FRANKLIN CITY HALL CHAMBERS
9229 W. LOOMIS ROAD
FRANKLIN, WISCONSIN

PLAN COMMISSION MEETING AGENDA
Thursday, November 19, 2026 at 6:00 P.M.

A. Call to Order and Roll Call

B. Approval of Minutes

1. Approval of the regular meeting of November 5, 2026.

C. Public Hearing Business Matters.

1. **City of Franklin, Natural Resource Special Exception (NRSE). R**equest to allow for work by the Metropolitan Milwaukee Sewerage District (MMSD) Reforestation and Wetland Restoration Program, in partnership with Ducks Unlimited. The proposed work will result in seven (7) acres of wetland restoration and plant 102 trees upon property located at 8120 S Lovers Lane Rd. (TKNs 801 9986 000, 801 9985 000, 801 9984 000, and 801 9987 000).

D. Citizen comment period. Citizens may comment upon the Business Matter items set forth on this Meeting Agenda.

E. Business Matters

1. **SixSibs Capital, Site Plan.** Request to allow for development of two 128,000 square foot industrial buildings with related truck and passenger parking, upon property located at 10651 S Hickory St. (TKN 950 9002 000).

2. **Unified Development Ordinance Fee Schedule.** Resolution to adopt a fee schedule for the Unified Development Ordinance (UDO) pursuant to UDO Section 15-9-01D Fees.

F. Adjournment

The YouTube channel "City of Franklin WI" will live stream the Plan Commission meeting so the public can watch and listen to it at https://www.youtube.com/c/CityofFranklinWIGov. Any questions on this agenda may be directed to the Department of City Development's office at 414-425-4024, Monday through Friday, 8 AM – 4:30 PM.

*Supporting documentation and details of these agenda items are available at City Hall during regular business hours.
**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at 414- 425-7500.]

REMINDERS: Next Regular Plan Commission Meeting: December 3, 2026.

City of Franklin unapproved
Plan Commission Meeting
November 5, 2026
Minutes

A. Call to Order and Roll Call
Mayor John Nelson called the November 5, 2026, Plan Commission meeting to order at 6:00 p.m. in the Council Chambers at Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin.

Present were Mayor John Nelson, Alderman Nabil Salous, Alderwoman Michelle Eichmann and Commissioners Kevin Haley and Michael Shawgo. Excused were Patrick Leon and Rebecca Specht. Also present were City Attorney Christina Lucchesi, Director of Administration Kelly Hersh, Principal Planner Marion Ecks, and Associate Planner Luke Hamill.

B. Approval of Minutes – Regular Meeting of September 3, 2026.
Commissioner Haley moved and Commissioner Shawgo seconded a motion to approve the meeting minutes. On voice vote, all voted 'aye'; motion carried (4-0-2).

C. Public Hearing Business Matters

1. **Burleson, Zoning Map Amendment and Certified Survey Map.** Request to recommend approval of a Zoning Map Amendment (Rezoning) to rezone from R-SE Suburban/Estate Residence District to R-SR Suburban Residence District and a two-lot Certified Survey Map upon property located at 8748 S 83rd Street (TKN 849 0100 000). Please note the public hearing is only for the Zoning Map Amendment portion of this request.

   Associate Planner Luke Hamill presented the Zoning Map Amendment and Certified Survey Map Request.

   The Official Notice of Public Hearing was read into the record by Associate Planner Luke Hamill and the Public Hearing opened at 6:07 pm and closed at 6:11 pm. The Public Hearing was reopened for further public comment at 6:11 pm and closed at 6:13 pm.

   Alderman Salous moved and Commissioner Haley seconded a motion to recommend approval of an ordinance to amend the Unified Development Ordinance (Zoning Map) to rezone the property bearing Tax Key Number 849 0100 000 from R-SE Suburban/Estate Residence District to R-SR Suburban Residence District. On roll call vote, all voted 'aye'; motion carried (4-0-2).

   Alderwoman Eichmann moved and Alderman Salous seconded a motion to recommend approval of a resolution conditionally approving a two-lot Certified Survey Map, being a redivision of Lot 10, Block 10, in Security Acres Addition, being a Subdivision of the West ½ of the Northeast ¼ of Section 21, Town 5 North, Range 21 East in the City of Franklin, Milwaukee County, Wisconsin. (Tax Key No. 849 0100 000). On roll call vote, all voted 'aye'; motion carried (4-0-2).

D. **Citizen comment period.** Citizens may comment upon the Business Matter items set forth on this meeting agenda.

The citizen comment period opened at 6:22 p.m. and closed at 6:22 p.m.

DRAFT

E. Business Matters

1. **Angel Taber, Certified Survey Map.** Request for approval of a 2-Lot Certified Survey Map for property zoned R-SR - Suburban Residence District located at 7461 S 68TH ST (TKN 756 9999 000).

   Principal Planner Marion Ecks presented the Certified Survey Map request.

   Alderman Salous moved and Alderwoman Eichmann seconded a motion to recommend approval of a resolution approving a two-Lot Certified Survey to divide the property located at 7461 S 68th Street, being a part of the Southeast ¼ of the Northwest ¼ of Section 10, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin. (Angel Taber, Applicant and Property Owner). On roll call vote, all voted 'aye'; motion carried (4-0-2).

F. Adjournment

Alderwoman Eichmann moved and Commissioner Haley seconded to adjourn the meeting at 6:27 pm. On voice vote, all voted 'aye'; motion carried (4-0-2).

DRAFT

CITY OF FRANKLIN

REPORT TO THE PARKS COMMISSION

Meeting of November 9, 2026
Natural Resource Special Exception

RECOMMENDATION: City Development Staff recommends approval of the proposed Natural Resource Special Exception (NRSE), subject to the conditions of in the attached draft approval documents.

Project Name:	City of Franklin NRSE
Property Owner:	City of Franklin
Applicant:	City of Franklin
Property Address/Tax Key Number:	8120 S LOVERS LANE RD / 801 9986 000 801 9985 000, 801 9984 000 & 801 9987 000
Aldermanic District:	District 2
Agent:	Tally Hamilton, Ducks Unlimited, Inc.
Zoning District:	P Park
Use of Surrounding Properties:	Residential, Institutional
Application Request:	NRSE
Staff Planner:	Marion Ecks, AICP

The four parcels located at 8120 S Lovers Lane Rd. (TKNs 801 9986 000, 801 9985 000, 801 9984 000, and 801 9987 000), unofficially known as "Watertower Park," are the site of a future park proposed by the 2030 Comprehensive Outdoor Recreation Plan (CORP). The City purchased the properties in 2020, and a conceptual site plan for this future park was adopted in 2023. The site is now home to a water tower. Full development of the park will be subject to funding.

The property includes significant natural resources including wetland complexes, floodplain, woodland, and areas identified by the Southeast WI Regional Plan Commission (SEWRPC) as Secondary Environmental Corridors. These Environmental Corridors "include the best remaining woodlands, wetlands, prairies, significant wildlife habitat areas, surface water and associated floodplains and riparian buffers, and natural areas and critical species habitat sites, together with many related historic, scenic, and recreational sites (CORP)."

NATURAL RESOURCE SPECIAL EXCEPTION REQUEST

The requested a Natural Resource Special Exception is for property located at 8120 S Lovers Lane Rd. The property contains wetlands, woodlands, and Secondary Environmental Corridor. This location is an approximately 28 acre site on S. Lovers Lane which is home to one new water tower, and a future park designated by the Comprehensive Outdoor Recreation Plan (Park "PM 2").

The application before the Commission today is a request for a Natural Resource Special Exception (NRSE) to allow for work by the Metropolitan Milwaukee Sewerage District (MMSD) Reforestation and Wetland Restoration Program, in partnership with Ducks Unlimited. The proposed work will result in seven (7) acres of wetland restoration and plant 102 trees in the as yet undeveloped "Watertower Park."

Any impact to the Environmental Corridors, including improvement projects, require approval of a Natural Resource Special Exception.

The proposed work includes the following:
- Planting of 102 trees consisting of oak and other native tree species.
- Removal of invasive species, particularly cattails, in the large central wetland complex on the lot.
- Mowing of buckthorn.
- Creation of a deeper area of wetland to encourage native species.
- The addition of an embankment with a weir to manage water levels and connect a future trail.

The applicant has provided the attached Natural Resource Special Exception Application, Questionnaire, Project Description, and associated information. The wetland delineation was prepared by an Assured Delineator, and the project has obtained both a DNR General Permit and Army Corps authorization for wetland work.

The improvements will be subject to a limited term conservation easement.

PARKS COMMISSION RECOMMENDATION

Pursuant to Section 15-9-08.B.2.a of the Unified Development Ordinance (UDO), all requests for a Natural Resource Special Exception shall be provided to the Parks Commission for its review and recommendation. That recommendation is then incorporated into the findings and decision of the Plan Commission on the NRSE. Due to a lack of quorum, the regularly scheduled November 9, 2026 Parks Commission meeting did not occur.

CONCLUSION

Per Section 15-9-08.B.2.a of the Unified Development Ordinance (UDO), the applicant shall have the burden of proof to present evidence sufficient to support a Natural Resource Special Exception (NRSE) request. The applicant has presented evidence for the request by answering the questions and addressing the statements that are part of the Natural Resource Special Exception (NRSE) application. The applicant's responses to the application's questions and statements are attached for your review.

Usually, there is also attached a recommendation document that the Parks Commission must complete and forward to the Plan Commission. The questions and statements on this document correspond with the Natural Resource Special Exception (NRSE) application questions and statements that the applicant has answered and addressed. Staff recommendations are then incorporated into the draft Parks Commission Recommendation Form as recommended conditions of approval.

Due to the cancellation, this document is not available today and the Plan Commission cannot take action on this item. Staff is presenting this material in support of the required Public Hearing, notice of which was published prior to the regularly scheduled Parks Commission meeting.

STAFF RECOMMENDATION

City Development Staff recommends continuation of the proposed NRSE to a future date of the Commission's choosing. The next regular meeting after the Parks Commission meeting will be Thursday, December 17, 2026

Attachments:
- Applicant materials

Planning Department
9229 West Loomis Road
Franklin, Wisconsin 53132

(414) 425-4024
generalplanning@franklinwi.gov

Natural Resource Special Exception (NRSE)

Question and Answer Form

Date: 9/11/2026
Property Owner: City of Franklin
Property Address: Water Tower Park, 8120 So

Section 15-9-08.d NRSE Review Criteria

The applicant shall have the burden of proof to present evidence sufficient to support the findings required.

Criteria for Approval. A Special Exception may be granted only upon a finding by the Plan Commission:

i. That the condition(s) giving rise to the request for a Special Exception were not self-imposed by the applicant (this subsection (i) does not apply to an application to improve or enhance a natural resource feature).

Applicant Response:

N/A - enhancement project

ii. Compliance with the strict provisions of this Article will:

a. Be unreasonably burdensome to the applicant and that there are no reasonable practicable alternatives; or,

b. Unreasonably and negatively impact upon the applicant's use of the property and that there are no reasonable practicable alternatives; and

c. The Special Exception, including the specific compensation measures in the Natural Resource Protection Plan and physical modifications to the site to protect other Natural Resources, including any conditions imposed under this Section will:

i. Enhance the overall character of the resulting development in a manner consistent with the planned character of the area and site; and

ii. Not effectively undermine the ability to apply or enforce the requirement with respect to other properties; and

iii. Be in harmony with the general purpose and intent of the provisions of this Article; and

iv. Incorporate sufficient monitoring, conditions, and financial sureties to ensure preservation and enhancement of Protected Areas and compensation areas; and

v. Preserve or enhance the quality of the natural resources affected.

Applicant Response:

The project will enhance 7 acres of wetland and plant 102 trees at Water Tower Park. The project helps to meet some of the habitat goals that are part of the City's plans for the Water Tower Park restoration. Funding is secured for the project.

In making its recommendation, the Plan Commission shall consider factors such as:

i. The impact on physical characteristics of the property, including but not limited to, relative placement of improvements thereon with respect to property boundaries or otherwise applicable setbacks;

Applicant Response:

The final, approved plans will enhance 7 acres of wetland and plant 102 trees. The tree species will consist of white oak, swamp white oak, black oak, bur oak, shagbark hickory, and downy arrowwood. The wetland enhancement will create a shallow scrape on the north end of the existing wetland. This will create a deeper pocket of water to provide microtopography in the wetland, which is currently dominated by hybrid cattails. The borrow material from the scrape will be used to create an embankment on the north end of the wetland. A water control structure placed in the embankment will allow the City to manage water levels to benefit the habitat. The embankment will also serve as the crossing over the wetland in the future trail plans. Excess borrow material will be spread

ii. Any exceptional, extraordinary, or unusual circumstance or conditions applying to the lot or parcel, structure, use, or intended use that do not apply generally to other properties or uses in the same district;

Applicant Response:

This area, unofficially known as “Watertower Park,” is the site of a future park proposed by the 2030 Comprehensive Outdoor Recreation Plan (CORP). The City purchased the properties in 2020, and a conceptual site plan for this future park was adopted on 20223. The site is now home to a water tower. Full development of the park will be subject to funding.

The property includes significant natural resources including wetland complexes, floodplain, woodland, and areas identified by the Southeast WI Regional Plan Commission (SEWRPC) as Secondary Environmental Corridors. These Environmental Corridors “include the best remaining woodlands, wetlands, prairies, significant wildlife habitat areas, surface water and associated floodplains and riparian buffers, and natural areas and critical species habitat sites, together with many related historic, scenic, and recreational sites (CORP).”

iii. The proposed degree of noncompliance with the requirement of this Article to be allowed by the Special Exception;

Applicant Response:

Impacts to SEWRPC Environmental Corridors

iv. The project's proximity to and character of surrounding property;

Applicant Response:

The property consists of wetlands and wooded upland habitat. The property is surrounded by individual homes and subdivisions. Wetland habitat extends to the north and the south of the property. Highway 45/South Lovers Lane Road borders the property on the west side.

v. Purpose of the zoning district of the area in which property is located and neighboring area;

Applicant Response:

This property is zoned P Park and Open Space District, which is intended to provide land for parks and recreational facilities that meet the needs of the Franklin community while also preserving the City's natural resources, including rivers, woodlands, wetlands and open space.

Surrounding zoning is R-MF - Multiple-Family Residence District to the North, East, and South, with R-SR - Suburban Residence District single family zoning across Lovers Lane and a church (I - Institutional District) to the North with frontage along Lovers Lane. This park is intended to serve the surrounding neighborhoods.

vi. Any potential for negative effects upon adjoining property from the Special Exception if authorized.

Applicant Response:

The project will have no off site impacts. Topographic surveys during the design phase ensured that there would be no impact to adjoining properties.

Water Tower Park Restoration Narrative

Ducks Unlimited, Inc. (DU) and Milwaukee Metropolitan Sewerage District (MMSD) were approached by the City of Franklin (the City) to assist with the Water Tower Park restoration through the MMSD Reforestation and Wetland Restoration Program (RWR). Through RWR, MMSD is working with public and private landowners to plant six million trees and restore or enhance 4,000 acres of wetlands in the Greater Milwaukee Watershed. Nature-based solutions such as large-scale reforestation and wetland restoration projects improve the land's natural capacity to absorb and manage increases in precipitation to reduce flooding, sewer overflows, and basement back-ups while creating economic, social, and environmental benefits now and into the future.

Proposals for tree planting and wetland enhancement that were put together by DU, MMSD, and Southeastern Wisconsin Regional Planning Commission were presented to the City. The final, approved plans will enhance 7 acres of wetland and plant 102 trees. The tree species will consist of white oak, swamp white oak, black oak, bur oak, shagbark hickory, and downy arrowwood. The tree planting will improve the diversity in the dry-mesic woods. The wetland enhancement will create a shallow scrape on the north end of the existing wetland. This will create a deeper pocket of water to provide microtopography in the wetland, which is currently dominated by hybrid cattails. The borrow material from the scrape will be used to create an embankment on the north end of the wetland. A water control structure placed in the embankment will allow the City to manage water levels to benefit the habitat. While cattails will likely continue to be the dominant species, the scrape and ability to hold higher water levels will allow native submergent and emergent vegetation a better chance to establish. The embankment will also serve as the crossing over the wetland in the future trail plans. Excess borrow material will be spread on uplands in the southwest corner and seeded. Additionally, invasive buckthorn surrounding the wetlands will be managed with brush mowing. There is a native tussock sedge meadow community under the buckthorn that will benefit from the invasive shrub's removal.

The City agreed to be a partner in the National Fish and Wildlife Foundation Sustain our Great Lakes (NFWF SOGL) grant proposal to restore wetlands and plant trees in the Greater Milwaukee Watershed to secure funding for the restoration work. The NFWF SOGL agreement ends June 30, 2027. Proposed timeline for current work is to complete wetland enhancement in October/November 2026, brush mow buckthorn in winter 2026/27 when the ground is frozen, and tree planting will occur in Spring 2027. Future maintenance of the project site will be handled by the City. The project will help to the City to meet some of their proposed habitat improvements for Water Tower Park.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES

Water Tower Park Wetlands



Legend: (some map layers may not be displayed)

Wetland Class Points

- Wetland too small to delineate

Wetland Class Areas

- Wetland Identifications and Confirmations
- Waterway and Wetland Alterations

Cities, Towns & Villages

- City
- DOA Statewide Parcel Map Database Project
- Latest Leaf Off Index
- Latest Leaf Off Imagery

Notes:



Map projection: NAD 1983 HARN Wisconsin TM

N

Map: 0 150 300 Feet
0 40 80 Meters

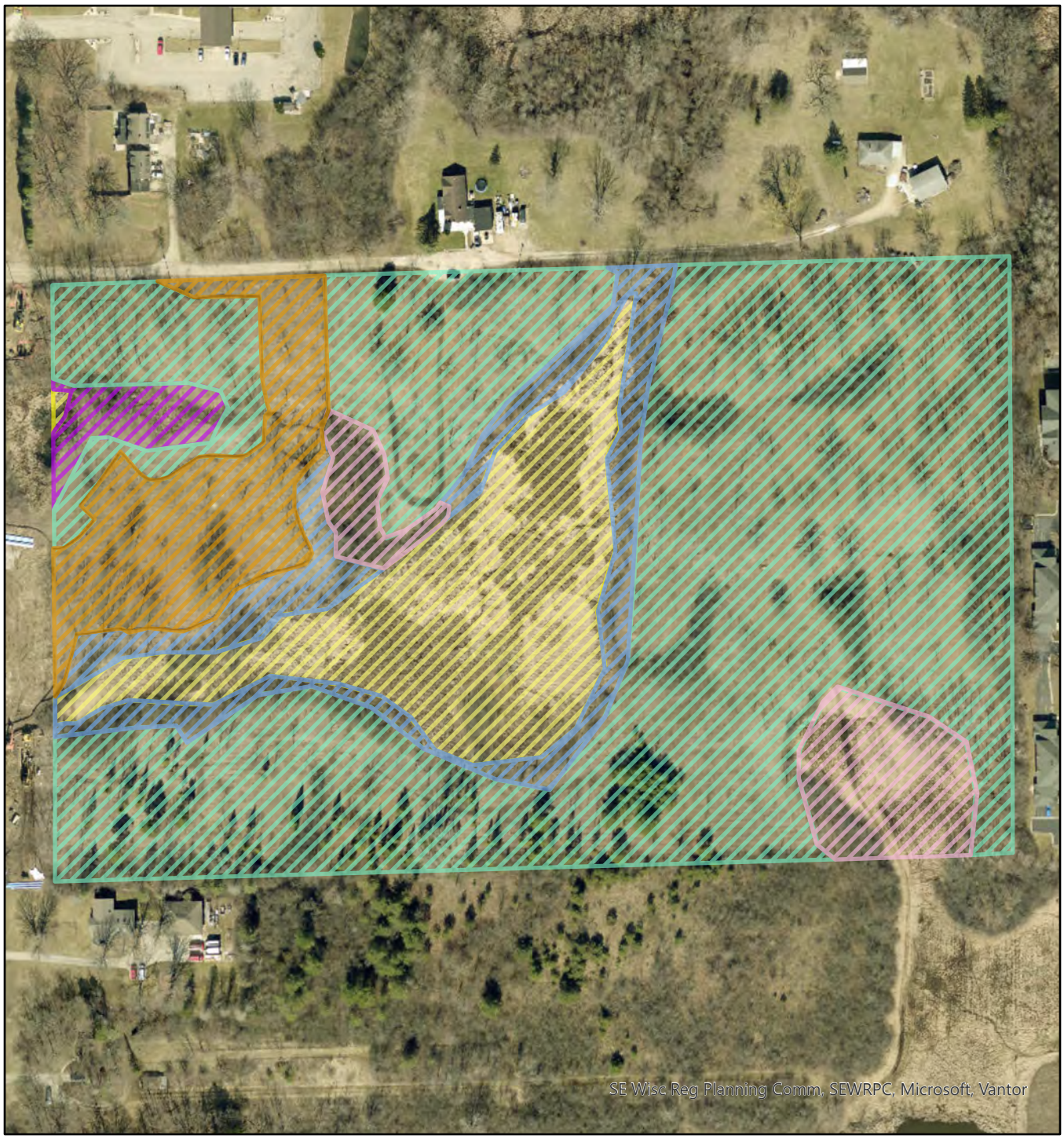
Service Layer Credits:
Latest Leaf Off: , DNR Detailed Feature VTL (WTM): , County Tax Parcels (Dynamic): , County Tax Parcels (Cached): , Wetland Inventory NWI: Calvin Lawrence, Dennis Weise, Nina Rihn

This map is a product generated by a DNR web mapping application.

This map is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. The user is solely responsible for verifying the accuracy of information before using for any purpose. By using this product for any purpose user agrees to be bound by all disclaimers found here: https://dnr.wisconsin.gov/legal.

Date Printed: 9/19/2026 10:55 AM

Map X.X
Water Tower Park Management Units



Management Unit

1 Degraded shallow, cattail marsh

2 Dogwood-willow shrub meadow

3 Dry-mesic woods

4 Tussock sedge meadow

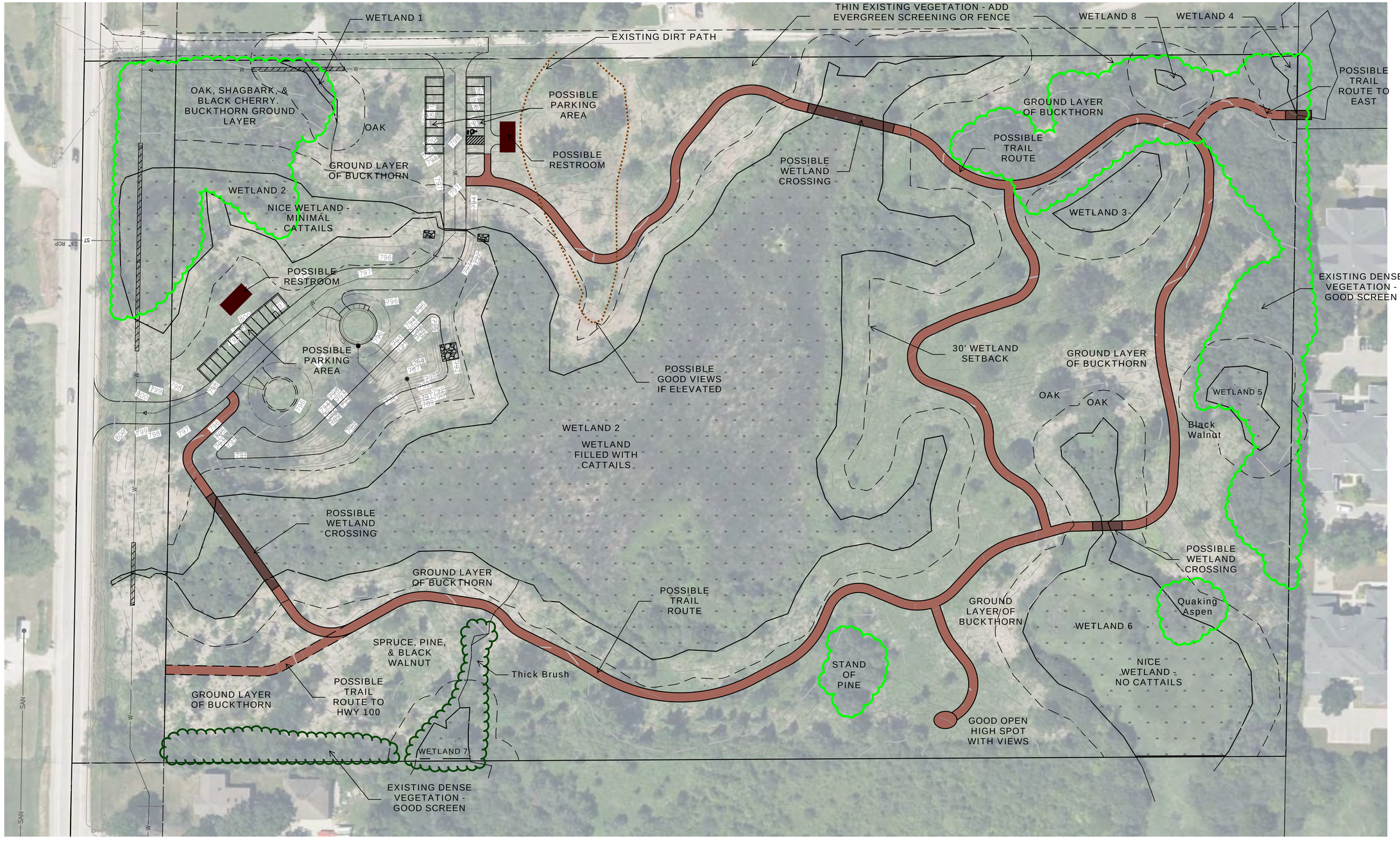
5 Not included in SEWRPC assessment

6 Water Tower, access, & parking area

N

0 50 100 200 Feet

Source: SEWRPC



WETLANDS ARE NUMBERED PER WETLAND DELINEATION REPORT PREPARED BY raSmith DECEMBER 7, 2020

SITE CALCULATIONS

TOTAL AREA OF LOT = 933,634 SQ FT = 21.43 ACRES

WETLAND = 278,710 SQ FT = 6.40 ACRES
WETLAND BUFFER = 204,116 SQ FT = 4.69 ACRES

YOUNG WOODLAND = 49,335 SQ FT = 1.13 ACRES

DRIVE, WATER TOWERS AND STORMWATER POND = 50,540 SQ FT = 1.16 ACRES

REMAINING LAND FOR USE= 8.05 ACRES

TRAIL LENGTH = 1/2 MILE LOOP

NORTH

0 25 50 100
GRAPHIC SCALE

DESCRIPTION	DATE
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raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

WATER TOWER PARK
CITY OF FRANKLIN

SITE ANALYSIS/CONCEPT LAYOUT

© COPYRIGHT 2023
R.A. Smith, Inc.

DATE: 12/04/23
SCALE: 1" = 50'
JOB NO. 3220173
PROJECT MANAGER: TOM MORTENSEN
DESIGNED BY: REW
CHECKED BY: REW

SHEET NUMBER
C100

P:\3220173\Dwg\3220173_H0.dwg, Plan Sheet 36x24, 12/4/2023 1:58:27 PM, rew

City of Franklin - Water Tower Park Planting Map



0 0.01 0.01 0.03 0.04 0.06
Miles

Description	Species	Spacing	Acres	TotalTrees
Tree Planting - Area 1	White Oak, Swamp White Oak, Black Oak, Bur Oak, Shagbark Hickory, Downy Arrowwood	50 ft	4.40	75
Tree Planting - Area 2	White Oak, Swamp White Oak, Black Oak, Bur Oak, Shagbark Hickory, Downy Arrowwood	50 ft	1.35	23
Tree Planting - Area 3	White Oak, Swamp White Oak, Black Oak, Bur Oak, Shagbark Hickory, Downy Arrowwood	50 ft	0.27	4
Spoil Spreading Area	None	NA	0.78	0

Legend

PlantingPlan

Description

- Spoil Spreading Area
- Tree Planting - Area 1
- Tree Planting - Area 2
- Tree Planting - Area 3

DUCKS UNLIMITED

FRANKLIN WATER TOWER

T5N, R21E, SECTION 17,
TOWNSHIP OF FRANKLIN
MILWAUKEE COUNTY, WISCONSIN

IN COOPERATION WITH

MILWAUKEE COUNTY PARKS





PROJECT LOCATION MAP

SCALE: NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
C001	COVER
C002	SPECIFICATIONS AND NOTES
C051	TOPOGRAPHIC SURVEY
C101	SITE PLAN
C102	SITE PLAN - PIPES & TRAILS
C201	PROFILES
C202	CROSS SECTIONS
C301	WCS 1
C302	WCS 2
C303	GRAVEL PATH & TRASH RACK DETAILS

811 Know what's **below.** **Call** before you dig.

GREAT LAKES/ATLANTIC REGIONAL OFFICE
7322 NEWMAN BOULEVARD, BUILDING 2, STE. 200
DEXTER, MICHIGAN 48130
(734) 623-2000
www.ducks.org
DUCKS UNLIMITED

AFFIX SEAL: DUCKS UNLIMITED, INC.

ON:

COVER
FRANKLIN WATER PARK TOWER
FRANKLIN
MILWAUKEE COUNTY, WI

Revision	Sheet	Revisions	Date	By

CAD FILE:
WI-410-104 C001 COVER AND SPECS

DESIGNED BY: BE

DRAWN BY: MLH

SURVEYED BY: MS

BIOLOGIST: TH

DATE:
8/11/2026

PROJECT NUMBER:
US-WI-410-104

C001

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DUCKS UNLIMITED, INC. SHALL NOT ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF THE WORK PERFORMED. PERSONS ENGAGED IN THE WORK, NEARBY STRUCTURES, OR OF OTHER PERSONS ON-SITE. THE PROPERTY OF DUCKS UNLIMITED, INC. ALL RIGHTS RESERVED. THIS MATERIAL, DATA AND INFORMATION (THE "PROPERTY") IS OWNED BY DUCKS UNLIMITED, INC. AND MAY NOT BE USED OR REPRODUCED FOR ANY PURPOSE WITHOUT THE PRIOR WRITTEN CONSENT OF AN AUTHORIZED AGENT OF DUCKS UNLIMITED, INC. THE PROPERTY IS PROVIDED "AS IS" AND DUCKS UNLIMITED, INC. MAKES NO REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER REGARDING THE PROPERTY AND DISCLAIMS ALL SUCH REPRESENTATIONS AND WARRANTIES, INCLUDING FOR EXAMPLE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT SHALL DUCKS UNLIMITED, INC. BE LIABLE TO ANY PARTY FOR ANY LOSS, DAMAGE OR CLAIM ARISING OUT OF OR IN CONNECTION WITH THE PROPERTY, INCLUDING FOR EXAMPLE LOSS OF PROFITS, BUSINESS INTERRUPTION OR LOSS OF BUSINESS INFORMATION, AND EVEN IF DUCKS UNLIMITED, INC. IS EXPRESSLY ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. BY USING THE PROPERTY IN ANY MANNER, YOU AGREE THAT DUCKS UNLIMITED, INC. IS NOT RESPONSIBLE FOR THE USE OF THE PROPERTY, AND THAT YOU ASSUME ALL RISKS ASSOCIATED WITH SUCH USE. YOU AGREE TO INDEMNIFY AND HOLD HARMLESS DUCKS UNLIMITED, INC. FROM ANY CLAIMS, LOSSES, DAMAGES, LIABILITIES, COSTS AND EXPENSES ARISING OUT OF OR IN CONNECTION WITH YOUR USE OF THE PROPERTY. YOU ARE SOLELY RESPONSIBLE FOR ANY DAMAGE TO YOUR COMPUTER SYSTEM OR LOSS OF DATA THAT RESULTS FROM THE DOWNLOAD OR USE OF THE PROPERTY. DUCKS UNLIMITED, INC. DOES NOT WARRANT THAT ACCESS TO THE PROPERTY WILL BE UNINTERRUPTED OR ERROR-FREE, OR THAT DEFECTS IN THE PROPERTY WILL BE CORRECTED. DUCKS UNLIMITED, INC. DOES NOT WARRANT THAT THE PROPERTY IS FREE OF VIRUSES OR OTHER HARMFUL COMPONENTS. DUCKS UNLIMITED, INC. IS NOT RESPONSIBLE FOR THE CONTENT OF ANY THIRD PARTY SITES LINKED TO OR FROM THE PROPERTY. DUCKS UNLIMITED, INC. DOES NOT ENDORSE, WARRANT OR GUARANTEE ANY PRODUCTS OR SERVICES OFFERED BY THIRD PARTIES ON THE PROPERTY OR ANY OTHER SITE. DUCKS UNLIMITED, INC. WILL NOT BE A PARTY TO OR IN ANY WAY BE RESPONSIBLE FOR MONITORING ANY TRANSACTION BETWEEN YOU AND THIRD PARTY PROVIDERS OF PRODUCTS OR SERVICES. AS WITH THE PURCHASE OF A PRODUCT OR SERVICE THROUGH ANY MEDIUM OR IN ANY ENVIRONMENT, YOU SHOULD USE YOUR BEST JUDGMENT AND EXERCISE CAUTION WHERE APPROPRIATE. IF THIS PLAN HAS BEEN ALTERED, THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION 'ALTERED BY' FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

C:\Users\bmonty\Ducks Unlimited Incorporated\GLARC\3D - WI\WI0410104 Franklin Water Tower\C3D_DRAWING\WI-410-104 C001 COVER AND SPECS.dwg, 8/11/2026 10:21 AM, Benjamin Monty, COVER, None

ESTIMATED BID QUANTITIES

BID ITEM	NOTE	SPEC #	DESCRIPTION	UNIT	QUANTITY
1	1	201	MOBILIZATION	LS	1
2	2	202	SITE PREPARATION	LS	1
3	3	202	OBSTRUCTION REMOVAL	AC-P	0.2
4	4	205	FILL BERMS	CY-P	294
5	5	205	SPOIL SPREADING	CY-P	1206
6	6	301	AGRI-DRAIN WATER CONTROL STRUCTURE	EA	1
7	7	303	PVC PIPE 18"	LN FT	46
8	8	305	ROAD GRAVEL	TN	73
9	9	305	ROCK RIPRAP	TN	19.5
10	10	N/A	TRASH RACK	EA	1
11	11	401	SOIL EROSION AND POLLUTION CONTROL - STRAW WATTLES	LN FT	80
12	12	402	SEEDING MULCHING	AC-P	1

CONSTRUCTION NOTES:

1. BID ITEM FOR MOBILIZATION SHALL INCLUDE THE SUPPLY OF ALL LABOR, MATERIAL AND EQUIPMENT TO TRANSPORT ALL NEEDED LABOR, MATERIAL AND EQUIPMENT, TO AND FROM A PROJECT SITE, TO SUCCESSFULLY COMPLETE THAT PROJECT AS SHOWN ON THE PLANS. SITE WILL NEED TO BE ACCESSED FROM HIGHWAY 100, NO ACCESS IS ALLOWED FROM EAST/WEST SIDE ROAD ON NORTH END OF SITE DUE TO NEW PAVEMENT. APPLICABLE STATE PERMITS FOR ACCESS WILL NEED TO BE OBTAINED IF NECESSARY.
2. THE PAY QUANTITY FOR THE SITE PREPARATION BID ITEM SHALL INCLUDE STRIPPING EMBANKMENT AREA AND POND AREA, STOCKPILING TOPSOIL FOR REPLACEMENT (573 CU. YDS. STRIPPED), PLACING TOPSOIL OVER ALL DISTURBED AREAS, AND LEVELED SUITABLE ENOUGH FOR SEEDING. GRUBBING OF BRUSH OR TREES FOR EARTHWORK PREPARATION IS ALSO INCLUDED.
3. BID ITEM FOR OBSTRUCTION REMOVAL INCLUDES CLEARING A PATH AS NECESSARY FOR SITE ACCESS. ALL CLEARED MATERIAL WILL BE PLACED IN A SPOIL DISPOSAL AREA AS AGREED TO WITH TECHNICIAN OR PLACED IN SCRAPE POND FOR HABITAT.
4. BID ITEM FOR BERM FILL SHALL INCLUDE ALL WORK REQUIRED TO EXCAVATE, HAUL, PLACE, AND COMPACT FILL MATERIAL TO CONSTRUCT EARTHWORK, AS STAKED IN THE FIELD.
5. BID ITEM FOR SPOIL SPREADING INCLUDES SPREADING OF THE EXCESS EXCAVATED MATERIAL FROM THE SCRAPE POND IN THE DESIGNATED SPOILS DISPOSAL AREA. SPOILS SHALL BE SPREAD A MAXIMUM THICKNESS OF 2.0' AND MINIMUM 8:1 SIDE SLOPES.
6. BID ITEM FOR INSTALLATION OF AN AGRI-DRAIN WATER CONTROL STRUCTURE SHALL INCLUDE PURCHASE AND INSTALLATION OF THE STRUCTURE, AS PER SPECIFICATIONS, ALONG WITH PROVIDING ALL OF THE APPURTENANCES
7. BID ITEM FOR INSTALLATION OF 18" PVC PIPE SHALL INCLUDE PURCHASE AND INSTALLATION , AS PER SPECIFICATION 303, ALONG WITH PROVIDING ALL OF THE APPURTENANCES.
8. THE BID ITEM FOR ROAD GRAVEL ALONG THE PROPOSED TRAIL & EMBANKMENT SHALL INCLUDE PURCHASE AND INSTALLATION OF ALL MATERIALS NEEDED TO INSTALL AGGREGATE.
9. THE BID ITEM FOR ROCK RIPRAP AROUND INLET AND OUTLET OF PIPE SHALL INCLUDE PURCHASE AND INSTALLATION OF ALL MATERIALS NEEDED TO INSTALL ROCK.
10. THE BID ITEM FOR TRASH RACK AROUND INLET OF PIPE SHALL INCLUDE PURCHASE AND INSTALLATION OF ALL MATERIALS NEEDED INSTALL THE TRASH RACK.
11. THE BID ITEM FOR SOIL EROSION AND POLLUTION CONTROL SHALL INCLUDE THE SUPPLY AND INSTALLATION OF STRAW WATTLES.
12. THE BID ITEM FOR SEEDING AND MULCHING INCLUDES SEEDING BERM FILL AND DISTURBED AREAS TO SPECIFIED SEED MIX IMMEDIATELY AFTER CONSTRUCTION. MULCHING WILL ONLY BE REQUIRED ON THE BERM FILL.
13. DEWATERING AND WATER MAINTENANCE IS THE CONTRACTOR'S RESPONSIBILITY, AND IS CONSIDERED INCIDENTAL TO THE PROJECT.

SPECIFICATIONS

101 GENERAL CONDITIONS
102 SUPPLEMENTAL CONDITIONS
201 MOBILIZATION
202 SITE PREPARATION
203 EXCAVATION
204 EMBANKMENT CONSTRUCTION
205 CONSTRUCTED TOPOGRAPHY
301 WATER CONTROL STRUCTURES
302 STRUCTURE AND CULVERT APPURTENANCES
303 CULVERT AND PIPE INSTALLATION
305 RIPRAP, REVETMENT AND AGGREGATE PLACEMENT
401 SOIL EROSION AND POLLUTION CONTROL
402 SEEDING AND MULCHING

SEEDING DATES — CENTRAL

TIME PERIOD	DATES			TYPE OF SEEDING
Spring	April 15	through	June 1	Permanent
Summer	June 2	through	see WI-710ss pg 2	Temporary *
Late Summer	August 1	through	August 21	Permanent
Fall	August 22	through	see WI-710ss pg 2	Temporary *
Late Fall	November 1	through	Snow Cover	Dormant
Winter	Snow Cover	through	April 14	Not Allowed

MATERIALS

If no soil test is available, apply a minimum of 150 pounds of 20-10-10 fertilizer per acre. This is equivalent to 30 pounds nitrogen (N), 15 pounds phosphate (P205), and 15 pounds potash (K2O) per acre. Apply two tons / acre of 80-89 lime or equivalent. (See page 2 for equivalent)

* Seed a temporary cover crop of Annual Ryegrass at 20 # /ac (0.8 bu/ac)
A permanent seeding shall be completed during the next acceptable time period following a temporary seeding.

MINIMUM PURE LIVE SEED (PLS)[1] RATE PER ACRE AND TOTAL POUNDS OF SEED NEEDED

	SEEDING MIX (DESIGN) 17	LOCATION: SITE ACRES: 1.00		SEEDING MIX (AS-BUILT)	LOCATION ACRES	
	SPECIES	RATE	POUNDS	SPECIES	RATE	POUNDS
	Redtop	3.0	3.0			
	Timothy	9.0	9.0			
	Red Clover	15.0	15.0			
**	Annual Ryegrass	6.0	6.0			

ADDITIONAL SEED PERCENT: 200 %
Mulching Required Yes WARNING, TOO HIGH
MAXIMUM ADDITIONAL SEED = 25%

[1] PLS lbs. = (total % Germination / 100 * % Purity / 100) * Net Weight (lbs.)

** Companion Crop

Total % Germination may also be termed *Total %* Viable Seed on a tag. If a tag only shows % Germination, the user must *include percentage of the seed that germinated during the lab test* (% Germination) **plus** the *percentage of hard and/or dormant seed.* Hard seed and dormant seed are seeds that are still capable of germinating and producing a plant but did not germinate under the conditions of the test in the lab.

Additional native seeds may be required by permitting agencies. These addition are allowed.
Seed mixture shall meet all requirements of the WI weed laws.
Species identified as restricted or prohibited by law shall not be planted.
Certified seed shall be used, and the seeding rates will be based on pure live seed.
For dormant seedings, increase the seeds per square foot by 15%.

SEEDBED PREPARATION

Seedbed preparation shall immediately follow construction activities.
Prepare a fine, firm seedbed to a minimum depth of three inches. A seedbed is considered firm when a footprint penetrates less than 1/4 inch deep.

SEEDING

Inoculate legumes with the specific inoculum for the species in accordance with the manufacturer's recommendations. When using a hydroseeder, five times the recommended rate of inoculant shall be added to the hydroseeder. Inoculant shall not be mixed with liquid fertilizer.

Seed may be broadcast or drilled as appropriate to the site.
Seed, fertilize, and lime as soon as possible after construction.
Seeding perpendicular to direction of flow is required to limit erosion.

Seed grasses and legumes no more than 1/4 inch deep.

Consider seeding at a lower rate and making 2 passes to ensure more uniform distribution.

TEMPORARY SEEDING OPTIONS

Select one of the following species for temporary cover if:

1) The required seeds or plant stock are not available or the normal permanent seeding period for the species has passed
   - Forage Sorghum - 1/2 bushel per acre (May 15-July 15)
   - Sorghum - Sudangrass Hybrid - 1 bushel per acre (May 15-July 15)
   - Sudangrass - 1 bushel per acre (May 15-July 15)
   - Winter Wheat - 2 bushels per acre (Aug 1-Oct 1)
   - Winter Cereal Rye - 2 bushels per acre (Aug 1-Oct 15)
   - Oats - 2 bushels per acre (Apr 1-Sept 1)
   - Annual Ryegrass - 20 Pounds per acre (Apr 1-Sept 1)

2) Triazine herbicide carryover will not allow establishment of permanent cover immediately.
   - Forage Sorghum - 1/2 Bushel per acre (May 15-July 15)
   - Sorghum - Sudangrass Hybrid - 1 Bushel per acre (May 15-July 15)
   - Sudangrass - 1 Bushel per acre (May 15-July 15)

DORMANT SEEDING

Seed is broadcast and incorporated, no-tilled, or drilled into the seedbed .
Seedbed preparations and conditions are similar to conventional seeding.

MULCHING

Mulching shall be done immediately after seedbed preparation and seeding.
Mulch shall be applied immediately after final grading for areas seeded at a later date.
Mulch material shall be relatively free of disease, pesticides, chemicals, noxious weed seeds, and other pests and pathogens.

Spread straw and hay mulch uniformly and at the rate of 1.5-2.0 tons per acre (60-70 bales). This application results in a layer of 6 to 7 stems, 1 to 2 inches thick, and provides a minimum 70% ground cover. Some soil surface can be seen after the application. Crimping (disking), wood cellulose fiber, tackifiers, netting, pinning, or other acceptable methods of anchoring will be used if needed to hold the mulch in place.

If other mulch materials are used, the rate of application shall meet the manufacturer's recommendations.

