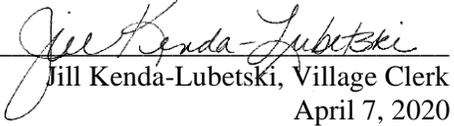


PLAN COMMISSION MEETING
Monday, April 13, 2020
Conference Call Toll Free
1-877-309-2073 code 411-233-861
6:30 P.M.



PLEASE TAKE NOTICE that a meeting of the Brown Deer Village Board will be held by phone due to the COVID-19 pandemic. The public can access this meeting of the Village Board by dialing **1-877-309-2073**. The public would then need to enter the code: **411-233-861** to join the meeting. Please remember to mute your telephones if you plan on being on this phone call. The following items of business will be discussed and possibly acted upon:

- I. Roll Call
- II. **Persons Desiring to be Heard**: Please submit your full name, address, and your comment by 4:30pm April 13, 2020 to manager@browndeerwi.org
- III. Consideration of Minutes: February 10, 2020 – Regular Meeting
- IV. Report of Staff/Commission Members
- V. Unfinished Business
- VI. Business Items
 - A) Review and Recommendation of a Development Agreement for The Learning Experience Day Care, 9335 N. Green Bay Road
- VII. Adjournment


Jill Kenda-Lubetski, Village Clerk
April 7, 2020

PERSONS REQUIRING SPECIAL ACCOMMODATIONS FOR ATTENDANCE AT THE MEETING SHOULD CONTACT THE VILLAGE CLERK AT LEAST ONE BUSINESS DAY PRIOR TO THE MEETING.

**BROWN DEER PLAN COMMISSION
FEBRUARY 10, 2020 MEETING MINUTES
HELD AT THE BROWN DEER VILLAGE HALL
4800 WEST GREEN BROOK DRIVE**

The meeting was called to order by President Montgomery at 6:30 P.M.

I. ROLL CALL

Present: President Wanda Montgomery; Trustee Jeff Baker; Commissioners: Ryan Schmitz, Bill Hoffmann, Darryl Johnson, Rick Norris

Also Present: Michael Hall, Village Manager; Rebecca Boyle, Village Attorney; Nate Piotrowski, Community Development Director; Matthew Maederer, Public Works Director

Excused: Trustee Renee Booker; Commissioners: Al Walters, Paul Zimmer

II. PERSONS DESIRING TO BE HEARD

None

III. CONSIDERATION OF MINUTES: January 13, 2019 – Regular Meeting

It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to approve the meeting minutes of January 13, 2020. The motion carried unanimously.

IV. REPORT OF STAFF/COMMISSION MEMBERS

Matthew Maederer, Director of Public Works/Village Engineer, provided a brief update on winter operations.

V. UNFINISHED BUSINESS

None

VI. NEW BUSINESS

A) Review and Recommendation of a special accessory use permit for a fence at Walmart, 6300 W. Brown Deer Road

Mr. Piotrowski summarized the proposal and introduced Daniel Cahue and Michael Rupnow representing Walmart.

President Montgomery asked the veteran members of the Commission why the same request was denied in 2018. Commissioner Hoffmann responded that members were concerned about the precedent it would set. Mr. Piotrowski added that previous Commissioner opinion focused on having Walmart redouble their cleanup efforts.

Trustee Baker asked if Walgreens was also contributing to the trash issue in the Creek. Mr. Piotrowski replied that the Walgreens site had greater separation from the Creek and Mr. Maederer added that the prevailing winds tended to blow Walgreens trash away from the Creek.

Trustee Baker asked if trash cans could be added in the parking lot. Mr. Rupnow noted that cans were already available and attached to cart corrals.

Commissioner Johnson asked if a different style fence could be explored. Mr. Cahue explained why this style of fence and height was chosen. He noted that the cedar wood would match the existing fence to the north, and the height and style were of a design to maximize the ability to keep trash from the Creek.

Trustee Montgomery asked about the possibility of graffiti on the fence. Mr. Cahue noted that the current fence has not had graffiti. A discussion ensued as to the graffiti issue and the inclusion of language requiring Walmart to clean

graffiti from the fence should it occur.

It was moved by Commissioner Hoffmann and seconded by Commissioner Norris to approve the special accessory use permit with a modification requiring the owner to clean any graffiti. The motion carried by a vote of 5-1 with Commissioner Johnson abstaining.

B) Comprehensive Plan Ten Year Update

Mr. Piotrowski described how well the Village has done in achieving the goals of the comprehensive plan. He further suggested that several big projects are looming in the next few years and once complete will provide a fresh perspective on land use planning and development. It was noted that the current plan provides a solid framework and does not need a complete overhaul but would be well served with updates to key chapters. He added that a full rewrite could cost upwards of \$100,000 and take 18 months while a modest update could be \$25,000 and take 6 months.

President Montgomery asked if goals labeled as “unlikely” could include further explanation as to why. Mr. Piotrowski added that comments would be added prior to review by the Village Board.

VII. ADJOURNMENT

It was moved by Commissioner Schmitz and seconded by Commissioner Hoffmann to adjourn at 7:12 P.M. The motion carried unanimously.



Nate Piotrowski, Community Development Director



REQUEST FOR CONSIDERATION

COMMITTEE CONSIDERATION: Plan Commission
ITEM DESCRIPTION: Review and Recommendation of a Development Agreement for The Learning Experience Day Care, 9335 N. Green Bay Road
PREPARED BY: Nathaniel Piotrowski, Community Development Director
REPORT DATE: April 8, 2020
Applicable Land Use Regulation: Village Code Sec. 121-248, Business Planned Dev.
VILLAGE ATTORNEY REVIEW: <input checked="" type="checkbox"/> Village Attorney has reviewed documents. <input type="checkbox"/> Village Attorney has not reviewed documents. <input checked="" type="checkbox"/> Documents provided to Village attorney.
COMPREHENSIVE PLAN REVIEW: <input checked="" type="checkbox"/> Staff has reviewed request for consistency with the Comprehensive Plan.

ANALYSIS:

The attached plans are for an approximate 10,000 square foot national day care brand, The Learning Experience, to occupy the vacant lot north of Goodwill and the soon to be constructed Dollar Tree.

The site is zoned Planned Development and as such requires a development agreement to govern the use. The draft agreement, modeled after Goodwill and Dollar Tree, is included. Along with the agreement is the site plan, building elevations and landscape plan.

The site design calls for a shared access point from N. Green Bay Road utilizing the central drive aisle that also serves Dollar Tree and Goodwill. Parking for the day care is directly north of this drive aisle along with a student drop off area, both of which are adequate per zoning and expected demand standards. A playground is located to the east of the building and will be enclosed by a decorative fence and landscaping. The building is setback significantly from Green Bay Road in a departure from our typical preferred orientation due to floodplain issues that impact the area close to N. Green Bay Road (as was seen on the Dollar Tree site).

Staff has worked with the applicant, to address minor concerns over grading and stormwater and at this point does not take issue with any aspect of the physical layout. The proposed land use does not present compatibility issues with the adjacent properties and does not project to cause future concerns that would negatively impact public safety. The plans still must be reviewed by the Building Board and Beautification Committee for architecture and landscaping respectively.

RECOMMENDATION:

Staff finds the concept fits with Village site planning standards and recommends approval of the development agreement. Please feel free to contact Nate Piotrowski at (414) 371-3061, if you have any questions.



March 20, 2020

Development Statement

ZONING DISTRICT: BPD Business Planned Development
for
Tax Key: 0100163000

This project is being submitted for Planned Development to the Village of Brown Deer.

The subject property is a 2.41-acre parcel bounded on the South by an access road to the Deerbrook Commons development, on the East by Green Bay Road, on the West by the Rogers Behavioral Health facility, and on the north by the Deer Run apartment complex. The subject property is a lot within the Deerbrook Commons that has been vacant since the business park was constructed approximately 12 years ago.

The proposed development is a franchise daycare facility "The Learning Experience" that will serve the hosting community. The facility is a one-story 10,000 sq ft building with a capacity for 180 students, although expected attendance at any one time is 169 students. Facilities typically employ approximately 23 staff at any one time. Regular hours of operation are 6:30 AM – 6:30 PM weekdays, with the highest use of parking and lot facilities during the hours of 6:30AM – 9:30 AM and 4:00 PM to 6:30 PM. The facility will hire its own maintenance personnel to service the center through constant repairs and regular painting.

The development will provide growth opportunities for the community's youth and a necessary service to residents and workers within the area. The addition of this development site will cause the value of the land to increase, drive an increase in property tax revenues, and stimulate local commerce by creating jobs and providing a solution for childcare services. Additionally, the developed property will help promote future development in the area.

1. **Proposed Improvements:** The proposed improvements will include construction of:
 - a. The day care facility building
 - b. Playground area
 - c. Parking lot with 37 spaces
 - d. Utilities to service the building
 - e. Storm sewer providing drainage to the proposed detention basin
 - f. Any additional infrastructure necessary for the operation of the proposed facility.

2. **General Operation Details:** Details regarding the general operation of the business are as follows:

1316 North Madison Street, Woodstock, IL 60098
Office (815) 502-5504

- a. Regular hours of operation: 6:30 AM – 6:30 PM weekdays
 - b. Hours of delivery: 6:30 AM – 6:30 PM weekdays
 - c. Total number of employees: 23
 - d. Number of shifts: 1
 - e. Number of employees on the shift with the greatest number of employees: 23
 - f. Number of office employees: 2
 - g. Breakdown of full and part-time employees: 30% part-time (7 out of 23 total employees)
3. **Expected Cost of Improvements:** \$2,300,000
 4. **Estimated Project Value:** \$3,200,000
 5. **Requested Site Variances:** none
 6. **Site Parking:** The site plan proposes 37 parking spaces which is more than the required parking for the proposed use.

Operational Description

The following is information regarding The Learning Experience and our operations. If you have any questions, please contact us.

The Learning Experience® (TLE), has child development centers throughout the United States. Our secure centers offer premier child care to children ages six weeks to five years: infants - toddlers - twaddlers - preppers - preschoolers - pre K - kindergarten and after school care for children up to eight years of age at most of our centers.

The Learning Experience® is not just a daycare facility but also a complete child development center. We welcome you to visit any one of our dynamic and fun environments to see for yourself why TLE is different ... how committed we are to quality care and intellectual child development education of our children.

You want the best for our children... so do we! Our Charlie Choo Choo® Enrichment Programs: Marvelous Math®, Start to Art®, Suddenly Science®, Movin' n Groovin'®, Dancing Feet®, Music 4 Me® and Talent Sprouts® introduces children to the performing arts through a variety of activities involving all aspects of performance.

The Learning Experience® believes that each child deserves to grow and learn at his or her own pace. Our diverse curriculum includes: L.E.A.P® 1, L.E.A.P® 2, Little Learners™ and Fun with Phonics®. Our responsibility is to establish a strong foundation for your child in a fun and exciting environment.

TLE is one of the most comprehensive franchise business opportunities in child care today. It is one of the few childcare operators in the country where management has direct hands on experience with the day to day operations of the business. Following is some specific information regarding our Operations:

Hours of Operation

- 6:30am-6:30pm (12 hours per day)
- Activities on nights & weekends (Open Houses, parties, etc.)

Size of the building

- 10,000 square ft. building typical

Size of playground

- 5,000 square ft. typical
- 8,000 square ft. (AZ)
- 13,500 – 13,875 square ft. (CA)

Overall average enrollment

- 80% Occupancy

learn. play. grow.

Capacity of the center

- 180-185 children

Children Diapered/Potty Trained

- Average center: 40 children diapered, 38 children potty training, 105 children non-diapered

Part time children attendance

- Typical center has 25% part time children

Part time schedules

- Schedules vary (am students to pm students, 1-5 day schedules)

Families with siblings

- Approximately 20% have 1 or more siblings that will attend

Absenteeism rate

- Approximately 8% - 12%

Number of employees

- Approximately 24 staff at any one time total for an 10,000 square foot building, typical
- 30% Part Time (7 of the 24 employees)

Number of parking spots

- 40 parking spots typically required

Traffic

- Each parent parks their vehicle within the TLE parking area and brings their child into the center, checks them in at the reception counter, and then brings their child to their designated classroom. The reverse of this occurs at pick up as well. This averages from 5 minutes to 8 minutes.
- During drop off (average 5 minutes) generally between 6:30 am to 9:30 am
- During pick up (average 8 minutes) generally between 4:00 pm to 6:30 pm

Outline of Estimated Traffic

Traffic during drop off (average 5 minutes):

- 6:30am-7:00am (11 children)
- 7:00am-7:30am (28 children)
- 7:30am-8:00am (43 children)
- 8:00am-8:30am (43 children)
- 8:30am-9:00am (29 children)
- 9:00am-9:30am (29 children)

Calculations based on a center with the capacity of 183

Traffic during pick up (average 8 minutes):

- 3:30pm-4:00pm (11 children)
- 4:00pm-4:30pm (28 children)
- 4:30pm-5:00pm (43 children)
- 5:00pm-5:30pm (43 children)
- 5:30pm-6:00pm (29 children)
- 6:00pm-6:30pm (29 children)

Calculations based on a center with the capacity of 183

FROM OUR PARENT HANDBOOK:

DROP-OFF AND PICK-UP POLICIES

From the moment your child arrives until he or she is picked up at the end of the day, your child's safety is our foremost concern. No child shall ever be left unsupervised. Our center is equipped with an intercom/telephone in each classroom for emergency use.

Procedures for arrivals and departures are designed to ensure the safety and well-being of everyone at the center. Your cooperation in complying with the following procedures is appreciated:

- Parents are to use only the front door for entering and exiting.

- **Never hold the door open for anyone.** Each authorized individual receives a key fob that he/she must use to obtain entry into the building.
- Children must be walked into the building by a parent or authorized guardian and placed with their assigned center *staff member*. Never leave a child outside the building to walk in alone or allow him or her to walk in accompanied solely by another child.
- Parents must complete the electronic sign-in and sign-out process as well as the manual sign-in sheet on a daily basis and any applicable forms requested by the center (e.g., medication, Communication Form). **All completed forms must be placed in the Lucite bins provided in the reception area.**
- When picking up your child, be certain that a TLE® staff member(s) in charge of your child's care acknowledges that your child is leaving the building, and remember to electronically and manually sign out. **A manual sign in/out is a state requirement.**

SAFETY AND SECURITY

The Learning Experience® has instituted security systems as an effective means of protecting our children. This may include:

- Gates and fences surrounding the property with alarms on gates.
- Special lock at entrance with limited access.
- Motion detectors in unused parts of the building.
- Cameras throughout the center for the purpose of monitoring a secure environment and for observation by both administration and parents.
- Windows allow the parent the opportunity to view the child's activities without disturbing the integrity of the classroom environment.

RELEASE OF CHILDREN

Security fobs are issued to each authorized person who will be routinely dropping off and picking up your child. Please do not give or exchange your fob with anyone since each fob has its own PIN number, identifying you in the computer system. It is imperative for security purposes that the center is aware of each person coming or going.

THERE IS A \$10 CHARGE FOR REPLACING AN ELECTRONIC FOB.

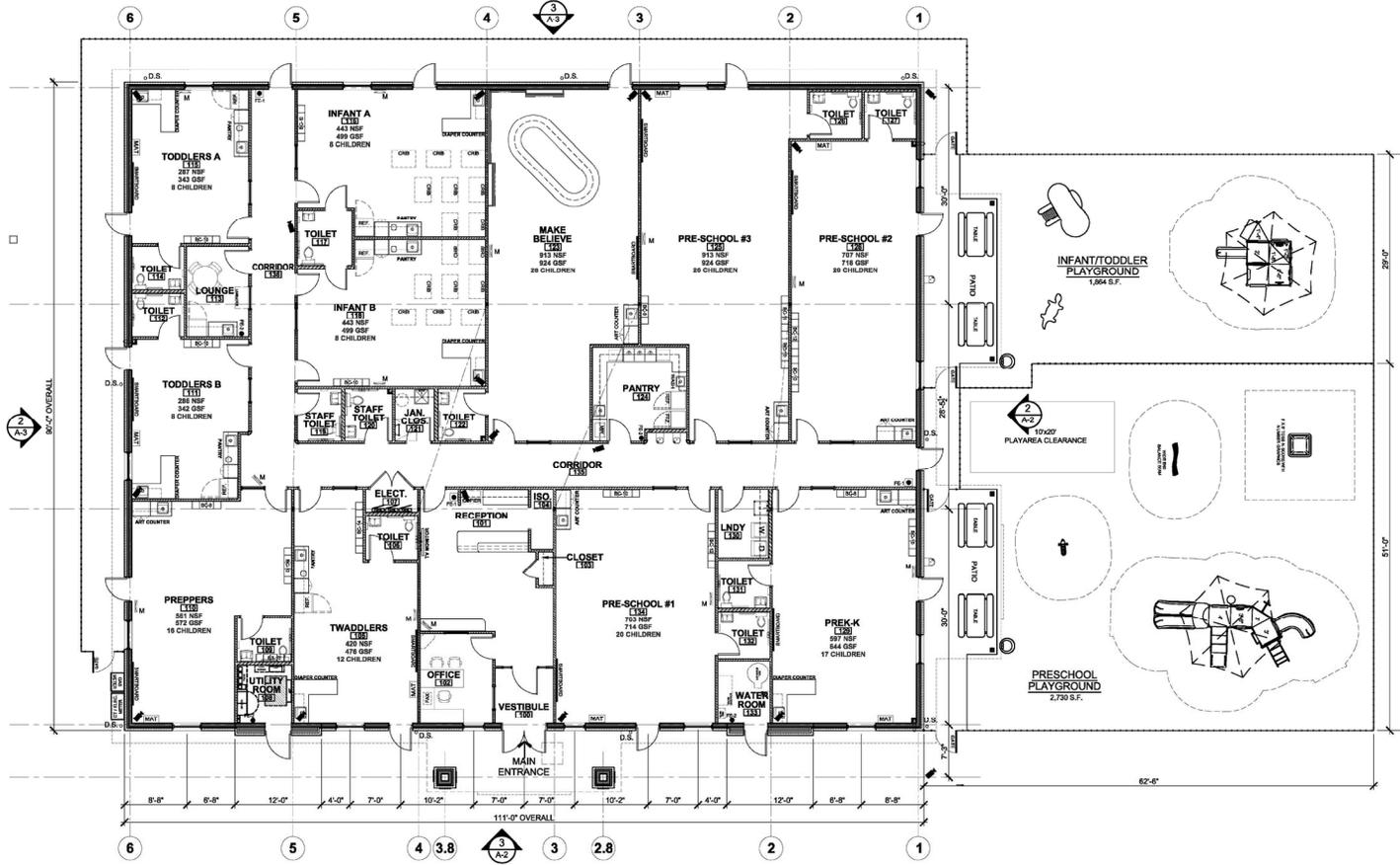
On any occasion when a person without a security fob or pass must pick up your child, the person's name must be in your file. He or she will be asked for a photo identification, which will be photocopied and placed in your child's file for future reference. A child will not be permitted to leave with any person other than those designated in writing by the parent. Always remember your password. You may be asked to provide the password when phone authorization is required.

There will be no exceptions to this policy.

If there are any changes to those authorized to pick up your child or if you will be carpooling with other parents, please advise us in writing. Remember to use a child safety seat, and buckle up when transporting your children at all times. Parking is permitted in The Learning Experience® designated parking spots only; please refrain from using handicapped parking spots unless you have the requisite decal.

