



City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, JULY 9, 2024 – 4:00 PM
CITY HALL – SECOND FLOOR**

<https://us02web.zoom.us/j/82214860406?pwd=TEVyUVdQM05VNFVzb0E2TUNTUjZlZz09>

Meeting ID: 822 1486 0406

Passcode: 53538

Dial by Location

+1 312 626 6799

If you have special needs or circumstances which may make communication or accessibility difficult at the meeting, please call (920) 397-9901. Accommodations will, to the fullest extent possible, be made available on request by a person with a disability.

AGENDA

1. Call meeting to order
2. Roll call
3. New Business
 - a. Review and possible action relating to the **minutes of the regular June 25, 2024 Plan Commission meeting**
 - b. Review and possible recommendation to the City Council on a **Public Monument Review - World War II Memorial at McCoy Park**, 1202 Madison Avenue (PMR-2024-02) (Dayton)
 - c. Review and possible recommendation to the City Council on **Public Monument Review - Batting Cage Project at Jones Park**, 615 Janesville Avenue (PMR-2024-03) (Dayton)
 - d. Review and possible recommendation to the City Council relating to a three-lot **Certified Survey Map** for the unaddressed property located on the 1400 block of Lakeview Drive (CSM-2024-02) (Draeger)
 - e. Review and possible action on a **Site Plan Review for DG Market** to be located on the property along the 1400 block of Janesville Avenue, parcel number 226-0514-

4. Adjournment

Date Posted: July 3, 2024

Plan Commission Members: Chairperson Rebecca Houseman; Secretary Andy Selle; Council Representative Eric Schultz; and Commissioners Roz Highfield, Jill Kessenich, Shannon Hough and Diana Shull

CC: City Council; City Staff; City Attorney; News Media; Fort Atkinson School District; Fort Atkinson Chamber of Commerce

Notice is hereby given that a majority of the Fort Atkinson City Council may be present at this meeting at the location and time indicated above to gather information about any subject matters on this agenda over which they have decision-making responsibility. This may constitute a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993), and must be noticed as such although the City Council will not take any formal action at this meeting.

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**PLAN COMMISSION MEETING
IN PERSON AND VIA ZOOM
TUESDAY, JUNE 11, 2024 – 4:00 PM
CITY HALL – SECOND FLOOR**

MINUTES

1. Call meeting to order

Engineer Selle called the meeting to order at 4:00 pm.

2. Roll call

Present: Commission members Shull, Kessenich, Highfield, Councilman Schultz, Engineer Selle.
Also present: Public Relations Executive Assistant, Building/Zoning Administrator and City Attorney. Absent: Commission member Hough, Manager Houseman.

3. New Business

*a. Review and possible action relating to the **minutes of the May 14, 2024 regular Plan Commission meeting***

Cm. Kessnick moved, seconded by Cm Schull to approve the minutes of the May 14, 2024 Plan Commission meeting. Motion carried.

*b. **Public Hearing** relating to a Zoning Map Amendment to change the zoning district for the property located at 1233 Janesville Avenue (22605140924004) from Light Industrial (LI) to Urban Mixed Use (UMU) to accommodate future business use (ZMA-2024-01)*

Building/Zoning Administrator Draeger presented the proposed Zoning Map Amendment.

The proposed rezoning is requested for the existing parcel located at 1233 Janesville Ave. The property is currently Zoned LI- Light Industrial, and the applicant is seeking to rezone to UMU - Urban Mixed Use to provide for greater flexibility in the permitted uses on the site. The building is primarily vacant, and the applicant is struggling to find tenants appropriate for the current zoning. The applicant has expressed that over the last several years all interested parties and their uses would not be permitted given the property's current zoning.

The rezoning to UMU would allow for a wider range of permitted uses, such as Indoor Sales, Commercial Kitchen, Apartments, Restaurants, and a Mixed-Use building while retaining the ability to have Offices and a Physical Activity Studio, which are the most

recent uses. According to the applicant, these uses will increase the likelihood of utilizing the building's large space. The Urban Mixed Use Zoning District is intended to permit areas, generally on established commercial corridors, that are or are planning to become mixed-use in character. This district is intended to provide for a variety of employment, retail, and community service opportunities while allowing some residential uses at an approximate density of up to 36 dwelling units per acre. Uses shall be compatible not only with other uses within the district, but land uses in adjoining zoning districts as well.

The City's Comprehensive Plan has an inconsistency in two of its maps. The Future Land Use Map identifies the property as Light Industrial/Business Park. However, the Janesville Ave Business District Planning Area, figure 2.18, shows this property as a Community Commercial, for which the city's UMU Zoning would be appropriate.

Engineer Selle opened the public hearing with no members of the public commenting on the Zoning Map Amendment. Selle closed the public hearing.

- c. *Review and possible recommendation to the City Council relating to a **Zoning Map Amendment** to change the zoning district for the property located at 1233 Janesville Avenue (22605140924004) from Light Industrial (LI) to Urban Mixed Use (UMU) to accommodate future business use (ZMA-2024-01)*

Councilmember Schultz asked Andrew Logan, the applicant, if the zoning change was an effort to attract buyers or if he had someone lined up. Applicant Logan stated it is a little of both due to applying for financing to do improvements to the building including sprinklers and facade changes. He stated there are several businesses he is considering for the building. He stated he wants to have the most uses as possible.

Schultz asked about trees on the property as well as the overgrown landscape. The applicant stated he plans to improve the landscape and trees on the property.

Kessenich asked if the drawings submitted to the Commission were final. The applicant stated they would be finalized with another submission.

Draeger said any changes to the facade or landscaping would go through the Site Plan Review process.

City staff recommends the Plan Commission recommend the Rezoning from LI to UMU to the City Council; subject to the following conditions:

- Site Plan review and approval by the Plan Commission for New Signage and Exterior Alterations.
- Any other recommendations of the Plan Commission

Kessenich moved, seconded by Highfield to approve the Zoning Map Amendment for the property located at 1233 Janesville Ave. Motion carried.

4. Adjournment

Kessenich moved, seconded by Schultz to adjourn. Meeting adjourned at 4:15 pm.



PUBLIC MONUMENT/BUILDING REVIEW REPORT TO THE PLAN COMMISSION

DATE: July 9, 2024

PROPERTY ADDRESS: 1202 Madison Avenue

PARCEL NUMBER: 226-0614-3333-016

OWNER: City of Fort Atkinson

APPLICANT: Fort Atkinson Parks and Recreation

FILE NUMBER: PMR-2024-02

EXISTING ZONING: I - Institutional

PROPOSED ZONING: I - Institutional

EXISTING LAND USE: McCoy Park

REQUESTED USES: New WWII Monument

BACKGROUND

Staff in the Parks and Recreation Department have been working with a donor to install a proposed World War II monument located in McCoy Park. This type of request requires Plan Commission and City Council review and approval through the Public Monument/Building Review process.

REQUEST OVERVIEW

Staff is requesting the review on behalf of a donor who has previously donated towards other monuments within the park. The donor and staff worked together on the site plan to ensure continuity between the existing monuments at McCoy Park.

Multiple locations within the park were reviewed and staff recommends installing the monument on the Northeast corner of the property. This location was most suitable because of its elevation and existing slope. The statue would be installed using a peg and slot system. The statue will have four 1" rods attached to the underside of the base. The four rods will slide into four corresponding 1.5" holes drilled into the granite base and concrete footing. An adhesive will secure the statue to the base and prevent water from getting between the statue and the base. Six light fixtures will be installed flush to the ground, using a consistent design like the other existing statues in the park. Uplighting will provide illumination during the evening hours. A 4' deep concrete footing will be installed under the statue and stone base to help support the monument's weight.

Two benches will be placed on the edge of the concrete pad on both sides of the path entrance. The benches will be made from a similar granite to those around the Veterans Memorial. On one bench, the names of Fort Atkinson Medal of Honor veterans will be etched into the long edge facing the statue. The inscription will be as follows: "Gerald Endl; Fort Atkinson, WI; U.S. Army Staff Sergeant; Medal of Honor Recipient; March 27, 1945" and "Kenneth Gruennert; Helenville, WI; U.S. Army Sergeant; Medal of Honor Recipient; December 42, 1942"

On the second bench, there will be a quote from author Stephen Ambrose, “The American citizen soldiers knew the difference between right and wrong, and they didn’t want to live in a world in which wrong prevailed. So they fought, and won, and all of us, living and yet to be born, must be profoundly grateful.”

Public notice is not required for the Public Monument Review process. City staff has reviewed this request and has no objections to the statue, the location, or the memorial inscriptions.

DISCUSSION

COMPREHENSIVE LAND USE PLAN (2019):

The Comprehensive Plan outlines cultural resource goals, objectives, and policies in Chapter 5: Cultural Resources. It encourages the enhancement and beautification of downtown, commercial corridors, and other key places throughout the community with increased landscaping, signage, public infrastructure, and public art. Further, the Plan identifies the goal of preserving, enhancing, and promoting the City’s unique character and cultural and historic assets. An objective within this goal is to promote the City’s unique cultural assets as a source of community pride and as an attraction.

As can be seen in the attached Public Art in Fort Atkinson document, the City enjoys a wide variety of public art within the parks, open spaces, and public areas of the City. McCoy Park is considered the Veterans Park of the City. As noted in the information packet, all the existing statues and memorials are in honor of various conflicts and military service.

The proposed statute is in line with and furthers the objective of using such public art as a source of community pride and attraction.

PUBLIC MONUMENT PURPOSE:

One of the objectives of the Public Monument/Building Review process is to identify and explain the public purpose of a proposed public monument to ensure that it serves the community as a whole, not just an individual or group.

The statue will include a memorial to World War II; however, as a piece of public art, it will certainly serve the community as a whole by providing interest and attraction to McCoy Park.

MAINTENANCE PLAN FOR MONUMENT:

Another objective of the Public Monument/Building Review process is to identify the short and long-term maintenance needs of the monument or building and properly plan for them, with the hope that all future maintenance, repair, and replacement of structures does not fall onto the City.

The Parks and Recreation Department maintains all of the existing monuments within McCoy

Park. Landscaping responsibilities include mowing and weed whipping around trees and signs. This new monument will not add any additional landscaping maintenance to the department.

For the lighting, staff will utilize LED lights which have a significant lifespan. Although this is not indefinite, and bulbs will need to be replaced eventually.

This specific location is in a high traffic area, which is well lit, reducing the chance of vandalism. In the event of the statue being graffitied, paint thinner can be used to remove any graffiti without damaging the surface. Staff will perform the work to remove potential graffiti. In the event of a broken or bent piece, staff will work with the artist to properly repair the statue. The donor has acknowledged if the statue needs any repair, that it will be funded through the Friends of McCoy Park fund within the Fort Atkinson Community Foundation. The donor and the Friends of McCoy Park members would be notified of any repairs if needed.

The stamped decorative concrete will need to be resealed every 2-5 years. The cost for this will be covered by the Fort Atkinson Community Foundation, Mabel Schumacher Field of Interest Fund.

Memorials like this do not require much additional maintenance, but it will not be maintenance-free. Staff will be required to perform general maintenance periodically.

RECOMMENDATION

Staff recommends that the Plan Commission review the application and recommend that the City Council approve this request for a Public Monument/Building Review allowing the installation of the World War II memorial at McCoy Park.

ATTACHMENTS

1. Public Monument-Building Review application Mabel Schumacher 7.9.24
2. FINAL -WWII Memorial 7.2.24
3. WW II Memorial Material Examples
4. PUBLIC ART IN FORT ATKINSON

**City of Fort Atkinson
Monument/Building Review**

Name of property and client:

Mabel G. Schumacher
920-650-1599
schu848@charter.net

McCoy Park
1202 Madison Avenue

Proposed Monument:

World War II Memorial to be placed in McCoy Park

Rational for Monument:

Fort Atkinson has a strong veteran community that honors the memory of veterans who have fought and often made the supreme sacrifice to protect our nation. Currently, there is no formal monument recognizing World War II veterans.

McCoy Park has been designated as a Veterans Park, and currently contains several memorials, including the World War I Doughboy, Veterans Flag memorial, World War I memorial, Spanish-American War, and K9 Veterans memorial.

In an effort to honor those who served in World War II, including my husband, Vernon A. Schumacher, I request permission to have a memorial erected in their memory in McCoy Park.

Signature *Mabel G. Schumacher* Date 06/28/2024

City of Fort Atkinson Procedural Checklist for Public Monument/Building Review Requirements per Wis. Statutes 62.23 (5) and Section 15.10.42 of the Zoning Ordinance

This form is designed to be used by the Applicant as a guide to submitting a complete application for a site plan and by the City to process the application.

Name, company, and client (if applicable): _____

Phone number: _____ Email: _____

Property address for site plan: _____

I Applicability

Site plan review and approval shall be required for changes to site characteristics (listed in Section 15.10.42).

II Application Requirements

The Applicant shall submit an electronic copy or paper copies, if required by the City, of the application. Applications for site plans shall contain all of the following, unless specific application requirements are waived in writing by the Zoning Administrator.

- ☐ Written description of the intended use describing in reasonable detail the following:
 - ☐ Existing zoning district(s) and proposed zoning district(s), if different.
 - ☐ Existing and proposed land uses, including a survey of existing buildings or monuments onsite.
 - ☐ Projected number of residents, employees, and/or daily customers.
 - ☐ Demonstration of compliance with the applicable standards and requirements of the City of Fort Atkinson Municipal Code.
 - ☐ Demonstration of consistency with the Comprehensive Plan.
 - ☐ Fencing materials (Section 15.06.40).
 - ☐ Explanation of the purpose of the public monument or building (must serve a public purpose)
 - ☐ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- ☐ A small location map showing the subject property and illustrating its relationship to the nearest street intersection.
- ☐ Pre-Development Site Information.
 - ☐ Legal description of the subject property.
 - ☐ Existing property lines and setback lines.
 - ☐ Existing structures and paved areas.
 - ☐ Existing right of way lines with bearings and dimensions clearly labeled.

- ☐ Existing easements and utilities.
- ☐ Existing and proposed topography with a maximum contour interval of 2 feet, except where existing ground is on a slope of less than 2 percent where one foot contours shall be shown.
- ☐ The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, drainageways, woodlands, steep slopes).
- ☐ Proposed Post-Development Site Information.
 - ☐ Property lines and setback lines.
 - ☐ Location of all proposed structures and use areas, including paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
 - ☐ Proposed right of way lines with bearings and dimensions clearly labeled.
 - ☐ Proposed access points onto public streets and access drives on the subject property.
 - ☐ Location and dimension of all on-site parking (and off-site provisions if they are to be employed), including a summary of the number of parking stalls provided.
 - ☐ Location of all proposed parking and traffic circulation areas.
 - ☐ Location and configuration of all visibility triangles proposed on the subject property.
 - ☐ Location and dimension of all loading and service areas on the subject property.
 - ☐ Location of all outdoor storage areas and the design of all screening devices.
 - ☐ Location of all rooftop, wall-mounted, and ground-mounted mechanical equipment, and the design of all screening devices.
 - ☐ Location and type of all stormwater facilities and management approach to be employed and a copy of the proposed maintenance agreement.
 - ☐ Location of snow storage areas, except for single family and two family residential.
 - ☐ Proposed easement lines and dimensions with a key provided and explanation of ownership and purpose. Easement documents governing public access or cross access should be provided for review.
 - ☐ Location and size of all gas, electric, water, storm and sanitary utilities serving the parcel.
 - ☐ Location, type, height, size, and lighting of all signage on the subject property.
 - ☐ In the legend, include the following data for the subject property: lot area, flood area, floor area ratio, impervious surface area, impervious surface ratio, and building heights.
 - ☐ Proposal short and long-term maintenance plan for proposed buildings and/or monuments.
- ☐ Detailed Landscaping Plan. If required, a landscape plan depicting the location, type, and size at time of planting and maturity of all landscaping features as required in Article VIII.
- ☐ Grading and Erosion Control Plan. Scaled drawing depicting existing and proposed grades, including retention walls and related devices, and erosion control measures. Written erosion control plan indicating pre-site disturbance elements, maintenance and inspection timing of same during construction, provisions for temporary stabilization during construction and final stabilization plan.
- ☐ Elevation Drawings.
 - ☐ Elevations of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment and all rooftop, wall-mounted, and ground-mounted mechanical equipment.
 - ☐ Depict exterior materials, texture, color, and overall appearance.

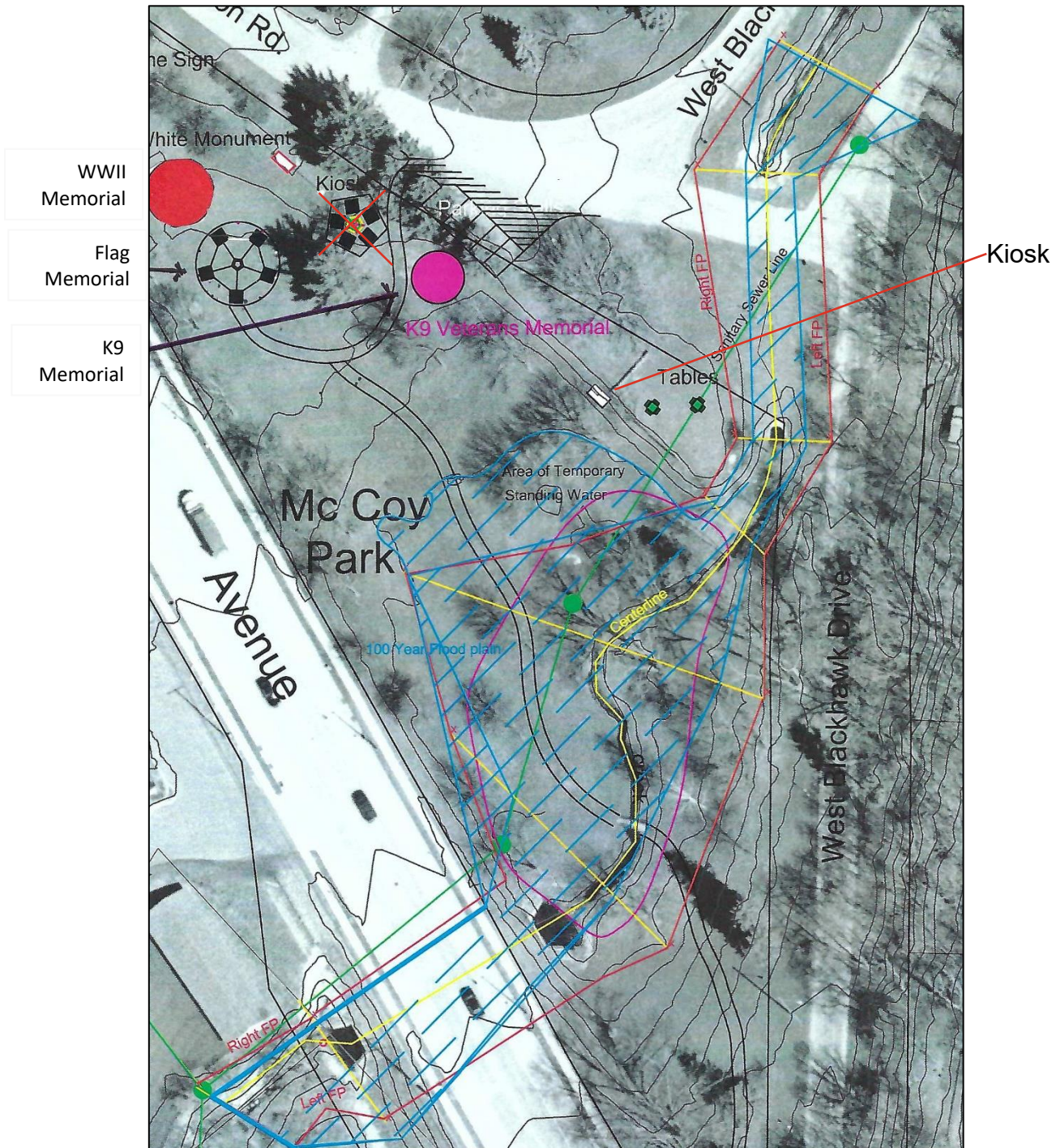
- ☐ Perspective renderings of the proposed project and/or photos of similar structures may also be submitted, but not in lieu of drawings showing the actual intended appearance of the building(s).
- ☐ Photometric Plan
 - ☐ Location, type, height, design, illumination power, and orientation of all exterior lighting on the subject property.
 - ☐ Impact of lighting across the entire property to the property lines rounding to the nearest 0.10 foot candles.
- ☐ Operational Plan.
 - ☐ Describe the proposed hours of operation and traffic generation.
 - ☐ Describe the goal of this monument or building including how it will serve the public and improve the site on which it may be located.
 - ☐ Procedures for snow removal, except for single and two family residential.

III Process Checklist

- | | |
|--|-------------|
| ☐ Pre-Application conference with Staff (recommended) | Date: _____ |
| ☐ Reimbursement of professional consultant costs agreement executed | Date: _____ |
| ☐ Receipt of final application packet by Engineering | Date: _____ |
| ☐ City Staff input | Date: _____ |
| ☐ Review and action by Engineering and Zoning Administrator | Date: _____ |
| ☐ Plan Commission review and recommendation_____ | Date: _____ |
| ☐ Review and action_____ | Date: _____ |

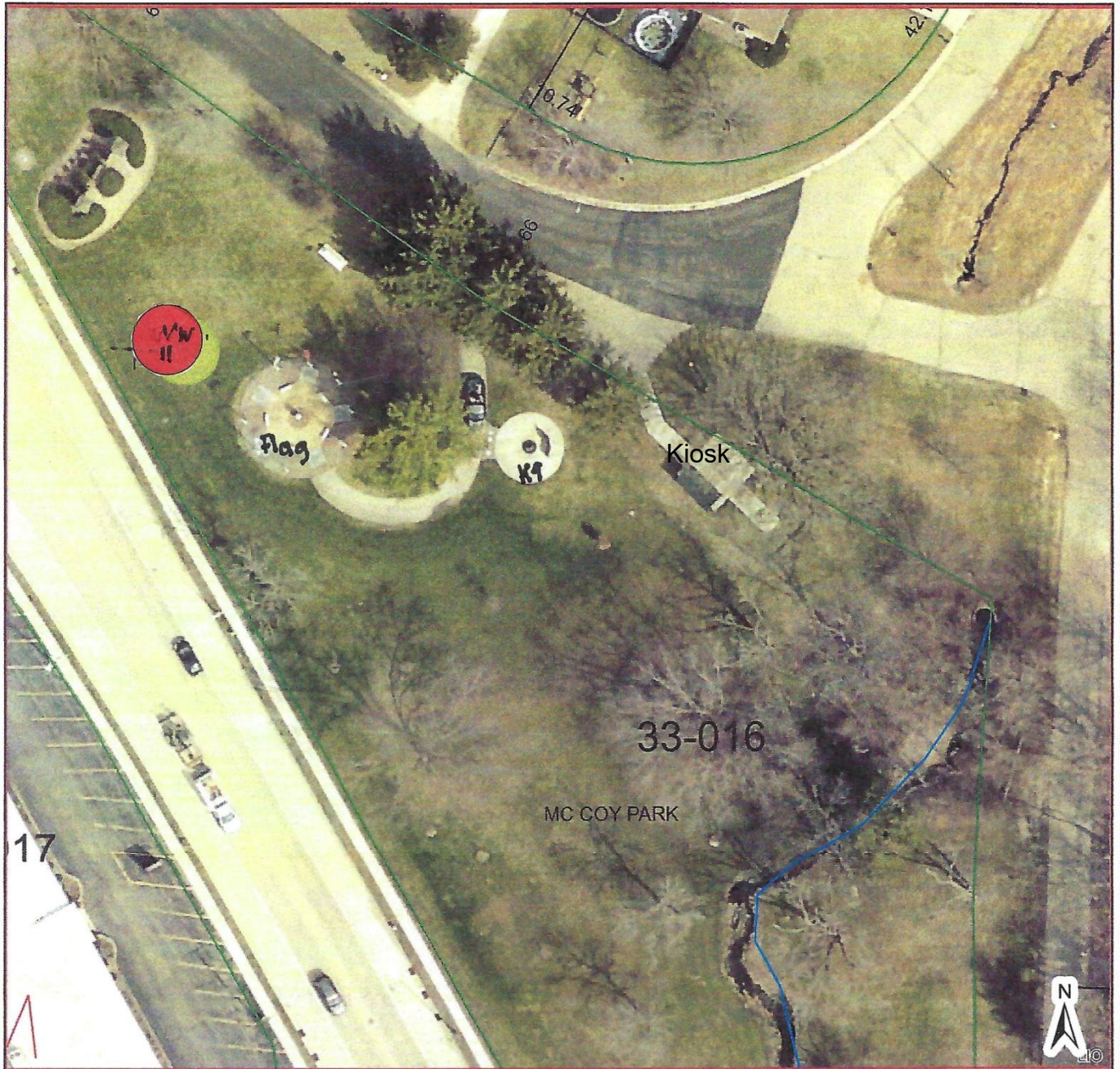
Applicant signature: _____ **Date:** _____

Proposal – World War II Memorial McCoy Park



Proposal – World War II Memorial
McCoy Park

Jefferson County Land Information



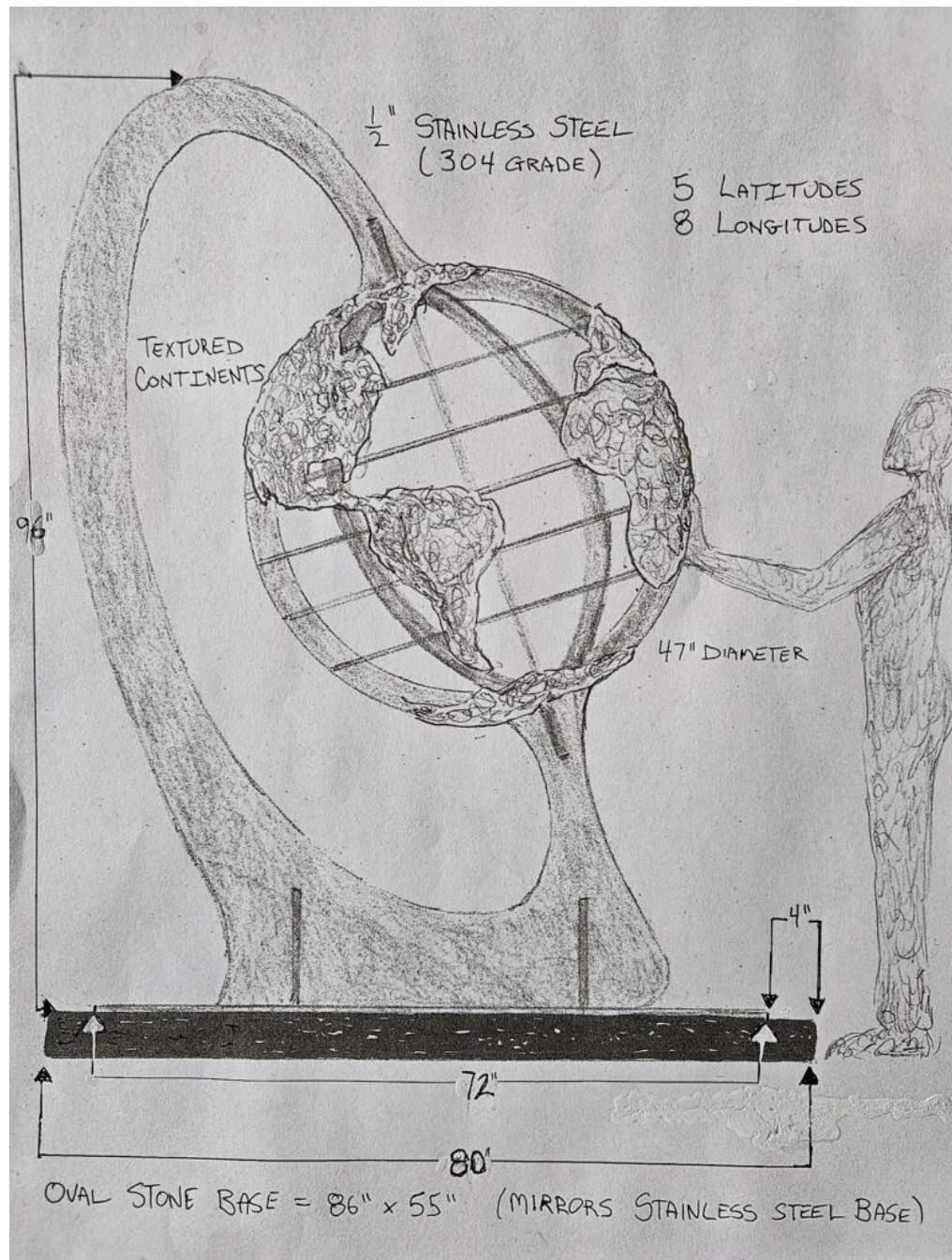
- | | |
|---|--|
|  Municipal Boundaries |  Rail Right of Ways |
|  Right of Ways |  Section Lines |
| Parcel Lines |  Surface Water |
|  Property Boundary |  Map Hooks |
|  Old Lot/Meander/Other Carto-Lines |  Tax Parcel Information |

Site Plan:

1. Concrete pad dimensions 24' diameter. Decorative concrete to match existing Veterans Memorial concrete.
2. Blacktop path to connect to existing Veterans Memorial.
3. Up-lighting to match existing lighting at Veterans Memorial and the War Dog Memorial
4. Two monument information panes at the entry of the monument.

50 25 0 50 Feet

Proposal – World War II Memorial
McCoy Park



Material – ½" brushed stainless steel

Memorial base – 72" x 47" oval

Globe – 47" diameter

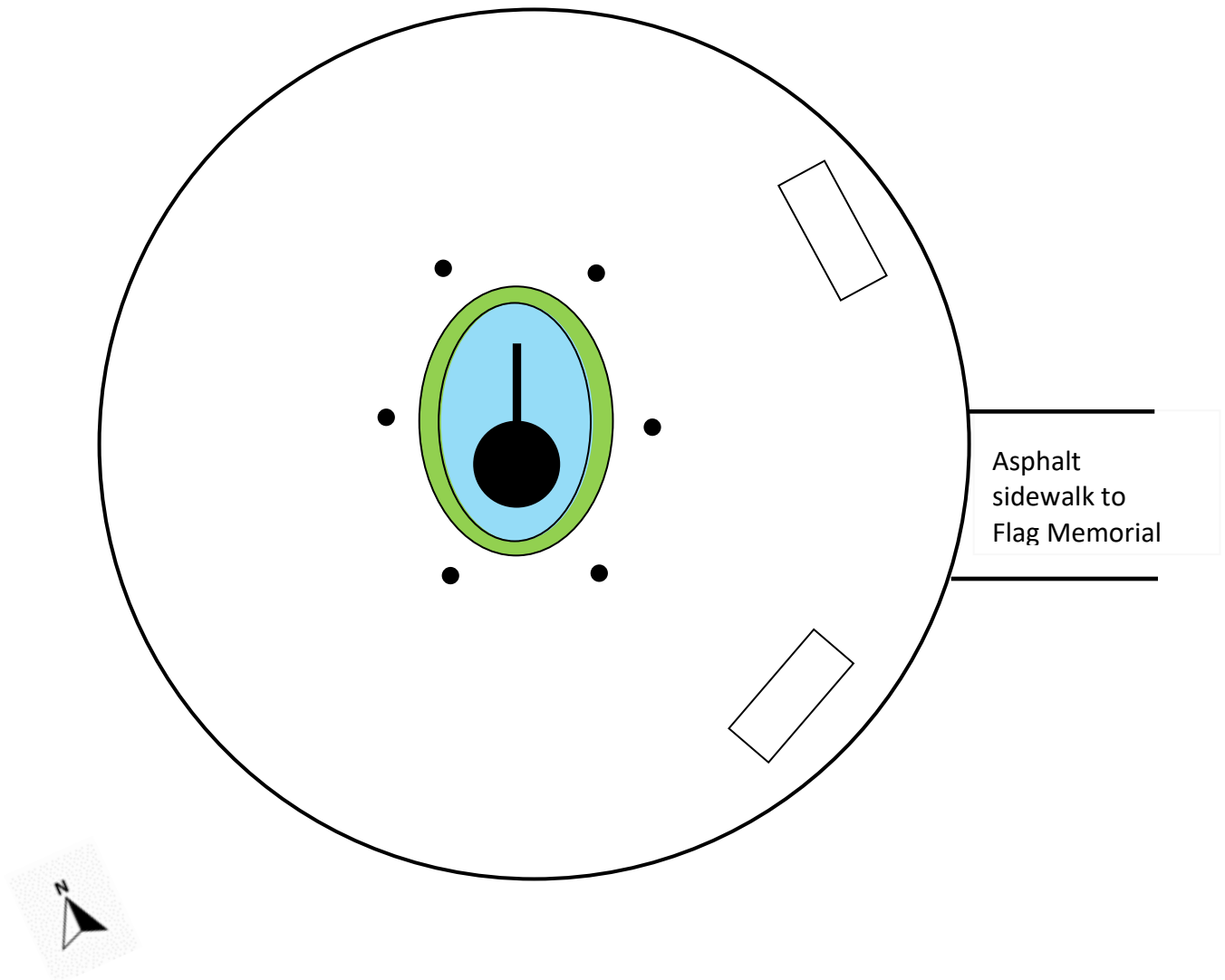
Granite base – 80" x 55" x 6" oval

Arc height – 96"

Continents – textured stainless steel

Cement foundation – colored/textured cement (same as Veterans Flag Memorial)

Proposal – World War II Memorial
McCoy Park



Uplighting: 2 in front; 2 in back; 1 north side; 1 south side

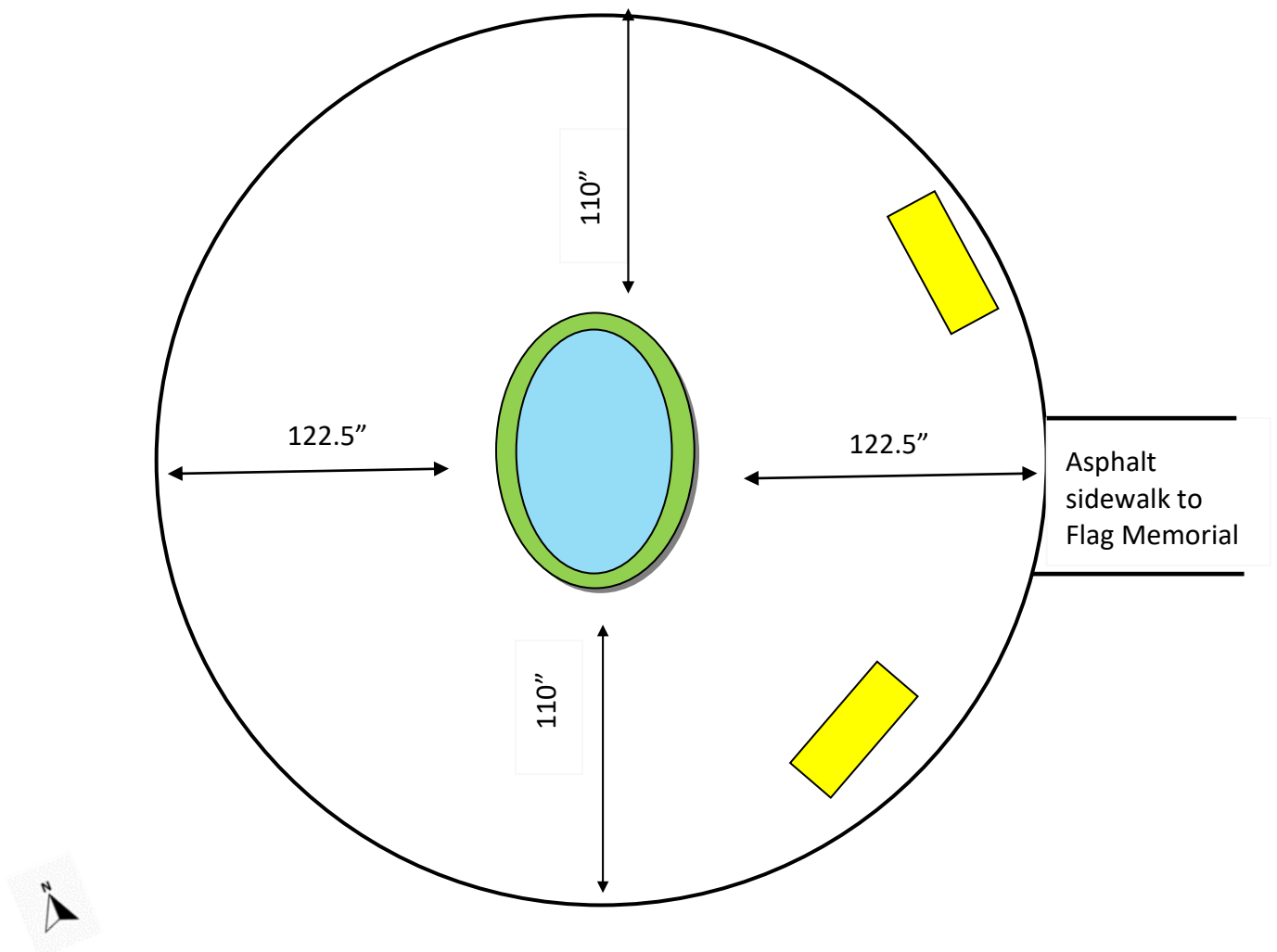
Cement base – 25' in diameter

Black granite base (green) – 80" x 55" x 6" oval

Height of arc – 96"

Diameter of globe – 47"

Proposal – World War II Memorial
McCoy Park



Cement base – 25' in diameter; 4' footing under statue

Black granite base (green) – 80" x 55" x 6" oval

Stainless steel base (blue) – 72" x 47" oval

Asphalt sidewalk from Flag Memorial to WW II Memorial

Two 4' granite garden benches (yellow)—one engraved
with Medal of Honor recipients; one with Ambrose quote



Gerald Endl
 Fort Atkinson, WI
 U.S. Army Staff Sergeant
 Medal of Honor Recipient
 March 27, 1945

Kenneth Gruennert
 Helenville, WI
 U.S. Army Sergeant
 Medal of Honor Recipient
 December 42, 1942

Example: Exact bench design forthcoming.



"The American citizen soldiers knew the difference between right and wrong, and they didn't want to live in a world in which wrong prevailed. So they fought, and won, and all of us, living and yet to be born, must be profoundly grateful."

◆ Author Stephen Ambrose ◆

TRAALITE Inc.
255 Vineland Ave
City of Industry, CA 91746 US
6263368722
csr@traalite.com
www.traalite.com



Estimate

ADDRESS
CITY of FORT ATKINSON

SHIP TO
CITY of FORT ATKINSON

ESTIMATE # 1869
DATE 06/20/2024

QTY	ITEM CODE	DESCRIPTION	PRICE EACH	AMOUNT
1	T-W014	MR-16 Paver Well Light - MR-16, 6 3/8" Dia. x 7 3/8" H	81.00	81.00
SUBTOTAL				81.00
TAX				0.00
TOTAL				\$81.00

Accepted By

Accepted Date

John Block, Jr., CM

Watertown Memorial Co., Inc.

112 N. 4th Street

Watertown, WI 53094

920-261-0914 or 800-924-7831

www.wttnmem.com

Following is pricing for the known components of this project -

\$9250 All polished Superior Black granite base size 80" x 55" x 6"
delivered to site

\$13250 (2) all polished Superior Black granite benches - assembled with
all wanted engraving on the backrest - delivered to site
(no problem to make the bullnose and half bullnose square cut)

For permanent placement of these pieces we will need to be able to get our
setting vehicle close enough to the location to use our crane.

All on-site labor charges (other than permanent placement of benches which
is included in price) will be billed at our regular labor rate which is currently
\$210 per hour (2 men & truck).

Received 7/2/24

World War II Memorial Material Examples



Stamped decorative concrete.

Color to match with existing tan concrete.



Example of light fixture.



Example of stone base.

Dark granite, polished finish.

PUBLIC ART IN FORT ATKINSON

Updated 7/1/24

Rock River Park



Rotary Arch

\$6,896



Football Field Entrance

\$3,000



Puppy Serenade

\$10,093

Jones Park



Pitcher/Catcher Entrance

\$3,747



Sullivan Memorial

\$1,700



City of Fort Atkinson
Parks and Recreation's Office
30 N. Water St. W.
Fort Atkinson, WI 53538



South Entrance

\$3,500



North Entrance

\$8,000

Riverwalk



Fallen Soldier

\$2,500



Al Haukom Plaque

\$3,000



Fishing Boy Statue and Plaque

\$8,365



City of Fort Atkinson
Parks and Recreation's Office
30 N. Water St. W.
Fort Atkinson, WI 53538

Downtown



Library

\$40,000



Schink Memorial

\$3,600



Park & Rec

\$1,500



Park & Rec

\$2,000



Police Fountain

\$2,500



City of Fort Atkinson
Parks and Recreation's Office
30 N. Water St. W.
Fort Atkinson, WI 53538



Firefly

\$11,740



Barie Park Fountain

\$10,000



Native American Statues along Main St. Bridge

\$20,000



Pocket Park Clock

\$15,000

McCoy Park



McCoy Park Memorial

\$5,000



City of Fort Atkinson
Parks and Recreation's Office
30 N. Water St. W.
Fort Atkinson, WI 53538



Veteran's Memorial

\$76,500



War Dog Memorial

\$62,000

Memorial Park



Memorial Park

\$6,500

Lions Park



Vorpal Memorial

\$2,200



Lion

\$1,000



City of Fort Atkinson
Parks and Recreation's Office
30 N. Water St. W.
Fort Atkinson, WI 53538



Lion

\$1,000



Klatt/Abendroth Sculpture

\$12,000



Starkweather sculpture

\$10,000



Folk Art Pole

\$5,000



City of Fort Atkinson
Parks and Recreation's Office
30 N. Water St. W.
Fort Atkinson, WI 53538

Bicentennial Park



Helping Hands Fountain

\$5,022



McKee Memorial

\$16,500

Glacial River Bike Trail



Entrance Arch

\$14,100



Swing Kids

\$2,775



City of Fort Atkinson
Parks and Recreation's Office
30 N. Water St. W.
Fort Atkinson, WI 53538



Endless Days

\$4,000



Bike Club Sculpture

\$2,500



Dog Club Sculpture

\$5,000



Roahen Sculpture

\$12,000



Ensweiler Sculpture

\$6,000



City of Fort Atkinson
Parks and Recreation's Office
30 N. Water St. W.
Fort Atkinson, WI 53538



Lorine Niedecker

\$2,000



"Is It Art?"

\$1,000

Wheels Park



Freestyle Skateboarder

\$4,380

TOTAL

\$413,618



PUBLIC MONUMENT/BUILDING REVIEW REPORT TO THE PLAN COMMISSION

DATE: July 9, 2024

PROPERTY ADDRESS: 615 Janesville Avenue

PARCEL NUMBER: 226-0514-0442-000

OWNER: City of Fort Atkinson

APPLICANT: Fort Atkinson Parks and Recreation

FILE NUMBER: PMR-2024-03

EXISTING ZONING: I - Institutional

PROPOSED ZONING: I - Institutional

EXISTING LAND USE: Jones Park

REQUESTED USES: Batting Cage Project

BACKGROUND

Staff in the Parks Department have been working with the Fort Atkinson Generals on a proposed new batting cage located in Jones Park. This type of request requires Plan Commission and City Council review and approval through the Public Monument/Building Review process.

REQUEST OVERVIEW

Currently, Jones Park does not have a permanent batting cage on site. The Fort Atkinson High School team installs a temporary batting cage each season with the expectation that it will only be used and maintained by their staff. The temporary system is not astatically pleasing and loses tension often, requiring it to be set back up.

There are four user groups in the City that utilize the Jones Park baseball diamond. There is unanimous support from the user groups for the installation of a permanent structure that can be utilized by all parties, and the greater community overall.

Staff is requesting the review on behalf of park staff and the Generals. The staff worked together on the site plan to ensure availability and functionality of the location at Jones.

This location was chosen because the horseshoe pits are no longer in use, yet still require constant maintenance. The batting cages would be installed on a 65'x53' concrete slab. Six 9" poles will be set in 2' wide 4' deep augured footings. The batting cage design is both durable and maintenance friendly. Utilizing the existing infrastructure, four light fixtures will be installed on existing light poles. The intention is to allow limited access to lighting at this time.

The Generals and parks staff will be conducting several fundraisers to finance this project. Additionally, staff will be applying for several grants.

Public notice is not required for the Public Monument Review process. City staff has reviewed this request and has no objections to the statue, the location, or the memorial inscriptions.

DISCUSSION

COMPREHENSIVE LAND USE PLAN (2019):

The Comprehensive Plan outlines cultural resource goals, objectives, and policies in Chapter 5: Cultural Resources. It encourages the enhancement and beautification of downtown, commercial corridors, and other key places throughout the community with increased landscaping, signage, public infrastructure, and public art. Further, the Plan identifies the goal of preserving, enhancing, and promoting the City's unique character and cultural and historic assets. An objective within this goal is to promote the City's unique cultural assets as a source of community pride and as an attraction.

PUBLIC MONUMENT PURPOSE:

One of the objectives of the Public Monument/Building Review process is to identify and explain the public purpose of a proposed public monument to ensure that it serves the community as a whole, not just an individual or group.

As stated earlier, the existing horseshoe pits have been underutilized for many years. **Re-purposing** this space with the batting cage will provide an improvement to the park, without sacrificing any existing open space. The batting cage will be accessible for public use as well.