Two (2) tons/ac of 80-89 lime or equivalent from UW-EXT A3671

Lime Quality	Tons / AC.	Lime Quality	Tons / AC.
40-49	3.9	70-79	2.3
50-59	3.2	90-99	1.9
60-69	2.7	100+	1.6

STRAW WATTLE



1. USE WOOD STAKES A MINIMUM SIZE OF 1⅛" X 1⅛" X18" LONG. USE ONE STAKE EVERY 6 FEET. BUTT ENDS OF ROLL TOGETHER DO NOT OVER LAP.

STRAW WATTLE LENGTH---- 80 LIN.FT.
SUPPORT POSTS------- AS NEEDED EA.

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DEXTER, MICHIGAN 48130
(734) 623-2000
www.ducks.org
DUCKS UNLIMITED

AFFIX SEAL: DUCKS UNLIMITED, INC.
ON:

SPECIFICATIONS AND NOTES
FRANKLIN WATER PARK
FRANKLIN
MILWAUKEE COUNTY, WI

Revision	By	Date
Sheet		
Revisions		

CAD FILE: WI-410-104 C001 COVER AND SPECS
DESIGNED BY: BE
DRAWN BY: MLH
SURVEYED BY: MS
BIOLOGIST: TH
DATE: 8/11/2026
PROJECT NUMBER: US-WI-410-104

C002

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LEGEND

- DIKE ℄
- CHANNEL ℄
- DITCH ℄
- 000 MAJOR CONTOUR
- 000 MINOR CONTOUR
- st EXISTING PIPE
- PROPOSED OBSTRUCTION REMOVAL

OCTOBER 18, 2024

US-WI-410-104, FRANKLIN WATER TOWER PARK

COORDINATES ARE NSRS2011, WISCONSIN COUNTY CRS:
MILWAUKEE-F [WISCRS-MIL-F]
PROJECTION: TM
DATUM: NSRS11

N

GRAPHIC SCALE

50 0 25 50 100 200

1 inch = 50 feet

Know what's **below.**
Call before you dig.

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AFFIX SEAL: DUCKS UNLIMITED, INC.

ON:

TOPOGRAPHIC SURVEY
FRANKLIN WATER PARK TOWER PARK
FRANKLIN
MILWAUKEE COUNTY, WI

	By	Date	Revisions	Sheet	Revision
	-	-	-	-	-

CAD FILE:
WI-410-104 C051 TOPOGRAPHIC SURVEY

DESIGNED BY: BE

DRAWN BY: MLH

SURVEYED BY: MS

BIOLOGIST: TH

DATE:
8/11/2026

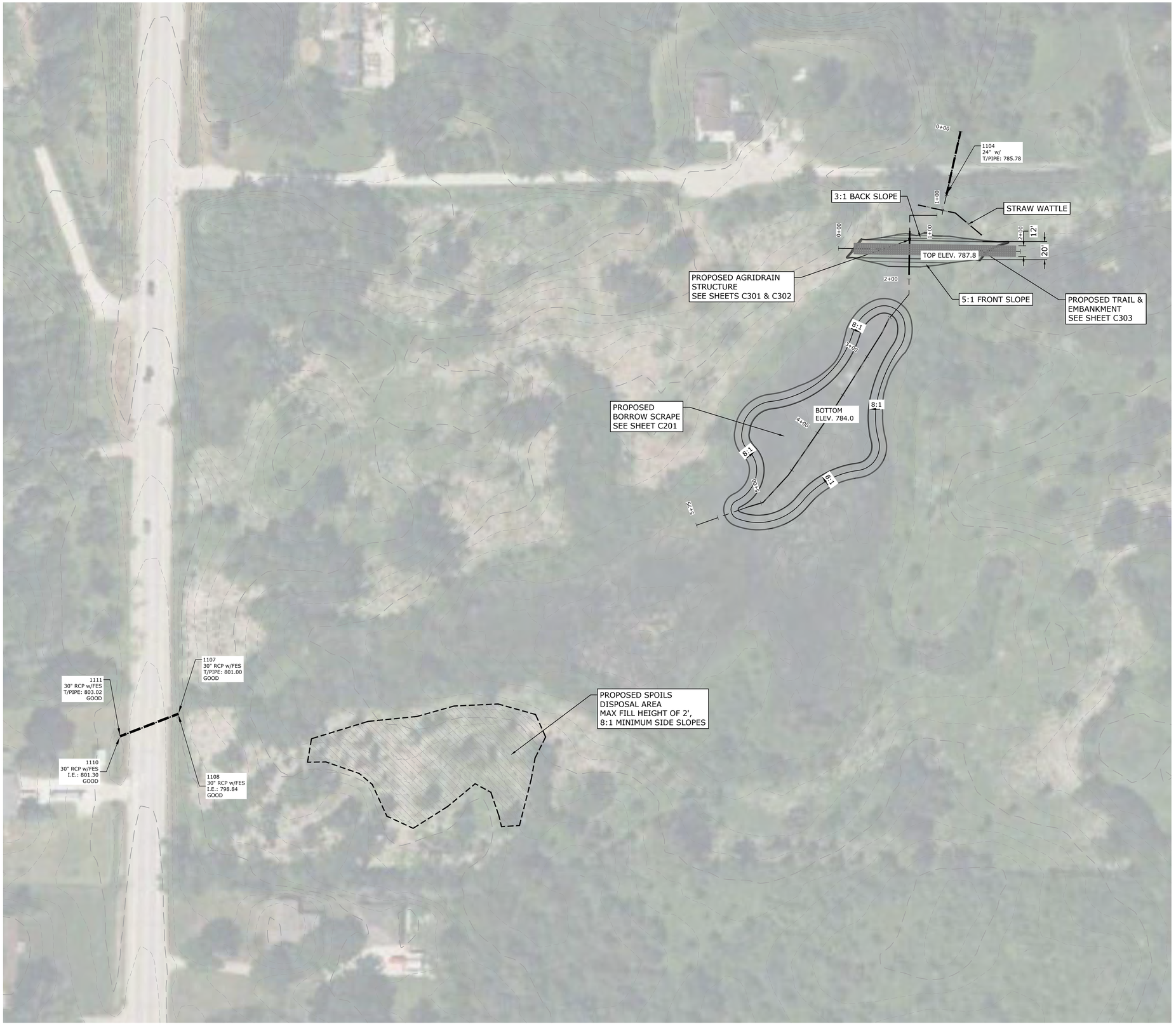
PROJECT NUMBER:
US-WI-410-104

C051

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LEGAL DESCRIPTION: "TOPOGRAPHIC SURVEY", None

C:\Users\bmonty\Ducks Unlimited Incorporated\GLAMC3D - WI\WI0410104 Franklin Water Tower\C3D_DRAWING\WI-410-104 C051 TOPOGRAPHIC SURVEY.dwg, 8/11/2026 10:21 AM, Benjamin Monty, TOPOGRAPHIC SURVEY



LEGEND

- ROW — APPROXIMATE PROPERTY LINE
- PROPOSED DIKE
- PROPOSED CHANNEL/DITCH
- (000) — PROPOSED MAJOR CONTOUR
- (000) — PROPOSED MINOR CONTOUR
- PROPOSED AGRIDRAIN STRUCTURE
- PROPOSED PIPE
- PS12 — PROPOSED STRAW WATTLE
- PROPOSED GRAVEL
- PROPOSED SPOIL AREA
- st — EXISTING CULVERT

N

GRAPHIC SCALE

50 0 25 50 100 200

1 inch = 50 feet

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ON:

SITE PLAN
FRANKLIN WATER PARK
FRANKLIN
MILWAUKEE COUNTY, WI

Revision	Sheet	Revisions	Date	By

CAD FILE:
WI-410-104 C101 SITE PLAN

DESIGNED BY: BE
DRAWN BY: MLH
SURVEYED BY: MS
BIOLOGIST: TH

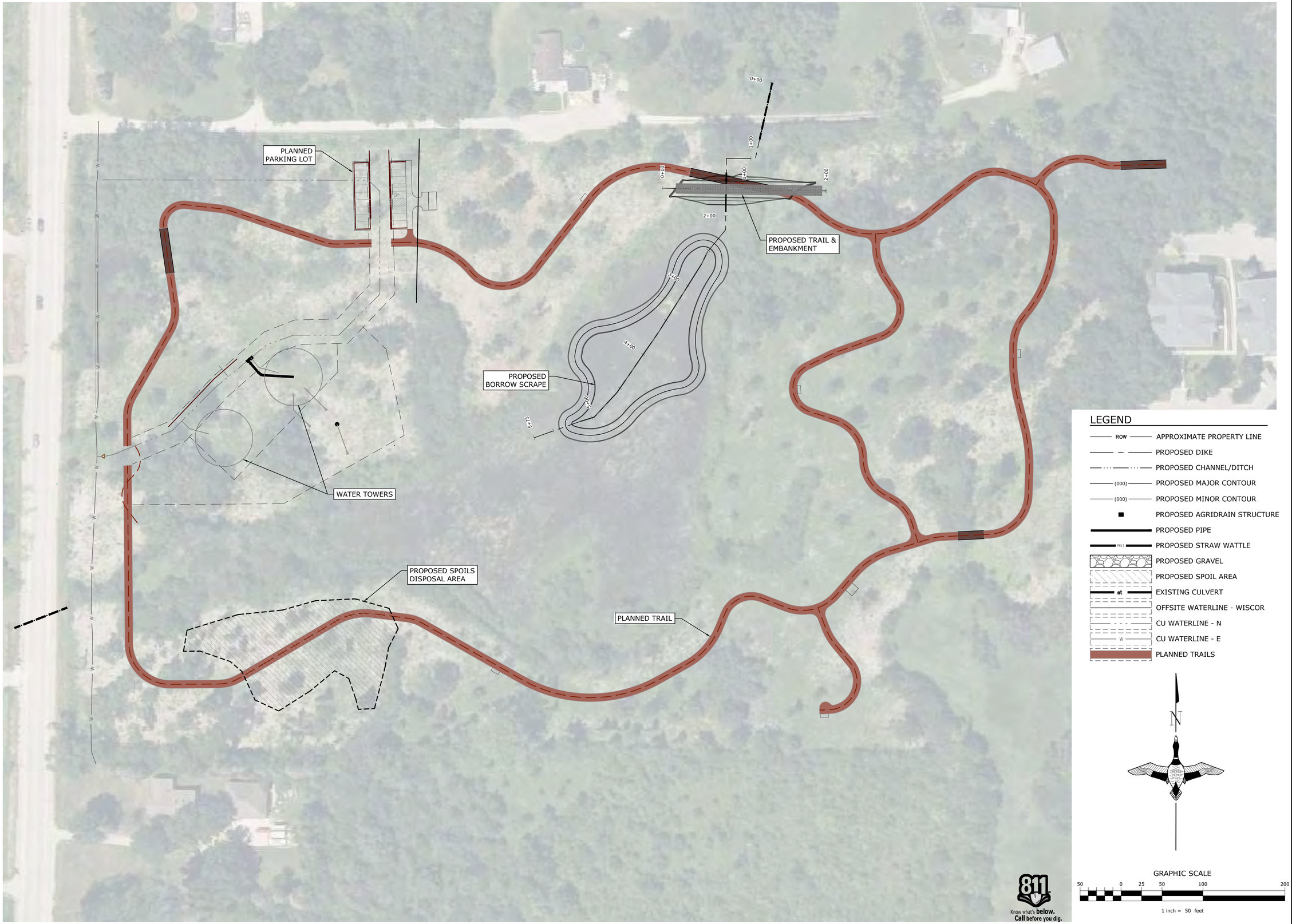
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PROJECT NUMBER:
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C101

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LEGEND

- ROW — APPROXIMATE PROPERTY LINE
- PROPOSED DIKE
- PROPOSED CHANNEL/DITCH
- (000) PROPOSED MAJOR CONTOUR
- (000) PROPOSED MINOR CONTOUR
- PROPOSED AGRIDRAIN STRUCTURE
- PROPOSED PIPE
- PS12 PROPOSED STRAW WATTLE
- PROPOSED GRAVEL
- PROPOSED SPOIL AREA
- at EXISTING CULVERT
- OFFSITE WATERLINE - WISCOR
- CU WATERLINE - N
- W CU WATERLINE - E
- PLANNED TRAILS

N

GRAPHIC SCALE

50 0 25 50 100 200

1 inch = 50 feet

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ON:

SITE PLAN - PIPES & TRAILS
FRANKLIN WATER PARK
FRANKLIN
MILWAUKEE COUNTY, WI

Revision	Sheet	Revisions	Date	By

CAD FILE: WI-410-104 C101 SITE PLAN_ParksOverlay

DESIGNED BY: BE

DRAWN BY: MLH

SURVEYED BY: MS

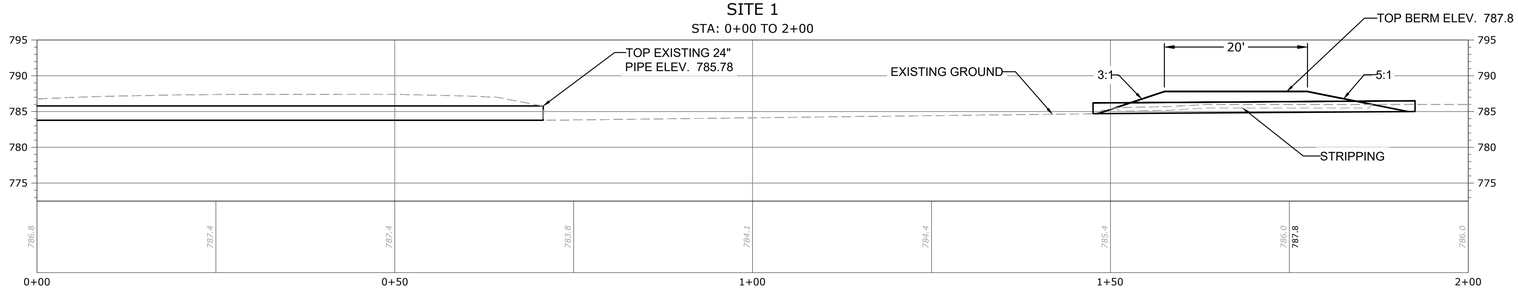
BIOLOGIST: TH

DATE: 8/11/2026

PROJECT NUMBER: US-WI-410-104

C102

PROFILE
SITE 1
STA: 0+00 TO 2+00



HORIZONTAL SCALE



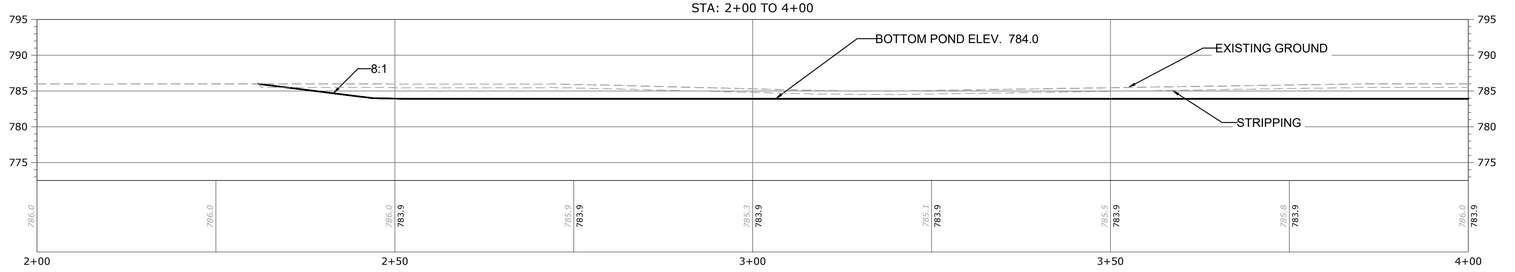
1 inch = 10 feet

VERTICAL SCALE

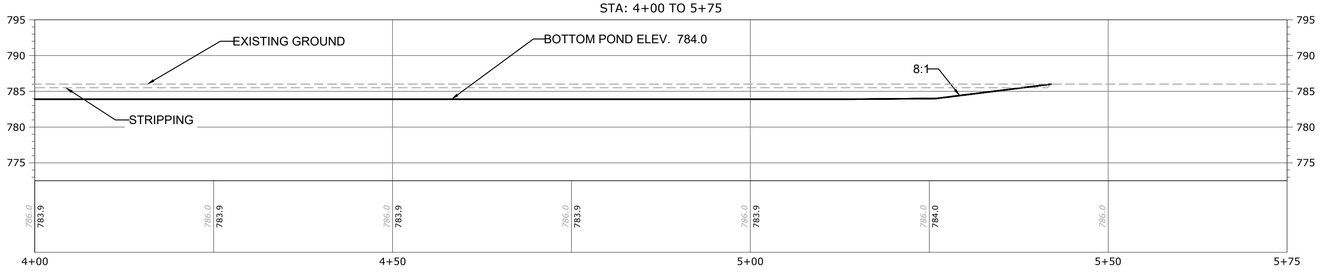


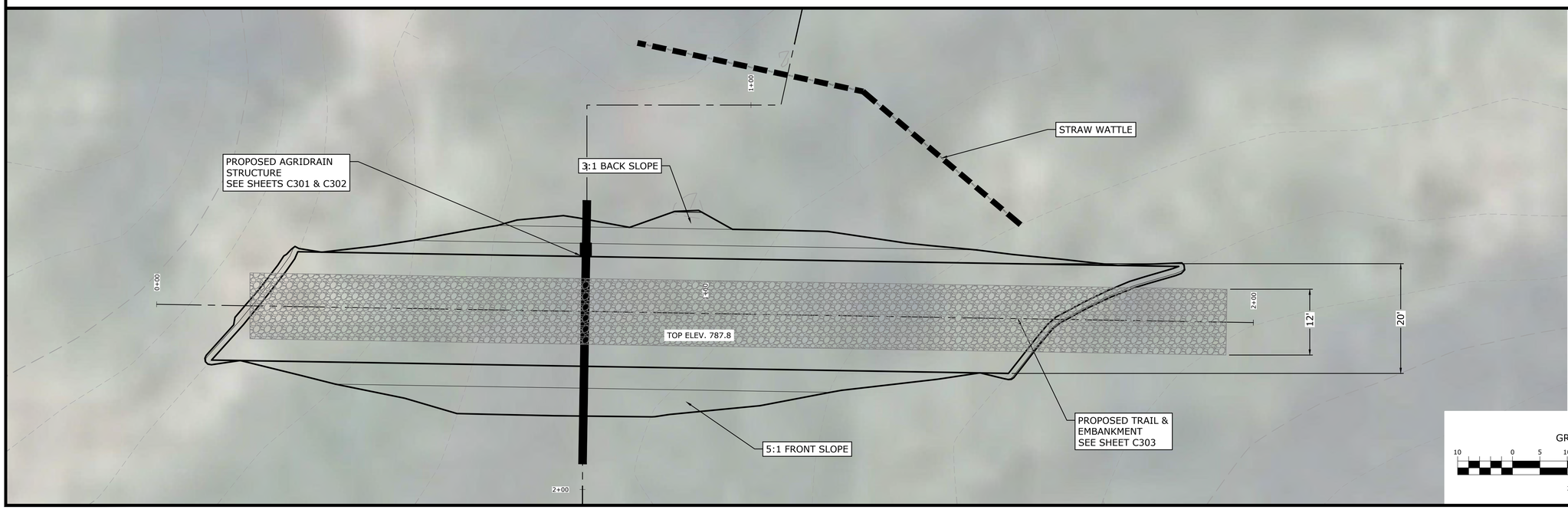
1 inch = 10 feet

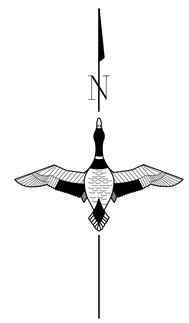
PROFILE
SITE 1
STA: 2+00 TO 4+00



PROFILE
SITE 1
STA: 4+00 TO 5+75







GRAPHIC SCALE



1 inch = 10 feet

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ON:

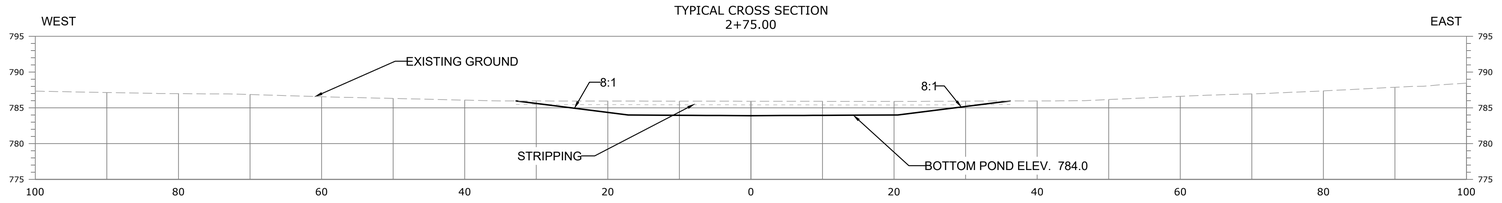
PROFILES
FRANKLIN WATER PARK
FRANKLIN
MILWAUKEE COUNTY, WI

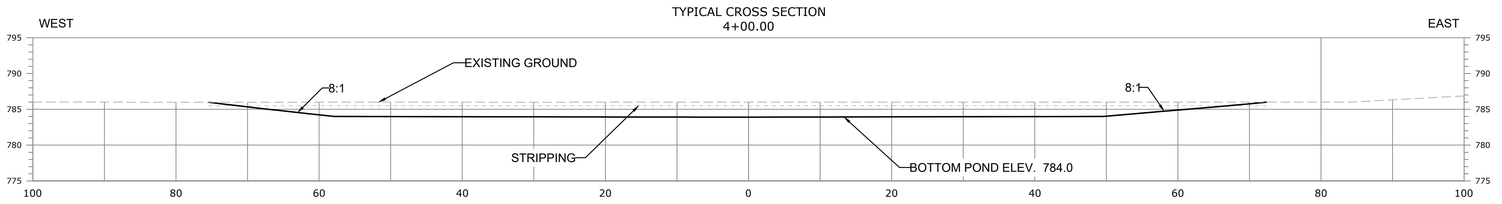
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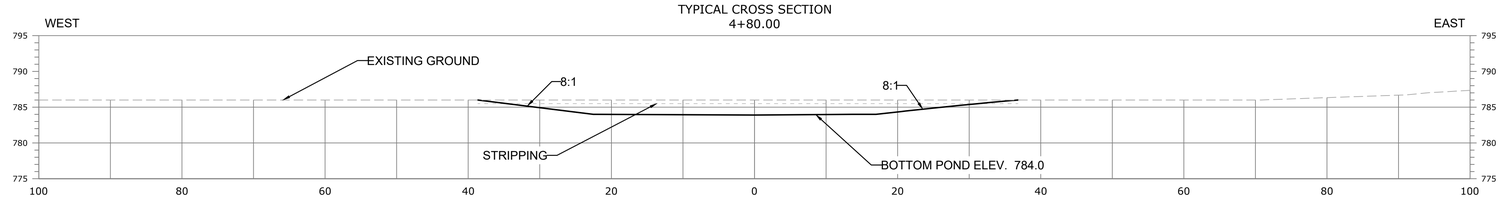
CAD FILE:
WI-410-104 C101 SITE PLAN

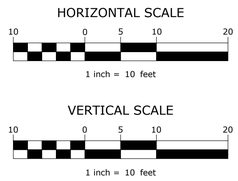
DESIGNED BY: BE
DRAWN BY: MLH
SURVEYED BY: MS
BIOLOGIST: TH
DATE: 8/11/2026
PROJECT NUMBER: US-WI-410-104

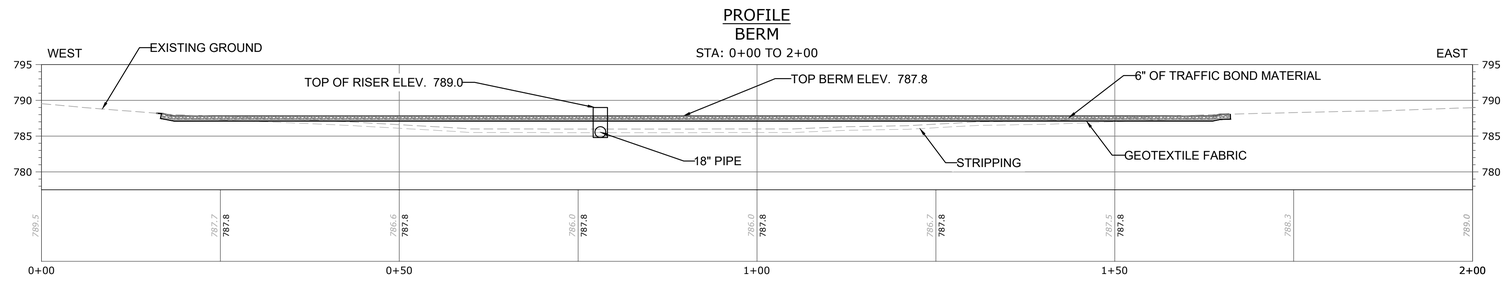
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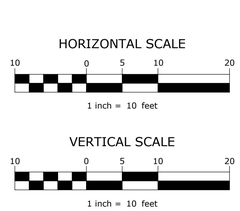


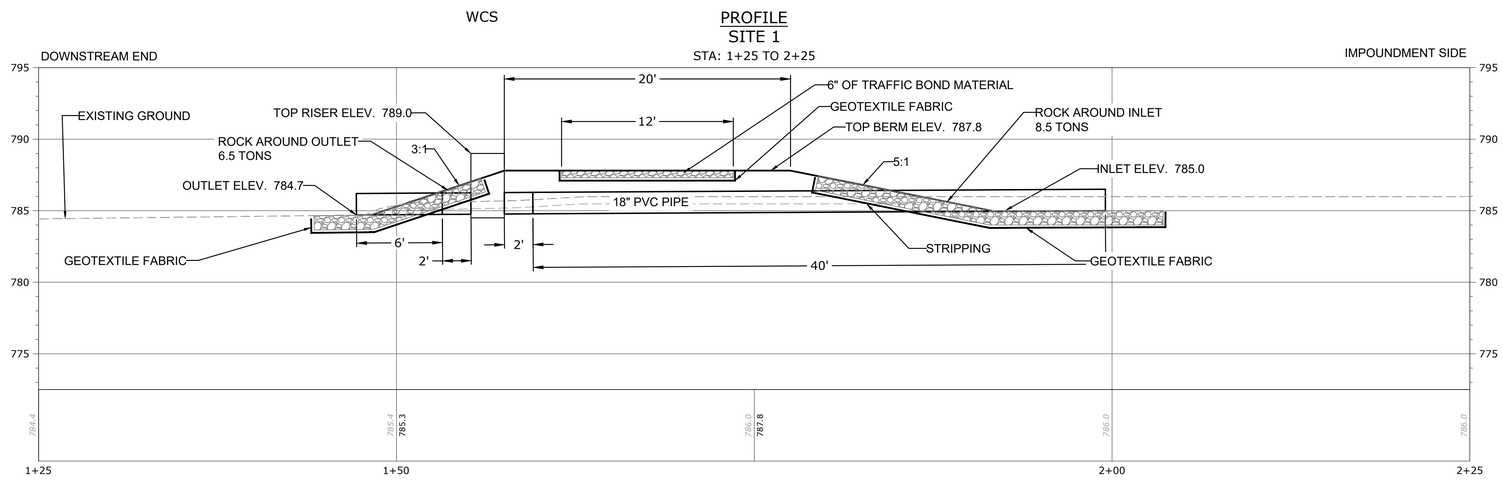


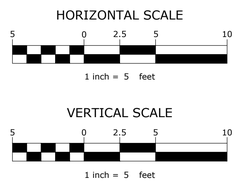












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AFFIX SEAL: DUCKS UNLIMITED, INC.

ON:

CROSS SECTIONS
FRANKLIN WATER PARK
FRANKLIN
MILWAUKEE COUNTY, WI

Revision	Sheet	Revisions	Date	By

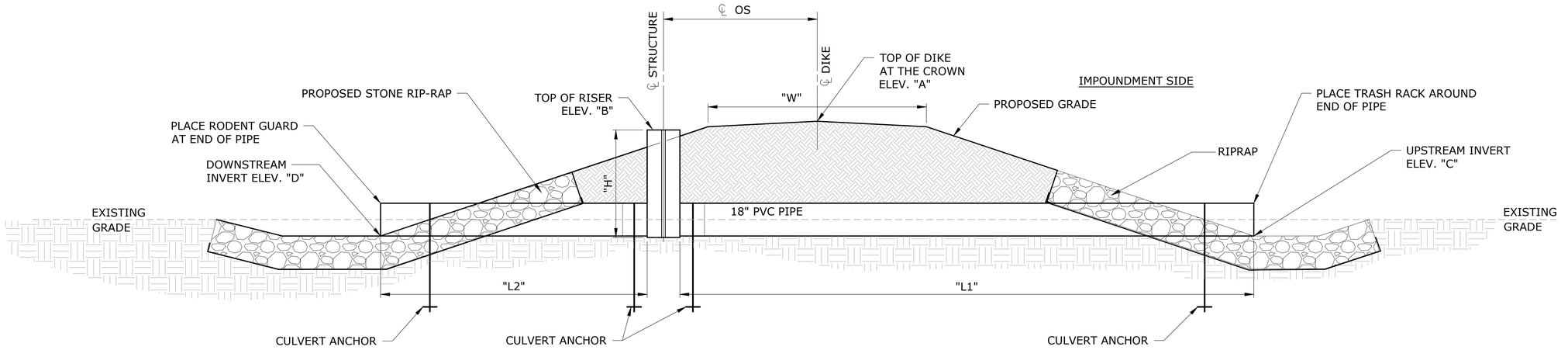
CAD FILE:
WI-410-104 C101 SITE PLAN

DESIGNED BY: BE
DRAWN BY: MLH
SURVEYED BY: MS
BIOLOGIST: TH

DATE:
8/11/2026

PROJECT NUMBER:
US-WI-410-104

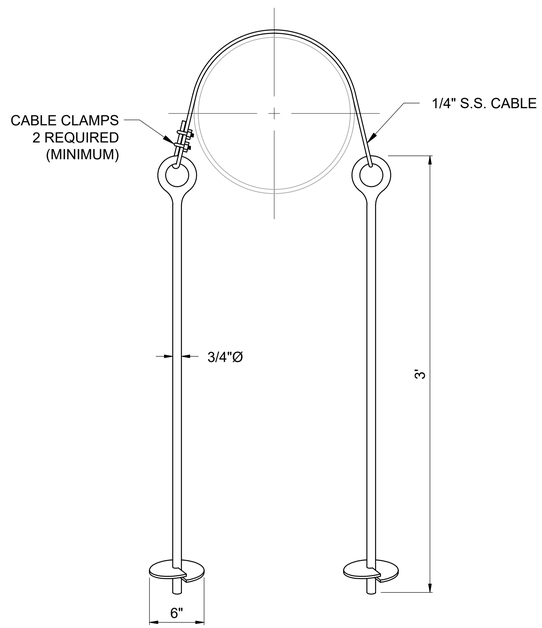
C202



PROFILE OF AGRI-DRAIN® WATER CONTROL STRUCTURE

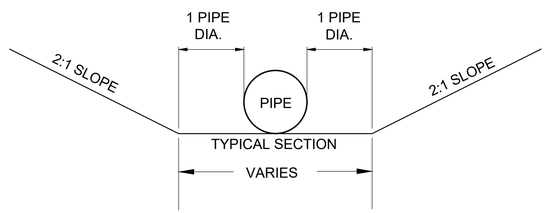
NOT TO SCALE

STRUCTURE	PIPE SIZE	RISER SIZE	TOP OF DIKE EL. "A"	TOP OF RISER EL. "B"	FULL SERVICE LEVEL	INLET I.E. EL. "C"	OUTLET I.E. EL. "D"	TOP WIDTH "W"	INLET LENGTH "LI"	OUTLET LENGTH "L2"	℄ - ℄ OFFSET	RISER HEIGHT "H"	NUMBER OF BOARDS	ROCK RIPRAP	GEOTEXTILE
STR-1	18"	24"x28"	787.8'	789.0'	786.2'	785.0'	784.7'	20'	40.0'	6.0'	11.17'	4.0'	4	19.5 TNS	45 SQ YDS



CULVERT ANCHOR

NOT TO SCALE



PIPE INSTALLATION & REMOVAL DETAIL

NOT TO SCALE

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ON:

WCS 1
FRANKLIN WATER PARK
FRANKLIN
MILWAUKEE COUNTY, WI

Revision	Sheet	Revisions	Date	By

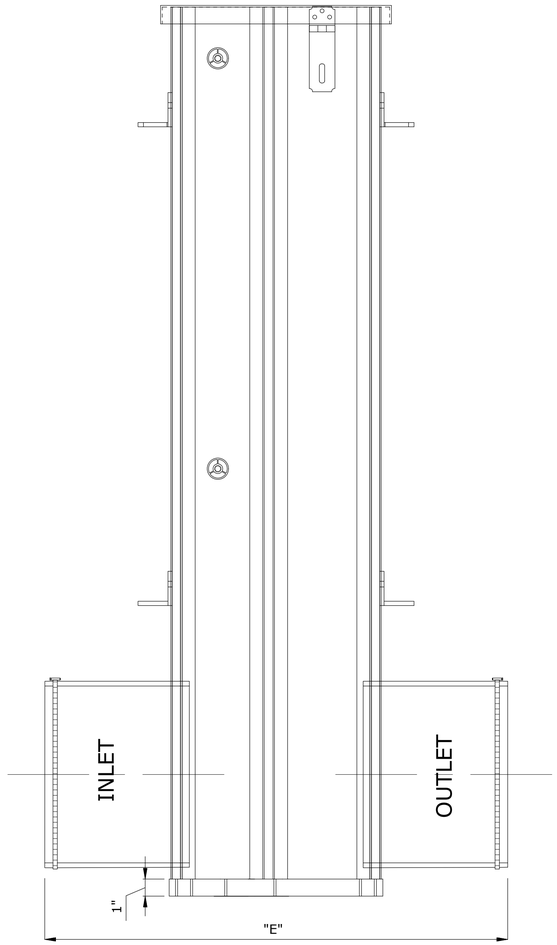
CAD FILE:
WI-410-104 C301 DETAILS

DESIGNED BY: BE
DRAWN BY: MLH
SURVEYED BY: MS
BIOLOGIST: TH
DATE:
8/11/2026
PROJECT NUMBER:
US-WI-410-104

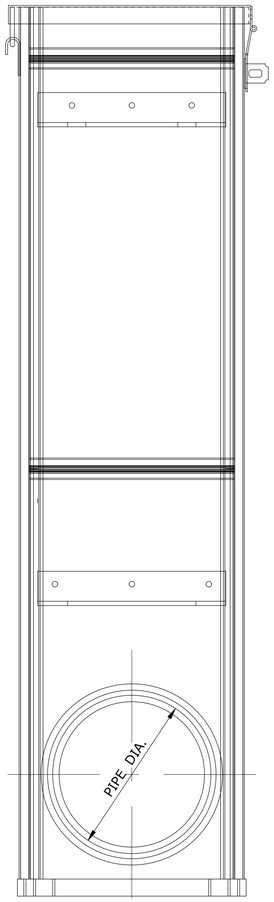
C301

AGRI-DRAIN® INLINE WATER LEVEL CONTROL STRUCTURE DETAIL

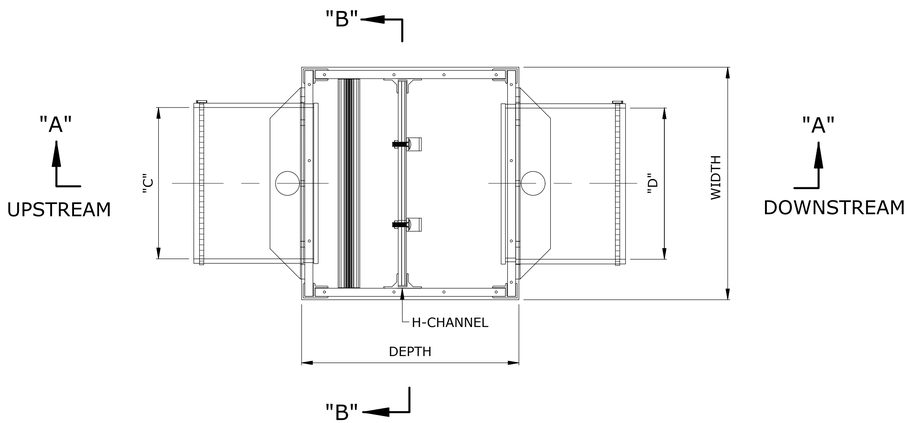
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SECTION "A"-"A"

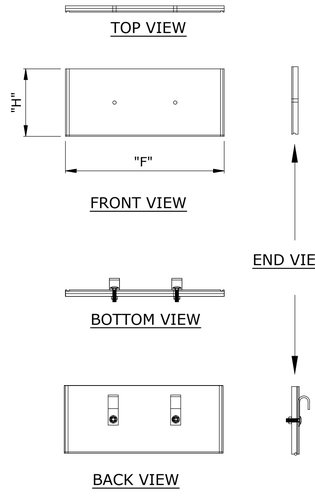


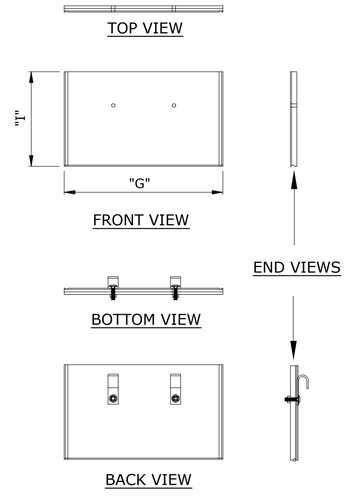
SECTION "B"-"B"



PLAN VIEW

(DRAWN WITH FERNCO 1056 COUPLER)





STOPLOG DETAIL

NOT TO SCALE

STRUCTURE SIZING CHART

PIPE* DIA.	INSIDE DIM.		COUPLING DIM.		COUPLING LENGTH	STOPLOG DIM.			
	WIDTH	DEPTH	"C" (I.D.)	"D" (I.D.)		WIDTH		HEIGHT	
					"E"	"F"	"G"	"H"	"I"
4"	8"	10"	4.42"	4.42"	17.5"	7.75"	7.75"	5"	7"
6"	8"	10"	6.38"	6.38"	17.5"	7.75"	7.75"	5"	7"
8"	12"	12"	8.50"	8.50"	23.5"	11.75"	11.75"	5"	7"
10"	14"	16"	10.60"	10.60"	27.5"	13.75"	13.75"	5"	7"
12"	16"	20"	12.83"	12.83"	31.5"	15.75"	15.75"	5"	7"
15"	20"	24"	17.85"	17.85"	43.5"	19.75"	19.75"	5"	7"
18"	24"	28"	21.70"	21.70"	47.5"	23.75"	23.75"	5"	7"
24"	31"	39"	29.00"	29.00"	58.5"	30.75"	30.75"	5"	7"

* ALL APPLICATIONS WILL UTILIZE EITHER SCHEDULE 40 PVC PIPE OR DUAL WALL ADS N-12 WATER TIGHT PIPE OR APPROVED EQUAL FOR ATTACHMENT TO INLINE WATER CONTROL STRUCTURE

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ON:

WCS 2
FRANKLIN WATER PARK
FRANKLIN
MILWAUKEE COUNTY, WI

Revision	Sheet	Revisions	Date	By

CAD FILE:
WI-410-104 C301 DETAILS

DESIGNED BY: BE
DRAWN BY: MLH
SURVEYED BY: MS
BIOLOGIST: TH

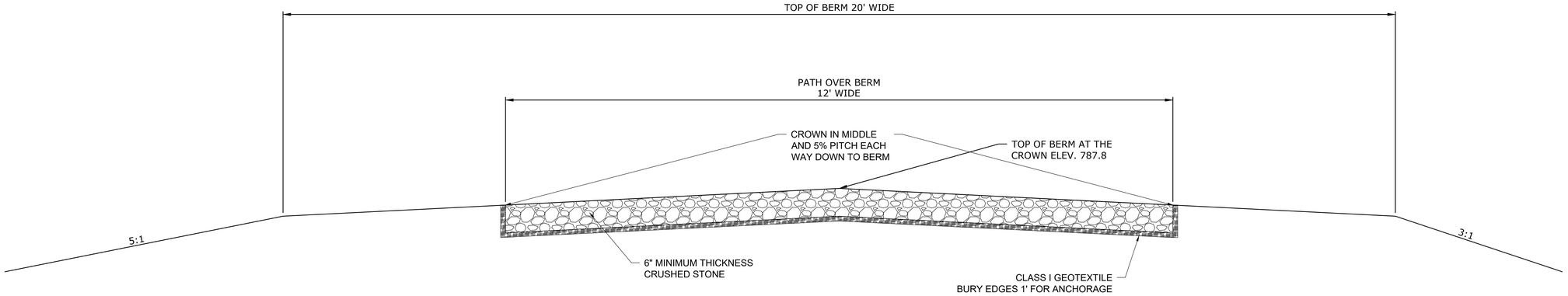
DATE:
8/11/2026

PROJECT NUMBER:
US-WI-410-104

C302

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ACCESS ROAD CROSS-SECTION

TRAFFIC BOND MATERIAL
OVER GEOTEXTILE

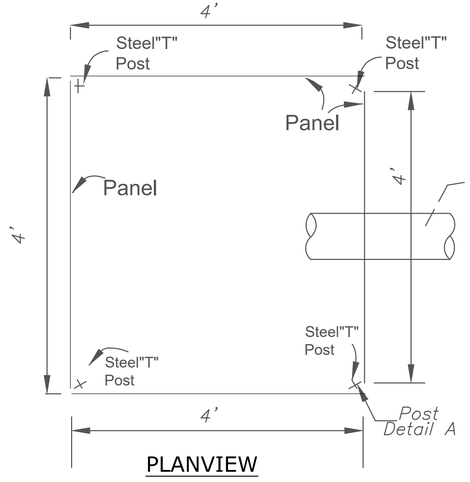
QUANTITY ESTIMATE	
ESTIMATED ROAD LENGTH	178 FEET
TRAFFIC BOND	52 CUBIC YARDS (73 TONS)
CLASS I GEOTEXTILE MATERIAL - WCS 13	280 SQUARE YARDS

ACCESS ROAD CONSTRUCTION

- LOCATE ROAD ON WELL TO SOMEWHAT POORLY DRAINED SOILS.
- AVOID LONG STEEP SLOPES.
- KEEP ROAD GRADE <10%.
- CONSTRUCT ROAD ABOVE NATURAL GROUND FOR BETTER DRAINAGE.
- REMOVE TREES AND BRUSH ONLY IN THE PROPOSED ROAD AREA.
- CRUSHED STONE CRITERIA: 100% PASSING 3/4 INCH SIEVE AND 10% MAXIMUM PASSING THE #200 SIEVE.
- ENSURE THE GEOTEXTILE ENVELOPES THE CRUSHED STONE BY LAYING ALONG THE ENTIRE BOTTOM AND UP THE SIDES.