BUILDING INFORMATION

BUILDING SQUARE FOOTAGE: 10,000 S.F.
 PLAYGROUND SQUARE FOOTAGE: 5,000 S.F.
 MAXIMUM HEIGHT: 22'-10"
 OCCUPANCY TYPE: E- EDUCATIONAL & I-4 INSTITUTIONAL (NON-SEPARATED)
 CONSTRUCTION TYPE: TYPE V-B
 FIRE SPRINKLING: FULLY SPRINKLED



1 PROPOSED FLOOR PLAN
 scale: 1/8" = 1'-0"

4100
 Wedworth Boulevard
 Suite 300
 White Ridge
 CO 80120
 720-866-4555, F
 866-877-2504, X

ROGUE
 ARCHITECTURE

CHALLENGING THE STATUS QUO
www.RogueArchitecture.com

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THE LEARNING EXPERIENCE

ACADEMY OF EARLY EDUCATION
 9325 NORTH GREEN BAY ROAD
 BROWN DEER, WISCONSIN

ISSUE		
NO.	DATE	DESCRIPTION
03	12/20/20	SITE PLAN SUBMITTAL
REVISION		
NO.	DATE	DESCRIPTION

PRELIMINARY
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 CONSTRUCTION

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 Drawn By: ROGUE
 Drawing Name: PROPOSED FLOOR PLAN

Scale: AS NOTED
 Approved By: SAB

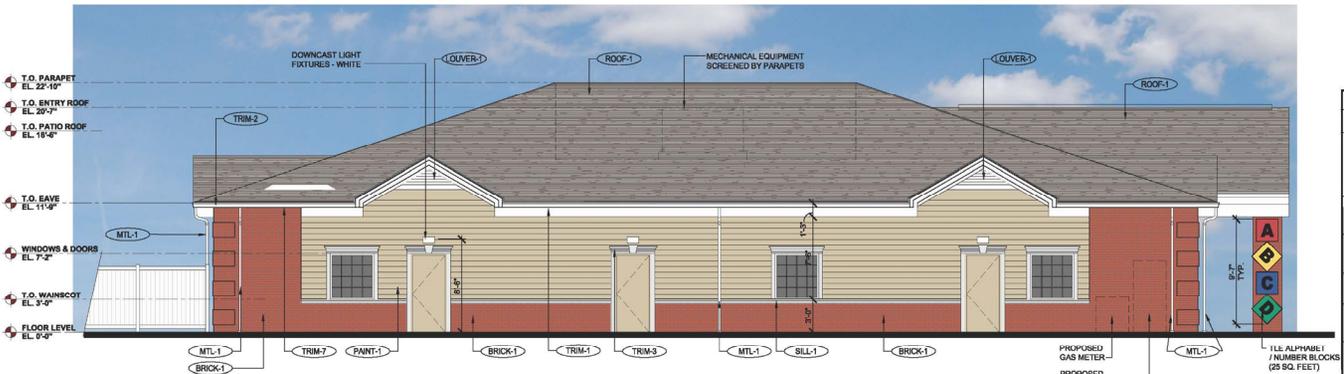
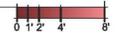
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REPRODUCED HERE AS - BRADFORD - TLE BROWN DEER, WISCONSIN, BY A-1 - PROPOSED FLOOR PLAN DWG. SHEET NO. 03/18/2020

SITE PLAN SUBMITTAL - 03/18/2020



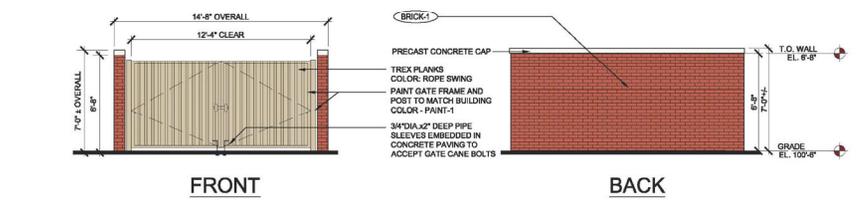
3 PROPOSED SOUTH ELEVATION
Scale: 3/16" = 1'-0"



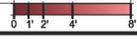
2 PROPOSED WEST ELEVATION
Scale: 3/16" = 1'-0"



EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	ANDERSEN SILVERLINE V-1	PER WINDOW SCHEDULE	WHITE FRAME / CLEAR GLASS
		ALT. ANDERSEN 100 SERIES	
BRICK-1	ACME BRICK (OR EQUIV.)	MODULAR	RED GRAIN WIRECUT
SILL-1	MODERN PRECAST	3 3/4"x10"xW SILL W/2" FLA1 W/ 1/4" DRIP EDGE	COLOR: "REGULAR" (LIGHT GREY)
SIDING-1	JAMES HARDIE	HARDIEPLANK LAP SIDING PRODUCT: CEDARSMALL	COLOR: SANDSTONE BEIGE
ROOF-1	GAF - TIMBERLINE (OR EQUIV.)	ULTRA HD SHINGLES 30 YEAR WARRANTY	COLOR: WEATHERED WOOD
TRIM-1	ROYAL BUILDING PRODUCTS (OR EQUIV.)	COLORSCAPES NOM. THICKNESS 0.042"	TRIPLE 4 SOFFIT COLOR: WHITE PERFORMED
TRIM-2	PLASTICLAD (OR EQUIV.)	VINYL FRIEZE BOARD 64"x10" (1"x3-1/4" NET)	COLOR: WHITE
TRIM-3	FYPON	WINDOW CROSSHEAD WIDTH: 80", HEIGHT: 9"	COLOR: WHITE PRODUCT: WCH4509
TRIM-4	FYPON	WINDOW CROSSHEAD WIDTH: 44", HEIGHT: 9"	COLOR: WHITE PRODUCT: WCH44X9
TRIM-5	FYPON	DOOR CROSSHEAD WIDTH: 48", HEIGHT: 9" INTEGRAL KEYSTONE	COLOR: WHITE PRODUCT: WCH45X9K
TRIM-6	FYPON	DOOR CROSSHEAD WIDTH: 84", HEIGHT: 9" INTEGRAL KEYSTONE	COLOR: WHITE PRODUCT: WCH84X9K
TRIM-7	FYPON	VINYL TRIM BOARD 1"x11"	COLOR: WHITE PRODUCT: FTFL17B-12
MTL-1	MBCI (OR EQUIV.)	METAL TRIM & CLITTERS / DOWNSPOUTS	COLOR: WHITE
PAINT-1	BENJAMIN MOORE	FIELD / DOORS	BENJAMIN MOORE #234 - CRISP KHAKI
KNOX-1	KNOX BOX (MAIN ENTRY)	3300 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
KNOX-2	KNOX BOX (MECHANICAL ROOM)	1850 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
LOUVER-1	FYPON	TRIANGULAR LOUVER WIDTH: 60", HEIGHT: 17 1/2"	COLOR: WHITE PRODUCT: FTFLV60X18



1 PROPOSED TRASH ENCLOSURE ELEVATIONS
Scale: 1/4" = 1'-0"



ISSUE		
NO.	DATE	DESCRIPTION
03.16.2020		SITE PLAN SUBMITTAL

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Project Number: 2020.10
Scale: AS NOTED
Drawn By: ROGUE
Approved By: SAB

Drawing Name: **PROPOSED ELEVATIONS**

Drawing Number: **A-2**

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SITE PLAN SUBMITTAL - 03.16.2020

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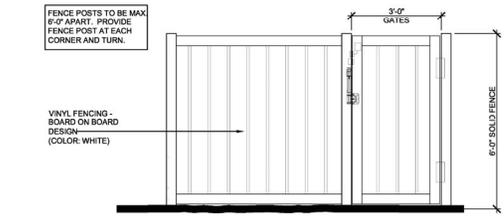
3 PROPOSED NORTH ELEVATION
Scale: 3/16" = 1'-0"



2 PROPOSED EAST ELEVATION
Scale: 3/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE/TYPE	FINISH COLOR
STOREFRONT	KAWNEER	TRIFAB 451	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	ANDERSEN SILVERLINE V-1 ALT. - ANDERSEN 100 SERIES	PER WINDOW SCHEDULE	WHITE FRAME / CLEAR GLASS
BRICK-1	ACME BRICK (OR EQUIV.)	MODULAR	RED GRAIN WIRECUT
BILL-1	MODERN PRECAST	3 3/4"x6"x6" W/ 2" FLAT W/ 1/4" DRP EDGE	COLOR: "REGULAR" (LIGHT GREY)
SIDING-1	JAMES HARDIE	HARDIER LK LAP SIDING PRODUCT: CEDARMILL	COLOR: SANDSTONE BEIGE
ROOF-1	GAF - TIMBERLINE (OR EQUIV.)	ULTRA HD SHINGLES 30 YEAR WARRANTY	COLOR: WEATHERED WOOD
TRIM-1	ROYAL BUILDING PRODUCTS (OR EQUIV.)	COLORSCAPES NOM. THICKNESS 0.042"	TRIPLE 4 SOFFIT COLOR: WHITE PERFORMED
TRIM-2	PLASTICLAD (OR EQUIV.)	VINYL FRIEZE BOARD 54"x10" (1"x3-1/4" NET)	COLOR: WHITE
TRIM-3	FYPON	WINDOW CROSSHEAD WIDTH: 56", HEIGHT: 9"	COLOR: WHITE PRODUCT: WCH56X9
TRIM-4	FYPON	WINDOW CROSSHEAD WIDTH: 44", HEIGHT: 9"	COLOR: WHITE PRODUCT: WCH44X9
TRIM-5	FYPON	DOOR CROSSHEAD WIDTH: 48", HEIGHT: 9" INTEGRAL KEYSTONE	COLOR: WHITE PRODUCT: WCH48X9K
TRIM-6	FYPON	DOOR CROSSHEAD WIDTH: 84", HEIGHT: 9" INTEGRAL KEYSTONE	COLOR: WHITE PRODUCT: WCH84X9K
TRIM-7	FYPON	VINYL TRIM BOARD 1"x11"	COLOR: WHITE PRODUCT: FL117B-12
MTL-1	MISC (OR EQUIV.)	METAL TRIM & GUTTERS / DOWNSPOUTS	COLOR: WHITE
PAINT-1	BENJAMIN MOORE	FIELD / DOORS	BENJAMIN MOORE #234 - CRISP KHAKI
KBOX-1	KNOX BOX (MAIN ENTRY)	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
KBOX-2	KNOX BOX (MECHANICAL ROOM)	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	COLOR: DARK BRONZE (REF. NOTE 2 BELOW)
LOUVER-1	FYPON	TRIANGULAR LOUVER WIDTH: 60", HEIGHT: 17 1/2"	COLOR: WHITE PRODUCT: FTR160X18

MATERIALS COLORS



1 TYPICAL FENCING ELEVATION
Scale: 1/2" = 1'-0"

ISSUE		
NO.	DATE	DESCRIPTION
03.18.2020		SITE PLAN SUBMITTAL
REVISION		
NO.	DATE	DESCRIPTION

PRELIMINARY
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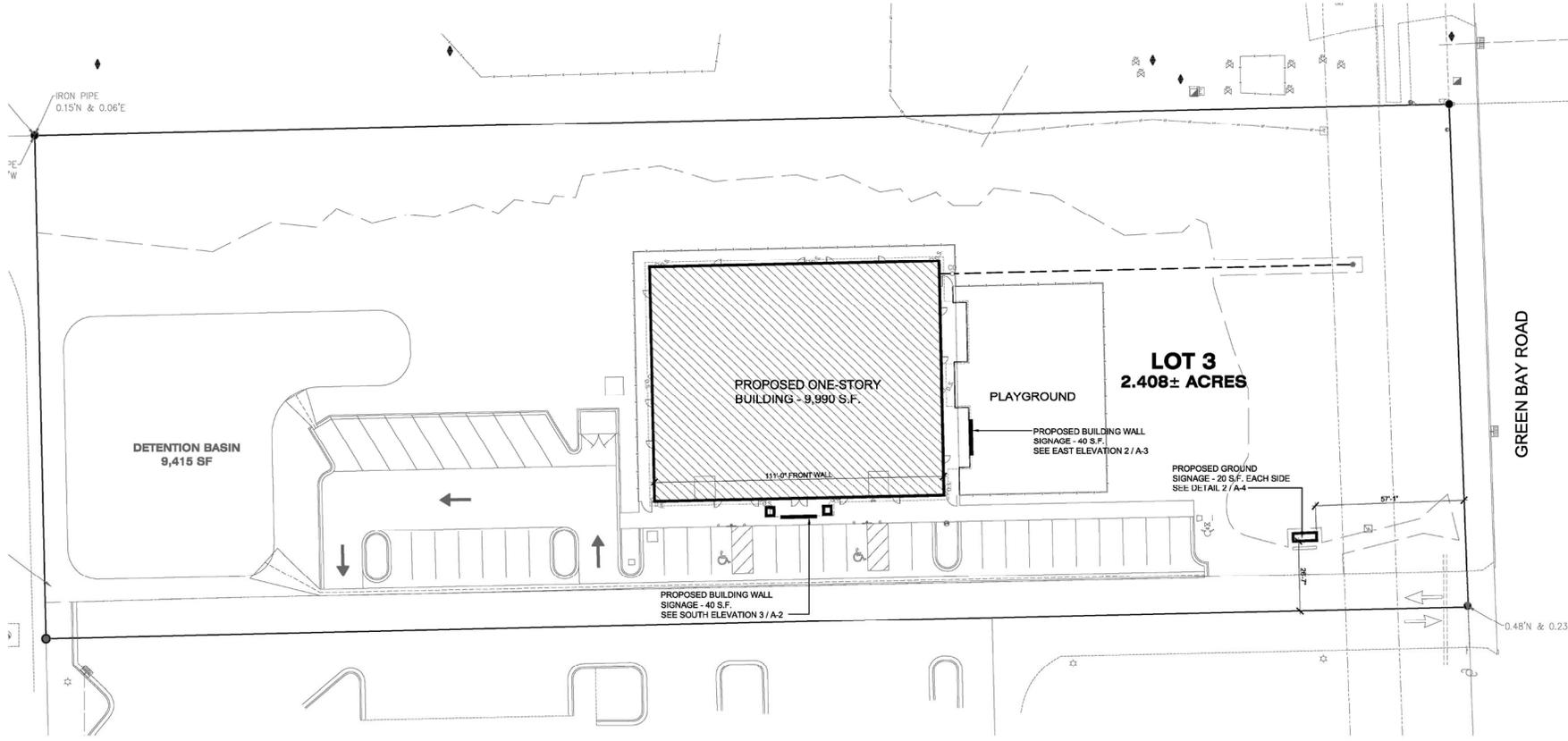
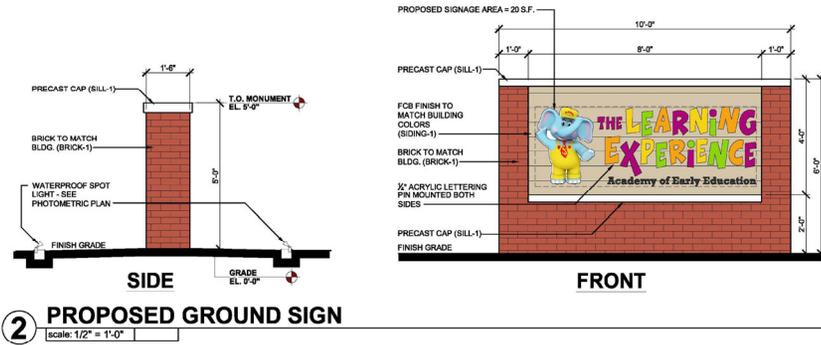
Project Number: 2020.10
Scale: AS NOTED
Drawn By: ROGUE
Approved By: SAB

PROPOSED ELEVATIONS

Drawing Number: **A-3**

SIGNAGE REQUIREMENTS

WALL SIGNAGE:	REQUIRED:	PROPOSED:
ALLOWABLE SIGN AREA: (1X LINEAR FEET OF FRONT BUILDING WALL)	111 S.F.	80 S.F.
NUMBER OF SIGNS:	3 MAX.	2
GROUND SIGNAGE:	REQUIRED:	PROPOSED:
ALLOWABLE AREA:	50 S.F. MAX.	20 S.F. PER SIDE
MAXIMUM HEIGHT:	10'-0"	6'-0"
MINIMUM SETBACK:	5'-0"	26'-7" MINIMUM
MAXIMUM NUMBER OF SIGNS:	1 MAX.	1



ROGUE ARCHITECTURE
4100 Wadsworth Boulevard
Suite 300
Wheat Ridge
CO 80039
720-440-4554
888-997-2504 - X

CHALLENGING THE STATUS QUO
www.RogueArchitecture.com

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ACADEMY OF EARLY EDUCATION
9325 NORTH GREEN BAY ROAD
BROWN DEER, WISCONSIN

ISSUE			
NO.	DATE	DESCRIPTION	INT.
03-18-2020		SITE PLAN SUBMITTAL	
REVISION			
NO.	DATE	DESCRIPTION	INT.

PRELIMINARY
NOT FOR BIDDING OR CONSTRUCTION

Project Number: 2020.10
Drawn By: ROGUE
Drawing Name: PROPOSED SIGNAGE PLAN

Scale: AS NOTED
Approved By: SAB

Drawing Number: A-4

REPRODUCED FROM: 15 - BRADFORD - TLE BROWN DEER, WISCONSIN, 15 - A-4 - PROPOSED SIGNAGE PLAN DWG - BRADFORD - PLOTTED: 3/18/2020

SITE PLAN SUBMITTAL - 03.18.2020

PRELIMINARY SITE ENGINEERING FOR THE LEARNING EXPERIENCE BROWN DEER, WI

PROPERTY LOCATED AT:
9325 N. GREEN BAY RD.

GENERAL NOTES:

1. TOPOGRAPHY & SURVEY BASED ON SURVEY DONE BY VANDERSTAPPEN LAND SURVEYING INC. (VLS), JOB NUMBER 180985, ON 01/02/2019. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY CALDWELL ENGINEERING LTD. AND THE CLIENT OF ANY DIFFERING CONDITIONS.

CONTRACTOR NOTES:

1. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE FEDERAL STATE AND LOCAL BUILDING CODES, REGULATIONS, ORDINANCES AND STANDARDS INCLUDING ADA AND OR OTHER HANDICAP ACCESSIBILITY CODES.
2. CONTRACTOR SHALL COORDINATE WITH THE OWNER'S VENDORS REGARDING SCHEDULING AND SEQUENCING OF THE WORK.
3. THE CONSTRUCTION NOTES AND DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL AND WORKMANSHIP THROUGHOUT.
4. THE DRAWINGS ARE NOT TO BE SCALED. FOR INFORMATION CONCERNING EXISTING CONDITIONS, ETC., VERIFICATION MUST BE DONE IN THE FIELD. LARGE SCALE DRAWINGS HAVE PRECEDENCE OVER SMALL SCALE DRAWINGS.
5. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTENCE AND LOCATION OF ALL EXISTING ABOVE AND BELOW GRADE, UTILITIES, INCLUDING SANITARY SEWER, STORM SEWER, WATER, GAS, ELECTRICAL, TELEPHONE, ETC.. ANY DISCREPANCIES IN UTILITY LOCATIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER OR OWNER.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL BUILDING DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY VARIANCE OR DISCREPANCY AFFECTING NEW CONSTRUCTION PRIOR TO PROCEEDING WITH WORK.
7. THE CONTRACTOR, UPON COMPLETION OF PROJECT, SHALL OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH THE OWNER WITH EVIDENCE OF ALL SUCH INSPECTIONS.
8. CONTRACTOR IS RESPONSIBLE FOR ALL SITE CUT & FILL TO ATTAIN FINISH GRADES AS INDICATED ON THESE DRAWINGS. GENERAL CONTRACTOR SHALL INCLUDE THE COST OF ANY TOPSOIL REQUIRED IN ADDITION TO THAT ON SITE.