MAINTENANCE PLAN FOR MONUMENT:

Another objective of the Public Monument/Building Review process is to identify the short and long-term maintenance needs of the monument or building and properly plan for them, with the hope that all future maintenance, repair, and replacement of structures does not fall onto the City.

The Parks and Recreation Department maintains all the existing batting cages within the parks system. Landscaping responsibilities include mowing and weed whipping around trees and signs. This new monument will not add any additional landscaping maintenance to the department.

For the lighting, staff will utilize LED lights which have a significant lifespan. Although this is not indefinite, and bulbs will need to be replaced eventually.

In the event of the batting cages being graffitied, paint thinner can be used to remove any graffiti without damaging the surface. Staff will perform the work to remove potential graffiti. In the event of a broken or bent piece, staff will work with the distributor to properly repair the batting cages.

RECOMMENDATION

Staff recommends that the Plan Commission review the application and recommend that the City Council approve this request for a Public Monument/Building Review allowing the installation of the batting cages at Jones Park.

ATTACHMENTS

1. Jones Park Batting Cage 7.9.24 Packet
2. Jones Park Batting Cage 7.9.24 Batting Cage Quote and Specs
3. Jones Park Batting Cage 7.9.24 Concrete Quote
4. Jones Park Batting Cage 7.9.24 Light Fixtures

Jones Batting cages

Model: 2-wide Mastodon batting cage system with 2 soft toss

- Mastodon 2-wide batting cage 60'x 28'6" with 2 soft toss sets for each side. Each batting cage is 60'x14'3" with 24" between each net. Everything is included- mounting poles, nets, cables, hardware.

- Location-Jones Park existing horseshoe pit

- Park staff to remove existing fence and horseshoe pits.

Prep and form up area for new batting cages. Auger holes for posts and level and brace them for pour. Gravel and compact inside of forms. Restoration around batting cages when completed. Purchase glue and glue down turf.

- City electrician install new lighting fixtures
- Pence concrete LLC. – lay rebar mat, fill 6 existing post holes, pour 65'x53' 4" thick concrete pad, and saw cut floor for control joints.
- High School donating turf for the batting cages - **\$5,000 Estimate**
- Fort Atkinson Generals supplied raffle ticket license # and helped promote/sell raffle tickets.
- \$50 a ticket and 500 tickets will be sold
- \$8000 in payout money and the rest of the proceeds goes towards the Jones batting cages
- Payouts are 1st- \$1000, 2-11th \$500, 12-19th \$250

Jefferson County Land Information

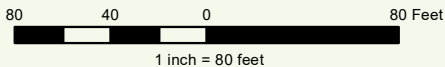


- | | | | |
|--|-----------------------------------|---|------------------------|
|  | PLSS Sections |  | Rail Right of Ways |
|  | Right of Ways |  | Surface Water |
| Cartographic Lines | |  | Map Hooks |
|  | Property Boundary |  | Tax Parcel Information |
|  | Old Lot/Meander/Other Carto-Lines | | |



Jefferson County Geographic Information System

DISCLAIMER: This map is not a substitute for an actual field survey or onsite investigation. The accuracy of this map is limited to the quality of the records from which it was assembled. Other inherent inaccuracies occur during the compilation process. Jefferson County makes no warranty whatsoever concerning this information.

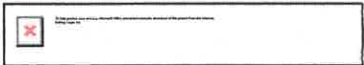


Printed on: July 1, 2024

Author: Public User

Batting Cage Project Total:	\$39,631.00
Concrete	\$12,000
Gravel	\$800
Batting Cage	\$23,681
Lighting	\$550
Batters Box hitting mats	\$2,400
Landscaping materials	\$200
Donations and Inhouse Work:	
Turf	high school (\$5000)
Removal of fences and horseshoe pits	park staff (40 hours x 3)
Site prep	park staff (40 hours x 3)

From: Evan Fenton <store+3918790723@t.shopifyemail.com>
Sent: Friday, May 17, 2024 12:56 PM
To: Jeremiah Yanke
Subject: Batting Cages Inc - Payable Quote #D13607



PAYABLE QUOTE #D13607

Complete your purchase

[Complete your purchase](#)

or [Visit our store](#)

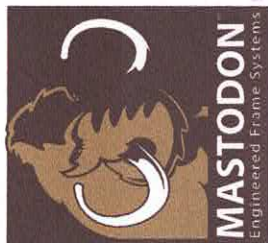
Order summary

PDB-14X14X55-K42-MAS-DW-2ST × 1		\$20,181.11
Subtotal		\$20,181.11
Shipping		\$3,500.00
Total		\$23,681.11 USD

Customer information

Shipping address

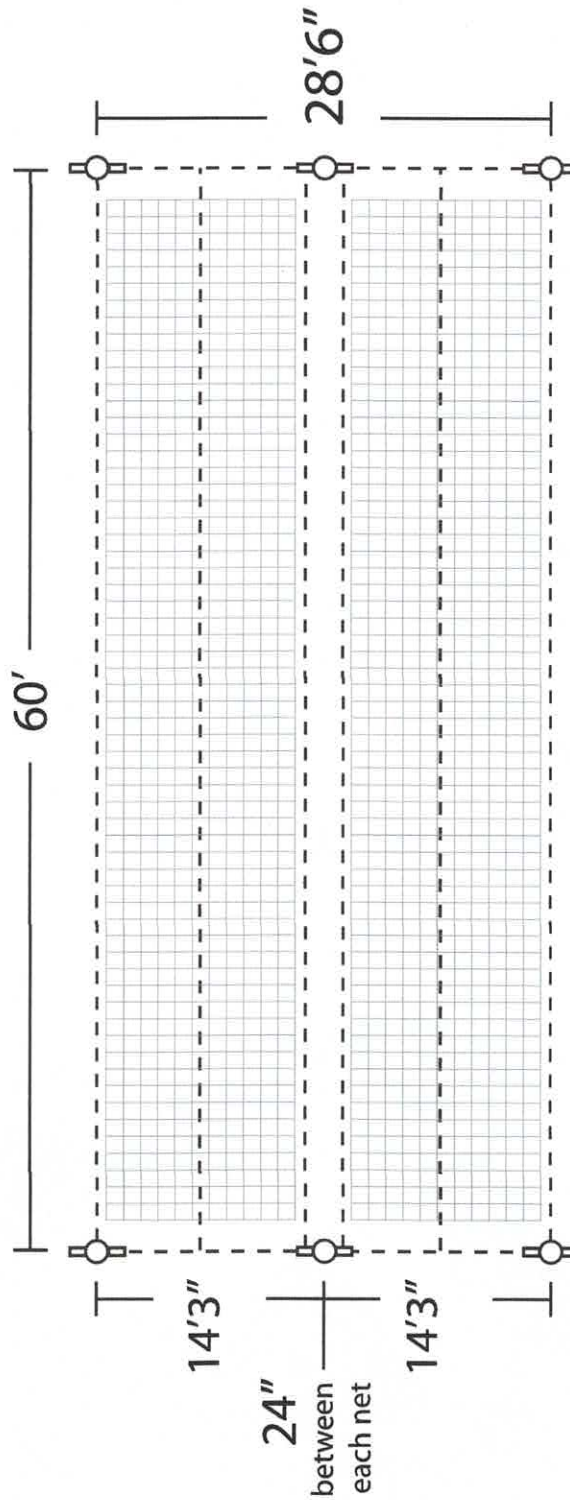
Billing address



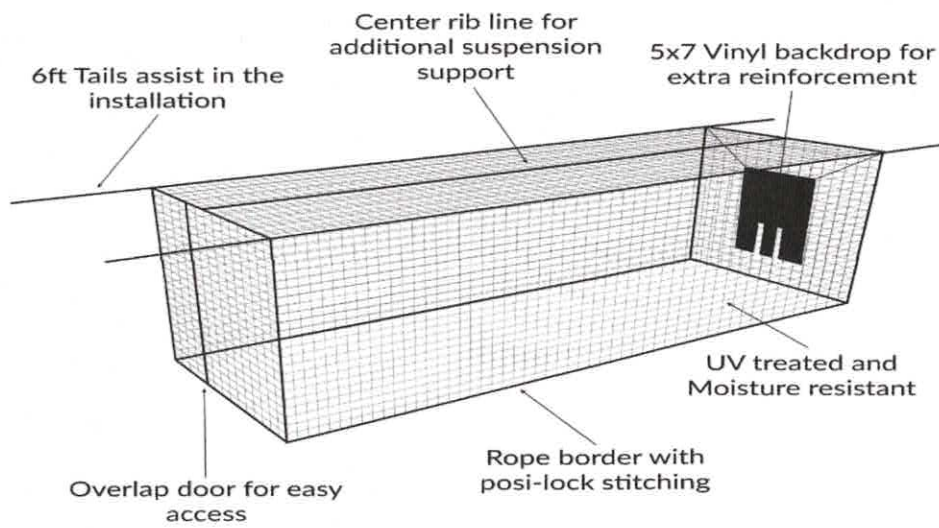
2-WIDE MASTODON BATTING CAGE SYSTEM

12'W x 55'L

--- 3/16" Aircraft Cable



All dimensions are to center of pole.
All poles to be planted 4'6" in the ground,
using 2500lb. hydraulic concrete.





What's Included

- [#42 K VX200™ Beartrap net with an integrated door](#)
- 8.625" Steel poles with corrosion-resistant coating
- [Vinyl backdrop w/ 2 hanging cords](#)
- Galvanized Steel Carabiners
- [300ft of 3/16" galvanized cable](#)

Features

- Single or multi-stall options
- Cable tensioning system
- Installation available
- 20-year pole warranty
- 5-year limited net warranty ([Learn more](#))

#42 K VX200 Beartrap Batting Cage Net

Our Beartrap™ net is simply the best outdoor commercial batting cage available. An excellent choice for a high-end backyard net, but also perfectly suitable for commercial applications! We have sold thousands of these cages to colleges, professional baseball teams, and municipalities.

Beartrap premium netting contains a UV inhibitor with a polymer commonly used in bulletproof vests. We extruded the individual fibers and braided them into twine. Lastly, we dipped the twine in a black carbon-based dye, adding UV protection and color stability. For quality assurance, we conducted side-by-side comparisons of K VX200™ and nylon. We found that these enhancements significantly extend the outdoor life of our netting. Our Beartrap netting remains intact and dark black while nylon slowly breaks down and fades to brown.

5x7 Vinyl Backdrop

Extend the life of your batting cage with our heavy-duty vinyl backdrop. This backdrop panel is 5' wide x 7' tall and is designed to take a beating from pitching machines.

Note: Please do not attach the lower corners of the vinyl backdrop tight to the net. Doing so will cause the net to tear from heightened wear. We recommend 6" of slack with twine or bungee loops.

8.625" Steel Poles with Corrosion-Resistant Coating

All poles are corrosion dipped, finished with STRYK 5388, and sealed with a welded top cap preventing internal corrosion. STRYK 5388 forms a solid coating that bonds to the substrate, preventing corrosion even if the coating is scratched or damaged. STRYK 5388 is a thick rust-inhibitive coating used on the Alaska pipeline with a high degree of impermeability to moisture. The finish remains highly flexible and elastic in extreme

temperatures. It will not support fungal growth in humid or water-immersed environments or crack in extreme weather conditions.

Cable Tensioning System

Our cable tensioning system uses galvanized hardware, including 3/16" aircraft cable, cable clamps, thimble eye nuts, eye bolts, institutional-grade threaded rods, and curved washers. To achieve the proper cable tension, the poles in the system shown have 11.5' exposed and approximately 4.5' in the ground.

Multi Stall Mastodon™

Two Mastodon™ batting cages side by side, sharing the center poles. This system helps you save money on materials, labor, and shipping costs. Each cage is two feet apart so that balls from one lane will not injure players in another lane



Pence Concrete LLC.
411 Grove Street
Fort Atkinson, WI 53538
penceconcrete@gmail.com

DATE: 05/21/2024

PROPOSAL

*Payment due upon
completion*

Proposal for: Jones Park Batting Cages

For project located at: Jones Park, Fort Atkinson, WI 53538

Description:

NO SET UP-CONCRETE POUR AND LABOR ONLY

65' x 53' pad for batting cages (3,445 Sq. Ft.)
4000 PSI concrete, 4" thick with rebar mat
Fill 6 existing post holes
Saw cut floor

PROPOSED project price: \$12,000.00

Please note, there may be additional cost to this proposal price in the event of any changes to proposal as written above, or additional work added and completed after proposal is submitted to potential customer. Cost may also vary depending on changing cost and availability of materials from our material suppliers. Proposal is valid for 30 days from date listed. Please contact Pence Concrete if you would like to proceed with your project after 30 days of this proposal to ensure accurate project cost.



Search over 24,000 lighting products



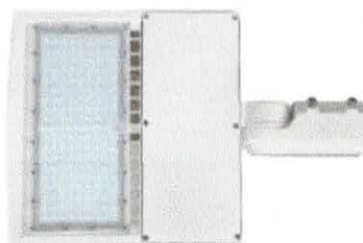
4th of July Sale us Buy One, Get One 23% Off with Code: "FREEDOM"

INDUSTRIES & LIGHT APPLICATIONS
ELECTRICAL SUPPLIES & ACCESSORIES
LED RETROFIT LIGHTING KITS
LIGHT BULBS
RESIDENTIAL LIGHTING
ARCHITECTURAL LIGHTING
OUTDOOR LIGHTING
COMMERCIAL LIGHTING

- Lumens: 9600
- CRI: 70
- CCT: 5000K
- Life: 100,000 hours
- Slipfitter Mount
- Listings: cULus, Wet Location Rated
- 5 year warranty

"The Quasar" LED Area/Parking Lot Light, 100 Watt, 12500 Lumens, 120-277V, White Finish

★★★★★ 25 Reviews



- Brand: WareLight
- DLC Product ID#: PL47H1EX0N0X
- Wattage: 100
- Voltage: 120-277 (347-480 special order)
- Lumens: 12500
- CCT: 5000K (3000K & 4000K special order)
- CRI: >70
- 0-10V dimmable
- Life: 50,000 hours
- Listings: UL/cUL, IP65, DLC Premium Type 5 Distribution DLC
- PENDING
- 5 year warranty
- Finish: White



ITEM: WL-PLF-100W-50K-T3-WA-2
\$203.99 \$133.99

SELECT PRODUCT

WareLight Area/Parking Lot Light, 40W, 5000K, Type III Distribution, Bronze Housing, 0-10V Dimmable, 120-277V

★★★★★ 25 Reviews



ITEM: WL-SAL-40W-50K-T3-WA-2
\$120.99 \$80.99

Distribution: Type 3



City of Fort Atkinson
City Manager's Office
101 N. Main Street
Fort Atkinson, WI 53538

PRELIMINARY CERTIFIED SURVEY MAP REPORT TO THE PLAN COMMISSION

DATE: July 9, 2024

PROPERTY ADDRESS: 1418, 1422, 1424 Lakeview Drive

PARCEL NUMBERS: 226-0514-0942-018, 226-0514-0942-106

OWNER: CC&E Building and Remodeling

APPLICANT: CC&E Building and Remodeling

FILE NUMBER: CSM-2024-02

EXISTING ZONING: SR-5 Single Family Residential

PROPOSED ZONING: SR-5 Single Family Residential

EXISTING LAND USE: Residential/Vacant

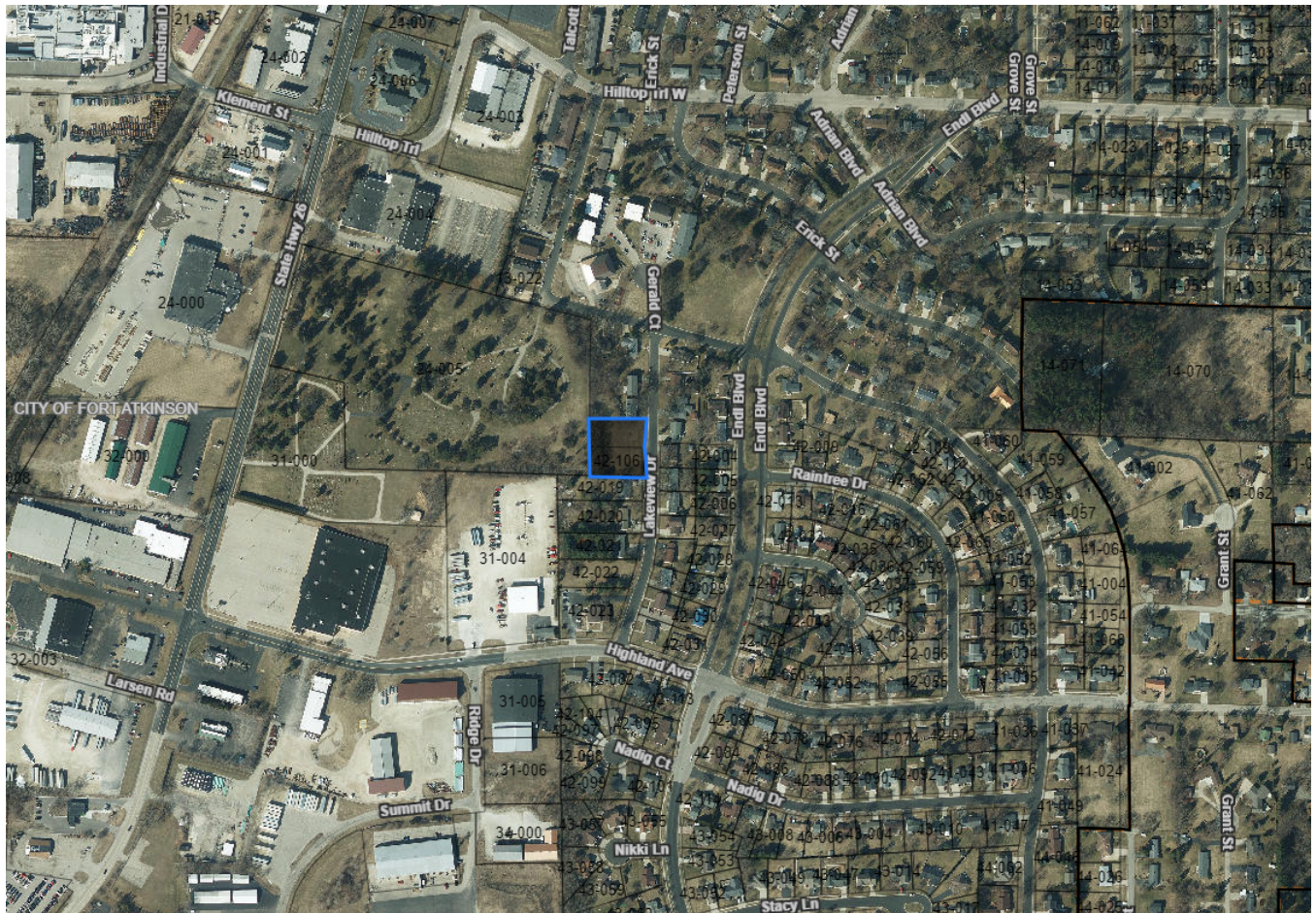
REQUESTED USES: N/A

BACKGROUND

The City's Zoning Ordinance was adopted in October 2020 and created new residential zoning designations that promote in-fill development by allowing smaller lots and higher density. This proposed three-lot Certified Survey Map creates three smaller lots from two larger lots created under a previous code.

REQUEST OVERVIEW

The proposed CSM will use the combined square footage of the existing two lots and equally divide the space to create three lots of the same SR-5 Zoning designation as the existing two lots, requiring no Zoning Map Amendment.



Public Notice is not required.

DISCUSSION

The City is in need of additional housing and this land division creates a much-needed single family lot. The area that surrounds the subject parcels is primarily zoned SR-5 Single Family, which is the city's second most dense residential designation. The three lots meet the density, intensity, and bulk regulations for the SR-5 Single Family Residential - 5 District.

	SR-5 Density Regulations	Proposed Lots
Minimum Lot Area	8,000 square feet	Met - 11,622 square feet
Minimum Lot Width	65 feet	Met - 65 feet
Minimum Lot Depth	120 feet	Met - 179 feet
Minimum Lot Frontage at Right of Way	30 feet	Met - 64 feet

COMPREHENSIVE PLAN

The proposed land division sits on the borders of the South Neighborhood Planning Area and the Janesville Ave Business District Planning Area. This is an established residential neighborhood that is bordered by Lakeview Cemetery and some Medium Industrial to the West and a mixture of higher density residential to the North and South. The city's Future Land Use Map shows the subject parcels as appropriate for single-family residential uses. The proposed land division is in concert with the Comprehensive Plan.

RECOMMENDATION

Staff recommends that the Plan Commission recommend the City Council approve this preliminary Certified Survey Map creating 3 SR-5 lots from the original 2 lots.

ATTACHMENTS

1. CSM Application
2. 124-259 Preliminary CSM Revised



CITY OF FORT ATKINSON, WISCONSIN

Application for Land Division

Date of Application: 06/13/2024

Property Owner/Applicant: CCE Building & Remodeling

Address of Property: 1428 Lakeview Drive Fort Atkinson, WI 53538

Mailing Address: 331 Garfield Street Fort Atkinson, WI 53538

Phone Number: (920) 728-7855

Email: chatter@ccebuildingpros.com

Current Zoning: SR-5: Single Family Residential

Requested Zoning:

Narrative of Proposed Use:

Surveyor: Ryan M. Combs

☒ Preliminary Certified Survey Map
☐ Subdivision Preliminary Plat

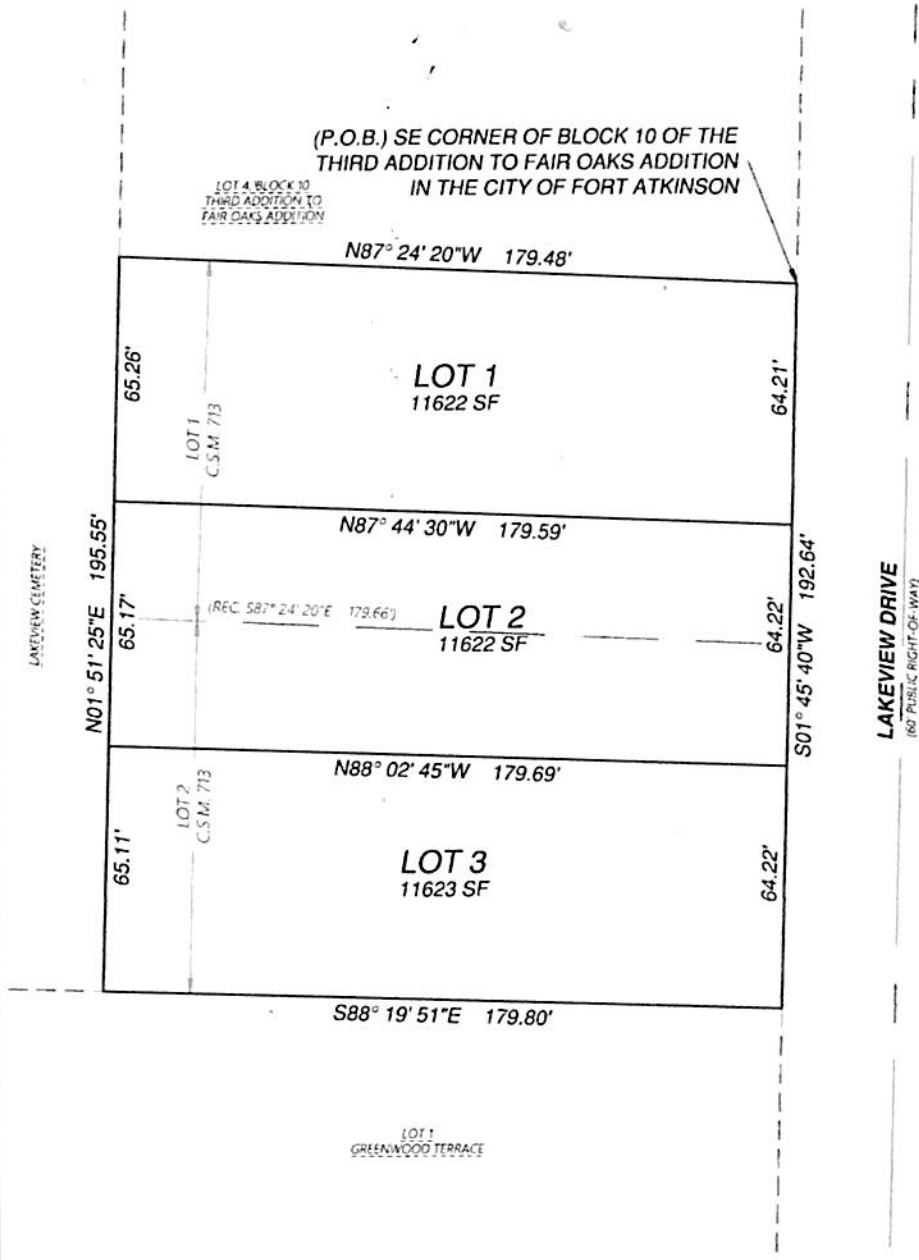
☐ Certified Survey Map
☐ Subdivision Final Plat

\$10/lot or \$100 maximum filing fee paid on:

(Planning Commission reviews request and makes recommendation to City Council; City Council reviews recommendation and approves or denies land division.)

PRELIMINARY CERTIFIED SURVEY MAP

OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP 713, RECORDED IN VOLUME 3, PAGE 84 OF CERTIFIED SURVEYS OF JEFFERSON COUNTY, LOCATED IN THE NW 1/4 OF THE SE 1/4 OF SECTION 9, T.5N., R.14E., OF THE 4TH PM, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN.



NOTES:

DIVIDE LOTS 1 AND 2 INTO 3 LOTS

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

ASSUMED N01°45'40"E ALONG THE WEST LINE OF LAKEVIEW DRIVE

Project No. 124-259A For: CCE BUILDING & REMODELING



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

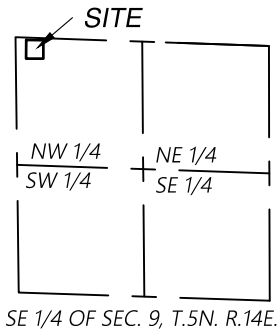
109 W. MILWAUKEE ST.
JANESVILLE, WI 53548
www.combsurvey.com

tel: 608-752-0575
fax: 608-752-0534

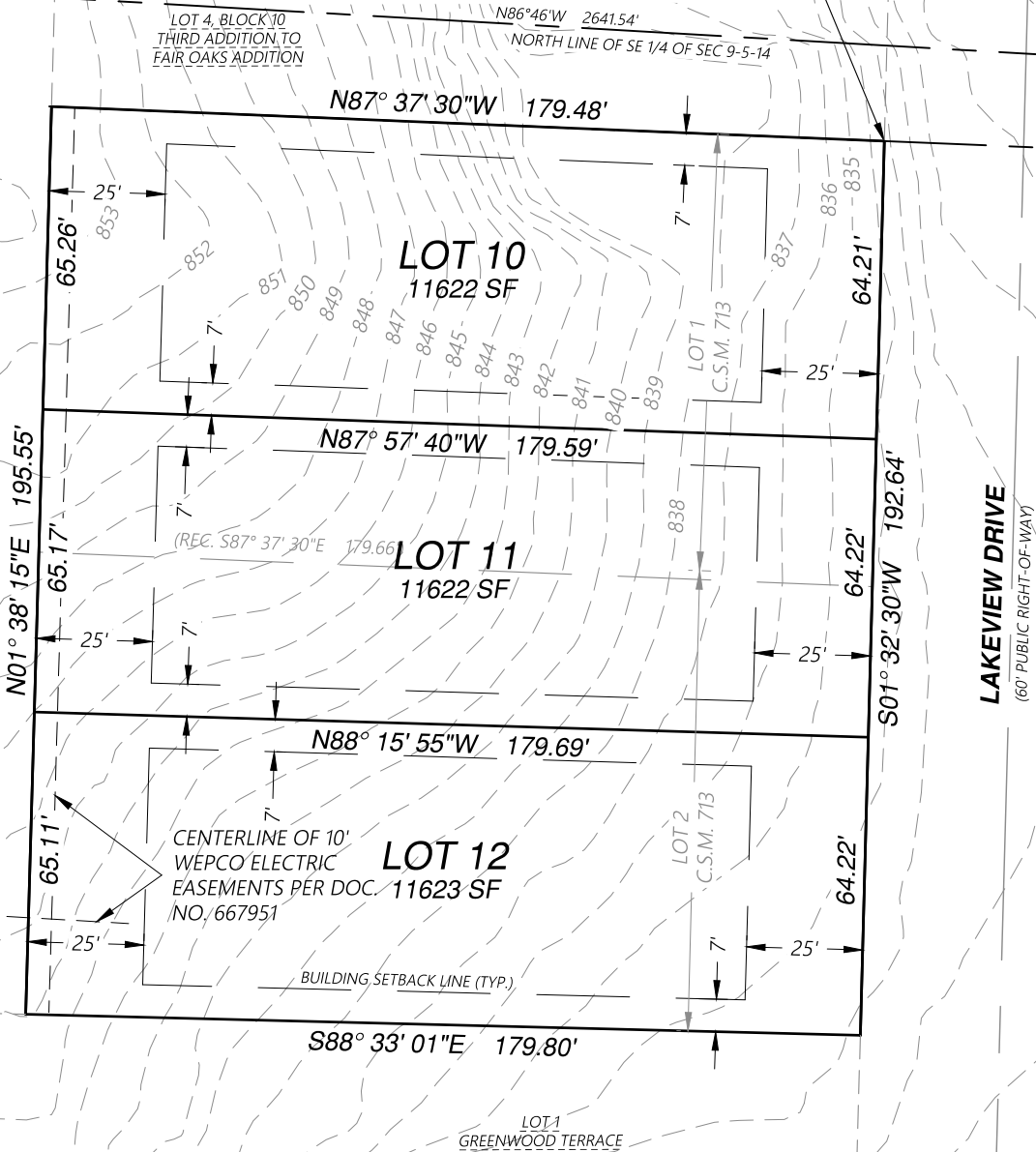
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CLIENT:
CCE BUILDING & REMODELING
331 GARFIELD AVENUE
FORT ATKINSON, WI 53538



(P.O.B.) SE CORNER OF BLOCK 10 OF THE
THIRD ADDITION TO FAIR OAKS ADDITION
IN THE CITY OF FORT ATKINSON



NOTES:

DIVIDE LOTS 1 AND 2 INTO 3 LOTS

THIS SURVEY IS SUBJECT TO ANY AND ALL EASEMENTS AND AGREEMENTS, RECORDED AND UNRECORDED.

ASSUMED N87°37'30"W ALONG THE SOUTH LINE OF BLOCK 10 OF THIRD ADDITION OF FAIR OAKS ADDITION.

Project No. 124-259A



- LAND SURVEYING
- LAND PLANNING
- CIVIL ENGINEERING

109 W. MILWAUKEE ST
JANESVILLE, WI 53548
www.combsurvey.com

tel: 608-752-0575
fax: 608-752-0534



SITE PLAN REVIEW REPORT TO THE PLAN COMMISSION

DATE: July 9, 2024

PROPERTY ADDRESS: No Address (adjacent to 1425 Janesville Ave)

PARCEL NUMBER: 226-0514-0931-012

OWNER: Bourne Acquisition, LLC

APPLICANT: Dollar General

FILE NUMBER: SPR-2024-03

EXISTING ZONING: UMU - Urban Mixed Use

PROPOSED ZONING: UMU - Urban Mixed Use

EXISTING LAND USE: Vacant/Parking Lot

REQUESTED USES: Indoor Sales or Service

BACKGROUND

Section 15.10.42 of the City of Fort Atkinson Zoning Ordinance outlines the requirements for the Site Plan application. This requires review of the proposed development's building configuration, site layout and access, parking, exterior building design, landscaping, grading and erosion, stormwater, exterior lighting, signage, and operational plan.

REQUEST OVERVIEW

Dollar General is proposing to develop a new 12,480 square foot retail building on the 1-acre northern outlot located near the CubeSmart Self Storage property, which was the former Shopko shopping center complex. The property is currently a paved parking area that remains from its former use. It is located south of St. Joseph Cemetery, East of Spacesaver, and North of Brickhouse Pizza Pub along the Janesville Avenue commercial corridor frontage.

The proposed development includes a new retail building, paved parking/access area, paved loading area, stormwater management, and landscaped area. No Janesville Avenue access changes are proposed, as the existing driveway serving the CubeSmart Self Storage building will remain in place. Vehicle, pedestrian, and bicycle access to the property will come from the south side of the property into the site.

Other components of the Site Plan include a new sidewalk extension parallel to Janesville Avenue extending from the cemetery to the southern property line, 31 new vehicle parking stalls located between Janesville Avenue and the proposed new retail building, a new loading area south of the proposed retail building, outdoor lighting within the parking area and around the new building, fencing along the northern property line, stormwater management in the southwest corner of the property, retaining wall along the south property line, and landscaping in front of the building and parking area facing Janesville Avenue.

Within the new Zoning Ordinance, only new additions, improvements, and development are subject to the requirements of the ordinance. This memo reviews only those proposed new features within the site.

Site Plan Review:

The new building and site layout are required to meet the minimum dimensional standards of the zoning district. These requirements are met, as shown below.

Requirement	Size	Proposed Development
Minimum Front Setback	10 feet	98 feet
Minimum Side Setback	0 or 10 feet	18 and 45 feet
Minimum Rear Setback	10 feet	10 feet
Maximum Principal Building Height	40 feet	21 feet
Minimum Pavement Setback (lot line to pavement, excludes driveway entrances)	Side/Rear: 5 feet ROW: 10 feet	Side: 5/12.5 feet Rear: 10 feet ROW: 22 feet
Maximum Impervious Surface Ratio	80%	72%
Minimum Green Space	20%	28%
Maximum Building Coverage	50%	28%

The proposed new land use for the property is Indoor Sales or Service, which is permitted by right in the Urban Mixed Use Zoning District. Land use requirements indicate that all off-street parking minimums/maximums should be met.

The project includes 31 proposed off-street vehicle parking stalls to serve the 12,480 square foot building. The minimum required parking for this land use type is 1 stall per 400 square feet of gross floor area, which equates to a required 31 stalls for this size of building. The maximum parking requirements for this project are 39 stalls. Additionally, a minimum of 4 bicycle parking stalls are required for the proposed size of the vehicle parking area. 4 bicycle parking stalls are proposed at the southwest corner of the proposed building, near the pedestrian crosswalk connection. All vehicle and bicycle parking requirements are met.

The proposed project has submitted all required elements of the Site Plan review that are included within the attachment. Below is a review of the various other zoning standards that are required for the proposed development:

Access and Visibility Standards (Section 15.06.03, 15.06.04, and 15.06.05)

- Multiple access points from one street can be approved through the Site Plan process on lots greater than 200 feet long = met (no new access point to a street)
- No access is permitted within 50 feet of an intersection = met (no new access point to a street)

- Minimum driveway setback is 10 feet from side lot line = met (no new access point to a street)
- Maximum driveway size is 24 feet wide within ROW = **not met (30' proposed)**
- At least one ped/bicycle access point to at least one street frontage is required = met (provided to Janesville Avenue)
- All structures must be located outside of vision triangles at the right-of-way intersections = met
- **Sidewalk shall be installed at back of right of way on Janesville Ave to meet ADA standards. Submit for City review.**

Parking and Loading Standards (Section 15.06.06 and 15.06.07)

- All access points, drive isles, driveways, and parking areas must be constructed of a hard surface = met
- Curbs are required around all parking areas and internal landscaping = met
- All parking stalls must provide pavement markings = met
- Throat depth (distance between street access and traffic circulation area/parking area) must be a minimum of 25 feet = met (42')
- Minimum parking stall dimensions are required to be 9 feet wide and 18 feet long = met
- Minimum parking isles widths are required to be 24 feet wide = met
- Minimum and maximum off-street parking stalls = met (see note above)
- A minimum of 4 on-site bicycle stalls are required = met (see note above)
- Loading may not occur in the front yard = met (side yard)
- Minimum loading area must be at least 10 feet wide and 25 feet long = met

Exterior Lighting Standards (Section 15.06.20)

- At the property line, a maximum of 1.0 footcandle is required = met
- The average lighting on-site is required to be a maximum average of 3.0 footcandles = met
- The maximum height of all freestanding light fixtures is 20 feet = met (18')
- All exterior lighting elements must be shielded and downward facing = met
- To note: Lighting specs were not provided in the Site Plan version dated 6/18 but were provided in the 5/31 version

Outdoor Storage and Screening Standards (Section 15.06.21)

- All trash containment structures are required to be enclosed, a minimum of 6 feet in height, and made of solid wood with an access gate = met (shadow box and brick fence enclosure meeting the design requirements of the principle building)
- All building mechanicals on the exterior of the building are required to be screened = met

(roof mechanicals screened)

- Outdoor storage areas must be screened = met (no outdoor storage areas are proposed)

Landscaping Standards (Section 15.08.30)

Point values are provided for each type of plant and the amount required in each portion of the site is listed within the Zoning Ordinance. This provides the developer with options in customizing the planting selection and location to best fit the project and site.

- 133 landscaping points are required for the street frontage = met (407 provided)
- 124 landscaping points are required for the paved surface areas = met (210 provided)
- 194 landscaping points are required for the building foundation = met (198 provided)
- 127 landscaping points are required for the yards = met (453 provided in stormwater detention area)
- 0.2 opacity required for Bufferyards = met (6' tall shadowbox wood fence along northern property line provided)

To note, existing trees along the Janesville Avenue frontage will be preserved, and two trees will be transplanted within this location as well.

Fencing Standards (15.06.40)

- Materials shall include any of the following: wood, brick, stone, wrought iron, chain link, or other compatible materials = met (wood)
- Minimum of 50% opaque in the front yard = N/A (used to meet bufferyard requirements)
- Maximum height is 6 feet in the side or rear yard = met (6' proposed)
- Location must not be located on any property line or obstruct any visibility standards = met (12' from property line)

Exterior Building Design Standards (Section 15.07.40)

There are defined exterior building design standards for different types of uses in the Zoning Code. This project is a commercial use in the Urban Mixed Use Zoning District. Additionally, the design standards classify the following materials by type: Class I (brick, stone, glass), II (block, EIFS, stucco), or III (siding).

- Building orientation and design of the front façade toward the road with the highest traffic volumes = met
- Service and loading not to occur between the building and a public street = met
- Façade lengths not to be greater than 70' without articulation = met (material and color)

changes)

- Building facades are predominantly Class 1 materials with Class 2 and 3 materials used as less than 50% of the total facade of the building = met (combination of glass and brick used on all 4 facades at 50% or greater)
- Roof-mounted equipment shall be screened with architecturally compatible materials = met (screened on all sides with matching metal paneling)

Post Construction Stormwater Management (Ordinance 18-190)

This ordinance follows state law for all developments with greater than 1 acre of disturbance. The ordinance manages stormwater based upon sites characterized as new construction, redevelopment, or in-fill. The ordinance requires the development's stormwater leaving the site be controlled among three categories: volume (peak runoff), TSS (total suspended solids) and infiltration.

- Development Category = Re-development
 1. Reduce TSS load by 40% based on average annual rainfall = met
 2. Infiltration = exempt
 3. Control peak discharge to pre-development condition for the 2 YR 24 HR storm = met
- Stormwater BMP Maintenance Agreement = **not met** Add a recordable format maintenance agreement for City signature and record with County on parcel. Add easements for stormwater elements on the plan tied to the parcel. Provide copy of recorded document for City records.

Construction Site Erosion Control Plan (Ordinance 18-189)

This ordinance requires certain levels of control during construction to reduce the movement of sediment (dirt) off the construction site and into local waterways (Rock River, Bark River, Allen Creek).

- Best Management Practices (BMP) that reduce the sediment load of stormwater runoff by a minimum of 80% = met
- Written Erosion Control Plan = met
- Prevent tracking of sediment off-site by equipment = met
- Protect catch basins that take sediment laden stormwater into local rivers = **not met** **ADD TO INLETS ON JANESVILLE AVE**
- Prevent the discharge of sediment as part of site dewatering = **not met** **ADD DETAIL FOR DIRTBAG OR SIMILAR SITE DEWATERING**

Public Water and Sanitary Sewer Review

Provide the following for review of the City Engineer prior to issuance of building permits

- Water Utility
 - lateral, curb stop, corporation stop details to meet City of Fort Atkinson Standards - to be provided
- Sewer Utility
 - Location of manhole and proposed main should be moved closer to Janesville Ave. +/- 4' back of curb. Work with City Engineer on layout
 - Sewer will be public sewer from new manhole south, maintained by City of Fort Atkinson
 - Lateral for DG should enter 4' downstream of manhole with standard wye
 - Provide capped sewer stub for adjacent lot to ROW line.

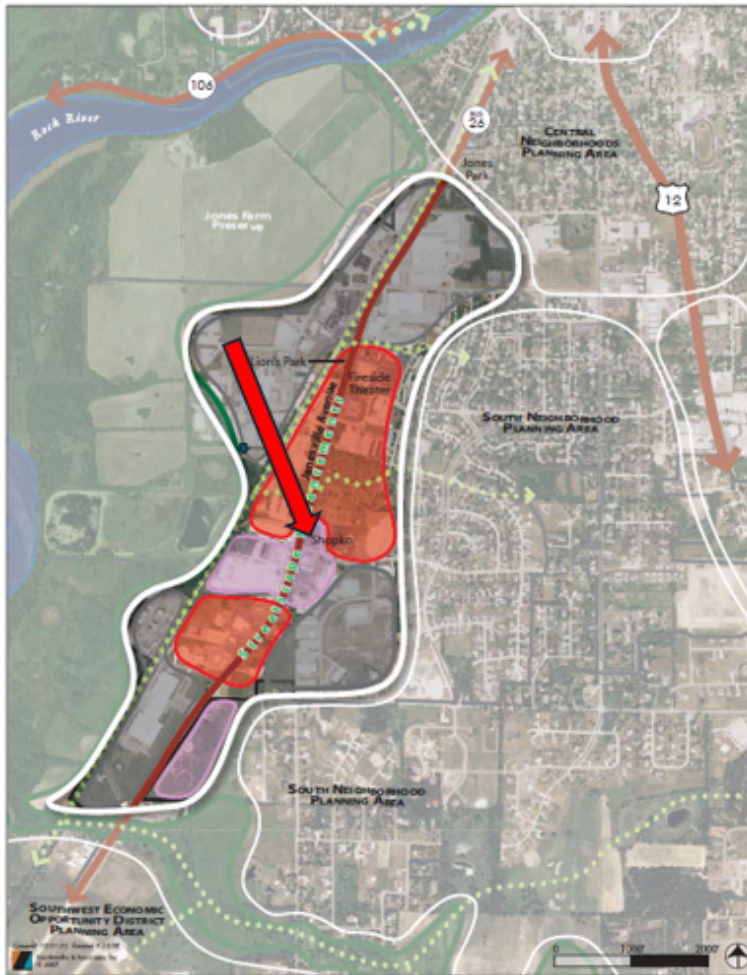
No public notice is required for Site Plan review and action.

DISCUSSION

The subject parcel lies within the Janesville Avenue Business District Planning Area and is identified as Mixed Use within the Plan. The opportunities indicated on the Plan include community serving retail, development design standards and access control, and landscaping, street, and utility enhancements.

JANESVILLE AVE BUSINESS DISTRICT PLANNING AREA

FIGURE: 2.18
CITY OF FORT ATKINSON
FUTURES OPEN HOUSE



The subject property is also shown as Planned Mixed Use on the Future Land Use Map. This designation includes a blend of commercial, office, multifamily residential, and community facility uses. Staff believes the proposal is in concert with the Comprehensive Plan.

This type of infill development is consistent with adopted plans and the intended purpose of the UMU zoning district. The unused areas of this property have been largely vacant parking fields for many years and the proposed development works well within the confines of the existing property to provide a new use on an existing underutilized lot. It also continues to utilize the existing driveway access point to the larger property on Janesville Avenue, adds green space and improved site appearance to the existing underutilized parking areas, and continues to provide access to adjacent properties and businesses to the east.

Overall, the proposed development is of high-quality design, meets the requirements of the City's ordinances, is in alignment with adopted City plans, and provides new tax base, jobs, and retail opportunities in the community. The City's Management Team has reviewed the application and all comments have been included within this document.

RECOMMENDATION

City staff recommends approval of the Site Plan, subject to the following conditions:

- Waive the requirement for the maximum driveway size because the Zoning Ordinance only requires the 24-foot maximum at the access point to the right-of-way and the proposed development does not take access directly from the right-of-way.
- Accept the landscaping plan as shown with the required total number of points being met for Yards using plantings within the stormwater management area.
- Require the applicant to provide signage plans (if desired) that meet the requirements of the Zoning Ordinance, subject to approval by the Plan Commission.
- Require submittal of new sidewalk layout, water and sanitary layout and details, as well as copy of recorded stormwater maintenance agreement as noted above
- Any other recommendations from City staff and the Plan Commission.

ATTACHMENTS

1. Site Plan Application
2. Project Written Description
3. 24026 DG Fort Atkinson WI - SPA Revised 6-17-2024
4. 24.0028 Dollar General Fort Atkinson
5. _24.0028 DG Fort Atkinson Stormwater Report
6. 00 POLE LIGHT - lumark-prevail-series-spec
7. 00 WALL PACK - US-LED-WPR3-QubePAK-Regal3

City of Fort Atkinson Procedural Checklist for Site Plans Requirements per Section 15.10.42

This form is designed to be used by the Applicant as a guide to submitting a complete application for a site plan and by the City to process the application.