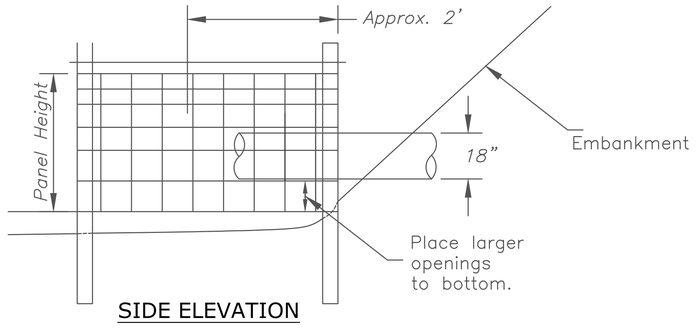
DETAILS OF TRASH RACK

NOT TO SCALE

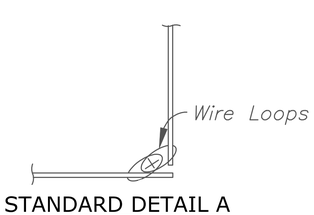


PLANVIEW

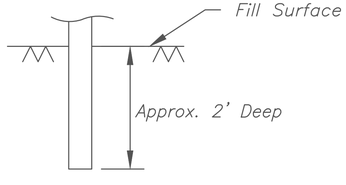
INLET SIDE OF WATER CONTROL STRUCTURE



SIDE ELEVATION



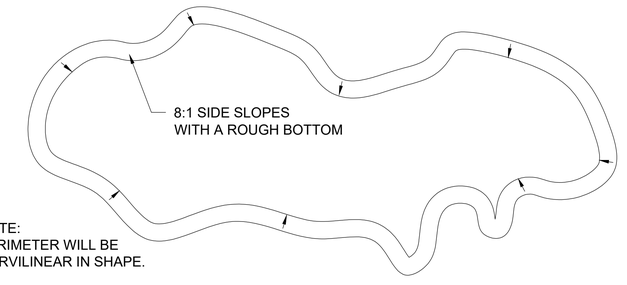
STANDARD DETAIL A



POST ANCHORAGE

NOTES:

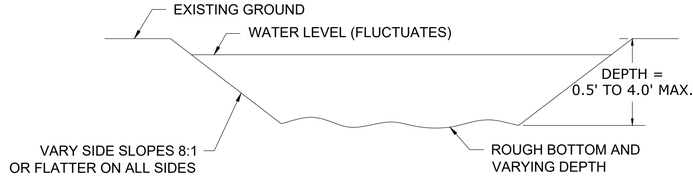
1. MINIMUM HEIGHT OF PANEL TO BE 3 FEET. THE MINIMUM LENGTH OF STEEL POSTS SHALL BE 5 FEET.
2. THE PANELS SHALL BE FASTENED TO EACH POST WITH A MINIMUM OF 2 STRANDS PER LOOP OF 10 GAGE INSULATED COPPER WIRE SECURELY TWISTED OR STAINLESS STEEL HOSE CLAMPS. SPACING OF WIRE LOOPS SHALL NOT EXCEED 2 FEET WITH MINIMUM 2 LOOPS PER POST.
3. PANELS (SOLD AS HOG OR CATTLE PANELS) SHALL BE 1/4'" GALVANIZED STEEL RODS WELDED TOGETHER TO FORM A PANEL. MAXIMUM SPACING OF RODS SHALL BE 6 INCHES VERTICAL AND 8 INCHES HORIZONTAL.



NOTE:
PERIMETER WILL BE
CURVILINEAR IN SHAPE.

WETLAND BORROW SITE PLAN VIEW

NO SCALE



TYPICAL WETLAND BORROW SITE CROSS SECTION

NO SCALE

NOTES:

1. SCRAPES/BORROW AREAS WILL BE CONSTRUCTED AT LOCATIONS AS FLAGGED BY THE TECHNICIAN.
2. SCRAPES ARE TO BE IRREGULAR IN SHAPE WHEN COMPLETED. WHEEL RUTS ARE ALLOWED AND DESIRED.
3. CONSTRUCTION SPECIFICATION 203, EXCAVATION, SHALL BE FOLLOWED.
4. STRIP MINIMUM 6" OF TOPSOIL AND STOCKPILE IT FOR SPREADING, IF NEEDED, AFTER THE EXCAVATION IS COMPLETED.
5. SPOIL SHALL BE DISPOSED OF AT DESIGNATED SPOIL DISPOSAL AREA PER PLAN VIEW.

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ON:

GRAVEL PATH & TRASH RACK DETAILS
FRANKLIN WATER PARK
FRANKLIN
MILWAUKEE COUNTY, WI

Revision	Sheet	Revisions	Date	By

CAD FILE:
WI-410-104 C301 DETAILS
DESIGNED BY: BE
DRAWN BY: MLH
SURVEYED BY: MS
BIOLOGIST: TH
DATE:
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PROJECT NUMBER:
US-WI-410-104

C303

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CITY OF FRANKLIN

REPORT TO THE PLAN COMMISSION

Meeting of November 19, 2026
Site Plan

RECOMMENDATION: City Development Staff recommends approval of the proposed Site Plan, subject to the conditions of approval in the attached draft resolution.

Project Name:	**SixSibs Capital Site Plan**
Property Owner:	Franklin Industrial II, LLC
Applicant:	Patrick Noonan, SixSibs Capital
Property Address/Tax Key Number:	10651 S HICKORY ST / (TKN 950 9002 000)
Aldermanic District:	District 4
Agent:	Scott Maier Pinnacle Engineering Group
Zoning District:	Planned Development Legacy (PDL) 39
Staff Planner:	Marion Ecks, AICP

The applicant's request is for approval of a Site Plan to allow for development of two 128,000 square foot industrial buildings with related truck and passenger parking. Site access will be off of S. Hickory. Developments over 20,000 square feet of floor area require Plan Commission approval.

CHARACTER OF THE SITE AND SURROUNDING AREA

The subject property is zoned Planned Development Legacy (PDL) 39. The lot was created by a Certified Survey Map which divided this property from the parcel to the north (3617 W Oakwood) in 2022. Prior to being divided, this lot received approval of a Natural Resource Special Exception for impacts to wetland resources, and includes a natural resource compensation area and conservation easement, along with pre-existing stormwater features. It has also received Special (Conditional) Use approval of overnight truck parking (RES 2021-7722) which applies to this parcel.

The property is currently vacant, except for WE Energies transmission lines which occupy the west and south property line. Developments under these transmission lines are governed by an easement.

The surrounding area includes industrial properties to the southeast; Milwaukee County parklands to the west; and vacant lands to the east including two lots owned by WE Energies. The southern property line is across from the western extent of Elm Road.

PROJECT ANALYSIS

The applicant has submitted all required elements for site plan review. The site design and structure meets the dimensional requirements of the PDL 39 zoning district in terms of building height, setbacks, impervious coverage etc.

The Site Plan proposes two 128,000 square foot buildings designed for industrial uses, with 84 truck parking spaces between and behind buildings. The site includes 212 passenger parking spaces which comply with size requirements, and bicycle parking. The applicants are questing a waiver of the PDL requirement to provided markings or pedestrian facilities within the passenger parking areas. No charging stations for electric vehicles are proposed.

The landscape plan is generally in compliance with the PDL and the Unified Development Ordinance (UDO), offering foundation plantings and appropriate plant quantities. However, due to the presence of the high-tension power lines at the rear of the lot, the applicant is unable to meet the buffering requirements of the PDL and UDO. This will necessitate a waiver of this PDL design standard, as well as a variance.

Staff notes that:

- No new impacts to natural resources or encroachment into the existing conservation easement are proposed.
- Stormwater will be conveyed to the existing shared pond.
- Lighting complies with UDO requirements.

The development is unable to meet some design requirements of the PDL and UDO, and have therefore requested waivers and/or a variance for:

Request for PDL 39 Design Waivers for:

Plan Commission may waive PDL Design requirements. These requests are reflected in the draft resolution:

- Large [passenger] parking areas shall include walkways to allow safe pedestrian access to the building entrance
- A bufferyard and buffering plantings are required in rear of the development (west property line)

BZBA Variance for:

The Board of Zoning and Building Appeals may grant a variance for design items not regulated by the PDL. Staff recommends that this Site Plan approval be conditioned upon a variance for:

- A bufferyard and buffering plantings are required in rear of the development (west property line) (§15-5-03.C, and §15-5-04.C)
- The width of any continuous flat roofline should not extend more than one hundred (100) feet without modulation. For flat roofs the minimum vertical dimension of roofline modulation is the greater of two (2) feet or ten (10) percent of the wall height.
- Glazing is required on the S. Hickory facades in what is called the “transparency zone”. The minimum required percentage of square footage in the transparency zone that must have a glazing treatment is 30%. (§15-5-10.E). The development will need a variance of material standards.

STAFF RECOMMENDATION

City Development Staff recommends approval of the proposed Site Plan, subject to the conditions of approval in the attached draft resolution.

Attachments:

- Site Plan RES
- Applicant Plan Commission Package

STATE OF WISCONSIN CITY OF FRANKLIN MILWAUKEE COUNTY
PLAN COMMISSION

[Draft 11-11-2026]

RESOLUTION NO. 2026-_____

A RESOLUTION APPROVING A SITE PLAN FOR THE DEVELOPMENT OF TWO 128,000 SQUARE FOOT INDUSTRIAL BUILDINGS WITH RELATED TRUCK AND PASSENGER PARKING, UPON PROPERTY LOCATED AT 10651 S HICKORY ST / (TKN 950 9002 000)
(SIXSIBS CAPITAL DEVELOPMENT, APPLICANT)
(FRANKLIN INDUSTRIAL II, LLC, PROPERTY OWNER)

WHEREAS, SixSibs Capital Development having applied for approval of two 128,000 square foot industrial buildings with related truck and passenger parking upon property located at 10651 S Hickory St., (TKN 950 9002 000); and

WHEREAS, the Plan Commission having reviewed such proposal and having found same to be in compliance with the applicable terms and provisions of the Unified Development Ordinance and in furtherance of those express standards and purposes of a site plan review pursuant to §15-9-03.B of the Unified Development Ordinance.

NOW, THEREFORE, BE IT RESOLVED, by the Plan Commission of the City of Franklin, Wisconsin, that the Site Plan for the development of a single-story medical office building, as depicted upon the plans dated November 9, 2026, attached hereto and incorporated herein, is hereby approved, subject to the following terms and conditions:

1. The property subject to the Site Plan shall be developed in substantial compliance with, and operated and maintained pursuant to the Site Plan for the SixSibs Capital Development dated November 9, 2026.

2. SixSibs Capital Development, successors and assigns, and any developer of the project, shall pay to the City of Franklin the amount of all development compliance, inspection and review fees incurred by the City of Franklin, including fees of consults to the City of Franklin, for the SixSibs Capital Development project, within 30 days of invoice for same. Any violation of this provision shall be a violation of the Unified Development Ordinance, and subject to §15-9-14 thereof and §1-19 of the Municipal Code, the general penalties and remedies provisions, as amended from time to time.

3. The approval granted hereunder is conditional upon the SixSibs Capital Development project for the property located at 10651 S Hickory St., (TKN 950 9002 000): (i) being in compliance with all applicable governmental laws, statutes, rules, codes, orders and ordinances; and (ii) obtaining all other governmental approvals, permits,

licenses and the like, required for and applicable to the project to be developed and as presented for this approval.

4. That the SixSibs Capital Development Site Plan shall be developed and constructed pursuant to such Site Plan within two years from the date of adoption of this Resolution, or this Resolution and all rights and approvals granted hereunder shall be null and void, without any further action by the City of Franklin.

5. Site Plan approval will be conditioned on approval of a Variance of Design Standards by the Board of Zoning and Building Appeals.

6. Plan Commission waives the requirement of Planned Development District No. 39 (Mixed Use Business Park) Design Standards for:

    a. Large parking areas shall include walkways to allow safe pedestrian access to the building entrance and to connect the site to adjacent streets and properties (Section 15-3.0444B.D.2.c.ii.)

    b. All parking, loading, and unloading areas shall be screened from adjacent streets and sites utilizing landscaping, berms, and/or decorative fences (Section 15-3.0444B.D.1.a.vi.). Plan Commission waives this requirement for areas limited by WE Energies easement requirements on the west and south property line.

Introduced at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2026.

Passed and adopted at a regular meeting of the Plan Commission of the City of Franklin this _____ day of _____, 2026.

APPROVED:

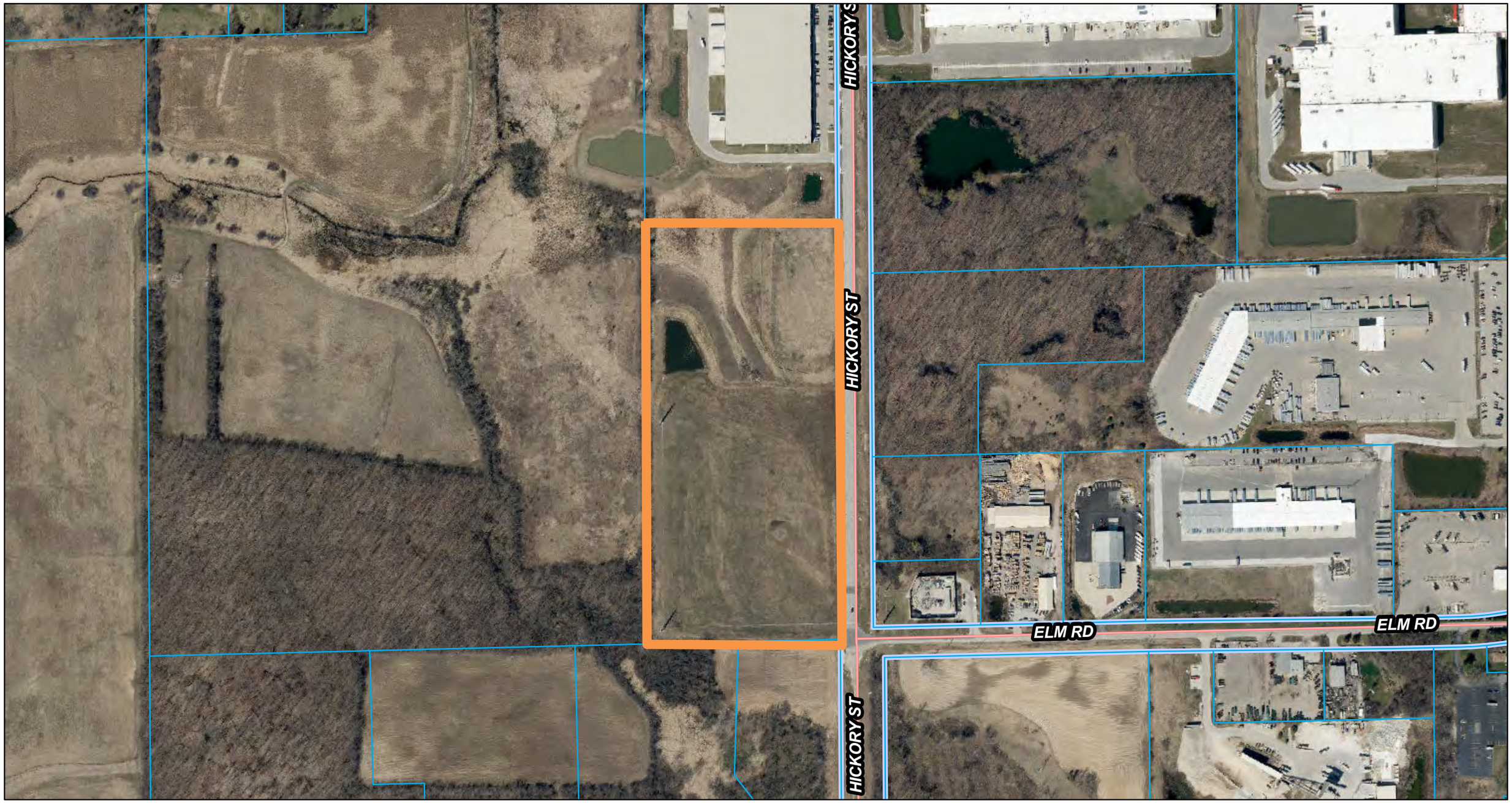
_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES _____ NOES _____ ABSENT _____

City of Franklin Property Viewer 10651 S HICKORY ST Taxkey: 950 9002 000



11/11/2026, 12:57:55 PM

Parcel

Road Right-of-Way

1:4,162

0 280 560 1,120 ft

0 85 170 340 m

City of Franklin, WI, City of Franklin, WI & Milwaukee County Land Information Office, SE Wisc Reg Planning Comm, Vantor

FRANKLIN CORPORATE PARK PHASE 2 – FRANKLIN, WI

PROJECT SUMMARY:

The project development will be located in the Business Park district situated along South Hickory Street. Franklin Industrial II, LLC (identified as SixSibs Capital in these documents) will be developing two (2) Class A speculative industrial buildings in which tenants have not yet been identified. The proposed development will be a Class A industrial development that reflects best in class design standards for the asset class.

Each building will be approximately 128,000 square feet. The buildings will be constructed with load bearing precast concrete painted wall panels and interior steel columns and roof framing. The proposed design includes two primary corner entrances and two secondary entry features each with their own storefront and canopies. Additional windows and clerestory windows are provided. The car traffic has been separated from truck traffic for safety purposes. Car parking is located on the front face of each building, to the south of building A and to the north of building B with both accessed from South Hickory Street. Truck loading and maneuvering is located between buildings in a shared truck court with access from South Hickory Street to the east. Two accessible routes will connect the building entrances to South Hickory Street for pedestrian and bike access. A stormwater detention pond will be located northwest of the buildings for onsite stormwater management and to provide visual amenities.

The estimated project schedule is to break ground on the buildings in the second quarter of 2027 for completion in the fourth quarter of 2027.

11/9/2026

City of Franklin - Department of City Development
Principal Planner
Ms. Marion Ecks
9229 West Loomis Road
Franklin, WI 53132

Re: SixSibs Somers Business Park (Groh Property) – Village Submittal
Village of Somers, Kenosha County, Wisconsin
PEG Job No. 2360.00-WI

Dear Ms. Ecks,

This letter is in response to the outstanding SWMP and civil engineering plan comments in your review letter dated 8/13/2026.

General

1. Engineering will conduct a separate review of stormwater management and other items. Proposed site plans must match. Please contact them directly with questions 414-425-7510
   - *We have been in contact with James Schaser and are coordinating the engineering review.*
2. This property received approval of a Special Use to allow for overnight truck parking (RES 2021-7722) The lot was subsequently divided, but the legal description of that approval includes this property.
   - *Noted.*
3. This property received approval of a Natural Resource Special Exception in 2020 for impacts to wetland and woodlands. Compensation areas exist on the property and are protected by a conservation easement along with remaining natural resources.
   - *Noted.*

Site Plan

The proposed development is being reviewed against PDL No. 39 zoning standards, which include design standards, and the Unified Development Ordinance. The size of the buildings and features of the design require Plan Commission approval.

- *Noted.*

General

1. Signage requires separate permitting. Contact staff for information about sign permits.
   - *Noted.*
2. Review comments are for buildings A and B. Future development will require a Site Plan Amendment with full design.
   - *Noted.*

3. Site plan materials must depict the conservation easement on this property (Doc No. 11372007). No work or development is permitted with the easement boundary.
   - *Noted.*
4. Application complies with the requirements of the PDL No. 39 district zoning; setbacks and building height are met.
   - *Noted.*
5. Please provide information about dumpsters or other waste management facilities on site. Note that any dumpster area must be screened. If none are proposed at this time, they will require a Minor Site Plan Amendment in future.
   - *Dumpsters will be located inside of the building and will be brought out to haul away. In the case of a dumpster being located on the exterior, it will be screened.*
6. Ground-/wall-mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view.
   - *Noted. Any ground/wall mounted mechanical units that are visible from any public right-of-way or adjacent residential property shall be screened from public view.*
7. Please indicate vision clearance areas along S. Hickory on the site plan (§ 15-5-12). S. Hickory is a collector street.
   - *Vision clearance areas have been added to the site entrances.*

Business Park Area Design Standards. (Sec. 15-3.0444B.D.)

PDL 39 includes additional design requirements for all development. The applicant may request waivers of design standards from Plan Commission.

8. Large [passenger] parking areas shall include walkways to allow safe pedestrian access to the building entrance and to connect the site to adjacent streets and properties.
   - *As discussed in a meeting with Marion Ecks on 11/4/26, we are requesting a waiver to this requirement.*
9. Each development which contains a building over forty-thousand (40,000) square feet in area shall provide extensive building foundation landscaping for all building frontages facing public streets.
   - *Additional foundation plantings have been added for areas facing the public street.*
10. Trash, service, and mechanical areas shall be entirely screened from view and located on the side or rear of properties.
    - *Noted.*
11. Roof mounted equipment shall be so located and/or screened to minimize visibility from adjacent streets and sites.
    - *Noted.*
12. Staff recommends that the applicant request waivers of the 10' foundation buffer landscape requirement and material standards.
    - *We will be requesting a waiver to this requirement.*

Parking 15-5-01

13. The quantity of parking provided complies with the requirements of the UDO – 1 space per 1,000 square feet of building area. 7 ADA compliant parking spaces are required; design provides 8.
    - *Noted.*

14. Please include information about pedestrian circulation in passenger parking areas. Pedestrian circulation must:
    - Be marked.
        - *As discussed in a meeting with Marion Ecks on 11/4/26, we are requesting a waiver to this requirement.*
    - Connect building entrances on adjacent buildings on site to each other.
        - *Each proposed building has a walk along the entire front side which connects to the multi-use path along South Hickory Street thereby providing connectivity between the building entrances. The truck dock sides of these buildings are also connected. The meeting with Marion on 11/5/26 confirmed that this is acceptable.*
    - The on-site pedestrian circulation system shall provide at least one (1) connection to all adjacent properties along a shared street frontage. Connections must provide access to existing walkways on adjacent properties, or to the likely future location of walkways on those properties. You may request a waiver of the requirement if you can demonstrate that this is impracticable.
        - *Each proposed building has a walk along the entire front side which connects to the multi-use path along South Hickory Street thereby providing connectivity between the building entrances. The meeting with Marion on 11/5/26 confirmed that this is acceptable.*
15. Bicycle parking is required – a minimum of five (5) percent of the off-street vehicle parking spaces provided, up to ten (10) required bicycle parking spaces. This must be located within 50’ of a building’s main entrance (§ 15-5-01E4).
    - *Five bicycle stalls have been added to each building site.*
16. Cross access for vehicles and pedestrians with adjoining lots is required. You may request a waiver of the requirement if you can demonstrate that this is impracticable (§15-5-01.C)
    - *Each proposed building is connected via drive aisle along the west side of the site and each building also has a walk along the entire front side which connects to the multi-use path along South Hickory Street thereby providing connectivity between the building entrances. The truck dock sides of these buildings are also connected. The meeting with Marion on 11/5/26 confirmed that this is acceptable.*
17. Are any electric charging stations proposed?
    - *No electric charging stations are being proposed.*
18. Please indicate snow storage areas on plans. Landscaped and conservation areas cannot be used for snow storage. A minimum site area representing ten (10) percent of the total required off-street parking or loading area, inclusive of access drives, shall be provided as the snow storage area. See § 15-5-01.D for details.
    - *These areas have been accounted for and are called out on Sheet L-1.*

Landscaping 15-5-03, 04, 05 & 06

19. A bufferyard and buffering plantings are required in rear of the development (eastern property line) (§15-5-03.C, See §15-5-04.C for details)
    - *Variance requested due to the existence of overhead utility easements which do not allow for the installation of trees. In addition, the adjacent property line is heavily vegetated except where prohibited due to the overhead utility easement.*
20. The landscape plan does not provide adequate plant quantities required by Table 15-5-04(A): Standard Plant Units --- 1/10 parking spaces. A minimum of 22 plants in each category is required.
    - *Additional landscape material has been added.*
21. All areas not covered by buildings or paving should be covered with landscaping. The use of conventional sod or turf grass as ground cover should be limited to those areas planned for active or passive recreation use, or other areas where substantial use of the area is anticipated. Low-growing ground cover such as Barren Strawberry (Waldesteinia) is preferred to grass.
    - *Turf areas have been modified to provide a no mow fescue blend in areas around the periphery of the site.*
22. Irrigation is required.
    - *Note has been added to the plans noting that an irrigation system is required and shall be provided.*
23. Landscape plans should depict existing natural resource mitigation areas.
    - *No mitigation areas are currently proposed.*
24. Note that species listed in Wis. Adm. Code Ch. NR 40 invasive species plant list shall not be used in any landscape areas.
    - *Understood.*

Lighting 15-5-11

25. What is the height of the pole mounted light? Maximum permitted height is 25'.
    - *Height of pole mounted lights varied from 23' to 30' in the original plan. Site lighting plan has been updated so no pole mounted light exceeds 25'.*
26. Lighting color temperature must be between four thousand (4,000) and five thousand (5,000) degrees Kelvin.
    - *Lighting color temperature for lights will be 4,000 degrees Kelvin.*

Architecture 15-5-10

27. Please provide tables detailing material quantity for each façade (see example attached). You may refer to Table 15-5-10(B) for requirements.
    - *Tables detailing material quantity for each façade in the format requested is attached.*
28. The width of any continuous flat roofline should not extend more than one hundred (100) feet without modulation. For flat roofs the minimum vertical dimension of roofline modulation is the greater of two (2) feet or ten (10) percent of the wall height.
    - *An application for variance is being submitted for this item.*

29. Glazing is required on the S. Hickory facades. The minimum required percentage of square footage in the transparency zone that must have a glazing treatment is 30%. See §15-5-10.E for details.
    - *An application for variance is being submitted for this item.*

Natural Resources – Article 7

30. Please provide a complete Natural Resource Protection Plan (NRPP) with information required by §15-7-03. Supplemental guidance for this is attached. Please note this guidance document is a draft; the NRPP must comply with the requirements of Article 7.

    The NRPP must include SEWRPC Environmental Corridor on the lot. Maps of this are available from https://www.sewrpc.org/Info-and-Data/Environmental-Corridors
    - *NRPP has been provided documenting the locations of the various natural features along with the conservation easement.*

2. Site plan materials must depict the conservation easement on this property (Doc No. 11372007). The easement prohibits work or development within the easement boundary. If grading or other impacts are proposed, please schedule a meeting with staff to go over the scope and options. Impacts within the easement may require a Natural Resource Special Exception.
    - *Conservation easement is being shown and no impacts are being proposed within the conservation easement.*

Fire Department

General Comments

1. Follow all relevant WI DSPS and IBC code requirements for fire protection systems for given occupancy, use, and construction types.
    - *Noted.*
2. Fire Extinguisher placement as per NFPA 10.
    - *Noted.*
3. Fire Department Connection (FDC), and hydrant placement and density must be acceptable to AHJ.
    - *Noted.*
4. At no time may any Hazardous, Combustible, or Flammable Materials exceed allowable quantities.
    - *Noted.*
5. Master Key set required for placement in Knox Box.
    - *Noted.*
6. Permitting and submittal instructions for fire protection system review and inspection can be found at: https://www.franklinwi.gov/Departments/Fire.htm
    - *Noted.*

Engineering Department

General Comments

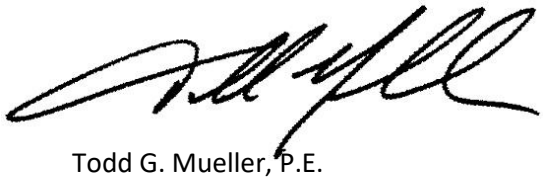
The Engineering Department has no issues with the proposed site plan. However, a separate Engineering Department review will need to be done prior to construction.

- *We have been in contact with James Schaser and are coordinating the engineering review.*

If you have any questions on the information contained within, please do not hesitate to contact me at 262-754-8888 or via email at todd.mueller@pinnacle-engr.com.

Thank you for your time in this matter.

Best Regards,
Pinnacle Engineering Group

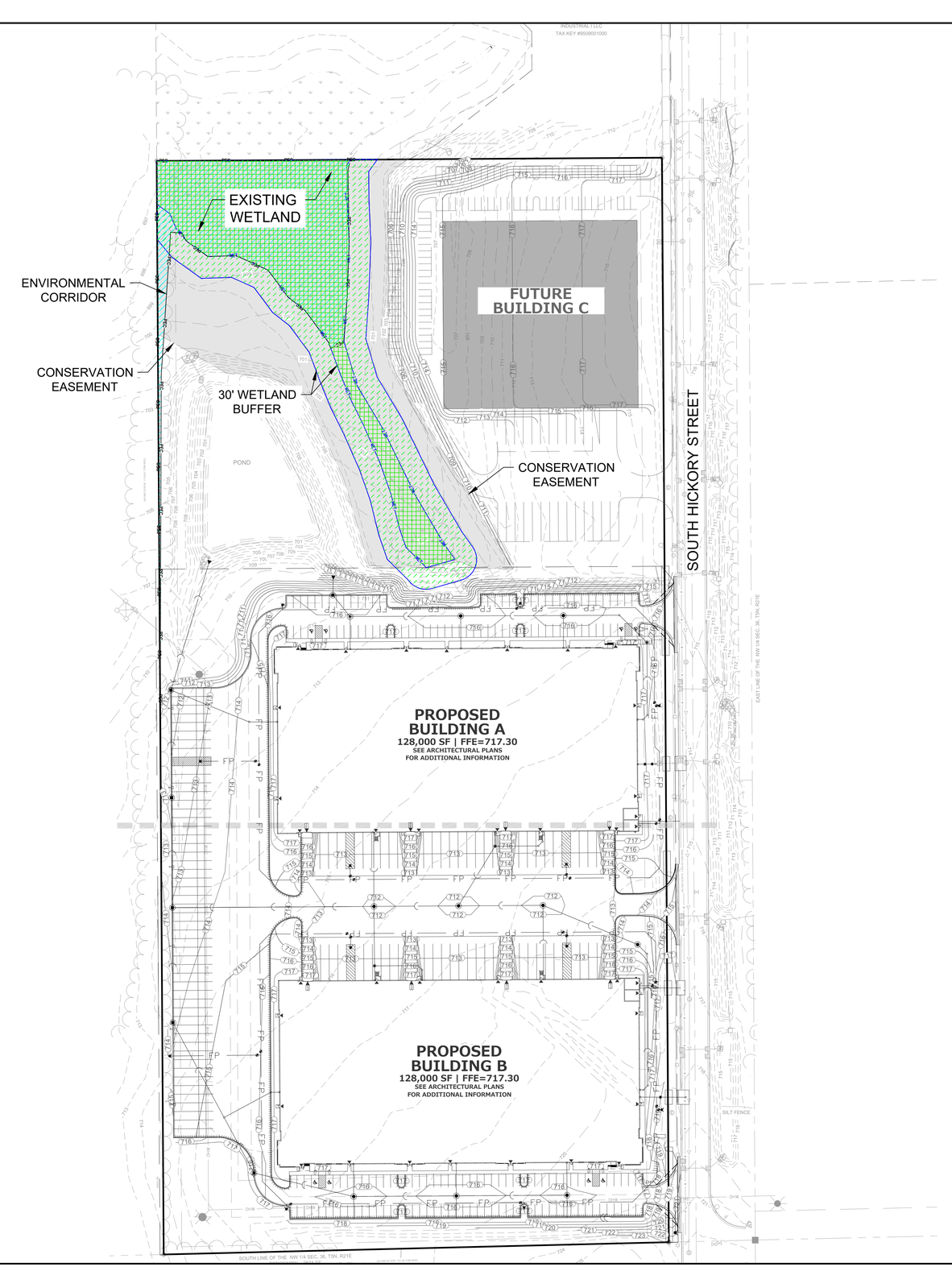


Todd G. Mueller, P.E.
Associate Project Manager

REFERENCE NOTES KEY		
SYMBOL	DESCRIPTION	QTY
	WETLAND BUFFER	39,806 sf
	FEDERAL WETLAND	51,683 sf
	ENVIRONMENTAL CORRIDOR	46,357 sf

NRPP					
Impact by Natural Resource Type	Unit	Total Area	Total Impact	Compensation / Restoration Ratio	Type of Approval Required for Impacts
SEWRPC Primary Environmental Corridor and Buffers	SF	46,357 (1.06 AC)	N/A	1.5	Special Exception
SEWRPC Secondary Environmental Corridor and Buffers	SF	N/A	N/A	1.5	Special Exception
SEWRPC Isolated Natural Resource and Buffer	SF	N/A	N/A	1.5	Special Exception
Surface Water or Wetland Buffers (1) applicable to surface waters, shoreland wetlands, and federal jurisdiction wetlands	SF	39,806 SF (0.91 AC)	N/A	1.5 compensation may include restoration or enhancement of a new or degraded buffer, or compensation permitted in § 15-7-02(E) and NR Guidance	Special Exception
Surface Water or Wetland Buffers applicable to non-federal jurisdiction or degraded wetlands, or buffers that are poorly vegetated/degraded or with impervious areas present (3)	SF	N/A	N/A	1.0 compensation may include restoration or enhancement of a new or degraded buffer, or compensation permitted in § 15-7-02(E) and NR Guidance	Site Plan or PUD
Woodland	SF	N/A	N/A	0.75	Site Plan or PUD
Trees >8" outside woodland	Caliper DBH removed	N/A	N/A	2" caliper per 8" removed	Site Plan or PUD
Degraded Wetland and Non-federal Jurisdiction Wetlands	SF	N/A	N/A	1.5 compensation may utilize approaches permitted in § 15-7-02(E) and NR Guidance	Site Plan or PUD
Federal Jurisdiction Wetlands and Shoreland Wetlands (1)	SF	51,683 SF (1.19 AC)	N/A	Minimum 1.5 utilizing Guidelines for Wetland Compensatory Mitigation in Wisconsin	Special Exception
Surface Waters (1)	SF	N/A	N/A	1.0 requires applicable state or federal permits	Special Exception

- WETLANDS SHOWN PER CSM 9530



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

Z:\PROJECTS\2025\6920.00-WI\CAD\EXHIBITS\6920.00-WI FRANKLIN BUISNESS PARK NRPP_.DWG 11/9/2026 12:47 PM

SIXSIBS FRANKLIN WI NATURAL RESOURCE PROTECTION PLAN

11/09/2026

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER PEGJOB# 6920.00-WI

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www.pinnacle-engr.com

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

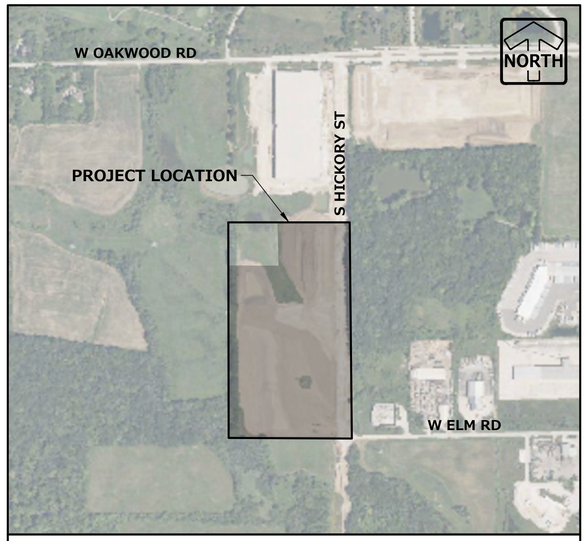
FRANKLIN SIX SIBS

FRANKLIN, WI

PLANS PREPARED FOR

SIX SIBS CAPITAL

195 S RITE HITE WAY
MILWAUKEE, WI



LOCATION MAP
SCALE 1" = 500'

INDEX OF SHEETS

C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS & DEMOLITION PLAN OVERVIEW
C-4 - C-5	EXISTING CONDITIONS & DEMOLITION PLAN
C-6	SITE DIMENSIONAL & PAVING PLAN OVERVIEW
C-7 - C-8	SITE DIMENSIONAL & PAVING PLAN
C-9	GRADING PLAN OVERVIEW
C-10 - C-12	GRADING PLAN
C-13	EROSION CONTROL PLAN OVERVIEW
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C-17	UTILITY PLAN OVERVIEW
C-18 - C-19	UTILITY PLAN
C-20 - C-21	CONSTRUCTION DETAILS
L-1	TREE OVERVIEW
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L-3	SHRUB OVERVIEW
L-4 - L-5	SHRUB ENLARGEMENT
L-6	LANDSCAPE GENERAL NOTES & DETAILS

REQUIRED SUBMITTALS FOR APPROVAL

1. ASPHALT PAVEMENTS
2. CONCRETE PAVEMENTS (EXTERIOR)
3. STONE BASE COURSE
4. TRENCH BACKFILL
5. PIPE BEDDING
6. TIE BARS
7. DOWEL BARS
8. DOWEL BAR BASKETS

REQUIRED SUBMITTALS FOR RECORDS

1. WATER MAIN PIPE FITTINGS
2. SANITARY SEWER
3. STORM SEWER
4. SUBGRADE STABILIZATION (IF APPLICABLE)

PROJECT TEAM CONTACTS

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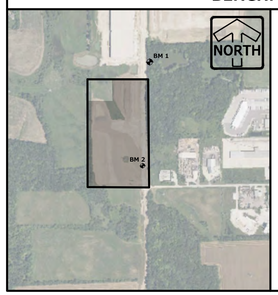
LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
INLET		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
WATER MAIN	W	W
UTILITY CROSSING		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE	E	E
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
GAS MAIN	G	G
TELEPHONE LINE	T	T
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" 6"	
SOIL BORING	B-1	B-1
TOPSOIL PROBE	P-1	P-1
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
PROPERTY LINE		

ABBREVIATIONS

BL	BASE LINE	NSI	NATIVE SOIL INTERFACE
C	LONG CHORD OF CURVE	NWL	NORMAL WATER LEVEL
C & G	CURB AND GUTTER	PC	POINT OF CURVATURE
CB	CATCH BASIN	PT	POINT OF TANGENCY
CL	CENTERLINE	PVI	POINT OF VERTICAL INTERSECTION
D	DEGREE OF CURVE	R	RADIUS
EP	EDGE OF PAVEMENT	ROW	RIGHT-OF-WAY
FF	FINISHED FLOOR	SAN	SANITARY SEWER
FG	FINISHED GRADE	ST	STORM SEWER
FL	FLOW LINE	T	TANGENCY OF CURVE
FP	FLOODPLAIN	TB	TOP OF BANK
FR	FRAME	TC	TOP OF CURB
FW	FLOODWAY	TF	TOP OF FOUNDATION
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

BENCHMARKS



NOTE

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988(12), (NAVD88)

REFERENCE BENCHMARK #1

CONCRETE MONUMENT WITH BRASS CAP AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 SECTION 36, TOWN 5 NORTH, RANGE 21 EAST
ELEV = 721.72

SITE BENCHMARK #2

NW FLANGE BOLT ON HYDRANT
ELEV = 719.31

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT FOR THIS SITE HAS BEEN PREPARED BY INTERTEK PSI DATED DECEMBER 8, 2020. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE CITY ENGINEER, CITY BUILDING INSPECTOR, OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
15. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING MUST BE HELD AT THE CITY OFFICES. THE PRECONSTRUCTION MEETING SHALL BE SCHEDULED AND MODERATED BY THE DESIGN ENGINEER OF RECORD.

EXPIRATION DATE: JULY 31, 2028

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PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

REVIEWED: TGM
DESIGNED: TGM
DRAFTED: DFL

PLAN | DESIGN | DELIVER
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ENGINEERING | NATURAL RESOURCES | SURVEYING

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FRANKLIN, WI

COVER SHEET

REVISIONS

1	CITY COMMENTS	11/09/26			

PEG JOB No. 6920.00
PEG PM TGM
PLAN DATE 08/18/26
SCALE N.T.S.

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COVER SHEET

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SITE DIMENSIONAL & PAVING NOTES

1. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION (STANDARD SPECIFICATIONS), LATEST EDITION AND APPLICABLE COUNTY AND MUNICIPAL ORDINANCES, AND SPECIFICATIONS (LOCAL SPECIFICATIONS) CONTAINED WITHIN THIS PLAN SET. THESE STANDARDS ARE TO BE USED WHEREVER WISDOT OR STANDARD OR LOCAL SPECIFICATIONS APPEARS ON THE PLANS.
2. ALL DIMENSIONS ARE EDGE OF PAVEMENT, FACE OF CURB, SHOULDER, OR CENTER OF LANE LINE UNLESS NOTED OTHERWISE.
3. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE, CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
5. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
6. ASPHALTIC CONCRETE PAVING SPECIFICATIONS:
   - 6.1. CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BINDER COURSE AND ASPHALTIC SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.
   - 6.2. APPLY TACK COAT IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE STANDARD HIGHWAY SPECIFICATIONS.
   - 6.3. WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 45°F (10°C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35°F (1°C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40°F (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30°F (-1°C). FOR CONCRETE PAVEMENTS PLACEMENT IS NOT TO BE PERFORMED IF THE AMBIENT TEMPERATURE IN THE SHADE FALLS BELOW 35°F UNLESS WRITTEN PERMISSION IS OBTAINED FROM THE ENGINEER. IF FREEZING TEMPERATURES ARE FORECASTED WITHIN 24 HOURS OF A POUR, A PROTECTIVE COATING WILL NEED TO BE APPLIED IN ACCORDANCE WITH 415.3.13.2 OF THE STANDARD SPECIFICATIONS.
   - 6.4. GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
   - 6.5. CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO APPLICABLE SECTIONS 301 AND 305 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 6.6. BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO APPLICABLE SECTIONS 460 AND 315 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 6.7. SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465 OF THE STATE HIGHWAY SPECIFICATIONS.
   - 6.8. ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
9. CONCRETE PAVING SPECIFICATIONS:
   - 9.1. CODES AND STANDARDS: THE PLACING, CONSTRUCTIONS AND COMPOSITION OF THE CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STANDARD SPECIFICATIONS.
   - 9.2. CRUSHED AGGREGATE BASE COURSE: THE BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305 OF THE STANDARD SPECIFICATIONS. CLEAN RECYCLED CRUSHED CONCRETE MAY BE USED IF APPROVED BY GEOTECH ENGINEER OF RECORD.
   - 9.3. SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
10. PAVEMENT MARKING SPECIFICATIONS:
    - 10.1. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE THAT THE SURFACE AS SUITABLE FOR INSTALLATION.
    - 10.2. PROVIDE CONTRACTOR GRADE STRIPING EPOXY FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING EPOXY AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
    - 10.3. PRIOR TO APPLYING STRIPING OR MARKING EPOXY PAINT, THOROUGHLY CLEAN EXISTING PAVEMENT SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE FOR INSPECTING EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK.
    - 10.4. LAYOUT MARKINGS USING GUIDELINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
    - 10.5. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING EPOXY PAINT.
    - 10.6. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING EPOXY PAINT IS DRIED AND READY FOR TRAFFIC.
11. TRAFFIC CONTROL SHALL BE PER M.U.T.C.D (LATEST EDITION) AND WISDOT SPECIFICATIONS, OR AS SHOWN ON THE PLAN.
12. ALL JOINTS BETWEEN EXISTING AND PROPOSED CONCRETE PAVEMENT AND CURB AND GUTTER SHALL BE JOINED WITH NO. 4 TIE BARS. ANY TIE BARS INSTALLED IN A DRILLED HOLE SHALL BE ANCHORED WITH AN EPOXY.
12. SEE ADDITIONAL NOTES AND DETAILS ON THE CONSTRUCTION DETAIL SHEET(S).

WATER UTILITY NOTES

1. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
2. PIPE MATERIALS:
   - 2.1. WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 235, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
3. STRUCTURES:
   - 3.1. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES AND MEET THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO GOVERNING MUNICIPAL PLUMBING ORDINANCES.
   - 3.2. HYDRANTS - HYDRANTS MEET THE REQUIREMENTS OF FILE NO. 38 OF THE "STANDARD SPECIFICATIONS" AND SHALL CONFORM TO GOVERNING MUNICIPAL FIRE PROTECTION ORDINANCES.
   - 3.3. ALL DUCTILE FITTINGS, VALVES, AND VALVE BOXES SHALL CONFORM WITH ALL GOVERNING MUNICIPAL REQUIRMENTS AND SHALL BE TRIPLE WRAPPED AND SECURELY TAPED AROUND WITH POLYETHYLENE AS SPECIFIED IN CHAPTER 4.4.4 AND 8.21.0 OF THE "STANDARD SPECIFICATIONS".
4. BACKFILL, BEDDING AND COVER MATERIAL:
   - 4.1. PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".
   - 4.2. BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS".
   - 4.3. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
   - 4.4. SLURRY BACK FILL IS REQUIRED UNDER PUBLIC ROAD PAVEMENT. SLURRY PLACEMENT LIMITS: FROM TOP OF COVER STONE TO TOP OF THE AGGREGATE BASE ELEVATION. SLURRY TO BE 1-BAG PORTLAND MIX.
   - 4.5. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED TRENCH SPOIL MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
5. SEE ADDITIONAL NOTES AND DETAILS ON THE CONSTRUCTION DETAIL SHEET(S).

GRADING NOTES

1. CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY, AND MUNICIPAL CONSTRUCTION STANDARDS/ORDINANCES.
2. GRADING ACTIVITIES SHALL BE CONDUCTED IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY, DEWATERING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
3. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
4. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
5. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLANGELINE UNLESS OTHERWISE NOTED.
6. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.
7. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE AN EFFECTIVE APPROACH TO BALANCING EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE. THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
9. IN THE EVENT THAT ANY COMPACTION TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
10. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
11. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
12. THE SITE SHALL BE COMPLETED WITHIN 0.1-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF SAID AREAS.
13. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
14. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT, UNLESS OTHERWISE SPECIFIED IN THE PLAN.
15. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT (±)3% OPTIMUM MOISTURE CONTENT.
16. SEE ADDITIONAL NOTES AND DETAILS ON THE CONSTRUCTION DETAIL SHEET(S).

