VILLAGE OF HOBART
GREATNESS IS GROWING

Village of Hobart – www.hobartwi.gov
Village Office - 2990 South Pine Tree Road, Hobart, WI

Notice is hereby given according to State Statutes that the SITE REVIEW COMMITTEE of the Village of Hobart will meet on Wednesday September 17th 2025 at 5:30 P.M. at the Village Office (2990 South Pine Tree Road). NOTICE OF POSTING: Posted this 12th day of September, 2025 at the Hobart Village Office and on the village website.

MEETING NOTICE – SITE REVIEW COMMITTEE

Date/Time: Wednesday September 17th 2025 (5:30 PM)
Location: Village Office, 2990 South Pine Tree Road

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call.
2. Certification of the open meeting law agenda requirements and approval of the agenda.
3. Approve Minutes of August 20th 2025 (Page 3)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION – Request to consider a 200-unit, 10-building leased residential development with associated site improvements (1200 Block Lear Lane; HB-347) (Page 6)

PDK Investments, LLC is proposing to construct a third phase to their development which would consist of 10-20-unit two story buildings totaling 200 new leased residential units. Additionally, there are 10-16 unit detached garage buildings to accommodate the 20-unit buildings as these buildings only contain 4 attached garages per structure. Access to the new phase will utilize the existing ingress/egress from Lear Ln. that serves the existing development with a secondary ingress/egress proposed along Orlando Drive. This agenda item was postponed from the August 2025 meeting.

6. DISCUSSION AND ACTION – Request for a new 8,496 square-foot commercial building with associated site improvements (611 Centerline Drive, HB-524-1-1) (Page 64)

Bayland Buildings is proposing to construct a new 8,496 square foot commercial building to be located at 611 Centerline Drive along with the required associated site improvement including access and parking. The proposed building will be single story in height and utilized as an auto service facility.

7. DISCUSSION AND ACTION - Request for new 12,000 square-foot commercial retail building with associated site improvements (633 Larsen Orchard Parkway, HB-537) (Page 110)

Bayland Buildings is proposing to construct a new 12,000 square foot commercial retail building to be located at 633 Larsen Orchard Parkway along with the required associated site improvement including access and parking. The proposed building will be single story in height and utilized as a multi-tenant retail facility.

8. DISCUSSION - Items for future agenda consideration

10. ADJOURN

_____

Aaron Kramer – Village Administrator

Members: Dave Dillenburg (Chairperson), Tom Tengowski (Vice-Chairperson), Tammy Zittlow, Dave Baranczyk, Rick Nuetzel, Peter Zobro, Steve Riley

NOTE: Page numbers refer to the meeting packet. All agenda and minutes of Village meetings are online: www.hobart-wi.org. Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk-Treasurer at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Committee may be considered and taken on any of the items described or listed in this agenda. There may be Committee members attending this meeting by telephone if necessary.

VILLAGE OF HOBART
GREATNESS IS GROWING

Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, August 20, 2025 – 5:30 pm

MEETING MINUTES – SITE REVIEW COMMITTEE

Date/Time: Wednesday August 20, 2025 (5:30 PM)
Location: Village Office, 2990 South Pine Tree Road

Members: Dave Dillenburg, Tammy Zittlow, Dave Baranczyk, Rick Nuetzel, Steve Riley, Tom Tengowski, Peter Zobro

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call. The meeting was called to order by Dave Dillenburg at 5:34 pm. Roll call: Dave Baranczyk, Tom Tengowski, Peter Zobro, Tammy Zittlow (arrived at 5:40 pm), and Dave Dillenburg were present. Excused: Rick Nuetzel and Steve Riley.
2. Certification of the open meeting law agenda requirements and approval of the agenda. ACTION: To certify the open meeting law agenda requirements. MOTION: Dave Dillenburg SECOND: Dave Baranczyk MOTION APPROVED: 4-0
3. Approve Minutes of June 18th 2025. Motion by Dave Baranczyk to approve the June 18, 2025 minutes, Seconded by Tom Tengowski. Motion approved 4-0.
4. Public Comment on Non-Agenda Items. None

Tammy Zittlow joined the meeting(5:40pm).