Name, company, and client (if applicable): Mann Construction - Dennis Meekhof

Phone number: (989) 539-172 Email: Dennis@mannconstruction.net

Property address for site plan: N/A (Property does not have a current address)

I Applicability

Site plan review and approval shall be required for changes to site characteristics (listed in Section 15.10.42).

II Application Requirements

The Applicant shall submit an electronic copy or paper copies, if required by the City, of the application. Applications for site plans shall contain all of the following, unless specific application requirements are waived in writing by the Zoning Administrator.

- ☐ Written description of the intended use describing in reasonable detail the following:
 - ☐ Existing zoning district(s) and proposed zoning district(s), if different.
 - ☐ Existing and proposed land uses.
 - ☐ Projected number of residents, employees, and/or daily customers.
 - ☐ Proposed number of dwelling units and density.
 - ☐ Demonstration of compliance with the applicable standards and requirements of the City of Fort Atkinson Municipal Code.
 - ☐ Demonstration of consistency with the Comprehensive Plan.
 - ☐ Fencing materials (Section 15.06.40).
 - ☐ Any other information pertinent to adequate understanding by the Plan Commission of the intended use and its relation to nearby properties.
- ☐ A small location map showing the subject property and illustrating its relationship to the nearest street intersection.
- ☐ Pre-Development Site Information.
 - ☐ Legal description of the subject property.
 - ☐ Existing property lines and setback lines.
 - ☐ Existing structures and paved areas.
 - ☐ Existing right of way lines with bearings and dimensions clearly labeled.
 - ☐ Existing easements and utilities.

- ☐ Existing and proposed topography with a maximum contour interval of 2 feet, except where existing ground is on a slope of less than 2 percent where one foot contours shall be shown.
- ☐ The outer edges of all natural resource areas (i.e. floodplains, shorelands, wetlands, drainageways, woodlands, steep slopes).
- ☐ Proposed Post-Development Site Information.
 - ☐ Property lines and setback lines.
 - ☐ Location of all proposed structures and use areas, including paved areas, building entrances, walks, drives, decks, patios, fences, utility poles, and drainage facilities.
 - ☐ Proposed right of way lines with bearings and dimensions clearly labeled.
 - ☐ Proposed access points onto public streets and access drives on the subject property.
 - ☐ Location and dimension of all on-site parking (and off-site provisions if they are to be employed), including a summary of the number of parking stalls provided.
 - ☐ Location of all proposed parking and traffic circulation areas.
 - ☐ Location and configuration of all visibility triangles proposed on the subject property.
 - ☐ Location and dimension of all loading and service areas on the subject property.
 - ☐ Location of all outdoor storage areas and the design of all screening devices.
 - ☐ Location of all rooftop, wall-mounted, and ground-mounted mechanical equipment, and the design of all screening devices.
 - ☐ Location and type of all stormwater facilities and management approach to be employed and a copy of the proposed maintenance agreement.
 - ☐ Location of snow storage areas, except for single family and two family residential.
 - ☐ Proposed easement lines and dimensions with a key provided and explanation of ownership and purpose. Easement documents governing public access or cross access should be provided for review.
 - ☐ Location and size of all gas, electric, water, storm and sanitary utilities serving the parcel.
 - ☐ Location, type, height, size, and lighting of all signage on the subject property.
 - ☐ In the legend, include the following data for the subject property: lot area, flood area, floor area ratio, impervious surface area, impervious surface ratio, and building heights.
- ☐ Detailed Landscaping Plan. If required, a landscape plan depicting the location, type, and size at time of planting and maturity of all landscaping features as required in Article VIII.
- ☐ Grading and Erosion Control Plan. Scaled drawing depicting existing and proposed grades, including retention walls and related devices, and erosion control measures. Written erosion control plan indicating pre-site disturbance elements, maintenance and inspection timing of same during construction, provisions for temporary stabilization during construction and final stabilization plan.
- ☐ Elevation Drawings.
 - ☐ Elevations of proposed buildings or proposed remodeling of existing buildings showing finished exterior treatment and all rooftop, wall-mounted, and ground-mounted mechanical equipment.
 - ☐ Depict exterior materials, texture, color, and overall appearance.
 - ☐ Perspective renderings of the proposed project and/or photos of similar structures may also be submitted, but not in lieu of drawings showing the actual intended appearance of the building(s).
- ☐ Photometric Plan

- ☐ Location, type, height, design, illumination power, and orientation of all exterior lighting on the subject property.
- ☐ Impact of lighting across the entire property to the property lines rounding to the nearest 0.10 foot candles.
- ☐ Operational Plan.
 - ☐ Describe the proposed hours of operation and traffic generation.
 - ☐ Procedures for snow removal, except for single and two family residential.

III Process Checklist

- | | |
|---|-------------|
| ☐ Pre-Application conference with Staff (recommended) | Date: _____ |
| ☐ Application fee of \$200.00 received by City Clerk | Date: _____ |
| ☐ Reimbursement of professional consultant costs agreement executed. | Date: _____ |
| ☐ Receipt of final application packet by Engineering | Date: _____ |
| ☐ City Staff input | Date: _____ |
| ☐ Review and action by Engineering and Zoning Administrator | Date: _____ |

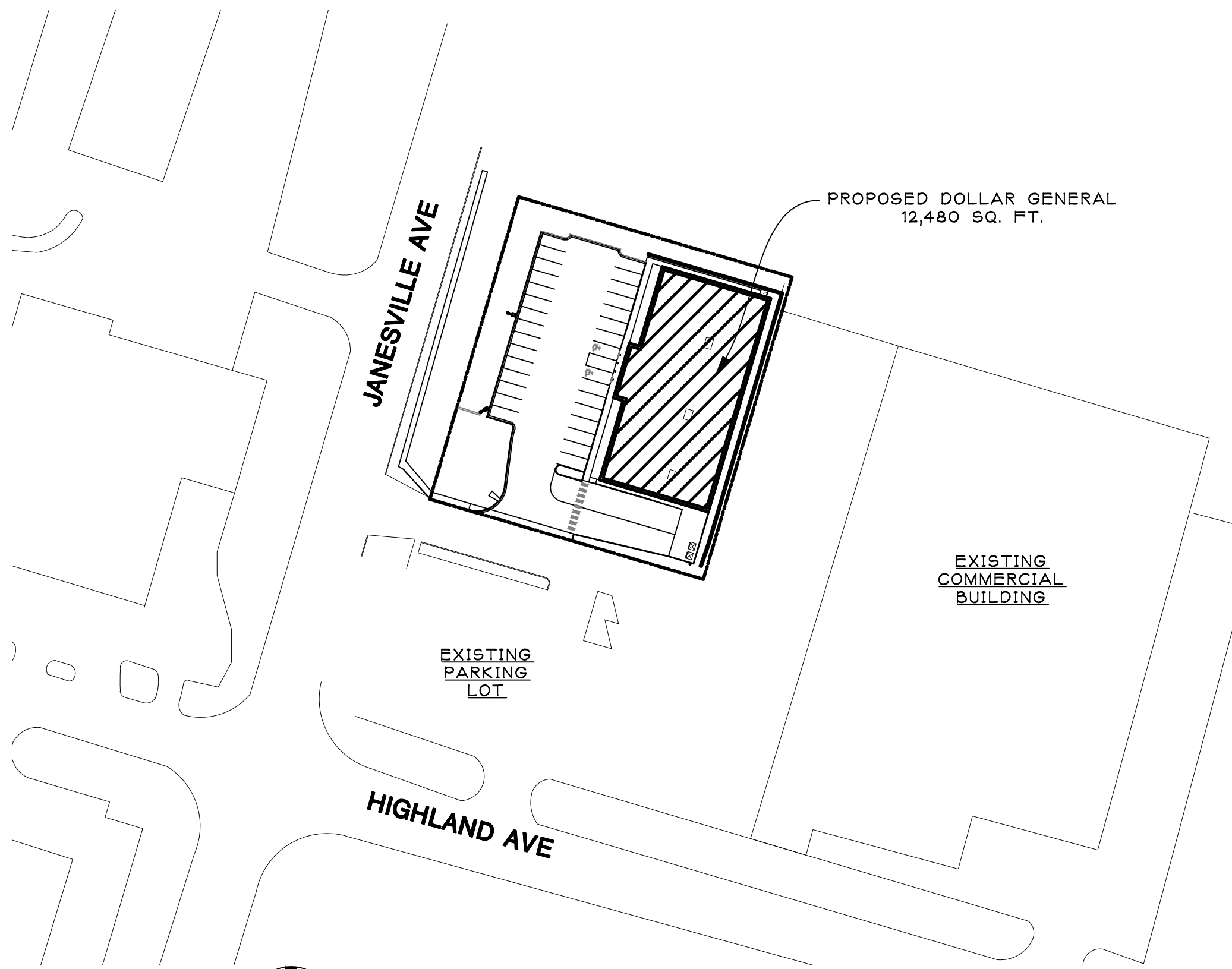
Project Written Description

The proposed project consists of constructing a new commercial retail building on a currently developed lot. A new 12,480 square foot building and parking lot will be constructed, and both water and sanitary lines will be installed to provide service to the proposed building.

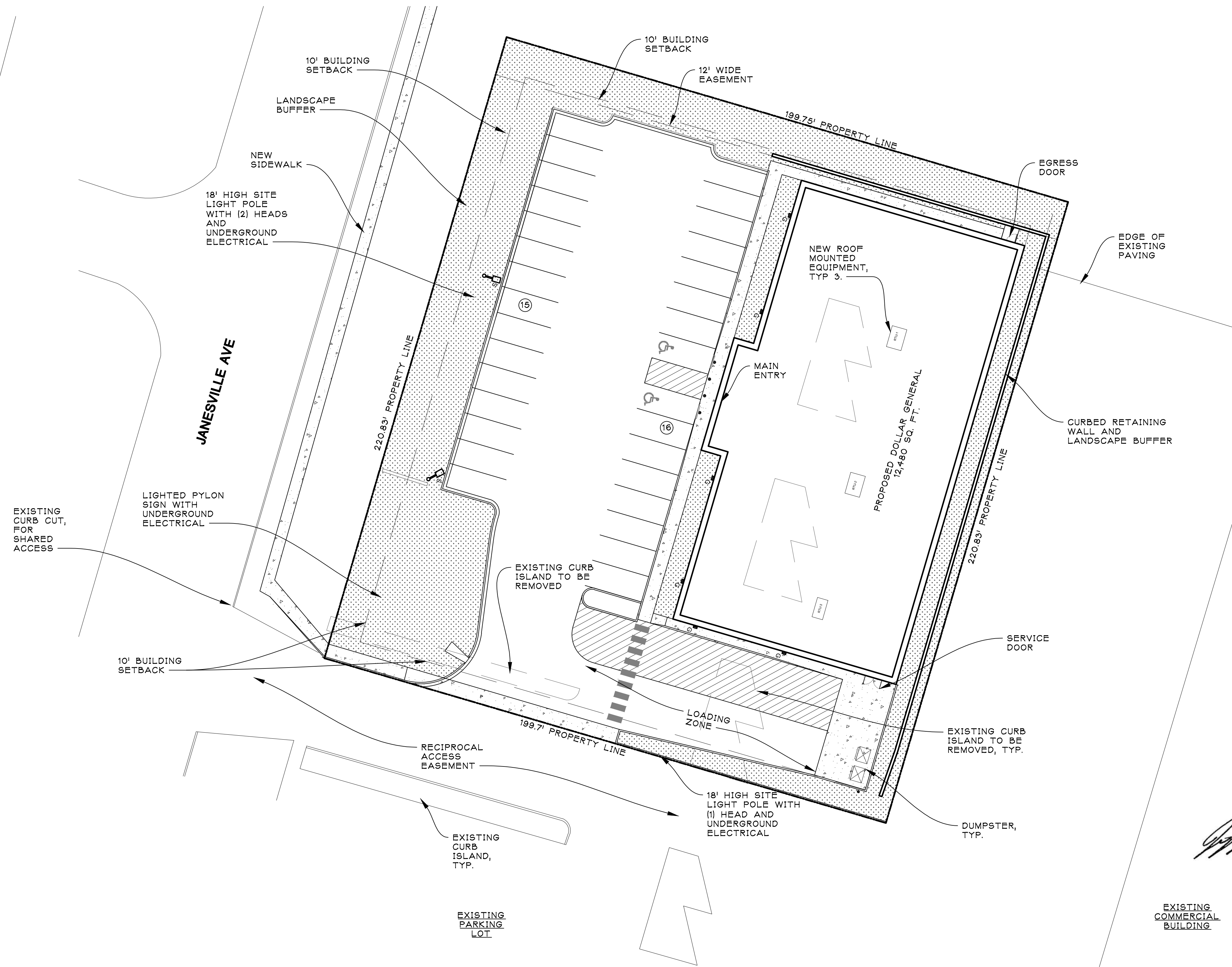
The existing zoning of the property is (UMU) Urban Mixed-use. The existing land use is a parking lot. Proposed zoning of the property will remain as UMU and the proposed land use will change to commercial/retail (indoor sales).

The proposed commercial retail building will have between 8-10 employees. Operational hours will be from 8:00am to 9:00pm and there are expected to be around 30 customers during the peak hour of operation.

The proposed project demonstrates compliance with the Chapter 70 of the City of Fort Atkinson Municipal Code and consistency with the Comprehensive Plan because it provides an additional place where community members or non-community members can purchase grocery and other items within a relatively quick amount of time. The expected average time a person will spend within the store is around 15 minutes. This allows people to shop more efficiently. The project also provides pedestrian and bike access to the store to make it even more convenient for people traveling outside of a car. The lot will also be landscaped to provide aesthetics to not only the building but to the city as well. More green space will be provided than what exists, which will help protect the natural beauty of the city. Lastly, the site will be graded from stormwater management best management practices to comply with DNR and City stormwater requirements to help provide treatment and rate control to stormwater runoff from the site.



LOCATION MAP
SCALE: 1" = 80'-0"



ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

SITE DATA

ZONED: B-2 - DOWNTOWN EDGE
BUILDING AREA:
TOTAL (GROSS): = 12,480 SQ.FT.
SITE AREA: = 44,000 SQ.FT. (1.01 ACRES)
PARKING PROVIDED: = 30 SPACES

ARCHITECT:

jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
JSCOTTARCHITECTS.COM

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SHEET TITLE:

ARCHITECTURAL
SITE PLAN

PROJECT:

DOLLAR GENERAL®

FORT ATKINSON WI

ISSUED FOR:

PLANNING	04/28/2024
REVIEW	05/21/2024
REVISIONS	05/30/2024

DO NOT SCALE PRINTS
USE FIGURED DIMENSIONS ONLY
JOB NO.

24026

SHEET NO.

SP100

PLOT SIZE: 36"X24"

ARCHITECT:



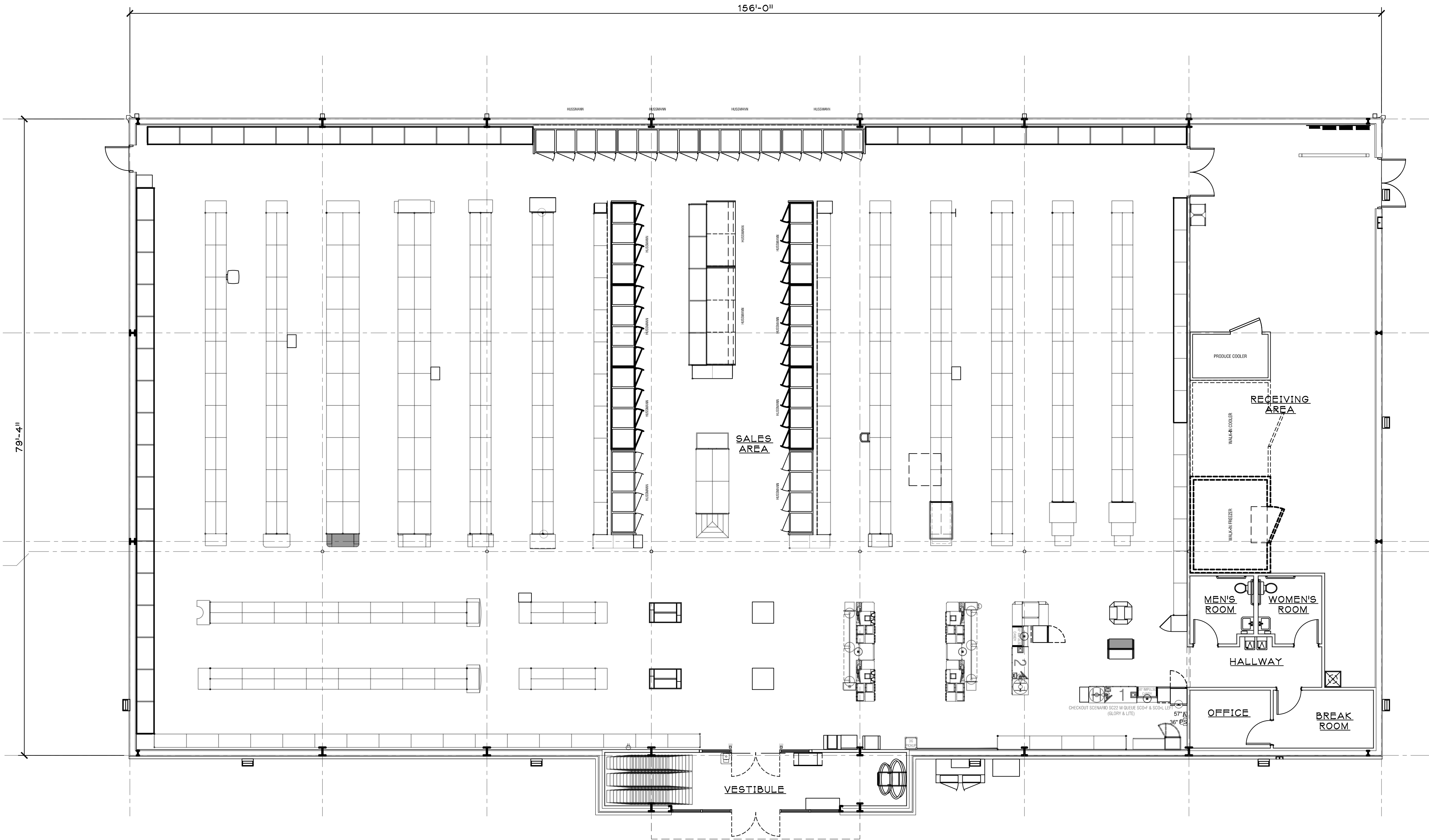
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architects p.c.

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suite 200
farmington, mi 48336
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BUILDING DATA:

APPLICABLE CODE:	2015 WISCONSIN BUILDING CODE
USE GROUP:	M-MERCANTILE
CONSTRUCTION TYPE:	5B
GROSS AREA:	12,486 SQ.FT.
FLOOR AREA:	11,975 SQ.FT.
SALES AREA:	10,195 SQ.FT.
OFFICE:	71 SQ.FT.
BREAK ROOM:	89 SQ.FT.
RECEIVING AREA:	1,373 SQ.FT.
HEIGHT PROPOSED:	21 FT. / 1 STORY
SPRINKLERED:	NO



SHEET TITLE:

FLOOR PLANS

PROJECT:

DOLLAR GENERAL®

FORT ATKINSON WI

ISSUED FOR:	
PLANNING	03/28/2024
REVISIONS	05/30/2024



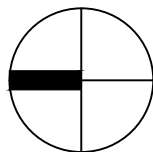
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JOB NO.

24026

SHEET NO.

SP110

PLOT SIZE: 36"X24"



PRELIMINARY FLOOR PLAN

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

SITE LIGHTING SCHEDULE - VILLA LIGHTING			
EWS-1	WALL PACK	USLED	QPR3-UNVL-30-4-50-BZ
PKL4	PARKING LOT LIGHTING	LUMARK	PREVAIL LED PRV-XL-C75-D-UNV-T4-SA-BZ(3)

Luminaire Locations							
		Location					
No.	Label	X	Y	Z	MH	Orientation	Tilt
2	PKL4	877.63	439.58	10.00	10.00	286.24	0.00
3	PKL4	884.24	496.37	10.00	10.00	286.65	0.00
4	PKL4	803.82	529.19	10.00	10.00	285.56	0.00
5	PKL4	871.60	588.98	10.00	10.00	196.62	0.00
6	PKL4	901.93	580.08	10.00	10.00	196.33	0.00
3	EWS-1	782.00	440.00	10.00	10.00	81.87	0.00
4	EWS-1	803.00	509.00	10.00	10.00	107.02	0.00
1	PKL4	867.33	404.41	10.00	10.00	285.90	0.00

STATISTICS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PROPERTY LINE	0.2 FC	0.15 FC	0.0 FC	N/A	N/A
SITE	2.4 FC	82.5 FC	0.0 FC	N/A	N/A

ARCHITECT:



jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200
farmington, mi 48336
248-476-8800
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SHEET TITLE:

PHOTOMETRIC
PLAN

PROJECT:

DOLLAR GENERAL®

FORT ATKINSON WI

ISSUED FOR:	
PLANNING	04/29/2024
REVISIONS	05/30/2024
REVISIONS	08/17/2024

EXISTING
COMMERCIAL
BUILDING



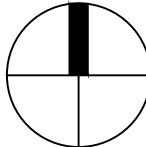
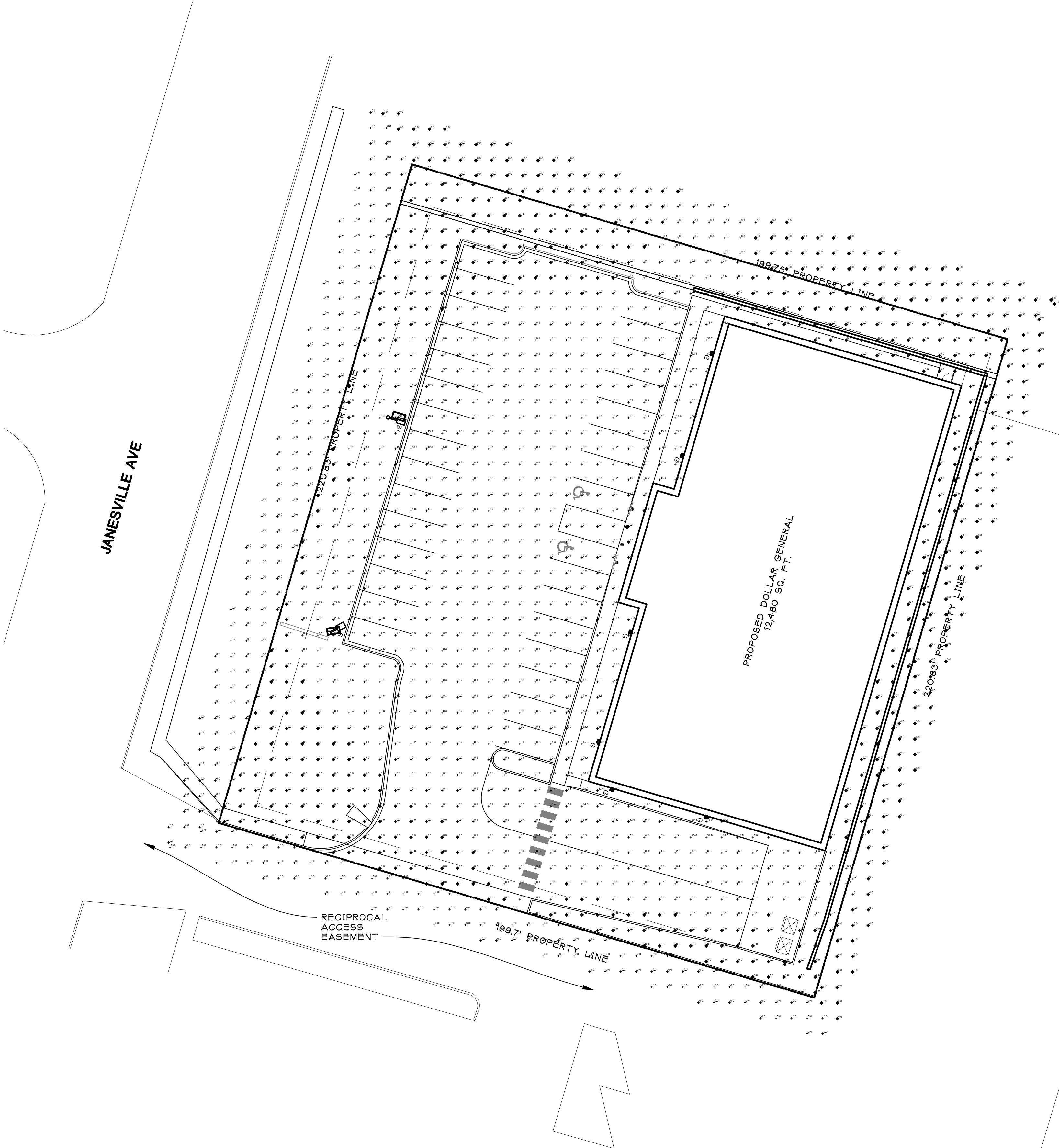
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JOB NO.

24026

SHEET NO.

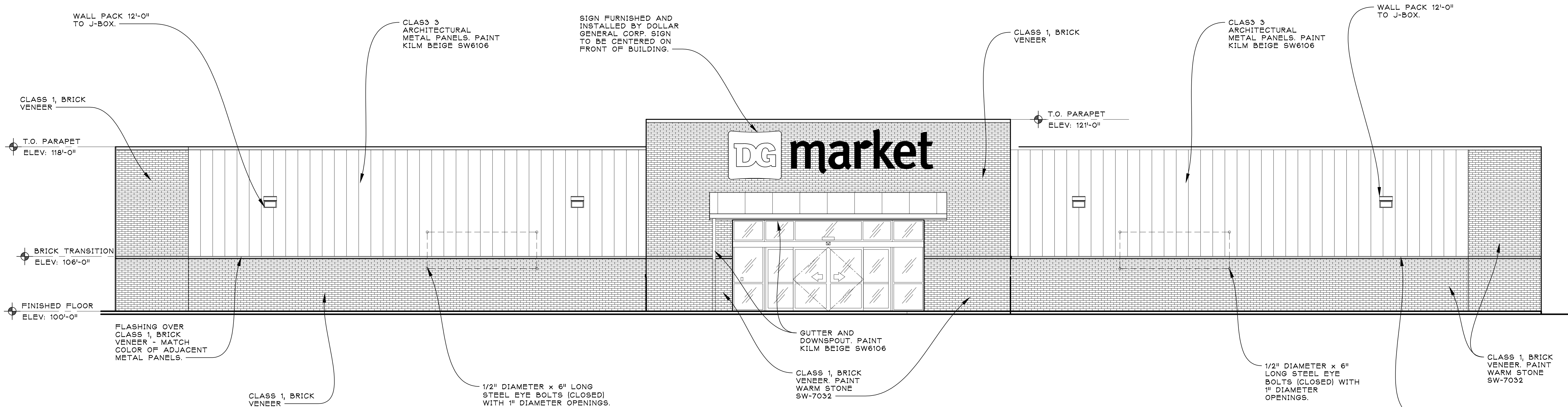
SP101

PLOT SIZE: 36"X24"



ARCHITECTURAL SITE PLAN

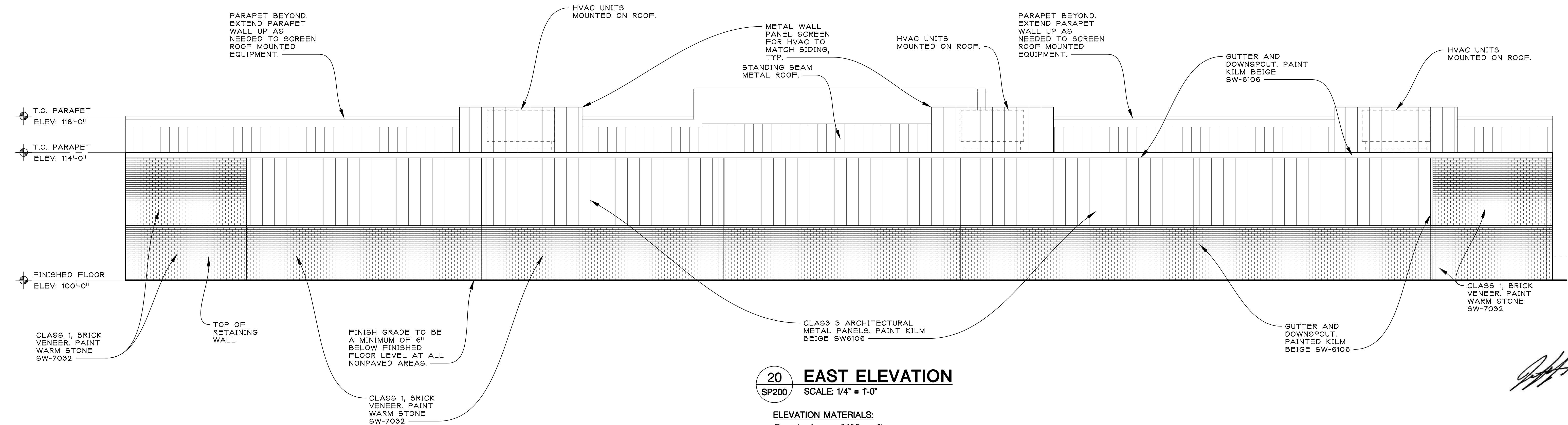
SCALE: 1" = 20'-0"



21 WEST ELEVATION
SP200 SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS:

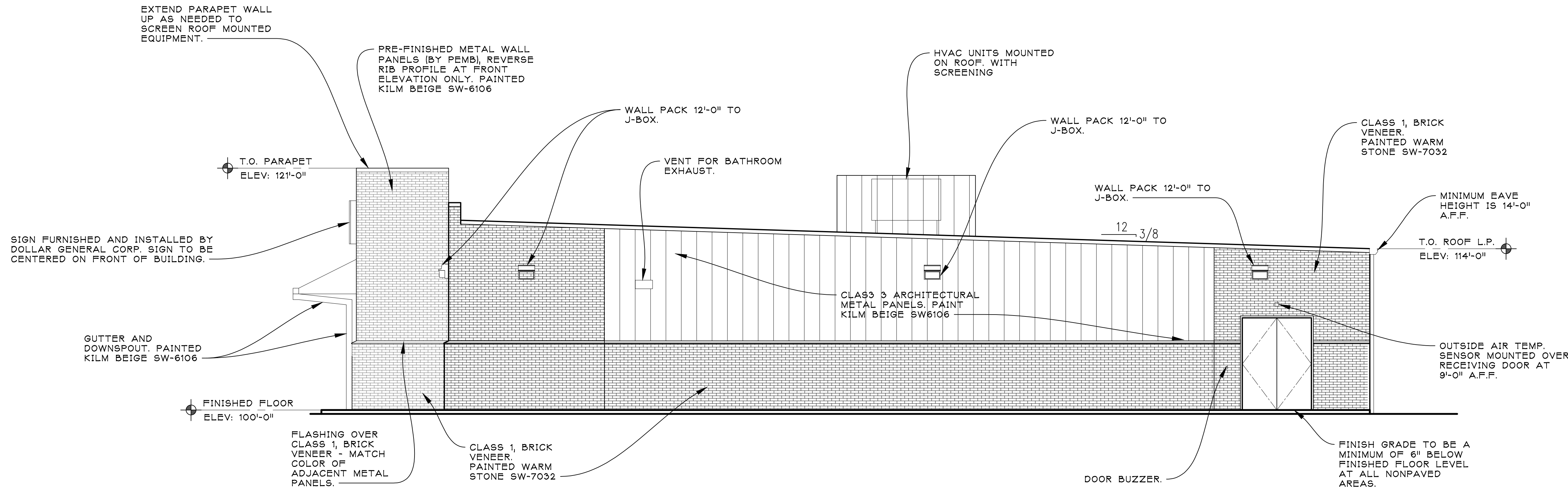
Facade Area:	2,919 sq.ft.
Class 1 Materials	
Brick Veneer:	1,515 sq.ft.
Glass:	210 sq.ft.
Total:	1,725 sq.ft.
Class 3 Materials	
Metal Panel:	1,169 sq.ft.
Total:	1,169 sq.ft.
Percent of Facade made of Class 1 Materials:	59%



20 EAST ELEVATION
SP200 SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS:

Facade Area:	2,190 sq.ft.
Class 1 Materials	
Brick Veneer:	1,134 sq.ft.
Total:	1,134 sq.ft.
Class 3 Materials	
Metal Panel:	965 sq.ft.
Total:	965 sq.ft.
Percent of Facade made of Class 1 Materials:	52%



23 SOUTH ELEVATION
SP201 SCALE: 1/4" = 1'-0"

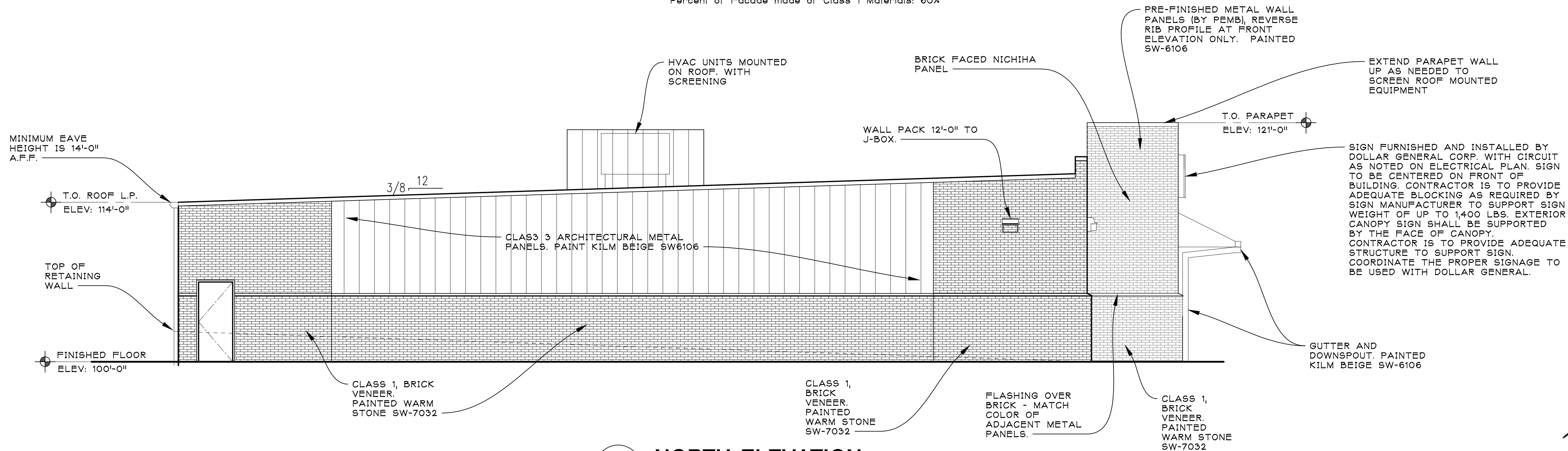
ELEVATION MATERIALS:

Facade Area: 1390 sq.ft.

Class 1 Materials:
Brick Veneer: 838 sq.ft.
Total: 838 sq.ft.

Class 3 Materials:
Metal Panel: 471 sq.ft.
Total: 471 sq.ft.

Percent of Facade made of Class 1 Materials: 60%



22 NORTH ELEVATION
SP201 SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS:

Facade Area: 1390 sq.ft.

Class 1 Materials:
Brick Veneer: 866 sq.ft.
Total: 866 sq.ft.

Class 3 Materials:
Metal Panel: 471 sq.ft.
Total: 471 sq.ft.

Percent of Facade made of Class 1 Materials: 62%

ARCHITECT:



jeffery a. scott
architects p.c.

32316 grand river ave.
suite 200
farmington, mi 48336
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SHEET TITLE:

EXTERIOR
ELEVATIONS

PROJECT:

DOLLAR GENERAL®
FORT ATKINSON WI

ISSUED FOR:

PLANNING 04/28/2024
REVISIONS 05/30/2024
REVISIONS 06/17/2024



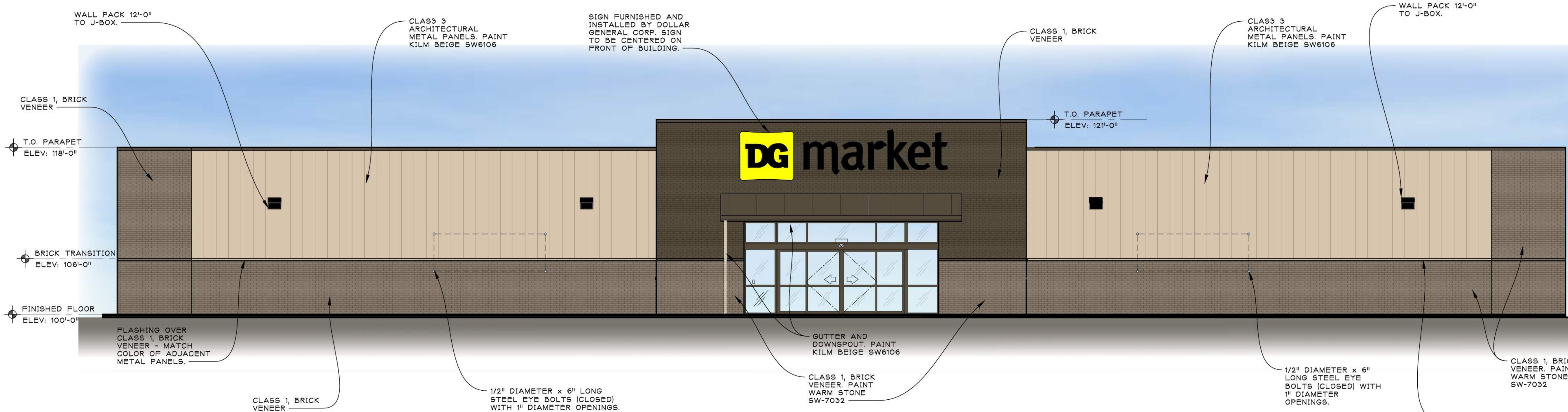
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JOB NO.

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SHEET NO.

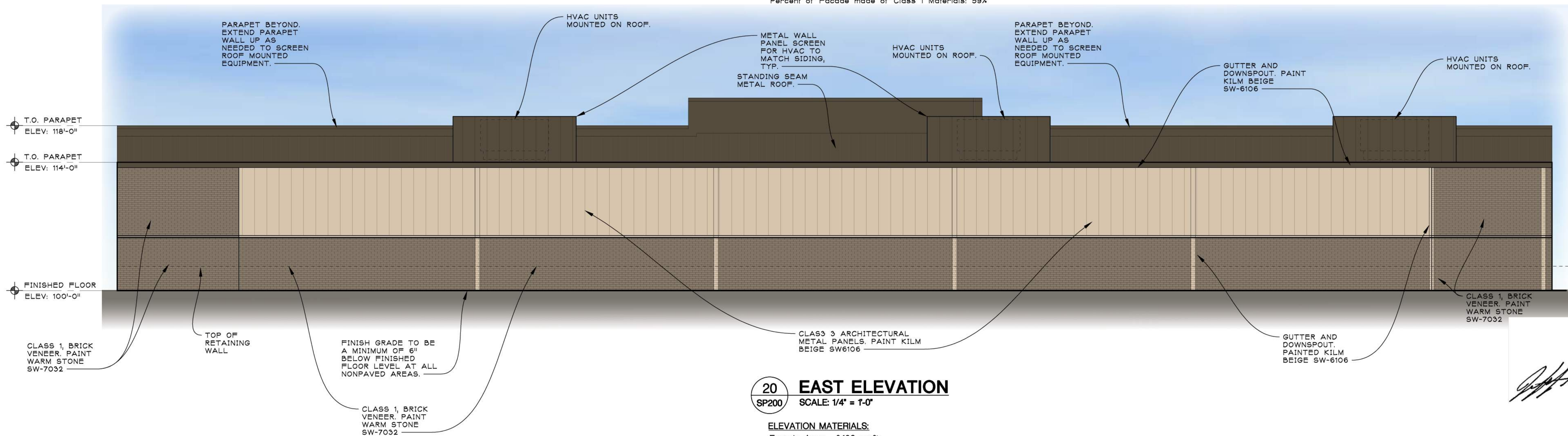
SP201

PLOT SIZE: 36"X24"



21 WEST ELEVATION
SP200 SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS:	
Facade Area: 2,919 sq.ft.	
Class 1 Materials	
Brick Veneer:	1,515 sq.ft.
Glass:	210 sq.ft.
Total:	1,725 sq.ft.
Class 3 Materials	
Metal Panel:	1,169 sq.ft.
Total:	1,169 sq.ft.
Percent of Facade made of Class 1 Materials: 59%	



20 EAST ELEVATION
SP200 SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS:	
Facade Area: 2,190 sq.ft.	
Class 1 Materials	
Brick Veneer:	1,134 sq.ft.
Total:	1,134 sq.ft.
Class 3 Materials	
Metal Panel:	965 sq.ft.
Total:	965 sq.ft.
Percent of Facade made of Class 1 Materials: 52%	

ARCHITECT:

ja

jeffery a. scott
architects p.c.

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suite 200
farmington, mi 48336
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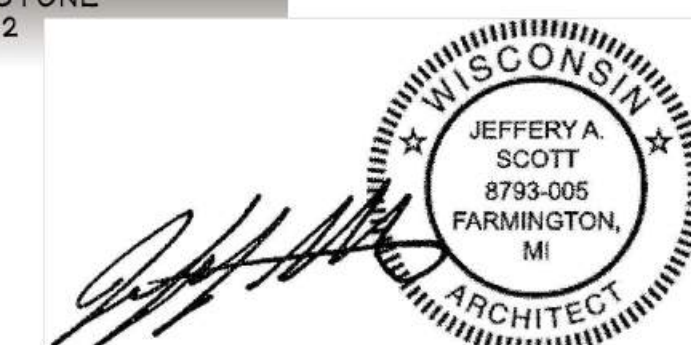
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EXTERIOR
ELEVATIONS

PROJECT:

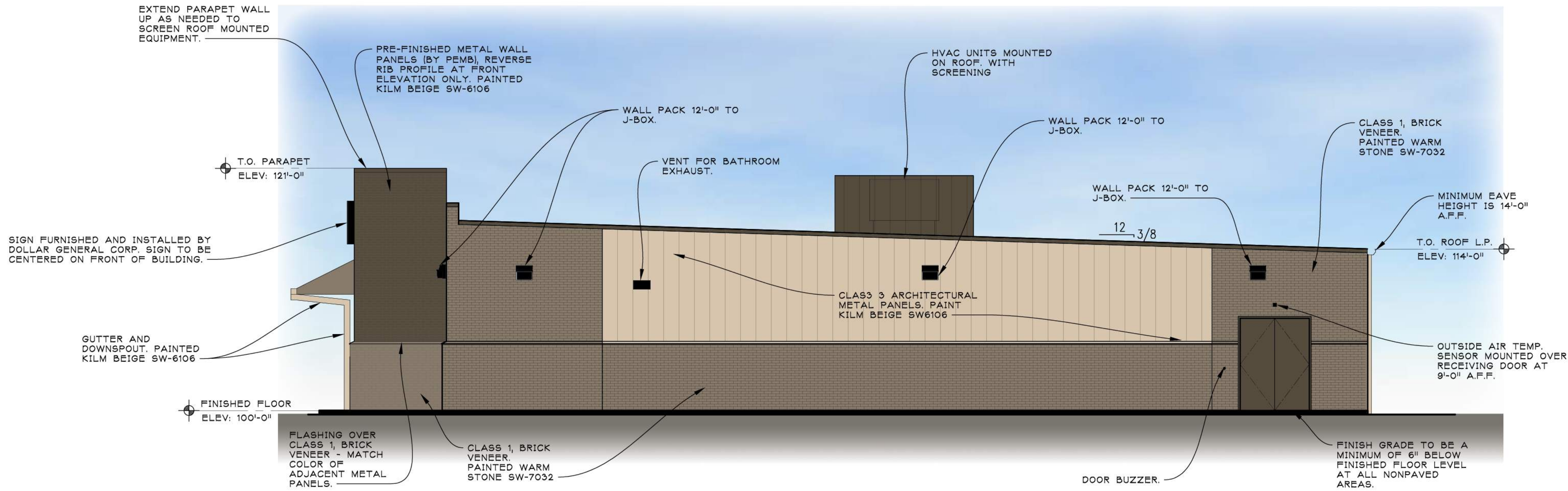
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REVISIONS 06/17/2024



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JOB NO.

24026
SHEET NO.
SP200
PLOT SIZE: 36"x24"



23 SOUTH ELEVATION
SP201 SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS:

Facade Area: 1390 sq.ft.

Class 1 Materials:

Brick Veneer: 838 sq.ft.