GENERAL UTILITY NOTES

1. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
2. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
3. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
4. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
5. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER, EXCEPT FOR THOSE UTILITIES IDENTIFIED AS PUBLIC.
7. THE CONTRACTOR SHALL CONTACT THE LOCAL GOVERNING MUNICIPAL PUBLIC WORKS DEPARTMENT, A MINIMUM OF, 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE MUNICIPAL-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
8. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
10. SEE UTILITY SPECIFIC PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

STORM SEWER NOTES

1. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
2. THESE NOTES & SPECIFICATIONS APPLY TO ALL STORM SEWER WORK BEGINNING AT A POINT 5 FEET OUTSIDE OF THE BUILDING WALL, UNLESS OTHERWISE SPECIFIED.
3. WHERE THESE NOTES DO NOT COVER PORTIONS OF THE WORK TO BE UNDERTAKEN, THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, CURRENT EDITION, SHALL GOVERN.
4. ALL MATERIALS SHALL CONFORM TO THE SIZE AND TYPE SHOWN ON THE PLANS OR AS CALLED FOR IN THESE NOTES AND TO APPLICABLE LAWS, CODES, AND ORDINANCES.
5. ALL PRODUCTS AND MATERIALS ARE TO BE NEW, UNDAMAGED, CLEAN, AND IN GOOD CONDITION. EXISTING PRODUCTS AND MATERIALS ARE NOT TO BE REUSED UNLESS INDICATED ON THE PLANS.
6. ALL MATERIALS TO BE UTILIZED IN THE WORK SHALL BE STORED AND HANDLED IN A SAFE MANNER. STORAGE OF MATERIALS SHALL BE DESIGNATED BY THE GENERAL CONTRACTOR.
7. WHEN REQUIRED BY PROPRIETARY PRODUCTS AND MATERIALS, PERFORM ALL WORK IN ACCORDANCE WITH ANY APPLICABLE MANUFACTURER'S INSTRUCTIONS.
8. CONTRACTOR SHALL PROVIDE THE SIZE, TYPE AND CLASS/SCHEDULE OF PIPE AS INDICATED ON THE PLANS AND NOTES.
9. PIPE MATERIALS:

   REINFORCED CONCRETE PIPE (RCP)

   PIPE AND FITTINGS SHALL CONFORM TO ASTM C-76 FOR CIRCULAR PIPE AND ASTM C-507 FOR ELLIPTICAL PIPE. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

HEIGHT OF COVER (FT):	0 TO 2	2 TO 3	3 TO 6	6 TO 15	15 TO 25	25+
MIN. PIPE CLASS:	IV	III	III	III	IV	ENGINEER TO SPECIFY

   JOINTS FOR REINFORCED CONCRETE PIPE SHALL BE BELL AND SPIGOT OR TONGUE AND GROOVE. JOINTS SHALL BE PROVIDED WITH RUBBER GASKETS CONFORMING TO ASTM C433. JOINTS FOR ELLIPTICAL PIPE SHALL BE PROVIDED WITH TROWEL ABLE IMPERVIOUS BITUMINOUS JOINT SEALER THAT IS MANUFACTURED FOR SEALING REINFORCED CONCRETE SEWER PIPE JOINTS.

   WHEN REQUIRED, EXTERNAL SEALING BANDS SHALL MEET THE REQUIREMENTS OF ASTM C877 (TYPE II), AND SHALL BE MAR MAC WRAP, OR APPROVED EQUAL.

   POLYVINYL CHLORIDE PIPE (PVC)

   PIPE SHALL CONFORM TO ASTM D-3034 WITH SOLVENT WELD OR ELASTOMERIC JOINTS. PIPE SHALL BE SDR-35, UNLESS OTHERWISE NOTED. PIPE OVER 15 INCHES IN DIAMETER SHALL MEET THE REQUIREMENTS OF ASTM F679-03. DO NOT MIX DIFFERENT MANUFACTURERS' PRODUCTS, OR FITTINGS.

   HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE)

   PIPE SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATERTIGHT JOINTS AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED.

   IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

   CORRUGATED METAL PIPE (CMP)

   GALVANIZED PIPE MEETING THE REQUIREMENTS OF AASHTO M36. MINIMUM WALL THICKNESS SHALL BE 16 GA. FOR 12"-24" DIAMETER PIPE, 14 GA FOR 30" AND 36" PIPE, AND 12 GA. FOR 42"-54" DIAMETER PIPE.

   PROVIDE GALVANIZED CORRUGATED COUPLING BANDS WITH ANGLE CONNECTORS HAVING A MINIMUM OF 2 BOLTS FOR A SOIL TIGHT JOINT.
10. CONNECTION FOR DISSIMILAR PIPE MATERIALS - WHERE NEW SEWER CONNECTS TO AN EXISTING DISSIMILAR PIPE, THE CONNECTION SHALL BE MADE WITH A NO HUB TYPE COUPLINGS MEETING THE REQUIREMENTS OF CISPI 310. COUPLINGS SHALL HAVE NEOPRENE GASKETS WITH STAINLESS STEEL SHIELD, AND MULTIPLE STAINLESS STEEL CLAMPS WITH WORM GEAR TIGHTENING DEVICE. THE COUPLINGS SHALL BE MADE SPECIFICALLY FOR THE TYPE AND SIZE OF PIPE MATERIALS BEING CONNECTED. COUPLINGS SHALL BE FERNCO HUSKY OR APPROVED EQUAL
11. STRUCTURES:

    STORM SEWER STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS". SEE CONSTRUCTION DETAILS FOR FRAME AND GRATE TYPES.

    STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION OF ALL STORM SEWER STRUCTURES.
12. BACKFILL AND BEDDING:

    STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.

    LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED TRENCH SPOIL MATERIALS IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS". MANHOLE FRAMES AND COVERS - SEE CONSTRUCTION DETAILS.
12. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
13. SEE ADDITIONAL NOTES AND DETAILS ON THE CONSTRUCTION DETAIL SHEET(S).

SANITARY SEWER NOTES

1. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
2. PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35 (UP TO 15' OF COVER) & SDR-26 (GREATER THAN 15'), WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.
3. BEDDING AND COVER MATERIAL:
   - 3.1. BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A).
   - 3.2. HALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO ENSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."
4. BACKFILL:
   - 4.1. BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS."
   - 4.2. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO TOP OF THE AGGREGATE BASE ELEVATION. SLURRY TO BE 1-BAG PORTLAND MIX.
   - 4.3. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL.
   - 4.4. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED TRENCH SPOIL MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."
5. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL STANDARDS AND SPECIFICATIONS OF THE GOVERNING MUNICIPALITY. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.
6. SEE ADDITIONAL NOTES AND DETAILS ON THE CONSTRUCTION DETAIL SHEET(S).

EROSION & SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL PLANS FOR A CONSTRUCTION AND POST CONSTRUTION SITE SHALL BE IN ACCORDANCE WITH "CH. NR 216.47, AND NR 151 OF THE WISCONSIN ADMININSTRATION CODE". ALL EROSION CONTROL, SITE STABILIZATION PRACTICES, AND SEDIMENT CONTROL PRACTICES USED SHALL FOLLOW WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS AND BEST MANAGEMENT PRACTICES FOR CONSTRUCTION SITES.
2. ALL EROSION CONTROL AND STORMWATER PRODUCTS SHALL FOLLOW THE WISCONSIN DEPARTMENT OF TRANSPORTATION PRODUCT ACCEPTIBILITY LIST (PAL) FOR EROSION MATS, TACKTIFIERS, SOIL STABILIZERS, INLET PROTECTION, AND TEMPORARY DITCH CHECKS FOR PRODUCTS AND INSTALLATION STANDARDS.
3. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
4. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
5. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILES WITH WDNR.
6. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
7. KEEP A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN THE FIELD OFFICE THROUGHOUT THE DURATION OF THE PROJECT. ANY MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO APPLICABLE BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
8. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
9. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
10. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY GOVERNING AGENCIES.
11. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL EXISTING AND INSTALLED STORM SEWER STRUCTURES WITHIN THE PROJECT ARE OR AS DIRECTED BY THE ENGINEER. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
12. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:
    - 12.1. PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
    - 12.2. BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
    - 12.3. DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
13. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
14. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS, IF APPLICABLE.
15. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
16. TOPSOIL STOCKPILES SHALL HAVE A PERIMETER BERM OR TRENCH AND SILT FENCE INSTALLED TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
17. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORKDAY, WHICH EVER OCCURS FIRST.
18. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
19. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
20. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF SEVEN (7) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
21. ALL DISTURBED SLOPES 4:1 OR GREATER, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
22. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE.THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
23. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
24. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
25. SEE ADDITIONAL NOTES AND DETAILS ON THE CONSTRUCTION DETAIL SHEET(S).

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DESIGNED: TGM
REVIEWED: TGM

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CHICAGO I MILWAUKEE : NATIONWIDE

FRANKLIN SIX SIBS

FRANKLIN, WI

GENERAL NOTES

REVISIONS

No.	Description	Date
1	CITY COMMENTS	11/09/26

PEG JOB No. 6920.00
PEG PM TGM
PLAN DATE 08/18/26
SCALE N.T.S.

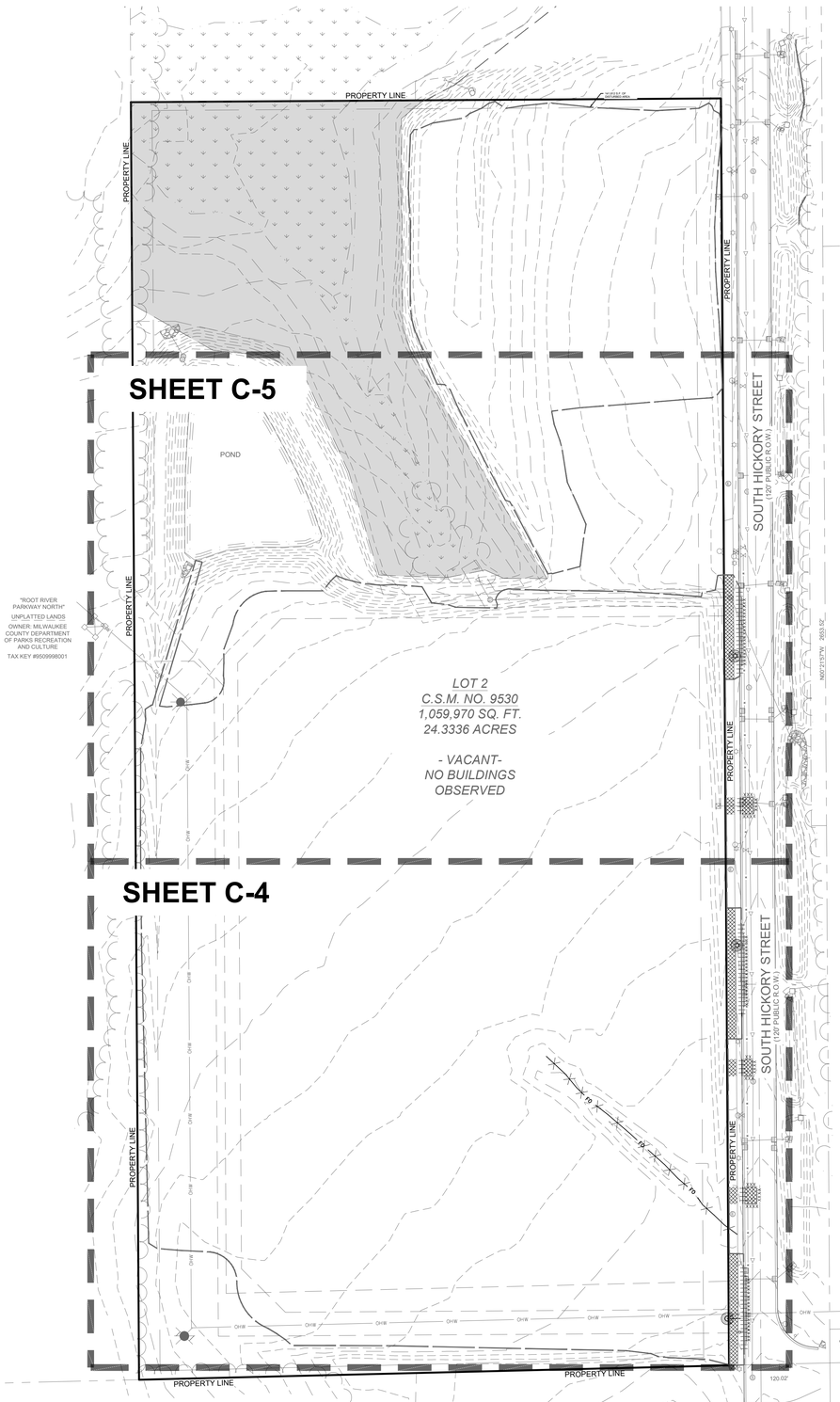
SHEET C-2 OF C-21

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GENERAL NOTES

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LEGEND

SANITARY MANHOLE	STORM SEWER
STORM MANHOLE	WATER MAIN
CATCH BASIN	LIGHTING
INLET	ELECTRICAL CABLE
PRECAST FLARED END SECTION	ELECTRICAL TRANSFORMER OR PEDESTAL
CONCRETE HEADWALL	POWER POLE
VALVE VAULT	POWER POLE WITH LIGHT
VALVE BOX	GUY WIRE
FIRE HYDRANT	STREET SIGN
BUFFALO BOX	GAS MAIN
CLEANOUT	TELEPHONE LINE
SANITARY SEWER	CONTOUR
FORCE MAIN	TREE
CONCRETE SIDEWALK	EASEMENT LINE

LEGEND

- CLEARING & GRUBBING
- REMOVE EXISTING ASPHALT (SEE PLAN FOR DESCRIPTION)
- REMOVE / REPLACE EXISTING UTILITY STRUCTURE
- REMOVE EXISTING TREE
- REMOVE OR ABANDON EXISTING UTILITY (SEE PLAN FOR DESCRIPTION)
- REMOVE EXISTING CURB & GUTTER
- FULL-DEPTH SAWCUT
- LIMITS OF DISTURBANCE

EXISTING CONDITIONS SURVEY:

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CONTRACTOR RESPONSIBILITY:

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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET ###

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

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EXISTING CONDITIONS & DEMOLITION PLAN OVERVIEW

REVISIONS

1	CITY COMMENTS	11/09/26			

PEG JOB No. 6920.00 TGM
PEG PM 08/18/26
PLAN DATE 1" = 80'
SCALE

SHEET C-3 OF C-21

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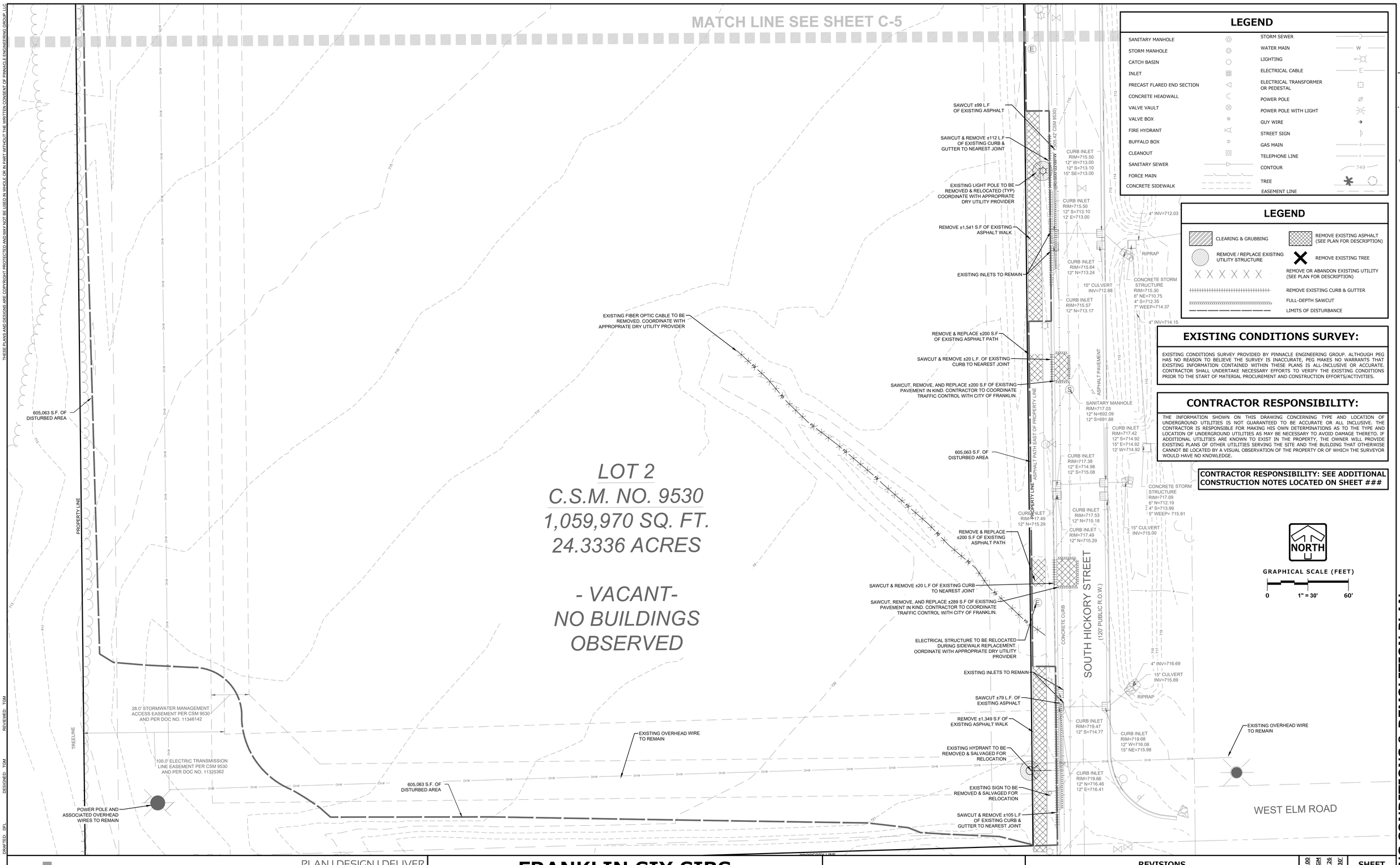
EXISTING CONDITIONS & DEMOLITION PLAN OVERVIEW

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MATCH LINE SEE SHEET C-5



LEGEND

SANITARY MANHOLE		STORM SEWER	
STORM MANHOLE		WATER MAIN	W
CATCH BASIN		LIGHTING	
INLET		ELECTRICAL CABLE	E
PRECAST FLARED END SECTION		ELECTRICAL TRANSFORMER OR PEDESTAL	
CONCRETE HEADWALL		POWER POLE	
VALVE VAULT		POWER POLE WITH LIGHT	
VALVE BOX		GUY WIRE	
FIRE HYDRANT		STREET SIGN	
BUFFALO BOX		GAS MAIN	G
CLEANOUT		TELEPHONE LINE	T
SANITARY SEWER		CONTOUR	749
FORCE MAIN		TREE	
CONCRETE SIDEWALK		EASEMENT LINE	

LEGEND

- CLEARING & GRUBBING
- REMOVE EXISTING ASPHALT (SEE PLAN FOR DESCRIPTION)
- REMOVE / REPLACE EXISTING UTILITY STRUCTURE
- REMOVE EXISTING TREE
- REMOVE OR ABANDON EXISTING UTILITY (SEE PLAN FOR DESCRIPTION)
- REMOVE EXISTING CURB & GUTTER
- FULL-DEPTH SAWCUT
- LIMITS OF DISTURBANCE

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CONTRACTOR RESPONSIBILITY:

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CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET ###

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EXISTING CONDITIONS & DEMOLITION PLAN

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FRANKLIN, WI

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS

1	CITY COMMENTS	11/09/26

PEG JOB No. 6920.00
PEG PM TGM
PLAN DATE 08/18/26
SCALE 1" = 30'

SHEET
C-4
OF
C-21

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STORM MANHOLE
RIM=708.65
21" NW=700.51
TOP OF WEIR WALL=705.79

21" CULVERT
INV=700.81

STORM MANHOLE
RIM=708.65
21" SE=700.63
TOP OF WEIR WALL=705.79

POND

(R) N00°22'00"W 1,518.01' CSM 9530

PROPERTY LINE

CONSERVATION EASEMENT PER CSM 9530 AND PER DOC NO. 11372007

TREELINE

STORMWATER MANAGEMENT ACCESS EASEMENT PER CSM 9530, DOC NO. 11346142, AND DOC NO. 11346145

EDGE OF ICE ELEV=700.83

RIPRAP

30" CULVERT INV=705.01

STORM MANHOLE
RIM=709.60
30" N=705.02
30" E=705.02

20' STORMWATER DRAINAGE EASEMENT PER CSM 9530 AND PER DOC NO. 11346144

141,812 S.F. OF DISTURBED AREA

605,063 S.F. OF DISTURBED AREA

28.0' STORMWATER MANAGEMENT ACCESS EASEMENT PER CSM 9530 AND PER DOC NO. 11346142

605,063 S.F. OF DISTURBED AREA

POWER POLE AND ASSOCIATED OVERHEAD WIRES TO REMAIN

100.0' ELECTRIC TRANSMISSION LINE EASEMENT PER CSM 9530 AND PER DOC NO. 11325362

LOT 2
C.S.M. NO. 9530
1,059,970 SQ. FT.
24.3336 ACRES

- VACANT-
NO BUILDINGS OBSERVED

CONCRETE STORM STRUCTURE
RIM=716.99
8" S=710.69
4" N=714.54
7" WEEP=716.14

4" INV=714.85

CURB INLET
RIM=716.27
12" E=713.72

CURB INLET
RIM=716.48
12" S=713.93

SANITARY MANHOLE
RIM=716.54
12" N=694.24
12" S=694.10

CURB INLET
RIM=716.40
12" W=713.55
15" E=713.55
12" N=713.70

CONCRETE STORM STRUCTURE
RIM=716.79
8" N=710.44
4" N=713.24
15" S=710.29
7" WEEP=715.22

4" INV=713.80

15" CULVERT
INV=712.66

CURB INLET
RIM=715.41
12" E=712.86

16.0' STORMWATER MANAGEMENT ACCESS EASEMENT PER CSM 9530 AND PER DOC NO. 11346142

STORM MANHOLE
RIM=715.92
30" S=707.05
30" W=706.98

SOUTH HICKORY STREET
(120' PUBLIC R.O.W.)
CONCRETE CURB

SAWCUT ±80 L.F OF EXISTING ASPHALT

EXISTING STORM SEWER TO REMAIN

REMOVE ±1,259 S.F OF EXISTING ASPHALT WALK

SAWCUT & REMOVE ±106 L.F OF EXISTING CURB & GUTTER TO NEAREST JOINT

EXISTING LIGHT POLE TO BE REMOVED & RELOCATED (TYP) COORDINATE WITH APPROPRIATE DRY UTILITY PROVIDER

CONCRETE STORM STRUCTURE
RIM=714.52
4" NW=712.02
15" N=709.52
15" S=709.52
5" WEEP=714.06

4" INV=712.56

N00°21'57"W

SANITARY MANHOLE
RIM=714.74
12" N=693.49
12" S=693.49

CURB INLET
RIM=714.16
12" S=711.71

15" INV=711.57

CURB INLET
RIM=714.20
12" S=711.85

CONCRETE STORM STRUCTURE
RIM=714.10
4" NW=710.90
15" N=708.70
15" S=708.70
6" WEEP=713.33

CURB INLET
RIM=714.08
12" W=711.63
12" N=711.63
15" NE= 711.63

30" CULVERT
INV=708.26

CURB INLET
RIM=714.08
12" N=711.83
12" E=711.63

6" INV
(BURIED)=709.24

PROPERTY LINE

SAWCUT, REMOVE, AND REPLACE ±268 S.F OF EXISTING PAVEMENT IN KIND. CONTRACTOR TO COORDINATE TRAFFIC CONTROL WITH CITY OF FRANKLIN.

CURB INLET
RIM=713.36
12" E=710.86

SANITARY MANHOLE
RIM=713.82
12" N=693.07
12" S=693.07
10" W=695.89

SAWCUT & REMOVE ±20 L.F OF EXISTING CURB TO NEAREST JOINT

CURB INLET
RIM=713.44
12" W=710.84
15" E=710.84

REMOVE & REPLACE ±200 S.F OF EXISTING ASPHALT PATH

15" CULVERT
INV=710.94

CONCRETE STORM STRUCTURE
RIM=713.00
4" S=709.70
15" N=709.10
5" WEEP=712.25

EXISTING INLET TO REMAIN

MATCH LINE SEE SHEET C-4

LEGEND

SANITARY MANHOLE		STORM SEWER	
STORM MANHOLE		WATER MAIN	W
CATCH BASIN		LIGHTING	
INLET		ELECTRICAL CABLE	E
PRECAST FLARED END SECTION		ELECTRICAL TRANSFORMER OR PEDESTAL	
CONCRETE HEADWALL		POWER POLE	
VALVE VAULT		POWER POLE WITH LIGHT	
VALVE BOX		GUY WIRE	
FIRE HYDRANT		STREET SIGN	
BUFFALO BOX		GAS MAIN	G
CLEANOUT		TELEPHONE LINE	T
SANITARY SEWER		CONTOUR	749
FORCE MAIN		TREE	
CONCRETE SIDEWALK		EASEMENT LINE	

LEGEND

- CLEARING & GRUBBING
- REMOVE EXISTING ASPHALT (SEE PLAN FOR DESCRIPTION)
- REMOVE / REPLACE EXISTING UTILITY STRUCTURE
- REMOVE EXISTING TREE
- REMOVE OR ABANDON EXISTING UTILITY (SEE PLAN FOR DESCRIPTION)
- REMOVE EXISTING CURB & GUTTER
- FULL-DEPTH SAWCUT
- LIMITS OF DISTURBANCE

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET ###

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

REVIEWED TGM
DESIGNED TGM
DRAFTED DFL

PLAN | DESIGN | DELIVER
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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE - NATIONWIDE

FRANKLIN SIX SIBS

FRANKLIN, WI

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS

1	CITY COMMENTS	11/09/26			

PEG JOB NO. 6920.00
PES PM TGM
PLAN DATE 08/18/26
SCALE 1" = 30'

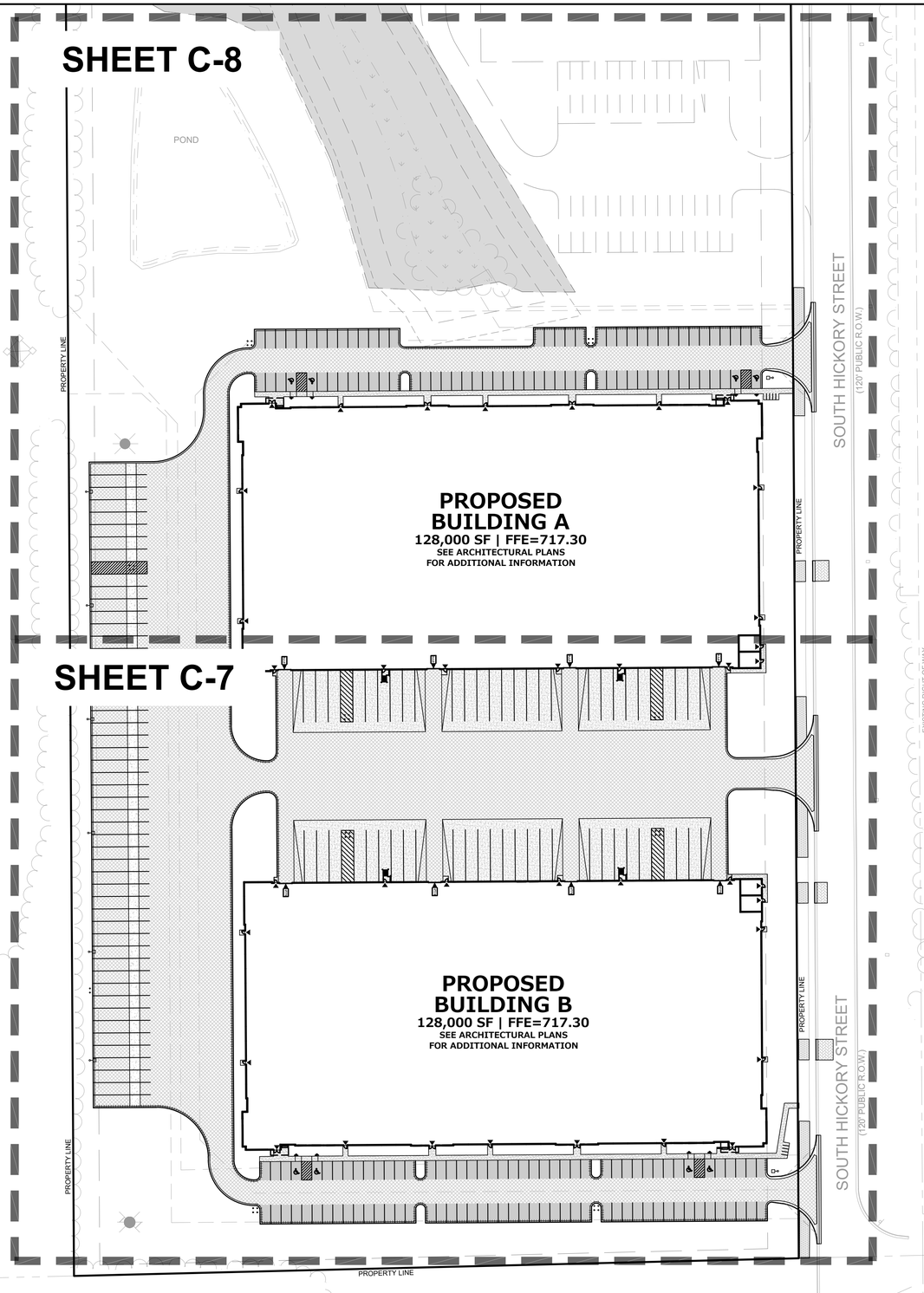
SHEET
C-5
OF
C-21

EXISTING CONDITIONS & DEMOLITION PLAN

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LEGEND

LIGHT DUTY PAVEMENT
8" 1-1/4" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS SECTIONS 301 AND 305.
3-1/2" ASPHALTIC CONC. (2 LIFTS)
1-3/4" BINDER COURSE (4 LT 58-28 S)
1-3/4" SURFACE COURSE (5 LT 58-28 S)

HEAVY DUTY PAVEMENT
12" 1-1/4" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS SECTIONS 301 AND 305.
4" ASPHALTIC CONC. (2 LIFTS)
2-1/4" BINDER COURSE (3 MT 58-28 S)
1-3/4" SURFACE COURSE (4 MT 58-28 S)

HEAVY DUTY CONCRETE PAVEMENT
6" 1-1/4" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS SECTIONS 301 AND 305.
8" P.C.C. (4,000 PSI AIR ENTRAINED CONCRETE WITH 6X6X6 GAUGE STEEL MESH)

CONCRETE SIDEWALK (PRIVATE)
5" 1-1/4" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS SECTIONS 301 AND 305.
4" P.C.C. (4,000 PSI AIR ENTRAINED CONCRETE)

ASPHALT PAVEMENT IN PUBLIC R.O.W.
MATCH CITY OF FRANKLIN SPECIFICATIONS

ASPHALT WALK IN PUBLIC R.O.W.
MATCH CITY OF FRANKLIN SPECIFICATIONS

D.I.D DRIVE-IN-DOOR ▶ MAN DOOR

◇ PARKING COUNT (FOR INFORMATIONAL ONLY, NOT TO BE PAINTED)

(A) 4" WIDE SOLID WHITE STRIPE
(B) 4" DIAGONAL WHITE STRIPE AT 45° SPACED 2' O.C.
(C) 18" WIDE CONC. CURB & GUTTER (SEE DETAIL)
(D) 18" WIDE REVERSE PITCH CONC. CURB & GUTTER (SEE DETAIL)
(E) 30" WIDE CONC. CURB & GUTTER (SEE DETAIL)
(F) BUILDING DOOR SLAB (2% MAX. SLOPE WITHIN DRIVE IN OR MAN DOOR)
(G) ADA COMPLIANT CURB RAMP (SEE DETAIL)
(H) R7-8 HANDICAP PARKING SIGN WITH BOLLARD (SEE DETAIL)
(I) ADA COMPLIANT STALL INSIGNIA, WHITE
(J) DEPRESS & TAPER CURB HEAD. INSTALL NEENAH DETACTABLE WARNING PLATE AT SIDEWALK.
(K) INTEGRAL CURB (SEE DETAIL)
(L) BOLLARD (SEE DETAIL)

SITE DATA

EXISTING SITE AREA:	24.33 AC (1,059,970 S.F.)
PASSENGER CAR PARKING:	172 STALLS (8 ADA)
TRAILER PARKING:	51 STALLS
DOCK STALLS:	32 STALLS
BUILDING AREAS:	5.87 AC (256,000 S.F)
GREENSPACE AREA:	12.84 AC (559,553 S.F.)
TOTAL IMPERVIOUS AREA:	11.47 AC (500,417 S.F.)
GREEN SPACE (%)	52.78%

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 60' 120'

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SITE DIMENSIONAL & PAVING PLAN OVERVIEW

DRAFTED: DFL DESIGNED: TGM REVIEWED: TGM

PLAN | DESIGN | DELIVER
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FRANKLIN SIX SIBS

FRANKLIN, WI

SITE DIMENSIONAL & PAVING PLAN OVERVIEW

REVISIONS

1	CITY COMMENTS	11/09/26			

PEG JOB No. 6920.00
PEG PM TGM
PLAN DATE 08/18/26
SCALE 1" = 60'

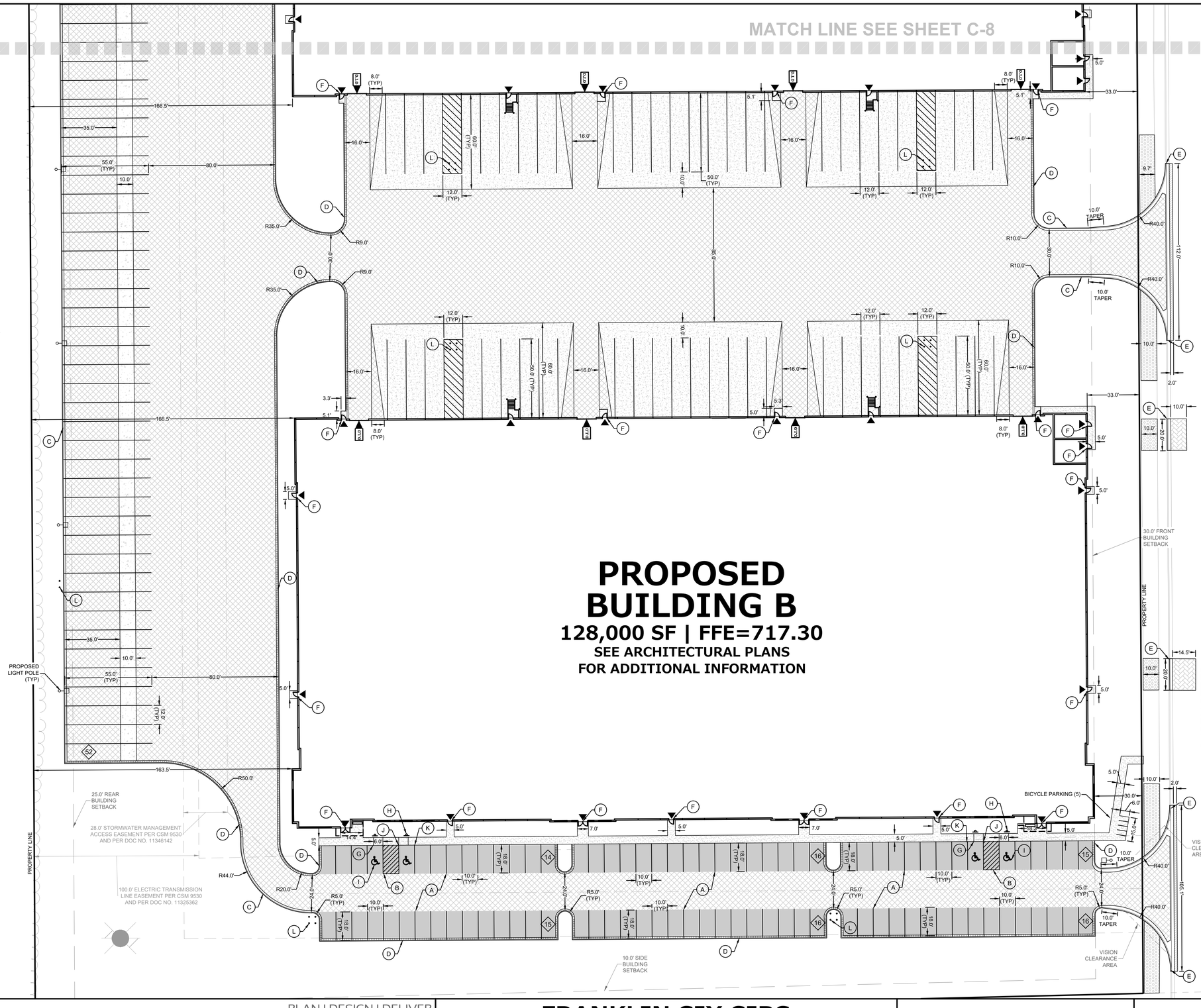
SHEET
C-6
OF
C-21

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MATCH LINE SEE SHEET C-8



PROPOSED BUILDING B

128,000 SF | FFE=717.30

SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

LEGEND

LIGHT DUTY PAVEMENT
8" 1-1/4" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS SECTIONS 301 AND 305.
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2-1/4" BINDER COURSE (3 MT 58-28 S)
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8" P.C.C. (4,000 PSI AIR ENTRAINED CONCRETE WITH 6X6X6 GAUGE STEEL MESH)

CONCRETE SIDEWALK (PRIVATE)
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4" P.C.C. (4,000 PSI AIR ENTRAINED CONCRETE)

ASPHALT PAVEMENT IN PUBLIC R.O.W.
MATCH CITY OF FRANKLIN SPECIFICATIONS

ASPHALT WALK IN PUBLIC R.O.W.
MATCH CITY OF FRANKLIN SPECIFICATIONS

D.I.D. DRIVE-IN-DOOR ▶ MAN DOOR

52 PARKING COUNT (FOR INFORMATIONAL ONLY, NOT TO BE PAINTED)

(A) 4" WIDE SOLID WHITE STRIPE
(B) 4" DIAGONAL WHITE STRIPE AT 45° SPACED 2' O.C.
(C) 18" WIDE CONC. CURB & GUTTER (SEE DETAIL)
(D) 18" WIDE REVERSE PITCH CONC. CURB & GUTTER (SEE DETAIL)
(E) 30" WIDE CONC. CURB & GUTTER (SEE DETAIL)
(F) BUILDING DOOR SLAB (2% MAX. SLOPE WITHIN DRIVE IN OR MAN DOOR)
(G) ADA COMPLIANT CURB RAMP (SEE DETAIL)
(H) R7-8 HANDICAP PARKING SIGN WITH BOLLARD (SEE DETAIL)
(I) ADA COMPLIANT STALL INSIGNIA, WHITE
(J) DEPRESS & TAPER CURB HEAD. INSTALL NEENAH DETACTABLE WARNING PLATE AT SIDEWALK.
(K) INTEGRAL CURB (SEE DETAIL)
(L) BOLLARD (SEE DETAIL)

SITE DATA

EXISTING SITE AREA:	**24.33 AC (1,059,970 S.F.)**
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TRAILER PARKING:	**51 STALLS**
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BUILDING AREAS:	**5.87 AC (256,000 S.F)**
GREENSPACE AREA:	**12.84 AC (559,553 S.F.)**
TOTAL IMPERVIOUS AREA:	**11.47 AC (500,417 S.F.)**
GREEN SPACE (%)	**52.78%**

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

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DRAFTED: DFL DESIGNED: TGM REVIEWED: TGM

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(262) 754-8888
CHICAGO I MILWAUKEE - NATIONWIDE

FRANKLIN SIX SIBS

FRANKLIN, WI

SITE DIMENSIONAL & PAVING PLAN

REVISIONS

1	CITY COMMENTS	11/09/26	

PEG JOB No. 6920.00
PEG PM TGM
PLAN DATE 08/18/26
SCALE 1" = 30'

SHEET
C-7
OF
C-21

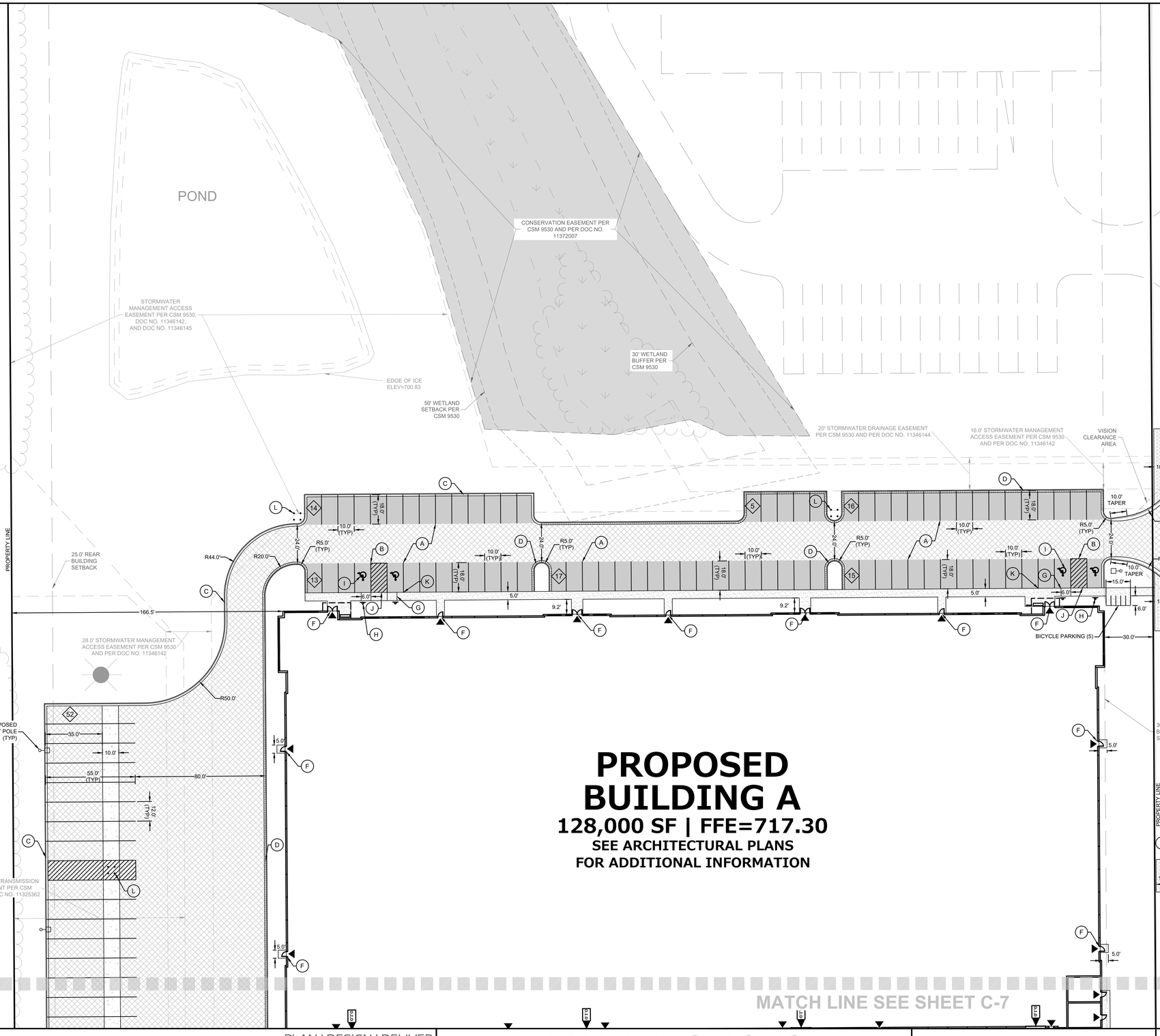
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SITE DIMENSIONAL & PAVING PLAN

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PROPOSED BUILDING A

128,000 SF | FFE=717.30

SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

LEGEND

LIGHT DUTY PAVEMENT
8" 1-1/4" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS SECTIONS 301 AND 305.
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1-3/4" BINDER COURSE (4 LT 58-28 S)
1-3/4" SURFACE COURSE (5 LT 58-28 S)

HEAVY DUTY PAVEMENT
12" 1-1/4" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS SECTIONS 301 AND 305.
4" ASPHALTIC CONC. (2 LIFTS)
2-1/4" BINDER COURSE (3 MT 58-28 S)
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6" 1-1/4" CRUSHED AGGREGATE BASE COURSE CONFORMING TO GRADATION REQUIREMENTS OF WISDOT STANDARD SPECIFICATIONS SECTIONS 301 AND 305.
8" P.C.C. (4,000 PSI AIR ENTRAINED CONCRETE WITH 6X6X6 GAUGE STEEL MESH)

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4" P.C.C. (4,000 PSI AIR ENTRAINED CONCRETE)

ASPHALT PAVEMENT IN PUBLIC R.O.W.
MATCH CITY OF FRANKLIN SPECIFICATIONS

ASPHALT WALK IN PUBLIC R.O.W.
MATCH CITY OF FRANKLIN SPECIFICATIONS

D.I.D. DRIVE-IN-DOOR ▶ MAN DOOR

◇# PARKING COUNT (FOR INFORMATIONAL ONLY, NOT TO BE PAINTED)

(A) 4" WIDE SOLID WHITE STRIPE

(B) 4" DIAGONAL WHITE STRIPE AT 45° SPACED 2' O.C.