EXISTING UTILITIES NOTE:

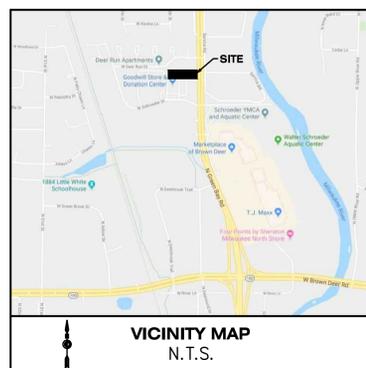
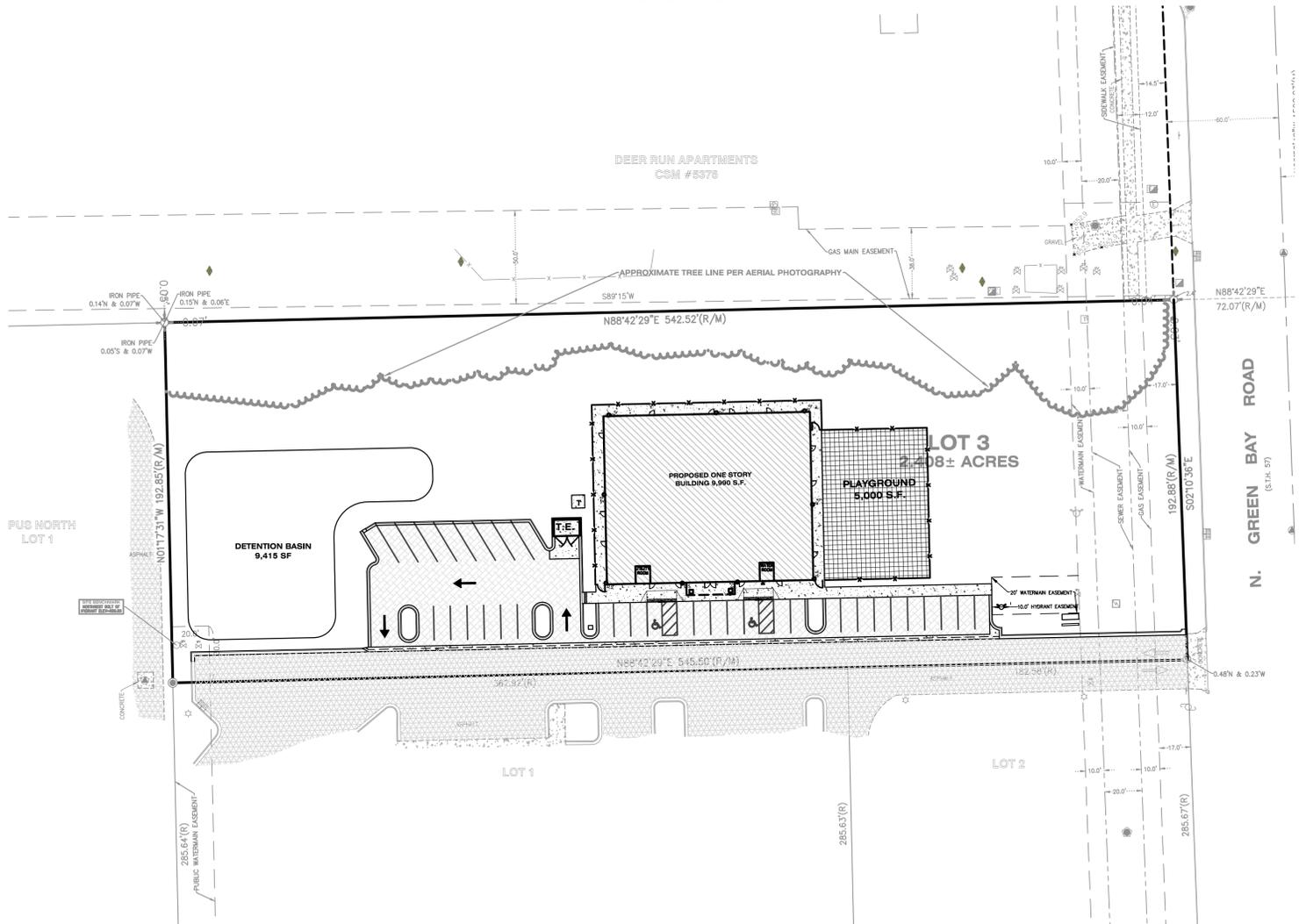
1. WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. THE CONTRACTOR SHALL ALSO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
2. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGER HOTLINE AT 1-800-242-8511 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.

SOIL EROSION AND SEDIMENT CONTROL NOTES:

1. CONTROL MEASURES SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE WISCONSIN CONSTRUCTION SITE EROSION CONTROL FIELD GUIDE (WWW.DNR.WI.GOV/TOPIC/STORMWATER/DOCUMENTS/WCONSITEFIELDGUIDE.PDF) UNLESS STATED OTHERWISE.
2. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. AREAS OF THE DEVELOPMENT SITE THAT ARE NOT TO BE DISTURBED SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC OR OTHER DISTURBANCE UNTIL FINAL STABILIZATION IS ACHIEVED.
3. SOIL STABILIZATION MEASURES SHALL CONSIDER THE TIME OF YEAR, DEVELOPMENT SITE CONDITIONS AND THE USE OF TEMPORARY OR PERMANENT MEASURES.
4. STABILIZATION BY SEEDING SHALL INCLUDE TOPSOIL PLACEMENT AND FERTILIZATION, AS NECESSARY.
5. NATIVE SEED MIXTURES SHALL INCLUDE RAPID-GROWING ANNUAL GRASSES OR SMALL GRAINS TO PROVIDE INITIAL, TEMPORARY SOIL STABILIZATION.
6. OFFSITE PROPERTY SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. VELOCITY DISSIPATION DEVICES SHALL BE PLACED AT CONCENTRATED DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL, AS NECESSARY TO PREVENT EROSION.
7. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE DISTURBANCE OF TRIBUTARY AREAS.
8. STABILIZATION OF DISTURBED AREAS SHALL BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE DEVELOPMENT SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE DEVELOPMENT SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS SHALL BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT LATER THAN 14 CALENDAR DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED BELOW:
- 8.1. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE, AND
- 8.2. IN AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD MAY BE USED.
9. DISTURBANCE OF STEEP SLOPES SHALL BE MINIMIZED. AREAS OR EMBANKMENTS HAVING SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH STAKED IN PLACE SOD, EROSION CONTROL BLANKET IN COMBINATION WITH SEEDING, OR AN EQUIVALENT CONTROL MEASURE.
10. PERIMETER CONTROL MEASURES SHALL BE PROVIDED DOWNSLOPE AND PERPENDICULAR TO THE FLOW OF RUNOFF FROM DISTURBED AREAS, WHERE THE TRIBUTARY AREA IS GREATER THAN 5,000 SQUARE FEET, AND WHERE RUNOFF WILL FLOW IN A SHEET FLOW MANNER. PERIMETER EROSION CONTROL SHALL ALSO BE PROVIDED AT THE BASE OF SOIL STOCKPILES.
11. THE STORMWATER MANAGEMENT SYSTEM SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION DOWNSLOPE FROM DISTURBED AREAS. INLET PROTECTION THAT REDUCES SEDIMENT LOADING, WHILE ALLOWING RUNOFF TO ENTER THE INLET SHALL BE REQUIRED FOR ALL STORM SEWERS, CHECK DAMS, OR AN EQUIVALENT CONTROL MEASURE. SHALL BE REQUIRED FOR ALL CHANNELS. FILTER FABRIC INLET PROTECTION AND STRAW BALE DITCH CHECKS ARE NOT ACCEPTABLE CONTROL MEASURES.
12. IF DEWATERING SERVICES ARE USED, DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (E.G., SEDIMENT TRAP OR AN EQUIVALENT CONTROL MEASURE). THE ENFORCEMENT OFFICER SHALL BE NOTIFIED PRIOR TO THE COMMENCEMENT OF DEWATERING ACTIVITIES.
13. ALL TEMPORARY SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION OF THE DEVELOPMENT SITE IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NECESSARY. TRAPPED SEDIMENT SHALL BE REMOVED AND DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED.
14. STOCKPILED SOIL AND MATERIALS SHALL BE REMOVED FROM FLOOD HAZARD AREAS AT THE END OF EACH WORK DAY. SOIL AND MATERIALS STOCKPILED IN IMWC OR BUFFER AREAS SHALL BE PLACED ON TIMBER MATS, OR AN EQUIVALENT CONTROL MEASURE.
15. EFFECTIVE CONTROL MEASURES SHALL BE UTILIZED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THE DEVELOPMENT SITE. AT A MINIMUM, CONTROL MEASURES SHALL BE IMPLEMENTED IN ORDER TO:
 - 15.1. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATER; AND
 - 15.2. MINIMIZE THE EXPOSURE OF BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, VEHICLE FLUIDS, SANITARY WASTE, AND OTHER MATERIALS PRESENT ON THE DEVELOPMENT SITE TO PRECIPITATION AND TO STORMWATER.
16. ADEQUATE RECEPTACLES SHALL BE PROVIDED FOR THE DEPOSITING OF ALL CONSTRUCTION MATERIAL DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE APPLICANT SHALL NOT CAUSE OR PERMIT THE DUMPING, DEPOSITING, DROPPING, THROWING, DISCARDING OR LEAVING OF CONSTRUCTION MATERIAL DEBRIS UPON OR INTO ANY DEVELOPMENT SITE, CHANNEL, OR IMWC. THE DEVELOPMENT SITE SHALL BE MAINTAINED FREE OF CONSTRUCTION MATERIAL DEBRIS.
17. THE ENFORCEMENT OFFICER MAY REQUIRE ADDITIONAL OR ALTERNATE SOIL EROSION AND SEDIMENT CONTROL MEASURES, BASED ON DEVELOPMENT SITE SPECIFIC CONSIDERATIONS AND THE EFFECTIVENESS OF THE INSTALLED CONTROL MEASURES.

DRAIN TILE NOTES:

1. DRAIN TILES DISTURBED DURING REGULATED DEVELOPMENT SHALL BE RECONNECTED BY THOSE RESPONSIBLE FOR THEIR DISTURBANCE, UNLESS THE DEVELOPMENT PLANS SPECIFY ABANDONMENT OF THE DRAIN TILES.
2. ALL ABANDONED DRAIN TILES WITHIN DISTURBED AREAS SHALL BE REMOVED IN THEIR ENTIRETY.
3. DRAIN TILES WITHIN THE DISTURBED AREA OF A DEVELOPMENT SITE SHALL BE REPLACED, BYPASSED AROUND THE DEVELOPMENT SITE OR INTERCEPTED AND CONNECTED TO THE STORMWATER MANAGEMENT SYSTEM FOR THE DEVELOPMENT SITE. THE SIZE OF THE REPLACED OR BYPASSED DRAIN TILE SHALL BE EQUIVALENT TO THE EXISTING DRAIN TILE.

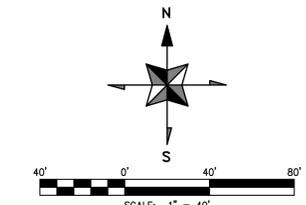


SITE INFORMATION			
	SQ. FT.	ACRES	
TOTAL SITE AREA	104,914	2.41	
EXISTING IMPERVIOUS AREA	7,604	0.17	
IMPERVIOUS AREA TO BE REMOVED	124	0.00	
PROPOSED IMPERVIOUS AREA	31,051	0.71	
NET IMPERVIOUS ADDED	30,927	0.71	
TOTAL SITE IMPERVIOUS AFTER CONSTRUCTION	38,531	0.88	
TOTAL DISTURBED (PROJECT AREA)	68,008	1.56	

SHEET INDEX	
C1	TITLE PAGE
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	GEOMETRIC PLAN
C4	GRADING PLAN
C5	UTILITY PLAN
C6	SPECIFICATION NOTES & DETAILS
EC-1	EROSION CONTROL PLAN
EC-2	EROSION CONTROL NOTES AND DETAILS

SITE BENCHMARK	
NORTHWEST BOLT OF FIRE HYDRANT ELEV = 656.60 NAVD88	

CLIENT:	THE BRADFORD REAL ESTATE CO.
CONTACT:	GARY WENDT
PH:	(312)755-8017



CONVERSION TO VILLAGE OF BROWN DEER VERTICAL DATUM
NAVD88 - 580.60 = VILLAGE OF BROWN DEER VERTICAL DATUM



TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
CALL DIGGERS HOTLINE
811 or 1-800-242-8511

EXPIRES 07-31-2020

LEGEND				ABBREVIATIONS			
EX	PRO	EX	PRO	ADJ	ADJUST	HH	HANDHOLE
⊕	CATCH BASIN	⊕	DOWN GUY	AGG	AGGREGATE GRAVEL	HWD	HIGH WATER LEVEL
⊕	FIRE HYDRANT	⊕	MAILBOX	B-B	BACK TO BACK	INL	INLET
⊕	FLARED-END SECTION	⊕	GASMETER	BP	BACK OF PIPE	INV	INVERT
⊕	INLET	⊕	ELECTRIC METER	BW	BACK OF WALK	MAX	MAXIMUM
⊕	SANITARY MANHOLE	⊕	SEPTIC LID	BIT	BITUMINOUS CONCRETE	MB	MAILBOX
⊕	STORM MANHOLE	⊕	TELEPHONE RISER	BM	BENCHMARK	MH	MANHOLE
⊕	UTILITY POLE	⊕	LIGHT POLE	CB	CATCH BASIN	MIN	MINIMUM
⊕	VALVE VAULT	⊕	TRANSFORMER	CL	CENTERLINE	N	NORTH
⊕	WATER SHUT-OFF	⊕	CABLE TV RISER	CLID	CLOSED LID	NWL	NORMAL WATER LEVEL
⊕	WATER VALVE	⊕	ELECTRIC RISER	CMP	CORRUGATED METAL PIPE	OLD	OPEN LID
⊕	SOIL BORING	⊕	WELL	CON	CONCRETE	OU	OVERHEAD UTILITY LINE
⊕	OVERLAND FLOW ROUTE	⊕	SEWER CLEANOUT	COND	CONDITIONS	PC	POINT OF CURVE
⊕	FENCE	⊕	STORM LINE	CY	CUBIC YARD	PCC	POINT OF COMPOUND CURVE
⊕	CULVERT	⊕	SANITARY LINE	DIA	DIAMETER	PGL	PROFILE GRADE LINE
⊕	WATER LINE	⊕	SPOT ELEVATION	DIP	DUCTILE IRON PIPE	PI	POINT OF INTERSECTION
⊕	OVERLAND FLOW	⊕	OVERLAND FLOW	DT	DRAIN TILE	PL	PROPERTY LINE
⊕		⊕		E	EAST	PRO	PROPOSED
⊕		⊕		E-E	EDGE TO EDGE	PT	POINT OF TANGENCY
⊕		⊕		ELEV	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
⊕		⊕		EP	EDGE OF PAVEMENT	PVI	POINT OF VERTICAL INTERSECTION
⊕		⊕		EX	EXISTING	PVT	POINT OF VERTICAL TANGENCY
⊕		⊕		F-F	FACE TO FACE	P	PAVEMENT
⊕		⊕		FF	FINISHED FLOOR	R	RADIUS
⊕		⊕		FES	FLARED END SECTION	ROW	RIGHT-OF-WAY
⊕		⊕		FL	FLOW LINE	RCP	REINFORCED CONCRETE PIPE
⊕		⊕		FM	FORCE MAIN	REM	REMOVAL
⊕		⊕		GAS	GAS	RR	RAILROAD
⊕		⊕		HDWL	HEADWALL		
⊕		⊕				RT	RIGHT
⊕		⊕				S	SOUTH
⊕		⊕				SAN	SANITARY SEWER
⊕		⊕				SF	SQUARE FOOT
⊕		⊕				SHLD	SHOULDER
⊕		⊕				SL	STREET LIGHT
⊕		⊕				SMH	SANITARY MANHOLE
⊕		⊕				ST	STORM SEWER
⊕		⊕				STMH	STORM MANHOLE
⊕		⊕				STA	STATION
⊕		⊕				STD	STANDARD
⊕		⊕				SW	SIDEWALK
⊕		⊕				SY	SQUARE YARDS
⊕		⊕				TBR	TO BE REMOVED
⊕		⊕				T	TELEPHONE
⊕		⊕				TC	TOP OF CURB
⊕		⊕				TF	TOP OF FOUNDATION
⊕		⊕				TP	TOP OF PIPE
⊕		⊕				TW	TOP OF WALK
⊕		⊕				TWALL	TOP OF WALL
⊕		⊕				TEMP	TEMPORARY
⊕		⊕				TRANS	TRANSFORMER
⊕		⊕				UE	UNDERGROUND ELECTRIC
⊕		⊕				VB	VALVE BOX
⊕		⊕				VV	VALVE VAULT
⊕		⊕				W	WEST
⊕		⊕				W	WATER
⊕		⊕				WL	WATER LEVEL
⊕		⊕				WM	WATERMAIN

NOTE: CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY ARE THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR

NO.	DATE	REVISIONS
1	10/04/2019	PER. RELEASE
2	11/20/2019	PER. ALIEN
3	03/03/2020	RELOCATE TRASH ENCLOSURE
4	04/29/2020	PER. VALUUE

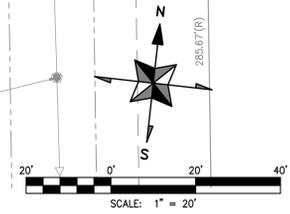
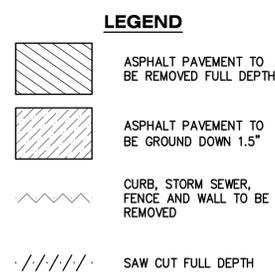
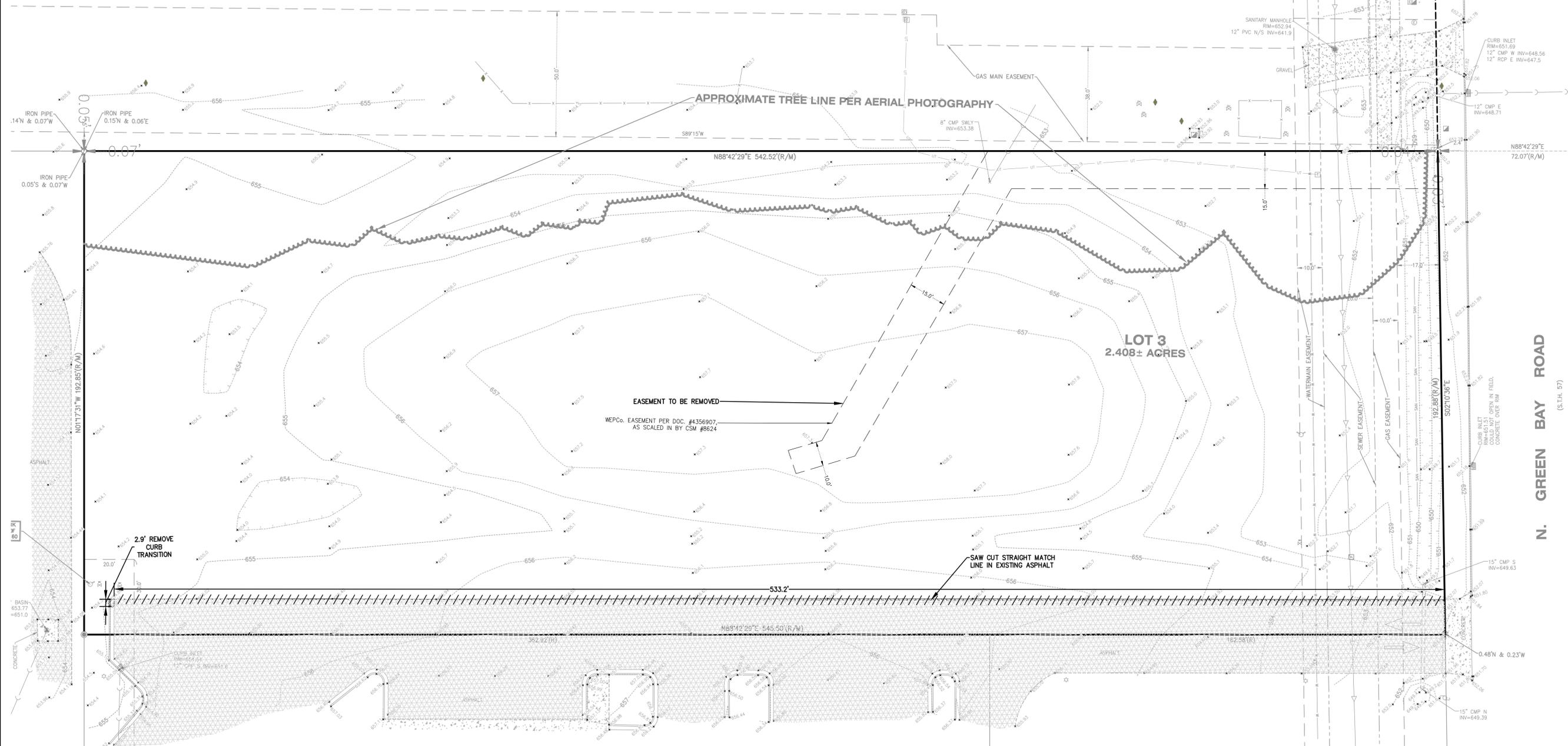
THE LEARNING EXPERIENCE
9325 N. GREEN BAY RD.
BROWN DEER, WI
TITLE PAGE

CELTD
Caldwell Engineering, Ltd.
1515 North Melrose Street, Woodstock, Illinois
(815) 302-5594 www.caldwellengineering.com

Designed By SAH
Drawn By SAH
Checked By MJC
Date 12-05-2018
Job Number CE180042
Sheet Number C1

NOT FOR CONSTRUCTION

DEER RUN APARTMENTS
CSM #5376



- NOTES:**
- ALL UTILITY LOCATIONS, MATERIALS AND SIZING SHALL BE FIELD VERIFIED PRIOR TO ORDERING MATERIALS.
 - UTILITIES THAT ARE TO BE REMOVED SHALL BE DISCONNECTED AT THE MAIN.
 - UTILITIES SHALL BE LOCATED BY THE APPLICABLE UTILITY LOCATION SERVICE PRIOR TO ANY WORK.