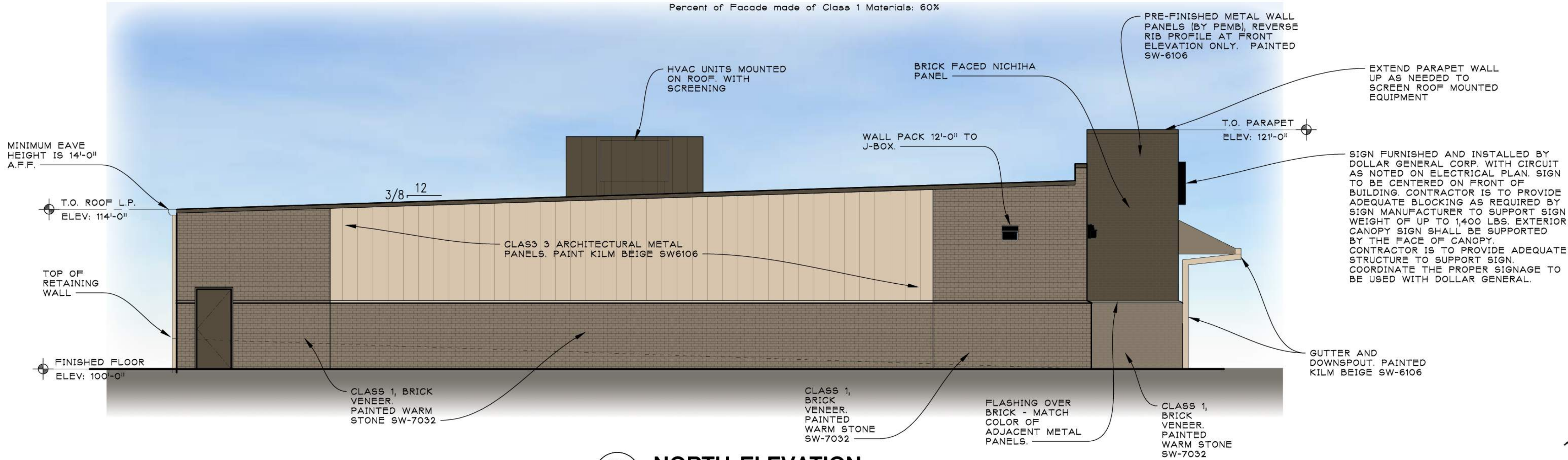
Total: 838 sq.ft.

Class 3 Materials:

Metal Panel: 471 sq.ft.

Total: 471 sq.ft.

Percent of Facade made of Class 1 Materials: 60%



22 NORTH ELEVATION
SP201 SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS:

Facade Area: 1390 sq.ft.

Class 1 Materials:

Brick Veneer: 866 sq.ft.

Total: 866 sq.ft.

Class 3 Materials:

Metal Panel: 471 sq.ft.

Total: 471 sq.ft.

Percent of Facade made of Class 1 Materials: 62%

ARCHITECT:



jeffery a. scott
architects p.c.

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SHEET TITLE:

EXTERIOR
ELEVATIONS

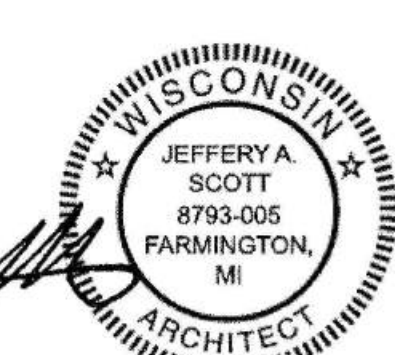
PROJECT:

DOLLAR GENERAL

FORT ATKINSON WI

ISSUED FOR:
PLANNING 04/29/2024
REVISIONS 06/30/2024
REVISIONS 06/17/2024

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JOB NO.

24026

SHEET NO.

SP201

PLOT SIZE: 36"x24"

BY OTHERS

GENERAL NOTES:

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

KEYNOTES:

1. SAWCUT EXISTING ASPHALT PAVEMENT
2. REMOVE EXISTING CONCRETE CURB ISLAND
3. REMOVE EXISTING LANDSCAPING AND GRAVEL
4. REMOVE EXISTING LIGHT POLE
5. MAINTAIN EXISTING ELECTRICAL LINE
6. CLEAR AND GRUB EXISTING TREE
7. SAWCUT EXISTING CONCRETE
8. TRANSPLANT EXISTING TREE (SEE LANDSCAPE PLAN FOR NEW LOCATION)

DEMOLITION HATCH PATTERNS:

BITUMINOUS REMOVAL	
GRAVEL REMOVAL	
CONCRETE REMOVAL	

CIVIL SHEET INDEX:

- C1.0 DEMOLITION PLAN
- C2.0 LAYOUT PLAN
- C3.0 GRADING PLAN
- C4.0 EROSION CONTROL PLAN
- C5.0 UTILITY PLAN
- C6.0 DETAILS
- C6.1 DETAILS
- C6.2 DETAILS
- L1.0 LANDSCAPE PLAN

UTILITY DISCLAIMER:

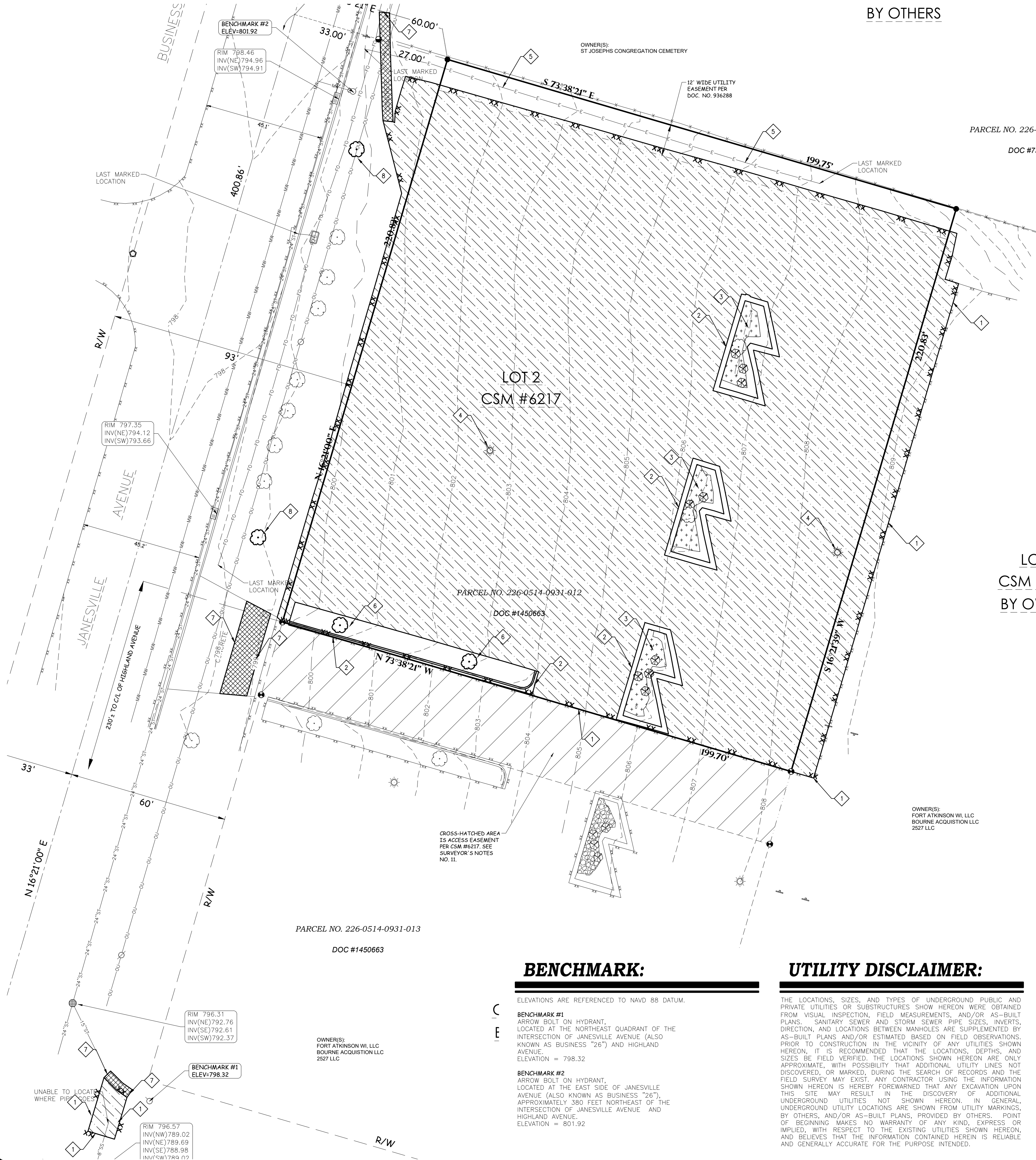
THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY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

BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

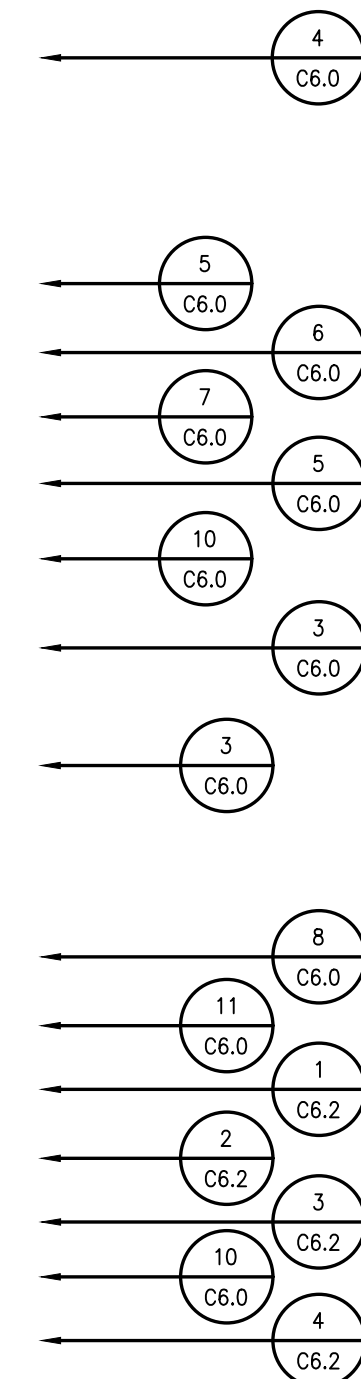
BENCHMARK #1
ARROW BOLT ON HYDRANT, LOCATED AT THE NORTHEAST QUADRANT OF THE INTERSECTION OF JANESVILLE AVENUE (ALSO KNOWN AS BUSINESS "26") AND HIGHLAND AVENUE.
ELEVATION = 798.32

BENCHMARK #2
ARROW BOLT ON HYDRANT, LOCATED AT THE EAST SIDE OF JANESVILLE AVENUE (ALSO KNOWN AS BUSINESS "26"), APPROXIMATELY 380 FEET NORTHEAST OF THE INTERSECTION OF JANESVILLE AVENUE AND HIGHLAND AVENUE.
ELEVATION = 801.92

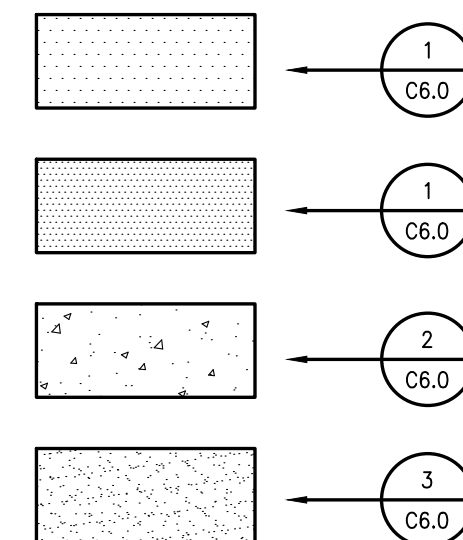


1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDER SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.

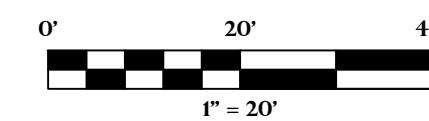
1. THICKENED EDGE WALK
2. THICKENED EDGE TAPER
(SEE SHEET C3.0)
3. END OF THICKENED EDGE TAPER
4. ACCESSIBLE PARKING STALL
5. ACCESSIBLE PARKING SIGN
6. MODULAR BLOCK RETAINING WALL
7. PARKING LOT STRIPING
8. 18" CURB & GUTTER
(STANDARD)
9. 19.5"x18" REINFORCED CONCRETE
DELIVERY PAD
10. 18"x18" REINFORCED CONCRETE
DUMPSTER PAD W/ 6' TALL
DUMPSTER ENCLOSURE
(ENCLOSURE TO COMPLY W/BUILDING
MATERIAL PERCENTAGES)
11. CONCRETE BOLLARD
12. CONCRETE FLUME
13. ACCESSIBLE CURB RAMP
14. SHADOWBOX PRIVACY FENCE
15. CROSSWALK STRIPING
16. 6" CONCRETE CURB
17. BIKE RACK
18. LIGHTED PYLON SIGN W/
UNDERGROUND ELECTRICAL
(SEE ELECTRICAL/ARCHITECTURAL)



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



PARCEL NUMBER	TOTAL LOT AREA	ASPHALT / CONCRETE AREA
226-0514-0931-012	44,105 SQ-FT	42.6% (18,768 SQ-FT)
EXISTING/PROPOSED ZONING	BUILDING AREA	GRASS AREA
(UMU) URBAN MIXED-USE	28.7% (12,667 SQ-FT)	28.7% S.F. (12,670 SQ-FT)
EXISTING/PROPOSED LAND USE	TOTAL CONSTRUCTION/ DISTURBED AREA	BUILDING HEIGHT
STORAGE & PARKING/COMMERCIAL RETAIL	45,078 SQ-FT (1.03 ACRES)	REAR HEIGHT = 14 FT FRONT HEIGHT = 18 FT MAX HEIGHT = 21 FT
LEGAL DESCRIPTION		
NE ¼ of the SW ¼ SECTION 09, TOWNSHIP 05 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN		



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CHECKED:	JL
DRAWN:	AB
DATE	06/18/2024
PROJECT NO.	24.0028

LAYOUT PLAN

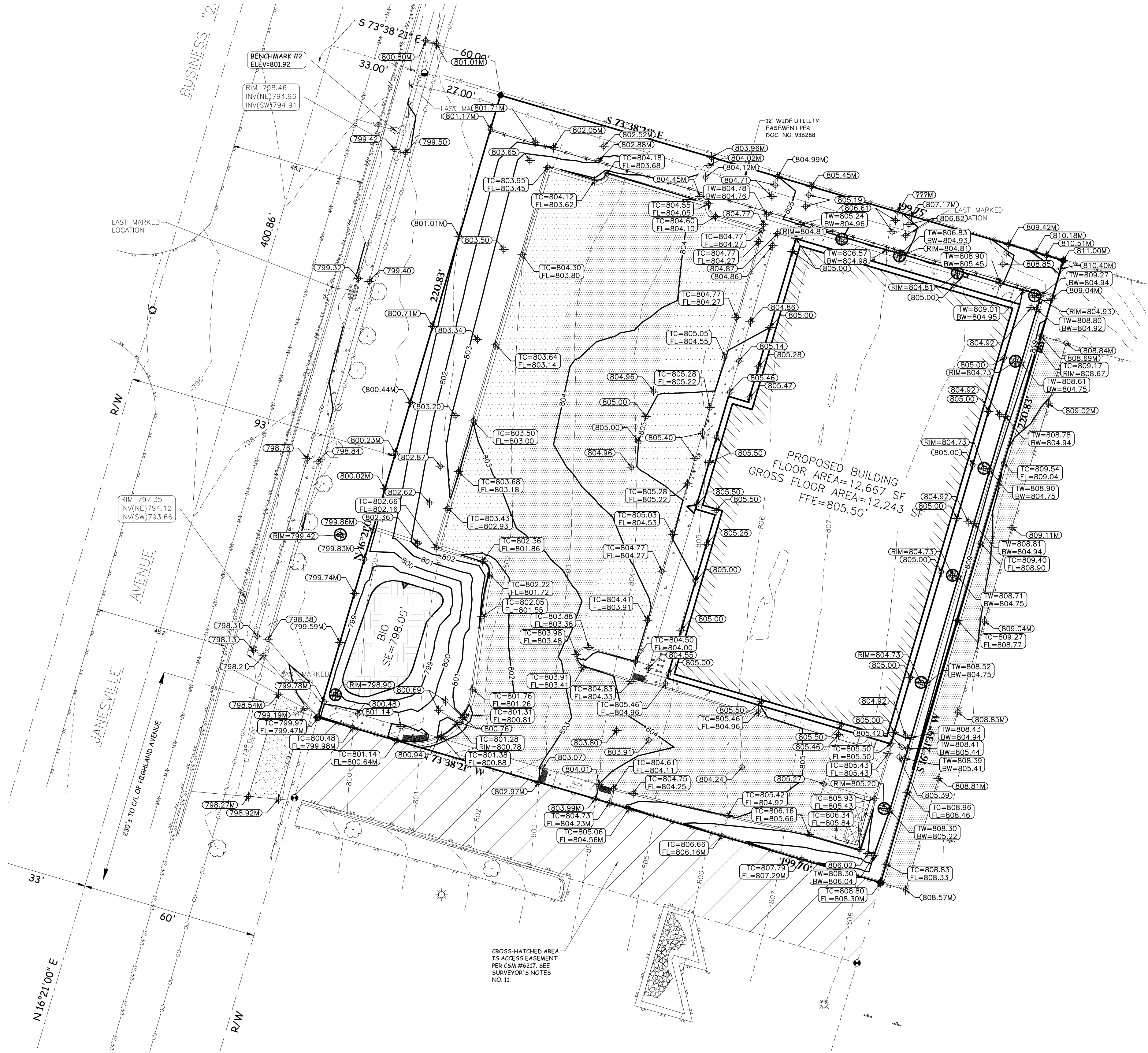
**MANN CONSTRUCTION
DOLLAR GENERAL FORT ATKINSON
CITY OF FORT ATKINSON
JEFFERSON CO, WI**

Civil Engineering
Land Surveying
Landscape Architecture

4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (F)

Point of Beginning

SHEET
C2.0



BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
ARROW BOLT ON HYDRANT.
LOCATED AT THE NORTHEAST QUADRANT OF THE
INTERSECTION OF JANESVILLE AVENUE (ALSO
KNOWN AS BUSINESS "26") AND HIGHLAND
AVENUE.
ELEVATION = 798.32

BENCHMARK #2
ARROW BOLT ON HYDRANT.
LOCATED AT THE EAST SIDE OF JANESVILLE
AVENUE (ALSO KNOWN AS BUSINESS "26"),
APPROXIMATELY 380 FEET NORTHEAST OF THE
INTERSECTION OF JANESVILLE AVENUE AND
HIGHLAND AVENUE.
ELEVATION = 801.92

UTILITY DISCLAIMER:

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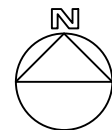
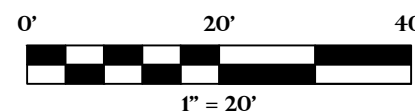
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GENERAL NOTES:

- CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- THE PROPOSED SITE PLAN FINISH FLOOR ELEVATION OF 805.50' EQUALS THE PROPOSED BUILDING ARCHITECTURAL FINISH FLOOR ELEVATION OF 100.00'.
- GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
- INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
- EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
- THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIORETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIORETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
- THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
- THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
- ALL GENERAL LANDSCAPE AREAS SHALL BE SEEDED, FERTILIZED, AND CRIMP HAY MULCHED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

GRADING LEGEND:

EXISTING CONTOUR	--- 712 ---
PROPOSED CONTOUR	--- 712 ---
PROPOSED SPOT ELEVATION	892.25
PROPOSED RIM ELEVATION	RIM=893.50
PROPOSED TOP OF CURB ELEVATION	TC=893.50
PROPOSED FLOW LINE ELEVATION	FL=893.50
PROPOSED TOP OF WALL ELEVATION	TW=893.50
PROPOSED BOTTOM OF WALL ELEVATION	BW=893.50
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.05M
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	
PROPOSED STORM SEWER MANHOLE	
PROPOSED STORM SEWER CLEANOUT	
PROPOSED STORM SEWER INLET	
PROPOSED DOWNSPOUT CONNECTION	
PROPOSED BIORETENTION BASIN	



REVISIONS

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DRAWN:	AB
DATE	06/18/2024
PROJECT NO.	24.0028

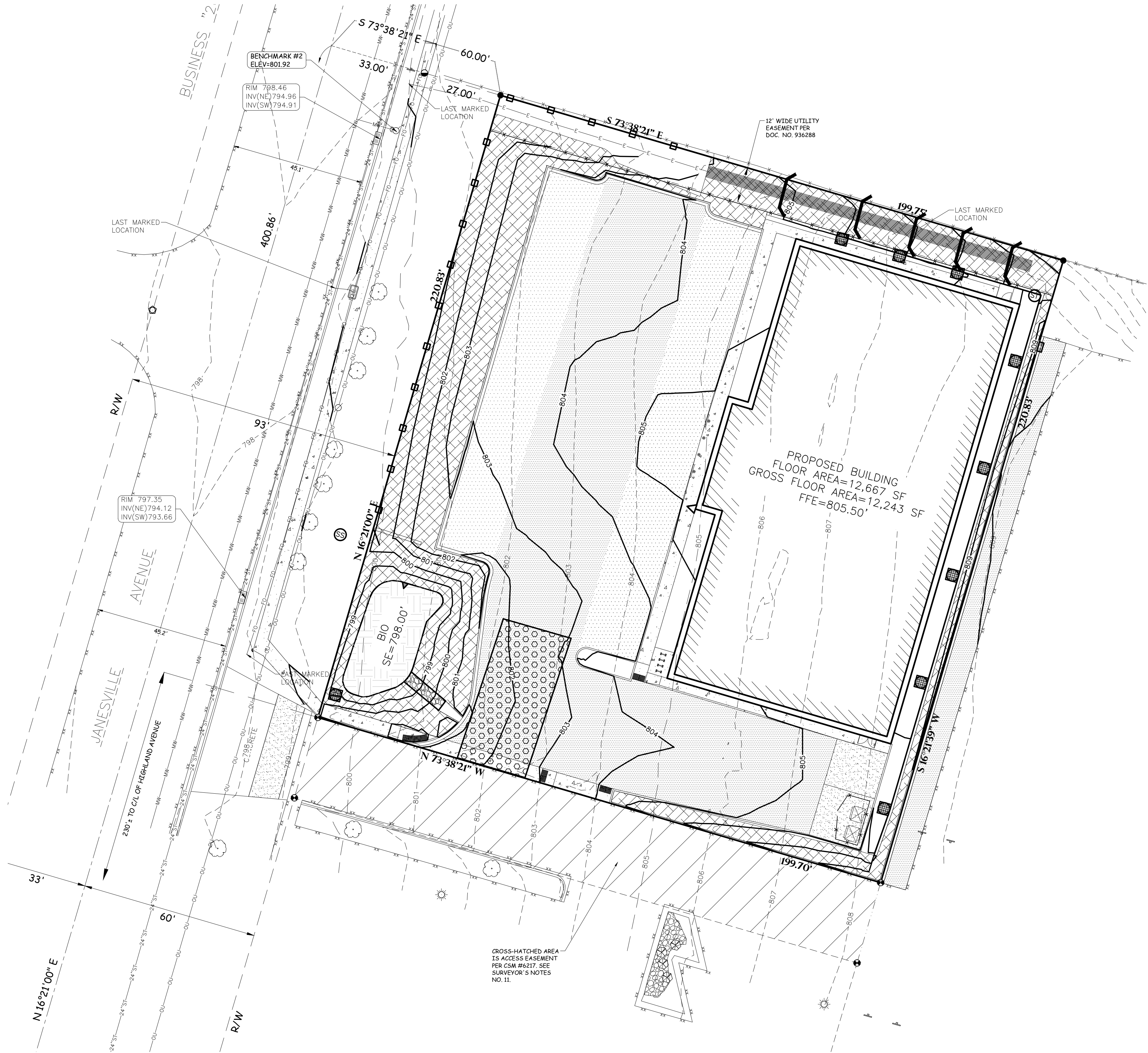
GRADING PLAN

MANN CONSTRUCTION
DOLLAR GENERAL FORT ATKINSON
CITY OF FORT ATKINSON
JEFFERSON CO, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET
C3.0



BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
ARROW BOLT ON HYDRANT,
LOCATED AT THE NORTHEAST QUADRANT OF THE
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AVENUE.
ELEVATION = 798.32

BENCHMARK #2
ARROW BOLT ON HYDRANT,
LOCATED AT THE EAST SIDE OF JANESVILLE
AVENUE (ALSO KNOWN AS BUSINESS "26"),
APPROXIMATELY 380 FEET NORTHEAST OF THE
INTERSECTION OF JANESVILLE AVENUE AND
HIGHLAND AVENUE.
ELEVATION = 801.92

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GENERAL NOTES:

- CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
- NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
- INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- CRUSHED ROCK DRIVES FOR SEDIMENT TRACKING UTILIZING 3" CRUSHED ROCK SHALL BE MAINTAINED AT ALL CONSTRUCTION ENTRANCES TO THE SITE. THE ROCK DRIVE SHALL BE A MINIMUM OF 12" THICK AND BE A MINIMUM OF 50 FEET IN LENGTH BY THE WIDTH OF THE DRIVEWAY.
- OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF A STORM EVENT SHALL BE CLEANED UP BY THE END OF THE NEXT WORK DAY. ALL OFF SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION ACTIVITIES INCLUDING SOIL TRACKED BY CONSTRUCTION TRAFFIC, SHALL AT A MINIMUM BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED BY THE END OF EACH WORK DAY. EXCESSIVE AMOUNTS OF SEDIMENT OR OTHER DEBRIS TRACKED ONTO ADJACENT STREETS SHALL BE CLEANED IMMEDIATELY. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM ADJACENT STREETS BY THE USE OF MECHANICAL OR MANUAL SWEEPING OPERATIONS ONCE A WEEK AT A MINIMUM AND BEFORE IMMINENT RAIN EVENTS.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREAS, INCLUDING SOIL STOCKPILES, THAT ARE LEFT INACTIVE FOR MORE THAN 7 DAYS SHALL BE TEMPORARILY STABILIZED BY SEEDING/MULCHING OR OTHER APPROVED METHODS.
- WASTE MATERIAL THAT IS GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO RECEIVING WATERS.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF EACH WORK DAY.
- INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE A WEEK AND AFTER ANY RAINFALL OF 0.5" OR MORE, MAKE NEEDED REPAIRS AND DOCUMENT ALL ACTIVITIES AS PER THE REQUIREMENTS OF THE NOTICE OF INTENT SUBMITTED BY THE PROJECT CIVIL ENGINEER.
- ALL TEMPORARY EROSION CONTROL ELEMENTS SHALL REMAIN IN PLACE UNTIL A SUFFICIENT GROWTH OF VEGETATION IS ESTABLISHED AND THEN BE REMOVED AS PART OF THE BASE BID.
- IF SEDIMENT LADEN WATER NEEDS TO BE REMOVED FROM THE SITE, FILTER BAGS OR SCREENING SHALL BE USED IN ACCORDANCE WITH WI DNR TECHNICAL STANDARD 1061 TO PREVENT SEDIMENT DISCHARGE TO THE MAXIMUM EXTENT PRACTICABLE.
- COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- PROVIDE RIP RAP AT ALL CULVERT OUTFLOW ENDWALL STRUCTURES TO PREVENT WASHOUT AND EROSION.
- INSTALL WisDOT TYPE HR FILTER FABRIC BENEATH ALL RIP RAP.
- IF BARE SOIL IS EXPOSED DURING THE WINTER MONTHS, STABILIZATION BY MULCHING OR ANIONIC POLYACRYLAMIDE SHALL OCCUR PRIOR TO SNOWFALL OR GROUND FREEZE.
- SILT FENCE SHALL BE INSTALLED AROUND THE TOPSOIL STOCKPILE.
- SILT FENCE SHALL BE INSTALLED AROUND THE BIO-RETENTION AREA IMMEDIATELY FOLLOWING INSTALLATION OF THE ENGINEERED SOIL TO PROTECT IT FROM SILT CONTAMINATION.
- THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIO-RETENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIO-RETENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS AND MONITORING OF EROSION CONTROL PRACTICES IN ACCORDANCE WITH THE WI DNR "CONSTRUCTION SITE INSPECTION REPORT" FORM 3400-187. THIS FORM CAN BE FOUND IN THE CONSTRUCTION SPECIFICATIONS.

EROSION CONTROL LEGEND:

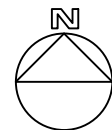
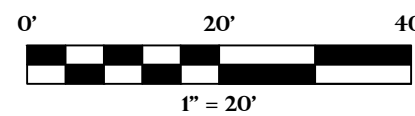
EXISTING CONTOUR	---	888	---
PROPOSED CONTOUR	---	888	---
PROPOSED SILT FENCE	---	1	---
PROPOSED INLET PROTECTION	---	2	---
EROSION CONTROL BLANKET	---	3	---
EROSION CONTROL BLANKET (CHANNEL FLOW)	---	4	---
ROCK CONSTRUCTION ENTRANCE	---	5	---
TEMPORARY DITCH CHECK	---	6	---
RIP RAP AREA	---	---	---

EROSION CONTROL SEQUENCING:

- INSTALL PERIMETER EROSION CONTROL
- BEGIN DEMOLITION
- BEGIN ROUGH GRADING AND UTILITY INSTALLATION
- DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
- TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
- FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
- PER GENERAL NOTE #19, THE SEDIMENT TRAP SHALL BE RECONSTRUCTED INTO THE PROPOSED BIO-RETENTION AREA AFTER THE SURROUNDING AREA HAS BEEN FULLY STABILIZED.
- ANY CONSTRUCTION SITE SEDIMENT BUILD UP SHALL BE REMOVED FROM THE PROPOSED BIO-RETENTION BASIN BEFORE EXCAVATION TO THE FINAL DEPTH AND INSTALLATION OF THE ENGINEERED SOIL
- IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.

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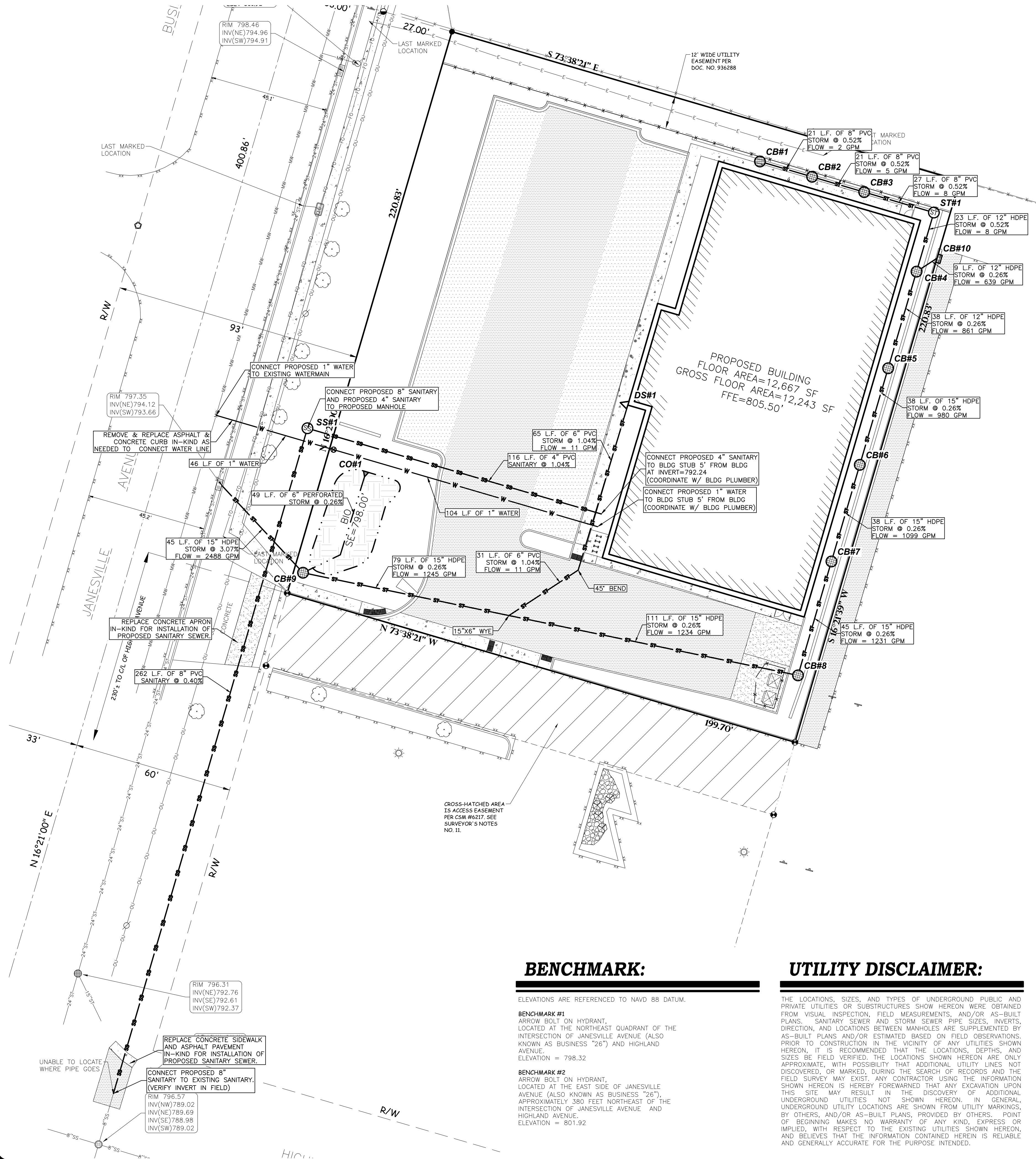
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BENCHMARK:

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ARROW BOLT ON HYDRANT, LOCATED AT THE EAST SIDE OF JANESVILLE AVENUE (ALSO KNOWN AS BUSINESS "26"), APPROXIMATELY 380 FEET NORTHEAST OF THE INTERSECTION OF JANESVILLE AVENUE AND HIGHLAND AVENUE. ELEVATION = 801.92

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- ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
- REFER TO THE PROPOSED BUILDING MECHANICAL/PLUMBING PLANS TO VERIFY EXACT CONNECTION LOCATIONS AND SIZES OF PROPOSED SANITARY SEWER AND WATER LATERALS.
- COORDINATE ALL UTILITY WORK WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRIC (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- COORDINATE UTILITY SERVICE DISCONNECTIONS/OUTAGES WITH OWNER AND ANY IMPACTED NEIGHBORS. MINIMIZE DISRUPTIONS TO THE MAXIMUM EXTENT PRACTICAL.
- COORDINATE ALL WORK WITHIN THE PUBLIC RIGHT OF WAY WITH THE LOCAL MUNICIPALITY.
- ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- THE PROPOSED WATER MAIN SHALL HAVE A MINIMUM COVER OF 7'-6" TO THE TOP OF PIPE FROM PROPOSED FINISHED GRADE. SEE SHEET C3.0 FOR PROPOSED FINISHED GRADE.
- THE MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY, AND PRIOR TO CONNECTING SANITARY SEWER AND WATER LATERALS TO THE PUBLIC MAINS.
- THE CONTRACTOR SHALL HAVE A TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
- THE MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES, IF NEEDED.
- FIELD VERIFY INVERT ELEVATION OF THE SANITARY SEWER AND WATER PUBLIC MAIN, AT THE LOCATION OF THE SERVICE LATERAL CONNECTIONS, PRIOR TO CONNECTING THE LATERALS TO THE PUBLIC MAIN.
- PROVIDE RIP RAP AT ALL STORM ENDWALLS TO PREVENT WASHOUT AND EROSION.
- INSTALL WISDOT TYPE HR FILTER FABRIC BENEATH PROPOSED RIP RAP.

UTILITY LEGEND:

PROPOSED STORM SEWER	ST
PROPOSED SANITARY SEWER	SS
PROPOSED WATER MAIN	W
PROPOSED ENDWALL STRUCTURE WITH RIP RAP	
PROPOSED STORM SEWER MANHOLE	
PROPOSED STORM SEWER INLET	
PROPOSED SANITARY SEWER MANHOLE	
PROPOSED WATER VALVE	
PROPOSED DOWNSPOUT CONNECTION	
PROPOSED STORM SEWER CLEANOUT	
PROPOSED RIP RAP AREA	
PROPOSED BIORETENTION BASIN	

SANITARY MANHOLE SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
SS#1	RIM = 799.42 INV (E) = 792.04 INV (S) = 790.84 DEPTH = 8.58' 48" I.D. PRECAST MANHOLE W/ NEENAH R-1554 CASTING W SOLID LID

CLEAN OUT SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
CO#1	RIM = 798.00 INV (S) = 796.46

STORM MANHOLE SCHEDULE:

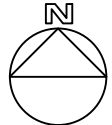
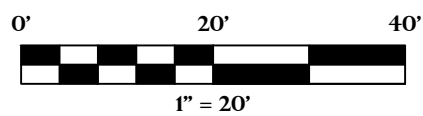
STRUCTURE #	STRUCTURE DETAILS
CB#1	RIM = 804.81 INV (W) = 801.81 DEPTH = 3.01' 8" NYLOPLAST DRAIN BASIN W/ 8" DOME GRATE W/ 6" SUMP
CB#2	RIM = 804.81 INV (W) = 801.70 INV (E) = 801.70 DEPTH = 3.11' 8" NYLOPLAST DRAIN BASIN W/ 8" DOME GRATE W/ 6" SUMP
CB#3	RIM = 804.81 INV (W) = 801.59 INV (E) = 801.59 DEPTH = 3.22' 8" NYLOPLAST DRAIN BASIN W/ 8" DOME GRATE W/ 6" SUMP

STRUCTURE #	STRUCTURE DETAILS
CB#4	RIM = 804.73 INV (N) = 801.33 INV (NE) = 801.33 INV (S) = 801.33 DEPTH = 3.40' 15" NYLOPLAST DRAIN BASIN W/ 15" DOME GRATE W/ 6" SUMP
CB#5	RIM = 804.73 INV (N) = 801.23 INV (S) = 801.23 DEPTH = 3.50' 15" NYLOPLAST DRAIN BASIN W/ 15" DOME GRATE W/ 6" SUMP
CB#6	RIM = 804.73 INV (N) = 801.13 INV (S) = 801.13 DEPTH = 3.60' 15" NYLOPLAST DRAIN BASIN W/ 15" DOME GRATE W/ 6" SUMP

STRUCTURE #	STRUCTURE DETAILS
CB#7	RIM = 804.73 INV (W) = 801.03 INV (S) = 801.03 DEPTH = 3.70' 15" NYLOPLAST DRAIN BASIN W/ 15" DOME GRATE W/ 6" SUMP
CB#8	RIM = 805.20 INV (N) = 800.92 INV (W) = 796.00 DEPTH = 9.20' 15" NYLOPLAST DRAIN BASIN W/ 15" DOME GRATE W/ 6" SUMP
ST#1	RIM = 804.93 INV (W) = 801.45 INV (S) = 801.45 DEPTH = 3.48' 15" NYLOPLAST DRAIN BASIN W/ 15" SOLID FRAM & GRATE W/ 6" SUMP

DOWNSPOUT CONNECTION SCHEDULE:

STRUCTURE #	STRUCTURE DETAILS
DS#1	RIM = 805.50 INV (S) = 796.71



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DATE	06/18/2024
PROJECT NO.	24.0028