(C) 18" WIDE CONC. CURB & GUTTER (SEE DETAIL)

(D) 18" WIDE REVERSE PITCH CONC. CURB & GUTTER (SEE DETAIL)

(E) 30" WIDE CONC. CURB & GUTTER (SEE DETAIL)

(F) BUILDING DOOR SLAB (2% MAX. SLOPE WITHIN DRIVE IN OR MAN DOOR)

(G) ADA COMPLIANT CURB RAMP (SEE DETAIL)

(H) R7-8 HANDICAP PARKING SIGN WITH BOLLARD (SEE DETAIL)

(I) ADA COMPLIANT STALL INSIGNIA, WHITE

(J) DEPRESS & TAPER CURB HEAD. INSTALL NEENAH DETACTABLE WARNING PLATE AT SIDEWALK.

(K) INTEGRAL CURB (SEE DETAIL)

(L) BOLLARD (SEE DETAIL)

SITE DATA

EXISTING SITE AREA:	**24.33 AC (1,059,970 S.F.)**
PASSENGER CAR PARKING:	**172 STALLS (8 ADA)**
TRAILER PARKING:	**51 STALLS**
DOCK STALLS:	**32 STALLS**
BUILDING AREAS:	**5.87 AC (256,000 S.F)**
GREENSPACE AREA:	**12.84 AC (559,553 S.F.)**
TOTAL IMPERVIOUS AREA:	**11.47 AC (500,417 S.F.)**
GREEN SPACE (%)	**52.78%**

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

REVIEWED: TGM
DESIGNED: TGM
DRAFTED: DPL

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CHICAGO | MILWAUKEE : NATIONWIDE

FRANKLIN SIX SIBS

FRANKLIN, WI

SITE DIMENSIONAL & PAVING PLAN

REVISIONS

1	CITY COMMENTS	11/09/26			

PEG JOB No. 6920.00
PEG PM TGM
PLAN DATE 09/18/26
SCALE 1" = 30'

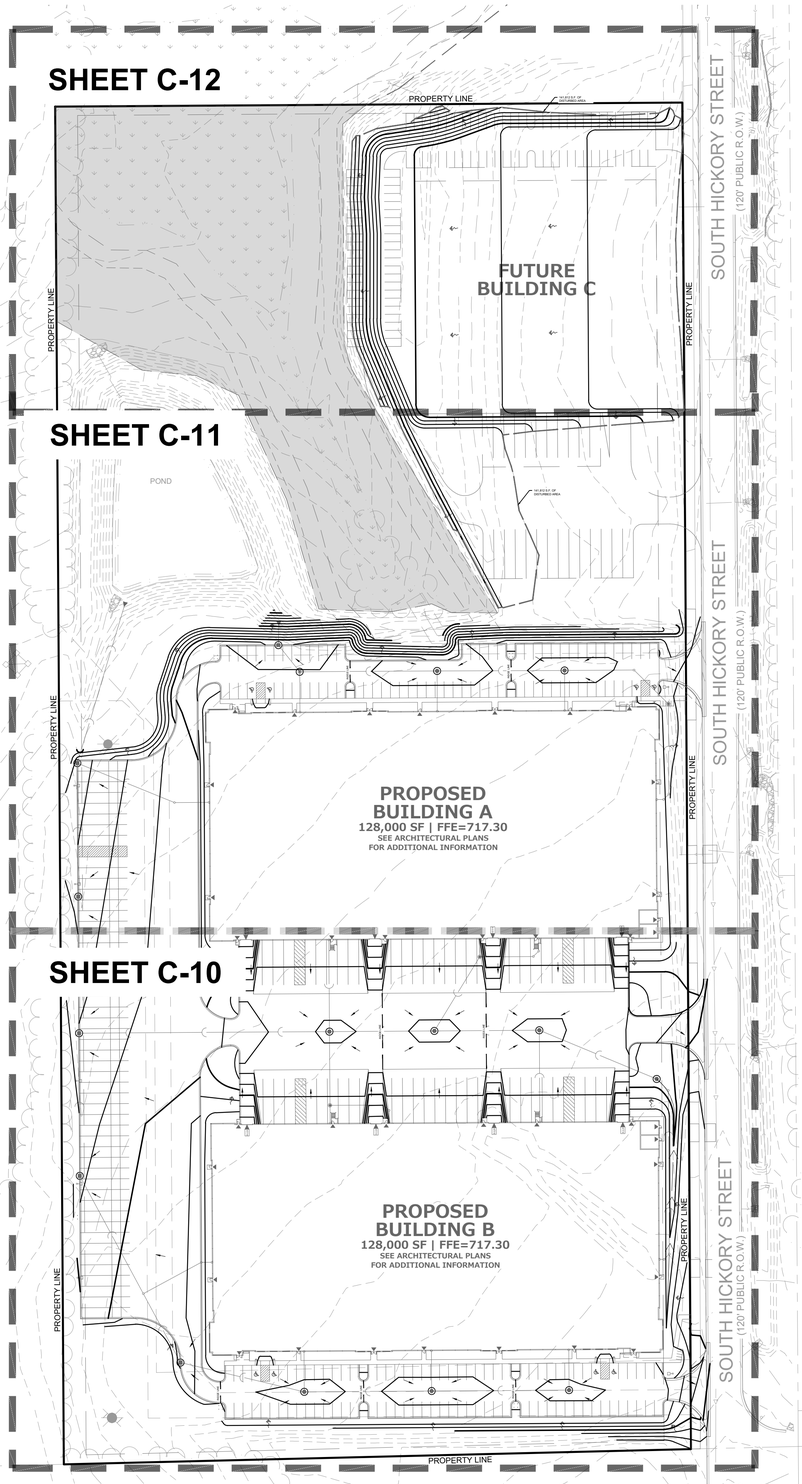
SHEET C-8 OF C-21

SITE DIMENSIONAL & PAVING PLAN

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- FLARED END SECTION / END APRON
- CLEANOUT
- 101 — EXISTING 1' CONTOUR INTERVAL
- 100 — EXISTING 5' CONTOUR INTERVAL
- 101 — PROPOSED 1' CONTOUR INTERVAL
- 100 — PROPOSED 5' CONTOUR INTERVAL
- +750.00 — SPOT ELEVATION
- GRASS / PAVEMENT — SURFACE FLOW DIRECTION INDICATOR

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL GRADING SHALL MEET ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

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DRAFTED: DFL DESIGNED: TGM REVIEWED: TGM

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FRANKLIN, WI

GRADING PLAN OVERVIEW

REVISIONS

1	CITY COMMENTS	11/09/26			

PEG JOB No. 6920.00 | PEG PM TGM | PLAN DATE 08/18/26 | SCALE 1" = 80'

SHEET C-9 OF C-21

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GRADING PLAN OVERVIEW

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MATCH LINE SEE SHEET C-11

PROPOSED BUILDING B

128,000 SF | FFE=717.30

SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- FLARED END SECTION / END APRON
- CLEANOUT
- 101 — EXISTING 1' CONTOUR INTERVAL
- 100 — EXISTING 5' CONTOUR INTERVAL
- (101) — PROPOSED 1' CONTOUR INTERVAL
- (100) — PROPOSED 5' CONTOUR INTERVAL
- +750.00 SPOT ELEVATION
- GRASS / PAVEMENT — SURFACE FLOW DIRECTION INDICATOR

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL GRADING SHALL MEET ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

PROPERTY LINE

RIDGE LINE

TREELINE

25.0' REAR BUILDING SETBACK

28.0' STORMWATER MANAGEMENT ACCESS EASEMENT PER CSM 9530 AND PER DOC NO. 11346142

100.0' ELECTRIC TRANSMISSION LINE EASEMENT PER CSM 9530 AND PER DOC NO. 11325362

10.0' SIDE BUILDING SETBACK

30.0' FRONT BUILDING SETBACK

VISION CLEARANCE AREA

SOUTH HICKORY STREET (120' PUBLIC R.O.W.)

DRAFTED: DPL DESIGNED: TGM REVIEWED: TGM

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FRANKLIN SIX SIBS

FRANKLIN, WI

GRADING PLAN

REVISIONS

1	CITY COMMENTS	11/09/26			

PEG JOB No. 6920.00 | PEG PM TGM | PLAN DATE 09/18/26 | SCALE 1" = 30'

SHEET C-10 OF C-21

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GRADING PLAN

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MATCH LINE SEE SHEET C-12

POND

CONSERVATION EASEMENT PER CSM 9530 AND PER DOC NO. 11372007

141,812 S.F. OF DISTURBED AREA

STORMWATER MANAGEMENT ACCESS EASEMENT PER CSM 9530, DOC NO. 11346142, AND DOC NO. 11346145

30' WETLAND BUFFER PER CSM 9530

EDGE OF ICE ELEV=700.83

50' WETLAND SETBACK PER CSM 9530

RIPRAP

25.0' REAR BUILDING SETBACK

16.0' STORMWATER MANAGEMENT ACCESS EASEMENT PER CSM 9530 AND PER DOC NO. 11346142

20' STORMWATER DRAINAGE EASEMENT PER CSM 9530 AND PER DOC NO. 11346144

VISION CLEARANCE AREA

VISION CLEARANCE AREA

28.0' STORMWATER MANAGEMENT ACCESS EASEMENT PER CSM 9530 AND PER DOC NO. 11346142

100.0' ELECTRIC TRANSMISSION LINE EASEMENT PER CSM 9530 AND PER DOC NO. 11325362

PROPERTY LINE

TREELINE

RIDGELINE

30.0' FRONT BUILDING SETBACK

PROPERTY LINE

SOUTH HICKORY STREET (120' PUBLIC R.O.W.)

PROPOSED BUILDING A

128,000 SF | FFE=717.30

SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

MATCH LINE SEE SHEET C-10

LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- FLARED END SECTION / END APRON
- CLEANOUT
- 101 EXISTING 1' CONTOUR INTERVAL
- 100 EXISTING 5' CONTOUR INTERVAL
- 101 PROPOSED 1' CONTOUR INTERVAL
- 100 PROPOSED 5' CONTOUR INTERVAL
- +750.00 SPOT ELEVATION
- GRASS / PAVEMENT SURFACE FLOW DIRECTION INDICATOR

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL GRADING SHALL MEET ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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REVIEWED: TGM
DESIGNED: TGM
DRAFTED: DFL

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CHICAGO | MILWAUKEE : NATIONWIDE

FRANKLIN SIX SIBS

FRANKLIN, WI

GRADING PLAN

REVISIONS

1	CITY COMMENTS	11/09/26	

PEG JOB No. 6920.00
PEG PM TGM
PLAN DATE 08/18/26
SCALE 1" = 30'

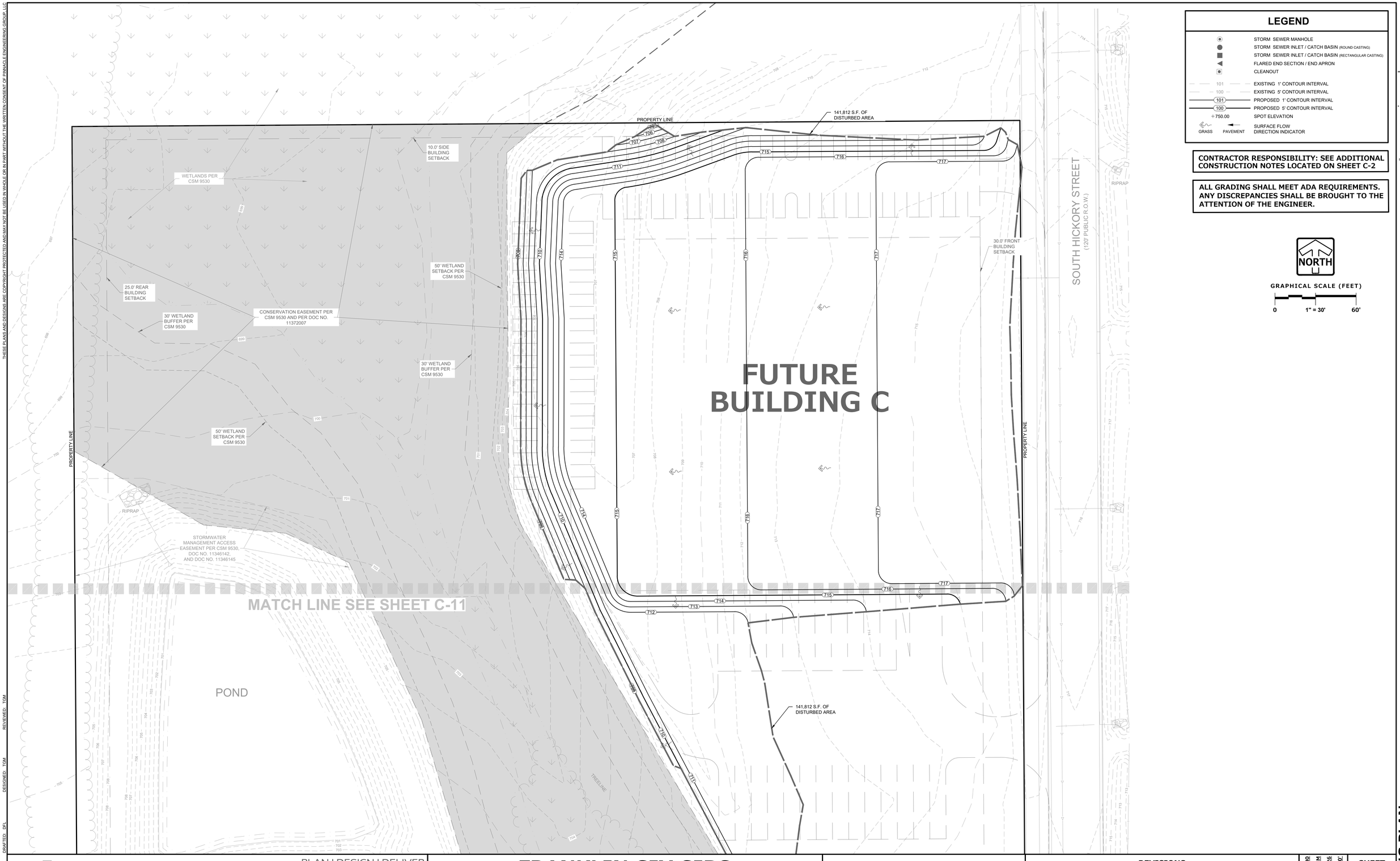
SHEET C-11 OF C-21

GRADING PLAN

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- FLARED END SECTION / END APRON
- CLEANOUT
- 101 — EXISTING 1' CONTOUR INTERVAL
- 100 — EXISTING 5' CONTOUR INTERVAL
- 101 — PROPOSED 1' CONTOUR INTERVAL
- 100 — PROPOSED 5' CONTOUR INTERVAL
- +750.00 — SPOT ELEVATION
- GRASS / PAVEMENT — SURFACE FLOW DIRECTION INDICATOR

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

ALL GRADING SHALL MEET ADA REQUIREMENTS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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GRADING PLAN

REVISIONS

1	CITY COMMENTS	11/09/26	

PEG JOB No. 6920.00
PES PM TGM
PLAN DATE 08/18/26
SCALE 1" = 30'

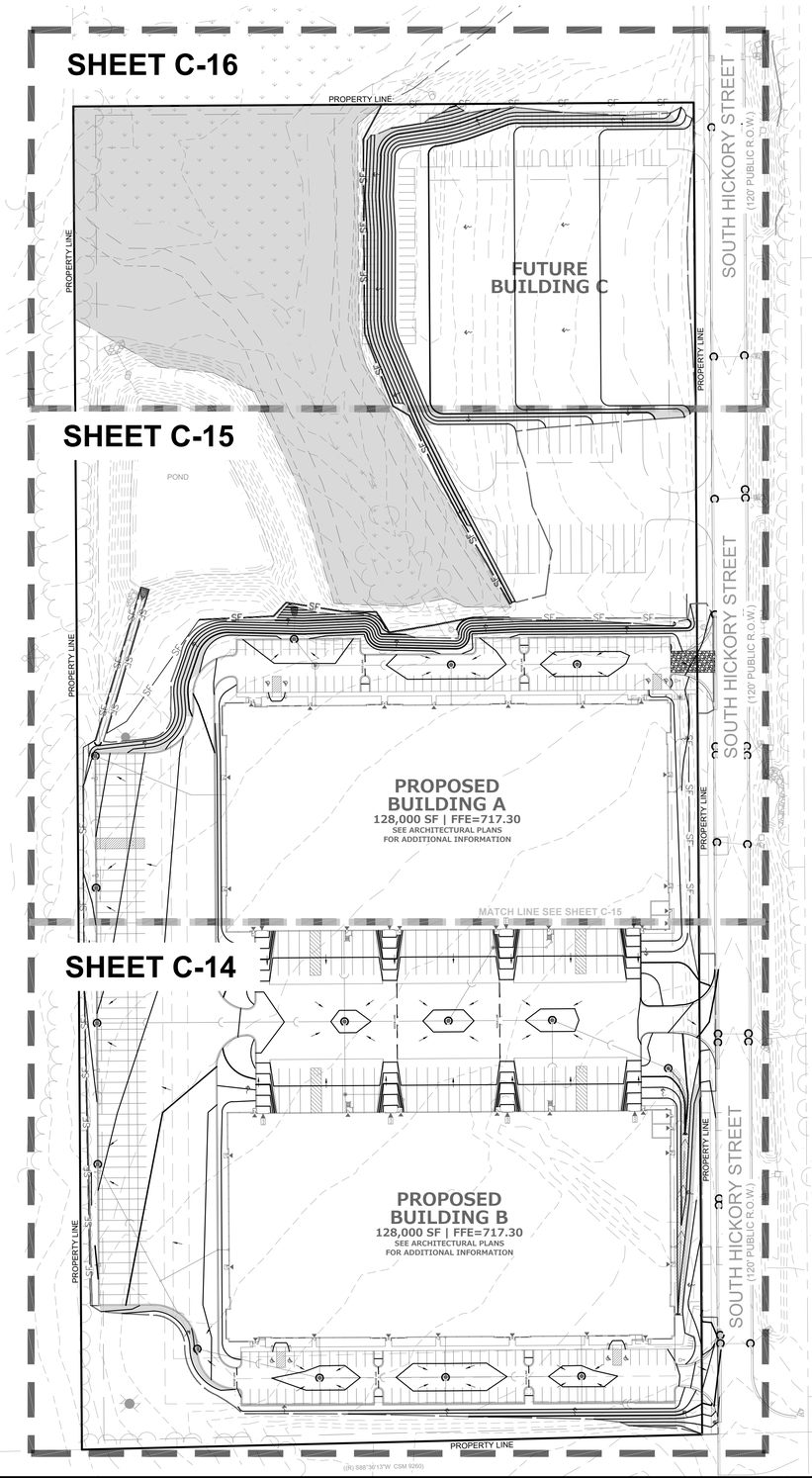
SHEET C-12 OF C-21

GRADING PLAN

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- FLARED END SECTION / END APRON
- CLEANOUT
- 101 EXISTING 1' CONTOUR INTERVAL
- 100 EXISTING 5' CONTOUR INTERVAL
- 101 PROPOSED 1' CONTOUR INTERVAL
- 100 PROPOSED 5' CONTOUR INTERVAL
- LIMITS OF DISTURBANCE
- SF SILT FENCE
- DIVERSION BERM
- DIVERSION CHANNEL / SWALE
- CULVERT PIPE DITCH CHECK
- DITCH CHECK
- INLET PROTECTION
- CONSTRUCTION ENTRANCE (STONE TRACKING PAD)
- EROSION CONTROL BLANKET (DOT CLASS I, TYPE B)
- CHANNEL EROSION CONTROL BLANKET (DOT CLASS II, TYPE C)
- POND SPILLWAY MATTING (SEE POND DETAILS)
- RIP RAP OUTLET PROTECTION FOR END APRON

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NOTE: REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDRSEEDED

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
2. STRIP AND STOCKPILE TOPSOIL, INSTALL SILT FENCE AROUND PERIMETER OF STOCKPILE.
3. CONDUCT ROUGH GRADING EFFORTS AND INSTALL CHECK DAMS AND SEDIMENT TRAPS/BASINS AS NEEDED.
4. INSTALL UTILITY PIPING AND STRUCTURES, IMMEDIATELY INSTALL INLET PROTECTION.
5. COMPLETE FINAL GRADING, INSTALLATION OF GRAVEL BASE COURSES, PLACEMENT OF CURBS, PAVEMENTS, WALKS, ETC.
6. PLACE TOPSOIL AND IMMEDIATELY STABILIZE DISTURBED AREAS WITH EROSION CONTROLS.
7. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE WITH ALL SOIL SURFACES HAVING AN ESTABLISHED VEGETATIVE COVER.

CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 1 AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

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DRAFTED: DFL DESIGNED: TGM REVIEWED: TGM

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EROSION CONTROL PLAN OVERVIEW

REVISIONS

1	CITY COMMENTS	11/09/26			

PEG JOB No. 6920.00
PEG PM TGM
PLAN DATE 08/18/26
SCALE 1" = 80'

SHEET C-13 OF C-21

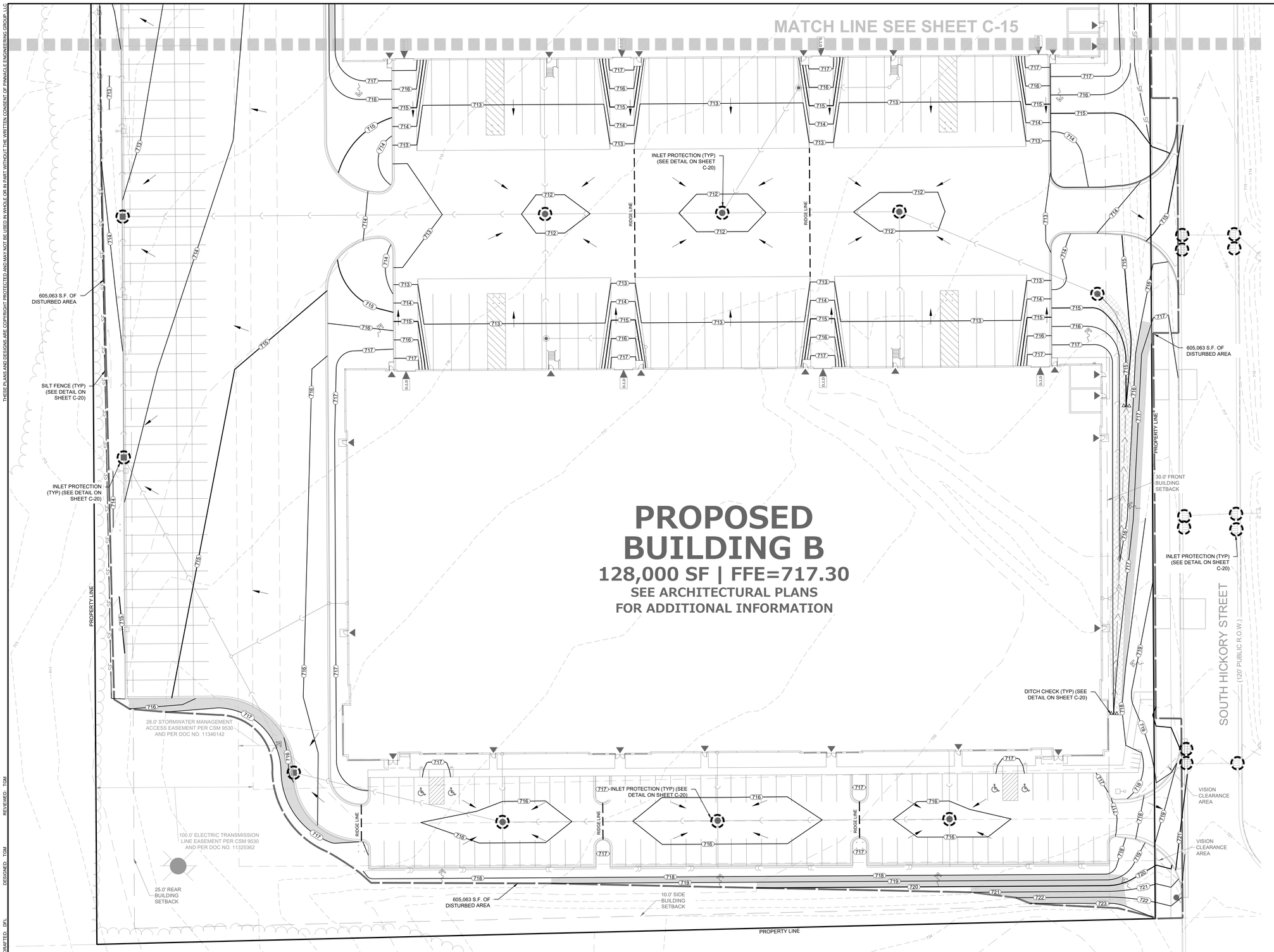
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EROSION CONTROL PLAN OVERVIEW

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- FLARED END SECTION / END APRON
- CLEANOUT
- EXISTING 1' CONTOUR INTERVAL
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- PROPOSED 1' CONTOUR INTERVAL
- PROPOSED 5' CONTOUR INTERVAL
- LIMITS OF DISTURBANCE
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- EROSION CONTROL BLANKET (DOT CLASS I, TYPE B)
- CHANNEL EROSION CONTROL BLANKET (DOT CLASS II, TYPE C)
- POND SPILLWAY MATTING (SEE POND DETAILS)
- RIP RAP OUTLET PROTECTION FOR END APRON

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NOTE: REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDRSEEDED

CONSTRUCTION SITE SEQUENCING

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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EROSION CONTROL PLAN

REVISIONS

1	CITY COMMENTS	11/09/26	

PEG JOB No.: 6920.00
PEG PM: TGM
PLAN DATE: 08/18/26
SCALE: 1" = 30'

SHEET C-14 OF C-21

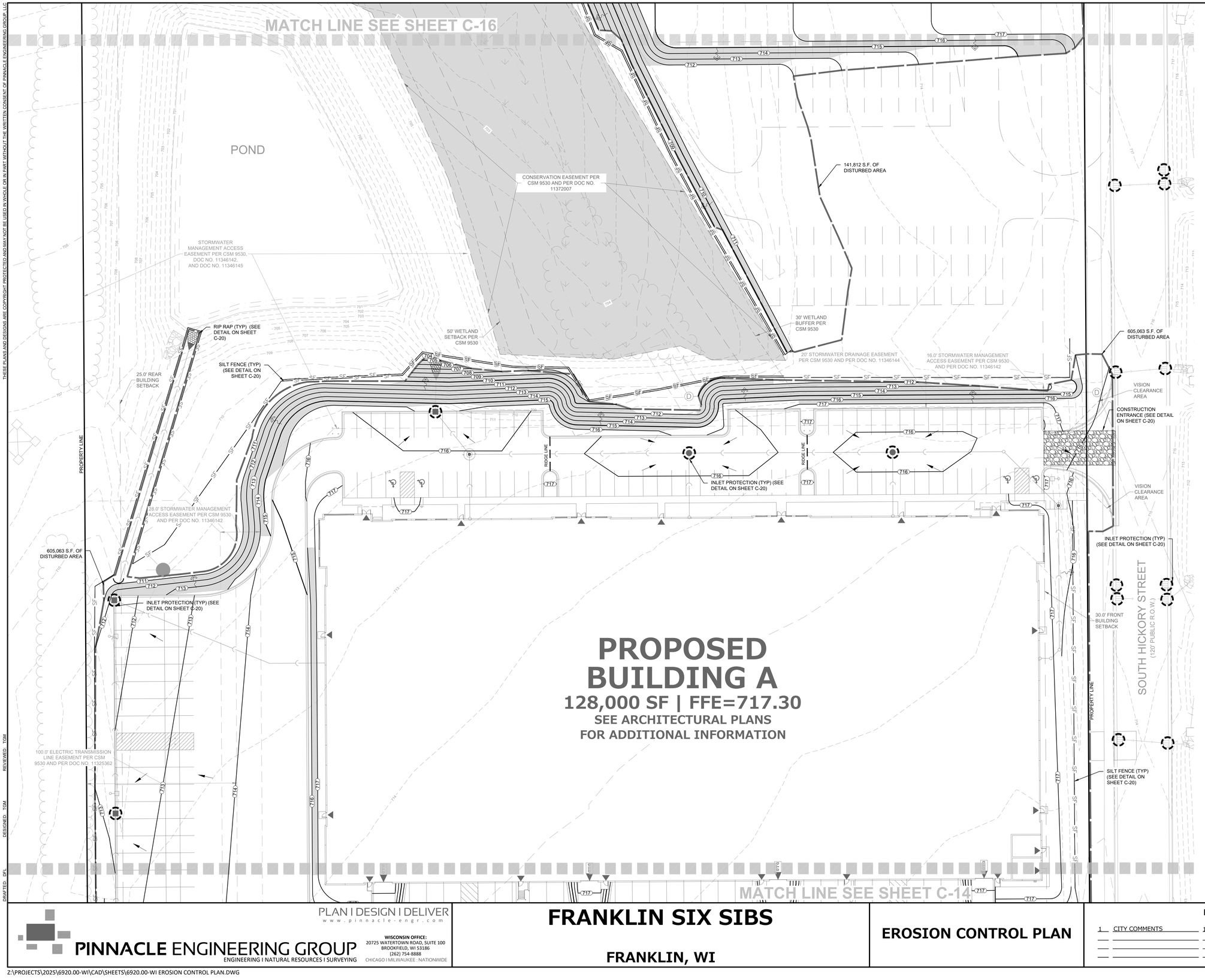
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EROSION CONTROL PLAN

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- FLARED END SECTION / END APRON
- CLEANOUT
- EXISTING 1' CONTOUR INTERVAL
- EXISTING 5' CONTOUR INTERVAL
- PROPOSED 1' CONTOUR INTERVAL
- PROPOSED 5' CONTOUR INTERVAL
- LIMITS OF DISTURBANCE
- SILT FENCE
- DIVERSION BERM
- DIVERSION CHANNEL / SWALE
- CULVERT PIPE DITCH CHECK
- DITCH CHECK
- INLET PROTECTION
- CONSTRUCTION ENTRANCE (STONE TRACKING PAD)
- EROSION CONTROL BLANKET (DOT CLASS I, TYPE B)
- CHANNEL EROSION CONTROL BLANKET (DOT CLASS II, TYPE C)
- POND SPILLWAY MATTING (SEE POND DETAILS)
- RIP RAP OUTLET PROTECTION FOR END APRON

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NOTE: REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDRSEEDED

CONSTRUCTION SITE SEQUENCING

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

REVIEWED TGM
DESIGNED TGM
DRAFTED DFL

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EROSION CONTROL PLAN

REVISIONS					
1	CITY COMMENTS	11/09/26			

PEG JOB No. 6920.00
PES PM TGM
PLAN DATE 08/18/26
SCALE 1" = 30'

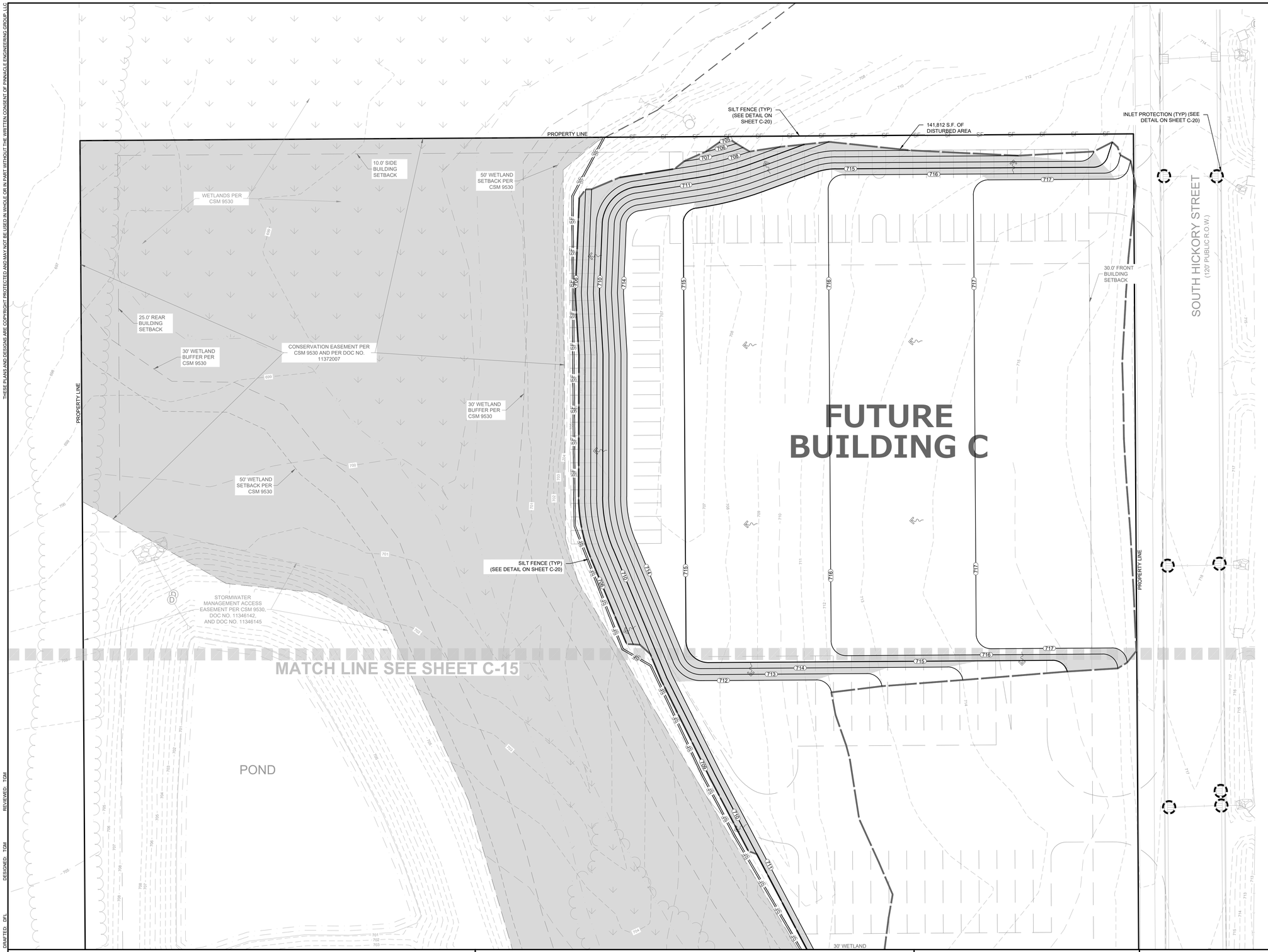
SHEET C-15 OF C-21

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LEGEND

- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- FLARED END SECTION / END APRON
- CLEANOUT
- EXISTING 1' CONTOUR INTERVAL
- EXISTING 5' CONTOUR INTERVAL
- PROPOSED 1' CONTOUR INTERVAL
- PROPOSED 5' CONTOUR INTERVAL
- LIMITS OF DISTURBANCE
- SILT FENCE
- DIVERSION BERM
- DIVERSION CHANNEL / SWALE
- CULVERT PIPE DITCH CHECK
- DITCH CHECK
- INLET PROTECTION
- CONSTRUCTION ENTRANCE (STONE TRACKING PAD)
- EROSION CONTROL BLANKET (DOT CLASS I, TYPE B)
- CHANNEL EROSION CONTROL BLANKET (DOT CLASS II, TYPE C)
- POND SPILLWAY MATTING (SEE POND DETAILS)
- RIP RAP OUTLET PROTECTION FOR END APRON

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NOTE: REMAINING DISTURBED AREAS OF SLOPES 5:1 OR FLATTER TO BE HYDRSEEDED

CONSTRUCTION SITE SEQUENCING

1. INSTALL PERIMETER SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCE.
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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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EROSION CONTROL PLAN

REVISIONS

1	CITY COMMENTS	11/09/26			

PEG JOB NO. 6920.00
PES PM TGM
PLAN DATE 08/18/26
SCALE 1" = 30'

SHEET C-16 OF C-21

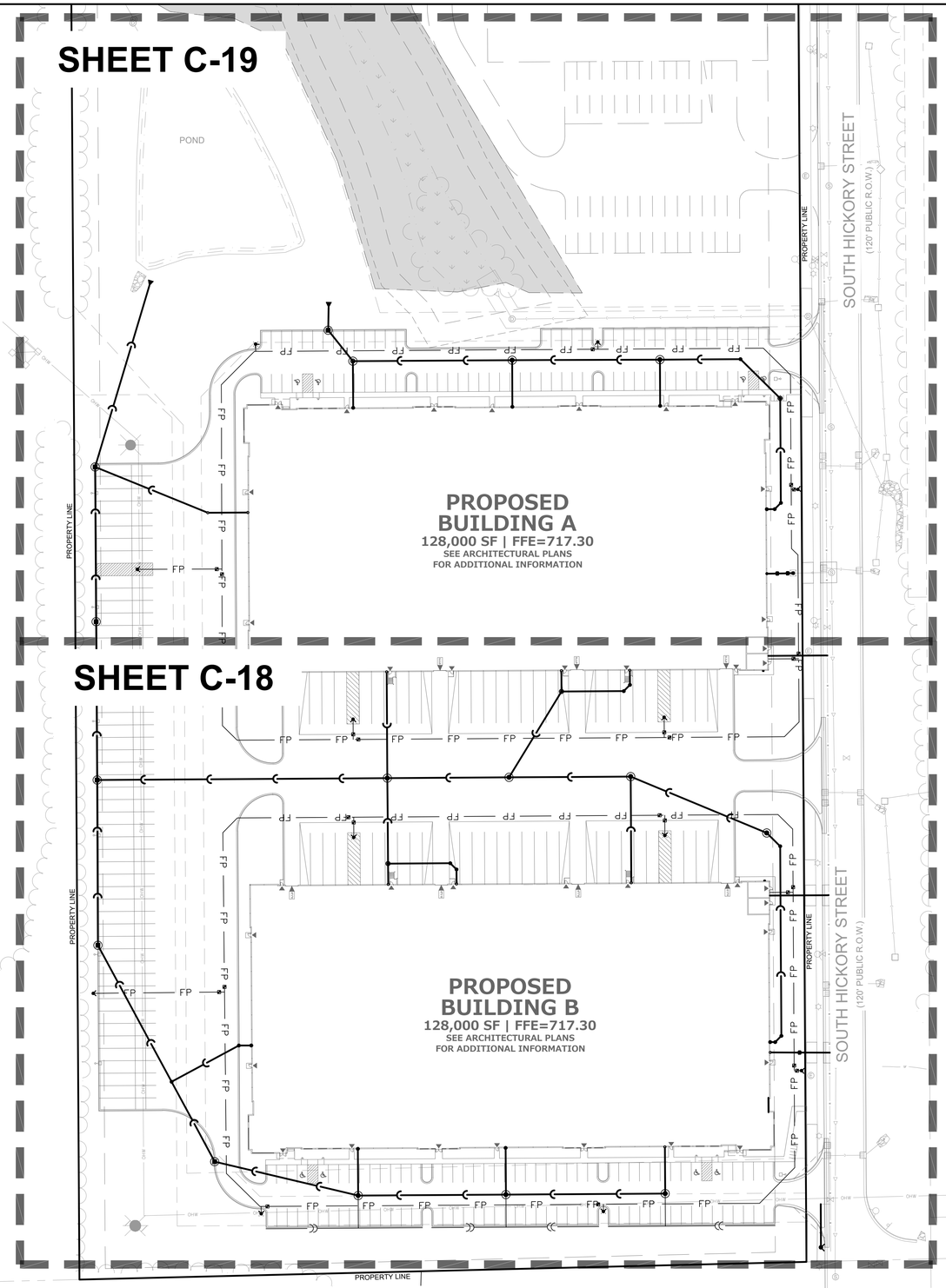
EROSION CONTROL PLAN

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- FLARED END SECTION / END APRON
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- LIGHT POLE
- ELECTRIC TRANSFORMER
- PROPOSED INLET DRAIN TILE (DRAIN TILE DONUT, SEE DETAIL)
- UTILITY CROSSING
- PROPOSED COMBINED SEWER
- PROPOSED DRAIN TILE
- PROPOSED ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED FIRE PROTECTION
- PROPOSED GAS
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- PROPOSED STORM SEWER
- PROPOSED TELEPHONE
- PROPOSED WATERMAIN

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 60' 120'

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FRANKLIN SIX SIBS

FRANKLIN, WI

UTILITY PLAN OVERVIEW

REVISIONS

1	CITY COMMENTS	11/09/26	

PEG JOB No. 6920.00
PES PM TGM
PLAN DATE 08/18/26
SCALE 1" = 60'

SHEET
C-17
OF
C-21

UTILITY PLAN OVERVIEW

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MATCH LINE SEE SHEET C-19

PROPOSED BUILDING B

128,000 SF | FFE=717.30

SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- FLARED END SECTION / END APRON
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- LIGHT POLE
- ELECTRIC TRANSFORMER
- PROPOSED INLET DRAIN TILE (DRAIN TILE DONUT, SEE DETAIL)
- UTILITY CROSSING
- PROPOSED COMBINED SEWER
- PROPOSED DRAIN TILE
- PROPOSED ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED FIRE PROTECTION
- PROPOSED GAS
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- PROPOSED STORM SEWER
- PROPOSED TELEPHONE
- PROPOSED WATERMAIN

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

INL 6.0
60" DIA
RIM= 713.05
INV=708.08 (24" S)
INV=705.32 (36" E)
INV=705.32 (42" N)

152.8 L.F. 42" HDPE
@ S=0.45%

159.5 L.F. 24" HDPE
@ S=0.80%

INL 5.0
48" DIA
RIM= 714.10
INV=709.36 (24" SE)
INV=709.36 (24" N)

HYDRANT ASSEMBLY (TYP)

149.6 L.F. 24" RCP
@ S=0.40%

6" C-900 PVC FIRE PROTECTION LINE

45° BEND 23.1
INV=712.67 (8" SW)
INV=712.67 (8" E)

73.7 L.F. 8" SCH-40 PVC
@ S=2.77%

12.0 L.F. 8" SCH-40 PVC
@ S=2.76%

BC 23.0
INV=713.00 (8")

INSERTA TEE 23.2
INV=709.96 (24" SE)
INV=709.96 (24" NW)
INV=710.63 (8" NE)

87.6 L.F. 24" RCP
@ S=0.40%

25.0' REAR BUILDING SETBACK

28.0' STORMWATER MANAGEMENT ACCESS EASEMENT PER CSM 9530 AND PER DOC NO. 11346142

100.0' ELECTRIC TRANSMISSION LINE EASEMENT PER CSM 9530 AND PER DOC NO. 11325362

INL 4.0
48" DIA
RIM= 715.38
INV=710.31 (24" E)
INV=710.31 (24" NW)

HYDRANT ASSEMBLY (TYP)

279.9 L.F. 36" HDPE
@ S=0.40%

117.3 L.F. 30" HDPE
@ S=0.40%

117.3 L.F. 24" HDPE
@ S=0.50%

INL 14.0
60" DIA
RIM= 711.70
INV=707.89 (12" N)
INV=707.02 (15" S)
INV=706.44 (30" E)
INV=706.44 (36" W)

INL 13.0
72" DIA
RIM= 711.71
INV=706.91 (24" E)
INV=707.11 (15" NE)
INV=706.91 (30" W)

INL 12.0
60" DIA
RIM= 711.70
INV=708.63 (10" SE)
INV=707.93 (12" S)
INV=707.50 (24" W)

82.5 L.F. 15" HDPE
@ S=0.87%

6" C-900 PVC FIRE PROTECTION LINE

59.9 L.F. 10" SCH-40 PVC
@ S=1.04%

STM MH 35.0
36" DIA
RIM= 713.10
INV=708.59 (12" S)
INV=708.11 (10" E)
INV=707.74 (15" N)

20.0 L.F. 12" SCH-40 PVC
@ S=1.05%

BC 24.0
INV=708.80 (12")

8.5 L.F. 10" SCH-40 PVC
@ S=1.04%

45° BEND 25.1
INV=708.82 (10" S)
INV=708.82 (10" NW)

14.0 L.F. 10" SCH-40 PVC
@ S=1.04%

45° BEND 25.2
INV=708.74 (10" SE)
INV=708.74 (10" W)

BC 25.0
INV=708.97 (10")

BC 29.0
INV=708.97 (10")

20.0 L.F. 10" SCH-40 PVC
@ S=1.05%

BC 30.0
INV=708.74 (12")

STM MH 36.0
36" DIA
RIM= 713.10
INV=708.76 (10" N)
INV=707.94 (12" E)
INV=707.94 (15" SW)

HYDRANT ASSEMBLY (TYP)

102.5 L.F. 12" SCH-40 PVC
@ S=0.83%

97.1 L.F. 15" HDPE
@ S=0.85%

45° BEND 26.1
INV=708.65 (12" N)
INV=708.65 (12" SW)

14.0 L.F. 12" SCH-40 PVC
@ S=1.04%

BC 28.0
INV=708.80 (12")

8.5 L.F. 12" SCH-40 PVC
@ S=1.04%

60.0 L.F. 12" HDPE
@ S=1.04%

45° BEND 26.2
INV=708.57 (12" NE)
INV=708.57 (12" W)

BC 26.0
INV=709.00 (12")

102.5 L.F. 12" SCH-40 PVC
@ S=1.04%

HYDRANT ASSEMBLY (TYP)

142.1 L.F. 10" HDPE
@ S=1.60%

INL 10.0
48" DIA
RIM= 714.20
INV=710.90 (8" SE)
INV=710.90 (10" NW)

18.2 L.F. 8" SCH-40 PVC
@ S=1.04%

45° BEND 27.3
INV=711.09 (8" S)
INV=711.09 (8" NW)

PROPOSED FDC

B.C 50.1

6" C-900 PVC FIRE PROTECTION LINE BY OTHERS

CONNECT EXISTING MAIN W/ 6" TEE CONTRACTOR TO FIELD VERIFY EX. INV AND LOCATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. CONTRACTOR TO ENSURE 6' OF COVER

SALVAGE EXISTING CASTINGS & RETURN TO THE CITY OF FRANKLIN. REPLACE FRAME WITH NEENAH R-3067-C, TYPE C GRATE

CONNECT EXISTING MAIN W/ 6" TEE CONTRACTOR TO FIELD VERIFY EX. INV AND LOCATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES. CONTRACTOR TO ENSURE 6' OF COVER.

