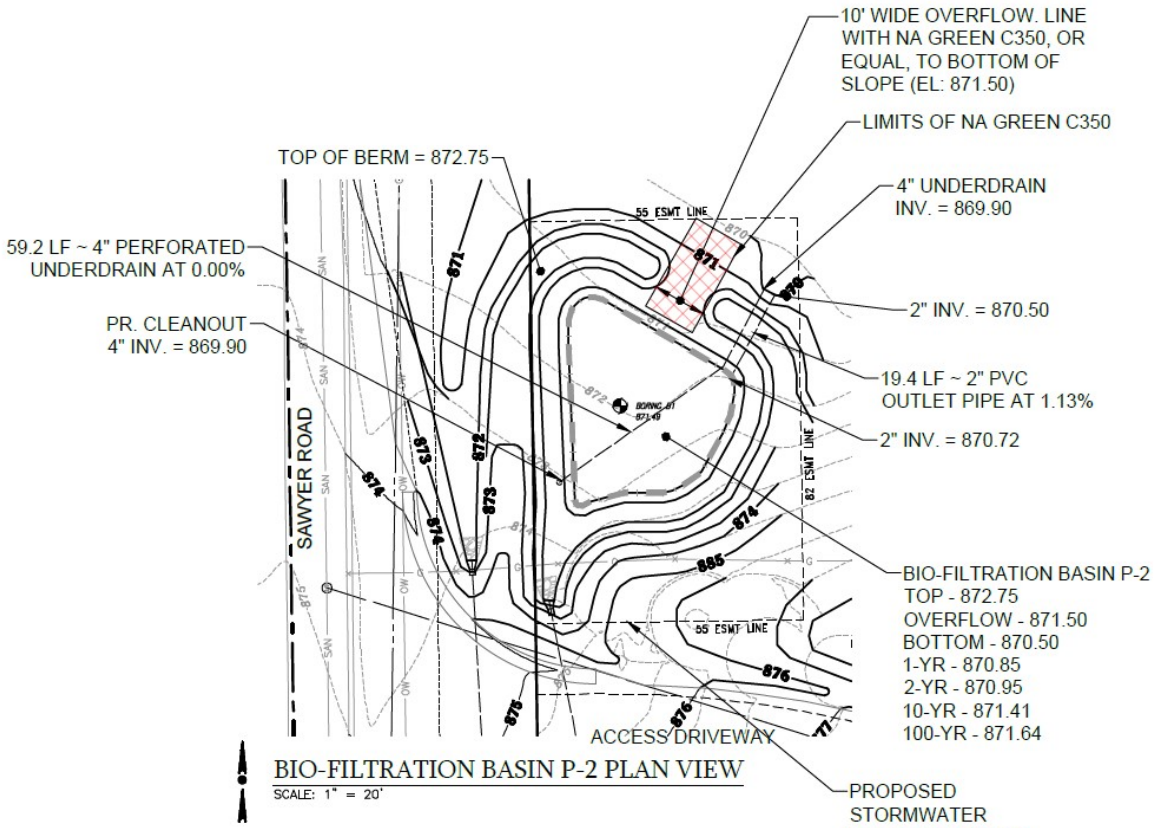


WET POND P-1 & OUTFALL STRUCTURE DETAIL
NOT TO SCALE

CLAY LINER NOTE:
-2' THICK CLAY LINER IN ACCORDANCE WITH WDNR TECH. STD. 1001 TYPE B, AND SOILS REPORT.
-CLAY LINER MATERIALS SHOULD BE COMPACTED TO A MINIMUM OF 90 TO 92% DRY DENSITY AS DETERMINED BY MODIFIED PROCTOR (ASTM D1557)
-IF PREDOMINANTLY GRANULAR TEXTURE SOILS AND/OR GROUNDWATER INFLOW IS ENCOUNTERED AT OR BELOW THE 861.70 BOTTOM ELEVATION OF THE POND, A "SACRIFICIAL" LIFT OF CLAYEY FILL MAY BE REQUIRED TO BE PLACED ALONG THE SIDEWALLS AND BASE PRIOR TO COMMENCING WITH ACTUAL LINER PLACEMENT/CONSTRUCTION TO AID IN ATTAINING A SATISFACTORILY COMPACTED LINER SECTION. THE PLACEMENT OF A "SACRIFICIAL" LAYER IS PARTICULARY BENEFICIAL IN CREATING A STABLE SUBBASE IN THE EVENT SLIGHT GROUNDWATER SEEPAGE OCCURS.
- GEOTECHNICAL TESTING SHALL BE PERFORMED ON POTENTIAL CLAY LINER MATERIAL TO CONFIRM THAT SPECIFICATIONS ARE MET.

Exhibit E (continued)
Stormwater Details

Development Name: **Family Research Center**
Storm water Practices: **One (1) wet pond & one (1) biofiltration basin**



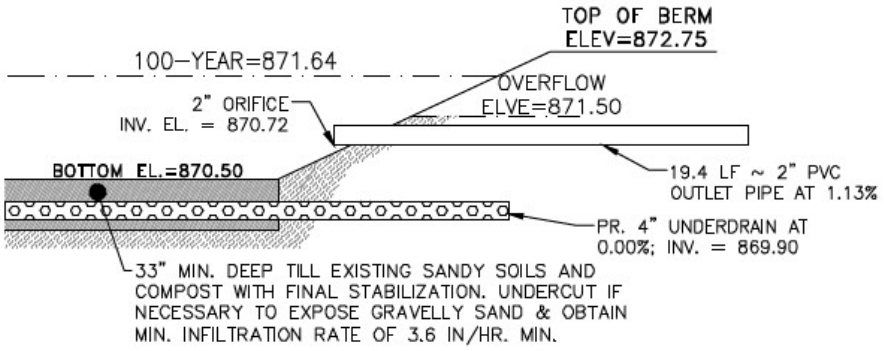


Exhibit E (continued)
Stormwater Details

Development Name: **Eating Disorders Center**
Storm water Practices: **One (1) biofiltration basin**