UTILITY PLAN

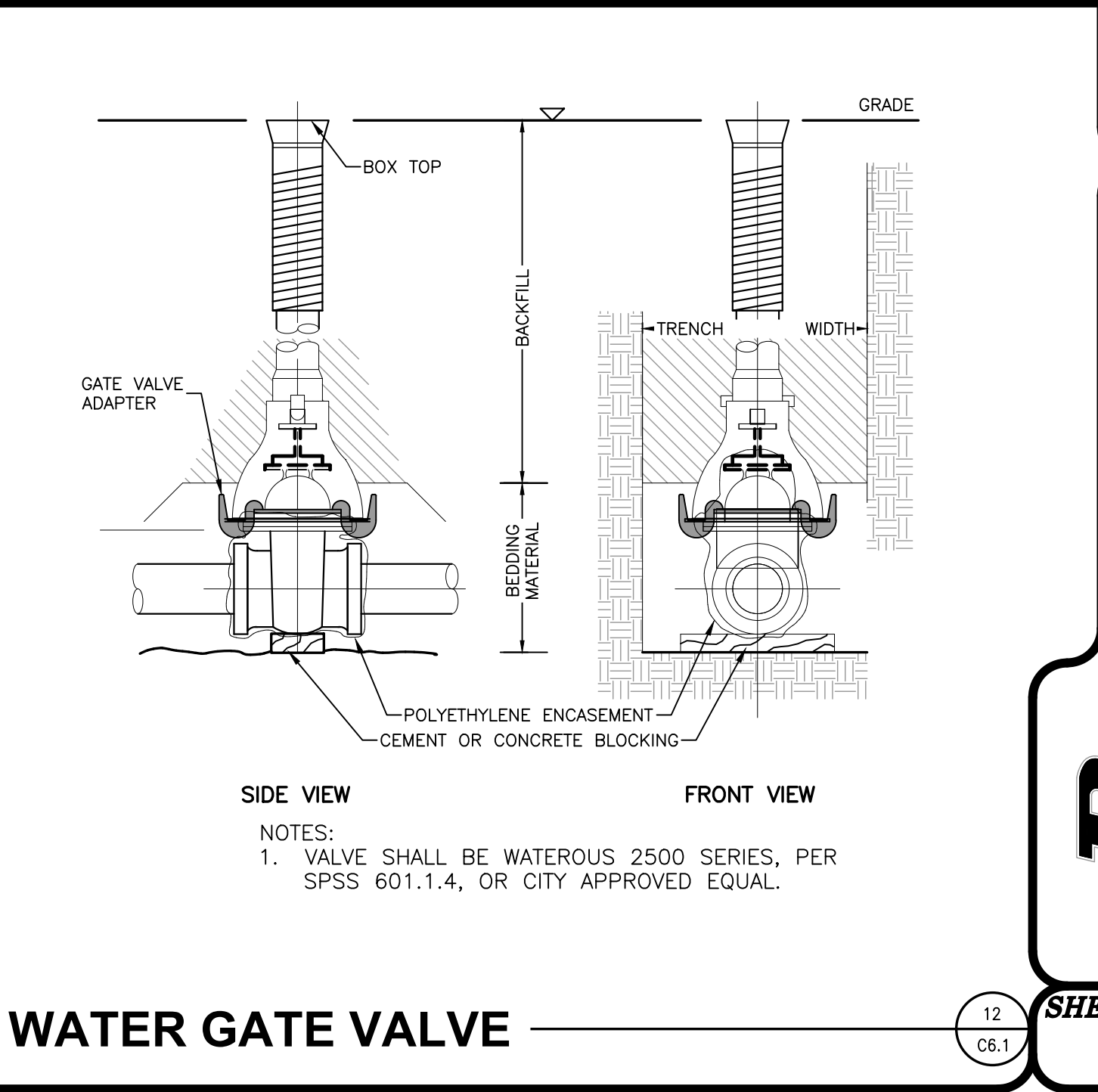
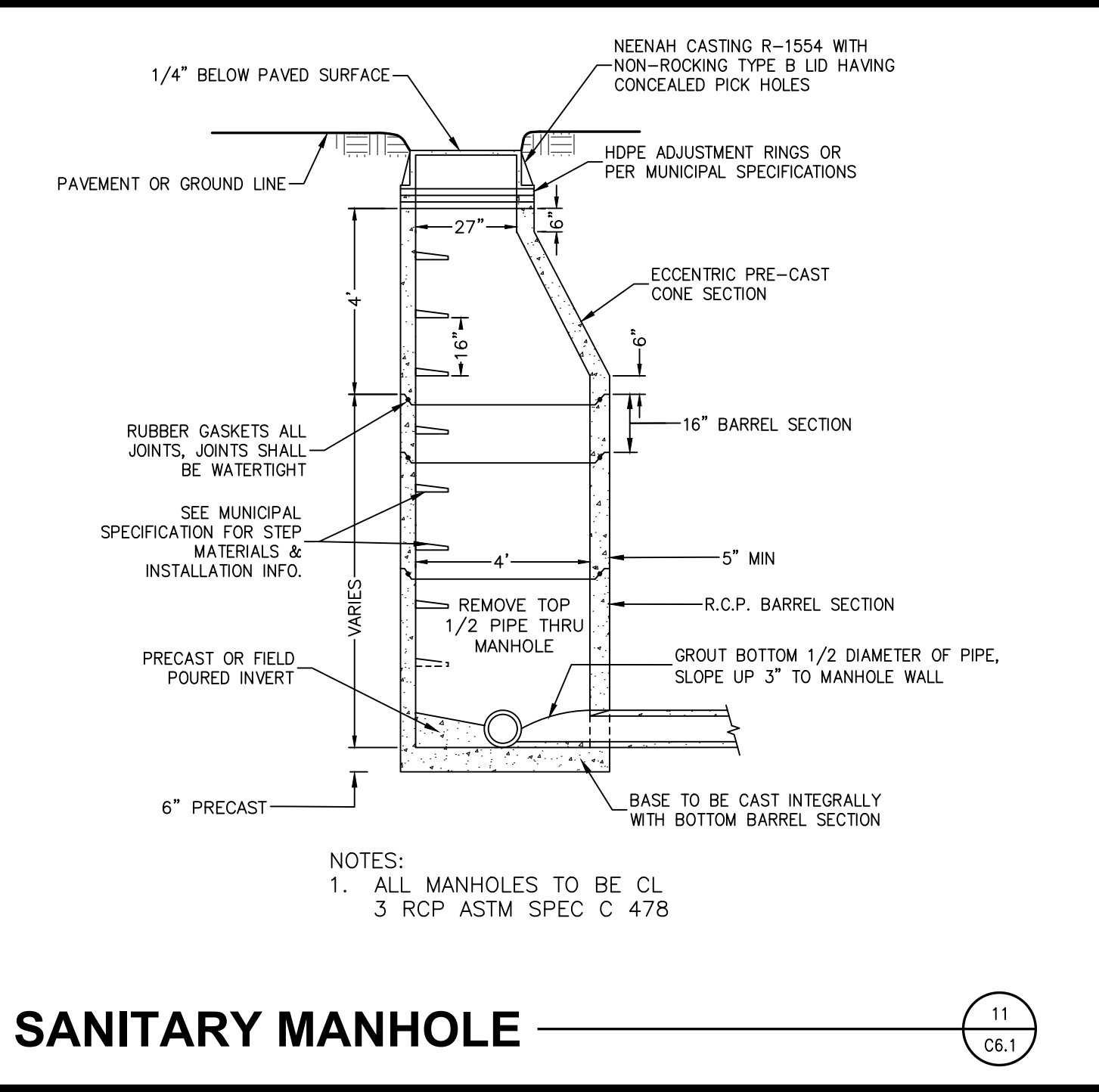
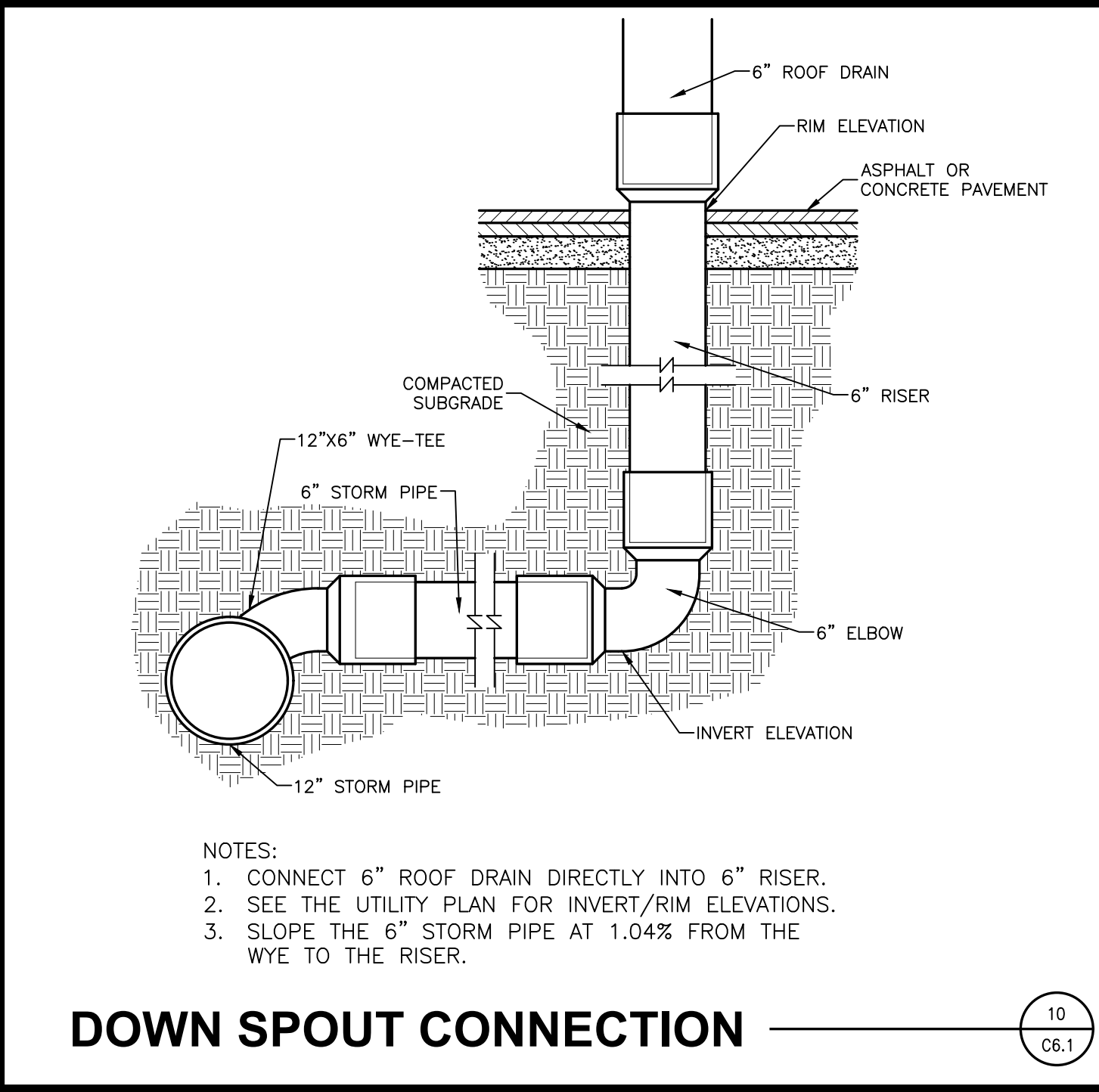
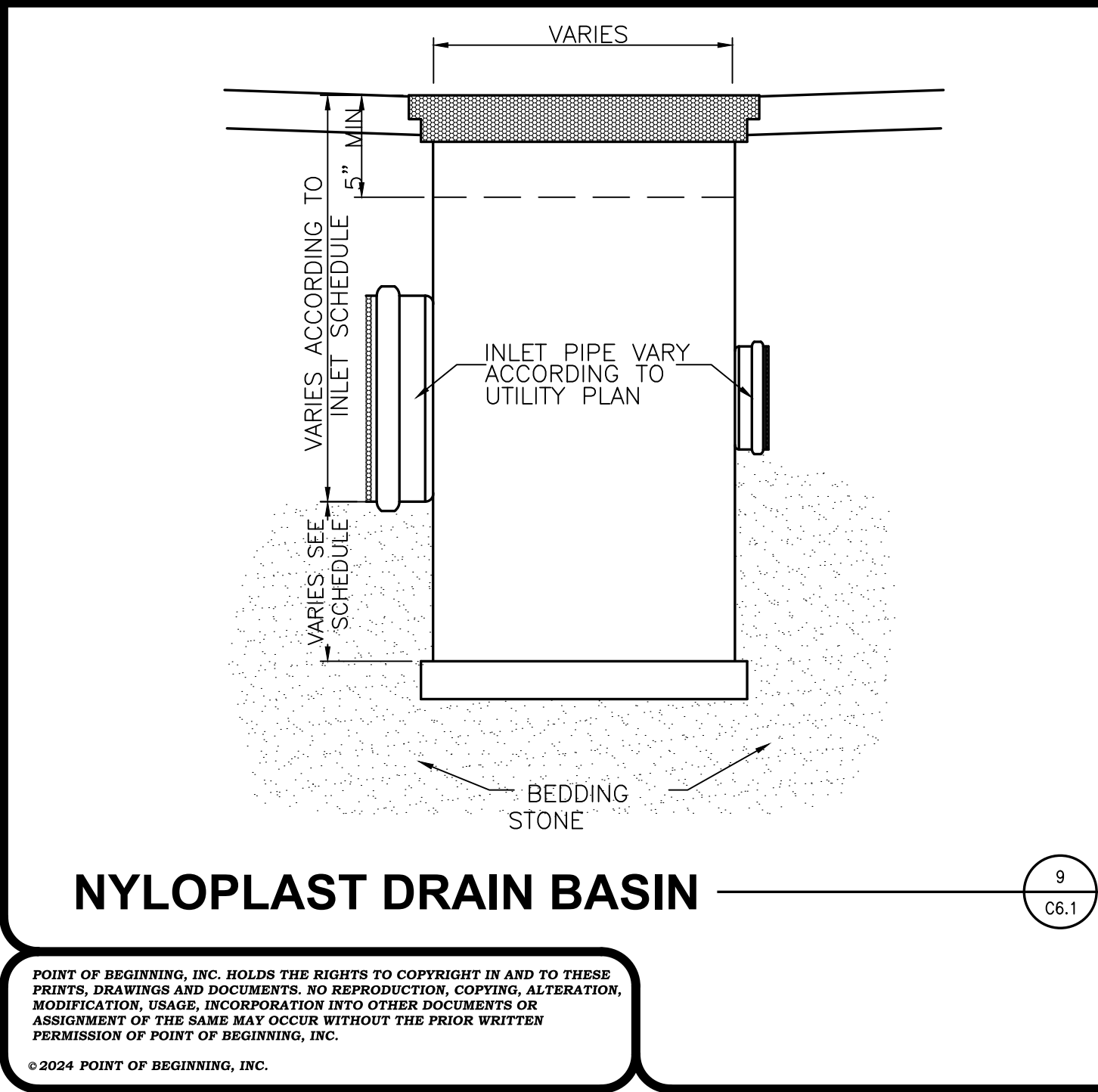
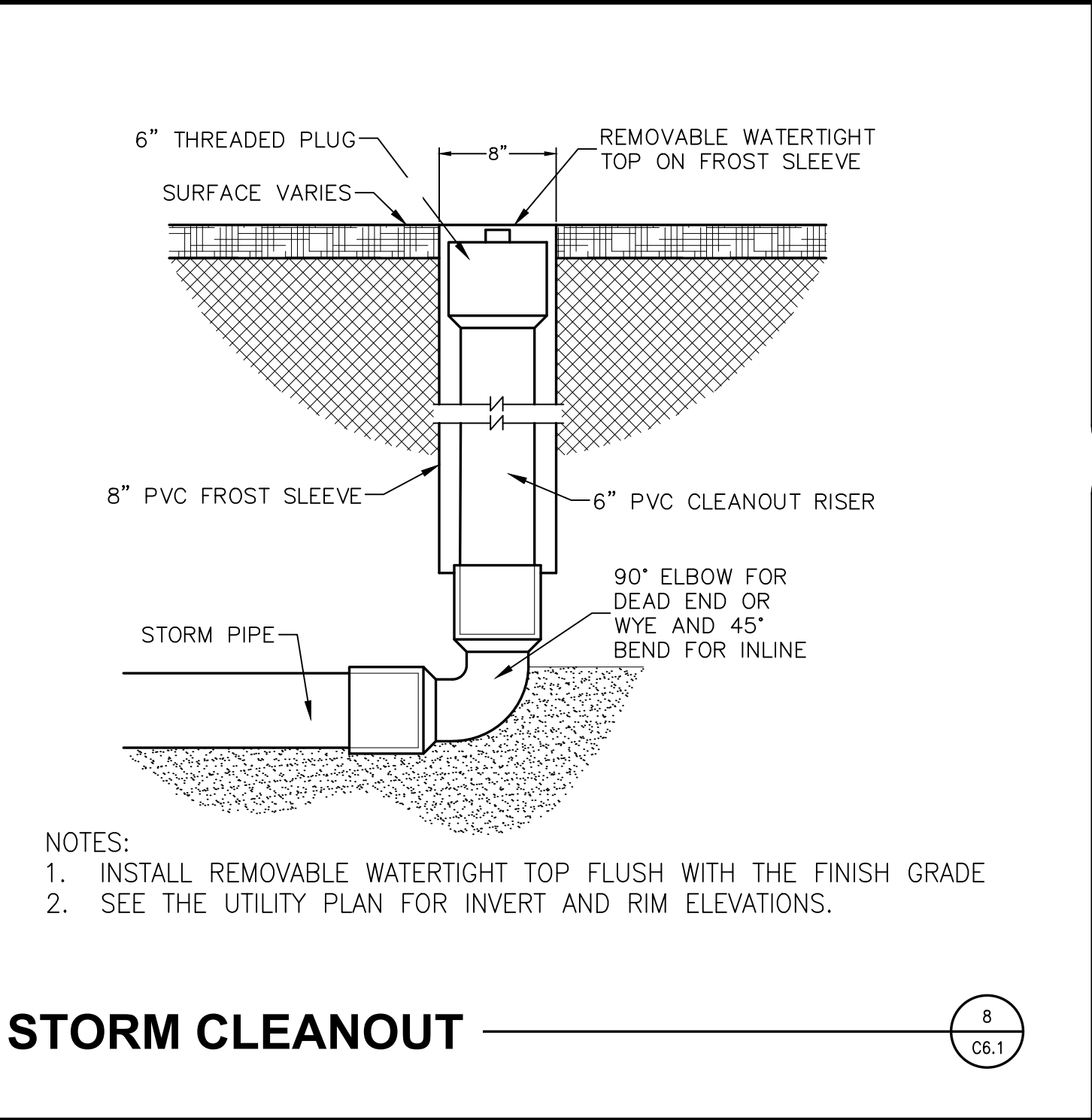
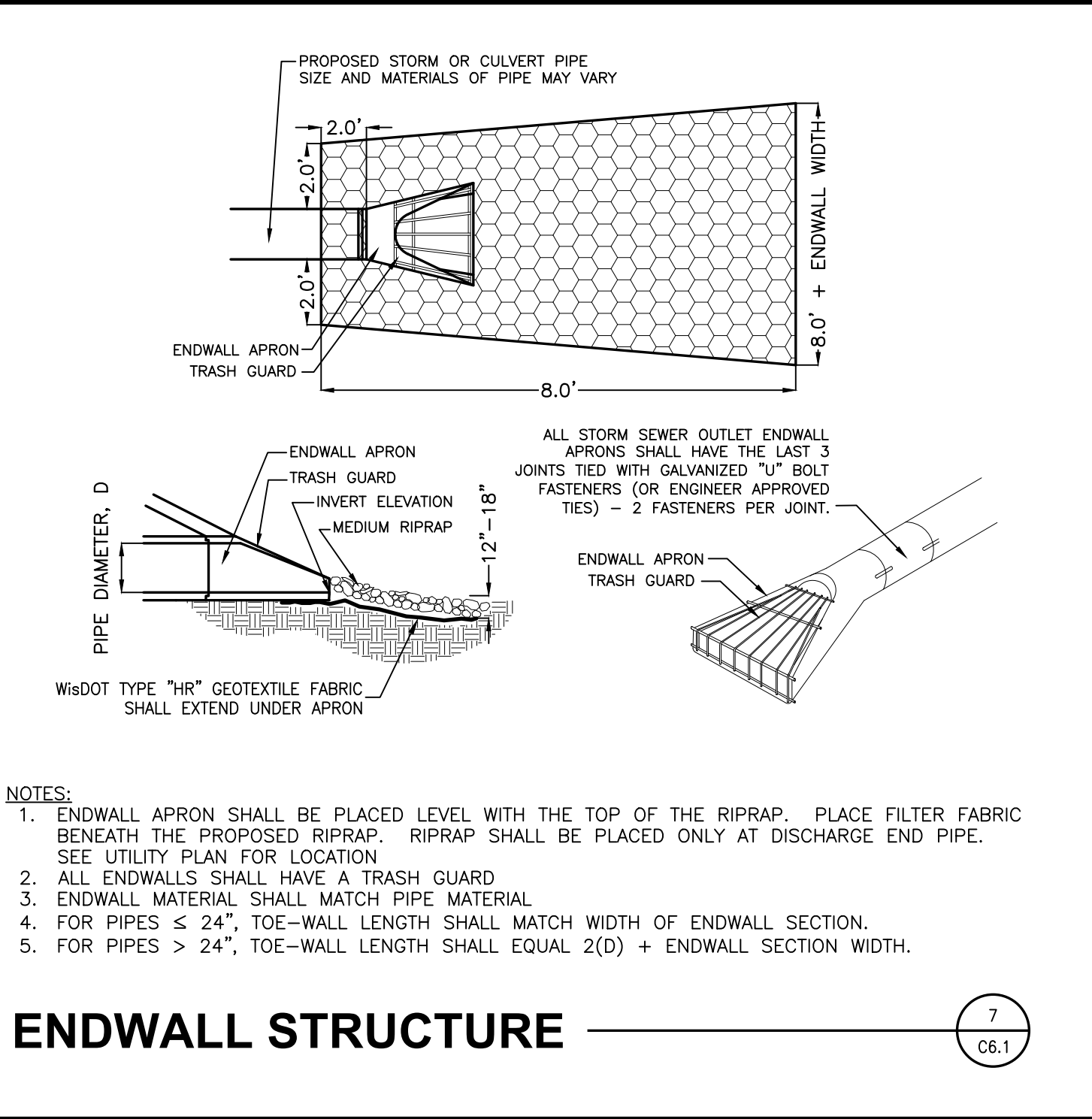
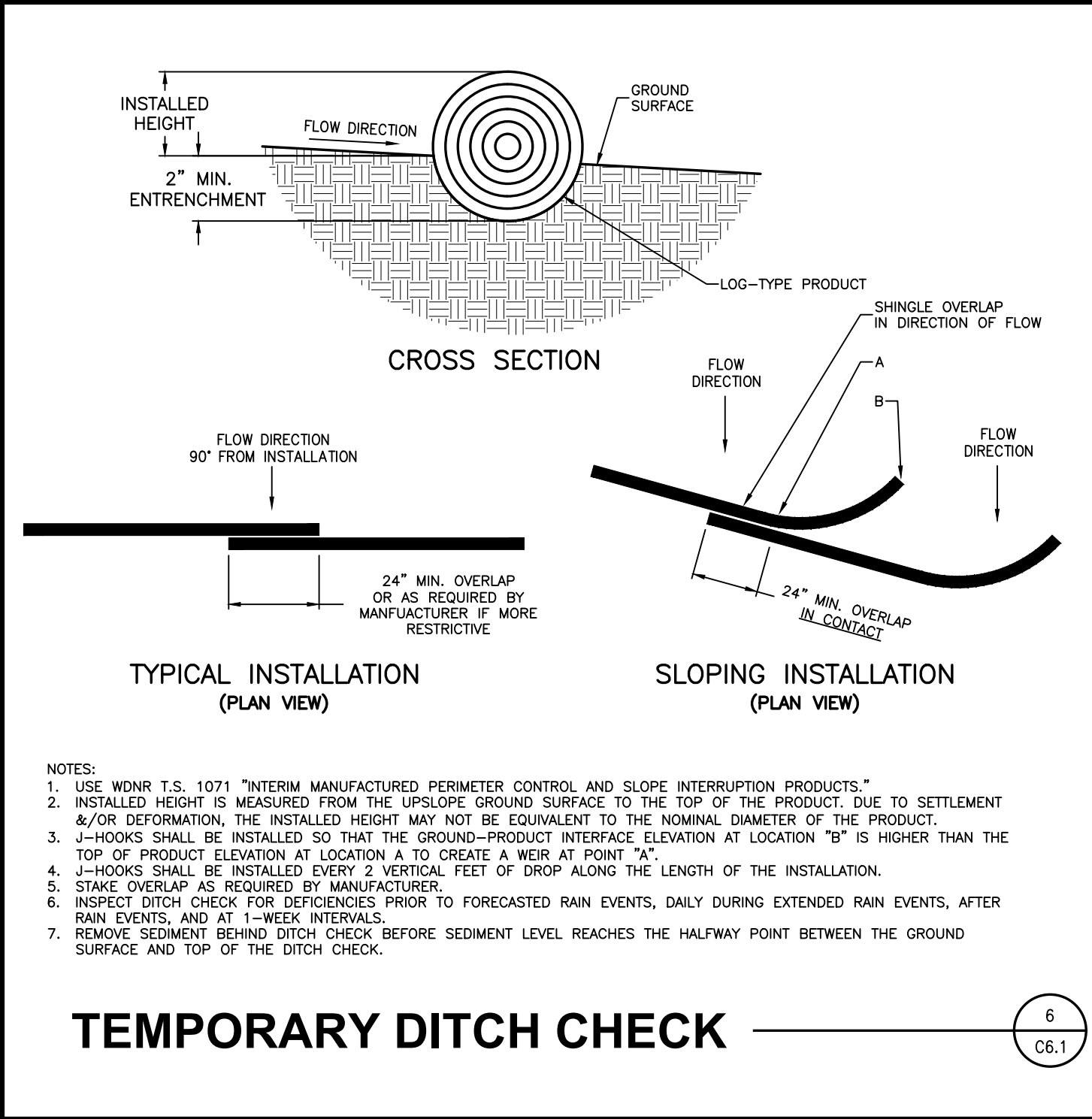
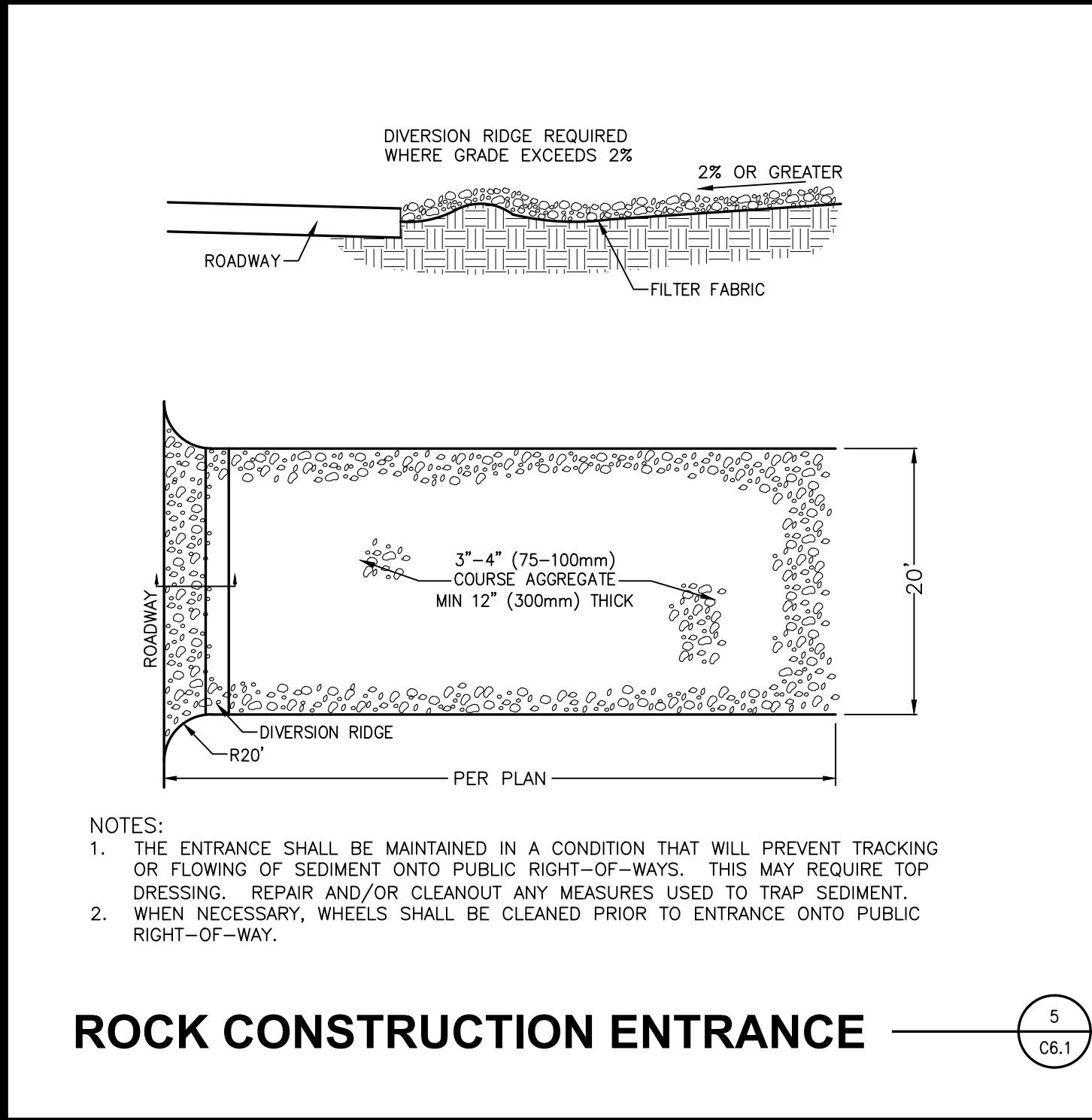
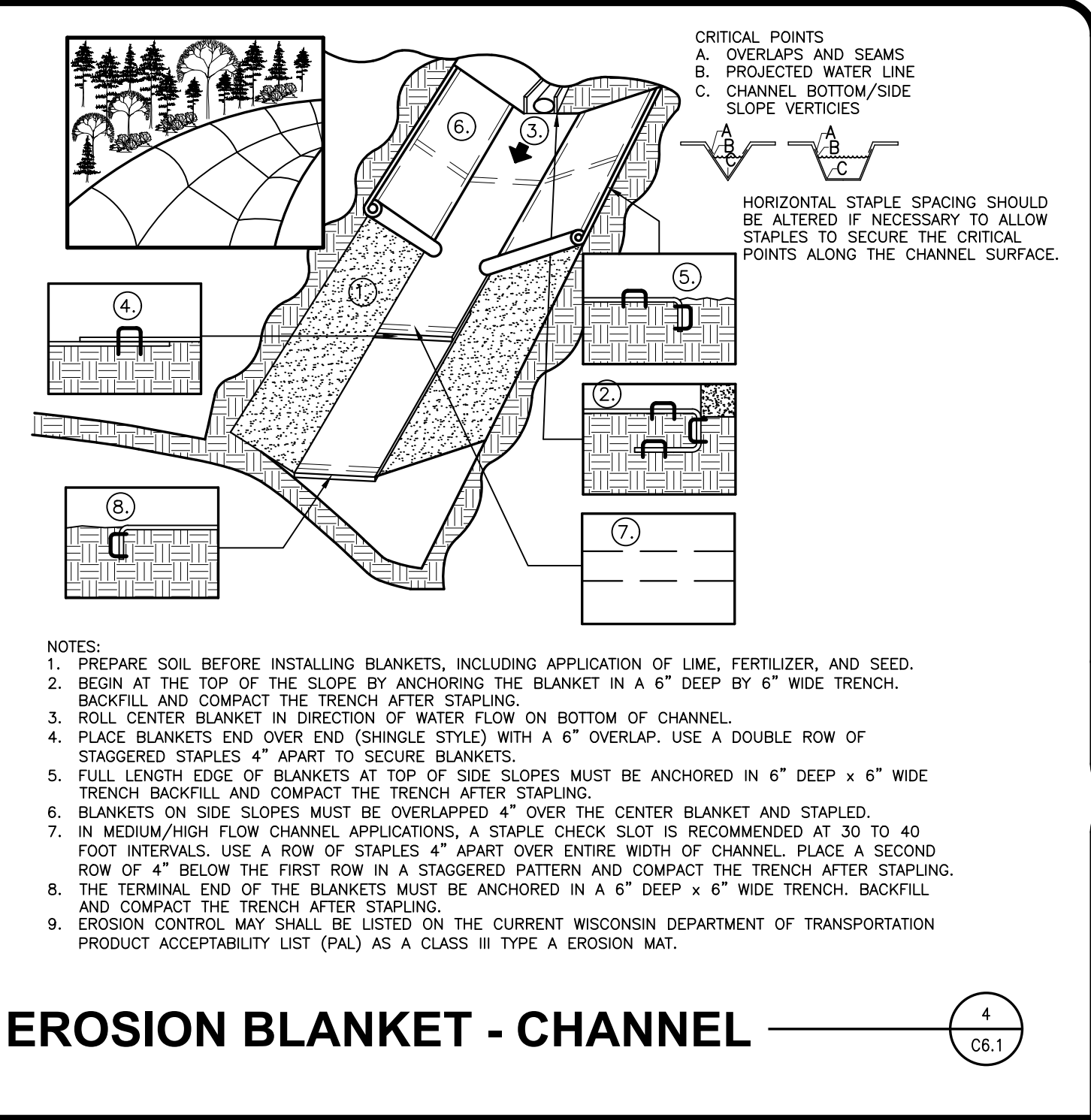
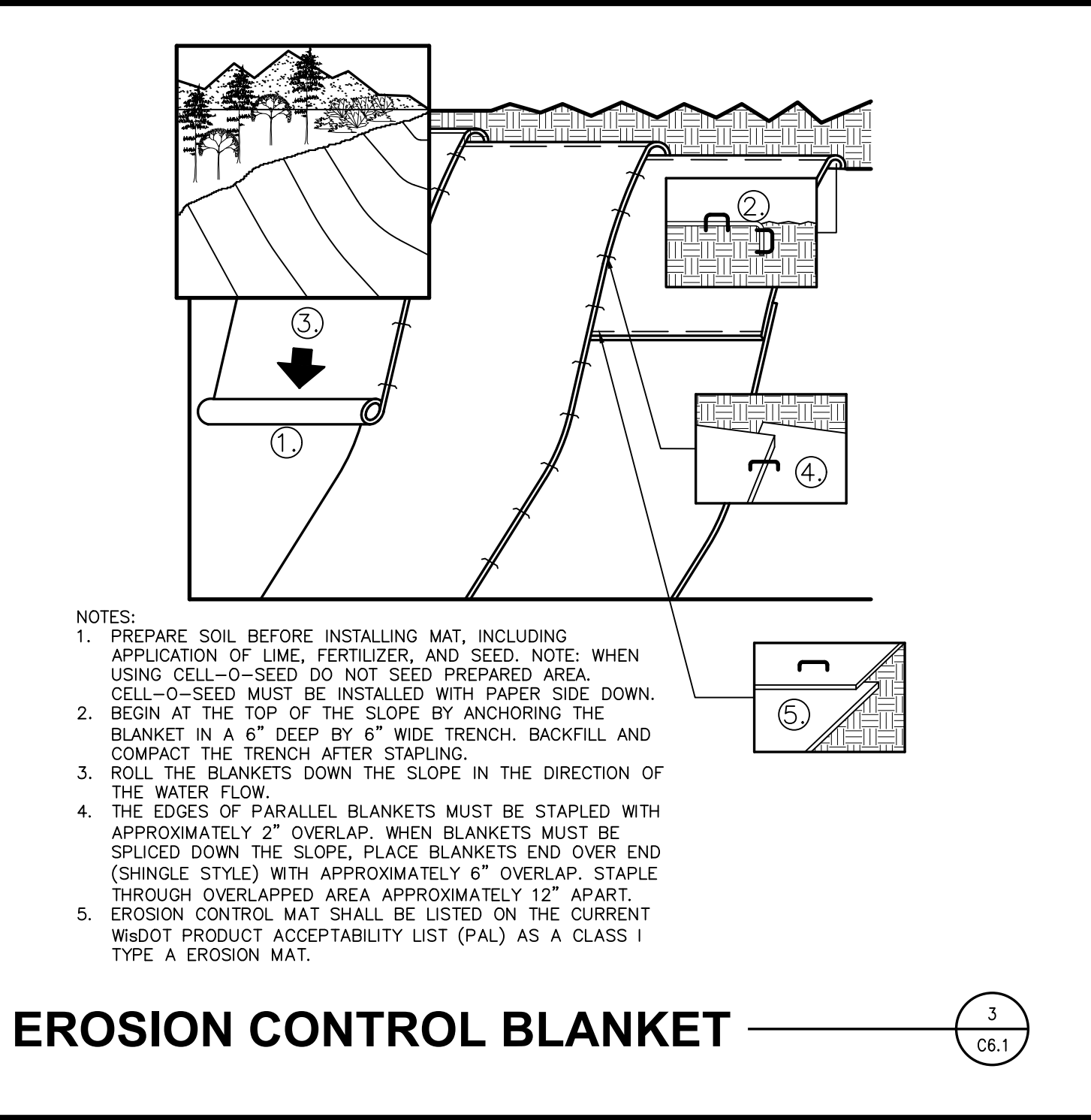
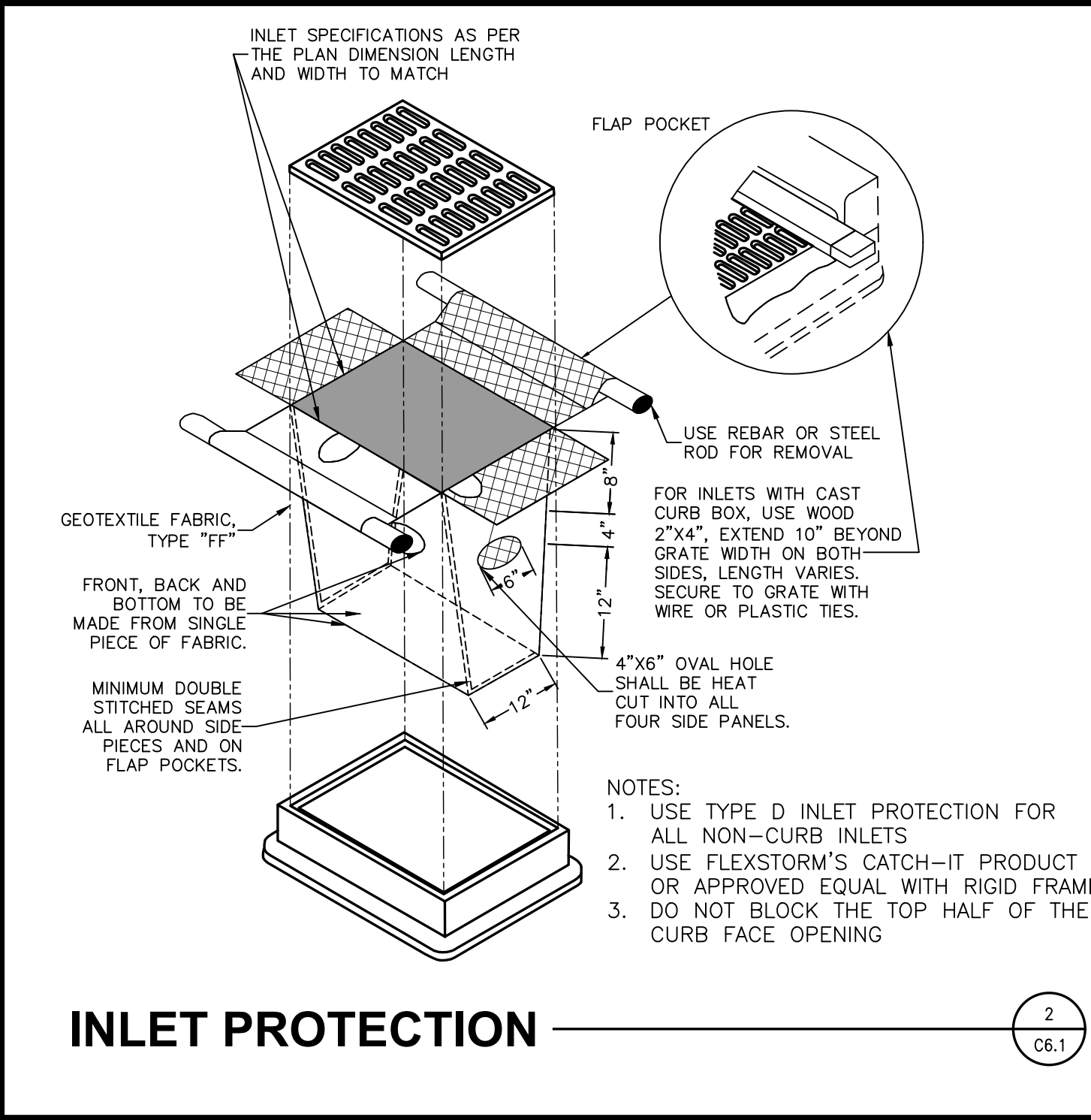
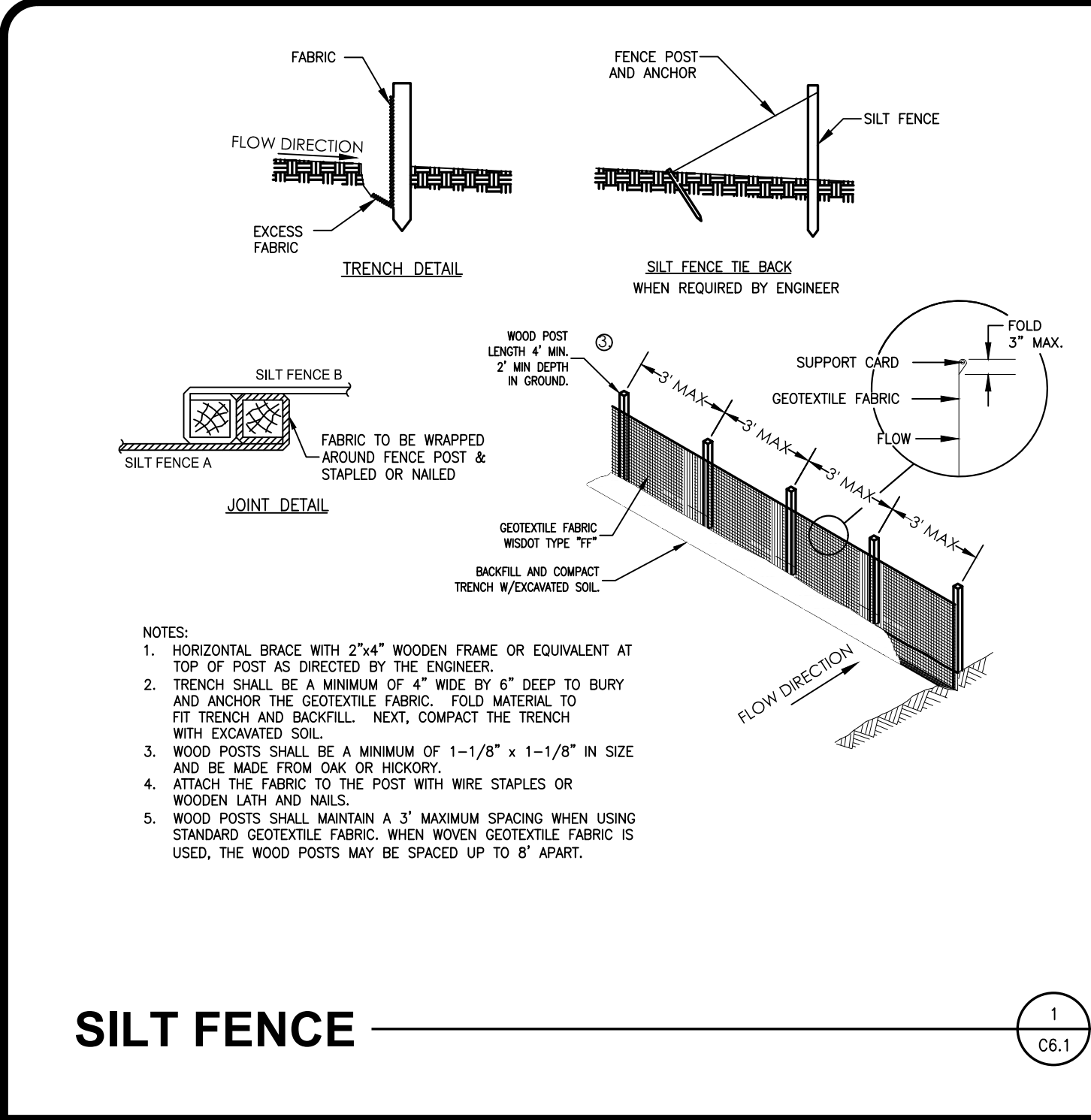
MANN CONSTRUCTION
DOLLAR GENERAL FORT ATKINSON
CITY OF FORT ATKINSON
JEFFERSON CO, WI

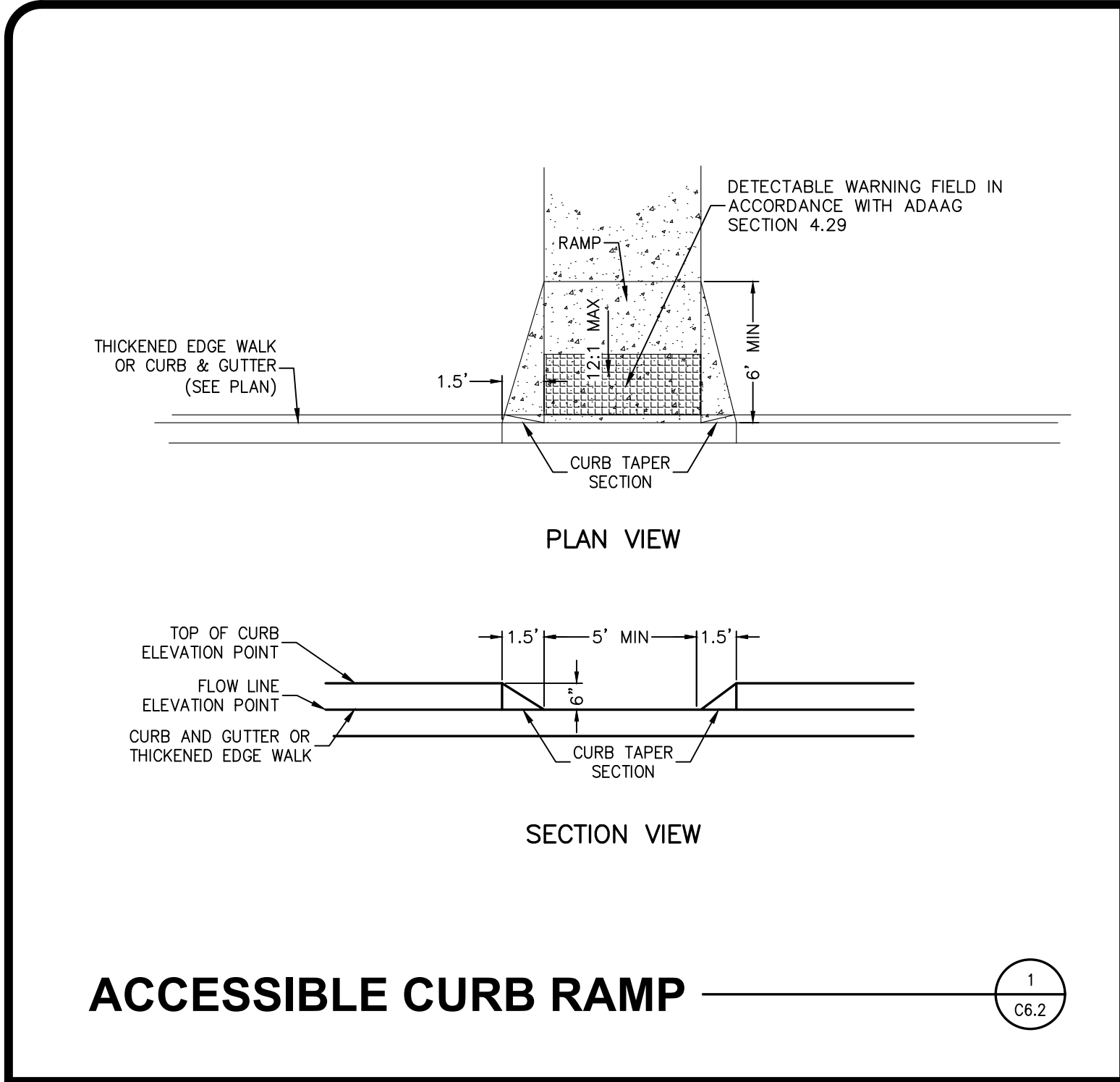
Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9992 (FX)