PROPOSED FDC

B.C 50.0

183.0 L.F. 8" SCH-40 PVC
@ S=1.04%

8.4 L.F. 8" SCH-40 PVC
@ S=1.04%

4.8 L.F. 8" SCH-40 PVC
@ S=1.04%

BC 27.0
INV=713.13 (8")

B.C 36.0
INV=705.83 (6")

28.3 L.F. 6" SDR-35 PVC
@ S=1.04%

SAMPLING SAN MH 37.0
48" DIA
RIM= 718.87
INV=705.54 (6" W)
INV=705.83 (6" E)

34.9 L.F. 6" SDR-35 PVC
@ S=1.04%

45° BEND 27.2
INV=712.99 (8" SW)
INV=712.99 (8" N)

45° BEND 27.1
INV=713.08 (8" W)
INV=713.08 (8" NE)

30.0' FRONT BUILDING SETBACK

CONTRACTOR TO CONNECT TO EX. PUBLIC SAN. SWR. W/ DROP TEE CONNECTION APPROX. 13.6' DROP INV=705.54 (6" W)PR. INV=±691.58(12"N/S) EX. CONTRACTOR TO NOTIFY CITY OF FRANKLIN WAT./SWR. DEPT. 72 HOURS PRIOR TO CONNECTION. CONTRACTOR TO FIELD VERIFY EX. INV AND NOTIFY ENGINEER OF ANY DISCREPANCIES

SOUTH HICKORY STREET (120' PUBLIC R.O.W.)

CONCRETE CURB

SALVAGE EXISTING CASTINGS & RETURN TO THE CITY OF FRANKLIN. REPLACE FRAME WITH NEENAH R-3067-C, TYPE C GRATE

6" C-900 PVC FIRE PROTECTION LINE

VISION CLEARANCE AREA

41.7 L.F. 6" C-900 PVC (6' MIN. COVER)

PROPOSED HYDRANT ASSEMBLY (TYP)
GROUND = 721.80
NOZZLE = 723.30

CONNECT TO EXISTING HYDRANT LEAD W/ 6" ELBOW. CONTRACTOR TO FIELD VERIFY LOCATION AND NOTIFY ENGINEER OF ANY DISCREPANCIES

CURB INLET
RIM=715.50
12" S=713.10
12" N=713.00
15" SE=713.00

CURB INLET
RIM=715.50
12" S=713.10
12' E=713.00

CURB INLET
RIM=715.64
12" N=713.24

15" CULVERT
INV=712.88

CONCRETE STORM STRUCTURE
RIM=715.30
6" NE=710.75
4" S=712.35
7" WEEP=714.37

4" INV=712.03

4" INV=714.15

CURB INLET
RIM=715.57
12" N=713.17

SANITARY MANHOLE
RIM=717.03
12" N=692.09
12" S=691.88

CURB INLET
RIM=717.42
12" S=714.92
15" E=714.92
12" W=714.92

CURB INLET
RIM=717.38
12" E=714.98
12" S=715.08

CONCRETE STORM STRUCTURE
RIM=717.09
6" N=712.19
4" S=713.99
5" WEEP= 715.91

CURB INLET
RIM=717.53
12" N=715.18

CURB INLET
RIM=717.49
12" N=715.29

15" CULVERT
INV=713.89

4" INV=716.69

15" CULVERT
INV=715.89

CURB INLET
RIM=719.47
12" S=714.77

CURB INLET
RIM=719.68
12" W=716.08
15" NE=715.98

CURB INLET
RIM=719.66
12" N=716.46
12" E=716.41

PROPERTY LINE

PROPERTY LINE

25.0' REAR BUILDING SETBACK

10.0' SIDE BUILDING SETBACK

142.2 L.F. 24" HDPE
@ S=0.30%

45.1 L.F. 10" SCH-40 PVC
@ S=2.08%

45.1 L.F. 8" SCH-40 PVC
@ S=2.08%

142.5 L.F. 18" RCP
@ S=0.60%

153.6 L.F. 18" RCP
@ S=0.20%

45.0 L.F. 10" SCH-40 PVC
@ S=1.04%

BC 22.0
INV=713.00 (10")

BC 21.0
INV=713.00 (8")

BC 20.0
INV=713.00 (10")

INL 3.0
48" DIA
RIM= 715.46
INV=712.06 (10" N)
INV=710.74 (18" E)
INV=710.74 (24" W)

6" C-900 PVC FIRE PROTECTION LINE

INL 2.0
48" DIA
RIM= 715.32
INV=712.06 (8" N)
INV=711.59 (18" E)
INV=711.59 (18" W)

DRAINTILE (TYP)

HYDRANT ASSEMBLY (TYP)

INL 1.0
48" DIA
RIM= 715.59
INV=712.53 (10" N)
INV=711.90 (18" W)

REVIEWED TGM
DESIGNED TGM
DRAFTED DFL

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FRANKLIN SIX SIBS

FRANKLIN, WI

UTILITY PLAN

REVISIONS

1	CITY COMMENTS	11/09/26			

PEG JOB NO. 6920.00
PEG PM TGM
PLAN DATE 08/18/26
SCALE 1" = 30'

SHEET C-18 OF C-21

UTILITY PLAN

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PROPOSED BUILDING A

128,000 SF | FFE=717.30

SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER INLET / CATCH BASIN (ROUND CASTING)
- STORM SEWER INLET / CATCH BASIN (RECTANGULAR CASTING)
- FLARED END SECTION / END APRON
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- LIGHT POLE
- ELECTRIC TRANSFORMER
- PROPOSED INLET DRAIN TILE (DRAIN TILE DONUT, SEE DETAIL)
- UTILITY CROSSING
- PROPOSED COMBINED SEWER
- PROPOSED DRAIN TILE
- PROPOSED ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED FIRE PROTECTION
- PROPOSED GAS
- PROPOSED SANITARY SEWER
- PROPOSED SANITARY FORCEMAIN
- PROPOSED STORM SEWER
- PROPOSED TELEPHONE
- PROPOSED WATERMAIN

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

POND

CONSERVATION EASEMENT PER CSM 9530 AND PER DOC NO. 11372007

30' WETLAND BUFFER PER CSM 9530

50' WETLAND SETBACK PER CSM 9530

STORMWATER MANAGEMENT ACCESS EASEMENT PER CSM 9530, DOC NO. 11346142, AND DOC NO. 11346145

16.0' STORMWATER MANAGEMENT ACCESS EASEMENT PER CSM 9530 AND PER DOC NO. 11346142

20' STORMWATER DRAINAGE EASEMENT PER CSM 9530 AND PER DOC NO. 11346144

28.0' STORMWATER MANAGEMENT ACCESS EASEMENT PER CSM 9530 AND PER DOC NO. 11346142

100.0' ELECTRIC TRANSMISSION LINE EASEMENT PER CSM 9530 AND PER DOC NO. 11325362

PROPERTY LINE

25.0' REAR BUILDING SETBACK

30.0' FRONT BUILDING SETBACK

VISION CLEARANCE AREA

STORM MANHOLE RIM=708.65 21" NW=700.51 TOP OF WEIR WALL=705.79

21" CULVERT INV=700.81

STORM MANHOLE RIM=708.65 21" SE=700.63 TOP OF WEIR WALL=705.79

30" CULVERT INV=705.01

ADJUST EX STM MH RIM TO ELEVATION 715.00

STORM MANHOLE RIM=709.60 30" N=705.02 30" E=705.02

STORM MANHOLE RIM=715.92 30" S=707.05 30" W=706.98

FES 9.0 INV=702.81 (42")

FES 19.0 INV=708.00 (18")

INL 18.0 48" DIA RIM= 715.33 INV=708.35 (18" SE) INV=708.35 (18" N)

26.9 L.F. 18" HDPE @ S=1.30%

38.2 L.F. 18" HDPE @ S=1.00%

HYDRANT ASSEMBLY (TYP)

STM MH 32.1 INV=708.73 (18" E) INV=708.73 (18" NW) INV=712.06 (10" S)

153.7 L.F. 18" HDPE @ S=0.70%

6" C-900 PVC FIRE PROTECTION LINE

142.5 L.F. 15" HDPE @ S=0.80%

INL 34.1 INV=710.95 (10" E) INV=712.07 (10" S) INV=710.95 (15" W)

77.7 L.F. 10" HDPE @ S=0.80%

45° BEND 35.4 INV=711.57 (10" SE) INV=711.57 (10" W)

53.8 L.F. 10" HDPE @ S=0.80%

INL 17.0 48" DIA RIM= 715.20 INV=709.81 (15" E) INV=712.06 (8" S) INV=709.81 (18" W)

45.0 L.F. 8" SCH-40 PVC @ S=2.08%

44.6 L.F. 10" SCH-40 PVC @ S=2.08%

45.0 L.F. 10" SCH-40 PVC @ S=2.08%

BC 32.0 INV=713.00 (10")

BC 33.0 INV=713.00 (8")

BC 34.0 INV=713.00 (10")

STM MH 35.3 INV=712.00 (8" S) INV=712.00 (10" NW)

100.9 L.F. 8" SCH-40 PVC @ S=1.04%

8.5 L.F. 8" SCH-40 PVC @ S=1.04%

7.6 L.F. 8" SCH-40 PVC @ S=1.04%

BC 35 INV=713.22 (8")

45° BEND 35.2 INV=713.05 (8")

45° BEND 35.1 INV=713.14 (8" W) INV=713.14 (8" NE)

OUTSIDE DROP SAN MH 40.0 48" DIA RIM= 716.56 INV=705.55 (6" W) INV=696.32 (10" E) EXISTING

SAMPLING SAN MH 39.0 48" DIA RIM= 717.06 INV=705.65 (6" W) INV=705.65 (6" E)

10.0 L.F. 6" SDR-35 PVC @ S=1.04%

B.C 38.0 INV=705.75 (6")

10.0 L.F. 6" SDR-35 PVC @ S=1.04%

5.3 L.F. 10" SDR-35 PVC @ S=1.04%

CONNECT TO EXISTING 6" SANITARY STUB INV=695.89 (10" W) (EX.) CONTRACTOR TO FIELD VERIFY EX. INV AND NOTIFY ENGINEER OF ANY DISCREPANCIES

HYDRANT ASSEMBLY (TYP)

187.6 L.F. 42" HDPE @ S=0.62%

INL 8.0 72" DIA RIM= 711.54 INV=703.96 (42" S) INV=703.96 (42" N) INV=708.50 (8" E)

117.3 L.F. 8" SCH-40 PVC @ S=3.00%

38.6 L.F. 8" SCH-40 PVC @ S=3.00%

BC 31.0 INV=713.18 (8")

22.5° BEND 36.1 INV=712.02 (8" W) INV=712.02 (8" E)

149.3 L.F. 42" HDPE @ S=0.45%

INL 7.0 60" DIA RIM= 712.29 INV=704.63 (42" S) INV=704.63 (42" N)

6" C-900 PVC FIRE PROTECTION LINE

CONCRETE STORM STRUCTURE RIM=716.99 8" S=710.69 4" N=714.54 7" WEEP=716.14

4" INV=714.85

CURB INLET RIM=716.27 12" E=713.72

CURB INLET RIM=716.48 12" S=713.93

15" CULVERT INV=713.33

SANITARY MANHOLE RIM=716.54 12" N=694.24 12" S=694.10

CURB INLET RIM=716.40 12" W=713.55 15" E=713.55 12" N=713.70

CONCRETE STORM STRUCTURE RIM=716.79 8" N=710.44 4" N=713.24 15" S=710.29 7" WEEP=715.22

4" INV=713.80

CURB INLET RIM=715.34 12" W=712.59 15" E=712.59

15" CULVERT INV=712.66

CURB INLET RIM=715.41 12" E=712.86

CONCRETE CURB

SOUTH HICKORY STREET (120' PUBLIC R.O.W.)

CONCRETE STORM STRUCTURE RIM=714.52 4" NW=712.02 15" N=709.52 15" S=709.52 5" WEEP=714.06

4" INV=712.56

VISION CLEARANCE AREA

SANITARY MANHOLE RIM=714.74 12" N=693.49 12" S=693.49

CURB INLET RIM=714.16 12" S=711.71

15" INV=711.57

CONCRETE STORM STRUCTURE RIM=714.10 4" NW=710.90 15" N=708.70 15" S=708.70 6" WEEP=713.33

CURB INLET RIM=714.20 12" S=711.85

CURB INLET RIM=714.08 12" W=711.63 12' N=711.63 15" NE= 711.63

CURB INLET RIM=714.08 12" N=711.83 12' E=711.63

30" CULVERT INV=708.26

6" INV (BURIED)=709.24

CURB INLET RIM=713.96 12" E=710.86

SANITARY MANHOLE RIM=713.82 12" N=693.07 12" S=693.07 10" W=695.89

CURB INLET RIM=713.44 12" W=710.84 15" E=710.84

15" CULVERT INV=710.94

CONCRETE STORM STRUCTURE RIM=713.00 4" S=709.70 15" N=709.10 5" WEEP=712.25

MATCH LINE SEE SHEET C-18

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FRANKLIN SIX SIBS

FRANKLIN, WI

UTILITY PLAN

REVISIONS

1	CITY COMMENTS	11/09/26			

PEG JOB No. 6920.00
PEG PM TGM
PLAN DATE 08/18/26
SCALE 1" = 30'

SHEET C-19 OF C-21

UTILITY PLAN

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REVIEWED TGM
DESIGNED TGM
DRAFTED DFL

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1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION; REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST; REFER TO SECTION 5 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
3. STRIP TOPSOIL WITHIN THE LIMITS OF THE SEDIMENT TRAPS THAT WILL BE USED FOR TEMPORARY SEDIMENT CONTROL. STRIPPED TOPSOIL SHALL BE PLACED TO CONSTRUCT DIVERSION BERMING OR PLACED WITHIN THE STOCKPILE LIMITS.
4. STRIP TOPSOIL ALONG THE REMAINDER OF DIVERSION BERMING AND IMMEDIATELY PLACE TOPSOIL TO CREATE THE BERMING. MASS TOPSOIL STRIPPING SHALL NOT OCCUR UNTIL ALL DOWNSTREAM SEDIMENT CONTROLS ARE IN PLACE.
5. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
6. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
7. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
8. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PRETECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

PERMANENT SEEDING; IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
HYDRO-MULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
SODDING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK (STRAW BALES) SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

DIVERSION BERM/SWALE SHALL BE CONSTRUCTED TO DIVERT RUNOFF AROUND THE SITE AND TO DIVERT RUNOFF FROM THE DISTURBED AREA TO A SEDIMENT TRAP OR OTHER CONTROL. BERMS/SWALES SHALL BE STABILIZED WITH EQUIPMENT TRACKING AND TEMPORARY SEEDING.

SEDIMENT TRAPS/BASIN SHALL BE CONSTRUCTED TO COLLECT RUNOFF AND RUNOFF FROM SITE DIVERSION BERMS/SWALES.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.

ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.

FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK (STRAW BALES) - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

DIVERSION BERM/SWALE - REPLACE OR RE-COMPACT THE CONSTRUCTION MATERIALS AS NECESSARY.

SEDIMENT TRAP - REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT WHEN IT HAS REACHED THE SEDIMENT STORAGE ELEVATION.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

SEDIMENT BASIN - AT THE END OF CONSTRUCTION, CONTRACTOR SHALL REMOVE AND DISPOSE OF THE ACCUMULATED SEDIMENT AND RESTORE BASIN AREA TO INTENDED POST-CONSTRUCTION DESIGN GRADES.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE.
2. IMMEDIATELY UPON DISCOVERY, ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES" PERMIT NO. WI-S067831-4) FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE:

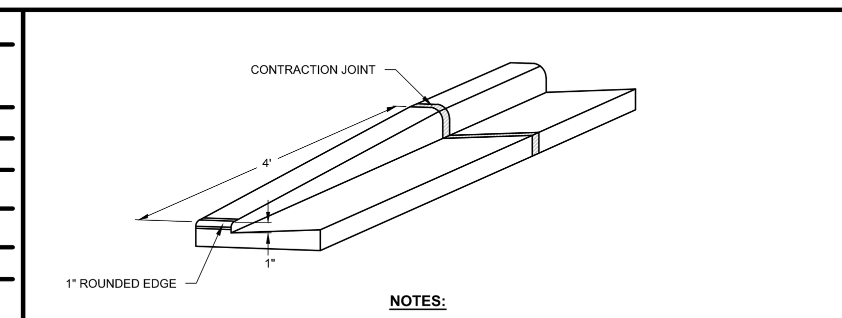
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

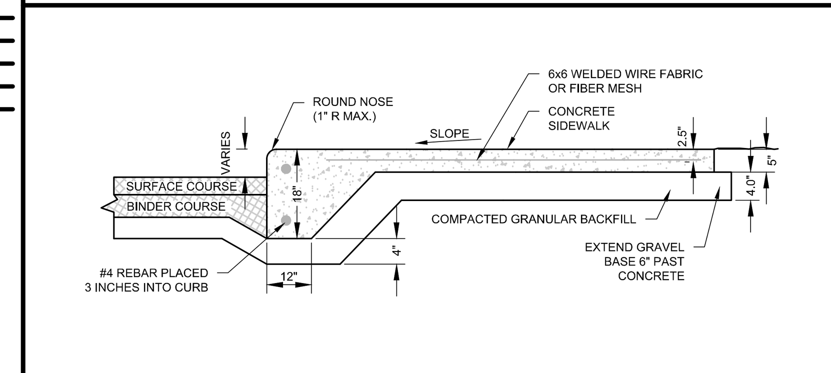
STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A →	*	*	*	*	*	* →			
DORMANT SEEDING	B →	→	→								B →	→
TEMPORARY SEEDING			C →	*	*	* →	D *	*	* →			
SODDING			E →	*	*	*	*	*	* →			

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.
* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.

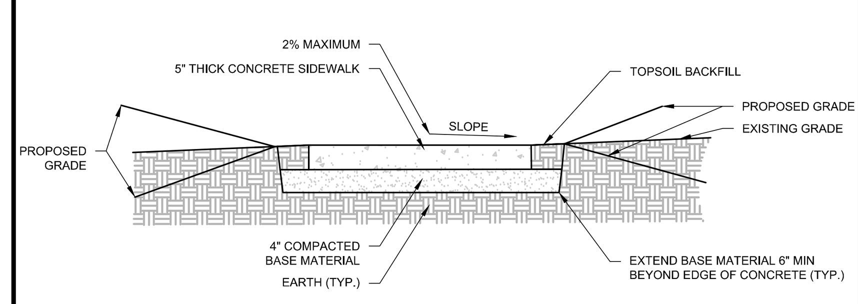


NOTES:
1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

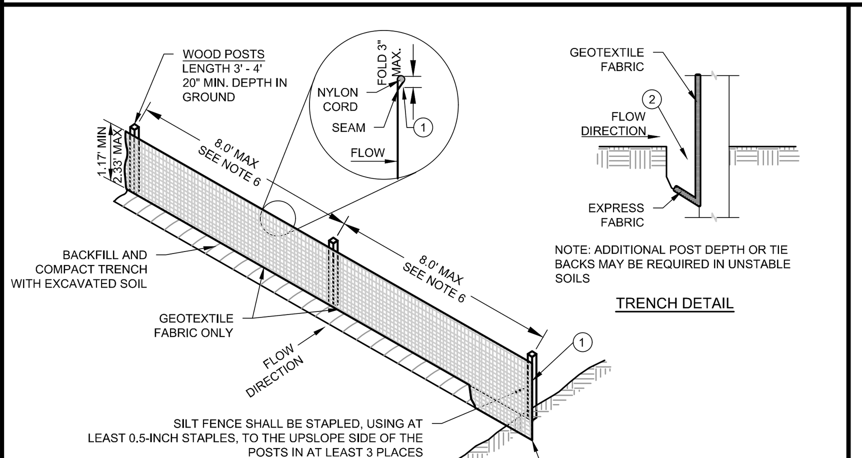
TAPER CURB HEAD



INTEGRAL CURB AND SIDEWALK

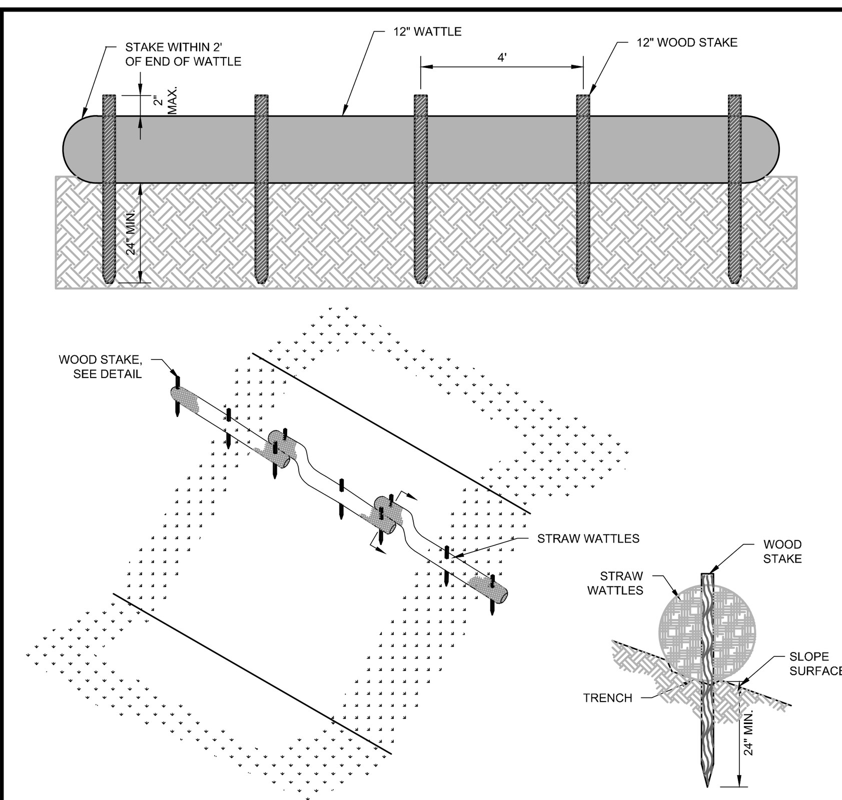


CONCRETE SIDEWALK



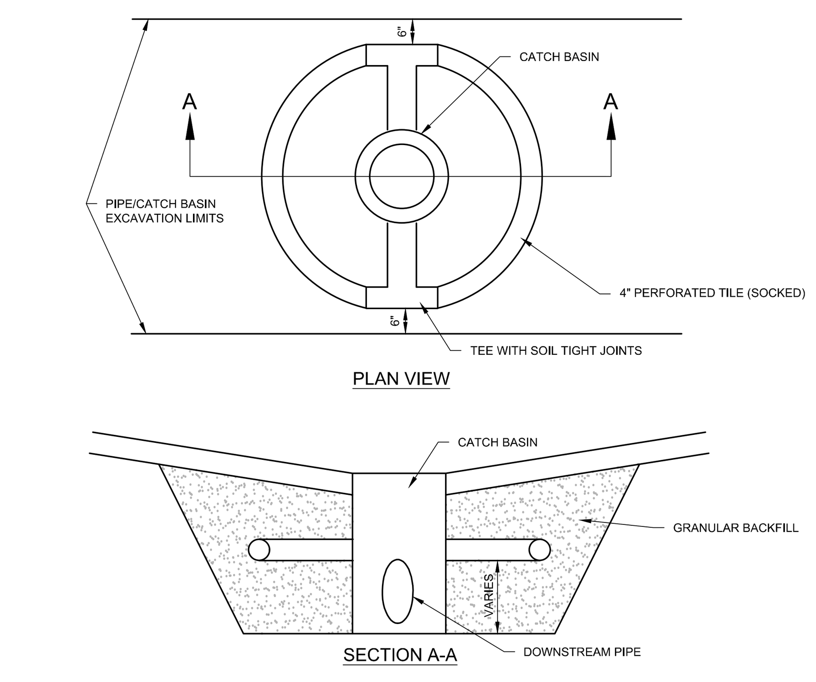
NOTES:
1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE



STRAW WATTLE

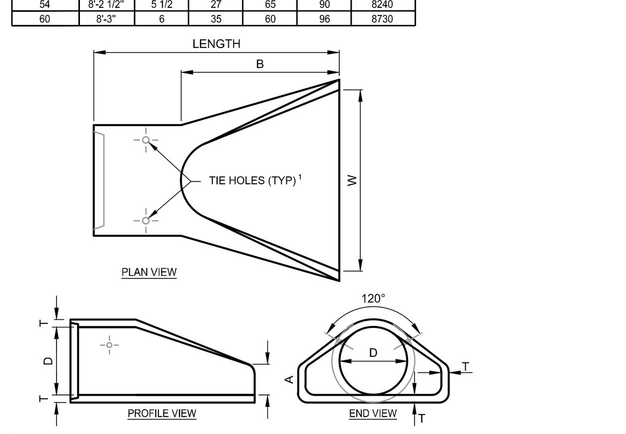
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NOTES:
1. DRAINTILE INVERTS SHALL BE PLACED AT OR ABOVE CROWN OF DOWNSTREAM PIPE.

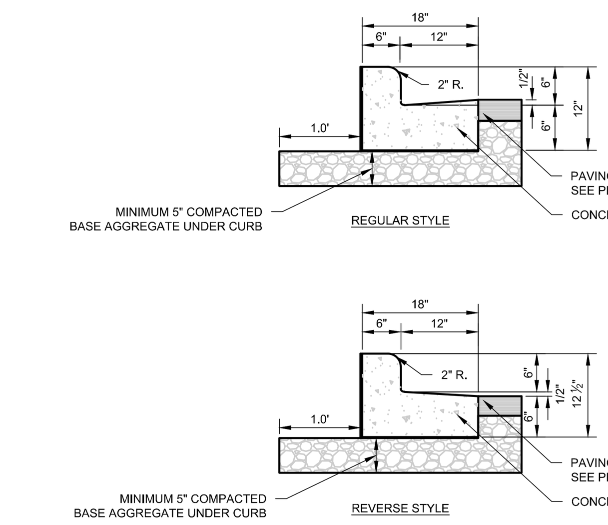
CATCH BASIN - UNDERDRAIN

PIPE DIAMETER D	LENGTH	T	A	B	W	WEIGHT PER SECTION
INCHES	FEET	INCHES	INCHES	INCHES	INCHES	LBS.
12	6'-0"	2	4	24	24	530
15	6'-0"	2 1/4	6	27	30	740
18	6'-0"	2 1/2	9	27	36	990
21	6'-0"	2 3/4	9	36	42	1280
24	6'-0"	3	9 1/2	43 1/2	48	1520
27	6'-0"	3 1/4	10 1/2	49 1/2	54	1930
30	6'-0"	3 1/2	12	54	60	2190
33	6'-6"	3 3/4	13 1/2	58 1/2	66	3850
36	8'-2"	4	15	63	72	4100
42	8'-2"	4 1/2	21	63	78	5380
48	8'-2"	5	24	72	84	6550
54	8'-2 1/2"	5 1/2	27	65	90	8240
60	8'-3"	6	35	60	96	8730



NOTES:
1. CONNECT CONCRETE FLARED END SECTION TO PREVIOUS PIPE SECTION USING TIE-BOLTS.
2. FOR PIPES 12" OR GREATER, END SECTIONS SHALL BE CONSTRUCTED OF RCP.
3. FOR PIPES LESS THAN 12", END SECTIONS SHALL BE CONSTRUCTED OF CMP.

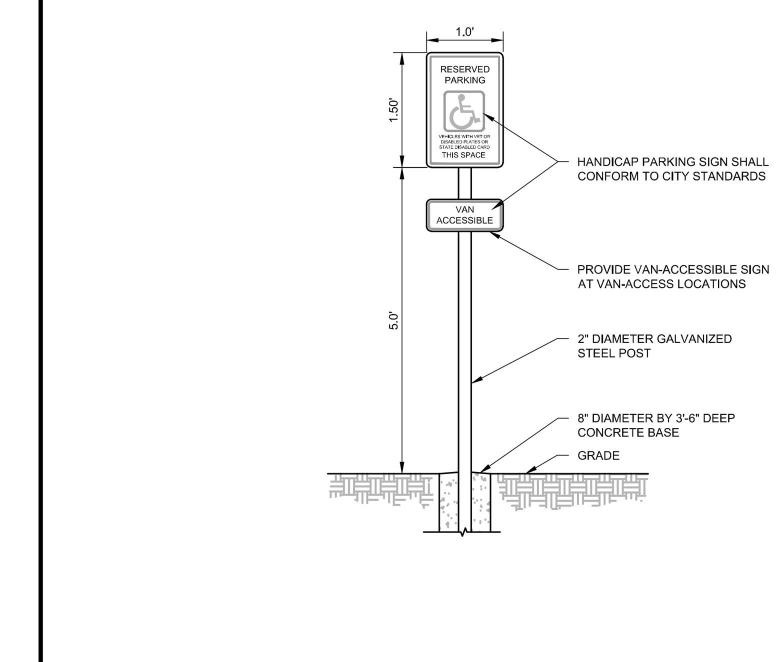
FLARED END SECTION



NOTES:
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

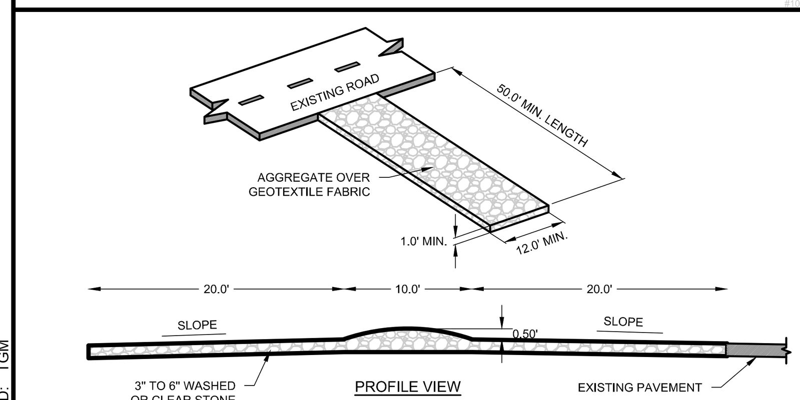
18" VERTICAL FACE CURB

#602-WI 10-27-17



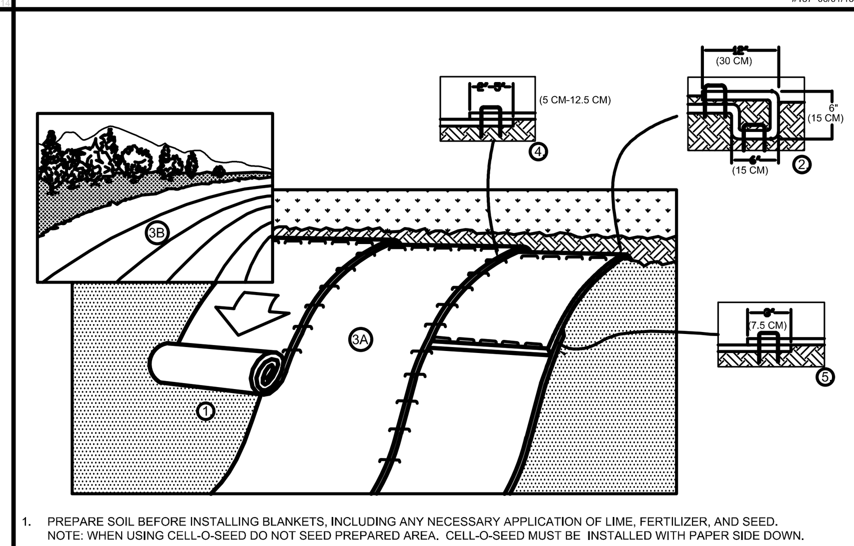
ADA SIGN

#706 10-11-12



NOTES:
1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 12 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE

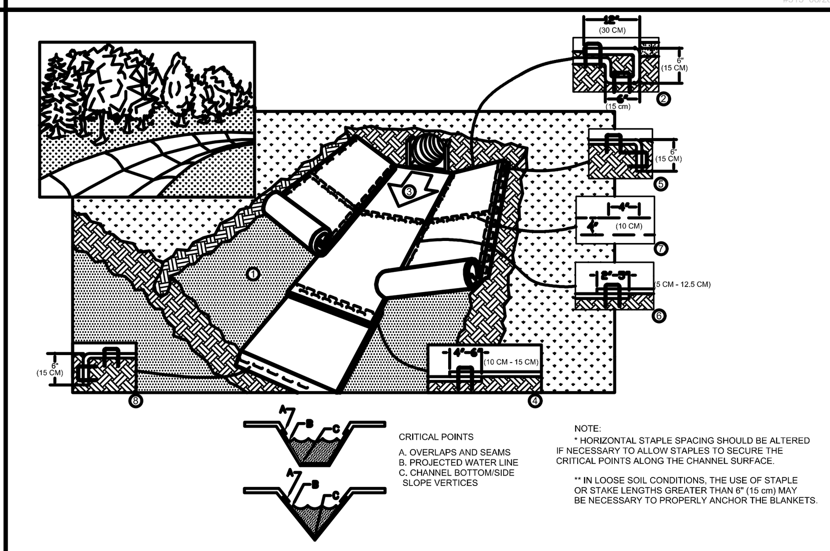


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: *IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION MATTING - SLOPE INSTALLATION

139- 11/19/19

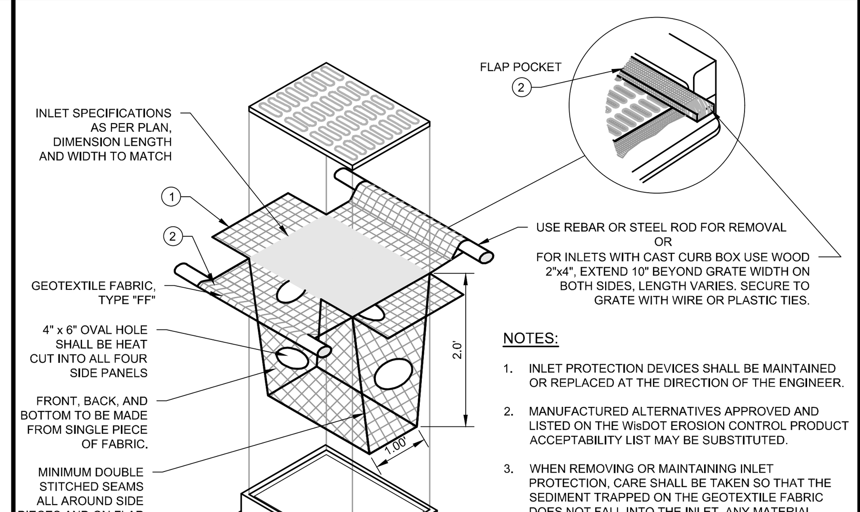


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30 CM) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) ACROSS THE WIDTH OF THE BLANKET.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW IN BOTTOM OF CHANNEL. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. PLACE CONSECUTIVE BLANKETS END OVER END (SHINGLE STYLE) WITH A 4" - 6" (10 CM -15 CM) OVERLAP. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. ADJACENT BLANKETS MUST BE OVERLAPPED APPROXIMATELY 2" - 5" (5 CM -12.5 CM) (DEPENDING ON BLANKET TYPE) AND STAPLED.
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT (9 M - 12 M) INTERVALS. USE A DOUBLE ROW OF STAPLES STAGGERED 4" (10 CM) APART AND 4" (10 CM) ON CENTER OVER ENTIRE WIDTH OF THE CHANNEL.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTE: * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY ANCHOR THE BLANKETS.

EROSION MATTING - CHANNEL INSTALLATION

140- 11/19/19



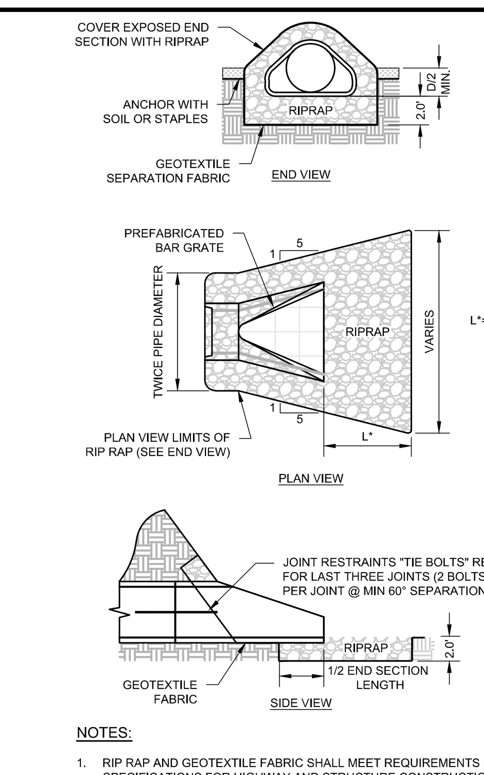
NOTES:
1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

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

(2) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

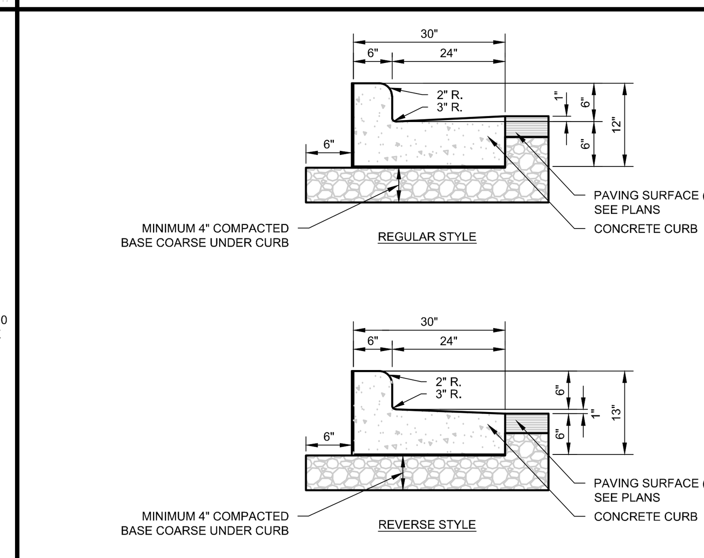
INSTALLATION NOTES:
1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN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

INLET PROTECTION



NOTES:
1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP AT END SECTIONS



NOTES:
1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

30" VERTICAL FACE CURB

REVIEWED: TGM
DESIGNED: TGM
DRAFTED: DFL

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FRANKLIN SIX SIBS

FRANKLIN, WI

CONSTRUCTION DETAILS

REVISIONS

No.	Description	Date
1	CITY COMMENTS	11/09/26

PEG JOB No. 6920.00
PEG PM TGM
PLAN DATE 08/18/26
SCALE N.T.S.

SHEET C-20 OF C-21

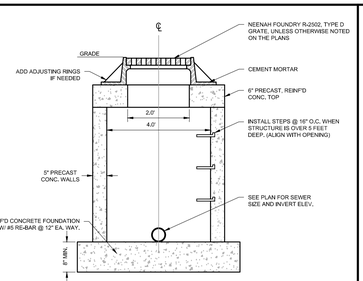
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CONSTRUCTION DETAILS

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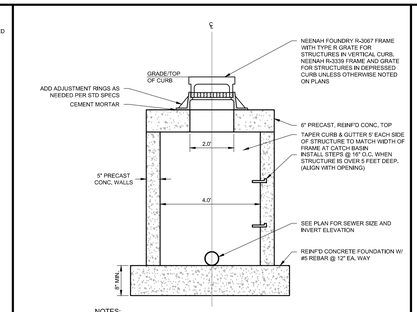
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NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4' DIA. OR AS INDICATED ON THE PLANS.

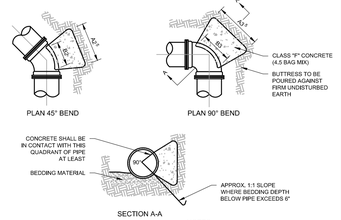
INLET



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3. STRUCTURES TO BE 4' DIA. OR AS INDICATED ON THE PLANS.

STORM INLET - CURB

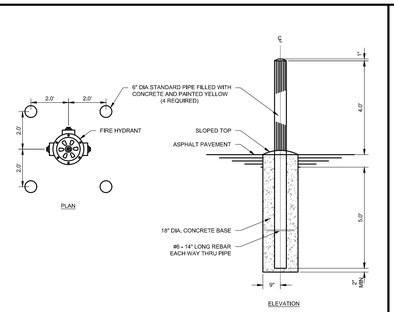


PIPE SIZE	22 1/2° BENDS A1	B1	45° BENDS A2	B2	90° BENDS A3	B3
6"	1'-5"	1'-5"	1'-5"	1'-5"	1'-4"	1'-2"
8"	1'-5"	1'-5"	1'-4"	1'-2"	1'-11"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-5"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-2"	4'-6"

NOTES:

1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11½° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH MJ BOLTS

THRUST BLOCK

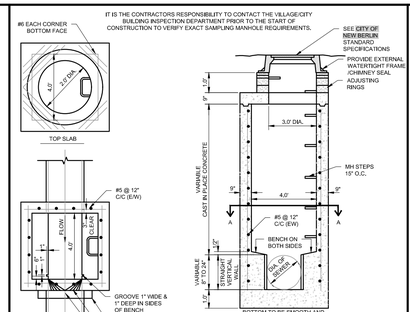


NOTES:

1. USE WHERE HYDRANT IS LOCATED WITHIN PAVED AREAS, COST INCIDENTAL.

HYDRANT BOLLARD

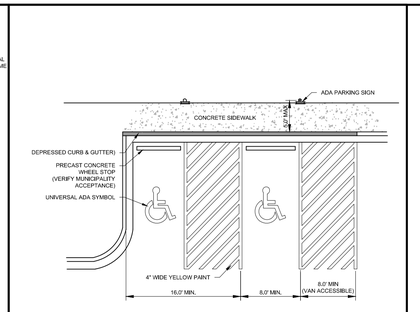
IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VILLAGE/CITY BUILDING INSPECTION DEPARTMENT PRIOR TO THE START OF CONSTRUCTION TO VERIFY EXACT SAMPLING MANHOLE REQUIREMENTS.