CONVERSION TO VILLAGE OF BROWN DEER VERTICAL DATUM
NAVD88 - 580.60 = VILLAGE OF BROWN DEER VERTICAL DATUM

DATE	NO.	REVISIONS
10/04/2018	1	PER ALJAZE
11/20/2018	2	PER ALJAZE
03/03/2020	3	RELOCATE TRASH ENCLOSURE
04/29/2020	4	PER ALJAZE

THE LEARNING EXPERIENCE
9325 N. GREEN BAY RD.
BROWN DEER, WI

EXISTING CONDITION & DEMOLITION PLAN

CELTD
Caldwell Engineering Ltd.
1516 North Madison Street, Woodstock, Illinois
(815) 302-5594 www.caldwellengineering.com

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Drawn By SAH
Checked By MJC
Date 12-05-2018
Job Number CE180042
Sheet Number C2

NOT FOR CONSTRUCTION

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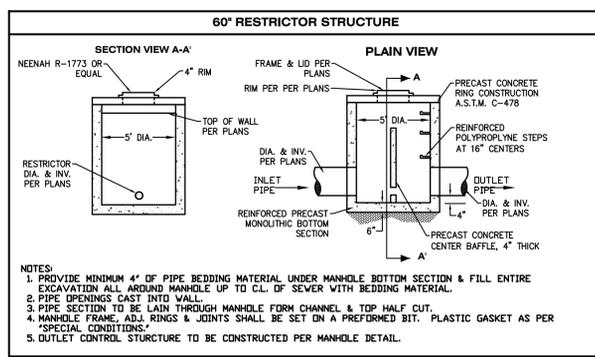
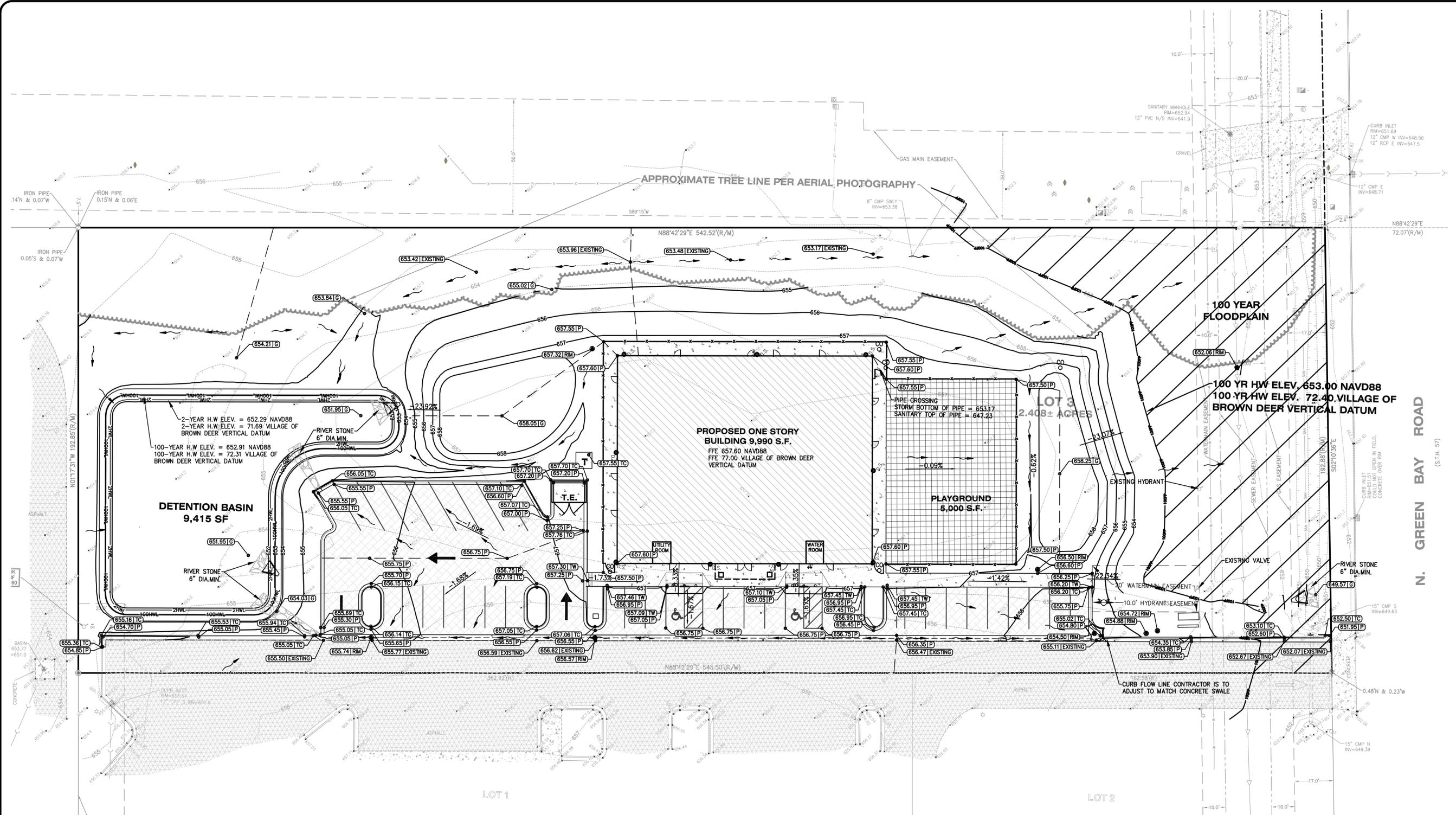
NO.	DATE	REVISIONS
1	10/04/2019	PER VILLAGE
2	10/07/2020	RELOCATE PLAS PADS/PSRE
3	04/09/2020	PER VILLAGE

THE LEARNING EXPERIENCE
9325 N. GREEN BAY RD.
BROWN DEER, WI
GRADING PLAN

CELTD
 Caldwell Engineering, Ltd.
 1316 North Madison Street, Woodstock, Illinois
 (815) 502-5344 www.caldwellengineering.com

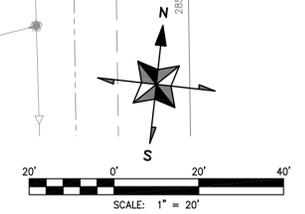
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 Checked By MJC
 Date 12-05-2018
 Job Number **CE180042**
 Sheet Number **C4**

NOT FOR CONSTRUCTION



SPOT GRADE LEGEND

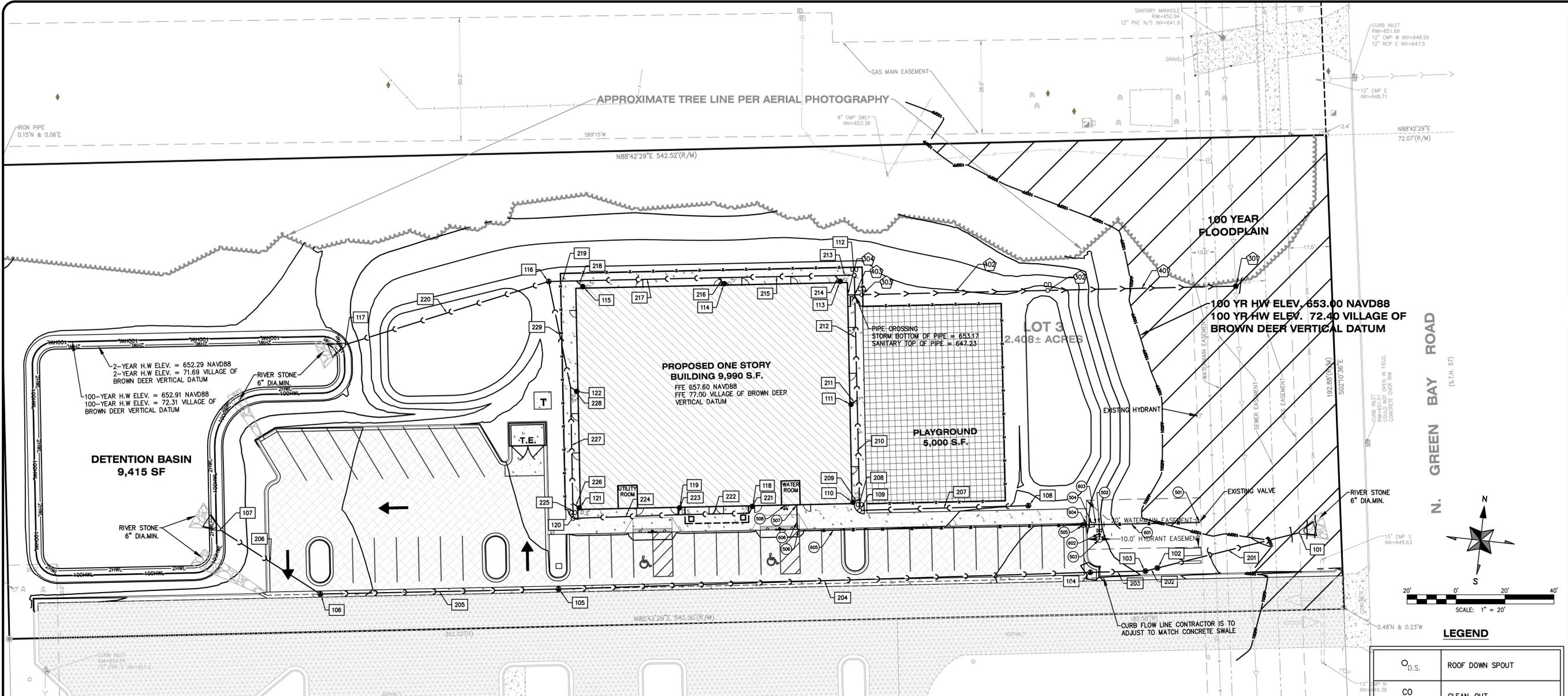
FL	CURB FLOW LINE
P	PAVEMENT
G	GROUND
TW	TOP OF WALK
TW/P	ELEVATION WHERE TOP OF WALK MEETS PAVEMENT
TC	TOP OF CURB
TRW	TOP GRADE AT WALL
BRW	BOTTOM GRADE AT WALL
RIM	TOP OF MANHOLE
M.E.	MATCH EXISTING



- NOTES:**
- TOP OF CURB SHALL BE 6" HIGHER THAN FLOW LINE UNLESS OTHERWISE SPECIFIED.
 - ALL NEW PAVEMENT ADJOINING EXISTING PAVEMENT IS TO MATCH THE GRADE OF THE EXISTING PAVEMENT.

CONVERSION TO VILLAGE OF BROWN DEER VERTICAL DATUM
 NAVD88 - 580.60 = VILLAGE OF BROWN DEER VERTICAL DATUM

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DATE	NO.	REVISIONS
10/04/2018	1	PER ALIAS
11/20/2019	2	PER CLIENT
03/03/2020	3	RELOCATE TRASH ENCLOSURE
04/29/2020	4	PER ALIAS

THE LEARNING EXPERIENCE
 9325 N. GREEN BAY RD.
 BROWN DEER, WI

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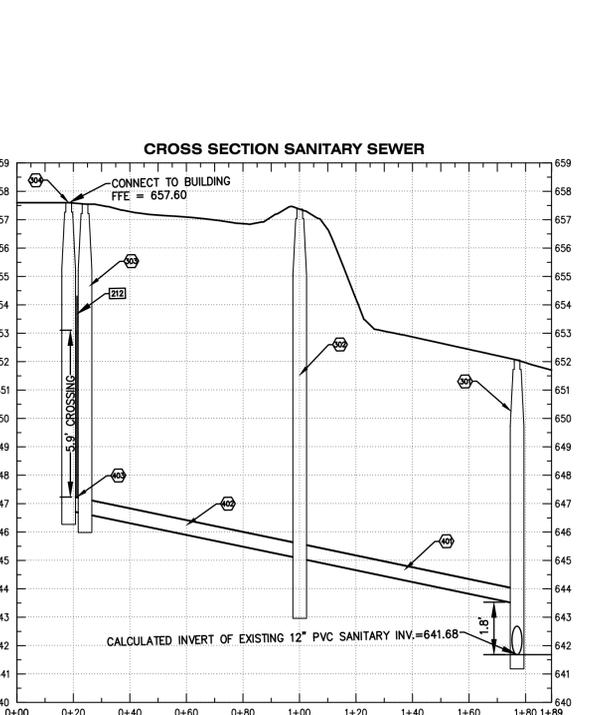
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 Checked By MJC
 Date 12-05-2018
 Job Number CE180042
 Sheet Number C5

NOT FOR CONSTRUCTION

#	TYPE	SIZE	LENGTH	SLOPE
201	HDPE N-12	16 IN.	60 FT.	1.88%
202	HDPE N-12	16 IN.	5 FT.	0.22%
203	HDPE N-12	16 IN.	23 FT.	0.20%
204	HDPE N-12	16 IN.	217 FT.	0.22%
205	HDPE N-12	16 IN.	97 FT.	0.22%
206	HDPE N-12	16 IN.	49 FT.	0.24%
207	HDPE N-12	8 IN.	69 FT.	0.80%
208	HDPE N-12	8 IN.	4 FT.	0.80%
209	HDPE N-12	8 IN.	3 FT.	1.03%
210	HDPE N-12	8 IN.	41 FT.	0.80%
211	HDPE N-12	6 IN.	3 FT.	1.01%
212	HDPE N-12	8 IN.	51 FT.	0.80%
213	HDPE N-12	10 IN.	8 FT.	0.61%
214	HDPE N-12	6 IN.	3 FT.	1.00%
215	HDPE N-12	10 IN.	48 FT.	0.60%
216	HDPE N-12	6 IN.	3 FT.	1.00%
217	HDPE N-12	10 IN.	56 FT.	0.60%
218	HDPE N-12	6 IN.	4 FT.	1.02%
219	HDPE N-12	10 IN.	11 FT.	0.60%
220	HDPE N-12	12 IN.	87 FT.	0.48%
221	HDPE N-12	6 IN.	3 FT.	1.02%
222	HDPE N-12	6 IN.	29 FT.	1.00%
223	HDPE N-12	6 IN.	3 FT.	1.03%
224	HDPE N-12	6 IN.	43 FT.	1.00%
225	HDPE N-12	6 IN.	6 FT.	1.01%
226	HDPE N-12	6 IN.	3 FT.	1.00%
227	HDPE N-12	6 IN.	47 FT.	1.00%
228	HDPE N-12	6 IN.	3 FT.	1.00%
229	HDPE N-12	6 IN.	44 FT.	1.00%

#	STRUCTURE INFORMATION
101	CONCRETE F.E.S. RIM=651.52 16" HDPE N-12 W=650.00
102	CHECK VALVE CLOSED LID RIM=654.72 16" HDPE N-12 E=651.12 16" HDPE N-12 W=651.12
103	60" RESTRICTOR STRUCTOR CLOSED LID (SEE DETAIL) RIM=654.98 16" HDPE N-12 W=651.14 16" HDPE N-12 E=651.14
104	36" CATCH BASIN INSTALL SNUOT COVER OVER OUTLET PIPE RIM=654.50 16" HDPE N-12 E=651.18 16" HDPE N-12 W=651.18
105	36" CATCH BASIN INSTALL SNUOT COVER OVER OUTLET PIPE RIM=656.57 16" HDPE N-12 E=651.67 16" HDPE N-12 W=651.67
106	36" CATCH BASIN INSTALL SNUOT COVER OVER OUTLET PIPE RIM=655.74 16" HDPE N-12 E=651.88 16" HDPE N-12 W=651.88
107	HDPE F.E.S. RIM=653.54 16" HDPE N-12 SE=652.00
108	36" CATCH BASIN INSTALL SNUOT COVER OVER OUTLET PIPE RIM=656.50 16" HDPE N-12 W=654.49
109	CLEAN-OUT RIM=657.55 8" HDPE N-12 N=653.94 8" HDPE N-12 E=653.94
110	DOWN SPOUT CONNECTION RIM=657.80 6" HDPE N-12 E=653.90
111	DOWN SPOUT CONNECTION RIM=657.80 6" HDPE N-12 NE=653.58

#	STRUCTURE INFORMATION
112	CLEANOUT RIM=657.58 8" HDPE N-12 S=653.17 10" HDPE N-12 W=653.17
113	DOWN SPOUT CONNECTION RIM=657.60 6" HDPE N-12 NW=653.13
114	DOWN SPOUT CONNECTION RIM=657.60 6" HDPE N-12 NW=652.84
115	DOWN SPOUT CONNECTION RIM=657.60 6" HDPE N-12 NW=652.49
116	36" CATCH BASIN INSTALL SNUOT COVER OVER OUTLET PIPE RIM=657.32 10" HDPE N-12 E=652.42 6" HDPE N-12 S=652.42 12" HDPE N-12 W=652.42
117	HDPE F.E.S. RIM=653.18 12" HDPE N-12 E=652.00
118	DOWN SPOUT CONNECTION RIM=657.60 6" HDPE N-12 SW=654.15
119	DOWN SPOUT CONNECTION RIM=657.60 6" HDPE N-12 SE=653.86
120	CLEAN-OUT RIM=657.52 6" HDPE N-12 N=653.40 6" HDPE N-12 E=653.40
121	DOWN SPOUT CONNECTION RIM=657.59 6" HDPE N-12 NW=653.37
122	DOWN SPOUT CONNECTION RIM=657.59 6" HDPE N-12 NW=652.89

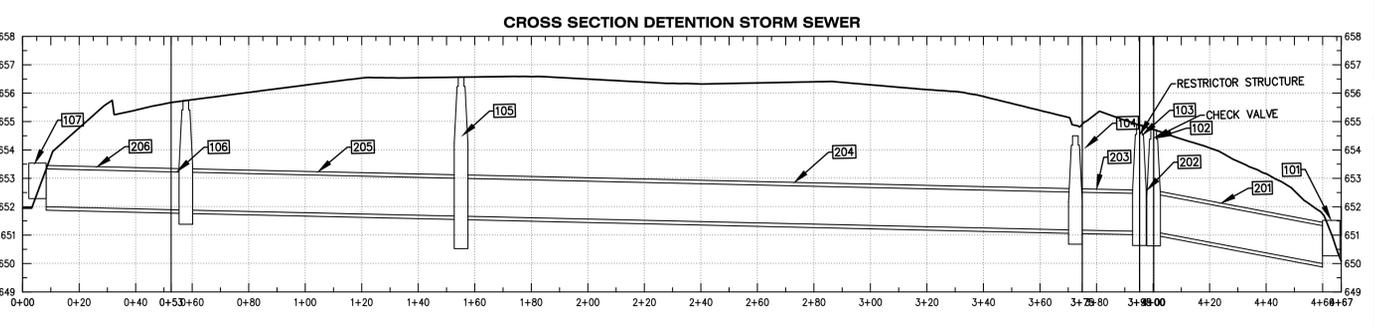


#	STRUCTURE INFORMATION
301	CONNECT TO EXISTING SANITARY SEWER SEE NOTE 4 12" PVC N/S ± 641.68 RIM=652.06 6" PVC SDR 26 W=643.48
302	CLEAN-OUT RIM=657.37 6" PVC SDR 26 E=645.08 6" PVC SDR 26 W=645.08
303	CLEAN-OUT RIM=657.55 6" PVC SDR 26 W=646.65 6" PVC SDR 26 E=646.65
304	BUILDING CONNECTION WITH 4" TO 6" REDUCER RIM=FINISHED FLOOR (SEE NOTE 4) RIM=657.60 6" PVC SDR 26 E=646.77

#	TYPE	SIZE	LENGTH	SLOPE
401	PVC SDR 26	6 IN.	77 FT.	2.08%
402	PVC SDR 26	6 IN.	76 FT.	2.07%
403	PVC SDR 26	6 IN.	6 FT.	2.07%

#	DESCRIPTION
501	CONNECT TO EXISTING WATERMAIN WITH 8"X" STAINLESS STEEL TAPPING SLEEVE AND TAPPING VALVE. CONTRACTOR TO VERIFY LOCATION IN FIELD.
502	TEE 8x8x8 CONNECTION. SEE NOTES.
503	FIRE HYDRANT WITH 8"-BOX.
504	6" TO 6" REDUCER CONNECTION.
505	6" SERVICE VALVE (SEE DETAIL) RIM = MATCH PROPOSED.
506	(2) 45° BEND CONNECTION. SEE NOTES.
507	WATER SERVICE BUILDING CONNECTION. SEE ARCHITECT / MEP PLANS FOR SPECIFICATIONS AND DETAILS.
508	FIRE DEPARTMENT CONNECTION. SEE ARCHITECT / MEP PLANS FOR SPECIFICATIONS AND DETAILS.