Point of Beginning

POB

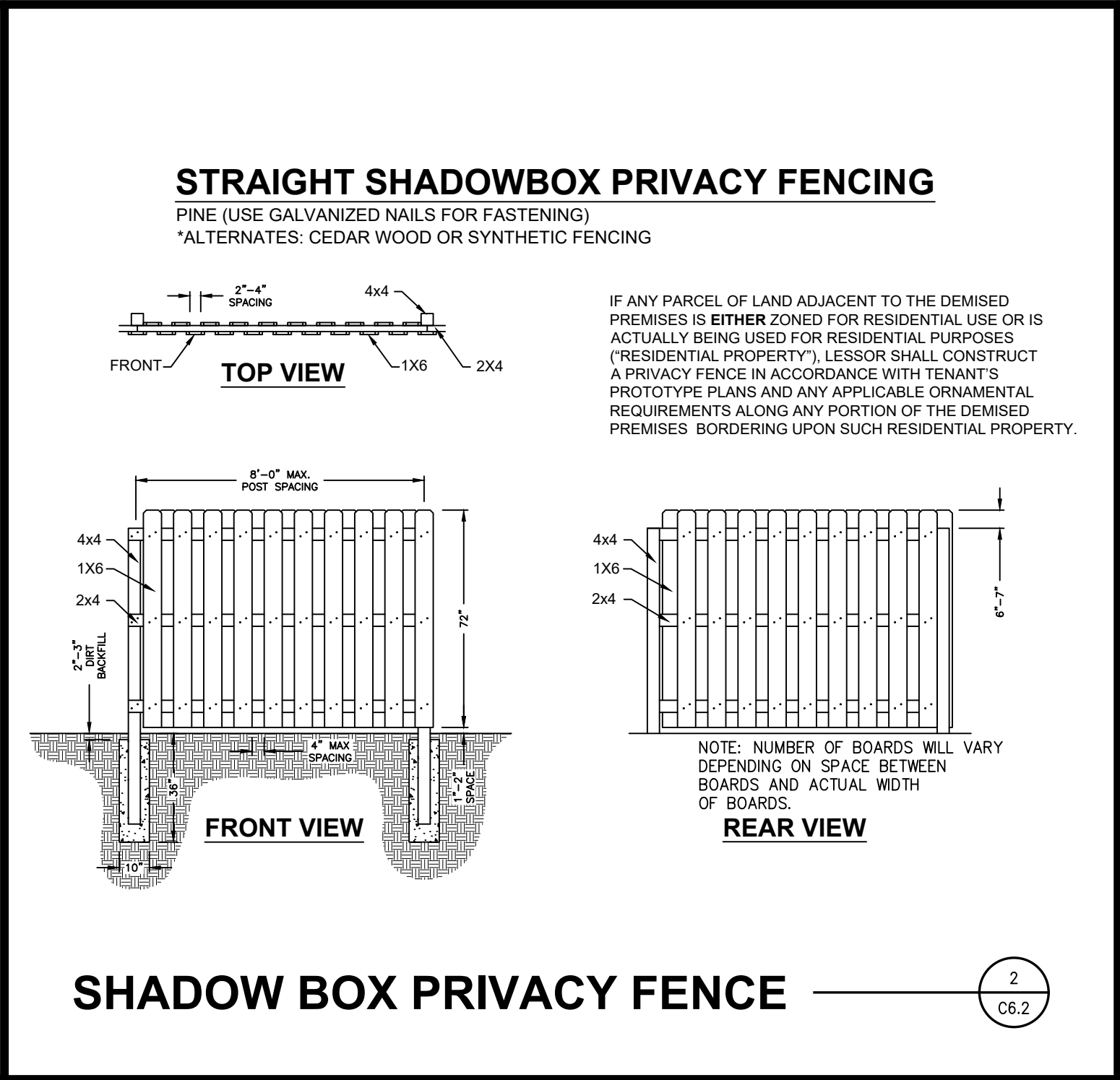
SHEET C5.0





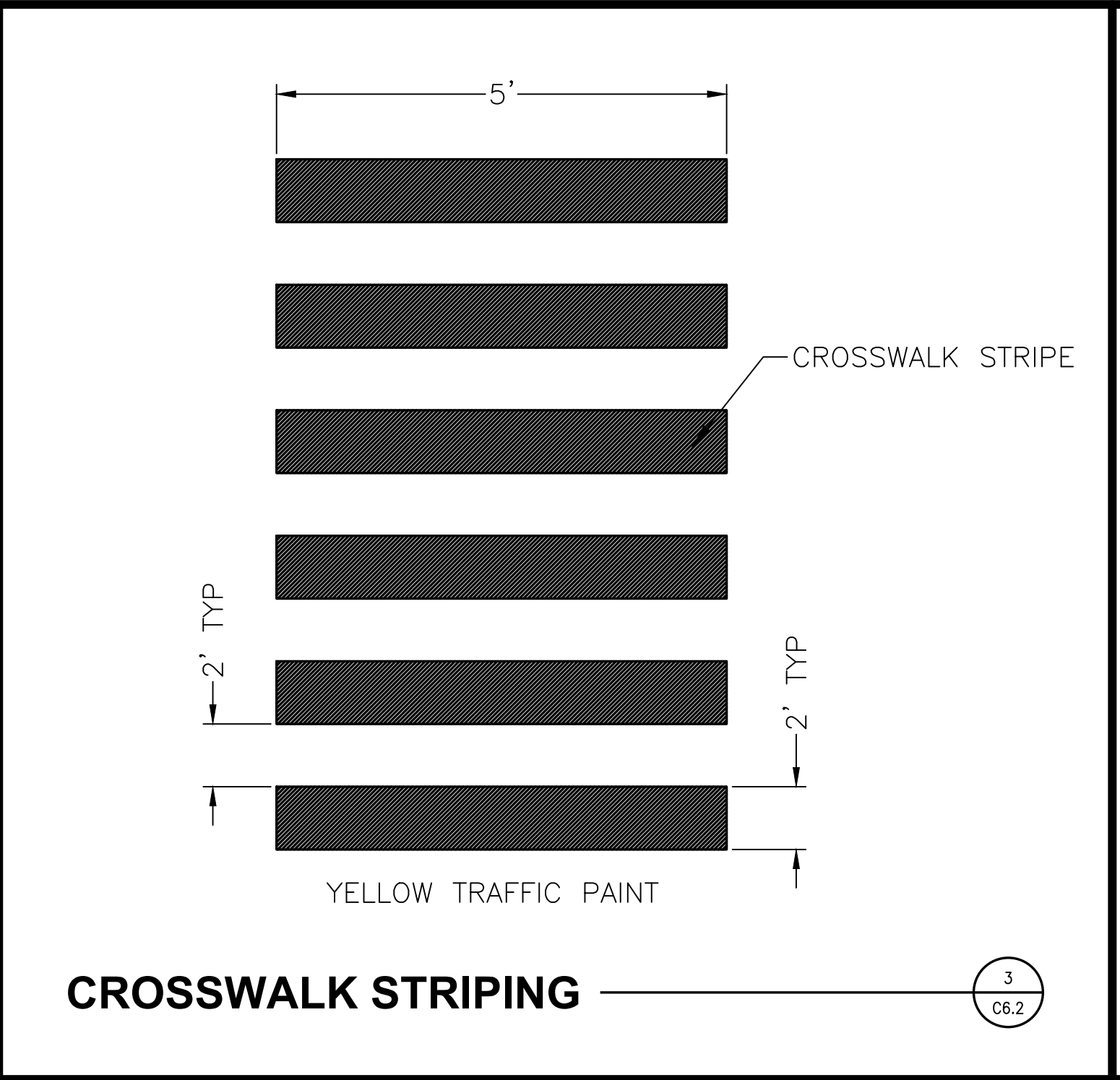
ACCESSIBLE CURB RAMP

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C6.2



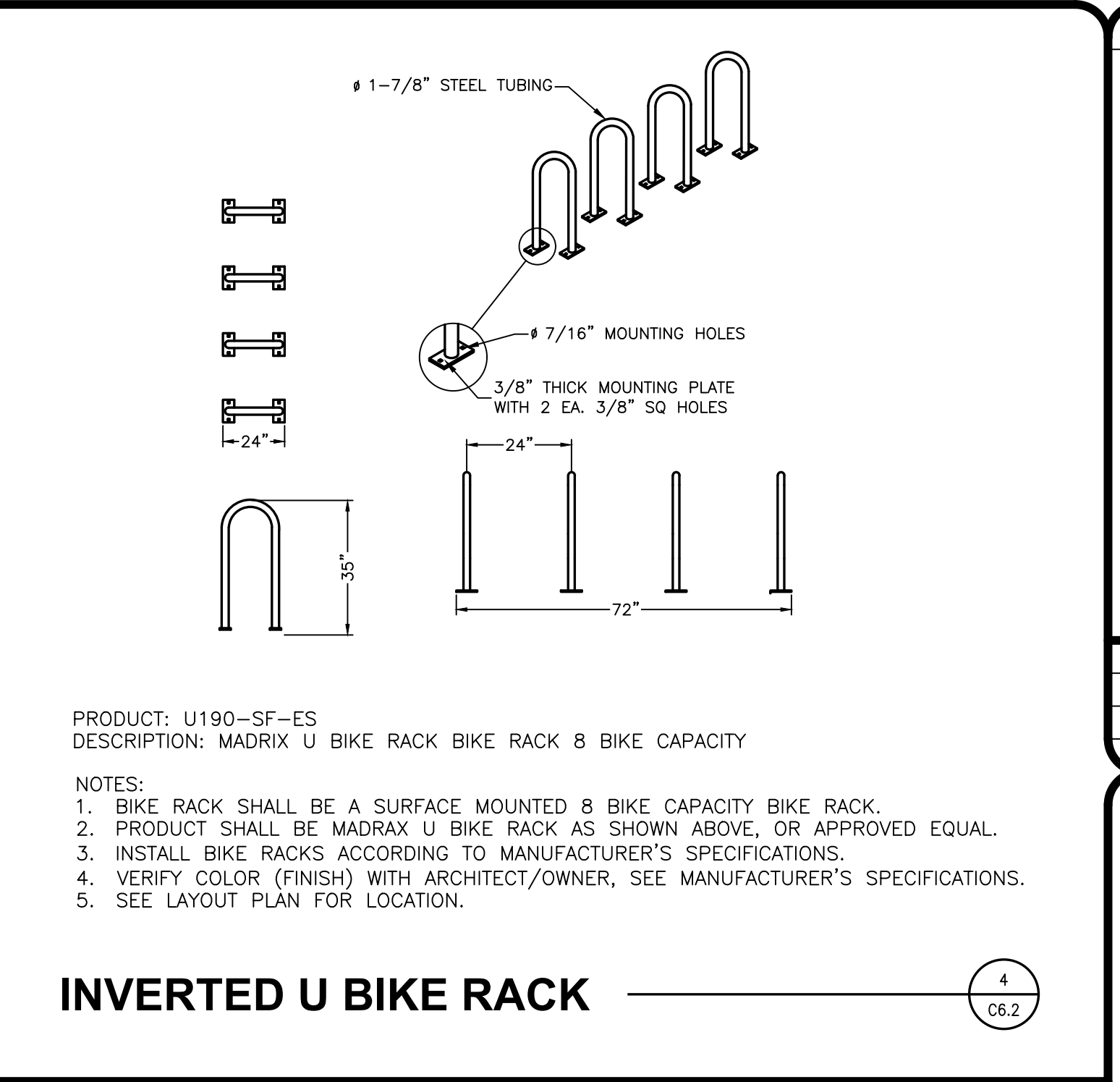
SHADOW BOX PRIVACY FENCE

2
C6.2



CROSSWALK STRIPING

3
C6.2



INVERTED U BIKE RACK

4
C6.2

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DRAWN:	AB
DATE	06/18/2024
PROJECT NO.	24.0028

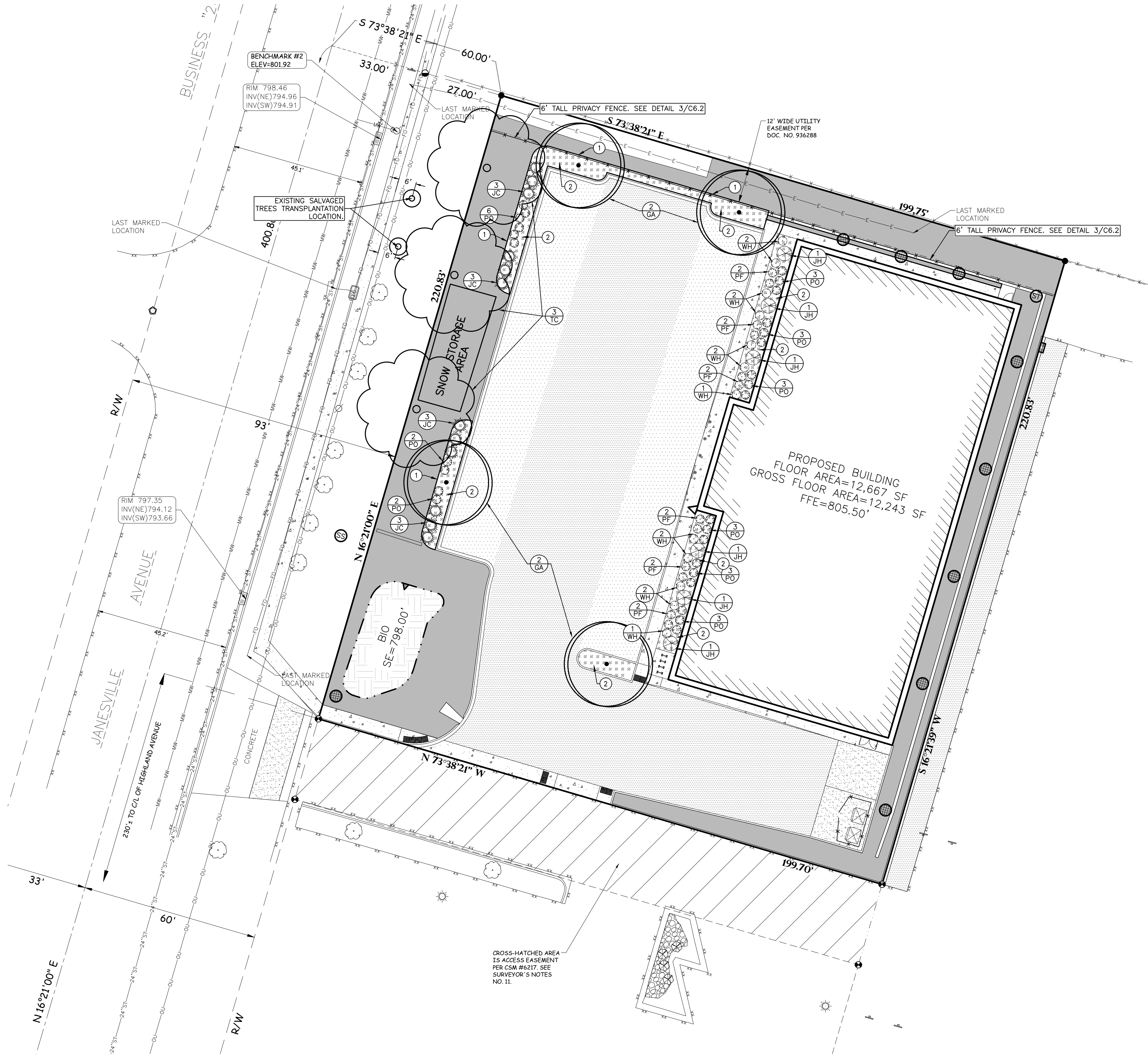
DETAILS

MANN CONSTRUCTION
DOLLAR GENERAL FORT ATKINSON
CITY OF FORT ATKINSON
JEFFERSON CO, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET C6.2



BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
ARROW BOLT ON HYDRANT,
LOCATED AT THE NORTHEAST QUADRANT OF THE
INTERSECTION OF JANESVILLE AVENUE (ALSO
KNOWN AS BUSINESS "26") AND HIGHLAND
AVENUE.
ELEVATION = 798.32

BENCHMARK #2
ARROW BOLT ON HYDRANT,
LOCATED AT THE EAST SIDE OF JANESVILLE
AVENUE (ALSO KNOWN AS BUSINESS "26"),
APPROXIMATELY 380 FEET NORTHEAST OF THE
INTERSECTION OF JANESVILLE AVENUE AND
HIGHLAND AVENUE.
ELEVATION = 801.92

UTILITY DISCLAIMER:

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

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GENERAL NOTES:

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

PLANTING SCHEDULE:

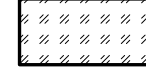
TREES SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
GA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" CAL.	40'TX30"W	4
JH	JUNIPERUS CHINENSIS 'HETZI COLUMNARIS'	GREEN COLUMNAR JUNIPER	4" TALL	15'TX5"W	6
TC	TILIA CORDATA	LITTLE LEAF LINDEN	2" TALL	50'TX40"W	3
SHRUBS SYMBOLS	BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE	SIZE AT MATURITY	QUANTITY
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	18"	4'TX6"W	12
PF	POTENTILLA FRUTICOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	18"	2'TX3'W	12
PO	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL NINEBARK	18"	4'TX3'W	28
WF	WEIGELA HYBRID 'SLINGCO'	CRIMSON KISSES WEIGELA	18"	3'TX3'W	12

KEYNOTES:

- LANDSCAPE EDGING - SEE GENERAL NOTES
- LANDSCAPE STONE MULCH - SEE GENERAL NOTES

LEGEND:

PROPOSED LANDSCAPE BED



PROPOSED TURF GRASS SEED



LANDSCAPE REQUIREMENTS:

BUILDING FOUNDATION REQUIREMENT: FOR EVERY 100 LF OF BUILDING FOUNDATION 40 PTS OF LANDSCAPING TO BE INSTALLED SO THAT AT MATURITY, THE PLANTS DRIP LINE IS WITHIN 10 FT OF BUILDING FOUNDATION. MINIMUM OF 25% OF PTS ON SIDE FACING PUBLIC STREETS AND 50% OF PTS ON SIDE OF MAIN ENTRANCE.

TOTAL BUILDING FOUNDATION = 485 LF/100 = 4.85 X 40 PTS = 194 PTS REQUIRED

PROPOSED: 6 LOW EVERGREEN TREES (72 PTS) 42 MEDIUM SHRUBS (126 PTS)

PAVED AREA REQUIREMENT: FOR EVERY 10 PARKING STALLS OR 10,000 SF OF PAVEMENT, WHICHEVER IS GREATER, 40 PTS OF LANDSCAPING TO BE INSTALLED SO THAT AT MATURITY, THE PLANTS DRIP LINE IS WITHIN 10 FT OF PAVED AREA. MINIMUM OF 30% OF ALL POINTS SHALL BE FOR MEDIUM OR TALL TREES OR COMBINATION OF, AND MINIMUM OF 40% SHALL BE DEVOTED TO SHRUBS. ONE SHADE OR TALL DECIDUOUS TREE SHALL BE PROVIDED FOR EVERY PARKING ISLAND AND FOR EVERY 40 LF OF CONTINUOUS LANDSCAPE STRIP.

TOTAL PARKING STALLS = 31 / 10 = 3.1 X 40 PTS = 124 PTS REQUIRED
TOTAL SF OF PAVED AREA = 17,240 SF/10,000 SF = 1.724 X 40 PTS = 69 PTS

PROPOSED: 4 TALL DECIDUOUS TREES (120 PTS), 12 MEDIUM EVERGREEN (60 PTS), 10 MEDIUM DECIDUOUS SHRUBS (30 PTS)

YARD REQUIREMENT: FOR EVERY 1,000 SF OF GROSS FLOOR AREA OF ALL PRINCIPAL AND ACCESSORY BUILDINGS ON SITE, 10 PTS OF LANDSCAPING SHALL BE INSTALLED.

TOTAL GROSS FLOOR AREA = 12,667 SF/1,000 SF = 12.667 X 10 PTS = 127 PTS REQUIRED

PROPOSED: BIO-RETENTION BASIN PLANTINGS (SEE DETAIL 9/C6.0)

STREET FRONTAGE REQUIREMENT: FOR EVERY 100 LF OF STREET FRONTAGE ABUTTING A PUBLIC STREET ROW, 60 PTS OF TALL AND/OR MEDIUM TREES SO THAT AT MATURITY, TREE DRIP LINES ARE WITHIN 10 FT OF STREET ROW. MINIMUM OF 50% OF POINTS DEVOTED TO TALL TREES AND 30% TO MEDIUM TREES.

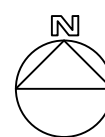
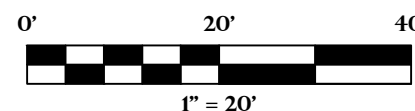
TOTAL STREET FRONTAGE LF = 221 SF/100 SF = 2.21 X 60 PTS = 133 PTS REQUIRED

PROPOSED: 3 SHADE TREES (150 PTS)

BUFFER YARD REQUIREMENT: FOR UMU-URBAN MIXED-USE ZONED PROPERTY ABUTTING I-INSTITUTIONAL ZONED PROPERTY, 0.2 OPACITY REQUIREMENT NEEDED. MINIMUM BUFFER YARD WIDTH AT 10 FT REQUIRES A MINIMUM 6 FT SOLID FENCE. ALTERNATELY, A MINIMUM BUFFER YARD WIDTH OF 15 FT REQUIRES 198 PTS PER 100 LF OF ABUTTING PROPERTY.

TOTAL LF OF ABUTTING PROPERTY = 200 LF/100 LF = 2 X 198 PTS = 396 PTS REQUIRED

PROPOSED: 6 FT SOLID PRIVACY FENCE



REVISIONS

CHECKED:	JL
DRAWN:	AB
DATE	06/18/2024
PROJECT NO.	24.0028

LANDSCAPE PLAN

MANN CONSTRUCTION
DOLLAR GENERAL FORT ATKINSON
CITY OF FORT ATKINSON
JEFFERSON CO, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirchling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET
L1.0

Erosion Control & Storm Water Management Maintenance/Operation Plan

For:

Dollar General Fort Atkinson

PREPARED BY:



Point of Beginning

**4941 KIRSCHLING COURT
STEVENS POINT, WI 54481
(715) 344-9999 ■ (715) 344-9922**

Project Number: 24.0028

Located in:

**City of Fort Atkinson
Jefferson County, Wisconsin**

Dated:

April 30, 2024



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Erosion Control & Storm Water Management Plan
Dollar General Fort Atkinson
City of Fort Atkinson, Wisconsin

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- A. Proposed Layout Plan
- B. Geotechnical Data
- C. Existing Drainage Map and Calculations
- D. Proposed Drainage Map and Calculations
- E. Proposed Erosion Control Plan
- F. State of Wisconsin Construction Site Inspection Report, Post Construction Long-term Storm Water Management Checklist, and DNR Notice of Termination

Erosion Control & Storm Water Management

**Maintenance/Operation Plan
Dollar General Fort Atkinson
City of Fort Atkinson, WI**

1.0 BACKGROUND & GENERAL INFORMATION

1.1 Introduction and Project Location

Point of Beginning, Inc. has been retained by Mann Construction to perform storm water management calculations and prepare a storm water management plan per NR216.47 and NR151 for the proposed Dollar General Fort Atkinson project. The project site is located in the Northeast Quarter of the Southwest Quarter of Section 9, Township 5 North, Range 14 East, City of Fort Atkinson, Jefferson County, Wisconsin.

Project Contacts:

Designation	Name	Address	Phone Number
Landowner &/or Developer <i>JSA Architects</i>	Dan Westendorf	32316 Grand River Ave. Suite 200 Farmington, MI 48336	(248) 476-8800
Stormwater Engineer <i>Point of Beginning</i>	Jim Lundberg, P.E.	4941 Kirschling Ct Stevens Point, WI 54481	(715) 344-9999
Person Responsible for SWMP Install / Maintenance <i>Mann Construction</i>	Dennis Meekhof	P.O. Box 609 206 E. Oak Harrison, MI 48625	(989) 539-1720

1.2 Project Description

The proposed project consists of constructing a new commercial retail building on a currently developed lot. A new building and parking lot will be constructed, and both water and sanitary lines will be installed to provide service to the proposed building. Additionally, the site will be graded from stormwater management best management practices (See Layout Plan in **Appendix A**).

1.3 Project Requirements

The project area includes approximately 1.02 acres that will be disturbed. Since the disturbed area exceeds one acre, a Wisconsin Department of Natural Resources Notice of Intent application/permit (NOI-WPDES per WDNR) is required.

1.4 General Project Data

Soils

Based on existing soil mapping data from the Natural Resources Conservation Service (NRCS), the existing subgrade soils are expected to be Hebron loam, which is classified as hydrologic class "C". A geotechnical exploration was performed to verify soil conditions and explore the possibility of stormwater infiltration. The geotechnical data containing soil hydrologic classes are attached in **Appendix B**.

Groundwater

Groundwater is not expected to be encountered during the project.

Wetlands

Per the DNR Surface Water Data Viewer, there are no wetlands or wetland indicators located on the project site or within 75' of the project limits.

Precipitation

The following precipitation rates from the NOAA Atlas 14 Point Precipitation Frequency Estimates: WI, have been utilized for storm water calculations:

P _{1,24}	=	2.46"
P _{2,24}	=	2.79"
P _{10,24}	=	3.93"
P _{25,24}	=	4.75"
P _{100,24}	=	6.19"

2.0 EXISTING DRAINAGE CONDITIONS

2.1 Existing Drainage Areas

The existing site consists of one sub-basin E1. Sub-basin E1 consists of paved parking and grass areas. Runoff from E1 drains west directly offsite via overland flow. An existing drainage map can be found in **Appendix C**.

2.2 Existing Drainage Calculation Summary

Existing drainage calculations utilize TR-55 methodology and results for a 1, 2, 10, 25 and 100-year design storm are included. Existing drainage calculations are provided in **Appendix C**.

2.3 Existing Off-Site Drainage

Existing off-site storm water runoff draining onto the project site has been taken into consideration for the existing drainage evaluation.

3.0 PROPOSED DRAINAGE CONDITIONS

3.1 Proposed Drainage Areas

The proposed site is divided into two sub-basins (D1-D2). Sub-basin D1 consists of paved parking, concrete, bio and grass areas. Runoff from D1 is conveyed to the bio-retention basin (1P) for stormwater runoff rate reduction and treatment. Sub-basin D2 consists of paved parking, roof, concrete and grass areas. Runoff from D2 drains directly offsite via a grass swale, storm sewer and overland flow. A proposed drainage area map is provided in **Appendix D**.

3.2 Post-Development Runoff Summary

Proposed drainage calculations utilize TR-55 methodology and results for a 1, 2, 10, 25 and 100-year design storm have been attached. A proposed drainage area map and calculations are provided in **Appendix D**.

3.3 Proposed Detention Areas

Two stormwater management practices are proposed.

Basin 1P is a bio-retention basin located on the west side of the project that provides treatment and rate control for stormwater runoff from sub-basin D1. Basin 1P has a surface elevation of 798.00', a bottom of engineered soil elevation of 796.00' and a bottom of gravel elevation of 795.50'. The primary outlet for the basin is a 6" underdrain with an invert elevation of 795.50'. A secondary overflow manhole exists at an elevation of 798.75'.

4.0 POST-DEVELOPMENT PERFORMANCE STANDARDS

4.1 Total Suspended Solids

According to the City of Fort Atkinson post-construction stormwater management Sec 18-190(g)(3)(a)(2) BMPS shall be designed, installed and maintained to control total suspended solids carried in runoff from post-construction site for redevelopment, by design reduce to the maximum extent practicable, the total suspended solid load by 40 percent, based on average annual rainfall, as compared to no runoff management controls.

According to NR151.122, BMPs shall be designed in accordance with Table 1, or to the maximum extent practicable. For redevelopment projects, Table 1 indicates that the total suspended solids, of loads from parking areas and roads, shall be reduced by 40 percent, based on an average annual rainfall, as compared to no runoff management controls.

The total suspended solids removal has been modeled in WinSLAMM version 10.3.4. According to the WinSLAMM modeling the expected TSS removal from the entire site is 81.44%; therefore, the proposed design meets the requirements of NR151.122. See **Appendix D** for the WinSLAMM modeling inputs and outputs.

4.2 Infiltration

According to the City of Fort Atkinson post-construction stormwater management Sec 18-190(g)(3)(c)(6) infiltration requirements are exempt for areas where the infiltration rate of the soil is less than 0.6 inches/hour measure at the site.

According to NR151.124(1)(b), for redevelopment infiltration is not required.

Based upon the soil evaluation form for the project site, soils were found to be loam which according to the SPS 382.365(3), Table 382.365-2 Design Infiltration Rates for Soil Textures Receiving Stormwater, loam soil texture has a design infiltration rate of 0.24 inches/hour. Therefore, infiltration rates are exempt for this project.

4.3 Peak Discharge

According to the City of Fort Atkinson post-construction stormwater management Sec 18-190(g)(3)(b)(1), by design, BMPs shall be employed to maintain or reduce the peak runoff discharge rates, to the maximum extent practicable, as compared to predevelopment conditions for the two-year, twenty-four-hour design storm applicable to the post-construction site.

According to NR151.123(1), BMPs shall be employed to maintain or reduce the 1-year, 24-hour and the 2-year, 24-hour post construction peak runoff discharge rates to the 1-year, 24-hour and the 2-year, 24-hour pre-development peak discharge rates respectively.

The pre-development and post-development peak rates of the discharge leaving the site are summarized in the table below. See **Appendix D** for HydroCAD modeling routing diagrams, summaries and node listings.

	Pre-Development	Post-Development
	Total (1L)	Total (1L)
1-year 24-hour Peak Flow	3.37 cfs	2.21 cfs
2-year 24-hour Peak Flow	3.86 cfs	2.88 cfs
10-year 24-hour Peak Flow	5.55 cfs	4.65 cfs
25-year 24-hour Peak Flow	6.78 cfs	5.83 cfs
100-year 24-hour Peak Flow	8.93 cfs	7.92 cfs

4.4 Protective Area

There are no neighboring waterways or wetlands within 75' of the project site. Therefore, protective area requirements are not applicable for this project.

4.5 Summary

The modeling of this site shows that the requirements set by the Department of Natural Resources for total suspended solids, infiltration, and peak discharge can be met with the proposed design.

The Storm Water Management Plan shows basic compliance with accepted engineering practice in hydrologic planning and design. The resulting development will function as a positive addition to the community while sustaining environmental benefits in storm water management and quality.

5.0 CONSTRUCTION SITE PERFORMANCE STANDARDS

5.1 Erosion Control

The purpose of this control plan is to provide guidelines that comply with the state and local requirements, as well as to make recommendations regarding erosion control and storm water management. The construction of this development is a critical phase in terms of storm water management and runoff control. Construction site erosion control will help minimize the impact of development, enhance and protect the local environment, and protect the surrounding project area by applying best management practices for erosion control at construction sites. This work shall be planned and executed in accordance with the Wisconsin Department of Natural Resources Storm Water Management Technical Standards and/or accepted local engineering practice. The owner/developer will be responsible for erosion control during the process of construction. Silt fence, site vegetation, rock construction entrance, and erosion mat will be utilized to keep sediment from leaving the construction site. **See Appendix E.**

5.2 Construction Site Erosion Control Measures

The following erosion control devices may be used on the project site at any time during the construction phases to ensure compliance with NR 216 and local erosion control requirements, as applicable.

a) Site Vegetation

Existing site vegetation outside of project limits shall be protected and maintained to the maximum extent practicable. Existing site vegetation within the project limits shall remain undisturbed until construction schedule warrants disturbance. For disturbed areas vegetation that resists erosion, maintains slow storm water velocities, and retains sediment from runoff shall be provided by the contractor. Temporary seeding may be required for disturbed areas that are subject to long periods of construction inactivity. Temporary vegetation is used when areas are disturbed and may remain unfinished long enough to allow vegetation to grow and assist with erosion control. Permanent vegetation is encouraged as soon as possible in the construction process.

b) Stone Tracking Pad (WDNR 1057)

Stone tracking pads will be constructed at all entrances to the construction site to minimize sediment tracking onto existing streets. A minimum of one construction entrance is required for the project site. Tracking pads are temporary and will be removed or much of the aggregate will be removed before the site is completed.

c) Waste and Material Disposal

All waste and unused building materials (including garbage, debris, cleaning wastes, or other construction materials) shall be properly disposed of and not allowed to be carried by runoff into a receiving channel or inlet.

d) Silt Fence (WDNR 1056)

Continuous silt fencing will be required along all areas downstream of disturbed area, and around the base of all stockpiled material subject to sediment transportation during rain fall events (stockpiled topsoil, gravel base, etc.). The silt fencing will provide a siltation barrier between the disturbed area and any inlets and ultimately downstream water bodies. All silt fence shall be removed upon completion of the project or when disturbed areas have generated sufficient vegetation to prevent erosion and the threat of sediment reaching inlets and bodies of water.

e) Non-channel Erosion Mat (WDNR 1052)

The purpose of this practice is to protect the soil surface from the erosive effect of rainfall and prevent sheet erosion during the establishment of grass or other vegetation, and to reduce soil moisture loss due to evaporation. This practice applies to both Erosion Control Re-vegetative Mats (ECRM) and Turf-Reinforcement Mats (TRM).

1. CLASS I: A short-term duration (minimum of 6 months), light duty, organic mat with photodegradable plastic or biodegradable netting.
 - a. Type A – Use on erodible slopes 2.5:1 or flatter.
 - b. Type B – Double netted product for use on erodible slopes 2:1 or flatter.

f) Ditch Check (WDNR 1062)

A temporary dam constructed across a swale or drainage ditch to reduce the velocity of water flowing in the channel. Ditch checks can be constructed out of stone, a double row of straw bales or from manufactured products found on the Wisconsin Department of Transportation Product Acceptability List (PAL).

g) Inlet Protection (WDNR 1060)

Inlet protection will be placed at all inlets to minimize sediment from entering storm drainage systems in areas where the contributing drainage area is temporarily disturbed. Runoff shall be routed through a properly designed sediment trapping or settling practice upstream of the inlet. The appropriate type of inlet protection shall be installed prior to drain, drop, or curb inlet receiving runoff and maintained until the contributing drainage area is stabilized with appropriate vegetation or impervious surface.

5.3 Operation and Maintenance, Short-term

The OWNER of this project, located in the City of Fort Atkinson, Jefferson County, Wisconsin, is directly responsible for implementation and maintenance of the construction site erosion control measures.

The Contractor shall conduct the following inspections:

- Weekly inspections of implemented erosion and sediment controls.
- Inspections of erosion and sediment controls within 24 hours after precipitation event 0.5 inches or greater which results in runoff during active construction periods.

The Contractor shall maintain weekly written reports of all inspections that include:

- The date, time, and exact place of the inspection.

- The name of the individual who performed the inspection.
- An assessment of the condition of erosion and sediment controls.
- A description of any erosion and sediment control implementation and maintenance performed.
- A description of the present phase of construction at the site.

Repairs shall be made immediately, as required, to maintain effectiveness until permanent vegetation is established. All repairs to erosion control devices shall be documented on the Wisconsin Department of Natural Resources Construction Site Inspection Report (Form 3400-187). A copy of Form 3400-187 can be found in **Appendix F**.

5.4 Operation and Maintenance, Long-term

The OWNER of this project, located in the City of Fort Atkinson, Jefferson County, Wisconsin, is directly responsible for the operation, inspection, and maintenance of all storm water facilities located within the project site, as described below.

- Grass Swale:
 - Inspection: Look for accumulation of sediment and/or debris in pond and riprap. Length of time water is retained in basin. Look for erosion or damage. Review plant health.
 - Maintenance: Remove accumulated sediment deposits and/or debris in pond and riprap and repair any eroded or damaged grass areas. If water is retained for more than 24-48 hours after a storm event, replace topsoil in bottom of basin by removing top 6" of topsoil, tilling bottom of basin, installing new topsoil and restoring grass in basin.
- Bio-retention Basin:
 - Inspection: Look for accumulation of sediment and/or debris in basin. Length of time water is retained in basin. Look for erosion or damage.
 - Maintenance: Remove accumulated sediment deposits and/or debris in basin and repair any eroded or damaged grass areas. If water is retained for more than 24-48 hours after a storm event replace top 6" of engineered soil. Remove any identified weeds or grasses. Do not plow/store snow in bio-retention basin. Mow as needed through the first two years to a height of 6"-10" in native plantings. Mow and spot spray (any invasive weeds) as needed. Twice per year remove and replace any dead or diseased plants. Mow grass filter strips, sides of banks and turf covers at least four times per year around bio-retention area. Maintain a minimum height of 2-½".
- Catch Basins and Storm Sewer:
 - Inspection: Accumulation of sediment and/or debris within catch basin, storm sewer pipe, and/or endwall structures. Look for damage to pipe, catch basin structure, and endwall structure.
 - Maintenance: Remove accumulated sediment and/or debris within the pipe, sump below catch basin, and/or within or near endwall structure. Repair damaged pipe, catch basin, and/or endwall structure. If the damage is un-repairable then the pipe, catch basin, and/or endwall structure shall be replaced.

The aforementioned inspection and maintenance schedule shall be performed after any rainfall event exceeding one inch of rainfall, and at a minimum semi-annually in early spring and fall.

All inspections and maintenance shall be documented, and the OWNER shall keep all inspection and maintenance reporting/records onsite and available upon request of the Municipality or the Wisconsin Department of Natural Resources.

6.0 SUMMARY

6.1 General

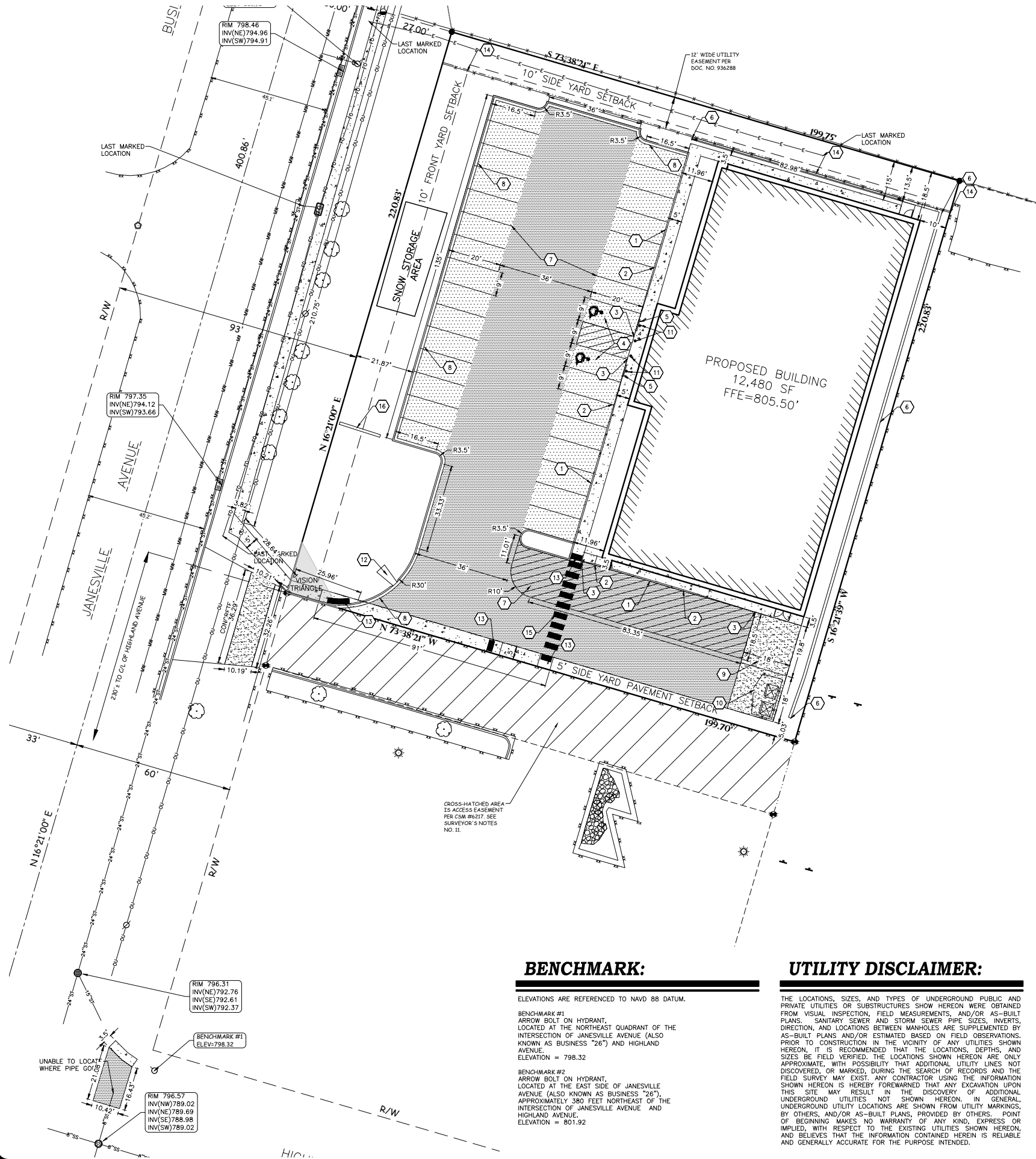
The proposed development as outlined above meets all applicable Wisconsin Department of Natural Resources storm water regulations.

For the temporary construction site scenario, sediment transport from this site to adjacent properties will be reduced by the erosion control devices and conservation practice standards.

This plan meets state storm water requirements and provides an environmentally sound and practical solution for the future storm water runoff generated from the development of this site.

APPENDIX A

Proposed Layout Plan



GENERAL NOTES:

1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. GRADE, LINE, AND LEVEL TO BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
3. ALL REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
4. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
5. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED AND OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR.
6. VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
7. BIDDERS SHALL VISIT THE SITE AND REVIEW EXISTING CONDITIONS PRIOR TO THE BID DATE.
8. PRIOR TO STARTING WORK, VERIFY WITH THE LOCAL AUTHORITIES THAT ALL REQUIRED PERMITS HAVE BEEN ACQUIRED.
9. COORDINATE CONSTRUCTION IN THE RIGHT OF WAY WITH THE LOCAL AUTHORITIES.
10. PROVIDE PROPER BARRICADES, SIGNS, AND TRAFFIC CONTROL TO MAINTAIN THRU TRAFFIC ALONG ADJACENT STREETS IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS.
11. SIDEWALK JOINTS SHALL BE INSTALLED AS INDICATED OR AS APPROVED BY THE CONSTRUCTION MANAGER.