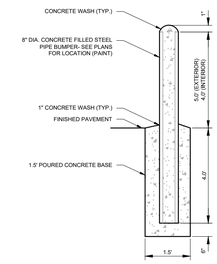
NOTES:

1. 4'-0" I.D. PRECAST MAY BE SUBSTITUTED FOR SAMPLING M.H.'S ON BUILDING LATERAL.
2. 4'-0" I.D. MONOLITHIC MAY BE SUBSTITUTED FOR GAUGING M.H.'S ON MUNICIPAL SEWERS

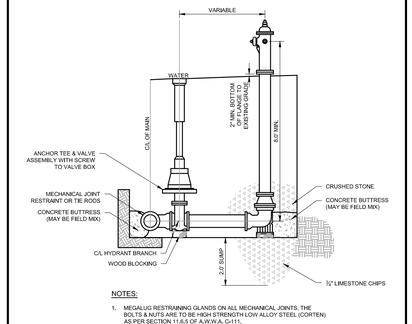
SAMPLING AND GAUGING MANHOLE



ADA PARKING STRIPING



BOLLARD

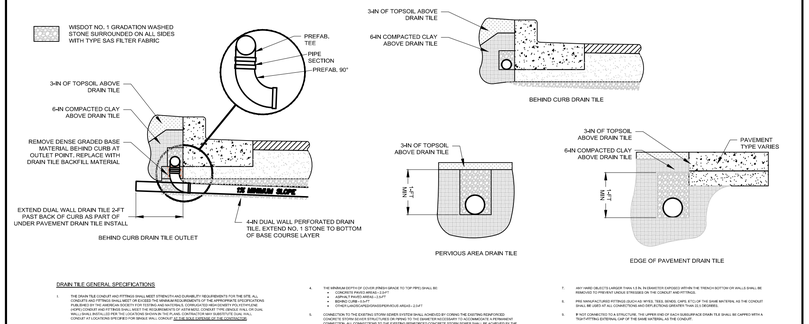


NOTES:

1. MEGALUG RESTRAINING GLANDS ON ALL MECHANICAL JOINTS. THE BOLTS & NUTS ARE TO BE HIGH STRENGTH LOW ALLOY STEEL (CORTEN) AS PER SECTION 11.8.5 OF A.W.W.A. C-111.
2. THE FOLLOWING HYDRANTS SHALL BE ALLOWED:

   MUELLER SUPER CENTURION 250 3-WAY FIRE HYDRANT
   U.S. PIPE METROPOLITAN / M-94 DUCTILE IRON FIRE HYDRANT
   WATEROUS 5½" PACER FIRE HYDRANT

FIRE HYDRANT



DRAIN TILE GENERAL SPECIFICATIONS

1. THE DRAIN TILE CONDUIT AND FITTINGS SHALL MEET STRENGTH AND DURABILITY REQUIREMENTS FOR THE SITE. ALL CONDUITS AND FITTINGS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE APPROPRIATE SPECIFICATIONS LISTED BELOW. ALL CONDUITS AND FITTINGS SHALL HAVE A SMOOTH INTERIOR WATERWAY. ALL CONDUITS AND FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM 6952, CONDUIT TYPE (SINGLE WALL OR DUAL WALL) SHALL BE INSTALLED PER THE LOCATIONS SHOWN IN THE PLANS. CONTRACTOR MAY SUBSTITUTE DUAL WALL CONDUIT FITTINGS FOR SINGLE WALL CONDUIT FITTINGS WHERE SHOWN ON PLANS. **ALL DUAL WALL CONDUIT SHALL BE ACCEPTABLE TO THE ENGINEER.**
   - SINGLE WALL CONDUIT SHALL BE TYPE CP (AASHTO M294 TYPE IV) WITH A MINIMUM ANNULAR STIFFNESS OF 50 PSI AT 5% DEFLECTION. THE SINGLE WALL CONDUIT SHALL BE CLASSED A MAXIMUM MARKING TO VALUE OF 12.5 WITH CLASS 2 PERFORATION PATTERN.
2. ALL DRAIN TILE CONSTRUCTION MUST BE PROVIDED WITH TRACER WIRE OR OTHER APPROVED METHODS IN ORDER TO BE LOCATED IN ACCORD WITH 182.0715(2)(B) OF THE STATUTES. CONTRACTOR SHALL PROVIDE THE ENGINEER NOTICE OF LOCATION METHOD PRIOR TO THE START OF CONSTRUCTION.
3. A MAXIMUM TRENCH WIDTH OF 24"ft SHALL BE MAINTAINED FOR ALL DRAIN TILE INSTALLATION WITH THE EXCEPTION OF THE AREA WHERE THE EXISTING STORM SEWER SYSTEM IS WHICH CASE THE CONTRACTOR SHALL MAKE DIFFERENCE ADJUSTMENTS.
4. THE MINIMUM DEPTH OF COVER (FINISH GRADE TO TOP PIPE) SHALL BE:
   - CONCRETE PAVED AREAS – 2.0FT
   - ASPHALT PAVED AREAS – 2.0FT
   - BEHIND CURB – 0.5FT
   - OTHER LANDSCAPED/GRASS/PERVIOUS AREAS – 2.0FT
5. CONNECTION TO THE EXISTING STORM SEWER SYSTEM SHALL ACHIEVED BY CORING THE EXISTING REINFORCED CONCRETE STORM SEWER MANHOLE AND INSTALLING A RUBBER BOOT CONNECTOR FOR WATERTIGHT CONNECTION. ALL CONNECTIONS TO THE EXISTING REINFORCED CONCRETE STORM SEWER SHALL BE ACCEPTED BY THE USE OF NON-METAL CONNECTORS, OR EQUAL.
6. FOR TRENCH INSTALLATIONS OF CORRUGATED PLASTIC CONDUIT (OTHER THAN BEHIND CURB LOCATIONS), THE FOLLOWING BEDDING METHODS ARE REQUIRED:
   - 4 STONE BEDDING LAYER, 4T (1ST) 2 IN. THICK, USING A CLEAN STONE SHALL BE INSTALLED TO PROVIDE CONDUIT SUPPORT.
   - 4 STONE BEDDING MATERIAL BEDDED AND TO THE UPPER (TOP) LIMITS OF BASE COURSE IN PAVED AREAS OR TOP OF DUCT (BOTTOM OF TOPSOIL LAYER) IS WHERE THE CONDUIT.
7. ANY HARD OBJECTS LARGER THAN 1.5 IN. IN DIAMETER EXPOSED WITHIN THE TRENCH BOTTOM OF WALLS SHALL BE REMOVED TO PREVENT UNDUE STRESSES ON THE CONDUIT AND FITTINGS.
8. PIPE MANUFACTURED FITTINGS (SUCH AS WYES, TEES, BENDS, ENDS, ETC) OF THE SAME MATERIAL AS THE CONDUIT SHALL BE USED AT ALL CONNECTIONS AND DEFLECTIONS GREATER THAN 5.5 DEGREES.
9. IF NOT CONNECTED TO A STRUCTURE, THE UPPER END OF EACH SUBSURFACE DRAIN TILE SHALL BE CAPPED WITH A TIGHT-FITTING EXTERNAL CAP OF THE SAME MATERIAL AS THE CONDUIT.
10. AT ALL TIMES THE DRAIN TILE SYSTEM SHALL BE KEPT CLEAN AND PROTECTED AGAINST UNDERMINING OF THE CAPACITY OF THE SYSTEM. ANY SETTLEMENT OR UNDERMINING OF THE SYSTEM OR ANY UNDERMINING INCLUDES ENTRY OF CONSTRUCTION MATERIALS, TRASH, AND ROCKS INTO THE CONDUIT.

DRAINTILE

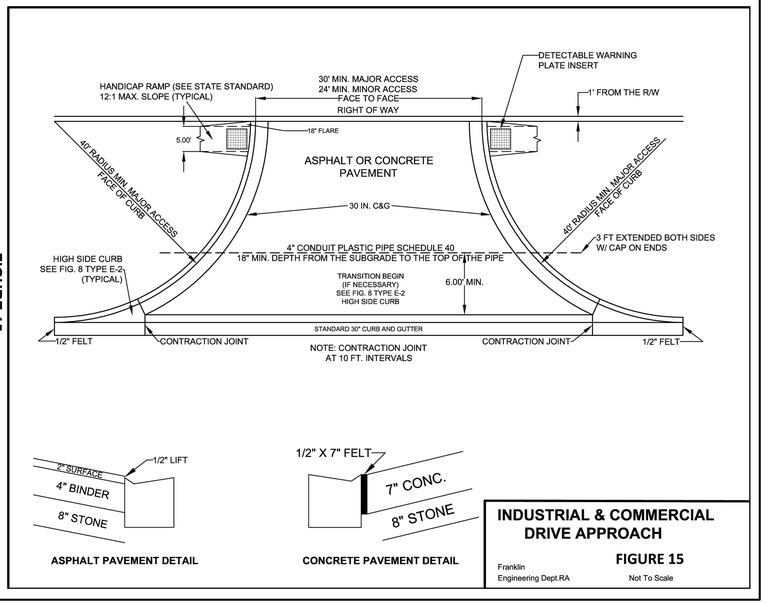


FIGURE 15

ASPHALT PAVEMENT DETAIL

CONCRETE PAVEMENT DETAIL

INDUSTRIAL & COMMERCIAL DRIVE APPROACH

FIGURE 15

Franklin
Engineering Dept.RA

Not To Scale

DRAFTED: DFL
DESIGNED: TGM
REVIEWED: TGM

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FRANKLIN SIX SIBS

FRANKLIN, WI

CONSTRUCTION DETAILS

REVISIONS

1	CITY COMMENTS	11/09/26			

PEG JOB No. 6920.00
PEG PM TGM
PLAN DATE 08/18/26
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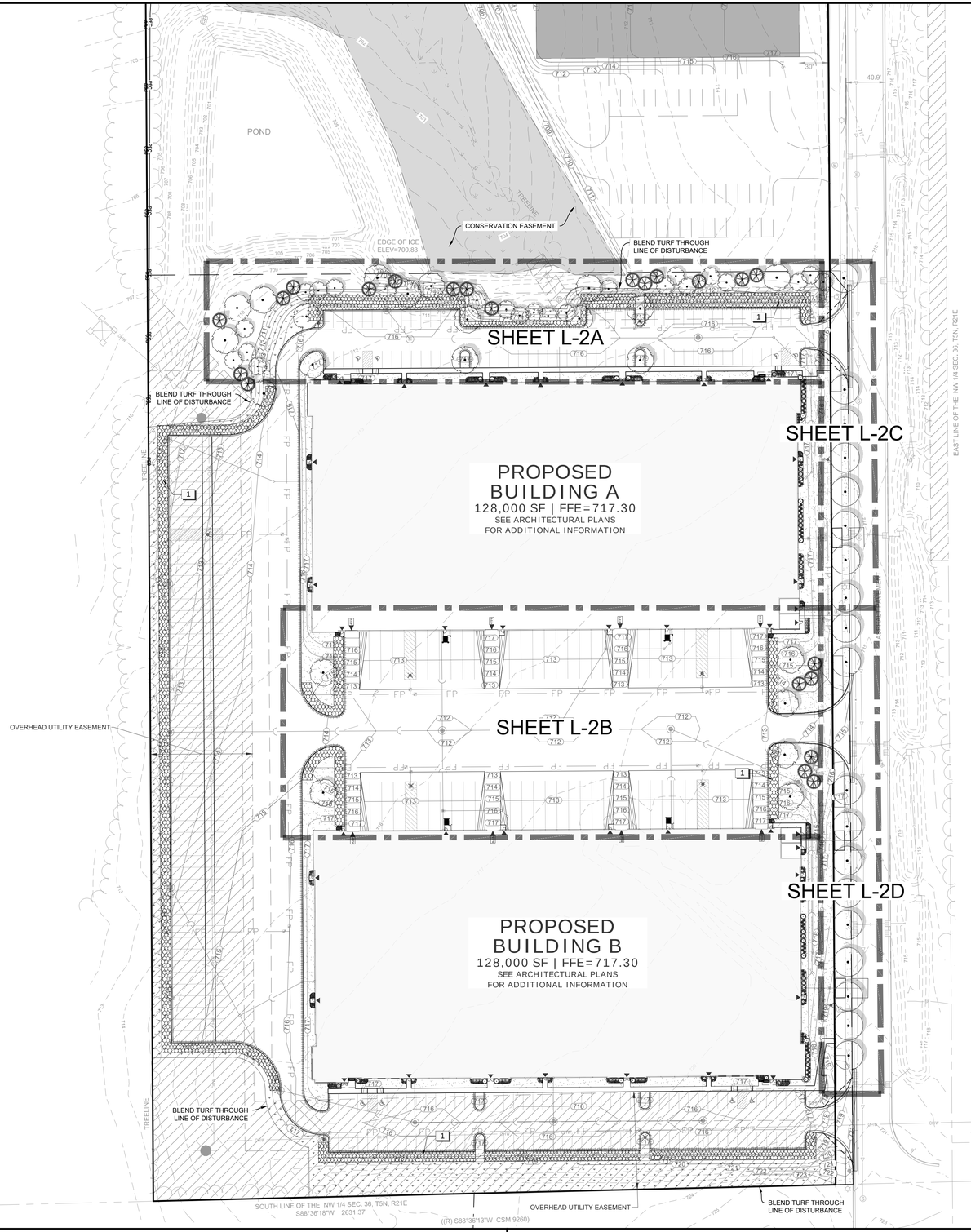
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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES					
	15	DECIDUOUS TREE			
		Acer saccharum `Legacy`	Legacy Sugar Maple	3" Cal.	60` T x 50` W
		Celtis occidentalis `Chicagoland`	Chicagoland Hackberry	3" Cal.	50` T x 40` W
		Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust	3" Cal.	60` T x 50` W
		Ulmus x `Frontier`	Frontier Elm	3" Cal.	45` T x 30` W
	22	ORNAMENTAL TREE			
		Amelanchier arborea	Downy Serviceberry	3" Cal.	20` T x 20` W
		Maackia amurensis	Amur Maackia	3" Cal.	25` T x 25` W
		Magnolia x `Butterflies`	Butterflies Magnolia	3" Cal.	17` T x 12` W
	22	EVERGREEN TREE			
		Pinus cembra	Swiss Stone Pine	7` Tall	35` T x 15` W
		Pinus strobus	Eastern White Pine	7` Tall	60` T x 30` W
		Thuja occidentalis 'Hetz Wintergreen'	Wintergreen Arborvitae	7` Ht.	25` T x 10` W
	19	STREET TREES			
		Gymnocladus dioicus	Kentucky Coffee Tree	3" Cal.	50' T x 50' W
		Quercus x schuetti	Swamp Bur Oak	3" Cal.	70' T x 65' W
		Tilia tomentosa 'Sterling'	Sterling Silver Linden	3" Cal.	50' T x 40' W
		Ulmus x 'New Horizon'	New Horizon Elm	3" Cal.	50' T x 40' W
SHRUBS					
	32	MEDIUM EVERGREEN SHRUB			
		Juniperus chinensis `J.N. Select Blue`	Star Power Juniper	4` Ht.	16` T x 8` W
		Thuja occidentalis `Nigra`	Dark Green Arborvitae	4` Ht.	20` T x 8' W
		Tsuga canadensis `Gentsh White`	Gentsh White Hemlock	4` Ht.	8' T x 6' W
	42	SMALL EVERGREEN SHRUB			
		Juniperus chinensis `Old Gold`	Old Gold Juniper	2` Wide	3` T x 5` W
		Picea abies `Nidiformis`	Nest Spruce	2` Wide	3` T x 5` W
		Thuja occidentalis `Hetz Midget`	Hetz Midget Arborvitae	2` Wide	3` T x 3` W
	15	SMALL DECIDUOUS SHRUB			
		Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry	3 gal.	7' T x 6' W
		Forsythia viridissima `Bronxensis`	Bronx Forsythia	2 gal.	3' T x 4' W
		Hypericum kalmianum	Kalm St. Johnswort	3 gal.	3' T x 3' W
	96	TALL ORNAMENTAL GRASS			
		Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	48" T x 30" W
		Panicum virgatum 'Cheyenne Sky'	C S r r W ds S r ss	1 gal.	24" T x 18" W
		Panicum virgatum `Heavy Metal`	Blue Switch Grass	1 gal.	4` T x 3` W
	16	MEDIUM DECIDUOUS SHRUB			
		Cornus sericea ``Baileyi``	Red Twig Dogwood	5 gal.	8' T x 8' W
		Cotoneaster multiflorus	Showy Cotoneaster	5 gal.	8' T x 12' W
		Viburnum dentatum deamii 'SMVDBL'	All That Glows Arrowwood Viburnum	5 gal.	5' T x 5' W
	119	SHORT ORNAMENTAL GRASS			
		Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	1 gal.	12" T x 18" W
		Schizachyrium scoparium 'Chameleon'	Chameleon Little Bluestem	1 gal.	24" T x 20" W
		Sporobolus heterolepis	Prairie Dropseed	1 gal.	18` T x 18" W
SHRUB AREAS					
	368 sf	PERENNIALS	VARIOUS SPECIES	1 gal.	
TURF					
	60,596 sf	Turf	Drought Tolerant Fescue Blend	seed	
	50,286 sf	Turf Low Grow	Reinders No Mow/Low Grow Mix	seed	

REFERENCE NOTES SCHEDULE

SYMBOL	CODE	DESCRIPTION	QTY
	1	SNOW STORAGE AREAS	25,223 sf

PAVED AREA		10%		REQ. SNOW STORAGE
244,469 SF	X	0.10	=	24,446.9 SF

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 60' 120'

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TREE OVERVIEW & SNOW STORAGE AREAS

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TREE OVERVIEW & SNOW STORAGE AREAS

REVISIONS

1	CITY COMMENTS	11/09/26	

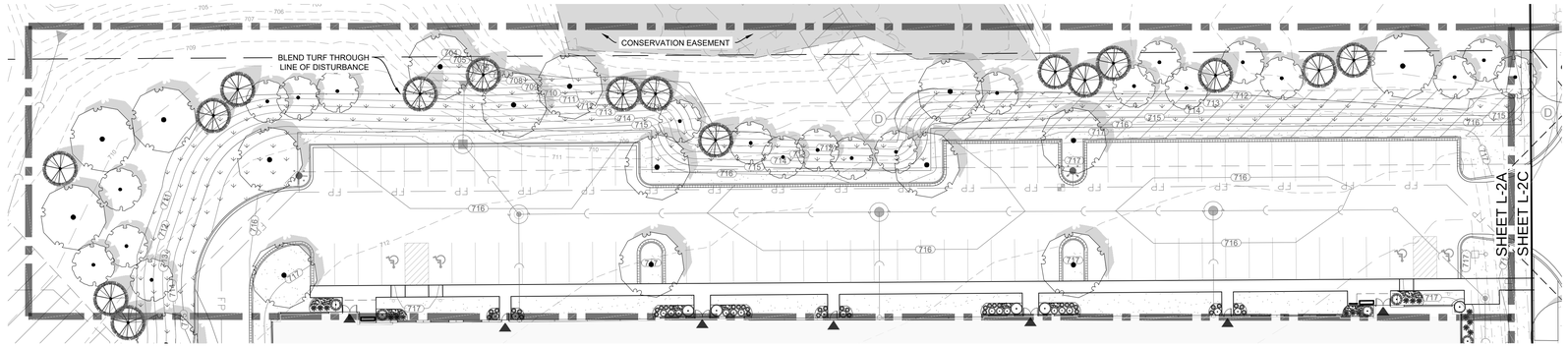
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PEG PM TGM
PLAN DATE 09/18/26
SCALE 1" = 60'

SHEET L-1 OF L-6

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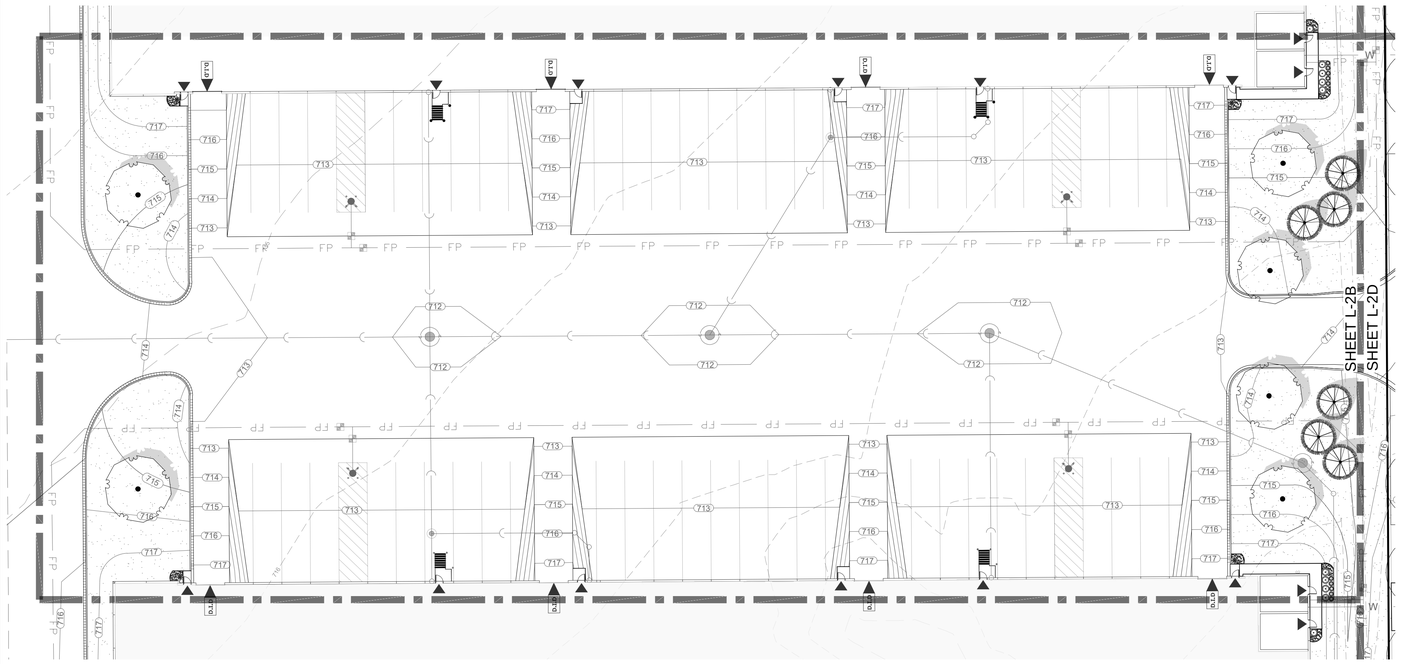
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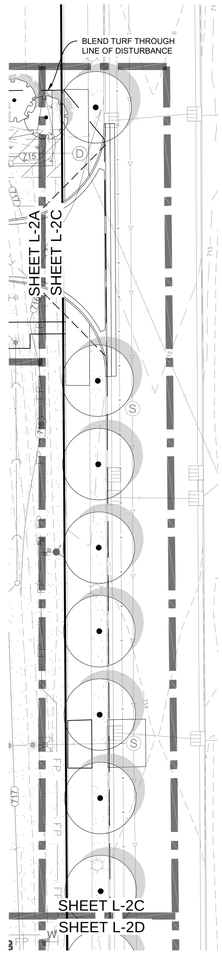
ENLARGEMENT L-2A

SCALE: 1"=30'



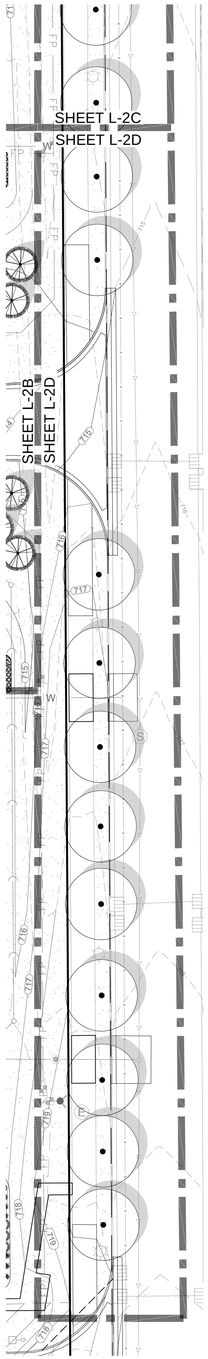
ENLARGEMENT L-2B

SCALE: 1"=30'



ENLARGEMENT L-2C

SCALE: 1"=30'



ENLARGEMENT L-2D

SCALE: 1"=30'

PLANT KEY

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	DECIDUOUS TREE	
	Acer saccharum `Legacy`	Legacy Sugar Maple
	Celtis occidentalis `Chicagoland`	Chicagoland Hackberry
	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
	Ulmus x `Frontier`	Frontier Elm
	ORNAMENTAL TREE	
	Amelanchier arborea	Downy Serviceberry
	Maackia amurensis	Amur Maackia
	Magnolia x `Butterflies`	Butterflies Magnolia
	EVERGREEN TREE	
	Pinus cembra	Swiss Stone Pine
	Pinus strobus	Eastern White Pine
	Thuja occidentalis 'Hetz Wintergreen'	Wintergreen Arborvitae
	STREET TREES	
	Gymnocladus dioicus	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	Ulmus x 'New Horizon'	New Horizon Elm
SHRUBS		
	MEDIUM EVERGREEN SHRUB	
	Juniperus chinensis `J.N. Select Blue`	Star Power Juniper
	Thuja occidentalis `Nigra`	Dark Green Arborvitae
	Tsuga canadensis `Gentsh White`	Gentsh White Hemlock
	SMALL EVERGREEN SHRUB	
	Juniperus chinensis `Old Gold`	Old Gold Juniper
	Picea abies `Nidiformis`	Nest Spruce
	Thuja occidentalis `Hetz Midget`	Hetz Midget Arborvitae
	SMALL DECIDUOUS SHRUB	
	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry
	Forsythia viridissima `Bronxensis`	Bronx Forsythia
	Hypericum kalmianum	Kalm St. Johnswort
	TALL ORNAMENTAL GRASS	
	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem
	Panicum virgatum 'Cheyenne Sky'	C S r r W ds S r ss
	Panicum virgatum `Heavy Metal`	Blue Switch Grass
	MEDIUM DECIDUOUS SHRUB	
	Cornus sericea `Baileyi`	Red Twig Dogwood
	Cotoneaster multiflorus	Showy Cotoneaster
	Viburnum dentatum deamii 'SMVDBL'	All That Glows Arrowwood Viburnum
	SHORT ORNAMENTAL GRASS	
	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass
	Schizachyrium scoparium 'Chameleon'	Chameleon Little Bluestem
	Sporobolus heterolepis	Prairie Dropseed
SHRUB AREAS		
	PERENNIALS	VARIOUS SPECIES
TURF		
	Turf	Drought Tolerant Fescue Blend
	Turf Low Grow	Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

DRAFTED: EAK
DESIGNED: SAT
REVIEWED: DJB

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TREE ENLARGEMENT

REVISIONS

1	CITY COMMENTS	11/09/26			

PEG JOB No. 6920.00
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PLAN DATE 08/18/26
SCALE 1" = 30'

SHEET L-2 OF L-6

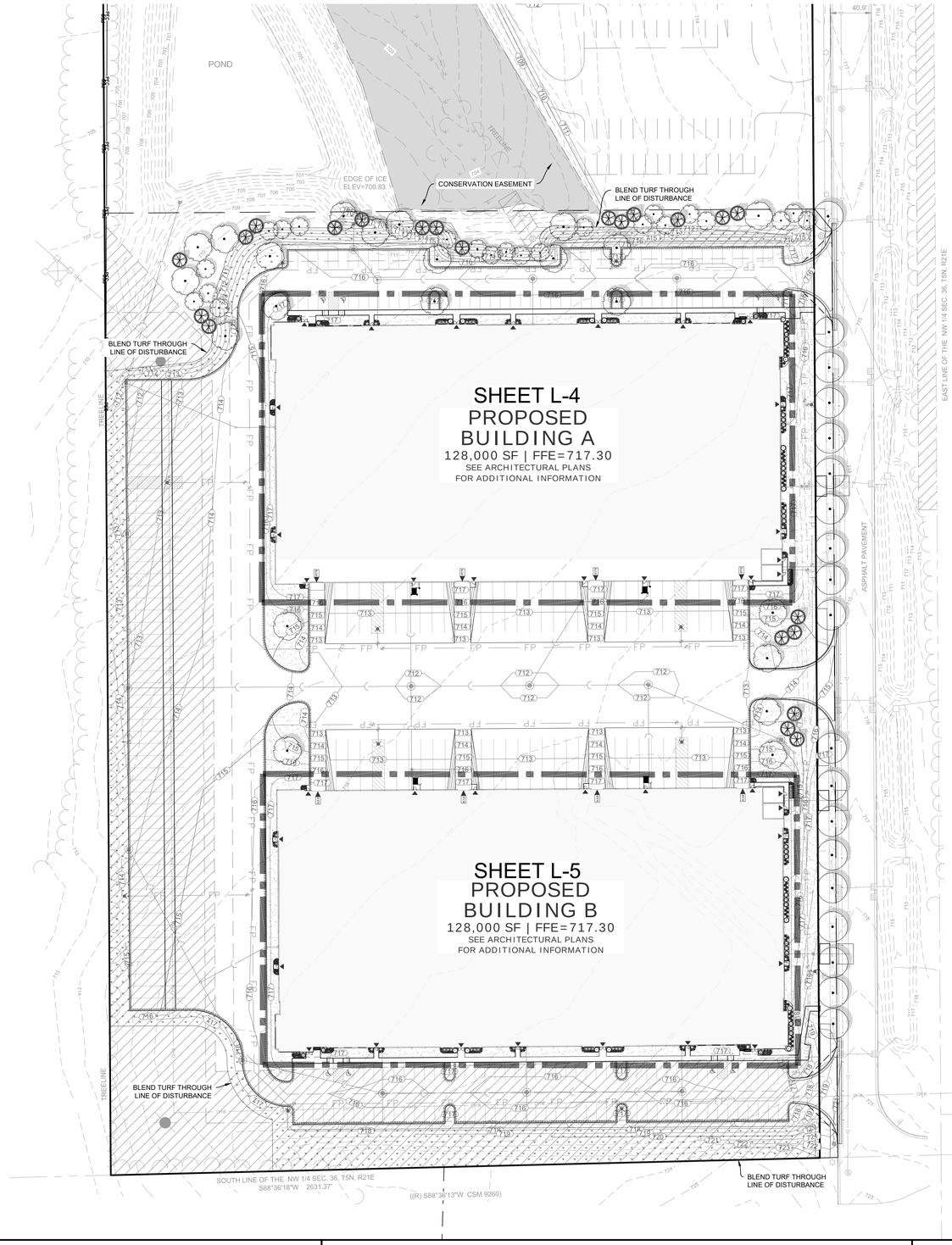
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TREE ENLARGEMENT

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 60' 120'

DRAFTED: FAK
DESIGNED: SAT
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FRANKLIN, WI

SHRUB OVERVIEW

REVISIONS

1	CITY COMMENTS	11/09/26	

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PEG PM TGM
PLAN DATE 08.18.26
SCALE 1" = 60'

SHEET
L-3
OF
L-6

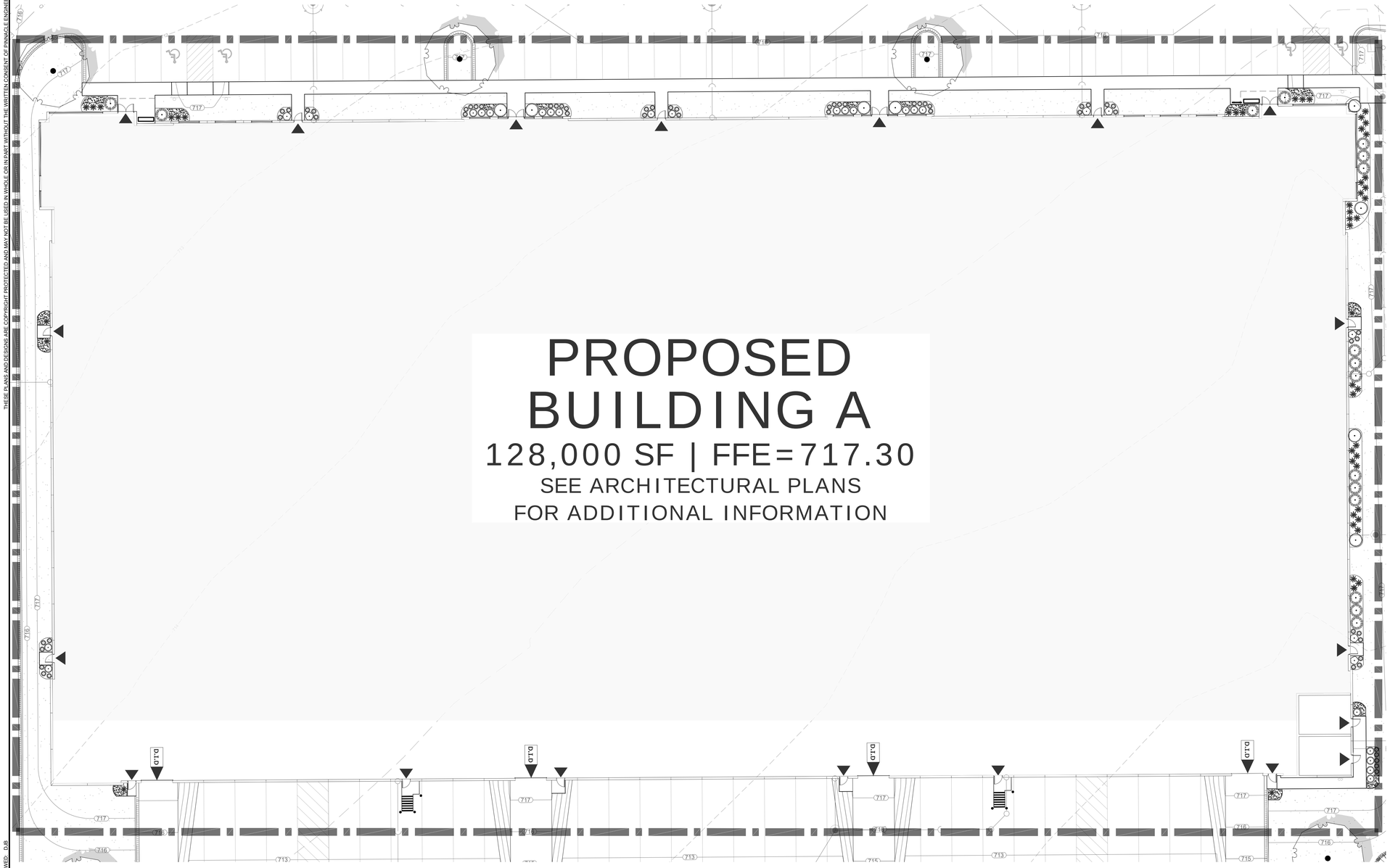
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SHRUB OVERVIEW

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ENLARGEMENT L-4

SCALE: 1" = 20'

PLANT KEY

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	DECIDUOUS TREE	
	Acer saccharum 'Legacy'	Legacy Sugar Maple
	Celtis occidentalis `Chicagoland`	Chicagoland Hackberry
	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
	Ulmus x `Frontier`	Frontier Elm
	ORNAMENTAL TREE	
	Amelanchier arborea	Downy Serviceberry
	Maackia amurensis	Amur Maackia
	Magnolia x ``Butterflies``	Butterflies Magnolia
	EVERGREEN TREE	
	Pinus cembra	Swiss Stone Pine
	Pinus strobus	Eastern White Pine
	Thuja occidentalis 'Hetz Wintergreen'	Wintergreen Arborvitae
	STREET TREES	
	Gymnocladus dioicus	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	Ulmus x 'New Horizon'	New Horizon Elm
SHRUBS		
	MEDIUM EVERGREEN SHRUB	
	Juniperus chinensis `J.N. Select Blue`	Star Power Juniper
	Thuja occidentalis ``Nigra``	Dark Green Arborvitae
	Tsuga canadensis ``Gentsh White``	Gentsh White Hemlock
	SMALL EVERGREEN SHRUB	
	Juniperus chinensis `Old Gold`	Old Gold Juniper
	Picea abies `Nidiformis`	Nest Spruce
	Thuja occidentalis `Hetz Midget`	Hetz Midget Arborvitae
	SMALL DECIDUOUS SHRUB	
	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry
	Forsythia viridissima ``Bronxensis``	Bronx Forsythia
	Hypericum kalmianum	Kalm St. Johnswort
	TALL ORNAMENTAL GRASS	
	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem
	Panicum virgatum 'Cheyenne Sky'	C S r r W ds S r ss
	Panicum virgatum ``Heavy Metal``	Blue Switch Grass
	MEDIUM DECIDUOUS SHRUB	
	Cornus sericea `Baileyi`	Red Twig Dogwood
	Cotoneaster multiflorus	Showy Cotoneaster
	Viburnum dentatum deamii 'SMVDBL'	All That Glows Arrowwood Viburnum
	SHORT ORNAMENTAL GRASS	
	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass
	Schizachyrium scoparium 'Chameleon'	Chameleon Little Bluestem
	Sporobolus heterolepis	Prairie Dropseed
SHRUB AREAS		
	PERENNIALS	VARIOUS SPECIES
TURF		
	Turf	Drought Tolerant Fescue Blend
	Turf Low Grow	Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

REVIEWED: DJB
DESIGNED: SAT
DRAFTED: EAK

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SHRUB ENLARGEMENT

REVISIONS

1	CITY COMMENTS	11/09/26			

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PEG PM TGM
PLAN DATE 09/18/26
SCALE 1"=20'

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OF
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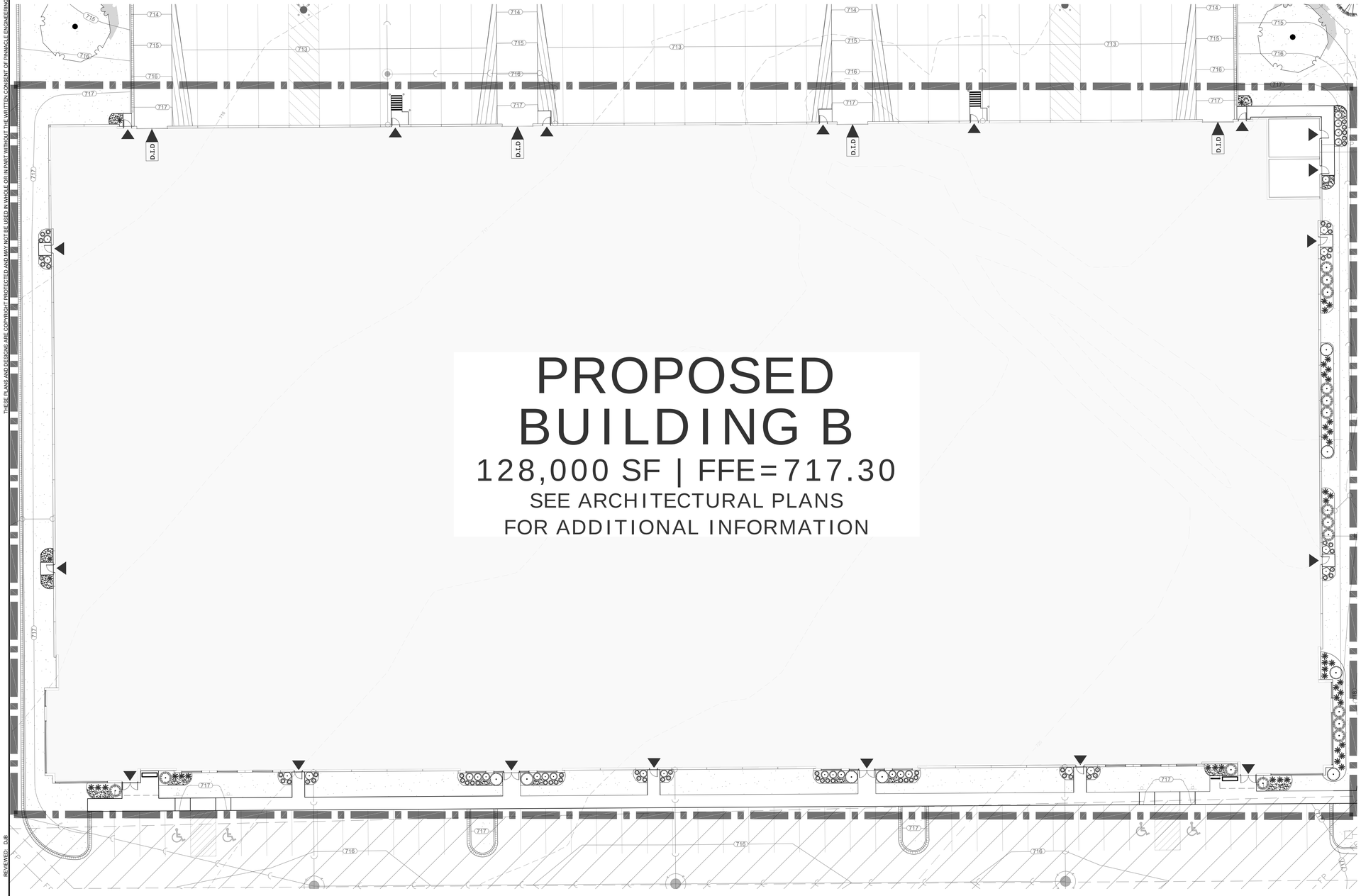
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ENLARGEMENT L-5

SCALE: 1" = 20'

PLANT KEY

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	DECIDUOUS TREE	
	Acer saccharum 'Legacy'	Legacy Sugar Maple
	Celtis occidentalis `Chicagoland`	Chicagoland Hackberry
	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
	Ulmus x `Frontier`	Frontier Elm
	ORNAMENTAL TREE	
	Amelanchier arborea	Downy Serviceberry
	Maackia amurensis	Amur Maackia
	Magnolia x `Butterflies`	Butterflies Magnolia
	EVERGREEN TREE	
	Pinus cembra	Swiss Stone Pine
	Pinus strobus	Eastern White Pine
	Thuja occidentalis 'Hetz Wintergreen'	Wintergreen Arborvitae
	STREET TREES	
	Gymnocladus dioicus	Kentucky Coffee Tree
	Quercus x schuetti	Swamp Bur Oak
	Tilia tomentosa 'Sterling'	Sterling Silver Linden
	Ulmus x 'New Horizon'	New Horizon Elm
SHRUBS		
	MEDIUM EVERGREEN SHRUB	
	Juniperus chinensis `J.N. Select Blue`	Star Power Juniper
	Thuja occidentalis ``Nigra``	Dark Green Arborvitae
	Tsuga canadensis ``Gentsh White`	Gentsh White Hemlock
	SMALL EVERGREEN SHRUB	
	Juniperus chinensis ``Old Gold`	Old Gold Juniper
	Picea abies ``Nidiformis`	Nest Spruce
	Thuja occidentalis ``Hetz Midget`	Hetz Midget Arborvitae
	SMALL DECIDUOUS SHRUB	
	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry
	Forsythia viridissima `Bronxensis`	Bronx Forsythia
	Hypericum kalmianum	Kalm St. Johnswort
	TALL ORNAMENTAL GRASS	
	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem
	Panicum virgatum 'Cheyenne Sky'	C S r r W ds S r ss
	Panicum virgatum ``Heavy Metal`	Blue Switch Grass
	MEDIUM DECIDUOUS SHRUB	
	Cornus sericea ``Baileyi`	Red Twig Dogwood
	Cotoneaster multiflorus	Showy Cotoneaster
	Viburnum dentatum deamii 'SMVDBL'	All That Glows Arrowwood Viburnum
	SHORT ORNAMENTAL GRASS	
	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass
	Schizachyrium scoparium 'Chameleon'	Chameleon Little Bluestem
	Sporobolus heterolepis	Prairie Dropseed
SHRUB AREAS		
	PERENNIALS	VARIOUS SPECIES
TURF		
	Turf	Drought Tolerant Fescue Blend
	Turf Low Grow	Reinders No Mow/Low Grow Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