ACTION ITEMS

5. DISCUSSION AND ACTION - Request for new exterior processing equipment (1001 Fernando Drive; HB-337)
Green Bay Converting, located at 1001 Fernando Dr., is proposing the installation of four Regenerative Thermal Oxidizer (RTO) units to assist with the processing of their everyday production / operations. The proposed RTOs will be located along the east elevation of the existing building.

Discussion of the requested processing / mechanical equipment with the following conditions:

1. Property owner and/or agent shall obtain the necessary approvals from both the FAA and EPA prior to commencement of any work on these units.
2. Installation of black coded chain-link fence with a maximum of 10 feet in height encompassing all RTO units.
3. Any change to equipment prior to installation (for those units installed at a later date) shall require resubmittal to the Site Review Committee at that time.

Motion by Tom Tengowski to approve the processing / mechanical equipment as proposed with the above conditions, Seconded by Tammy Zittlow. Motion approved 5-0.

6. DISCUSSION AND ACTION - Request for a 1,800 square foot accessory building (780 Centerline Drive, HB-2679) (Page 14)
EMT International, located at 780 Centerline Dr., is proposing an accessory building of 1,800 square feet to be constructed on site and used for a temporary basis (not to exceed 4 years). This building would be located adjacent to and on the north side of the existing principal building.

Motion by Dave Dillenburg to suspend the rules of regular meeting order, Second by Tammy Zittlow. Motion approved 5-0.

Appearing before the committee:

Robert Zittlow, 3118 Pioneer Dr.

Motion by Dave Dillenburg to return to the rules of regular meeting order, Second by Tammy Zittlow. Motion approved 5-0.

Discussion of the requested 1,800 sf. Accessory building with the following conditions:

1. Colors of proposed building shall be similar to that of the existing principal structure.
2. Proposed building to be for cold storage only and planned to be temporary in nature. Should the proposed building be needed for greater than the 4 years as noted in the narrative by the applicant, this project shall be brought back to the Village Site Review

Committee for review and action to have the building be compliant with all requirements for this zoning district including but not limited to: percentage of masonry, all exterior building finishes, landscaping, etc. Building shall either be removed from site by August 20, 2029, or brought into compliance with all zoning requirements by December 31, 2029.

Motion by Dave Dillenburg to approve the accessory building as proposed with the above conditions, Seconded by Dave Baranczyk. Motion approved 5-0.

7. DISCUSSION AND ACTION – Request to consider a 200-unit, 10-building leased residential development with associated site improvements (1200 Block Lear Lane; HB-347)

PDK Investments, LLC is proposing to construct a third phase to their development which would consist of 10-20-unit two story buildings totaling 200 new leased residential units. Additionally, there are 10-16 unit detached garage buildings to accommodate the 20-unit buildings as these buildings only contain 4 attached garages per structure. Access to the new phase will utilize the existing ingress/egress from Lear Ln. that serves the existing development with a secondary ingress/egress proposed along Orlando Dr.

Motion by Dave Dillenburg to suspend the rules of regular meeting order, Second by Dave Baranczyk. Motion approved 5-0.

Appearing before the committee:

Robert Zittlow, 3118 Pioneer Dr.

Motion by Dave Dillenburg to return to the rules of regular meeting order, Second by Dave Baranczyk. Motion approved 5-0.