KEYNOTES:

1. THICKENED EDGE WALK
2. THICKENED EDGE TAPER (SEE SHEET C3.0)
3. END OF THICKENED EDGE TAPER
4. ACCESSIBLE PARKING STALL
5. ACCESSIBLE PARKING SIGN
6. MODULAR BLOCK RETAINING WALL
7. PARKING LOT STRIPING
8. 18" CURB & GUTTER (STANDARD)
9. 19.5'x18' REINFORCED CONCRETE DELIVERY PAD
10. 18'x18' REINFORCED CONCRETE DUMPSTER PAD W/ DUMPSTER ENCLOSURE
11. CONCRETE BOLLARD
12. CONCRETE FLUME
13. ACCESSIBLE CURB RAMP
14. SHADOWBOX PRIVACY FENCE
15. CROSSWALK STRIPING
16. LIGHTED PYLON SIGN W/ UNDERGROUND ELECTRICAL (SEE ELECTRICAL/ARCHITECTURAL)

PAVEMENT HATCH PATTERNS:

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

SITE STATISTICS:

PARCEL NUMBER	TOTAL LOT AREA	ASPHALT/ CONCRETE AREA
226-0514-0931-012	44,105 SQ-FT	44.9% (19,791 SQ-FT)
EXISTING/PROPOSED ZONING	BUILDING AREA	GRASS AREA
(UMU) URBAN MIXED-USE	28.3% (12,480 SQ-FT)	26.8% S.F. (11,820 SQ-FT)
EXISTING/PROPOSED LAND USE	TOTAL CONSTRUCTION/ DISTURBED AREA	BUILDING HEIGHT
STORAGE & PARKING/COMMERCIAL RETAIL	44,581 SQ-FT (1.02 ACRES)	REAR HEIGHT = 14 FT FRONT HEIGHT = 18 FT MAX HEIGHT = 21 FT
LEGAL DESCRIPTION		
NE 1/4 OF THE SW 1/4 SECTION 09, TOWNSHIP 05 NORTH, RANGE 14 EAST, CITY OF FORT ATKINSON, JEFFERSON COUNTY, WISCONSIN		

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DRAWN:	AB
DATE	04/30/2024
PROJECT NO.	24.0028

LAYOUT PLAN

MAN CONSTRUCTION
DOLLAR GENERAL FORT ATKINSON
CITY OF FORT ATKINSON
JEFFERSON CO, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

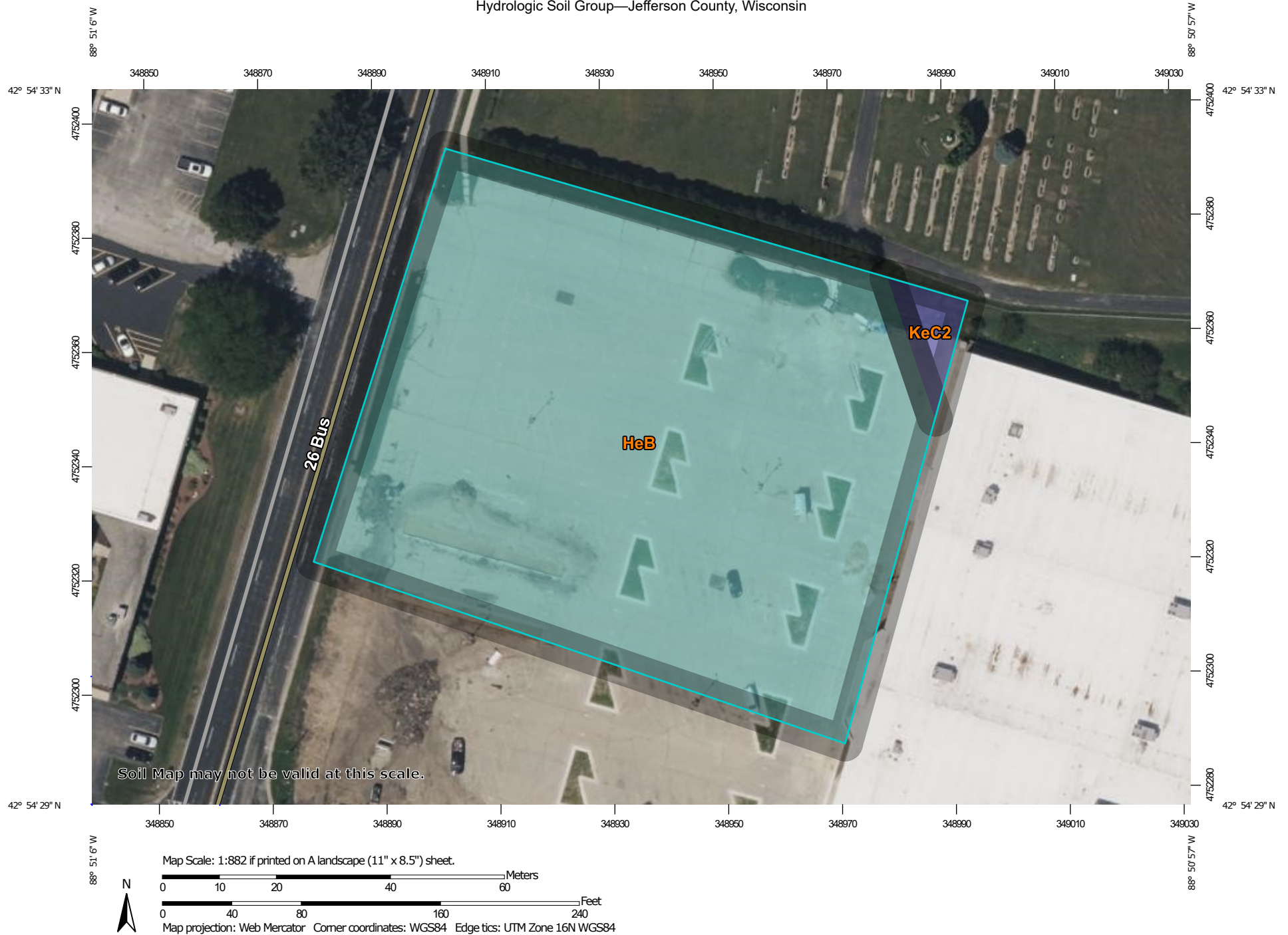
Point of Beginning

SHEET C2.0

APPENDIX B

Geotechnical Data

Hydrologic Soil Group—Jefferson County, Wisconsin



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Lines

-  A
-  A/D
-  B
-  B/D
-  C
-  C/D
-  D
-  Not rated or not available

Soil Rating Points

-  A
-  A/D
-  B
-  B/D

-  C
-  C/D
-  D
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Jefferson County, Wisconsin
Survey Area Data: Version 22, Sep 8, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 30, 2022—Aug 18, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HeB	Hebron loam, 1 to 6 percent slopes	C	1.8	97.9%
KeC2	Kidder sandy loam, 6 to 12 percent slopes, eroded	B	0.0	2.1%
Totals for Area of Interest			1.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

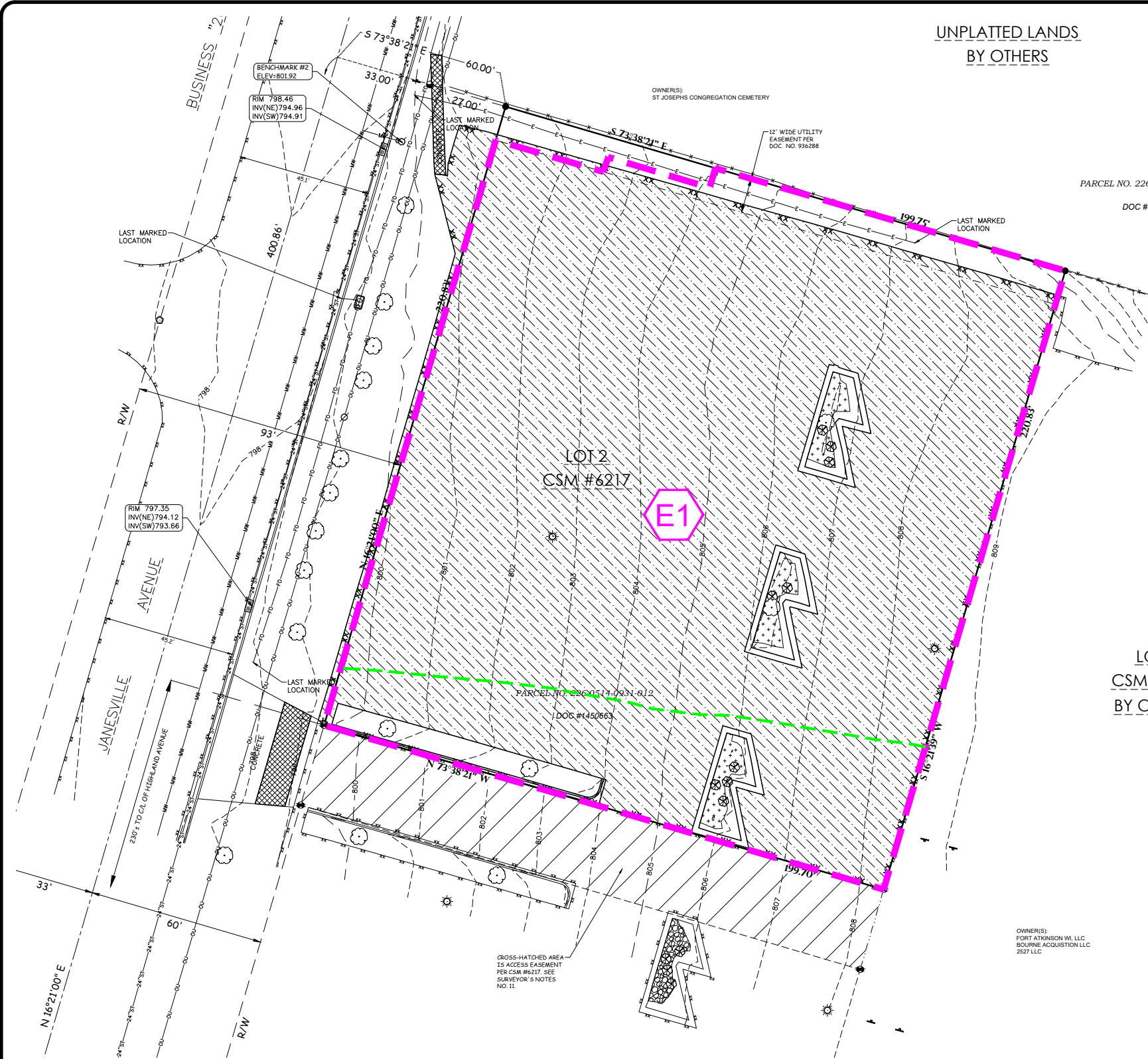
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

APPENDIX C

Existing Drainage Map and Calculations



UNPLATTED LANDS
BY OTHERS

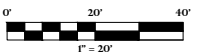
LEGEND:

- EXISTING DRAINAGE AREA LIMITS
- EXISTING Tc FLOW PATH
- EXISTING DRAINAGE AREA LABEL



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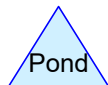
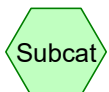
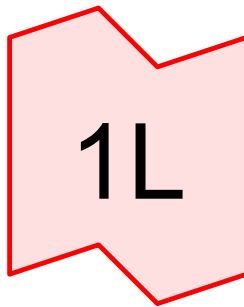
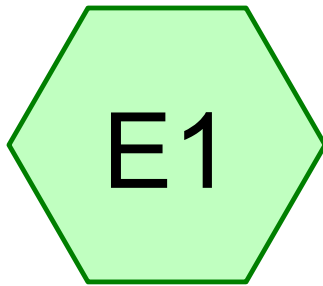
EX DRAINAGE

MAN CONSTRUCTION
DOLLAR GENERAL FORT ATKINSON
CITY OF FORT ATKINSON
JEFFERSON CO, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

Point of Beginning

SHEET



Routing Diagram for 24.0028 Existing Drainage
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24.0028 Existing Drainage

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Page 2

Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	MSE 24-hr	3	Default	24.00	1	2.46	2
2	2-Year	MSE 24-hr	3	Default	24.00	1	2.79	2
3	10-Year	MSE 24-hr	3	Default	24.00	1	3.93	2
4	25-Year	MSE 24-hr	3	Default	24.00	1	4.75	2
5	100-Year	MSE 24-hr	3	Default	24.00	1	6.19	2

24.0028 Existing Drainage

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Page 3

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.087	74	>75% Grass cover, Good, HSG C (E1)
0.909	98	Paved parking, HSG C (E1)

24.0028 Existing Drainage

MSE 24-hr 3 1-Year Rainfall=2.46"

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Page 4

Summary for Subcatchment E1:

Runoff = 3.37 cfs @ 12.13 hrs, Volume= 0.173 af, Depth= 2.09"
 Routed to Link 1L :

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 1-Year Rainfall=2.46"

Area (sf)	CN	Description
39,584	98	Paved parking, HSG C
3,809	74	>75% Grass cover, Good, HSG C
43,393		Weighted Average
3,809	74	8.78% Pervious Area
39,584	98	91.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	201	0.0449	2.04		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.79"
1.6	201	Total, Increased to minimum Tc = 6.0 min			

Summary for Link 1L:

Inflow Area = 0.996 ac, 91.22% Impervious, Inflow Depth = 2.09" for 1-Year event
 Inflow = 3.37 cfs @ 12.13 hrs, Volume= 0.173 af
 Primary = 3.37 cfs @ 12.13 hrs, Volume= 0.173 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

24.0028 Existing Drainage

MSE 24-hr 3 2-Year Rainfall=2.79"

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Page 5

Summary for Subcatchment E1:

Runoff = 3.86 cfs @ 12.13 hrs, Volume= 0.199 af, Depth= 2.40"
 Routed to Link 1L :

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-Year Rainfall=2.79"

Area (sf)	CN	Description
39,584	98	Paved parking, HSG C
3,809	74	>75% Grass cover, Good, HSG C
43,393		Weighted Average
3,809	74	8.78% Pervious Area
39,584	98	91.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	201	0.0449	2.04		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.79"
1.6	201	Total, Increased to minimum Tc = 6.0 min			

Summary for Link 1L:

Inflow Area = 0.996 ac, 91.22% Impervious, Inflow Depth = 2.40" for 2-Year event
 Inflow = 3.86 cfs @ 12.13 hrs, Volume= 0.199 af
 Primary = 3.86 cfs @ 12.13 hrs, Volume= 0.199 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

24.0028 Existing Drainage

MSE 24-hr 3 10-Year Rainfall=3.93"

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Page 6

Summary for Subcatchment E1:

Runoff = 5.55 cfs @ 12.13 hrs, Volume= 0.291 af, Depth= 3.51"
 Routed to Link 1L :

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-Year Rainfall=3.93"

Area (sf)	CN	Description
39,584	98	Paved parking, HSG C
3,809	74	>75% Grass cover, Good, HSG C
43,393		Weighted Average
3,809	74	8.78% Pervious Area
39,584	98	91.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	201	0.0449	2.04		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.79"
1.6	201	Total, Increased to minimum Tc = 6.0 min			

Summary for Link 1L:

Inflow Area = 0.996 ac, 91.22% Impervious, Inflow Depth = 3.51" for 10-Year event
 Inflow = 5.55 cfs @ 12.13 hrs, Volume= 0.291 af
 Primary = 5.55 cfs @ 12.13 hrs, Volume= 0.291 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

24.0028 Existing Drainage

MSE 24-hr 3 25-Year Rainfall=4.75"

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Summary for Subcatchment E1:

Runoff = 6.78 cfs @ 12.13 hrs, Volume= 0.358 af, Depth= 4.31"
 Routed to Link 1L :

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 25-Year Rainfall=4.75"

Area (sf)	CN	Description
39,584	98	Paved parking, HSG C
3,809	74	>75% Grass cover, Good, HSG C
43,393		Weighted Average
3,809	74	8.78% Pervious Area
39,584	98	91.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	201	0.0449	2.04		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.79"
1.6	201	Total, Increased to minimum Tc = 6.0 min			

Summary for Link 1L:

Inflow Area = 0.996 ac, 91.22% Impervious, Inflow Depth = 4.31" for 25-Year event
 Inflow = 6.78 cfs @ 12.13 hrs, Volume= 0.358 af
 Primary = 6.78 cfs @ 12.13 hrs, Volume= 0.358 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

24.0028 Existing Drainage

MSE 24-hr 3 100-Year Rainfall=6.19"

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Summary for Subcatchment E1:

Runoff = 8.93 cfs @ 12.13 hrs, Volume= 0.475 af, Depth= 5.72"
 Routed to Link 1L :

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=6.19"

Area (sf)	CN	Description
39,584	98	Paved parking, HSG C
3,809	74	>75% Grass cover, Good, HSG C
43,393		Weighted Average
3,809	74	8.78% Pervious Area
39,584	98	91.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.6	201	0.0449	2.04		Sheet Flow, Smooth surfaces n= 0.011 P2= 2.79"
1.6	201	Total, Increased to minimum Tc = 6.0 min			

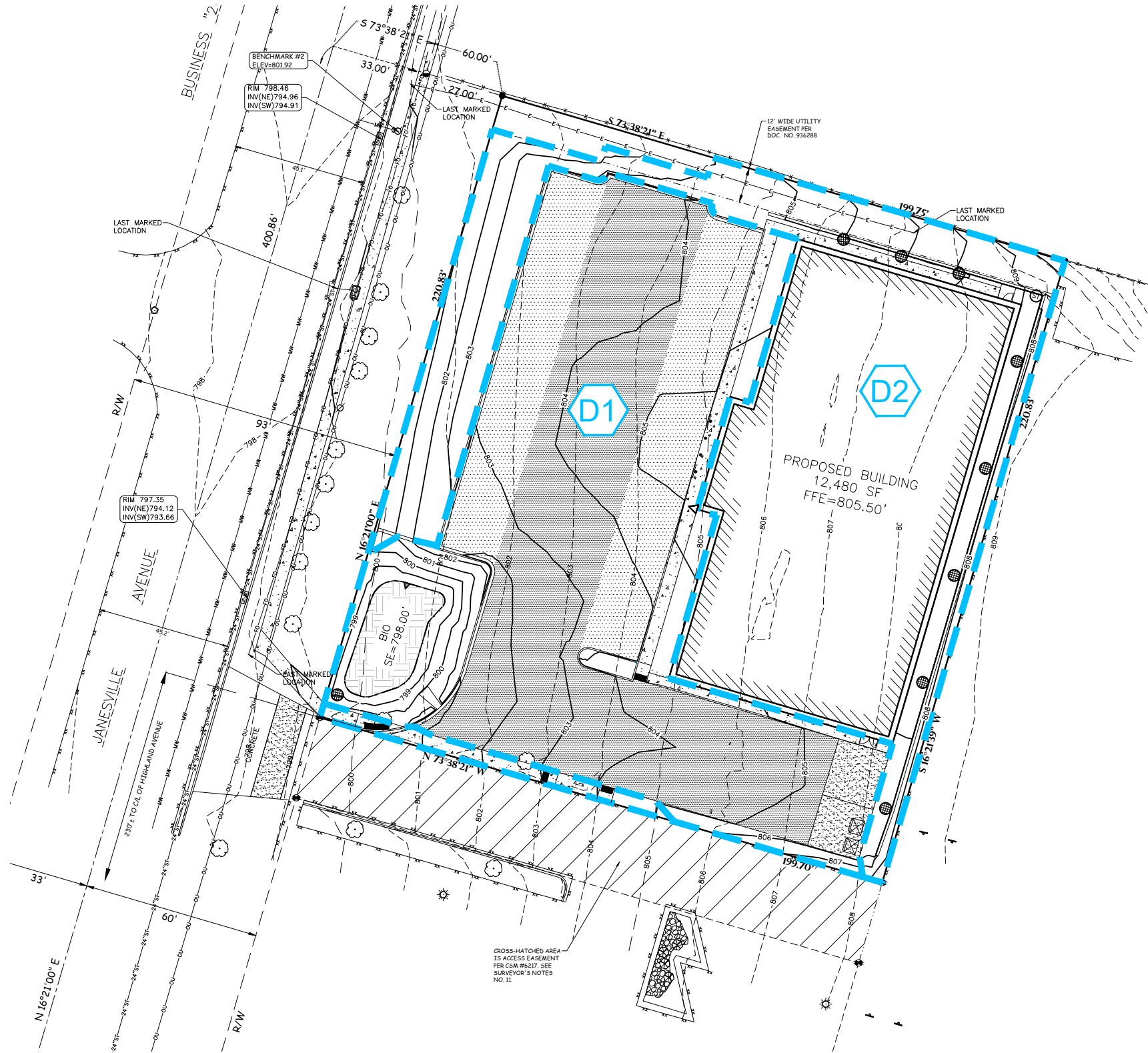
Summary for Link 1L:

Inflow Area = 0.996 ac, 91.22% Impervious, Inflow Depth = 5.72" for 100-Year event
 Inflow = 8.93 cfs @ 12.13 hrs, Volume= 0.475 af
 Primary = 8.93 cfs @ 12.13 hrs, Volume= 0.475 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

APPENDIX D

Proposed Drainage Map and Calculations



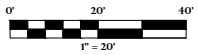
LEGEND:

- PROPOSED DRAINAGE AREA LIMITS
- PROPOSED Tc FLOW PATH
- PROPOSED DRAINAGE AREA LABEL



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Point of Beginning

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

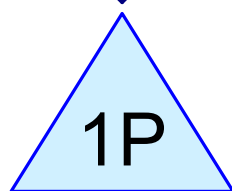
MAN CONSTRUCTION
DOLLAR GENERAL FORT ATKINSON
CITY OF FORT ATKINSON
JEFFERSON CO, WI

PR DRAINAGE

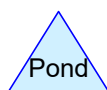
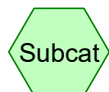
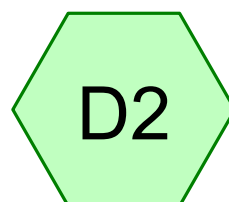
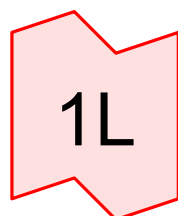
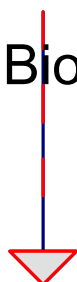
CHECKED:	JL
DRAWN:	AB
DATE	04/30/2024
PROJECT NO.	24.0028

REVISIONS

SHEET



Bio



Routing Diagram for 24.0028 Proposed Drainage
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24.0028 Proposed Drainage

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Rainfall Events Listing

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	1-Year	MSE 24-hr	3	Default	24.00	1	2.46	2
2	2-Year	MSE 24-hr	3	Default	24.00	1	2.79	2
3	10-Year	MSE 24-hr	3	Default	24.00	1	3.93	2
4	25-Year	MSE 24-hr	3	Default	24.00	1	4.75	2
5	100-Year	MSE 24-hr	3	Default	24.00	1	6.19	2

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Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.250	74	>75% Grass cover, Good, HSG C (D1, D2)
0.019	100	Bio (D1)
0.047	98	Concrete, HSG C (D1, D2)
0.390	98	Paved parking, HSG C (D1)
0.291	98	Roofs, HSG C (D2)

24.0028 Proposed Drainage

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MSE 24-hr 3 1-Year Rainfall=2.46"

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Summary for Subcatchment D1:

Runoff = 1.65 cfs @ 12.13 hrs, Volume= 0.085 af, Depth= 2.00"
 Routed to Pond 1P : Bio

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 1-Year Rainfall=2.46"

Area (sf)	CN	Description
16,977	98	Paved parking, HSG C
* 1,165	98	Concrete, HSG C
* 824	100	Bio
3,286	74	>75% Grass cover, Good, HSG C
22,252		Weighted Average
3,286	74	14.77% Pervious Area
18,966	98	85.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment D2:

Runoff = 1.30 cfs @ 12.13 hrs, Volume= 0.066 af, Depth= 1.64"
 Routed to Link 1L :

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 1-Year Rainfall=2.46"

Area (sf)	CN	Description
12,667	98	Roofs, HSG C
* 885	98	Concrete, HSG C
7,589	74	>75% Grass cover, Good, HSG C
21,141		Weighted Average
7,589	74	35.90% Pervious Area
13,552	98	64.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond 1P: Bio

Inflow Area = 0.511 ac, 85.23% Impervious, Inflow Depth = 2.00" for 1-Year event
 Inflow = 1.65 cfs @ 12.13 hrs, Volume= 0.085 af
 Outflow = 1.13 cfs @ 12.19 hrs, Volume= 0.071 af, Atten= 32%, Lag= 3.5 min
 Primary = 1.13 cfs @ 12.19 hrs, Volume= 0.071 af
 Routed to Link 1L :

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

24.0028 Proposed Drainage

MSE 24-hr 3 1-Year Rainfall=2.46"

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Peak Elev= 799.10' @ 12.19 hrs Surf.Area= 1,310 sf Storage= 1,746 cf

Plug-Flow detention time= 300.2 min calculated for 0.071 af (84% of inflow)

Center-of-Mass det. time= 246.1 min (1,004.8 - 758.7)

Volume	Invert	Avail.Storage	Storage Description
#1	795.50'	3,116 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
795.50	824	115.5	0.0	0	0	824
796.00	824	115.5	33.0	136	136	882
798.00	824	115.5	27.0	445	581	1,113
799.00	1,267	141.1	100.0	1,038	1,619	1,651
800.00	1,740	167.1	100.0	1,497	3,116	2,307

Device	Routing	Invert	Outlet Devices
#1	Primary	795.50'	12.0" Round Culvert L= 45.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 795.50' / 794.12' S= 0.0307 ' / Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	798.75'	48.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	795.50'	6.0" Round Underdrain L= 49.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 795.50' / 795.50' S= 0.0000 ' / Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#4	Device 3	798.00'	3.600 in/hr Infiltration Thru Engineered Soil over Surface area above 798.00' Excluded Surface area = 824 sf

Primary OutFlow Max=1.12 cfs @ 12.19 hrs HW=799.10' (Free Discharge)

- 1=Culvert (Passes 1.12 cfs of 5.26 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 1.07 cfs @ 2.01 fps)
 3=Underdrain (Passes 0.04 cfs of 1.22 cfs potential flow)
 4=Infiltration Thru Engineered Soil(Exfiltration Controls 0.04 cfs)

Summary for Link 1L:

Inflow Area = 0.996 ac, 74.94% Impervious, Inflow Depth > 1.66" for 1-Year event
 Inflow = 2.21 cfs @ 12.16 hrs, Volume= 0.138 af
 Primary = 2.21 cfs @ 12.16 hrs, Volume= 0.138 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

24.0028 Proposed Drainage

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MSE 24-hr 3 2-Year Rainfall=2.79"

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Summary for Subcatchment D1:

Runoff = 1.90 cfs @ 12.13 hrs, Volume= 0.098 af, Depth= 2.30"
 Routed to Pond 1P : Bio

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-Year Rainfall=2.79"

Area (sf)	CN	Description
16,977	98	Paved parking, HSG C
* 1,165	98	Concrete, HSG C
* 824	100	Bio
3,286	74	>75% Grass cover, Good, HSG C
22,252		Weighted Average
3,286	74	14.77% Pervious Area
18,966	98	85.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment D2:

Runoff = 1.52 cfs @ 12.13 hrs, Volume= 0.078 af, Depth= 1.92"
 Routed to Link 1L :

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 2-Year Rainfall=2.79"

Area (sf)	CN	Description
12,667	98	Roofs, HSG C
* 885	98	Concrete, HSG C
7,589	74	>75% Grass cover, Good, HSG C
21,141		Weighted Average
7,589	74	35.90% Pervious Area
13,552	98	64.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond 1P: Bio

Inflow Area = 0.511 ac, 85.23% Impervious, Inflow Depth = 2.30" for 2-Year event
 Inflow = 1.90 cfs @ 12.13 hrs, Volume= 0.098 af
 Outflow = 1.51 cfs @ 12.17 hrs, Volume= 0.084 af, Atten= 20%, Lag= 2.6 min
 Primary = 1.51 cfs @ 12.17 hrs, Volume= 0.084 af
 Routed to Link 1L :

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

24.0028 Proposed Drainage

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MSE 24-hr 3 2-Year Rainfall=2.79"

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Peak Elev= 799.16' @ 12.17 hrs Surf.Area= 1,336 sf Storage= 1,823 cf

Plug-Flow detention time= 271.2 min calculated for 0.084 af (86% of inflow)

Center-of-Mass det. time= 220.8 min (977.7 - 756.9)

Volume	Invert	Avail.Storage	Storage Description
#1	795.50'	3,116 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
795.50	824	115.5	0.0	0	0	824
796.00	824	115.5	33.0	136	136	882
798.00	824	115.5	27.0	445	581	1,113
799.00	1,267	141.1	100.0	1,038	1,619	1,651
800.00	1,740	167.1	100.0	1,497	3,116	2,307

Device	Routing	Invert	Outlet Devices
#1	Primary	795.50'	12.0" Round Culvert L= 45.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 795.50' / 794.12' S= 0.0307 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	798.75'	48.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	795.50'	6.0" Round Underdrain L= 49.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 795.50' / 795.50' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#4	Device 3	798.00'	3.600 in/hr Infiltration Thru Engineered Soil over Surface area above 798.00' Excluded Surface area = 824 sf

Primary OutFlow Max=1.50 cfs @ 12.17 hrs HW=799.16' (Free Discharge)

- 1=Culvert (Passes 1.50 cfs of 5.30 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 1.45 cfs @ 2.17 fps)
 3=Underdrain (Passes 0.04 cfs of 1.23 cfs potential flow)
 4=Infiltration Thru Engineered Soil (Exfiltration Controls 0.04 cfs)

Summary for Link 1L:

Inflow Area = 0.996 ac, 74.94% Impervious, Inflow Depth > 1.95" for 2-Year event
 Inflow = 2.88 cfs @ 12.15 hrs, Volume= 0.162 af
 Primary = 2.88 cfs @ 12.15 hrs, Volume= 0.162 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

24.0028 Proposed Drainage

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MSE 24-hr 3 10-Year Rainfall=3.93"

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Summary for Subcatchment D1:

Runoff = 2.76 cfs @ 12.13 hrs, Volume= 0.144 af, Depth= 3.39"
 Routed to Pond 1P : Bio

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-Year Rainfall=3.93"

Area (sf)	CN	Description
16,977	98	Paved parking, HSG C
* 1,165	98	Concrete, HSG C
* 824	100	Bio
3,286	74	>75% Grass cover, Good, HSG C
22,252		Weighted Average
3,286	74	14.77% Pervious Area
18,966	98	85.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment D2:

Runoff = 2.31 cfs @ 12.13 hrs, Volume= 0.118 af, Depth= 2.92"
 Routed to Link 1L :

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 10-Year Rainfall=3.93"

Area (sf)	CN	Description
12,667	98	Roofs, HSG C
* 885	98	Concrete, HSG C
7,589	74	>75% Grass cover, Good, HSG C
21,141		Weighted Average
7,589	74	35.90% Pervious Area
13,552	98	64.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond 1P: Bio

Inflow Area = 0.511 ac, 85.23% Impervious, Inflow Depth = 3.39" for 10-Year event
 Inflow = 2.76 cfs @ 12.13 hrs, Volume= 0.144 af
 Outflow = 2.44 cfs @ 12.16 hrs, Volume= 0.130 af, Atten= 11%, Lag= 1.9 min
 Primary = 2.44 cfs @ 12.16 hrs, Volume= 0.130 af
 Routed to Link 1L :

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

24.0028 Proposed Drainage

MSE 24-hr 3 10-Year Rainfall=3.93"

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Peak Elev= 799.27' @ 12.16 hrs Surf.Area= 1,389 sf Storage= 1,982 cf

Plug-Flow detention time= 208.1 min calculated for 0.130 af (90% of inflow)

Center-of-Mass det. time= 167.5 min (919.9 - 752.4)

Volume	Invert	Avail.Storage	Storage Description
#1	795.50'	3,116 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
795.50	824	115.5	0.0	0	0	824
796.00	824	115.5	33.0	136	136	882
798.00	824	115.5	27.0	445	581	1,113
799.00	1,267	141.1	100.0	1,038	1,619	1,651
800.00	1,740	167.1	100.0	1,497	3,116	2,307

Device	Routing	Invert	Outlet Devices
#1	Primary	795.50'	12.0" Round Culvert L= 45.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 795.50' / 794.12' S= 0.0307 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	798.75'	48.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	795.50'	6.0" Round Underdrain L= 49.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 795.50' / 795.50' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#4	Device 3	798.00'	3.600 in/hr Infiltration Thru Engineered Soil over Surface area above 798.00' Excluded Surface area = 824 sf

Primary OutFlow Max=2.44 cfs @ 12.16 hrs HW=799.27' (Free Discharge)

- 1=Culvert (Passes 2.44 cfs of 5.40 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 2.39 cfs @ 2.46 fps)
 3=Underdrain (Passes 0.05 cfs of 1.25 cfs potential flow)
 4=Infiltration Thru Engineered Soil (Exfiltration Controls 0.05 cfs)

Summary for Link 1L:

Inflow Area = 0.996 ac, 74.94% Impervious, Inflow Depth > 2.99" for 10-Year event
 Inflow = 4.65 cfs @ 12.14 hrs, Volume= 0.249 af
 Primary = 4.65 cfs @ 12.14 hrs, Volume= 0.249 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

24.0028 Proposed Drainage

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MSE 24-hr 3 25-Year Rainfall=4.75"

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Summary for Subcatchment D1:

Runoff = 3.38 cfs @ 12.13 hrs, Volume= 0.178 af, Depth= 4.18"
 Routed to Pond 1P : Bio

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 25-Year Rainfall=4.75"

	Area (sf)	CN	Description
	16,977	98	Paved parking, HSG C
*	1,165	98	Concrete, HSG C
*	824	100	Bio
	3,286	74	>75% Grass cover, Good, HSG C
	22,252		Weighted Average
	3,286	74	14.77% Pervious Area
	18,966	98	85.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment D2:

Runoff = 2.90 cfs @ 12.13 hrs, Volume= 0.148 af, Depth= 3.67"
 Routed to Link 1L :

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 25-Year Rainfall=4.75"

	Area (sf)	CN	Description
	12,667	98	Roofs, HSG C
*	885	98	Concrete, HSG C
	7,589	74	>75% Grass cover, Good, HSG C
	21,141		Weighted Average
	7,589	74	35.90% Pervious Area
	13,552	98	64.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond 1P: Bio

Inflow Area = 0.511 ac, 85.23% Impervious, Inflow Depth = 4.18" for 25-Year event
 Inflow = 3.38 cfs @ 12.13 hrs, Volume= 0.178 af
 Outflow = 3.04 cfs @ 12.16 hrs, Volume= 0.164 af, Atten= 10%, Lag= 1.7 min
 Primary = 3.04 cfs @ 12.16 hrs, Volume= 0.164 af
 Routed to Link 1L :

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

24.0028 Proposed Drainage

MSE 24-hr 3 25-Year Rainfall=4.75"

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Peak Elev= 799.34' @ 12.16 hrs Surf.Area= 1,418 sf Storage= 2,071 cf

Plug-Flow detention time= 180.0 min calculated for 0.164 af (92% of inflow)

Center-of-Mass det. time= 144.3 min (894.4 - 750.1)

Volume	Invert	Avail.Storage	Storage Description
#1	795.50'	3,116 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
795.50	824	115.5	0.0	0	0	824
796.00	824	115.5	33.0	136	136	882
798.00	824	115.5	27.0	445	581	1,113
799.00	1,267	141.1	100.0	1,038	1,619	1,651
800.00	1,740	167.1	100.0	1,497	3,116	2,307

Device	Routing	Invert	Outlet Devices
#1	Primary	795.50'	12.0" Round Culvert L= 45.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 795.50' / 794.12' S= 0.0307 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	798.75'	48.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	795.50'	6.0" Round Underdrain L= 49.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 795.50' / 795.50' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#4	Device 3	798.00'	3.600 in/hr Infiltration Thru Engineered Soil over Surface area above 798.00' Excluded Surface area = 824 sf

Primary OutFlow Max=3.04 cfs @ 12.16 hrs HW=799.34' (Free Discharge)

- 1=Culvert (Passes 3.04 cfs of 5.45 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 2.99 cfs @ 2.61 fps)
 3=Underdrain (Passes 0.05 cfs of 1.26 cfs potential flow)
 4=Infiltration Thru Engineered Soil (Exfiltration Controls 0.05 cfs)

Summary for Link 1L:

Inflow Area = 0.996 ac, 74.94% Impervious, Inflow Depth > 3.76" for 25-Year event
 Inflow = 5.83 cfs @ 12.14 hrs, Volume= 0.312 af
 Primary = 5.83 cfs @ 12.14 hrs, Volume= 0.312 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

24.0028 Proposed Drainage

MSE 24-hr 3 100-Year Rainfall=6.19"

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Summary for Subcatchment D1:

Runoff = 4.49 cfs @ 12.13 hrs, Volume= 0.237 af, Depth= 5.58"
 Routed to Pond 1P : Bio

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=6.19"

Area (sf)	CN	Description
16,977	98	Paved parking, HSG C
* 1,165	98	Concrete, HSG C
* 824	100	Bio
3,286	74	>75% Grass cover, Good, HSG C
22,252		Weighted Average
3,286	74	14.77% Pervious Area
18,966	98	85.23% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Subcatchment D2:

Runoff = 3.95 cfs @ 12.13 hrs, Volume= 0.203 af, Depth= 5.02"
 Routed to Link 1L :

Runoff by SCS TR-20 method, UH=SCS, Weighted-Q, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs
 MSE 24-hr 3 100-Year Rainfall=6.19"

Area (sf)	CN	Description
12,667	98	Roofs, HSG C
* 885	98	Concrete, HSG C
7,589	74	>75% Grass cover, Good, HSG C
21,141		Weighted Average
7,589	74	35.90% Pervious Area
13,552	98	64.10% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

Summary for Pond 1P: Bio

Inflow Area = 0.511 ac, 85.23% Impervious, Inflow Depth = 5.58" for 100-Year event
 Inflow = 4.49 cfs @ 12.13 hrs, Volume= 0.237 af
 Outflow = 4.11 cfs @ 12.16 hrs, Volume= 0.223 af, Atten= 8%, Lag= 1.6 min
 Primary = 4.11 cfs @ 12.16 hrs, Volume= 0.223 af
 Routed to Link 1L :

Routing by Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs

24.0028 Proposed Drainage

MSE 24-hr 3 100-Year Rainfall=6.19"

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Peak Elev= 799.44' @ 12.16 hrs Surf.Area= 1,464 sf Storage= 2,214 cf

Plug-Flow detention time= 146.4 min calculated for 0.223 af (94% of inflow)

Center-of-Mass det. time= 117.4 min (864.6 - 747.2)

Volume	Invert	Avail.Storage	Storage Description
#1	795.50'	3,116 cf	Custom Stage Data (Irregular) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
795.50	824	115.5	0.0	0	0	824
796.00	824	115.5	33.0	136	136	882
798.00	824	115.5	27.0	445	581	1,113
799.00	1,267	141.1	100.0	1,038	1,619	1,651
800.00	1,740	167.1	100.0	1,497	3,116	2,307

Device	Routing	Invert	Outlet Devices
#1	Primary	795.50'	12.0" Round Culvert L= 45.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 795.50' / 794.12' S= 0.0307 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	798.75'	48.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads
#3	Device 1	795.50'	6.0" Round Underdrain L= 49.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 795.50' / 795.50' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#4	Device 3	798.00'	3.600 in/hr Infiltration Thru Engineered Soil over Surface area above 798.00' Excluded Surface area = 824 sf

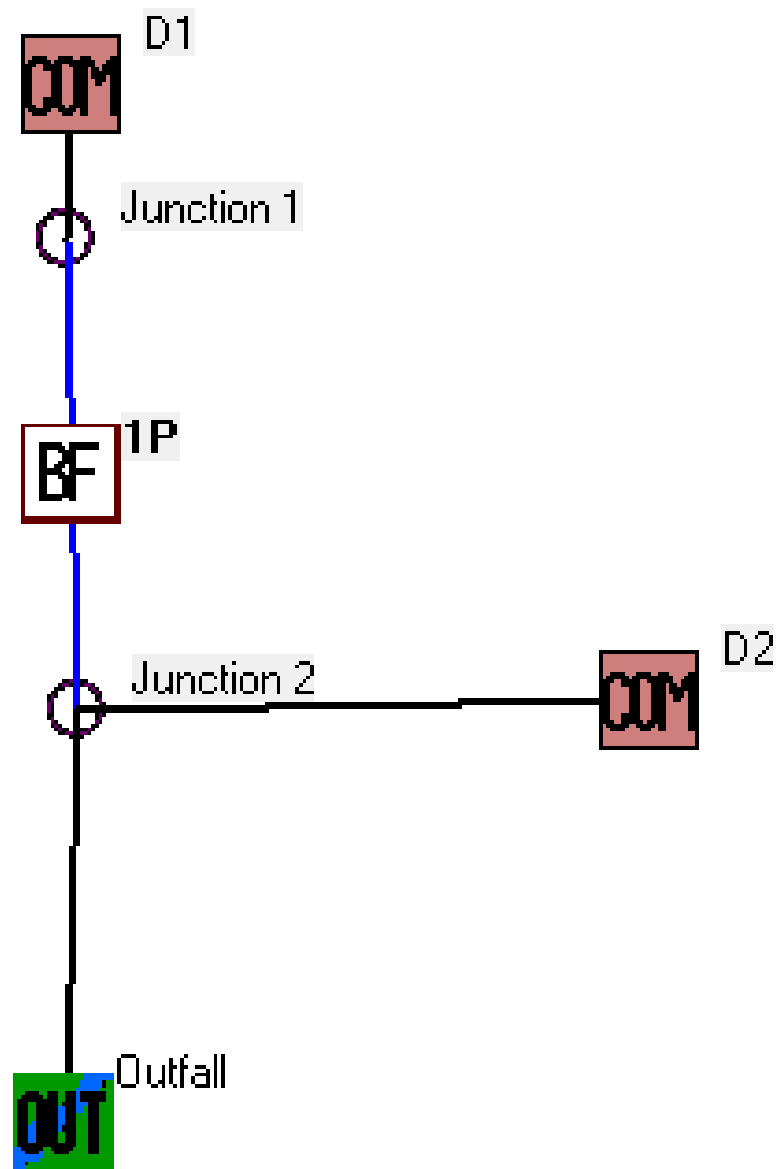
Primary OutFlow Max=4.09 cfs @ 12.16 hrs HW=799.44' (Free Discharge)

- 1=Culvert (Passes 4.09 cfs of 5.53 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 4.04 cfs @ 2.82 fps)
 3=Underdrain (Passes 0.05 cfs of 1.28 cfs potential flow)
 4=Infiltration Thru Engineered Soil(Exfiltration Controls 0.05 cfs)

Summary for Link 1L:

Inflow Area = 0.996 ac, 74.94% Impervious, Inflow Depth > 5.14" for 100-Year event
 Inflow = 7.92 cfs @ 12.14 hrs, Volume= 0.426 af
 Primary = 7.92 cfs @ 12.14 hrs, Volume= 0.426 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-48.00 hrs, dt= 0.01 hrs



Data file name: O:\Projects\2024\24.0028 - DG Fort Atkinson - Mann Construction\14 - Storm Water\HydroCAD and WinSLAMM Models\24.0028 WinSLAMM.mdb
WinSLAMM Version 10.5.0
Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN
Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx
Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx
Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std
Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std
Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std
Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False
Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdxd
Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv
Cost Data file name:
Seed for random number generator: -42
Study period starting date: 01/01/81 Study period ending date: 12/31/81
Start of Winter Season: 12/02 End of Winter Season: 03/12
Date: 04-30-2024 Time: 10:44:06
Site information:

Pre-Development Area Description	Pre-Development Area (ac)	Pre-Development CN
E1	.996	96
Total Area (ac)/Composite CN	.996	96

LU# 1 - Commercial: D1 Total area (ac): 0.511
13 - Paved Parking 1: 0.390 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
31 - Sidewalks 1: 0.027 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
45 - Large Landscaped Areas 1: 0.075 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
70 - Water Body Areas: 0.019 ac. Source Area PSD File:
LU# 2 - Commercial: D2 Total area (ac): 0.485
1 - Roofs 1: 0.291 ac. Flat Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#2
31 - Sidewalks 1: 0.020 ac. Connected Source Area PSD File: C:\WinSLAMM Files\NURP.cpz OD-CP#3
45 - Large Landscaped Areas 1: 0.174 ac. Normal Silty Source Area PSD File: C:\WinSLAMM Files\NURP.cpz
OD-CP#4

Control Practice 1: Biofilter CP# 1 (DS) - 1P
1. Top area (square feet) = 1740
2. Bottom aea (square feet) = 824
3. Depth (ft): 4.5
4. Biofilter width (ft) - for Cost Purposes Only: 10
5. Infiltration rate (in/hr) = 0
6. Random infiltration rate generation? No
7. Infiltration rate fraction (side): 0.001

8. Infiltration rate fraction (bottom): 1
9. Depth of biofilter that is rock filled (ft) 0.5
10. Porosity of rock filled volume = 0.33
11. Engineered soil infiltration rate: 3.6
12. Engineered soil depth (ft) = 2
13. Engineered soil porosity = 0.27
14. Percent solids reduction due to flow through engineered soil = 80
15. Biofilter peak to average flow ratio = 3.8
16. Number of biofiltration control devices = 1
17. Particle size distribution file: Not needed - calculated by program
18. Initial water surface elevation (ft): 0
 - Soil Data Soil Type Fraction in Eng. Soil
 - User-Defined Media Type 1.000
 - Biofilter Outlet/Discharge Characteristics:
 - Outlet type: Broad Crested Weir
 1. Weir crest length (ft): 4
 2. Weir crest width (ft): 4
 3. Height of datum to bottom of weir opening: 4.49
 - Outlet type: Vertical Stand Pipe
 1. Stand pipe diameter (ft): 4
 2. Stand pipe height above datum (ft): 3.25
 - Outlet type: Drain Tile/Underdrain
 1. Underdrain outlet diameter (ft): 0.5
 2. Invert elevation above datum (ft): 0
 3. Number of underdrain outlets: 1

Control Practice 2: Other Device CP# 1 (SA) - SA Device, LU# 2 ,SA# 1
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

Control Practice 3: Other Device CP# 2 (SA) - SA Device, LU# 2 ,SA# 31
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

Control Practice 4: Other Device CP# 3 (SA) - SA Device, LU# 2 ,SA# 45
 Fraction of drainage area served by device (ac) = 1.00
 Particulate Concentration reduction fraction = 1.00
 Filterable Concentration reduction fraction = 0.00
 Runoff volume reduction fraction = 0

SLAMM for Windows Version 10.5.0

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Data file name: O:\Projects\2024\24.0028 - DG Fort Atkinson - Mann Construction\14 - Storm Water\HydroCAD and WinSLAMM Models\24.0028 WinSLAMM.mdb

Data file description:

Rain file name: C:\WinSLAMM Files\Rain Files\WisReg - Madison WI 1981.RAN

Particulate Solids Concentration file name: C:\WinSLAMM Files\v10.1 WI_AVG01.pscx

Runoff Coefficient file name: C:\WinSLAMM Files\WI_SL06 Dec06.rsvx

Pollutant Relative Concentration file name: C:\WinSLAMM Files\WI_GEO03.ppdx

Residential Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Institutional Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Commercial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Industrial Street Delivery file name: C:\WinSLAMM Files\WI_Com Inst Indust Dec06.std

Other Urban Street Delivery file name: C:\WinSLAMM Files\WI_Res and Other Urban Dec06.std

Freeway Street Delivery file name: C:\WinSLAMM Files\Freeway Dec06.std

Apply Street Delivery Files to Adjust the After Event Load Street Dirt Mass Balance: False

Source Area PSD and Peak to Average Flow Ratio File: C:\WinSLAMM Files\NURP Source Area PSD Files.csv

Cost Data file name:

Seed for random number generator: -42

Start of Winter Season: 12/02 End of Winter Season: 03/12

Model Run Start Date: 01/01/81 Model Run End Date: 12/31/81

Date of run: 04-30-2024 Time of run: 10:43:55

Total Area Modeled (acres): 0.996

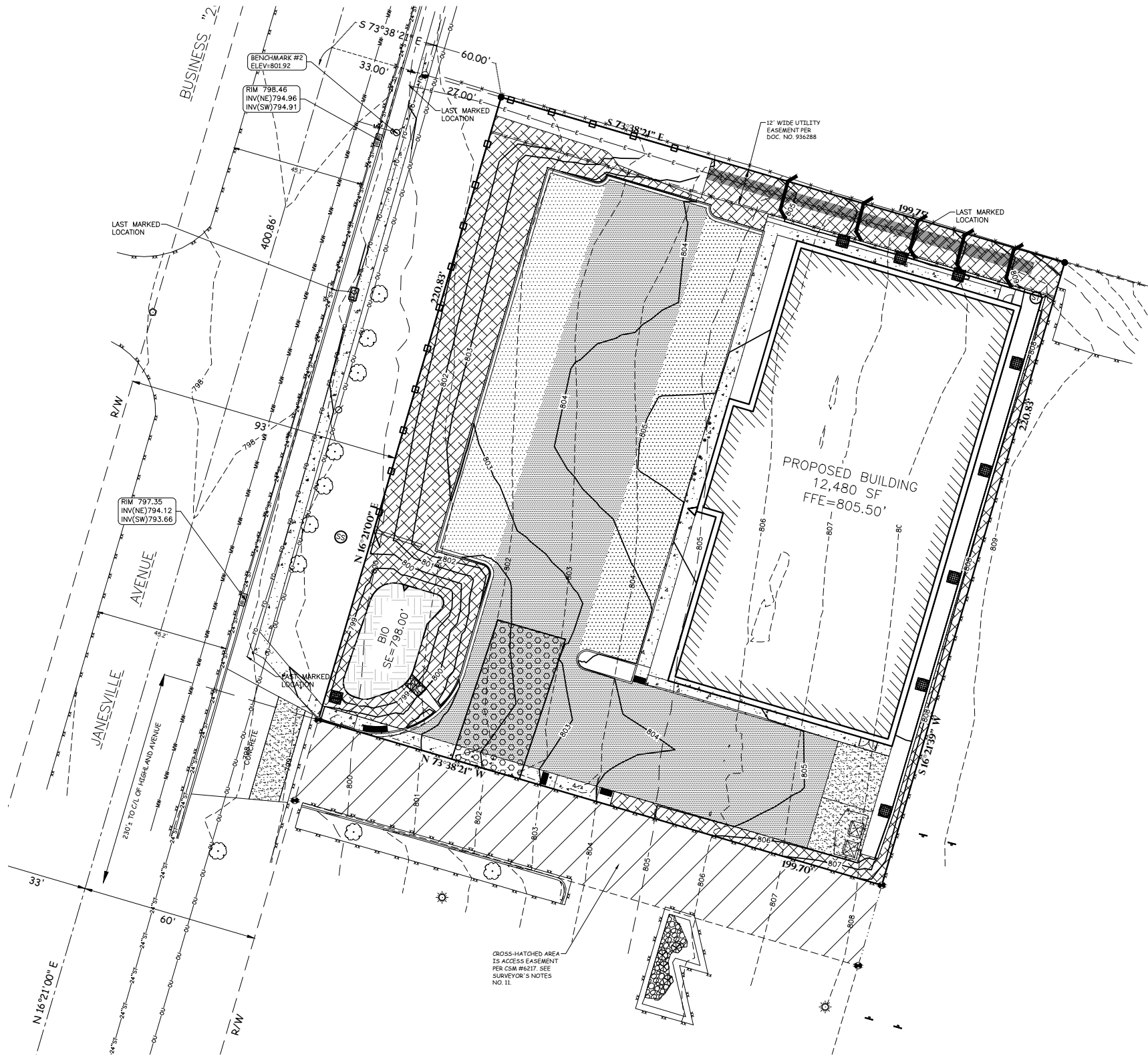
Years in Model Run: 1.00

	Runoff Volume (cu ft)	Percent Runoff Volume Reduction	Particulate Solids Conc. (mg/L)	Particulate Solids Yield (lbs)	Percent Particulate Solids Reduction
Total of all Land Uses without Controls:	60065	-	87.26	327.2	-
Outfall Total with Controls:	60140	-0.12%	16.18	60.74	81.44%
Annualized Total After Outfall Controls:	60305			60.90	

Biofilter # 1 is expected to clog in 6.9 years.. Percent Solids Reduction due to Engineered Media = 80

APPENDIX E

Proposed Erosion Control Plan



BENCHMARK:

ELEVATIONS ARE REFERENCED TO NAVD 88 DATUM.