DRAFTED: EAK
DESIGNED: SAT
REVIEWED: DJB

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REVISIONS

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PLAN DATE 08/18/26
SCALE 1" = 20'

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OF
L-6

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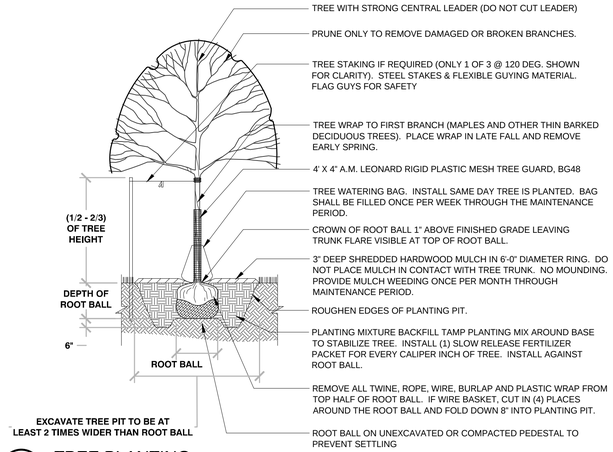
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GENERAL PLANTING NOTES

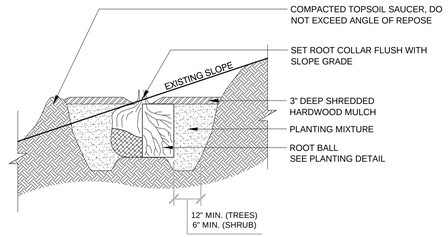
1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
18. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
19. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
20. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
21. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
22. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
23. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
24. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
25. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
27. TREES SHALL BE INSTALLED NO CLOSER THAN:
    - -10 FEET FROM ANY FIRE HYDRANT
    - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
28. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
29. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
30. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
31. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
32. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
33. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT **NOTES**

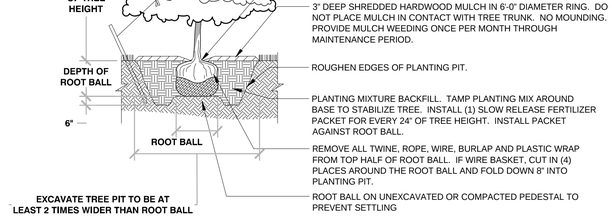
1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



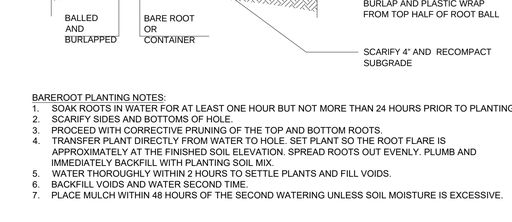
1 TREE PLANTING
1/4" = 1'-0" 329343-01



2 TREE PLANTING ON SLOPE
3/8" = 1'-0" 329343-02

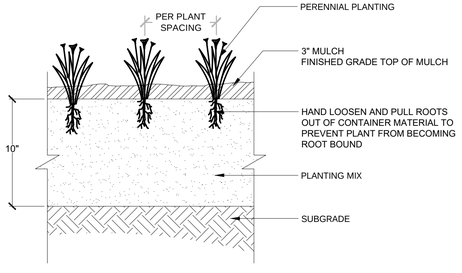


3 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

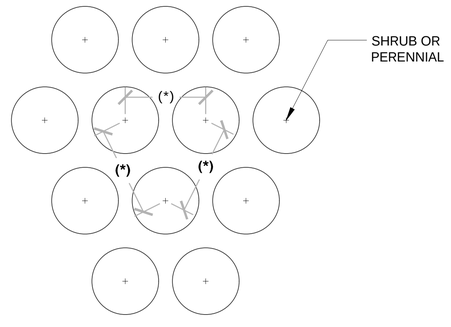


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

4 SHRUB PLANTING
1/2" = 1'-0" 329333-02

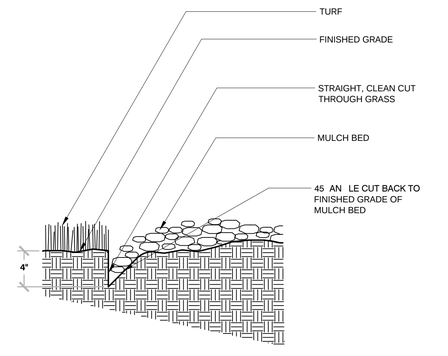


5 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

6 PLANT SPACING
3/4" = 1'-0" 3293-02



7 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

www.pinnacle-engr.com

LANDSCAPE GENERAL NOTES & DETAILS

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DRAFTED: EAK
DESIGNED: SAT
REVIEWED: DJB

PLAN I DESIGN I DELIVER
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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

FRANKLIN SIX SIBS

FRANKLIN, WI

LANDSCAPE GENERAL NOTES & DETAILS

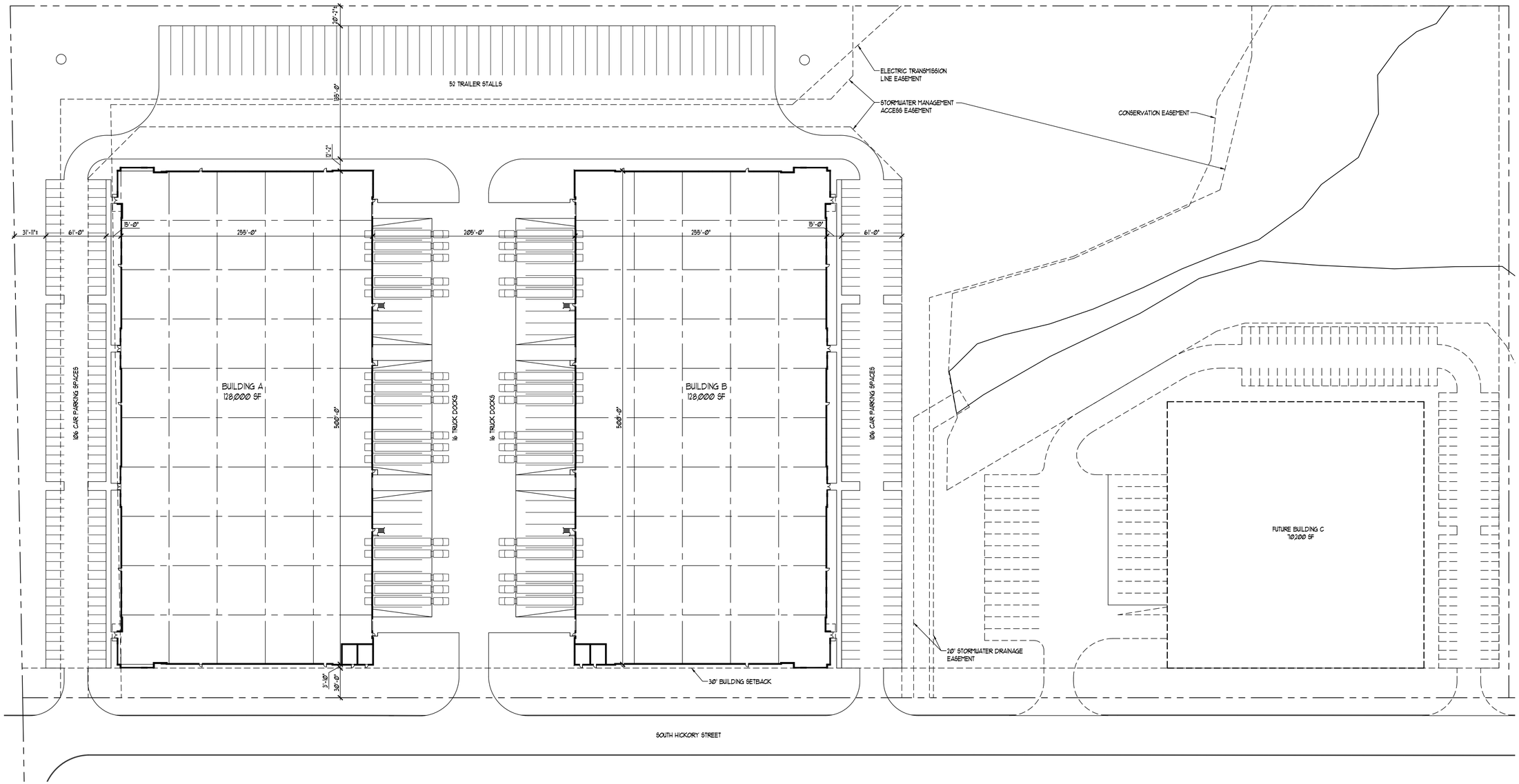
REVISIONS

1	CITY COMMENTS	11/09/26			

PEG JOB No. 6920.00
PEG PM TGM
PLAN DATE 08/18/26
SCALE VARIES

SHEET L-6 OF L-6

Z:\PROJECTS\2025\6920.00-WI\CAD\SHEETS\6920.00-WI LANDSCAPE PLAN.DWG



1 A1.1 SITE PLAN
1" = 50'-0"

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REVISIONS:

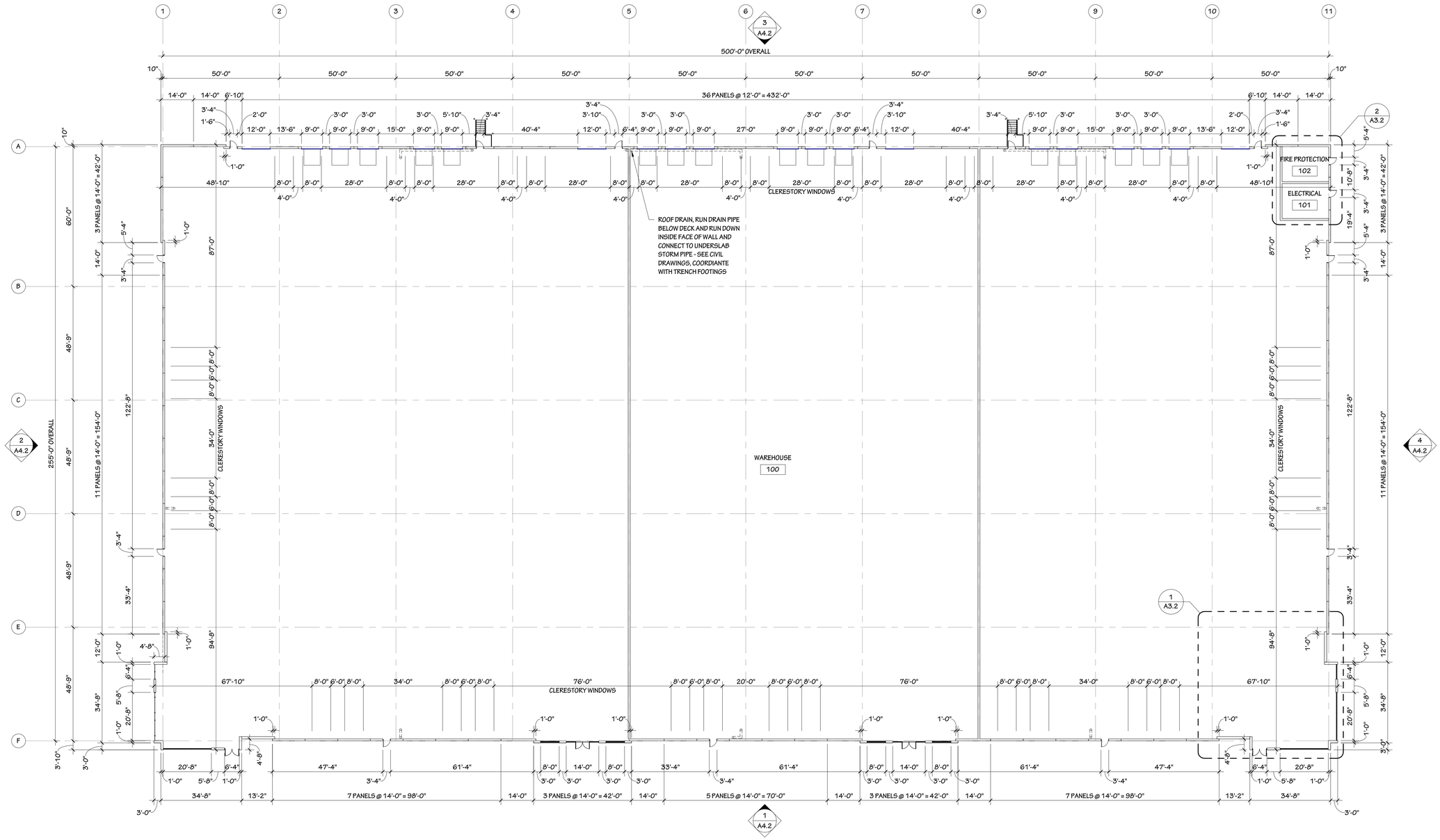
FRANKLIN CORPORATE PARK PHASE 2
10651 S. Hickory Street, Franklin, WI

SITE PLAN

Partners in Design ARCHITECTS
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300
www.pidarchitects.com



PROJECT NO.: 1039.25.101
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 01.17.26
SHEET NO.: A1.1



1 A3.1 FLOOR PLAN

3/64" = 1'-0"

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REVISIONS

FRANKLIN CORPORATE PARK PHASE 2

10651 S. Hickory Street, Franklin, WI

BUILDING A FLOOR PLAN

2610 Lake Cook Road
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Riverwoods, IL 60015
Ph.: (847)940-0300

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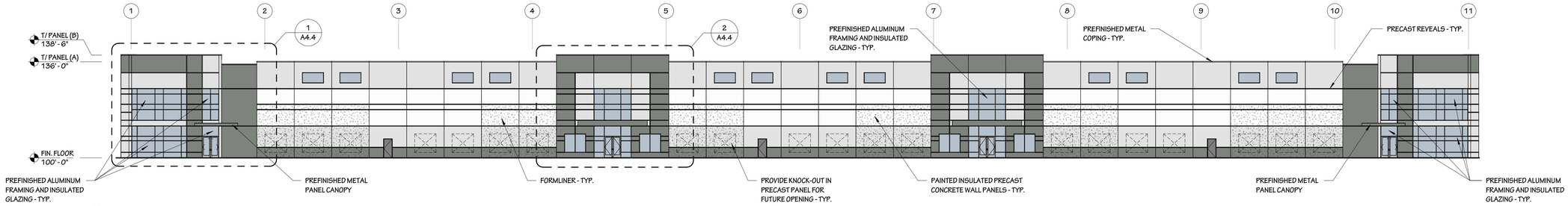
PROJECT NO.: 1039.25.101

DRAWN BY: TLB

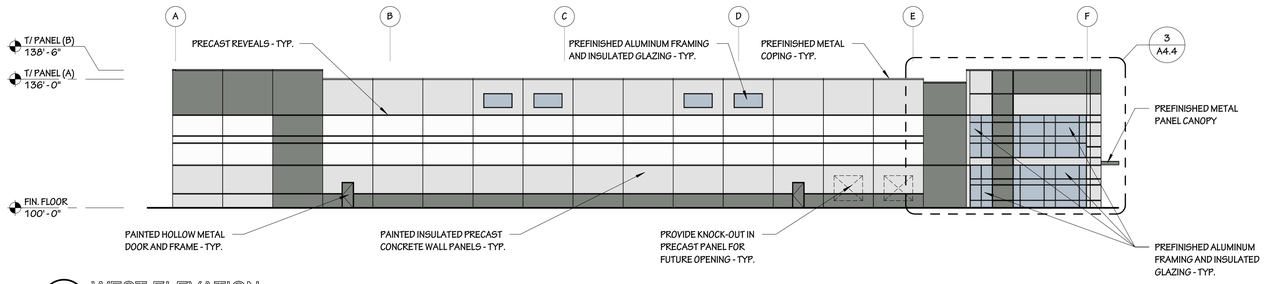
CHECKED BY: WHB

DATE: 07.17.26

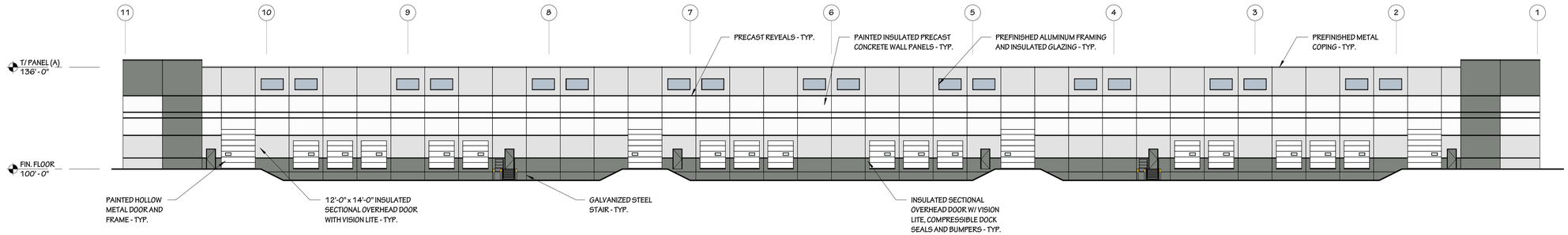
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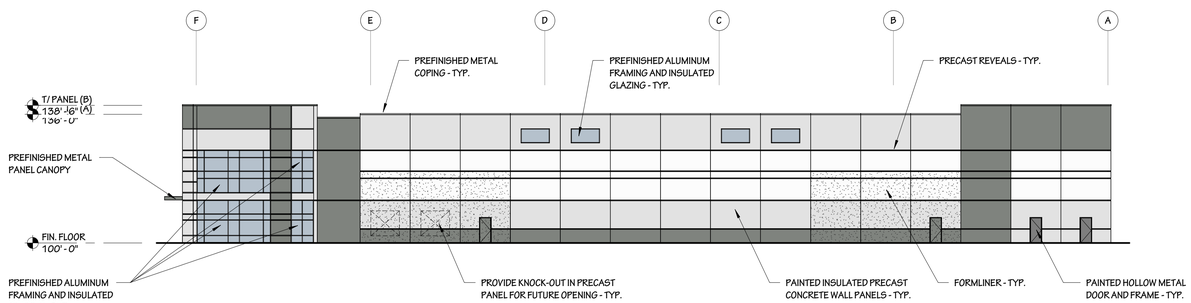
1 A4.2 **SOUTH ELEVATION**
1" = 20'-0"



2 A4.2 **WEST ELEVATION**
1" = 20'-0"



3 A4.2 **NORTH ELEVATION**
1" = 20'-0"



4 A4.2 **EAST ELEVATION**
1" = 20'-0"

COLOR LEGEND:

- FIELD COLOR 1: SHERWIN WILLIAMS T.B.D.
- ACCENT AND METAL COPING COLOR 2: SHERWIN WILLIAMS T.B.D.
- ACCENT COLOR 3: SHERWIN WILLIAMS T.B.D.

*COLORS ON ELEVATIONS ARE REPRESENTATIVE OF LIGHTS AND DARKS ONLY.

REVISIONS

FRANKLIN CORPORATE PARK PHASE 2
1065 S. Hickory Street, Franklin, WI

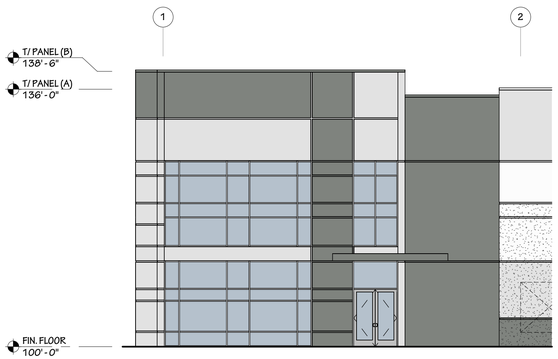
TYPICAL BUILDING ELEVATIONS

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300

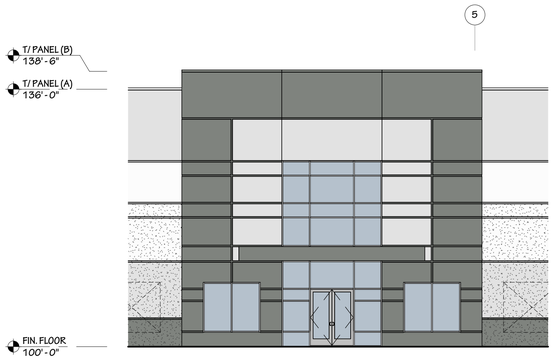
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PROJECT NO.: 1039.25.101
DRAWN BY: TLB
CHECKED BY: WHB
DATE: 07.17.26
SHEET NO.: A4.2

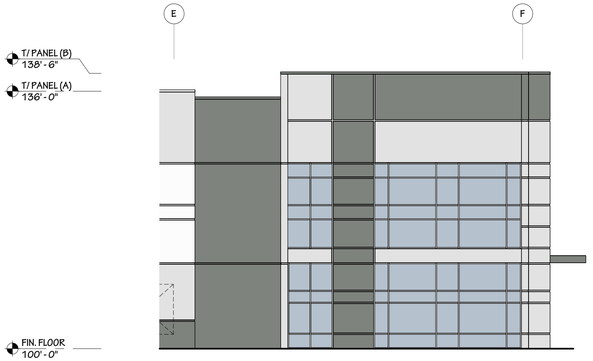
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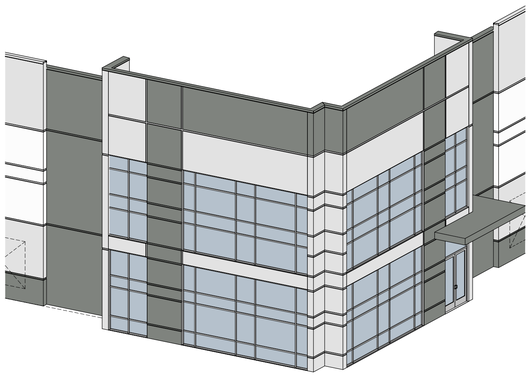
1 A4.4 ENLARGED ELEVATION
1" = 10'-0"



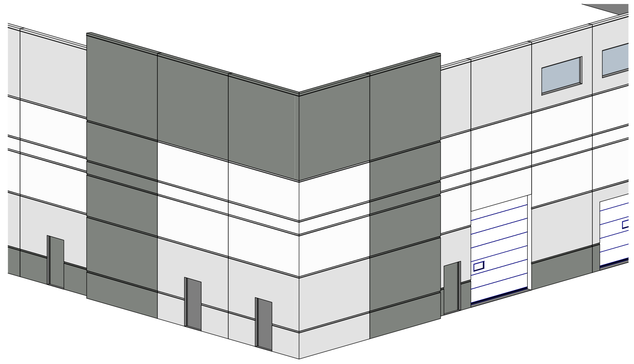
2 A4.4 ENLARGED ELEVATION
1" = 10'-0"



3 A4.4 ENLARGED ELEVATION
1" = 10'-0"



4 A4.4 SOUTHWEST CORNER



5 A4.4 NORTHEAST CORNER

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REVISIONS

FRANKLIN CORPORATE PARK PHASE 2
1061 S. Hickory Street, Franklin, WI

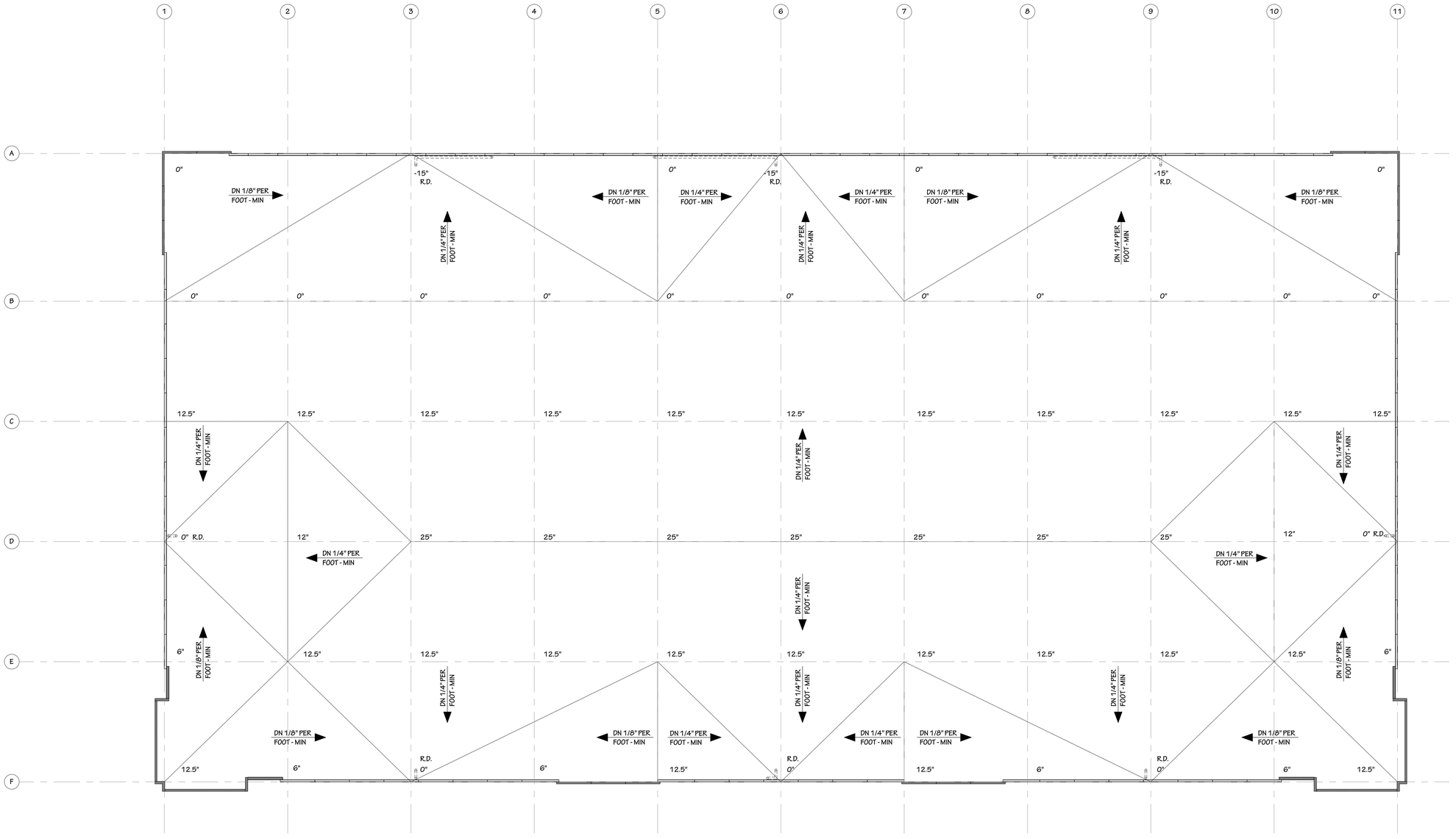
TYPICAL BUILDING ENLARGED ELEVATIONS

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300

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PROJECT NO.: 1039.25.101
DRAWN BY: TLB
CHECKED BY: WHB
DATE: 07.17.26
SHEET NO.: A4.4



1 A9.1 ROOF PLAN

3/64" = 1'-0"

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REVISIONS

FRANKLIN CORPORATE PARK PHASE 2

10651 S. Hickory Street, Franklin, WI

BUILDING A ROOF PLAN

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847)940-0300

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PROJECT NO.: 1039.25.101

DRAWN BY: TLB

CHECKED BY: WHB

DATE: 07.17.26

SHEET NO.: A9.1

NOTES

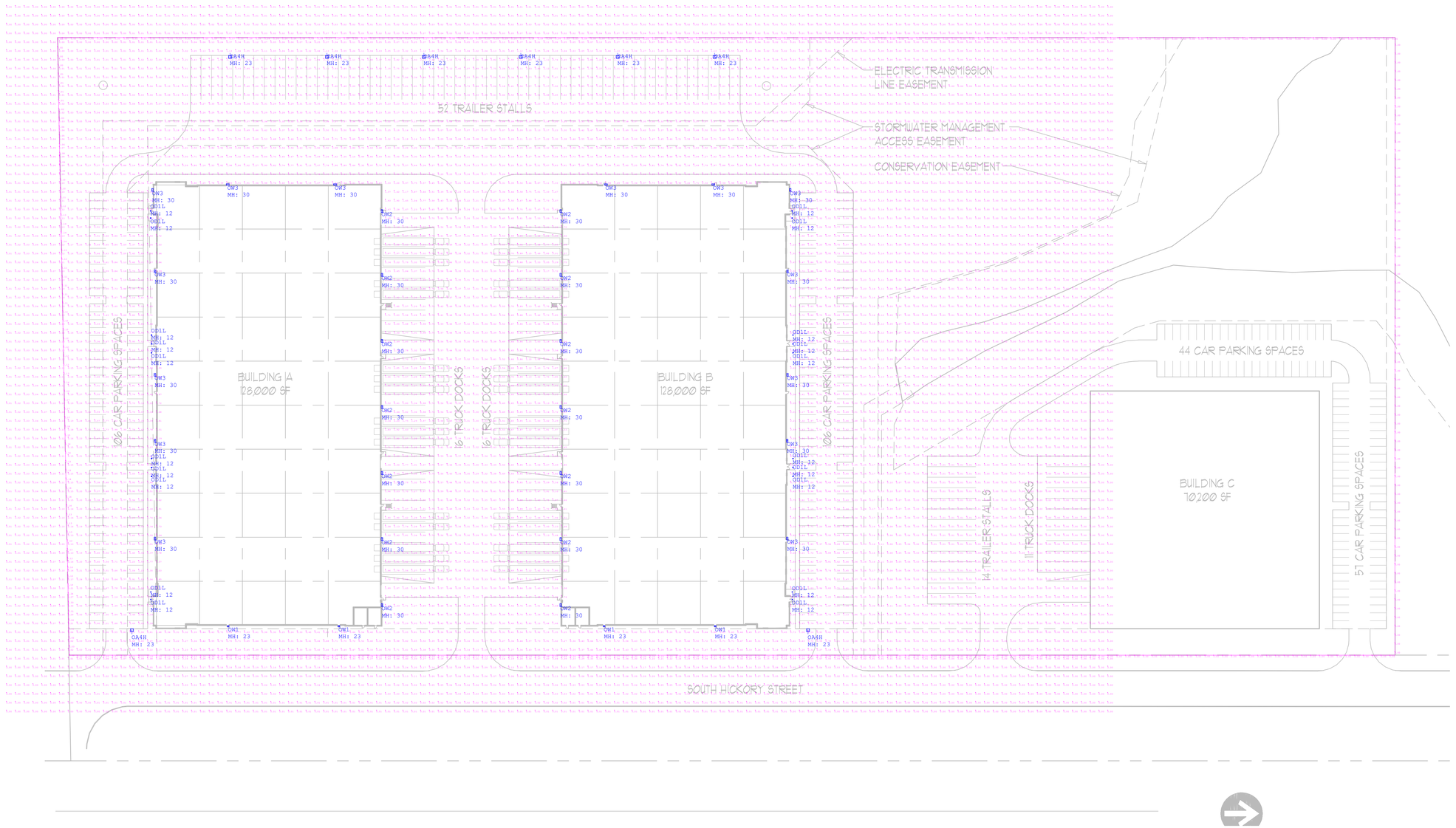
1. LIGHTING AND PHOTOMETRIC LAYOUT PROVIDED ARE INTENDED FOR DESIGN INTENT ONLY. THIS DOCUMENT IS NOT INTENDED FOR CONSTRUCTION OR INSTALLATION PURPOSES.
2. ACTUAL FIELD CONDITIONS, ARCHITECTURAL ELEMENTS, AND FINAL EQUIPMENT SELECTIONS MAY AFFECT LIGHTING PERFORMANCE AND MUST BE VERIFIED BY THE CUSTOMER. ENTERPRISE LIGHTING IS NOT RESPONSIBLE FOR VARIATION IN INSTALLED LIGHT LEVELS DUE TO UNVERIFIED FIELD CONDITIONS.
3. STANDARD REFLECTANCE OF 80/50/20 FOR CLOSED CEILINGS AND 50/50/20 FOR OPEN CEILINGS UNLESS NOTED OTHERWISE.
4. STANDARD CALC POINTS @ 30” AFF UNLESS NOTED OTHERWISE, POINTS ARE @ GRADE FOR OUTDOOR POINTS.
5. EGRESS CALC POINTS ARE @ FINISHED FLOOR.

Luminaire Schedule

Qty	Label	Arrangement	LLF	MFG	Description	Lum. Watts	Total Watts	Lum. Lumens
8	OA4H	Single	0.900	LITHONIA	RSX1 LED P3 swk R4 MVOLT SPA HS + 20' POLE + 3' BASE	109	872	9036
20	OD1L	Single	0.900	LITHONIA	LDN4 ALO2 SWW1 LO4AR LSS MVOLT (1000LM)	13	260	1305
4	OW1	Single	0.900	LITHONIA	WDGE3 LED P3 swk BIORI TSM MVOLT (mounting)	32	128	3216
14	OW2	Single	0.900	LITHONIA	WDGE3 LED P3 swk BIORI RFT MVOLT (mounting)	71	994	10145
14	OW3	Single	0.900	LITHONIA	WDGE3 LED P4 swk BIORI RFT MVOLT (mounting)	84	1232	12277

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Typical Exterior at Grade	Illuminance	Fc	0.08	0.50	0.00	N.A.	N.A.
BLDG A Loading Docks	Illuminance	Fc	1.49	2.6	0.7	2.13	3.71
BLDG A Parking	Illuminance	Fc	1.04	2.7	0.3	3.47	9.00
BLDG B Loading Docks	Illuminance	Fc	1.55	2.8	0.9	1.72	3.11
BLDG B Parking	Illuminance	Fc	0.91	2.6	0.3	3.03	9.33
Trailer Stalls	Illuminance	Fc	1.44	4.1	0.3	4.80	13.67



ENTERPRISE Lighting & Control

#	DATE	COMMENTS
REVISIONS		

DRAWN BY : JT

DATE : AUG 13, 2026

SCALE : 1" = 60'

FRANKLIN CORPORATE PARK PHASE 2

FRANKLIN, WISCONSIN

SITE LIGHTING LAYOUT

Planning Department

TO: Plan Commission

FROM: Régulo Martínez-Montilva, AICP, CNUa, Planning Manager
Planning Department

DATE: November 9, 2026

SUBJECT: Unified Development Ordinance (UDO) Fee Schedule

What is the Unified Development Ordinance (UDO) Fee Schedule?

The UDO Fee Schedule sets filling fees for all zoning and land division applications submitted to the Planning Department.

Why?

Planning Department staff is presenting a resolution to adopt a new fee schedule for the following reasons:

- The city of Franklin adopted a new Unified Development Ordinance (UDO) last year, this new UDO states that: "The Common Council shall adopt the City Fee Schedule by resolution" Section 15-9-01D Fees.
- The Fee Schedule shall be adjusted in accordance with the Consumer Price Index (CPI) pursuant to Ordinance No. 2024-2628.

Major changes

The proposed Fee Schedule contains the following changes when compared to current fee schedule:

- **Adjusting for inflation** using the Consumer Price Index (CPI) for September 2026.
  - Zoning and land division fees were last updated to the March 2024 CPI, so the proposed adjustment is 7.88%.
  - Sign permit fees were last updated in August 2021, proposed adjustment is 23.17%.
- **Sign permit fees** were formerly part of the Municipal Code Chapter 210 (now repealed), the proposed fee schedule contains a new section for sign permit fees.
- **New fee** in lieu of compensation for impacts to individual trees[1].

[1] Unified Development Ordinance Section 15-7-04G.3 states that: "In the event the City Forester determines that replanting is not advisable on the site, the applicant shall pay the City a fee in lieu per tree based on the City's established Fee Schedule at the time the first Zoning Permit associated with the approval is obtained".

- **2025 UDO.** The proposed fee schedule is in line with new application types and tiers of the 2025 UDO.

The tables below list all application types with current and proposed fees as well as proposed changes.

Fee Schedule for zoning and land division applications.

Application	Current Fee (2024)	Proposed Fee	Proposed change
Zoning map amendment	$ 2,500	$ 2,700	Adjust for inflation
Zoning map amendment (1 parcel residential)	$ 600	$ 650	〃
Text amendment	$ 1,250	$ 1,350	〃
Site plan			
New site plan (floor area greater than 20k sf)	$ 3,400	$ 3,650	〃
New site plan (equal or less than 20k sf)		$ 2,500	New tier
Major amendment	$ 1,700	$ 1,800	Adjust for inflation
Minor amendment	$ 850	$ 900	〃
Minor amendment (less than 150 sf)		$ 150	New tier
Conceptual review	$ 420	$ 450	Adjust for inflation
Variance or appeal	$ 420	$ 450	〃
Natural resource special exception (NRSE)	$ 1,000	$ 1,080	〃
Conditional use			
New use (floor area greater than 4k sf)	$ 2,500	$ 2,700	Adjust for inflation
New use (floor area equal or less than 4k sf)	$ 1,250	$ 1,350	〃
Major amendment	$ 1,700	$ 1,800	〃
Minor amendment		$ 900	New tier
Renewal (2 years)	$ 500	$ 540	Adjust for inflation
Planned development			
New planned development*	$ 6,000	$ 6,000	No changes
Major amendment	$ 5,900	$ 5,900	〃
Minor amendment	$ 850	$ 920	Adjust for inflation
Certified survey map	$ 2,500	$ 2,700	〃
Subdivision preliminary plat*	$ 5,000	$ 5,000	No changes
Subdivision final plat	$ 1,700	$ 1,800	Adjust for inflation
Plat affidavit of correction	$ 210	$ 230	〃
Land combination permit	$ 675	$ 730	〃
Building move request	$ 350	$ 380	〃
Right-of-way vacation	$ 500	$ 2,700	Increase filling fee[2]
Home-based business permit	$ 85	$ 90	Adjust for inflation

[2] Planning Department staff proposes to increase the right-of-way vacation filling fee to match the zoning map amendment fee due to similar review process and public notice requirements.

Application	Current Fee (2024)	Proposed Fee	Proposed change
Zoning compliance permit			
New use or change of use	$ 170	$ 180	Adjust for inflation
Change of ownership and/or business name		No fee	New tier
Zoning letter	$ 125	$ 130	Adjust for inflation
Miscellaneous	$ 210	$ 220	〃
Temporary use		$ 100	Not listed in Ord. 2024-2628
Easement	$ 200	$ 210	Adjust for inflation
Comprehensive master plan amendment	$ 1,250	$ 2,700	Increase filling fee[3]
Floodplain land use permit	$ 500	$ 540	Adjust for inflation
Floodplain land use permit - 1 parcel residential	$ 210	$ 220	〃
Compensation fee per tree (UDO §15-7-04G)		$ 400	New fee
(*) Planned Development District (PDD) and Preliminary Plat applications: a $3,000 developer's deposit is required in addition to filing fees at the time of submittal, it may require replenishment.			

Fee Schedule for sign permit applications. All proposed fees adjusted for inflation.

Application	Current Fee (2021)	Proposed Fee
Sign application fee (each sign)	$ 50	$ 60
Sign permit fee, based on area of each sign:		
8 square feet or less	$ 40	$ 50
9 to 50 square feet	$ 75	$ 90
51 to 100 square feet	$100	$120
101 to 150 square feet	$150	$180
151 square feet or larger	$150 plus $25 for each additional 100 sf	$180 plus $30 for each additional 100 sf
Technology fee, based on permit fee of each sign:		
Permit fee is less than $100	$ 2 (per permit)	$ 4 (per permit)
Permit is greater than or equal to $100	$ 5 (per permit)	$ 7 (per permit)
Additional fee for each illuminated sign	$ 50	$ 60
Temporary sign (each permit or renewal, due at application)	$ 75	$ 90
Reinspection fee (per inspection)	$ 75	$ 90
Failure to call for required inspection	$100	$120
Failure to obtain a permit before starting work:		
First offense	Triple fee (3x)	Triple fee (3x)
Second and subsequent offense	Quadruple fee (4x)	Quadruple fee (4x)
Master sign program	$500	$600
Master sign program amendment	$250	$300

[3] Planning Department staff proposes to increase the comprehensive plan amendment filling fee to match the zoning map amendment fee due to similar review process and public notice requirements.

DRAFT FOR REVIEW: 11-09-2026

STATE OF WISCONSIN : CITY OF FRANKLIN : MILWAUKEE COUNTY

RESOLUTION NO. 2026-____

A RESOLUTION TO ADOPT A FEE SCHEDULE
FOR THE UNIFIED DEVELOPMENT ORDINANCE (UDO)
PURSUANT TO UDO SECTION 15-9-01D FEES.

WHEREAS, Unified Development Ordinance Section 15-9-01D.1 set forth that every application shall be accompanied by the required filing fee as established and modified, from time to time, by the Common Council; and

WHEREAS, Unified Development Ordinance Section 15-9-01D.4 states that "The Common Council shall adopt the City Fee Schedule by resolution"; and

WHEREAS, the Fee Schedule shall be adjusted in accordance with the Consumer Price Index (CPI) pursuant to Ordinance 2024-2628.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the City of Franklin, Wisconsin:

1. **Fee Schedule for zoning and land division applications.**

Application	**Fee amount**
Zoning map amendment	$ 2,700
Zoning map amendment (1 parcel residential)	$ 650
Text amendment	$ 1,350
Site plan	
New site plan (floor area greater than 20,000 sf)	$ 3,650
New site plan (equal or less than 20,000 sf)	$ 2,500
Major amendment	$ 1,800
Minor amendment	$ 900
Minor amendment (less than 150 sf)	$ 150
Conceptual review	$ 450
Variance or appeal	$ 450
Natural resource special exception (NRSE)	$ 1,080
Conditional use	
New use (floor area greater than 4,000 sf)	$ 2,700
New use (floor area equal or less than 4,000 sf)	$ 1,350
Major amendment	$ 1,800
Minor amendment	$ 900

Application	Fee amount
Conditional use renewal (2 years)	$ 540
Planned development	
New planned development*	$ 6,000
Major amendment	$ 5,900
Minor amendment	$ 920
Certified survey map	$ 2,700
Subdivision preliminary plat*	$ 5,000
Subdivision final plat	$ 1,800
Plat affidavit of correction	$ 230
Land combination permit	$ 730
Building move request	$ 380
Right-of-way vacation	$ 2,700
Home-based business permit	$ 90
Zoning compliance permit	
New use or change of use	$ 180
Change of ownership and/or business name	No fee
Zoning letter	$ 130
Miscellaneous	$ 220
Temporary use	$ 100
Easement	$ 210
Comprehensive master plan amendment	$ 2,700
Floodplain land use permit	$ 540
Floodplain land use permit - 1 parcel residential	$ 220
Compensation fee per tree (UDO §15-7-04G)	$ 400
(*) Planned Development District (PDD) and Preliminary Plat applications: a $3,000 developer's deposit is required in addition to filing fees at the time of submittal, it may require replenishment.	

2. **Fee Schedule for sign permit applications.**

Application	Fee amount
Sign application fee (each sign)	$ 60
Sign permit fee, based on area of each sign:	
8 square feet or less	$ 50
9 to 50 square feet	$ 90
51 to 100 square feet	$120
101 to 150 square feet	$180

Application	**Fee amount**
151 square feet or larger	$180 plus $30 for each additional 100 sf
Technology fee, based on permit fee of each sign:	
Permit fee is less than $100	$ 4 (per permit)
Permit is greater than or equal to $100	$ 7 (per permit)
Additional fee for each illuminated sign	$ 60
Temporary sign (each permit or renewal, due at application)	$ 90
Reinspection fee (per inspection)	$ 90
Failure to call for required inspection	$120
Failure to obtain a permit before starting work:	
First offense	Triple fees (3x)
Second and subsequent offense	Quadruple fees (4x)
Master sign program	$600
Master sign program amendment	$300
(a): Before any work is commenced or recommenced after a permit has expired, a new permit shall be reissued at 1/2 the regular fee, or at the reinspection rate for each remaining inspection. The method used shall be determined by the Zoning Administrator.	
(b): If construction is not commenced prior to expiration of the permit, that portion of the permit fee that exceeds the sign application fee will be refunded upon written request.	

3. The City of Franklin is exempt from the filing fees listed in this resolution.

4. This Fee Schedule shall be periodically adjusted in accordance with the Consumer Price Index (CPI) and presented to the Common Council for review prior to its adoption.

Introduced at a regular meeting of the Common Council of the City of Franklin on this _____th day of _____ 2026.

Passed and adopted at a regular meeting of the Common Council of the City of Franklin on this _____th day of _____ 2026.

APPROVED:

_____
John R. Nelson, Mayor

ATTEST:

_____
Shirley J. Roberts, City Clerk

AYES ____ NOES ____ ABSENT ____