#	DESCRIPTION
601	41 LF 8" PVC DR-18 WATERMAIN AND 6.5' MIN. DEEP COVER. SEE NOTES.
602	16 LF 8" PVC DR-18 WATERMAIN AND 6.5' MIN. DEEP COVER. SEE NOTES.
603	3.5 LF 8" PVC DR-18 WATERMAIN AND 6.5' MIN. DEEP COVER. SEE NOTES.
604	3.5 LF 8" PVC DR-18 WATERMAIN AND 6.5' MIN. DEEP COVER. SEE NOTES.
605	116 LF 8" PVC DR-18 WATERMAIN AND 6.5' DEEP COVER. SEE NOTES.
606	11 LF 8" PVC DR-18 WATERMAIN AND 6.5' DEEP COVER. SEE NOTES.



- NOTES:**
- SIZING OF WATER SERVICE SHOWN FOR INFORMATIONAL PURPOSES ONLY. FINAL SIZE TO BE DETERMINED BY BUILDING MEP AND FIRE SPRINKLER DESIGNER PRIOR TO CONSTRUCTION.
 - ALL FITTINGS REQUIRED FOR PIPE INSTALLATION ARE INCIDENTAL TO THE CONTRACT.
 - LOCATION OF GAS SHOWN FOR INFORMATIONAL PURPOSES ONLY. GAS PROVIDER TO BE CONTACTED TO DETERMINE FINAL LOCATION.
 - RIM NOTATION FOR THIS STRUCTURE INDICATES GROUND OR FLOOR LEVEL AND NOT AN ACTUAL RIM.
 - ALL UTILITIES WITH A TAG WILL HAVE A CORRESPONDING TABLE ENTRY. SHOULD THE CONTRACTOR FIND A TAG WITHOUT A TABLE ENTRY OR A TABLE ENTRY WITHOUT A TAG, THEY SHALL IMMEDIATELY NOTIFY CALDWELL ENGINEERING FOR FURTHER INFORMATION.
 - CONTRACTOR TO EXCAVATE AND VERIFY STUB LOCATION AND INVERT ELEVATION AT LEAST TWO WEEKS BEFORE START OF CONSTRUCTION. IF INVERT OR LOCATION DIFFER FROM WHAT IS SHOWN ON THE ENGINEERING PLANS, CONTRACTOR SHALL CONTACT ENGINEER TO VERIFY.

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GENERAL NOTES

- 1. SPECIFIC TERMS FOR THIS PROJECT SHALL CONSIST OF:
a. WISCONSIN DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION" MOST CURRENT EDITION.
b. WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR), STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, FOR SOIL EROSION, HEREIN-AFTER CALLED EROSION SPECIFICATIONS.
c. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN SHALL COMPLY WITH THE APPLICABLE ORDINANCES AND REQUIREMENTS OF THE VILLAGE/CITY/CO AND CURRENT WISCONSIN DNR REQUIREMENTS, HEREIN-AFTER CALLED WATER AND SEWER SPECIFICATIONS.
d. UNDERGROUND CONSTRUCTION SHALL COMPLY WITH THE APPLICABLE ORDINANCES AND REQUIREMENTS OF THE VILLAGE/CITY/CO, AND THE WISCONSIN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION", LATEST EDITION, & ALL CONSTRUCTION SHALL CONFORM TO THE WISCONSIN DNR REGULATIONS FOR SEWERAGE WORKS.
e. ALL WORK SHALL COMPLY WITH THE APPLICABLE ORDINANCES OF THE VILLAGE/CITY/CO.
2. THE "CITY" SHALL MEAN THE CITY OF BROWN DEER, WISCONSIN THE "ENGINEER" SHALL MEAN CALDWELL ENGINEERING, LTD, 1316 N. MADISON ST., WOODSTOCK ILLINOIS 60090, 815-337-8310, THE "OWNER/AGENT" SHALL BE GARY MENOT.
3. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRANCES, BUILDING DRAINS, ROOF DRAINS, PERIMETER DRAINS, DOORS AND EIT FEATURES.
4. ALL ELEVATIONS ARE BASED UPON WMO DATUM.
5. ALL INDEPENDENT TESTING TO BE PAID FOR BY THE DEVELOPER, TESTING TO BE AT THE DISCRETION OF THE CITY.
6. AN IRON PIPE SHALL BE FOUND AND LOCATED OR SET AT EACH LOT CORNER.
7. ONE SET OF STAMPED APPROVED PLANS SHALL BE ON SITE AT ALL TIMES DURING CONSTRUCTION OF THE PROJECT.
8. ALL UNPAVED AREAS OF RIGHT-OF-WAY ARE TO BE SODED. RESTORE RIGHT-OF-WAY WITH MODIFIED HEREIN.
9. STORM AND SANITARY SEWER LINES SHALL BE CLEANED OF ALL CONSTRUCTION DEBRIS AND SILT PRIOR TO CITY INSPECTION.
10. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER (OWNER) AND THE CONTRACTOR TO ADOPT AND PERSON IN CHARGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS, SPECIFICATIONS, STANDARDS, PRACTICES, POLICIES AND CODES OF THE CITY WHICH INCLUDES BUT IS NOT LIMITED TO LABOR, MATERIALS, PROCEDURES AND STRUCTURE.
11. ANY CHANGES, REVISIONS OR SUBSTITUTIONS TO THE PLANS, SPECIFICATIONS, MATERIALS, REQUIREMENTS OR WORK SHALL BE SUBMITTED TO THE CITY ENGINEER, IN WRITING, WITH WRITTEN APPROVAL BY THE CITY ENGINEER RECEIVED PRIOR TO BEGINNING SAID WORK AND CONSTRUCTION. ANY CHANGES, REVISIONS OR SUBSTITUTIONS NOT EXPLICITLY STATED OR COVERED WITHIN THE REQUIREMENTS, CODES OR SPECIFICATIONS, SHALL BE APPROVED BY THE CITY ENGINEER, PRIOR TO COMMENCING THE INSTALLATION AND CONSTRUCTION.
12. ALL OBSTRUCTIONS THAT ARE NOT APPROVED BY THE CITY AND WHICH CURRENTLY EXIST IN THE RIGHT-OF-WAY SHALL BE REMOVED, WHICH INCLUDE ALL ROCKS AND Boulders.
13. ALL SEPTIC AND/OR WELL ABANDONMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY ENGINEER.
14. OSHA RULES, REGULATIONS AND REQUIREMENTS SHALL BE STRICTLY ADHERED TO DURING THE EXECUTION OF ALL WORK TO BE PERFORMED UNDER THE APPROVED DRAWINGS.
15. TREE PROTECTION OF EXISTING TREES TO REMAIN SHALL BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL INSTALL TEMPORARY GRADING MEASURES AS APPROVED BY THE CITY ENGINEER AND PROVIDE THE ENGINEER OF A METHOD FOR ESTIMATING THE COST FOR BONDING PURPOSES.
16. EXCAVATION AND GRADING:
a. NO EQUIPMENT, MATERIALS, OR WORK SHALL BE PLACED OR PERFORMED OUTSIDE THE LIMITS OF THE PROJECT WITHOUT THE APPROVAL OF THE OWNER.
b. TOPSOIL WITHIN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE STRIPPED FOR RE-USE AS NEW TOPSOIL OR AS BACKFILL. IT IS ANTICIPATED THAT THERE WILL BE EXCESS TOPSOIL. THE CONTRACTOR SHALL MAKE PROVISIONS TO PROPERLY DISPOSE OF THE MATERIAL AT A SUITABLE LOCATION.
c. ALL DEBRIS AND SEDIMENT TRACKED ONTO PUBLIC ROADWAYS SHALL BE REMOVED DAILY OR AS DIRECTED BY THE CITY.
17. CONTRACTOR'S NOTES
IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO:
1. SECURE ANY AND ALL STATE, COUNTY OR CITY PERMITS REQUIRED AND PAY ALL FEES RELATED THEREIN.
2. FURNISH ALL LABOR, MATERIAL, AND EQUIPMENT NECESSARY TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THE PLANS. IF ANY QUANTITIES ARE IDENTIFIED, IT IS STRICTLY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS AND TO PROVIDE THE ENGINEER OF A METHOD FOR ESTIMATING THE COST FOR BONDING PURPOSES.
3. REVIEW THE PLANS AND INFORM THE ENGINEER OF ANY ERROR IN THE PLANS THAT WILL CAUSE A PROBLEM DURING CONSTRUCTION AND/OR AFTER COMPLETION. FAILURE TO INFORM THE ENGINEER OF AN ERROR WILL MEAN THAT THE CONTRACTOR SHALL REPAIR ANY CONSTRUCTION AT HIS EXPENSE.
4. FIELD CHECK AND VERIFY ALL EXISTING UTILITIES DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE IMPROVEMENTS OR PROPOSED WORK. ALL EXISTING UTILITY LOCATIONS ON THE PLANS HAVE BEEN SHOWN BASED ON BEST AVAILABLE INFORMATION. NOTIFY THE ENGINEER IMMEDIATELY IF DISCREPANCIES ARE FOUND. FIELD CONDITIONS DIFFERENT THAN SHOWN ON THE PLANS SHALL NOT BE USED AS A REASON FOR EXTRA COMPENSATION.
5. THE CONTRACTOR SHALL REFER TO MITIGATION OR LANDSCAPE PLANS FOR COMPLETE INFORMATION REGARDING PLANTING LOCATIONS, WETLANDS, WALKWAYS, WALLS, STREAM AND POND SHORELINES, IF APPLICABLE.
6. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEER TWO (2) BUSINESS DAYS PRIOR TO THE START OF CONSTRUCTION AND TO THE CITY ENGINEER AND TO 1-800-242-8511 AT LEAST 48 HOURS PRIOR TO STARTING WORK. ALL OTHER AGENCIES SHALL BE NOTIFIED AS REQUIRED. IT SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR TO CALL AT LEAST 48 HOURS IN ADVANCE AND SET UP THE NECESSARY AND PROPER INSPECTION(S) FOR ALL WORK TO BE PERFORMED.
7. IF EXISTING, FIELD TILE ARE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION THE CONTRACTOR SHALL CONTACT THE CITY ENGINEER AND THE CITY ENGINEER SHALL NOTIFY THE CITY, THE OWNER AND ENGINEER SHALL BE CONTACTED IF FIELD TILE ARE ENCOUNTERED AND NO REPAIR WORK OR REROUTING TO BE COMPLETED WITHOUT APPROVALS.
8. THE CONTRACTOR AND ENGINEER SHALL MAINTAIN RECORDS FOR "AS BUILT" DRAWINGS WHICH SHALL BE SUBMITTED TO THE CITY ENGINEER AT THE COMPLETION OF THIS PROJECT.
9. THE CONTRACTOR SHALL MAINTAIN AND KEEP AT THE JOB SITE, AN UP TO DATE SET OF RECORD DRAWINGS SHOWING ALL CHANGES FROM THE ORIGINAL PLANS. THE LOCATION OF ALL SERVICE CONNECTIONS FOR SANITARY SEWER, STORM SEWER AND WATER SHALL BE SHOWN FROM THE CLOSEST MANHOLE OR VALVE VAULT. ALL "AS BUILT" DRAWINGS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND ALL RISERS AND INVERTS SHALL BE VERIFIED BY THE CONTRACTOR AND SHOWN ON THE "RECORD DRAWINGS". THE CONTRACTOR SHALL DELIVER THE RECORD DRAWINGS TO THE ENGINEER AT THE CONCLUSION OF THE PROJECT, PRIOR TO ANY FINAL INSPECTIONS. THE ENGINEER WILL TRANSFER THE INFORMATION TO THE ORIGINAL PLANS BY INCORPORATING THE CITY AS-BUILT REQUIREMENT LIST AND FURNISH THE VILLAGE/CITY/CO, THREE (3) SETS OF COMPLETE RECORD DRAWINGS AND, IF REQUIRED, ONE (1) SET OF REPRODUCIBLE MYLAR'S.
10. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
11. GENERAL UNDERGROUND UTILITIES
1. WHEN PIPING IS UNDER OR WITHIN TWO FEET (2') OF EXISTING OR PROPOSED PAVEMENT TRENCH AND SIMILAR STRUCTURES MUST BE A MINIMUM OF 48" DIAMETER. VALVE VAULTS MUST BE A MINIMUM OF 60" DIAMETER, UNLESS APPROVED OTHERWISE.
2. FOR MODIFICATION OR REPAIR OF ALL SEWERS, ADDITION OF, OR REPAIR OF, SEWER PIPES WITH PRIOR APPROVALS FROM CITY ENGINEERING DEPARTMENT.
3. A MINIMUM TEN FEET (10') HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN WATERMAIN AND SEWER OR DRAIN LINES UNLESS PRECLUDED BY LOCAL CONDITIONS. WHEN THE WATERMAIN IS LOCATED CLOSER THAN TEN FEET (10') HORIZONTALLY OR THE INVERT OF THE WATERMAIN IS LOCATED CLOSER THAN EIGHTEEN INCHES (18") VERTICALLY ABOVE THE CROWN OF ANY SEWER OR DRAIN LINE, THEN THE SEWER OR DRAIN LINE SHALL BE CONSTRUCTED TO BE EQUIVALENT TO WATERMAIN STANDARDS AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (DNR) REQUIREMENTS.
4. IF THE WATERMAIN PASSES UNDER A SEWER OR DRAIN LINE, THE FOLLOWING CONDITIONS SHALL BE MET: A VERTICAL SEPARATION OF EIGHTEEN INCHES (18") BETWEEN THE INVERT OF THE SEWER OR DRAIN LINE AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WITH SUPPORT PROVIDED FOR THE SEWER OR DRAIN LINE(S) TO PREVENT ANY MOVING OR SETTLING, RUPTURE OR BREAKING, AND SEWER OR DRAIN LINE SHALL BE CONSTRUCTED AS DESCRIBED IN ITEM 4) ABOVE.
5. THE COST OF ALL REQUIRED TESTING OF UNDERGROUND UTILITIES SHALL BE INCIDENTAL TO THE CONSTRUCTION COST OF THE SAME.
6. THE CONTRACTOR SHALL MARK LOCATION OF THE ENDS, IF NECESSARY, OF ANY SANITARY WATER AND STORM SERVICES WITH BURIED 4" X 4" WOOD POSTS. EXTENDING A MINIMUM OF THREE (3) FEET OUT OF THE GROUND AND PAINTED RED, BLUE, AND GREEN RESPECTIVELY, WITH APPROPRIATE SIGNS ATTACHED STATING "CAUTION B-BOX DO NOT REMOVE UNTIL LANDSCAPING IS COMPLETE."

- 8. ALL STORM, SANITARY AND WATERMAIN SERVICES TO END AT R.O.W. WITH PROPER TERMINATION FOR SUBSEQUENT CONNECTION.
9. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, THE SEWER SHALL BE CIRCULAR SAW-CUT BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-WYE.
10. SEWER CONNECTIONS TO AN EXISTING STRUCTURE SHALL BE MACHINE CORED.
11. A FLEXIBLE RUBBER BOOT SHALL BE USED AT ALL SANITARY SEWER MANHOLE PENETRATION CONNECTIONS.
12. CENTRIC CONE SECTIONS SHALL BE USED ON ALL MANHOLES, CATCH BASINS, VAULTS, ETC. UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.
13. ALL SEWER CONSTRUCTION REQUIRES STONE BEDDING 1/4" TO 1" IN SIZE, (1.0 D.O.T. EQUIVALENT CA-11, CA-13) WITH A MINIMUM THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NOT LESS THAN FOUR (4") INCHES, NOR GREATER THAN EIGHT (8") INCHES.
14. ALL SEWER CONSTRUCTION SHALL CONFORM TO THE APPROVED PERMIT PLANS UNLESS REVISIONS HAVE BEEN APPROVED BY THE CITY, AS WELL AS ANY AND ALL OTHER NECESSARY AGENCIES.
15. STRUCTURES SHALL HAVE A MAXIMUM OF TWELVE INCHES (12") OF ADJUSTMENT WITH ANY COMBINATION UP TO A MAXIMUM OF THREE (3) RINGS.
16. PROTECT AND/OR COVER ALL PIPES AND UNDERGROUND STRUCTURES UNTIL FINAL GRADING, PAVING AND LANDSCAPING ARE COMPLETE.
17. THE 10-POINT SOIL EVALUATION PROCEDURE FOR DUCTILE IRON PIPE CONFORMING TO APPROX A OF THE ANS/AWWA C105/A21.5 STANDARD SHALL BE USED TO DETERMINE THE CORROSIVITY OF THE SOILS ON A PER PROJECT BASIS AND WHETHER OR NOT POLYETHYLENE WRAP IS REQUIRED FOR CORROSION PROTECTION. IF CORROSION PROTECTION IS REQUIRED, THE WATER MAIN SHALL BE WRAPPED WITH POLYETHYLENE WRAP IN ACCORDANCE WITH ANS/AWWA C105/A21.5.

STORM SEWER

- 1. THE STORM SEWER PIPE AND STRUCTURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS, THE PLANS, AND THE DETAILS, EXCEPT AS MODIFIED HEREIN.
a. INLET FILTER BASKETS SHALL BE PROVIDED FOR ALL OPEN LID STORM STRUCTURES IMPACTED BY CONSTRUCTION.
b. RIM ELEVATIONS SHOWN ON THE PLANS ARE ONLY TO ASSIST THE CONTRACTOR IN DETERMINING THE APPROXIMATE OVERALL HEIGHT OF THE STRUCTURE. FRAMES ON ALL STRUCTURES SHALL BE ADJUSTED TO THE FINAL ELEVATION OF THE AREA IN WHICH THEY ARE LOCATED AS PART OF STRUCTURE AND STRENGTH.
c. PIPE IDENTIFIED AS RCP SHALL BE REINFORCED CONCRETE PIPE, CLASS IV WITH 0-RING JOINTS. ALL OTHER STORM PIPE MAY BE MEETING ASASHO M298 OR ASTM F297.
2. ELEVATIONS OF FLARED END SECTIONS SHALL BE INTERPRETED AT THE INVERT OF THE FLARED END SECTION.
3. RIM GRADES FOR STORM SEWER STRUCTURES LOCATED WITHIN THE CURB AND GUTTER ARE FLOW LINE ELEVATIONS.
4. ALL SUMP PUMP DRAIN TILE DISCHARGES SHALL BE ROUTED TO THE STORM SEWER SYSTEM. SUMP PUMP SERVICE CONNECTIONS SHALL BE FOUR (4") INCH PVC SDR 26 CONFORMING TO ASTM D2751 OR ASTM D3034 AT A MINIMUM SLOPE OF 1.6% AND SHALL BE AIR GAPPED. MINIMUM COVER SHALL BE TWO (2) FEET, WHEREVER POSSIBLE.
5. ALL DOWNSPOUTS, FOOTING DRAINS, AND OUTSIDE DRAINS SHALL DISCHARGE TO THE STORM SEWER OR OVER GROUND AS APPROVED BY THE CITY ENGINEER.
6. MINIMUM DIAMETER OF STORM SEWER SHALL BE TWELVE (12) INCHES UNLESS APPROVED OTHERWISE.
7. NO STORM WATER SHALL BE DISCHARGED TO THE SANITARY SEWER SYSTEM.