BENCHMARK #1
ARROW BOLT ON HYDRANT,
LOCATED AT THE NORTHEAST QUADRANT OF THE
INTERSECTION OF JANESVILLE AVENUE (ALSO
KNOWN AS BUSINESS "26") AND HIGHLAND
AVENUE.
ELEVATION = 798.32

BENCHMARK #2
ARROW BOLT ON HYDRANT,
LOCATED AT THE EAST SIDE OF JANESVILLE
AVENUE (ALSO KNOWN AS BUSINESS "26"),
APPROXIMATELY 380 FEET NORTHEAST OF THE
INTERSECTION OF JANESVILLE AVENUE AND
HIGHLAND AVENUE.
ELEVATION = 801.92

UTILITY DISCLAIMER:

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

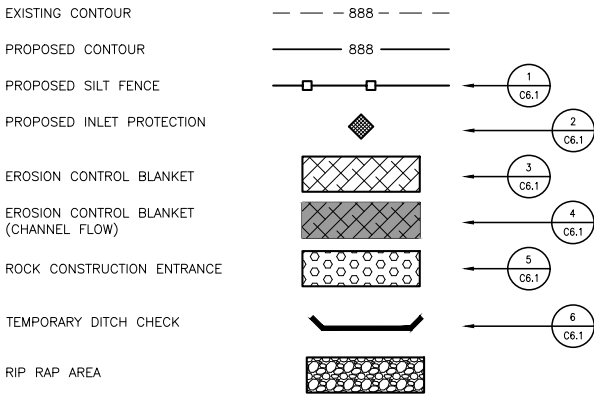
POINT OF BEGINNING, INC. HOLDS THE RIGHTS TO COPYRIGHT IN AND TO THESE PRINTS, DRAWINGS AND DOCUMENTS. NO REPRODUCTION, COPYING, ALTERATION, MODIFICATION, USAGE, INCORPORATION INTO OTHER DOCUMENTS OR ASSIGNMENT OF THE SAME MAY OCCUR WITHOUT THE PRIOR WRITTEN PERMISSION OF POINT OF BEGINNING, INC.

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GENERAL NOTES:

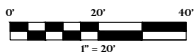
1. CONTRACTOR SHALL LOCATE ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO COMMENCEMENT OF WORK.
2. NOTIFY THE LOCAL MUNICIPALITY AT LEAST 2 WORKING DAYS PRIOR TO THE START OF SOIL DISTURBING ACTIVITIES.
3. INSTALL ALL TEMPORARY EROSION CONTROL ELEMENTS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
4. ALL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

EROSION CONTROL LEGEND:



EROSION CONTROL SEQUENCING:

1. INSTALL PERIMETER EROSION CONTROL
2. BEGIN DEMOLITION
3. BEGIN ROUGH GRADING AND UTILITY INSTALLATION
4. DURING GRADING ACTIVITIES EXISTING GRASS AND VEGETATION, TO BE REMOVED, SHALL REMAIN IN PLACE FOR AS LONG AS POSSIBLE, TO AVOID SEDIMENT TRANSPORT.
5. TEMPORARY STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
6. FINAL STABILIZATION ACTIVITY SHALL COMMENCE WHEN LAND DISTURBING ACTIVITIES CEASE AND FINAL GRADE HAS BEEN REACHED ON ANY PORTION OF THE SITE.
7. PER GENERAL NOTE #19, THE SEDIMENT TRAP SHALL BE RECONSTRUCTED INTO THE PROPOSED BIO-RETENTION AREA AFTER THE SURROUNDING AREA HAS BEEN FULLY STABILIZED.
- 7.1. ANY CONSTRUCTION SITE SEDIMENT BUILD UP SHALL BE REMOVED FROM THE PROPOSED BIO-RETENTION BASIN BEFORE EXCAVATION TO THE FINAL DEPTH AND INSTALLATION OF THE ENGINEERED SOIL.
8. IF DISTURBED AREAS MUST BE LEFT OVER WINTER, AN ANIONIC POLYACRYLAMIDE SHALL BE APPLIED TO ALL DISTURBED AREAS PRIOR TO GROUND FREEZE. SEE SPECIFICATIONS FOR DETAILS.



REVISIONS

CHECKED:	JL
DRAWN:	AB
DATE	04/30/2024
PROJECT NO.	24.0028

EROSION CONTROL PLAN

MAN CONSTRUCTION
DOLLAR GENERAL FORT ATKINSON
CITY OF FORT ATKINSON
JEFFERSON CO, WI

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)



Point of Beginning

SHEET

C4.0

APPENDIX F

State of Wisconsin Construction Site Inspection Report, Post Construction Long-Term Storm Water Management Checklist, And Notice of DNR Notice of Termination

Notice: This form was developed in accordance with s. NR 216.48 Wis. Adm. Code for WPDES permittees' convenience; however, use of this specific form is voluntary. Multiple copies of this form may be made to compile the inspection report. Inspections of the construction site and implemented erosion and sediment control best management practices (BMPs) must be performed weekly and within 24 hours after a rainfall event 0.5 inches or greater.

Construction Site Name and Location (Project, Municipality, and County):		Site/Facility ID No. (FIN):	
Onsite Contact/Contractor:		Onsite Phone/Cell:	
Note: Inspection reports, along with erosion control and storm water management plans, are required to be maintained on site in accordance with s. NR 216.48 (4) and made available upon request. PLEASE PRINT LEGIBLY.			
Date of inspection:	Time of inspection: Start: _____ ☐ am ☐ pm End: _____ ☐ am ☐ pm	Type of inspection: ☐ Weekly ☐ Precipitation Event ☐ Other (specify)	
Weather/Site Conditions: Temp. _____ °F ☐ Dry ☐ Frozen or snow covered ☐ Variable ☐ Frozen (Thaw predicted in next week) Soil Moisture ☐ Wet ☐ Melting Snow/slush Last Rainfall Depth: _____ inches Last Rainfall Date: _____		Describe current phase of construction: Scheduled Final Stabilization Date for Universal Soil Loss Equation (USLE) ¹ : _____ Project on Schedule ² ? ☐ Yes ☐ No	
Name(s) of individual(s) performing inspection:		Inspector Phone/Cell:	
I certify that the information contained on this form is an accurate assessment of site conditions at the time of inspection:			
Inspector Signature _____		Date: _____	
Inspection Questions:	Yes	No (Identify Actions Required):	Location/Comments:
1. Is the erosion control plan accessible to operators?	☐	☐ Provide onsite copy	
2. Is the permit certificate posted where visible?	☐	☐ Post certificate	
3. Is the current phase of construction on sequence with the site-specific erosion and sediment control plan, including installation/stabilization of ponds and ditches?	☐	☐ Add sediment control ☐ Install missing ditch/pipe/pond ☐ Stabilize bare soil	
4. Are all erosion and sediment control BMPs shown on plan properly installed and in functional condition?	☐	☐ Repair ☐ Modify ☐ Install/Replace	
5. Is inlet protection properly installed and functioning in all inlets likely to receive runoff from the site?	☐	☐ Clean ☐ Replace ☐ Install	
6. Is the air free of fugitive dust resulting from construction activity and bare soil exposure?	☐	☐ Apply water ☐ Apply dust control product	

¹ The Universal Soil Loss Equation (USLE) model and the Construction Site Soil Loss and Sediment Discharge Guidance are available at: http://dnr.wi.gov/topic/stormwater/standards/const_standards.html

² If the project is not on schedule then the soil loss summary for the project should be reviewed and schedule, plan or practices modified accordingly.

CONSTRUCTION SITE INSPECTION REPORT

Form 3400-187 (R 11/16)

Page 2 of 2

Inspection Questions:	Yes	No (Identify Actions Required):	Location/Comments:	Actions Completed by Date & Initials
7. Is the public right of way curb line free of tracked soil and accumulation?	☐	☐ Install tracking pad ☐ Widen/lengthen pad ☐ Amend stone/Add geotextile ☐ Install wheel washing station ☐ Close entrance/exit ☐ Limit traffic across disturbed areas ☐ Sweep road and curb line		
8. Are wetlands, lakes, streams, ditches, or storm sewers downstream of the site free of sedimentation and turbid water leaving the site? ³	☐	☐ Repair/Replace erosion control ☐ Add sediment controls ☐ Modify operations ☐ Contact DNR to verify extent of cleanup required		
9. Is dewatering and/or vehicle and equipment washing being done in a manner that prevents erosion and sediment discharge?	☐	☐ Install treatment train ☐ Install energy dissipation ☐ Modify discharge location ☐ Modify intake to reduce sediment		
10. Are soil stockpiles existing for more than 7 days covered and stabilized?	☐	☐ Seed ☐ Install mat/mulch/polymer ☐ Cover with tarp/plastic sheeting		
11. Are downstream channels and other downhill areas protected from scour and erosion?	☐	☐ Install energy dissipation at outfall ☐ Install ditch checks ☐ Install slope interruption ☐ Install onsite detention		
12. Are good housekeeping practices or treatment controls in place to prevent the discharge of chemicals, cement, trash, and other materials into wetlands, waterways, storm sewers, ditches, or drainage-ways? ⁴	☐	☐ Properly dispose of trash ☐ Provide concrete washout station ☐ Contact DNR to verify extent of cleanup required		
13. Is the plan reflective of current site operations and does it address all erosion and sediment control issues identified during the inspection?	☐	☐ Revise sequence ☐ Revise sediment control BMP ☐ Revise erosion control BMP ☐ Revise post-construction storm water BMP		
14. Are all areas where construction has temporarily ceased (and will not resume for more than 2 weeks) temporarily stabilized?	☐	☐ Topsoil & seed ☐ Install mat/mulch/polymer ☐ Cover with tarp/plastic sheeting		
15. Are all areas at final grade permanently vegetated or stabilized with other treatments?	☐	☐ Topsoil & seed ☐ Install mat/mulch/polymer ☐ Sod ☐ Install stone base		
16. Have temporary sediment controls been removed in areas of the site that meet the permit definition of 'final stabilization'?	☐	☐ Water to establish vegetation ☐ Repair or reseed areas ☐ Remove temporary practices		

³ If sediment discharge enters a wetland or waterbody, the permittee should consult with DNR staff to determine if sediment cleanup and/or additional control measures are required.

⁴ The permittee shall notify the DNR immediately via the spills hotline at (800)943-0003 of any release or spill of a hazardous substance to the environment in accordance with s. 292.11, Wis. Stats., and ch. NR 706, Wis. Adm. Code.

Corrective Action Photo Documentation Pages (Attach as many as needed):

Notice: Use of this specific form is voluntary, and is provided as an optional attachment to Form 3400-187 for use in documenting erosion and sediment control maintenance actions. This form is provided for the convenience of the permittee to meet the requirements of s. NR 216.48(4), Wis. Adm. Code.

Construction Site Name (Project):	Site/Facility ID No. (FIN):
Photo Location:	

BEFORE CONDITION:

	Photo #:
	Date/Time of Photo:
	Photo By:
	Photo Description:

AFTER CONDITION:

	Photo #:
	Date/Time of Photo:
	Photo By:
	Photo Description:

Construction Site Name (Project):	Site/Facility ID No. (FIN):
Photo Location:	

BEFORE CONDITION:

	Photo #:
	Date/Time of Photo:
	Photo By:
	Photo Description:

AFTER CONDITION:

	Photo #:
	Date/Time of Photo:
	Photo By:
	Photo Description:

Notice: This Notice of Termination (NOT) form is authorized by s. 283.37, Wis. Stats. The authorized representative of the facility shall submit this NOT form to the Department to certify that the facility no longer claims coverage under any general or individual permit for the discharge of storm water from industrial activity. Submittal of this NOT form constitutes notice that the party identified in Section I of this form is no longer authorized to discharge storm water from industrial activity under a WPDES permit. Termination of coverage will be effective when confirmed by the Department to the permittee. Personally identifiable information found on this form is not intended to be used for any other purpose.

All necessary information must be provided on this NOT form. Failure to complete this form correctly may result in rejection of this NOT form by the Department. Please read all instructions on page 3 of this form before completing it.

Please type or clearly print your answers to all questions

Section I: Owner/Operator Contact Information

Business Name	Authorized Representative		
Mailing Address	City	State WI	Zip Code
E-mail Address	Phone Number (area code)	Alternate Phone Number	

Section II: Facility/Site Information

Facility/Site Name		Facility Identification (FID) or FIN Number FID FIN			
Location Address/Description		County			
PLSS Information	Township N	Range ☐ East ☐ West	Section	Quarter	Quarter-Quarter

Section III: Termination Information

Reason for Termination Request

If facility was sold or transferred, please provide the following:				
Name of New Owner	E-mail Address		Phone Number (area code)	
Mailing Address of New Owner	City		State WI	Zip Code

If this is a move, provide new address of facility:

If this facility will be inactive, are any significant materials (see back of form) exposed to storm water? ☐ Yes ☐ No
If yes, please explain:

Have you retained any control over the industrial activities or materials at the facility? ☐ Yes ☐ No
If yes, please explain:

Required: Attach photos that are representative of the current outdoor conditions at the facility. Current photos may eliminate the need for an inspection and facilitate a more timely acknowledgment by the Department.

Date Photos were taken: _____

Section IV: Certification & Signature

This form must be signed by an official representative of the permitted facility, in accordance with s. NR 216.22(7), Wis. Adm. Code. If this form is not signed, or is found to be incomplete, it will be returned.

State regulations require this form to be signed by an official representative of the facility as follows:

1. For a corporation, by a principal executive officer of at least the level of Vice President, or a duly authorized representative having overall responsibility for the operation covered by this permit.
2. For a unit of government, a principal executive officer, a ranking elected official or other duly authorized representative.
3. For a partnership, by a general partner; for a sole proprietorship, by the proprietor.
4. For a limited liability company, by a member or manager.

Certification: I understand that by submitting this Notice of Termination, the site described herein is no longer authorized to discharge, and does not discharge, storm water associated with industrial activity by the general WPDES permit; and that discharging pollutants in storm water associated with industrial activity to waters of Wisconsin is unlawful where the discharge is not authorized by a WPDES permit.

Signature of Landowner/Authorized Representative		Date Signed
Printed Name of Landowner/Authorized Representative	Title	

Mail this completed NOT form to the appropriate Wisconsin Department of Natural Resources office in the region where the facility is located. See the instructions on page 3 of this form for regional office addresses.

Instructions

Section I: Owner/Operator Contact Information

Provide the legal name of the person, firm, public organization, or any other entity that operates the industrial activity described in Section II of this form and holds or qualifies for an applicable general or individual industrial storm water discharge permit. The operator of the activity is the legal entity which controls the activity's operation. The mailing address and phone number given should be for the facility contact person.

Section II: Facility/Site Information

Provide the name of the facility as it appears on the permit application or permit cover letter. If known, provide the Facility Identification (FID) and/or FIN Number.

Section III: Termination Information

Provide some details about the reason for this termination request. If you moved your activities to a new site, you need to reapply for the storm water permit coverage. If new owners or operators are continuing activity at this site, they need to apply for a storm water permit separately. The storm water permit coverage is site specific and is not transferable.

Examples of significant materials are: industrial machinery, raw materials, intermediate and finished products, waste products, fuels, solvents, detergents, hazardous substances, and fertilizers.

Section IV: Certification & Signature

State Statutes provide for severe penalties for submitting false information on this NOT form. State regulations require this form to be signed as follows:

1. For a corporation, by a principal executive officer of at least the level of Vice President, or a duly authorized representative having overall responsibility for the operation covered by this permit.
2. For a unit of government, a principal executive officer, a ranking elected official, or other duly authorized representative.
3. For a partnership, by a general partner; for a sole proprietorship, by the proprietor.
4. For a limited liability company, by a member or manager.

Sign the form, print or type the name of the individual signing the NOT and the date of signature, and provide the contact information.

Mailing Address

Unless otherwise directed, mail this completed NOT Form to the Wisconsin Department of Natural Resources office associated with the county of the facility site location as follows:

NORTHERN REGION (NOR)				
Ashland Barron Bayfield Burnett	Douglas Florence Forest Iron	Langlade Lincoln Oneida Polk Price	Rusk Sawyer Taylor Vilas Washburn	WDNR Baldwin Service Center 890 Spruce Street Baldwin, WI 54002 715-684-2914 ext. 109
NORTHEAST REGION (NER)				
Brown Calumet Door Fond du Lac	Green Lake Kewaunee Manitowoc Marinette	Marquette Menominee Oconto Oneida Reservation	Outagamie Shawano Waupaca Waushara Winnebago	WDNR Northeast Regional Headquarters 2984 Shawano Avenue Green Bay, WI 54313-6727 920-662-5100
WEST CENTRAL REGION (WCR)				
Adams Buffalo Chippewa Clark	Crawford Dunn Eau Claire Jackson Juneau	La Crosse Marathon Monroe Pepin Pierce	Portage St. Croix Trempealeau Vernon Wood	WDNR Baldwin Service Center 890 Spruce Street Baldwin, WI 54002 715-684-2914 ext. 109
SOUTH CENTRAL REGION (SCR)				
Columbia Dane Dodge	Grant Green Iowa	Jefferson LaFayette Richland	Rock Sauk	WDNR South Central Regional Headquarters 3911 Fish Hatchery Road Fitchburg, WI 53711 608-275-3266
SOUTHEAST REGION (SER)				
Kenosha Milwaukee	Ozaukee Racine	Sheboygan Walworth	Washington Waukesha	WDNR Waukesha Service Center 141 N.W. Barstow Street, Room 180 Waukesha, WI 53188 262-574-2100

POST CONSTRUCTION LONG-TERM STORM WATER MANAGEMENT CHECKLIST

Site Name: Dollar General Fort Atkinson
Location: City of Fort Atkinson
Responsible Party: Mann Construction
Date of Inspection: _____
Time of Inspection: _____
Type of Inspection: _____
(semiannual/precipitation event)
Weather: _____
Inspector's Name: _____
Inspector's Phone No: _____
Inspector's Email: _____

Component Inspected:	Repairs Required: (Yes or No)	Comments:
1. Site Vegetation		
a. Bare Spots	_____	_____
b. Dead Plant Material	_____	_____
c. Washouts	_____	_____
2. Bio-retention Basin		
a. Accumulated Trash/Debris	_____	_____
b. Damage to Grass	_____	_____
c. Plant Life	_____	_____
d. Damage to Infill	_____	_____
3. Drainage Swales		
a. Accumulated Trash/Debris	_____	_____
b. Erosion	_____	_____
c. Sediment Buildup	_____	_____
d. Damage to Infill	_____	_____
4. Storm Manhole		
a. Accumulated Sediment	_____	_____
b. Accumulated Trash/Debris	_____	_____
c. Damage to Storm Sewer	_____	_____

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail LED

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 4
- Energy and Performance Data page 5
- Control Options page 6

Product Certifications



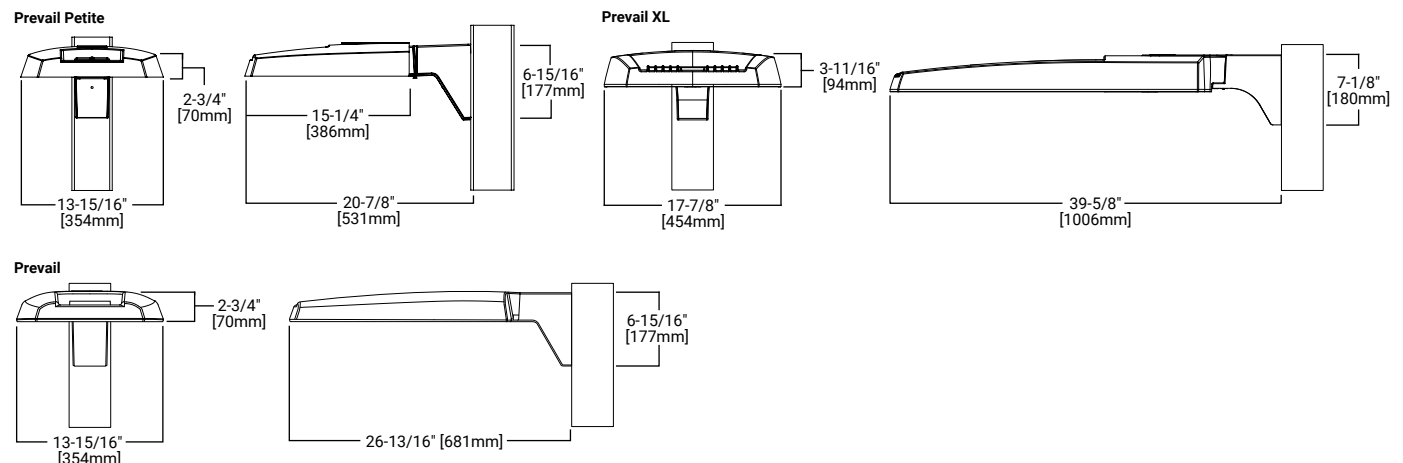
Quick Facts

- Lumen packages range from 4,800 - 52,300 lumens (35W - 350W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx

Dimensional Details



NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family ^{1, 2}	Light Engine ⁴	Driver	Voltage	Distribution	Mounting	Color				
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Compliant ³ TAA-PRV-P =Prevail Petite TAA Compliant ³	C10 =(1 LED) 4,900 Nominal Lumens C15 =(1 LED) 6,900 Nominal Lumens C20 =(1 LED) 9,800 Nominal Lumens C25 =(1 LED) 11,800 Nominal Lumens	D =Dimming (0-10V)	UNV =Universal (120-277V) 347 =347V 480 =480V ⁵ DV =DuraVolt (277-480V) ^{5, 6}	T2 =Type II T3 =Type III T4 =Type IV T5 =Type V	SA =Standard Versatile Arm MA =Mast Arm WM =Wall Mount Arm ADJA =Adjustable Arm - Pole Mount ADJS =Adjustable Arm - Slipfitter, 3in vertical tenon ADJA-WM =Adjustable Arm - Wall Mount	BZ =Bronze AP =Grey BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White				
PRV =Prevail BAA-PRV =Prevail BAA Compliant ³ TAA-PRV =Prevail TAA Compliant ³	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens									
PRV-XL =Prevail XL BAA-PRV-XL =Prevail XL BAA Compliant ³ TAA-PRV-XL =Prevail XL TAA Compliant ³	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens									
Options (Add as Suffix)			Accessories (Order Separately) ^{20, 21}							
7030 =70 CRI / 3000K CCT ⁷ 7050 =70 CRI / 5000K CCT ⁷ HSS =House Side Shield ⁸ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 10K =10KV UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =Series 20KV UL 1449 Surge Protective Device HA =50°C High Ambient Temperature ⁹ CC =Coastal Construction ¹⁰ PER =NEMA 3-PIN Twistlock Photocontrol Receptacle ¹¹ PER7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹¹ MS/DIM-L08 =Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting ^{12, 13} MS/DIM-L20 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting ^{12, 13} MS/DIM-L40 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting ^{12, 13}			SPB1 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting ^{12, 14} SPB2 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting ^{12, 14} SPB4 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting ^{12, 14} ZW =Wavelinx-enabled 4-PIN Twistlock Receptacle ¹² ZD =SR Driver-enabled 4-PIN Twistlock Receptacle ¹² ZW-SWPD4XX =WaveLinX, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12, 15, 16, 17} ZW-SWPD5XX =WaveLinX, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12, 15, 16, 17} ZD-SWPD4XX =WaveLinX, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{12, 15, 16, 17} ZD-SWPD5XX =WaveLinX, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{12, 15, 16, 17} (See Table Below) =LumenSafe Integrated Network Security Camera ^{18, 19}				PRVSA-XX =Standard Arm Mounting Kit ²² PRVMA-XX =Mast Arm Mounting Kit ²² PRVWM-XX =Wall Mount Kit ²² PRV-ADJA-XX =Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX =Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX =Standard Arm Mounting Kit ¹⁸ PRVXLMA-XX =Mast Arm Mounting Kit ¹⁸ PRVXLWM-XX =Wall Mount Kit ¹⁸ PRV-XL-ADJA-XX =Adjustable Arm - Pole Mount Kit ¹⁸ PRV-XL-ADJS-XX =Adjustable Arm - Slipfitter Kit ¹⁸ PRV-XL-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ¹⁸ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon		SRA238 =Tenon Adapter from 2-3/8" to 3" PRV/COB-FDV =Full Drop Visor ²³ PRVXL/COB-FDV =Full Drop Visor ¹⁸ HS/VERD =House Side Shield ^{8, 24} VGS-F/B =Vertical Glare Shield, Front/Back ²⁴ VGS-SIDE =Vertical Glare Shield, Side ²⁴ OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁵ SWPD4-XX =WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting ^{15, 16, 17, 26} SWPD5-XX =WaveLinX Sensor, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting ^{15, 16, 17, 26} WOLC-7P-10A =WaveLinX Outdoor Control Module (7-PIN) ²⁷	
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC.PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Standard 4000K CCT and 70CRI. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. Use dedicated IES files on product website for non-standard CCTs. 8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package. 9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package. 10. Salt spray tested to over 5,000-hours per ASTM B117 with a scribe rating of 9 per ASTM D1654. Also achieves 7,000-hour rating per ASTM B117 with a scribe rating of 4 per ASTM D1654. Extended lead times may apply. 11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 12. Controls system is not available in combination with a photocontrol receptacle (PER or PER7) or another controls system (MS, SPB, ZD, or ZW). Option not available with DuraVolt (DV) voltage option. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). 16. For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinX system and software and requires system components to be installed for operation. See website for more WaveLinX application information. 17. Replace XX with sensor color (WH, BZ, or BK). 18. Only available in PRV-XL configurations C75, C100, C125, C150, or C175. 19. Not available with 347V, 480V, DV, or HA options. Consult LumenSafe system product pages for additional details and compatibility information. 20. Replace XX with paint color. 21. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information. 22. Only for use with PRV and PRV-P. 23. Only for use with PRV. Not available for use with PRV-P or PRV-XL configurations. 24. Must order one per optic/LED when ordering as a field-installable accessory (1, 2, 4, or 6). 25. This tool enables adjustment to Motion Sensor (MS) parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative for more information. 26. Requires 4-PIN twistlock receptacle (ZD or ZW) option. 27. Requires 7-PIN NEMA twistlock photocontrol receptacle (PER7) option. The WOLC-7 cannot be used in conjunction with other controls systems (MS, ZD, ZW or LWR). Operates on 120-347V input voltages.										

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

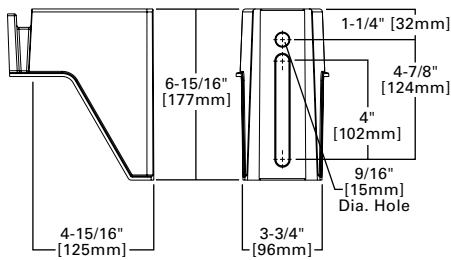
Product Family	Camera Type	Data Backhaul		
L =LumenSafe Technology 	H =Dome Camera, High Res Z =Dome Camera, Remote PTZ	C =Cellular, Customer Installed SIM Card A =Cellular, Factory Installed AT&T SIM Card	V =Cellular, Factory Installed Verizon SIM Card S =Cellular, Factory Installed Sprint SIM Card	E =Ethernet Networking

Stock Ordering Information

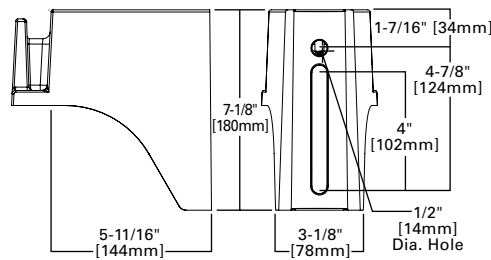
Product Family ¹	Light Engine	Voltage	Distribution
PRVS =Prevail	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens	UNV =Universal (120-277V) 347 =347V ²	T3 =Type III T4 =Type IV
PRVS-XL =Prevail XL	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens		
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.			

Mounting Details

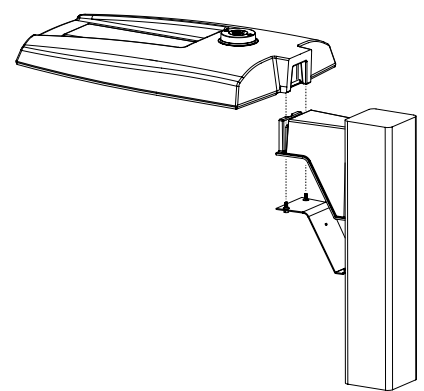
Pole Mount Arm (PRV & PRV-P)



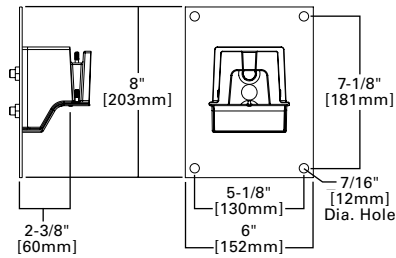
Pole Mount Arm (PRV-XL)



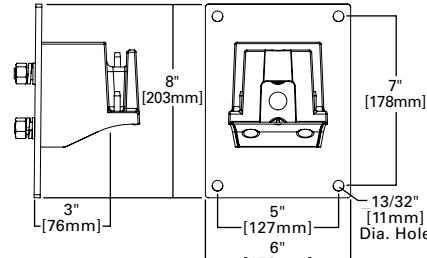
Versatile Mount System



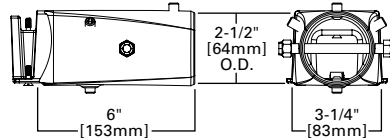
Wall Mount (PRV & PRV-P)



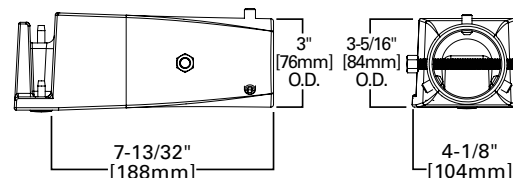
Wall Mount (PRV-XL)



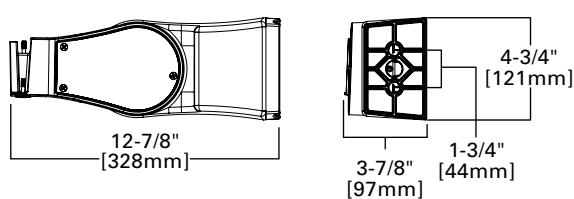
Mast Arm Mount (PRV & PRV-P)



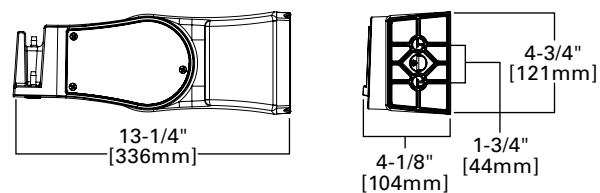
Mast Arm Mount (PRV-XL)



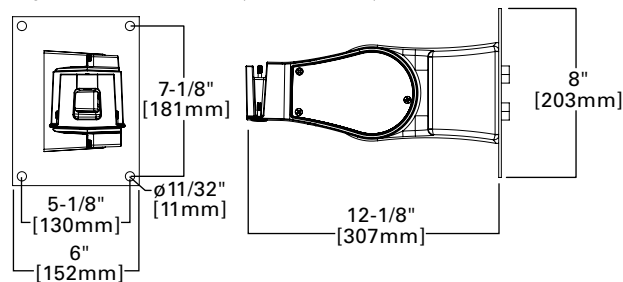
Adjustable Pole Mount Arm (PRV & PRV-P)



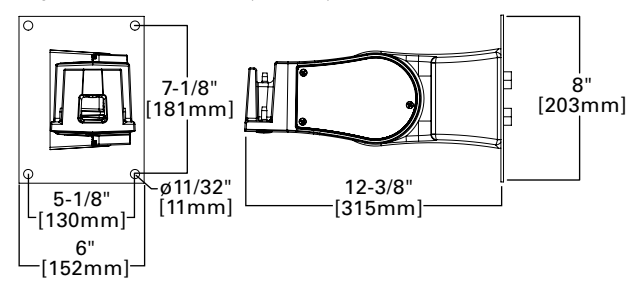
Adjustable Pole Mount Arm (PRV-XL)



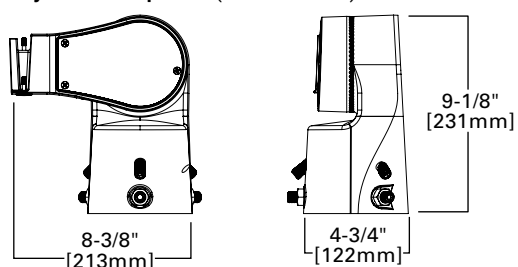
Adjustable Wall Mount (PRV & PRV-P)



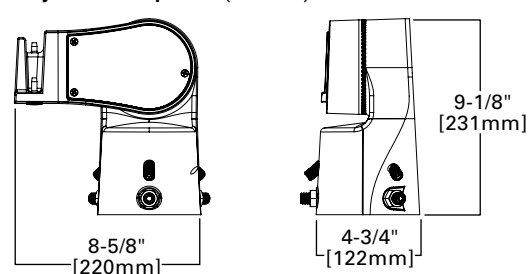
Adjustable Wall Mount (PRV-XL)



Adjustable Slipfitter (PRV & PRV-P)



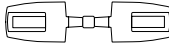
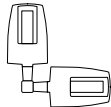
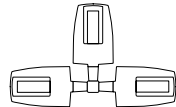
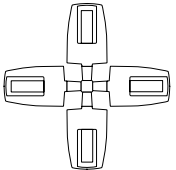
Adjustable Slipfitter (PRV-XL)



Mounting Details

Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

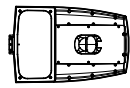
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49

Optical Configurations

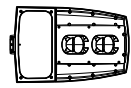
PRV-P-C10/C15/C20/C25
(4,900/6,900/9,800/11,800
Nominal Lumens)



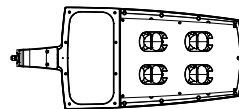
PRV-C15
(7,100 Nominal Lumens)



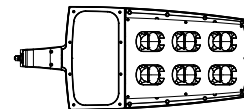
PRV-C25/C40/C60
(13,100/17,100/20,000
Nominal Lumens)



PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)

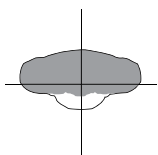


PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)

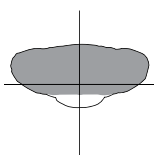


Optical Distributions

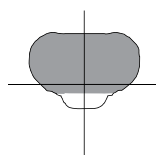
T2
(Type II)



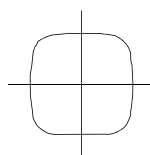
T3
(Type III)



T4
(Type IV)



T5
(Type V)



 = Distribution with House Side Shield (HSS)
 = Optical Distribution

Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- -40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens



View PRV-P IES files



View PRV IES files



View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL				
Light Engine		C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175
Power (Watts)		35	49	73	94	52	96	131	153	176	217	264	285	346
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25
Input Current @ 347V (A)		0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74
Distribution ¹														
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141
	3000K Lumens ¹	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140
	3000K Lumens ¹	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140
	3000K Lumens ¹	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151
	3000K Lumens ¹	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398

NOTES:

1. For 3000K, 5000K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.30%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

Lumen Multiplier

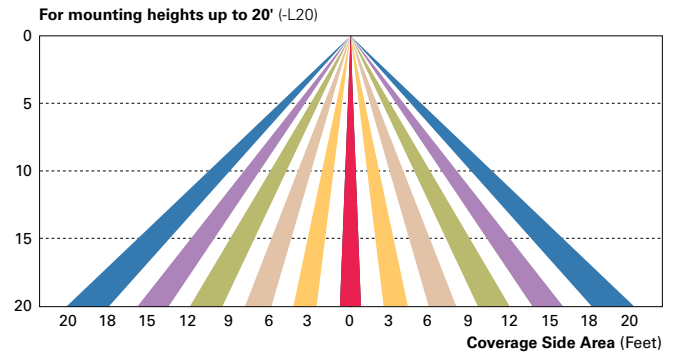
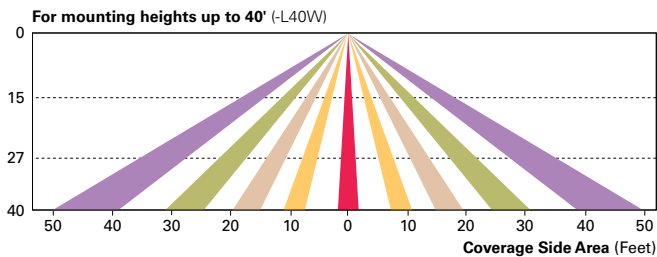
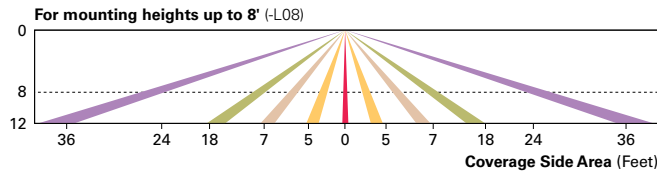
Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PER7) Photocontrol receptacles provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PER7 receptacle.

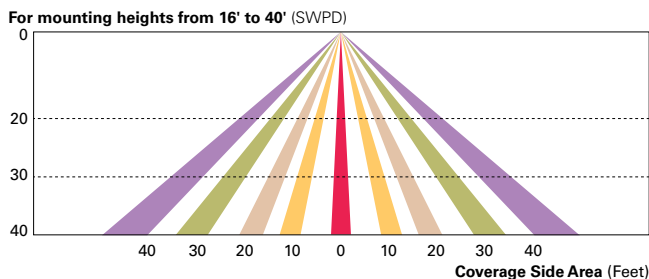
Dimming Occupancy Sensor (SPB, MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. When a sensor for ON/OFF operation (MS-LXX) is selected, the luminaire will turn off after five minutes of no activity. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or "daylight harvesting." Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



WaveLinX Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinX Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinX Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinX Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZD or ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for "dusk-to-dawn" control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

QubePAK® Regal 3

Architectural Outdoor LED Wall Pack



Key Features

- Modern LED replacement for traditional fluorescent or HID fixtures.
- Elegant yet rugged construction effortlessly integrates with existing architecture.
- Adjustable, full-cutoff design with a tilt mechanism that allows for precise aiming.
- Night sky friendly: eliminates light pollution and minimizes glare.

Electrical

- 120-277VAC 0-10V dimming standard. ²
- System power factor >90% and THD <20%.
- Operating temperature: -40°C to 40°C (-40°F to 104°F)

Mounting

- Luminaire is ready to be surface mounted.

Construction

- Robust die-cast aluminum housing protects integral components from harsh environments and optimizes thermal management.
- Housing is protected by a corrosion resistant bronze powder coat finish.
- IP65 rated enclosure prevents intrusion from environmental elements that could degrade performance.

Optics

- Type II or Type IV optical distribution.
- Industry-leading LEDs with 3000K, 4000K, and 5000K CCT (minimum 70 CRI).
- Lumen Maintenance: 100,000 hours (L70) ¹

Warranty

- Backed by US LED's industry-leading Ten-Year Warranty.

Project

Date

Catalog Number

Type

Product Performance Summary

Lumen Output	Up to 14,007 lumens
Efficacy	Up to 142 LPW
CRI	≥ 70 CRI
Available CCT	3000K, 4000K & 5000K
Warranty	Ten-Year Warranty

Product Overview

The Qube®PAK Regal 3 LED wall pack is designed to easily integrate into any existing architecture and provide superior illumination. With two optical distributions, the QubePAK Regal 3 provides a complete site-wide solution for commercial exterior applications. Its elegant aesthetics combined with first-class performance make it a popular choice with specifiers and lighting designers.

Product Applications

- Perimeter Areas
- Building Exteriors
- Security Lighting
- Wall Washing
- Parking Lots
- Educational Facilities
- Business Campuses
- Industrial Facilities
- Mall/Retail Exteriors
- General Lighting

Product Certifications/Approvals

- UL Listed
- Complies with UL1598 and CSA C22.2
- DLC Listed
- Suitable for Wet Locations
- IP65 Rated Enclosure
- RoHS Compliant



Ordering Information

WPR3						
Series	Input Voltage	Power	Optics	CCT	Finish	Accessories
UNVL	120-277V	37 37W ²	2 Type 2	30 3000K	BZ Bronze	PC Photocell
		58 58W	4 Type 4	40 4000K		
		70 70W		50 5000K		
		100 100W				

Example: WPR3-UNVL-37W-2-50-BZ

1. US LED product 'Lifetimes' refer only to the LED light engine, not the power source, and are based on the Illuminating Engineering Society's TM21 Projected Lumen Maintenance methodology at a 25° C / 77° F ambient temperature. The lifetimes are solely meant to be a guide for expected LED degradation and not a warranty or predictive of their actual life, which can be affected by ambient temperatures and other factors.

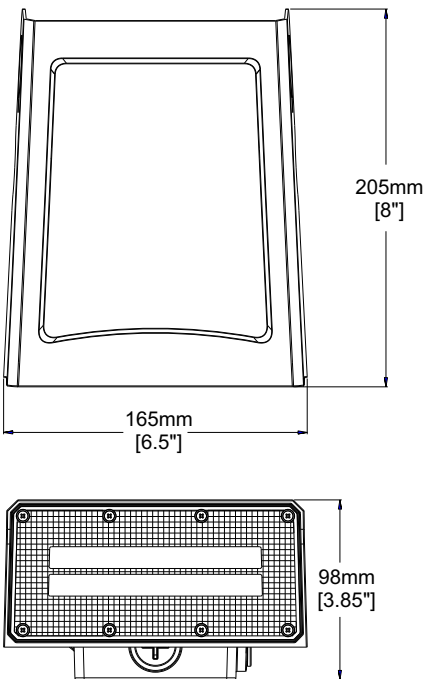
2. 37W model is non-dimmable.

QubePAK Regal3

Architectural Outdoor LED Wall Pack

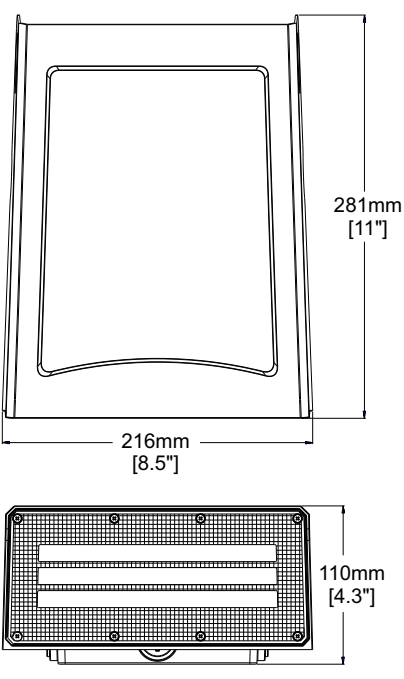
Dimensions

37W Model



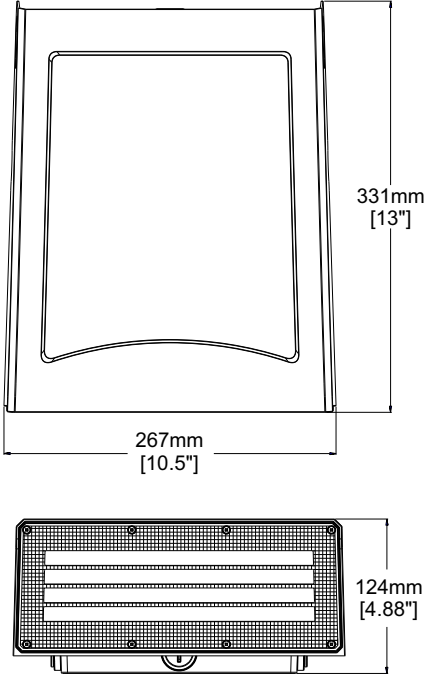
Model	Net Weight
37W	2.87 lbs. (1.3kg)

58W Model



Model	Net Weight
58W	4.63 lbs. (2.1kg)

70-100W Models



Model	Net Weight
70-100W	5.95 lbs. (2.7kg)

Performance Data

Model	Available CCT	System Level Power	Delivered Lumens	Efficacy	L70 Calculate Life
WPR3-UNVL-37-X-XX-BZ	3000K/4000K/5000K	37.1W	4,701	126 LPW	100,000 Hours
WPR3-UNVL-58-X-XX-BZ	3000K/4000K/5000K	58.4W	7,695	132 LPW	100,000 Hours
WPR3-UNVL-70-X-XX-BZ	3000K/4000K/5000K	71.8W	10,201	142 LPW	100,000 Hours
WPR3-UNVL-100-X-XX-BZ	3000K/4000K/5000K	104.5W	14,007	134 LPW	100,000 Hours