Discussion of the requested 200-unit, 10-building leased residential development with associated site improvements with the following conditions:

1. Implementation of additional masonry material along all building facades (principal structures and accessory structures) that front a public street to achieve similar appearance as those of adjoining developments (such as with the complex referred to as “Knots Landing” along Orlando Dr.).
2. All HVAC grills for individual units shall be color matched to blend with the color of the exterior material it is located within.
3. All wall mounted lighting proposed shall be directed towards the interior parking areas and no such lighting shall create a glare to adjoining properties or public roadways.
4. Landscape plan for phase III shall be submitted to the SRC at a later date for review and approval prior to implementation.
5. Any proposed signage shall be submitted to the SRC for review and approval prior to permitting and installation.
6. Installation of directional address signage within and throughout the proposed and existing developments working with Village Departments to verify most functional locations and design (including existing building address signs and freestanding signs.
7. Developer obtaining approval from Brown County for ingress / egress access along Orlando Dr.
8. Developer to coordinate with Village’s Fire Department to provide proper maneuvering area for emergency vehicles at the end of the drive and parking areas between proposed buildings #7 and #8 to prevent dead end drive lanes.
9. Developer to coordinate with Village’s Fire Department for review and placement of key lockbox locations, contents, and total number of boxes for both this proposed Phase II and the previous Phase II.

Motion by Tom Tengowski to postpone action to the September 17, 2025, Seconded by Dave Baranczyk. Motion approved 5-0.

8. DISCUSSION AND ACTION – Request for new wall signage at Hillcrest Elementary School (4193 Hillcrest Road; HB-712)

Hillcrest Elementary School, located at 4193 Hillcrest Dr., is nearing the completion of a substantial addition / renovation project and requests to install a 40 square foot wall mounted Electronic Message Center (EMC) on the front (east) building elevation facing Hillcrest Road.

Discussion of the requested new EMC wall sign with the following conditions:

1. Property owner submitting a letter to the Village as part of the permit application certifying that they will comply with the prescribed brightness limitations set by the sign ordinance for Electronic Message Centers.

Motion by Tammy Zittlow to approve the 40 square foot EMC wall sign as proposed with the above conditions, Seconded by Peter Zobro. Motion approved 5-0.

9. DISCUSSION AND ACTION – Request for revisions to the proposed freestanding sign located at La Petite Academy (4275 Hillcrest Road.; HB-713)

La Petite Academy is an operating day care facility (formerly Shining Stars Children and Education Center) and is submitting for review and action of revision to the proposed freestanding sign.

Discussion of the revision to proposed freestanding sign with the following conditions:

1. Sign shall maintain a minimum 10-foot setback from front property line (street right-of-way)

Motion by Tammy Zittlow to approve the revised freestanding sign as proposed with the above conditions, Seconded by Dave Baranczyk. Motion approved 5-0.

10. DISCUSSION - Items for future agenda consideration – None.

11. ADJOURN Motion by Tom Tengowski to adjourn the meeting, Seconded by Dave Baranczyk; Motion approved 5-0. Meeting adjourned at 7:09 pm.

Respectfully submitted by Todd Gerbers, Director of Planning & Code Compliance

VILLAGE OF HOBART
GREATNESS IS GROWING

TO: Site Review Committee **RE: 1200 Block Lear Ln., HB-347; 200 Unit Leased Residential Development**

FROM: Todd Gerbers, Director of Planning and Code Compliance **DATE:** September 17, 2025

ISSUE: Discussion and action to consider a 200 unit, 10 building leased residential development with associated site improvements

RECOMMENDATION: Staff recommends conditional approval based on staff recommendations along with any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: PDK Investments, LLC
2. Applicant: Vierbicher
3. Address/Parcel: 1200 Block Lear Ln. / HB-347
4. Zoning: PDD #2: Orlando/Packerland Planned Development District
5. Use: Multi-Family Residential

BACKGROUND

PDK Investments, LLC is proposing to construct a third phase to their development which would consist of 10-20-unit two story buildings totaling 200 new leased residential units. Additionally, there are 10-16 unit detached garage buildings to accommodate the 20-unit buildings as these building only contain 4 attached garages per structure. Access to the new phase will utilize the existing ingress/egress from Lear Ln. that serves the existing development with a secondary ingress/egress proposed along Orlando Dr. This agenda item was postponed from the August 2025 meeting.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 1, Site Plan Approval