WATER MAIN

- 1. ALL WATER MAINS SHALL BE PRESSURE TESTED PER REQUIREMENTS OF THE CITY. METHOD SHALL BE LEAKAGE TEST OF 150 P.S.I. HELD FOR 2 HOURS, 250 P.S.I. ON 18" AND 24" DIAMETER MAINS.
2. ALL WATER MAINS TO BE DUCTILE IRON PIPE PER ANS/A21.5 (AWWA C151), CLASS 52, WITH PUSH ON OR MECHANICAL JOINT AS REQUIRED BY THE CITY ENGINEER. PIPE TO BE CEMENT LINED PER ANS/A21.4 (AWWA C104).
3. THE MINIMUM COVER FOR WATERMAIN SHALL BE 5.5 FEET FROM FINISHED GRADE TO TOP OF MAIN (SIX (6) FOOT MAX. UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER).
4. ALL WATER SERVICES SHALL BE INSTALLED PER THE CITY STANDARD.
5. ALL WATER AND FIRE SUPPRESSION SYSTEMS SHALL BE MADE AND INSTALLED BY A LICENSED PLUMBER, IN ACCORDANCE WITH THE WISCONSIN STATE LEGISLATURE PLUMBING ADMINISTRATIVE CODE CHAPTER SPS 380-387.
6. THE SPRINKLER AND WATER LINES MUST BE PRESSURE TESTED AND CHLORINATED FROM THE POINT OF CONNECTION AT THE EXISTING WATERMAIN TO THE VALVE AND INSIDE THE BUILDING PER THE REQUIREMENTS OF THE VILLAGE/CITY/CO, AND STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN WISCONSIN CONTACT CITY PUBLIC WORKS UTILITY DIVISION AT LEAST 48 HOURS PRIOR TO TAP AND INSPECTIONS.
7. ALL B-BOXES SHALL BE 1-1/2" MUELLER OR FORD TELESCOPIIC B-BOX WITH WATERSHEDDED ON THE LID OF THE BOX AND A BRASS PENTAGON PLUG.
8. ALL FASTENER HARDWARE (I.E. NUTS, BOLTS AND WASHERS) ASSOCIATED WITH FITTINGS SHALL BE STAINLESS STEEL.
9. ALL FITTINGS SHALL BE RESTRAINED BY THRUST RESISTANT WEDGE, RETAINER CLANDS, MANUFACTURED WITH TORQUE LIMITING SURFACES SUCH AS MANHOLES, VALVE BOXES, ETC. THAT LIE WITHIN PORTLAND CEMENT CONCRETE SLAB AREAS (I.E., DRIVEWAYS, ETC.) SHALL BE BOXED OUT BY MEANS OF A CUT OUT AREA WITH FULL DEPTH TIES.
10. ALL CONNECTIONS TO THE CITY WATER SYSTEM SHALL BE MADE UNDER FULL WATER SERVICE PRESSURES. PRESSURE CONNECTIONS SHALL BE USING A FULL BODY STAINLESS STEEL TAPPING SLEEVE AND VALVE.

SANITARY SEWER

- 1. ALL INTERIOR FLOOR DRAINS SHALL BE DIRECTED TO DISCHARGE TO THE SANITARY SEWER.
2. DROP MANHOLE SECTIONS SHALL BE PRECAST UNITS HAVING DRAIN ASSEMBLY OF 8 INCHES FOR 12 INCHES AND LESS AND TWO NOMINAL DIAMETER SIZES LESS THAN THE INCOMING PIPE FOR PIPES 15 INCHES OR LARGER.
3. PER WISCONSIN STATE LEGISLATURE: NR 110.13(2)(K) "DEFLECTION TESTS SHALL BE PERFORMED FOR ALL POLYVINYL CHLORIDE PIPE INSTALLATIONS, THE DEFLECTION TEST SHALL BE PERFORMED USING A RIGID BALL OR MANHOLE, AND SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES. IF DEFLECTION TESTING OCCURS WITHIN 30 DAYS OF PLACEMENT OF THE FINAL BACKFILL, DEFLECTION MAY NOT EXCEED 5.0% MAXIMUM DEFLECTION MAY NOT EXCEED 7.5% WHEN TESTING OCCURS MORE THAN 30 DAYS AFTER PLACEMENT OF THE FINAL BACKFILL."
4. AIR TESTING OR INFILTRATION TESTING SHALL BE PERFORMED ON ALL NEW SANITARY SEWERS PER THE WISCONSIN STATE LEGISLATURE: NR 110.13(2)(K). INFILTRATION LEAKAGE SHALL NOT EXCEED 100 GALLONS PER DAY PER INCH DIAMETER PER MILE INCLUDING MANHOLES AND SERVICE CONNECTIONS.
5. ALL SANITARY MANHOLE COVERS SHALL BE IMPRINTED "SANITARY" AND MANHOLES IN PAVED AREAS SHALL HAVE HEAVY DUTY TYPE COVERS WITH CONCEALED PICK HOLES. ALL FRAMES AND LIDS FOR SANITARY MANHOLES SHALL CONFORM TO ASTM A48 (NEENAH R-1077-B OR EQUAL MEETS THIS REQUIREMENT).
6. A RESILIENT FLEXIBLE JOINT SHALL BE INSTALLED AT PENETRATION POINTS OF MANHOLE STRUCTURES OF A DESIGN APPROVED BY THE MUNICIPAL ENGINEER. THE FLEXIBLE JOINT MAY CONSIST OF A SLEEVE OF A HIGH QUALITY SYNTHETIC RUBBER WITH A FLANGE WHICH IS CAST DIRECTLY INTO THE WALL OF THE MANHOLE BASE TO FORM A WATER STOP SEAL AND EXTENDS BEYOND THE MANHOLE WALL TO CONNECT WITH THE PIPING ENTERING/EXITING THE MANHOLE THIS JOINT SHALL MEET ASTM-923.
7. ALL MANHOLES SHALL BE TESTED FOR INFILTRATION/EXFILTRATION IN ACCORDANCE WITH ASTM C969-94.
8. ALL MANHOLES SHALL BE VACUUM TESTED TO STATE STANDARD SPECIFICATIONS.
9. PROVISION SHALL BE MADE WHEN SANITARY PIPE HAS MORE THAN 15 FEET OF COVER TO BE CONSTRUCTED OF MATERIAL THAT CAN WITHSTAND THE PRESSURE AT INDICATED DEPTHS.

EARTHWORK / EROSION & SEDIMENTATION CONTROL

- 1. ALL CONSTRUCTION ACTIVITIES THAT INVOLVE EARTHWORK SHALL MEET THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PHASE II REQUIREMENTS:
a. SUBMITTAL OF A WATER RESOURCE APPLICATION FOR PROJECT PERMIT (WRAPP) TO DNR.
b. POSSESSION OF A COMPLETED AND SIGNED STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND GRAPHIC EROSION AND SEDIMENT CONTROL (ESC) PLAN.
c. IMPLEMENTATION OF THE SWPPP.
d. SUBMITTAL OF AN INCIDENT OF NONCOMPLIANCE (ION) IF AN EVENT OCCURS.
e. WEEKLY REPORTS AFTER 1/2" RAINFALL OR 5" SNOWFALL.
f. DOCUMENTATION OF CHANGES TO ESC PLAN.
g. SUBMITTAL OF A NOTICE OF TERMINATION (NOT) WHEN FINAL STABILIZATION IS ACHIEVED.
2. ANY WETLAND MITIGATION SHALL BEGIN PRIOR TO ANY GRADING WORK AND SHALL BE IN ACCORDANCE WITH THE APPROVED MITIGATION PERMIT PLAN AND REQUIREMENTS.
3. IN ORDER TO PROTECT AND ENSURE AGAINST FLOODING, ALL TOP OF FOUNDATIONS SHALL BE SET A MINIMUM OF ONE (1) FOOT ABOVE THE HIGH WATER LEVEL OF ADJACENT STORMWATER MANAGEMENT FACILITIES SUCH AS RETENTION/DETENTION POND.
4. THE CONTRACTOR SHALL MAINTAIN EXISTING POSITIVE DRAINAGE FROM OFF-SITE AT ALL TIMES DURING CONSTRUCTION.
5. WITHIN THE LIMITS OF PROPOSED GRADING THE SOIL SHALL BE COMPACTED TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MODIFIED PROCTOR DRY DENSITY IN ACCORDANCE WITH ASTM D 1557-78:
a. UNDER STRUCTURES, BUILDING SLABS, STEPS AND PAVEMENTS, COMPACT SIX (6") INCH MAXIMUM LIFTS OF SUBGRADE, BACKFILL OR FILL MATERIAL AT 95% MODIFIED PROCTOR DRY DENSITY.

- b. UNDER WALKWAYS, COMPACT SIX (6") INCH MAXIMUM LIFTS OF DRY SUBGRADE, BACKFILL, OR FILL MATERIAL AT 95% MODIFIED PROCTOR DRY DENSITY.
c. UNDER LAWN OR UNPAVED AREAS, COMPACT SIX (6") INCH MAXIMUM LIFTS OF SUBGRADE, BACKFILL, OR FILL MATERIAL AT 85% MODIFIED PROCTOR DRY DENSITY.
6. ALL EROSION CONTROL WORK SHALL COMPLY WITH "WISCONSIN CONSTRUCTION SITE EROSION CONTROL FIELD GUIDE". THE CONTRACTOR SHALL PLACE EROSION CONTROL AND SEDIMENTATION DEVICES AS REQUIRED BY THE EROSION SPECIFICATIONS AND AS DIRECTED BY THE CITY.
7. STRIPPING VEGETATION, GRADING OR OTHER SOIL DISTURBANCE, ESPECIALLY IN DESIGNATED WETLAND AREAS, SHALL BE DONE IN A MANNER WHICH WILL MINIMIZE SOIL EROSION, AND SHALL BE IN ACCORDANCE WITH THE APPROVED DRAWINGS, MITIGATION AND PERMIT REQUIREMENTS.
8. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO MINIMIZE EARTHWORK IN AREAS WHERE TREES ARE TO BE SAVED AS SHOWN ON THE PLANS OR DETERMINED IN THE FIELD.
9. THE EXTENT OF THE AREA WHICH IS EXPOSED AND FREE OF VEGETATION AND THE DURATION OF ITS EXPOSURE SHALL BE KEPT WITHIN PRACTICAL LIMITS AS DIRECTED BY THE CITY ENGINEER.
10. SEDIMENTATION SHALL BE RETAINED ON SITE. SEDIMENT FENCE SHALL BE INSTALLED ALONG THE PERIMETER OF ALL REGRADED AREAS OR AS REQUIRED TO PREVENT SEDIMENT FROM ENTERING AND/OR LEAVING THE SITE.
11. DUST PRODUCED FROM THE SITE SHALL BE KEPT TO A MINIMUM DURING DRY PERIODS BY SPRAYING WATER AS REQUIRED TO THE CITY ENGINEER'S SATISFACTION AND IS TO BE CONSIDERED INCIDENTAL.
12. ALL MUD SHALL BE REMOVED FROM TIRES BEFORE LEAVING THE SITE AND THE ROADS SHALL BE KEPT CLEAN AND CLEAR OF MUD AND DEBRIS AT ALL TIMES.
13. CULVERTS AND DRAINAGE DITCHES SHALL BE KEPT CLEAN AND CLEAR OF OBSTRUCTIONS DURING THE CONSTRUCTION PERIOD.
14. SILT FENCE SHALL BE INSPECTED FREQUENTLY AND MAINTAINED OR REPLACED AS REQUIRED TO MAINTAIN EFFECTIVENESS AND INTEGRITY.
15. WATER COURSES AND DRAINAGE SWALES ADJACENT TO CONSTRUCTION ACTIVITIES SHALL BE MONITORED AS NECESSARY, FOR EVIDENCE OF SILT INTRUSION AND OTHER ADVERSE ENVIRONMENTAL IMPACTS. ANY PROBLEMS OR DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY UPON THEIR DISCOVERY.
16. SOAD ALL UNPAVED AREAS OF PARKWAYS, RIGHT-OF-WAYS AND FRONT YARDS TO REAR WALL OF THE BUILDING. ANY AND ALL OTHER SITE SEEDING MAY BE USED, IN ADDITION TO THE SEEDING PROVIDED FOR THE BACK YARD, ONLY WITH PRIOR APPROVAL BY THE VILLAGE ENGINEER.
17. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL ITEMS PRIOR TO COMMENCEMENT OF ANY WORK.

Table with columns: PIPE MATERIAL, MATERIAL SPEC., JOINT SPEC., USE. Includes rows for PVC SDR 21 & 26, HDPE DR11/DR17, HDPE N-12 DOUBLE WALL, ESWCP, RCP CL IV/ CL V, DIP CL 52, ALUMINIZED STEEL TYPE 2 CMP, COPPER TYPE K.

- PAVING
1. BASE COURSE SHALL BE AGGREGATE BASE COURSE, TYPE B (CRUSHED LIMESTONE, GRADE 8), CONFORMING TO THE STANDARD SPECIFICATIONS (SEE PLANS FOR THICKNESS).
2. SURFACE COURSE AND BINDER COURSE SHALL BE BITUMINOUS CONCRETE, CLASS I HOT MIX PCC OR ASPHALT.

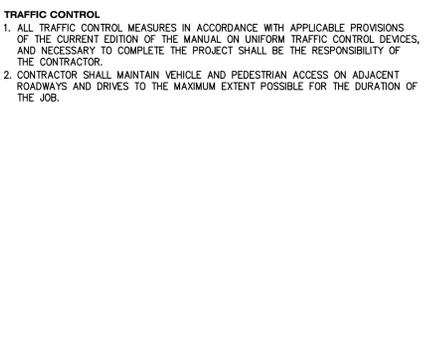
- 3. CURB AND GUTTER, BARRIER CURB AND SIDEWALK SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF 5% ± 1%. A SIX (6) BAG MIX SHALL BE USED. MAXIMUM ALLOWABLE SLUMP IS THREE (3") INCHES. CURING COMPOUND SHALL BE APPLIED AFTER FINISHING. CURB BACKFILL SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE CURB LOCATIONS. WATER AND SEWER SERVICE LINES SHALL BE CLEARLY MARKED ON ALL NEW CURBS.
4. A 3/4 INCH FIBER EXPANSION JOINT SHALL BE INSTALLED WHEN THE CURB ABUTS A SIDEWALK OR EXISTING CURB OR CONCRETE SIDEWALK/PAVEMENT ABUTS A CONCRETE BUILDING OR CONCRETE PAVEMENT/SIDEWALK EXISTING SIDEWALK.

- 5. CURB AND GUTTER AND BARRIER CURB SHALL HAVE SAWED CONCRETE JOINTS (MIN 2") AT MAXIMUM INTERVALS OF TWENTY FEET (20') AND 3/4 INCH FIBER EXPANSION JOINT AT MAXIMUM INTERVALS OF SIXTY (60) FEET.
6. SUBGRADE SHALL BE FINISHED TO ± 0.1 FOOT OF DESIGN SUBGRADE ELEVATIONS THROUGHOUT THE ENTIRE GRADING. EXISTING WATER AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE PAVING CONTRACTOR.
7. THE BASE COURSE SHALL BE PRIMED AT THE RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD WITH A LIQUID ASPHALT CONFORMING TO I.D.O.T. STANDARDS AND SHALL BE APPROPRIATE FOR PREVAILING WEATHER CONDITIONS. PRIME COAT AND CLEANING OF THE EXISTING SURFACE SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT WORK.
8. PRIOR TO PLACEMENT OF ANY PAVEMENT INCLUDING CURBS, THE SUBGRADE SHALL BE PROTECTED WITH A FULLY LOADED TANKER ADLE DUMP (MINIMUM 100 TONS). PROOF ROLLING SHALL BE WITNESSED BY THE MATERIALS CONSULTANT AND THE CITY ENGINEER. PROOF ROLLING SHALL ALSO BE REQUIRED ON THE BASE MATERIAL AS WELL, THE DENSITY OF THE SUBGRADE BASE AND BASE MATERIAL AS WELL AS THE DENSITY OF THE CURB AND GUTTER SHALL BE WITNESSED BY THE MATERIALS CONSULTANT. THE TEST RESULTS SHALL BE PROVIDED TO THE CITY ENGINEER FOR HIS USE IN DETERMINING THE ADEQUACY OF THE PAVEMENT DESIGN.
9. ALL STRUCTURES SUCH AS MANHOLES, VALVE BOXES, ETC. SHALL BE ADJUSTED TO THE FINISHED GRADE ELEVATIONS. CURB AND GUTTER STRUCTURES SUCH AS MANHOLES, VALVE BOXES, ETC. THAT LIE WITHIN PORTLAND CEMENT CONCRETE SLAB AREAS (I.E., DRIVEWAYS, ETC.) SHALL BE BOXED OUT BY MEANS OF A CUT OUT AREA WITH FULL DEPTH TIES.
10. ALL PAVEMENT, CURB AND CURB REMOVAL SHALL BE ACCOMPLISHED BY SAW CUTTING PRIOR TO REMOVAL.
11. ALL PAVEMENT AREAS SUCH AS DRIVEWAYS SHALL HAVE A TWO (2") INCH DIAMETER GALVANIZED STEEL CONDUIT BURIED BENEATH THEM AT A DEPTH OF TWENTY (20) INCHES (MINIMUM FOR FUTURE STREET LIGHT CABLES). THE CONDUIT SHALL EXTEND A MINIMUM OF THREE (3) FEET BEYOND THE BACK OF CURB OR EDGE OF THE PAVEMENT IF NO CURB EXISTS.

- 12. ALL DRIVES IN THE RIGHT-OF-WAY OF PUBLIC STREETS AND IN INDUSTRIAL AND TRUCK LOADING AREAS SHALL BE A MINIMUM OF EIGHT (8") INCH THICK PORTLAND CEMENT CONCRETE ON A FOUR (4") INCH COMPACTED GRANULAR BASE.
13. SAW CUT EXISTING CURB AT LIMIT OF THE WORK AND REPLACE WITH DEPRESSED CURB, AS REQUIRED, DRILL AND DOWEL ALL NEW CURB, INCLUDING DEPRESSED CURB, TO EXISTING AS REQUIRED.
14. ALL DRIVEWAY MATERS THICKNESSES SHALL MEET THE MINIMUM PAVEMENT STANDARD REQUIREMENTS OF THE CITY.
15. DRIVEWAY APPROX REMOVAL AND REPLACEMENT SHALL INCLUDE THE INSTALLATION OF A TRUNCATED DOME HANDICAPPED SIDEWALK RAMP ON BOTH SIDES OF THE APPROX UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
16. ALL DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE SPECIFIED.
17. THE USE OF COLD-PATCH FOR TEMPORARY PAVEMENT PATCHING SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO PLACEMENT.
18. THE PAVEMENT, CURB AND GUTTER, TOPSOIL, SPREADING, SEEDING, AND OTHER WORK RELATED THEREIN SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS, THE PLANS, AND THE DETAILS, EXCEPT AS MODIFIED HEREIN.
a. ALL AGGREGATE SHALL BE AS SPECIFIED.
b. PLANT TEMPORARY GRASS WITHIN 7 DAYS ON ALL AREAS DISTURBED BY CONSTRUCTION.
c. SURFACE COURSE SHALL NOT BE PLACED UNTIL THE BINDER HAS BEEN FINISHED BY THE OWNER OR OWNERS REPRESENTATIVE.
d. PAVEMENT STRIPING SHALL BE A MIN 4" WIDE OR AS SHOWN ON THE PLANS AND PER MSDOT STANDARD SPECIFICATIONS.