A. Zoning: PDD #2: Orlando/Packerland Planned Development District

B. Green Space: 47.41% after development

C. Setbacks: This development complies with all applicable setbacks (proposed 30’ (front/Packerland Dr. and Orlando Dr.), 25’ (rear), 25’ (side) for principal structures with a minimum of 10’ for accessory structures)

D. Parking: The requirements for multi-family developments are 1 stall per bedroom and 50% of the required parking must be enclosed. Staff review identified a total of 300 bedrooms. Thus 300 parking stalls are required, with 150 of those being enclosed (garage stalls.) The development provides a total of 510 parking stalls with 160 of those stalls being enclosed/garage stalls.

E. Fire Dept. and Police Dept.: The plans are being reviewed by both the Police Chief and Fire Chief and their comments and conditions are included in this document.

F. Storm Water: Storm water from this phase will be collected by internal catch basins throughout the site and discharge to a new storm water management pond within the development with an outfall to the roadway ditch along Packerland Dr.

G. Refuse Collection: Existing corral/enclosure will be expanded to provide adequate space and is approved by the transfer company per attached correspondence.

Section 2, Architectural Plan Approval

A. Exterior Construction Information:
1. **Materials:** Wood framed building.
2. **Exterior Materials:** Mixture of brick, vertical accent siding, and horizontal siding to continue the same materials and colors that were utilized in both phases 1 & 2
3. **Height:** Anticipated at 30' to peak of roof system
4. **Overhead doors:** Typical residential overhead garage doors
5. **Mechanical equipment:** Wall mounted units per dwelling unit

Section 3, Landscaping Plan: Landscape plan will need to be submitted to the SRC for approval prior to implementation.

S**ection 4, Lighting:** Wall mounted lighting proposed and mainly directed towards the interior parking areas. No lighting shall create a glare to adjoining properties or public roadways.

Section 5, Signage: No signage proposed at this time and any future proposed signage would be required to be submitted for approval at a later date.

Section 6, Driveway-Curb Cut: This new phase will utilize an existing curb-cut and driveway from Lear Ln. that currently serves the existing development and will remain as the primary access point to this proposed 3rd phase. There will be an additional ingress/egress from Orlando Dr. which requires approval from Brown County prior to installation.

RECOMMENDATION/CONDITIONS

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

1. Implementation of additional masonry material along all building facades (principal structures and accessory structures) that front a public street as noted on the revised building elevation drawings, including the elevations labeled as "alternate".
2. All HVAC grills for individual units shall be color matched to blend with the color of the exterior material it is located within.
3. All wall mounted lighting proposed shall be directed towards the interior parking areas and no such lighting shall create a glare to adjoining properties or public roadways. Any other future lighting will require review and approval by the SRC.
4. Landscape plan for phase III shall be submitted to the SRC at a later date for review and approval prior to implementation.
5. Any proposed signage shall be submitted to the SRC for review and approval prior to permitting and installation.
6. Installation of directional address signage within and throughout the proposed and existing developments working with Village Departments to verify most functional locations and design (including existing building address signs and freestanding signs.
7. Developer obtaining approval from Brown County for ingress / egress access along Orlando Dr.
8. Materials for refuse/recycling enclosure expansion shall match materials of existing structure.
9. Developer to coordinate with Village's Fire Department for review and placement of key lockbox locations, contents, and total number of boxes for both the proposed phase III and previous phases.

VILLAGE OF HOBART

SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

PLAN SUBMITTAL REQUIREMENTS:

- Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.
- Fifteen (15) copies of the Completed Checklist
- This checklist with complete information *no later than ten 10 business days prior to the Third Tuesday of the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)*
- One (1) full size set of site plans.
- One (1) full size set of building plans, Ready for State Approval
- All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.
- Signs not part of this application would be a considered a separate application
- Application fee of $150.
- One (1) Digital Copy of Plans

ALL INFORMATION MUST BE COMPLETE PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

1. LOCATION

Project / Development / Site Location / intersection (section town & range)

Arvada Ph. III, 1201 Orlando Dr. Section 25, T23N, R19E

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 13.91 ac.

Size of facility(square footage): 10 - 20 units apt. bldgs.; approx. 10,128 s.f. per b;dgs.

Type of facility: Multifamily

Developer: PDK Investments, LLC

Address: 445 Cardinal Ln., Green Bay, WI 54313 Phone: 920-494-4557

Engineer: Vierbicher

Address: 400 Security Blvd., Green Bay, WI 54313 Phone: 920-434-9670

Contractor: Duquaine Development

Construction Firm: (same)

Address: 4329 Nicolet Dr., Green Bay, WI 54311 Phone: 920-371-8834

Revised 1-23-08

3. **SITE PLAN APPROVAL**

A. Industrial ___ Business Park ____ Commercial ___

Multi-Family X

Current Zoning: Multifamily

Other – Identify: _____

Erosion Control Plan on file: X YES _____ NO

% of Green Space: 47.41

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

C. Setback Information: on civil plans Complies with Ordinance: yes

D. # of parking stalls (Include Handicapped parking): 200 interior, 310 exterior, of which 10 area ADA

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

1) Electric underground ☐ overhead ☐

2) Natural Gas ☐

3) Telephone ☐ n/a to all

4) Water / Fire Hydrants ☐

5) Fiber Optic Lines ☐

6) Other transmission lines _____

7) Ingress – egress easements _____

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance X YES _____ NO

G. Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 - corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:
Data Complete: X YES _____ NO

H. Adjacent streets and street rights-of-ways and fire lanes:
1) Fire Chief has reviewed and approved: ____YES _____NO
2) Not applicable_____

I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.

1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
2) Name and address and phone# of engineer of project plan:

On shts. C1.0

J. Sidewalks, walkways, and driveways: ☒

K. Off street loading areas and docks: ☐ n/a

L. Fences and retaining walls or berms: ☐ n/a

M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):

existing trash area for apartments to the south is planned to be expanded and used for the site

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

n/a

4. ARCHITECTURAL PLAN APPROVAL

A. Exterior construction information:

1) Type of Construction Materials: Lumber Wood Frame
2) Exterior Materials: Vinyl Siding & Brick
3) Height of Facility: 2 Stories
4) Compatibility with existing adjacent structure: Yes (Attach Photos)
5) Other unique characteristics:_____

5. **LANDSCAPING PLAN**

If planting new trees in Village right-of-way, a requirement of a 1.5" caliper or greater of the tree at 12" above ground is needed, according to planting ordinance specifications. A tree-planting plan must be filed with the application. Tree placement is 1-tree every 50 feet of frontage.

Provide scaled landscaping of plan for parcel

Identify tree and location specifics – Quantity / Diameter, etc:

Plants and Tree Material will match the phase 2 materials, see attached landscape plan from phase 2, refer to 20 unit design

Identify Shrubs & Location Specifics - Quantity: _____

Identify Buffering -Type – Quantity:

6. **LIGHTING PLAN**

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

LED CUTOFF WALL PACK 20W, about 8 per building

Identify Parking Lighting – Quantity – Wattage – Location :

None

Identify other Lighting – Quantity – Wattage – Location:

7. **SIGNAGE**

Provide scaled drawings. N/A

Provide Site Plan for signage

Provide building elevations with signage.

Discussion:_____

_____

_____

Complies with Ordinance: _____YES _____NO

Date:_____

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut: n/a dim. at exist. road 82'

Radius / Flare: 25' rad.