- 1. ALL CONCRETE FOR CURB AND GUTTER SHALL CONFORM TO I.D.O.T. STD. SPEC. FOR ROAD & BRIDGE CONST. SEC. 606 AND BE CLASS "SI" CONCRETE SIX BAG MIX, WITH 5 TO 7% AIR ENTRAINMENT.
2. CONTRACTION JOINTS SHALL BE PLACED AT TEN (10) FOOT (MIN.) O.C. PER ARTICLE 420.05 AND SHALL BE SAW CUT TO A MINIMUM DEPTH OF TWO (2) INCHES FROM FRONT TO BACK WITHIN TWENTY-FOUR (24) HOURS OF CONCRETE PLACEMENT AND SHALL BE SEALED WITH POLYSULFIDE JOINT SEALANT PER ARTICLE 420.12.
3. 2- 3/4" X 18" SMOOTH DOWEL BARS WITH CAPS AND WITH ONE END GREASED SHALL BE USED AT ALL EXPANSION JOINTS. 3/4" PREFORMED EXPANSION JOINTS TO BE PLACED AT ALL P.C.C.'S, P.T.'S AND AS INDICATED.
4. EXPANSION JOINTS, AS DETAIL HEREIN, SHALL BE CONSTRUCTED BY THE CITY ENGINEER.
5. ALL CURBS SHALL BE COVERED AND PROTECTED TO THE REQUIREMENTS OF ARTICLE 420.18 (WHEN REQUIRED) AND 1000.13 OF THE STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST ADDITION. MEMBRANE CURING SHALL BE W.R. MEADOWS GS 300 WITH WHITE FUTURE DYE AS PER TYPE I MEMBRANE CURING.
6. ALL CONCRETE CURB AND GUTTER SHALL BE SEALED WITH W. R. MEADOWS TIAN OR APPROVED EQUAL IMMEDIATELY AFTER SEVEN (7) DAYS OF CURING AT A RATE OF 300 SF PER GALLON UTILIZING A SPRAY APPLICATION. THE SURFACE MUST BE THOROUGHLY CLEAN AND DRY AT APPLICATION.
7. THE MINIMUM LONGITUDINAL CURB SHALL BE 0.5% FOR NON-REVERSE PITCH CURB.
8. CUTS IN THE CURB SHALL BE MADE FULL DEPTH WITH FULL EXPANSION JOINTS DRILLED AT EACH END AS SHOWN HEREIN.
9. CURB AND GUTTER SHALL HAVE A MIN 4" WIDE OR AS SHOWN ON THE CURB TO BE PLACED ON A 4" (MINIMUM) CRUSHED CA-6 AGGREGATE BASE.
10. THE CURB AND GUTTER SHALL BE DEPRESSED AT ALL SIDEWALK AND TRAIL TIES IN COMPLIANCE WITH ILLINOIS ACCESSIBILITY STANDARDS.
11. THE COMPACTED CURB SUBGRADE SHALL BE SHAPED PARALLEL TO CURB FLOW LINE AND POSITELY DRAINED TO THE WELETS AND CATCH BASINS.
12. THE MINIMUM CURB AND GUTTER REPLACEMENT SHALL BE 10 FEET AND SHALL BE NO LESS THAN JOINT TO JOINT EXCEPT WHERE RECOMMENDED BY THE VILLAGE ENGINEER.
13. ALL CURB AND GUTTER SHALL BE PROTECTED PER IDOT REQUIREMENTS WHEN WEATHER CONDITIONS DICTATE.
14. ALL WEATHER AND CONCRETE CONNECTIONS SHALL MEET IDOT REQUIREMENTS.
15. ALL WATER AND SANITARY SERVICES SHALL BE STAMPED WITH A "W" OR AN "S" ACCORDINGLY.

- INDEMNIFICATION
CONTRACTOR SHALL PROVIDE INSURANCE CERTIFICATE AS PER ARTICLE 107.26 OF THE STANDARD SPECIFICATIONS. THE "DEPARTMENT" SHALL BE TAKEN TO MEAN THE OWNER/AGENT; CALDWELL ENGINEERING, LTD; THE CITY OF BROWN DEER, WISCONSIN; AND ALL OF THEIR EMPLOYEES AND ASSIGNS AS ADDITIONAL INSURED OR THE CONTRACTOR SHALL PROVIDE SEPARATE COVERAGE WITH AN OWNER'S POLICY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STANDARD SPECIFICATIONS. NO WORK SHALL BEGIN UNTIL THE CERTIFICATE OF INSURANCE IS ON FILE WITH THE CITY. ALL COSTS FOR INSURANCE SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
TRAFFIC CONTROL
1. ALL TRAFFIC CONTROL MEASURES IN ACCORDANCE WITH APPLICABLE PROVISIONS OF THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. CONTRACTOR SHALL MAINTAIN VEHICLE AND PEDESTRIAN ACCESS ON ADJACENT ROADWAYS AND DRIVES TO THE MAXIMUM EXTENT POSSIBLE FOR THE DURATION OF THE JOB.

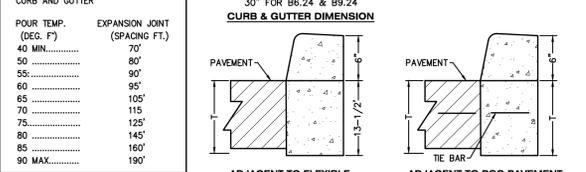
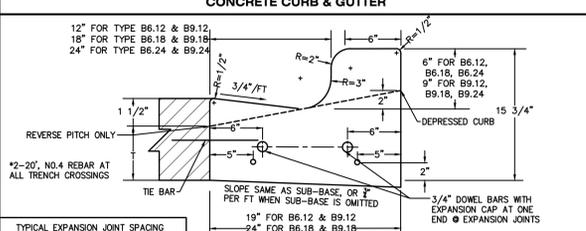


ALLOWED MATERIALS

Table with columns: MANHOLE COVER, STANDARD FRAME & GRATE, LOW PROFILE FRAME & GRATE, STANDARD FRAME STANDARD CAPACITY FIELD GRATE, STANDARD FRAME HIGH CAPACITY FIELD GRATE, SPECIFICATION. Includes rows for NEENAH R-2555, NEENAH R-1555, NEENAH R-2553, NEENAH R-1553, NEENAH R-4340-B, NEENAH R-4342.

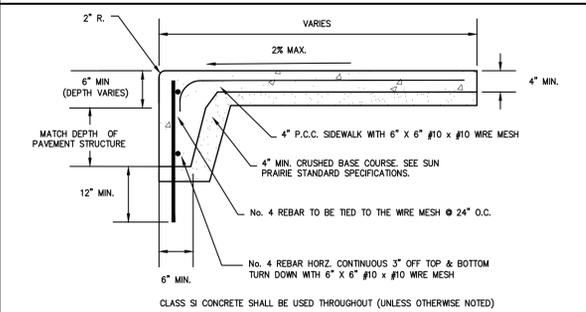
Table with columns: PIPE MATERIAL, MATERIAL SPEC., JOINT SPEC., USE. Includes rows for PVC SDR 21 & 26, HDPE DR11/DR17, HDPE N-12 DOUBLE WALL, ESWCP, RCP CL IV/ CL V, DIP CL 52, ALUMINIZED STEEL TYPE 2 CMP, COPPER TYPE K.

CONCRETE CURB & GUTTER

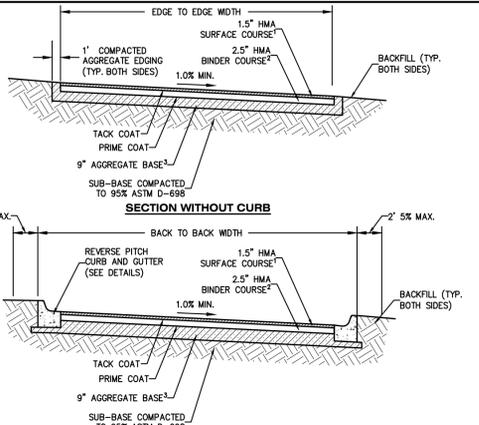


- 1. ALL CONCRETE FOR CURB AND GUTTER SHALL CONFORM TO I.D.O.T. STD. SPEC. FOR ROAD & BRIDGE CONST. SEC. 606 AND BE CLASS "SI" CONCRETE SIX BAG MIX, WITH 5 TO 7% AIR ENTRAINMENT.
2. CONTRACTION JOINTS SHALL BE PLACED AT TEN (10) FOOT (MIN.) O.C. PER ARTICLE 420.05 AND SHALL BE SAW CUT TO A MINIMUM DEPTH OF TWO (2) INCHES FROM FRONT TO BACK WITHIN TWENTY-FOUR (24) HOURS OF CONCRETE PLACEMENT AND SHALL BE SEALED WITH POLYSULFIDE JOINT SEALANT PER ARTICLE 420.12.
3. 2- 3/4" X 18" SMOOTH DOWEL BARS WITH CAPS AND WITH ONE END GREASED SHALL BE USED AT ALL EXPANSION JOINTS. 3/4" PREFORMED EXPANSION JOINTS TO BE PLACED AT ALL P.C.C.'S, P.T.'S AND AS INDICATED.
4. EXPANSION JOINTS, AS DETAIL HEREIN, SHALL BE CONSTRUCTED BY THE CITY ENGINEER.
5. ALL CURBS SHALL BE COVERED AND PROTECTED TO THE REQUIREMENTS OF ARTICLE 420.18 (WHEN REQUIRED) AND 1000.13 OF THE STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST ADDITION. MEMBRANE CURING SHALL BE W.R. MEADOWS GS 300 WITH WHITE FUTURE DYE AS PER TYPE I MEMBRANE CURING.
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9. CURB AND GUTTER SHALL HAVE A MIN 4" WIDE OR AS SHOWN ON THE CURB TO BE PLACED ON A 4" (MINIMUM) CRUSHED CA-6 AGGREGATE BASE.
10. THE CURB AND GUTTER SHALL BE DEPRESSED AT ALL SIDEWALK AND TRAIL TIES IN COMPLIANCE WITH ILLINOIS ACCESSIBILITY STANDARDS.
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13. ALL CURB AND GUTTER SHALL BE PROTECTED PER IDOT REQUIREMENTS WHEN WEATHER CONDITIONS DICTATE.
14. ALL WEATHER AND CONCRETE CONNECTIONS SHALL MEET IDOT REQUIREMENTS.
15. ALL WATER AND SANITARY SERVICES SHALL BE STAMPED WITH A "W" OR AN "S" ACCORDINGLY.

TURN DOWN EDGE SIDEWALK

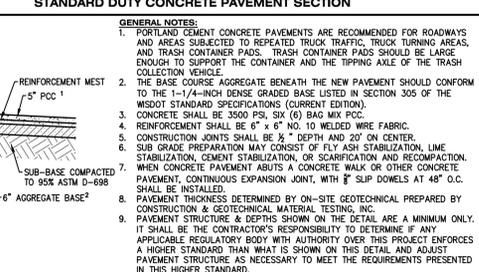


MEDIUM DUTY ASPHALT PAVEMENT SECTION

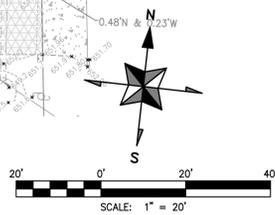
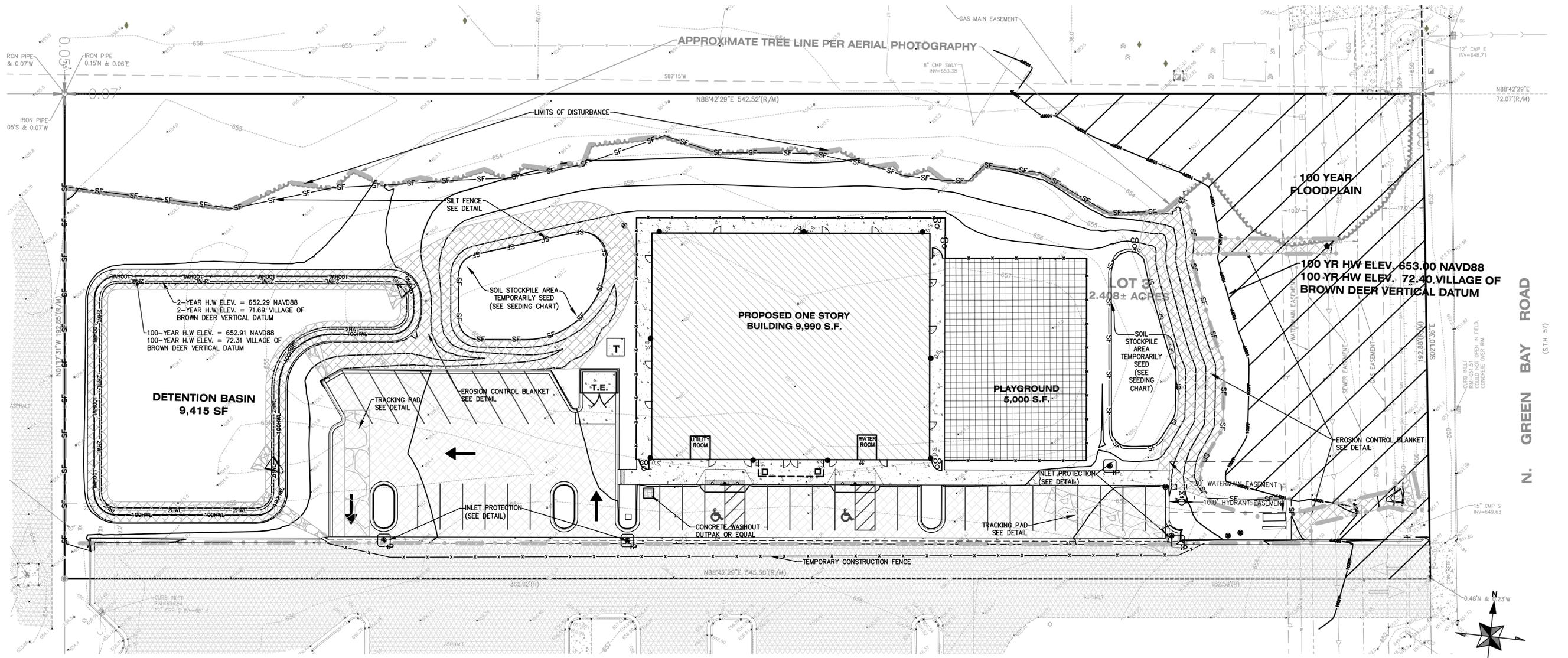


- GENERAL NOTES:
1. SURFACE COURSE, WSDOT SPECIFICATIONS FOR NO. 4 (12.5 MM) HOT MIX ASPHALT (HMA)
2. BINDER COURSE, WSDOT SPECIFICATIONS FOR NO. 3 (19.0 MM) HMA
3. THE BASE COURSE AGGREGATE BENEATH THE NEW PAVEMENT SHOULD CONFORM TO THE 1-1/4-INCH DENSE GRADED BASE LISTED IN SECTION 305 OF THE WSDOT STANDARD SPECIFICATIONS (CURRENT EDITION)
4. BACKFILL COMPACTED TO 90% OF ASTM D698 & DRESS WITH SUITABLE MATERIAL FROM BACK OF CURB TO PROPERTY LINE.
5. AFTER COMPACTION, THE HMA SURFACE COURSE SHALL BE WITHIN 1/4" ABOVE THE LIP OF GUTTER.
6. SUB GRADE PREPARATION MAY CONSIST OF FLY ASH STABILIZATION, LIME STABILIZATION, CEMENT STABILIZATION, OR SCARIFICATION AND RECOMPACTION AND MUST BE APPROVED BY PROJECT GEOTECHNICAL ENGINEER.

STANDARD DUTY CONCRETE PAVEMENT SECTION



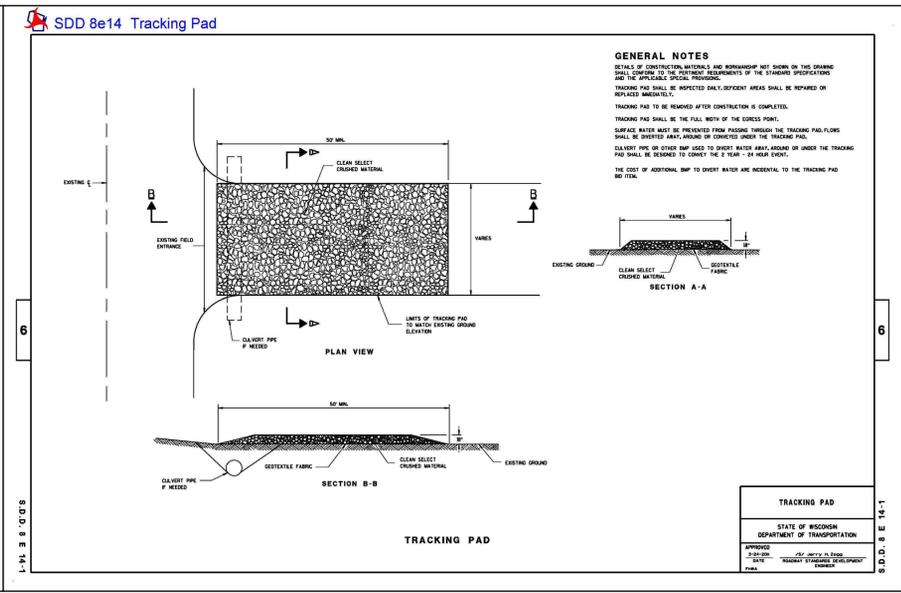
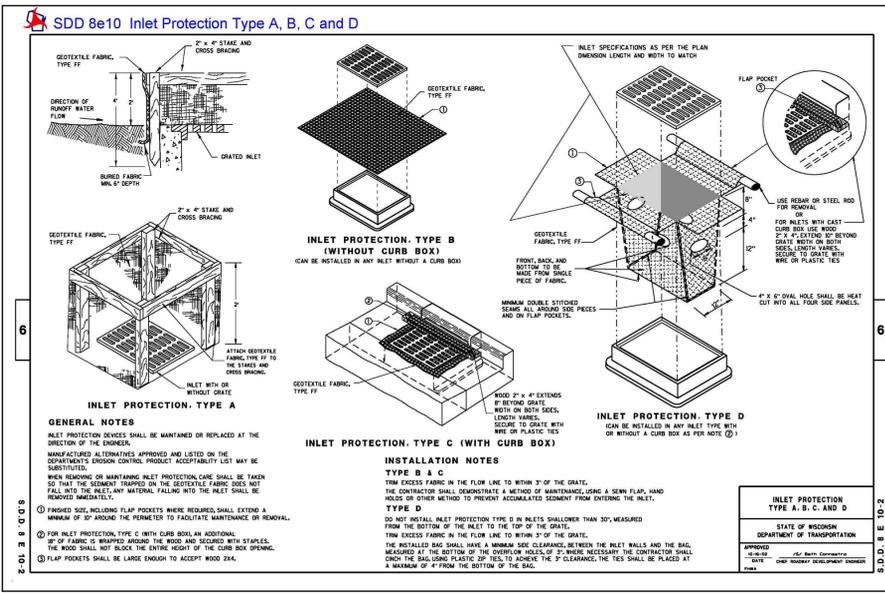
- GENERAL NOTES:
1. PORTLAND CEMENT CONCRETE PAVEMENTS ARE RECOMMENDED FOR ROADWAYS AND AREAS SUBJECTED TO REPEATED TRUCK TRAFFIC, TRUCK TURNING AREAS, AND TRASH CONTAINER PADS. TRASH CONTAINER PADS SHOULD BE LARGE ENOUGH TO SUPPORT THE CONTAINER AND THE TIPPING AXLE OF THE TRASH COLLECTION VEHICLE.
2. THE BASE COURSE AGGREGATE BENEATH THE NEW PAVEMENT SHOULD CONFORM TO THE 1-1/4-INCH DENSE GRADED BASE LISTED IN SECTION 305 OF THE WSDOT STANDARD SPECIFICATIONS (CURRENT EDITION)
3. CONCRETE SHALL BE 3500 PSI, SIX (6) BAG MIX PCC.
4. REINFORCEMENT SHALL BE 6" X 6" NO. 10 WELDED WIRE FABRIC.
5. CONSTRUCTION JOINTS SHALL BE 1/2" DEPTH AND 20' ON CENTER.
6. SUB GRADE PREPARATION MAY CONSIST OF FLY ASH STABILIZATION, LIME STABILIZATION, CEMENT STABILIZATION, OR SCARIFICATION AND RECOMPACTION.
7. WHEN CONCRETE PAVEMENT ABUTS A CONCRETE WALL OR OTHER CONCRETE



REVISIONS	NO.	DATE	DESCRIPTION
1	1	10/04/2019	PER ALIAS
2	2	11/20/2019	PER ALIAS
3	3	03/03/2020	RELOCATE TRASH ENCLOSURE
4	4	04/29/2020	PER ALIAS

THE LEARNING EXPERIENCE
9325 N. GREEN BAY RD.
BROWN DEER, WI

EROSION CONTROL PLAN



C:\Users\jwicks\Desktop\Brown Deer\SPC-180042.dwg-EC-1-17/2020 10:08 PM

CELTD
 Caldwell Engineering, Ltd.
 1516 North Madison Street, Woodstock, Illinois
 (815) 902-5594 www.caldwellengineering.com

Designed By: SAH
 Drawn By: SAH
 Checked By: MJC
 Date: 12-05-2018
 Job Number: CE180042
 Sheet Number: EC-1

NOT FOR CONSTRUCTION

OPERATIONAL DEVELOPMENT AGREEMENT WITH BRADFORD REAL ESTATE FOR A DAY CARE AT 9335 N. GREEN BAY ROAD

This **DEVELOPMENT AGREEMENT** entered into this ____ day of _____, 20__ (hereinafter referred to as the “Development Agreement” or in the alternative the “Agreement”), by and between **BRADFORD REAL ESTATE**, (hereinafter referred to as the “Developer”), and the **VILLAGE OF BROWN DEER**, a municipal corporation, Milwaukee County, Wisconsin (hereinafter referred to as “Brown Deer” or the “Village”).