Apron Dimensions: entrance drive width = 32'

Culvert Size (End-walls Required) 15" (per County)

VILLAGE OF HOBART
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Storm Water Utility Service Application

Dept. of Neighborhood Services
2990 S. Pine Tree Rd.
Hobart WI 54155
920-869-380

A. Applicant

Applicant Name: Vierbicher
Owner Name: PDK Investments, LLC

Address: 400 Security Blvd.
Address: 445 Cardinal Ln.

City: Green Bay State: WI Zip: 54311
City: Green Bay State: WI Zip: 54311

Phone: (920) 434-9670
Phone: (920) 494-4557

Email: dmei@vierbicher.com
Email: nm@meachamrealtyinc.com

B. Parcel – Site Information

Site Address: 1201 Orlando Dr.
Parcel ID: HB-347

Project Description: Arvada Apts., Ph. III (200 uniy apartment site)

Residential ERU Calculations

Use	☐ Single Family	☐ Duplex	☐ Multi-family
Number of Dwellings			200
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			120

Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
Building/Structure Foot Prints	0	sq. ft.	101,277	sq. ft.	101,277	sq. ft.
Paved/Gravel Areas	871	sq. ft.	173,107	sq. ft.	173,978	sq. ft.
Totals	0	sq. ft.	274,384	sq. ft.	275,255	sq. ft.

ERU Calculation: 549,639 / 4000 sf / ERU = 137 ERU's
New Total Area sq. ft.

Preparer's Signature: D JM
Date: 07-09-25

Preparer's Printed Name: David J. Meister

Orlando/Packerland PDD

PDD #2:DISTRICT SITE PLAN REVIEW PROCEDURAL CHECKLIST

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
a. Name of project/development;	Arvada Apartments, Ph. III		
b. Location of project/development by street address, or CSM	1201 Orlando Dr.		
c. Name and mailing address of developer/owner;	PDK Investments, LLC: 445 Cardinal Ln., Green Bay, WI 54313		
d. Name and mailing address of engineer/architect;	Vierbicher: 400 Security Blvd., Green Bay, WI 54313		
e. A written statement describing how the development will be consistent with the land use and design guidelines as identified in the Centennial Centre Master Plan.	This is a continuation of present and recently built multifamily site, which is adjacent to the south of this project.		
f. A written statement from the Owner acknowledging the Village's Restrictive Covenants for the District set forth on Appendix A and agreeing:	**Completed and signed by owner at time of land purchase**		
i. to subject the real estate that is subject to the Site to the Restrictive Covenants if said property has not been previously subjected to the Restricted Covenants; and	Completed and signed by owner at time of land purchase		
ii. to be individually bound by the terms of the Restrictive Covenants, including the waiver of sovereign immunity set forth therein.	Completed and signed by owner at time of land purchase		
g. North point indicator;	On civil plans		

PDD #2:DISTRICT SITE PLAN REVIEW PROCEDURAL CHECKLIST

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
h. Scale;	On civil plans		
i. Boundary lines of property, with dimensions;	On civil plans		
j. Location identification, and dimensions of existing and proposed:	On sht. C2.0		
i. Topographic contours at a minimum interval of two feet, and key spot elevations;	On civil plans		
ii. Adjacent streets and street right of ways, respective to the elevation of building first floor;	On civil plans		
iii. On site streets and street right of ways, and fire lanes;	On civil plans		
iv. Utilities and any easements including but not limited to the following types;	No easement on the property		
v. All buildings and structures, existing & proposed to consider maximum development of the parcel if more than one structure could be located on the parcel;			
k. A statement of the total acreage of the property to be developed;	13.91 Ac. Stated on sht. C1.0 & Site Survey		
l. Significant physical features within the tract, watercourses, ponds, lakes, rain gardens, and wetlands; and proposed major changes in those features;	On civil plans		
m. All contemplated land uses;	On civil plans		
n. An indicator of the contemplated intensity of use: i.e., gross density in residential development;	Site statistic shown on sht/ C1.0		

PDD #2:DISTRICT SITE PLAN REVIEW PROCEDURAL CHECKLIST

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
o. Existing buildings that will be removed and the proposed location of all principal structures and associated parking areas;	n/a		
p. Proposed circulation systems (pedestrian, bicycle, auto) by type, their connection to the existing network outside the site;	On civil plans		
q. Existing rights-of-way and easements that may affect the project;	On civil plans		
r. The location of sanitary and storm sewer lines and water mains;	On civil plans		
s. The location of recreational and open space areas;	On civil plans		
t. Description of proposed system for drainage and a storm water plan showing existing and final grades.	On civil plans		
i. Parking facilities;	n/a		
ii. Water bodies and wetlands;	n/a		
iii. Surface water holding **ponds**, drainage ditches, and drainage patterns, location and size of culverts and any drainage sewers servicing the site	On civil plans		
u. Sidewalks, walkways, and driveways;	On civil plans		
v. Off street loading areas and docks;	n/a		
w. Fences and retaining walls;	n/a		
x. All signs;			

PDD #2:DISTRICT SITE PLAN REVIEW PROCEDURAL CHECKLIST

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
y. Exterior refuse collection areas and the required enclosure(s);	The existing collection are is proposed to be expanded and this phase of apartments will use those facilities.		
z. Exterior lighting;	LED Cutoff Wall Packs on each building, about 8 per building.		
aa. Traffic flow on and off site.	On civil plans		
bb. Location of open space/green space;	On civil plans		
cc. Site statistics, including:	Site statistic shown on sht/ C1.0		
i. Sq. Footage			
ii. Percent site coverage;			
iii. Percent open space; and green space			
iv. Floor area ratio (FAR)			
dd. Location and dimensions of proposed outdoor display areas;	n/a		
ee. Architectural rendering of the proposed structures and buildings, including:	see blueprint attached		
i. All dimensions;	see blueprint attached		
ii. Gross square footage of existing and proposed buildings and structures; and	see blueprint attached		
iii. Description of all exterior finish materials.	Vinyl Siding and Brick		
ff. Erosion control plans;	Sht. C3.0 of civil plans		
gg. Landscaping plan	similar to phase 2 landcsaping plan attached		

Compatibility Report for PDD1 Site Plan Review Checklist 4-21-10.xls
Run on 5/9/2022 10:13

If the workbook is saved in an earlier file format or opened in an earlier version of Microsoft Excel, the listed features will not be available.

Minor loss of fidelity	**# of occurrences**
This workbook contains worksheets that have even page or first page headers and footers. These page headers and footers can't be displayed in earlier versions of Microsoft Excel.	1
Some cells or styles in this workbook contain formatting that is not supported by the selected file format. These formats will be converted to the closest format available.	7