WITNESSETH:

WHEREAS, the Developer is the owner of Lot 3 of Certified Survey Map 8624; and

WHEREAS, the Developer intends to utilize all lands of said lot for the construction of an approximately 10,000 square foot day care whose tenant will be The Learning Experience and will also construct associated access drives and features on adjacent lands as depicted on Exhibit 1 (hereinafter collectively referred to as the “Development”); and

WHEREAS, an application has been made to the Village by Developer for approval of this Agreement authorizing and governing the operation of the Development; and

WHEREAS, said Development is located in the BPD Business Planned Development District and the covenants contained herein are necessary to provide for the harmonious, orderly and consistent development of the neighborhood in which the Development is located; and

WHEREAS, this Operational Development Agreement shall be the Plan of Operations and shall be deemed to be in compliance with Section 121 of the Brown Deer Village Code if favorably recommended by the Plan Commission and approved by the Village Board; and

NOW, THEREFORE, the parties in consideration of the mutual covenants herein contained agree as follows:

1. Except as specifically permitted herein no other buildings shall be constructed and no additions thereto shall be made on the above-described Development without prior written approval of the Board of the Village.
2. Developer is hereby authorized to construct the Development in strict conformity with plans submitted to and approved by the Village, said plans attached hereto, made a part hereof and marked as follows:

- | | |
|------------|--|
| Exhibit 1, | Site Plan |
| Exhibit 2, | Building Elevations (Approved by the Brown Deer Building Board) |
| Exhibit 3, | Landscaping Plan (Approved by the Brown Deer Beautification Committee) |
| Exhibit 4, | Consent of Mortgagee |
| Exhibit 5, | Cost Estimate |

The Developer agrees that all plans shall require final approval of construction details by Village Staff, Village Board or appropriate Village reviewing authority, before such plans can be implemented. Implicit in this covenant is the right of the Village to require plan revisions, not inconsistent with applicable ordinances, or requests of required boards and committees. Such approval is not to be unreasonably withheld, conditioned, or delayed.

3. The Developer agrees that all plans for public and private improvements to serve the Development shall be approved by the Village and/or Building Inspector as applicable before such plans can be implemented.

4. The Developer agrees to pay all reasonable expenses in an amount not to exceed \$7,500, that the Village may incur by virtue of inspections, plan review, legal, surveying, publication and engineering costs and studies pertaining to the Development.

5. It is the intent of the Village that that all property of the Development remain fully taxable for real tax purposes. Fully taxable status is a condition precedent to occupancy. All occupancy permits shall be subject to revocation if taxable status ceases.

6. The Developer shall promptly pay the costs of work undertaken by Developer and does hereby indemnify the Village from any loss and hold it harmless from any liability for any debts or claims alleged to be due from the Developer to any person, including any agent, contractor, employee or subcontractor employed by, or under, Developer.

7. Developer shall provide a private rubbish removal system requiring no service by or cost to the Village. All rubbish, scrap, waste material, storage and collection shall be within interior or screened rodent-proof and covered facilities to be provided and maintained in accordance with the direction of the North Shore Health Department. The screened enclosures shall be constructed of non-combustible materials that are designed to match the elevations of the primary buildings that they serve. The Village reserves the right to require additional enclosure space if there is an insufficient supply of storage space for the rubbish removal system.

8. Developer shall also establish a recycling program in accordance with Wisconsin State Statute Chapter 287 and the Village's recycling ordinance. A collection system with adequate storage containers for recyclables must be provided for all recyclable material and this material must be collected and transported to a processing facility that separates and recycles appropriate items. All recyclable material, storage and collection shall be within interior or screened rodent-proof and covered facilities to be provided and maintained in accordance with the direction of the North Shore Health Department. The screened enclosures shall be constructed of non-combustible materials that are designed to match the elevations of the primary buildings that they serve. The Village reserves the right to require additional enclosure space if there is an insufficient supply of storage space for the recycling program.

9. Developer shall abide by applicable provisions of all of the Brown Deer ordinances, including the Building Code, Zoning Code, Fire Prevention Code, construction site erosion control and storm water management ordinances.

10. Building permits for the construction of the proposed new improvements associated with the Development shall be issued upon execution of this Agreement and after Developer has provided a completion bond or irrevocable letter of credit to pay for the costs as required by paragraph 31. No building permit shall be issued until the building's construction plans have been approved by the Wisconsin Department of Safety and Professional Services and the Village Building Board. Furthermore, no building permit shall be issued until a written statement is received from the supervising registered architect or engineer assuring the following statements:

- a) The complete construction of said buildings shall be under the immediate supervision and control of said architect or engineer.
- b) The registered architect or engineer shall supply to the Village Building Inspector, upon request, a certified report of any construction inspection deemed necessary by the Building Inspector. Such certified report shall state in detail that all construction work has been executed in accordance with all applicable sections of the Wisconsin Administrative Code, approved plans, specifications and terms of the applicable permit.
- c) No change in plans or specifications, which involve any provisions of the Wisconsin Administrative Code, Chapters SPS 361 through SPS 364, or Chapter SPS 366, shall be made

unless such change is signed, sealed and dated by the architect, engineer, or designer who made the change and approved by the Wisconsin Department of Safety and Professional Services and/or the Village Building Inspector.

- d) Prior to the issuance of a Certificate of Occupancy the registered architect or engineer shall submit to the Village Building Inspector a completion statement in the form required by the State of Wisconsin.

11. No building authorized by this Agreement shall be occupied until a Certificate of Occupancy or temporary Certificate of Occupancy Permit has been issued by the Village Building Inspector. A Certificate of Occupancy shall be issued after all improvements, construction and landscaping for said building are completed as required by this Agreement and also as may be required by State law and Village ordinance.

12. All heating, ventilating and air conditioning (HVAC) mechanical equipment shall be screened from public view. Plans for addressing the visual impact of the HVAC equipment shall be submitted for approval to the Building Board, and said approval must be obtained prior to the issuance of a building permit. HVAC mechanical units shall comply with the Village noise ordinance.

13. Developer shall landscape in accordance with the Landscaping Plan as approved by the Village Beautification Committee (Exhibit 3). All landscaping on the Property and ingress and egress drives shall be maintained by the Developer in a state of good maintenance and repair as determined by the Village Manager and in default thereof, the Village may provide written notice to Developer, and if Developer fails to correct the default within no less than 30 days after such notice is delivered to Developer, the Village may do so and assess the cost against the Property, consistent with Wisconsin Statutes section 66.0627. Grass of a variety typical of sod and not to include that of a native prairie style or decorative grasses designed for greater lengths shall be kept cut to a height of not more than four (4) inches. Landscaping for this purpose shall mean bushes, shrubbery, trees, grass and other items or appurtenances necessary to maintain a pleasing and attractive appearance. Dead trees, bushes and shrubbery, shall be removed and immediately replaced at the direction of the Village Manager or his designee and in accordance with the Landscaping Plan (Exhibit 3).

- a) Vegetation shall be kept trimmed back from around lighting fixtures, fire hydrants and any other utilities that extend from the ground or buildings.
- b) A professionally prepared Landscaping Plan (Exhibit 3) shall be submitted for review and approval by the Village of Brown Deer Beautification Committee. This document does not grant approval of the landscape plan.
- c) Fences in front yards are prohibited by Village Code however this agreement expressly permits a fence as shown in the attached Exhibit 1 and 3 and allows for future modifications, with approval by the Village Manager or his designee, so long as the modifications are in keeping with the general nature, style and dimensions of the approved design herein.

14. Signs on the premises shall, at all times, conform to Village sign regulations as found in Chapter 121 of the Brown Deer Village Code.

- a) All signs and subsequent changes shall be submitted for review and approval by the Village of Brown Deer Building Board. This document does not grant approval of signage.
- b) Window signage, both permanent and temporary, for the Development shall not exceed twenty percent (20%) of the total window area.

15. Storm water management measures shall be in accord with the Village Storm Water Management Ordinance, and the storm water management plans shall be approved by the Village Engineer. Either a new separate agreement or an amendment to the existing maintenance agreement for the storm water management measures at the Development shall be entered into with the Village and adjacent property owner(s) prior to issuance of an occupancy certificate for the Property.
16. The Developer shall comply with Village Zoning Code performance standards relating to noise, vibration, odor, smoke, dust, etc.
17. The Development shall be appropriately illuminated in order to protect public safety.
 - a) An exterior lighting plan shall be reviewed and approved by the Brown Deer Police Department prior to installation of lighting fixtures.
 - b) Illumination of off-street parking and loading areas shall be arranged to shield the adjacent properties and streets from direct rays of light and glare. No Development lighting shall trespass more than 0.1 footcandles of horizontal illumination across adjoining or nearby residentially zoned property lines and no more than 0.5 footcandles of horizontal illumination across adjoining or nearby commercially zoned property lines as measured twelve (12) inches above grade.
 - c) All lighting, except security lighting, shall be extinguished no later than sixty (60) minutes after the close of business of the Development being served, except as may otherwise be authorized by the Board of the Village.
 - d) All lighting fixtures shall be maintained in working order.
18. The exterior storage, display of supplies or equipment is prohibited. Further there shall be no exterior storage of donated items nor shall any stand alone donation drop boxes be used on site.
19. The use of an outdoor loudspeaker/paging system on the Development shall be prohibited.
20. Outdoor vending machines and/or displays are prohibited.
21. The hours that the Development may be open for business shall be from 5:00 a.m. to 11:00 p.m. daily.
22. No person, firm or corporation shall engage in delivery, loading or unloading in conjunction with the operation of the Development unless such operations are conducted in accord with the conditions of this Agreement.
 - a) Deliveries of products and inventory to the Development may only occur between the hours of 7:00 a.m. to 9:00 p.m. daily.
 - b) Delivery trucks shall be turned off/shut down while waiting to or completing a delivery at the Development. Exception shall be given to delivery trucks having refrigeration units that require the vehicle remain running. Said refrigerated trucks may remain running for no longer than one (1) hour.
23. The Developer shall provide parking spaces to serve the building in accordance with the requirements of Chapter 121 of the Village Code.

- a) The parking lots shall not be used by rental agencies for parking of rental trailers, trucks, automobiles, or other vehicles, unless said vehicles are accessory to the approved use of the Development.
- b) The parking of motor vehicles, with attached advertising graphics and/or logos, intended to act as additional signage for the Development is prohibited, unless said vehicles are accessory to the approved use of the Development.
- c) Exterior parking storage of recreation vehicles, structures, un-mounted campers or un-mounted boats or snowmobiles is prohibited.
- d) The Developer shall prohibit the use of parking on the premises that is not accessory to the existing building use therein. Junk and/or abandoned vehicles shall be removed by the Developer within five (5) days upon receipt of written notification from the Village.
- e) Parking of trucks or semi trailers when accessory to the Development shall be limited to vehicles having not over one and one-half tons capacity, except for pickup or delivery services and during normal business hours. Trucks in excess of one and one-half tons capacity shall not be parked in the open. Notwithstanding the foregoing, trucks and semi trailers with capacities exceeding one and one-half tons may service the Development, including without limitation loading and unloading of merchandise and other personal property, provided that such trucks and semi trailers shall not be parked on the Development once such services have been completed.
- g) Snow storage within the parking area shall not interfere with the orderly flow of traffic and shall not obstruct any vision triangles.
- h) The Developer shall provide a facility for the securing and parking of bicycles on the site.
- i) Ensure that a cross access and parking easement/agreement is in place with the owners of Lot 1 and 2 of CSM 8624 prior to occupancy.

24. All applicable permits/licenses/approvals shall be obtained prior to commencing construction and/or operation of the Development.

25. If there are any code, law, ordinance or regulation violations, deficiencies, or any hazardous conditions with respect to any use of the Development, or any building or site improvements on the Development, the Developer shall correct any hazardous conditions immediately and shall correct any other deficiencies or violations within thirty (30) days of written notification. This provision does not limit the Village from taking any other action to enforce any provisions of the Village ordinances or this Agreement.

26. The Developer agrees to safeguard the building from fire as follows:

- a) Fire lanes shall be maintained, posted and lighted as directed by the Police Department of the Village and no parking shall be allowed in such fire lanes.
- b) Approved automatic sprinkler equipment shall be installed in the building in conformity with NFPA Standard No. 13, and shall be maintained as specified in NFPA Standard No. 25. Plans for this sprinkler system shall be submitted to and approved by the North Shore Fire Department.

c) The entire fire protection and prevention system in the building shall be connected to a central alert system so as to effectively alert occupants within the building. This alert system shall be connected to the North Shore Fire Department system. No phase of this building will be allowed to be occupied until the complete fire prevention and protection system of the building has been installed by the Developer and tested and approved by the North Shore Fire Department.

d) Service drives and water mains together with fire hydrants on the Property must be installed before any combustible portion of the building at the Property is built. All service and access drives to the Property and accessibility to all fire hydrants at the Property must be maintained in a condition suitable for travel of fire apparatus. Sufficient fire hydrants must be installed upon the Property in accordance with the Village Fire Prevention Code.

e) The Developer and all subsequent owners or occupants of the Property shall insure that all private alarm systems maintain an on-call maintenance service available during the hours that such system is in operation. The Developer shall furnish the Village Police Department with a written list containing names, addresses and telephone numbers of the individuals who can be contacted should an alarm occur on the Property. This information shall be submitted to the Village Police Department ten (10) days prior to the installation of any new alarm system. Additionally, notification of any change in the person or persons to be contacted shall be made ten (10) days prior to the actual change in the person(s) to be contacted.

f) The Developer shall maintain a Fire Department Knox Box, to house a Master Key to all doors and sprinkler and alarm systems and shall contact the North Shore Fire Department for application and details in installation.

27. All occupants shall furnish the Police Department with a written list containing names, addresses and telephone numbers of the individuals who can be contacted should an alarm occur at the building. This information shall be submitted to the Police Department five (5) days prior to the installation of any new alarm system. Additionally, notification of any change in the person or persons to be contacted shall be made five (5) days prior to the actual change in the person(s) to be contacted.

28. The Developer agrees to safeguard the building on the Property with respect to crime prevention as follows:

a) Prior to occupancy of the building, a plan of the proposed building shall be provided to the Village Police Department showing the use, type, size and location of security crime prevention equipment to include, but not be limited to the following: Locking devices and related components (mechanical and electrical), doors, door systems (internal and external), vent covering methods (for openings 10 inches by 10 inches or greater), glazing materials, electronic detection devices (power source location and protection), luminaries (internal and external), point protection devices, area protection devices and any other crime prevention/detection equipment that is or may be utilized on the Property.

b) Prior to occupancy of the building, the Developer shall provide the Village Police Department with a statement describing proposed procedures to be utilized with respect to proposed security system/hardware indicated above.

c) Prior to occupancy of the building, the Developer will meet with a representative of the Village Police Department to conduct a crime prevention evaluation and to make recommendations to the Developer on how to reduce criminal opportunity on the Property. Additionally, the Village Police Department, will advise the Developer how to increase building protection by use of security equipment, electronic surveillance and any other crime prevention techniques which may improve

both occupancy and site protection. The Developer shall meet with the Police Department annually to review crime prevention measures. The meetings shall be held more frequently if deemed necessary by the Police Department.

29. The Developer shall:

- a) Provide the Village with a complete set of utility construction as-built drawings in AutoCAD format (*.DWG). Plan and profile sheets shall indicate as-built data without removing original data from the drawings. These as-built drawings shall be labeled as "as-builts" within the title block of each sheet.
- b) Provide the Village with a master grading plan in AutoCAD format (*.DWG). The master grading plan shall indicate the elevations of all lot corners, grade breaks, drainage swales and stormwater detention areas without removing original data from the drawings. The proposed finished grade shall be shown for each proposed structure.

30. The Developer shall further grant or dedicate to the Village, without cost to the Village, such right of way or easements as reasonably determined necessary by the Village for any additional future public improvements, provided the same are located in areas which are acceptable to Developer, have not been improved with buildings and have not been reserved as building areas as shown on Exhibit 1 and further provided that said improvements, when installed, shall not unreasonably interfere with the use of the Development depicted in the exhibits attached hereto, or lower the value thereof. Without limiting the generality of the foregoing, in no event shall any such rights of way or easements adversely affect any parking areas or signs to be located on the Development. Whenever possible, such additional right of way or easements shall be located adjacent to the exterior lines of lots and parcels or adjacent to existing easements or rights of way. Developer shall execute and deliver any deeds or instruments reasonably deemed necessary by the Village to implement this Agreement. Developer hereby grants the right, power and authority to construct, install and maintain all easements depicted on the exhibits attached hereto for the purposes designated to the Village. The use of the easement areas inures to the public, and in the case of utility easements, to the public utilities.

31. To guarantee completion of construction of the public improvements and associated portions of the Development and the covenants in this Agreement, Developer attaches hereto and makes a part hereof a completion bond or irrevocable letter of credit approved by the Village Attorney in the sum of \$192,500 which amount is based on the construction cost estimate attached hereto as Exhibit 5. Said completion bond or irrevocable letter of credit shall not be released until after the occurrence of both of the following events whichever occurs last: *i*) Certificate of Occupancy for the Development has been issued; or *ii*) completion of the landscaping in accordance with the Landscaping Plan as approved by the Village of Brown Deer Beautification Committee.

32. Developer acknowledges they are in control of the land during construction and will endeavor to work with the Village on construction, municipal involvement in site development, and utility work.

33. The covenants, agreements, restrictions and provisions herein contained constitute covenants running with the land and shall be binding on all parties, their heirs, assigns and successors having an interest in the land affected hereby for a period of twenty-five (25) years from the date this instrument is recorded, after which time this instrument shall automatically be extended for successive periods of ten (10) years. However, upon a showing of reasonable cause, the Board of the Village may relieve the Developer from such covenants, agreements, restrictions, or any of them, before the expiration of twenty-five (25) years or thereafter by the adoption of a resolution so doing. The covenants herein contained may be enforced by proceedings at law or in equity by the Village against any person or persons violating or attempting to violate the same. At such time as Developer transfer or conveys any interest in the Development (after completion thereof and issuance of a Certificate of Occupancy), any transferee

shall then be liable for all obligations hereunder that arise after the date of such transfer. The Village shall receive written notification of any transfer or conveyance of the Development.

35. The invalidity of any of the covenants herein contained declared by any judgment or court order shall in no way affect any of the other provisions herein contained which shall remain in full force and effect.

36. This Development Agreement is hereby approved, including the attached Exhibits “1 through 5”, and is accepted as meeting the criteria set forth in the Village of Brown Deer Zoning Code for the regulation of the BPD-Business Planned Development District.

37. All notices hereunder must be in writing and shall be deemed validly given if sent via fax to the number listed below, delivered personally, or is sent by certified mail, return receipt requested, addressed as follows:

If to Village, to:	Community Services Department Village of Brown Deer 4800 W. Green Brook Drive Brown Deer, WI 53223-2496 Fax (414) 371- 2999
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If to Developer, to:

**THIS SPACE INTENTIONALLY LEFT BLANK
SIGNATURES AND PERSONAL GUARANTY ON FOLLOWING PAGES**

IN WITNESS WHEREOF, the parties hereunto set their respective hands and seals on the date first written above.

“DEVELOPER”

BRADFORD REAL ESTATE;

Dated: _____ By: _____

Name:

Title:

STATE OF WISCONSIN)
) SS
MILWAUKEE COUNTY)

Personally came before me this _____ day of _____, 20__ A.D., the above-named _____, the _____, of Bradford Real Estate., to me known to be the person who executed the foregoing instrument and acknowledged the same, as the act and deed of said corporation, by its authority.

* _____,

Notary Public, _____ County, _____ (state)

My commission expires: _____

* Print Name of Notary Public

EXHIBIT 5

ESTIMATED IMPROVEMENT COSTS

All improvement costs, including but not limited to preparation of plans, installation of facilities and inspection shall be borne by the Developer in accordance with this Agreement.

Said costs for the project are estimated to be as follows:

DESCRIPTION	COSTS
Grading (including Erosion Control)	\$40,000.00
Utilities	\$20,000.00
Stormwater Management	\$20,000.00
Landscaping	\$35,000.00
SUBTOTAL	\$115,000.00
Engineering/Consulting Services	\$11,500.00
SUBTOTAL	\$11,500.00
TOTAL:	\$126,500

Total: ___\$126,500___/100 Dollars.