Version

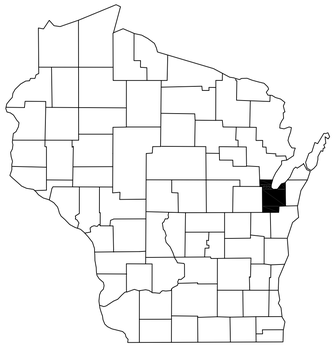
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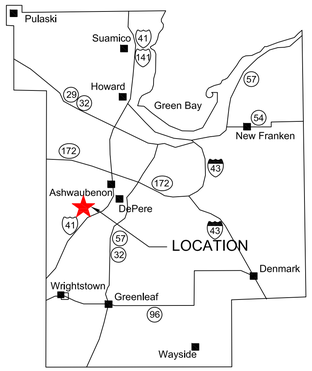
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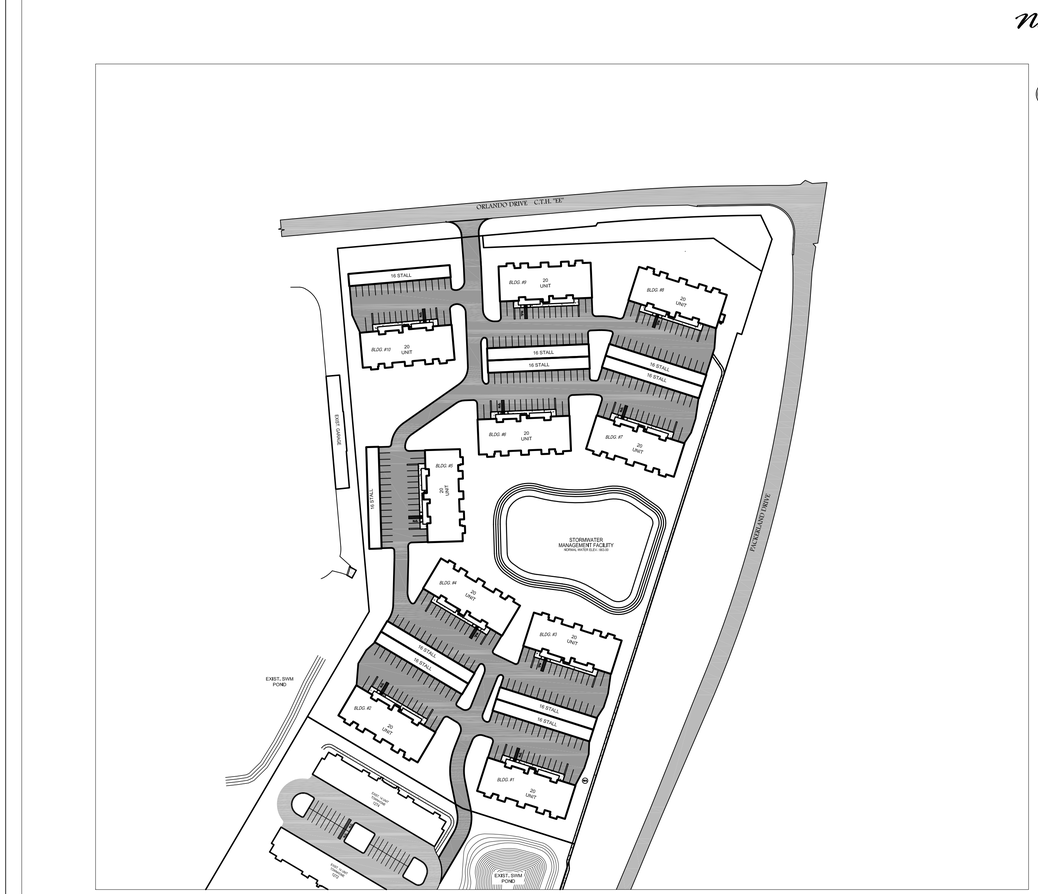
ARVADA APARTMENTS, PHASE III

SITE ENGINEERING PLANS

VILLAGE OF HOBART







Vicinity Map
(not to scale)

PROJECT INFORMATION

OWNER(S): PDK INVESTMENTS, LLC
PROJECT NAME: ARVADA APARTMENTS, PHASE III
PROJECT DESCRIPTION: MULTIFAMILY RESIDENTIAL, ASPHALT PAVEMENT, STORMWATER FACULTIES
PROJECT LOCATION: 1201 ORLANDO DRIVE
PARCEL NUMBER(S): HB-347

CONTACT INFORMATION

OWNER(S): PDK INVESTMENTS, LLC 445 CARDINAL LANE GREEN BAY, WI 54313 920-494-4557
ENGINEER: VIERBICHER CONTACT: DAVID J. MEISTER, P.E. 400 SECURITY BLVD. GREEN BAY, WI 54313 PH.: 920-434-9670

SITE STATISTICS:
TOTAL AREA = 13.91 AC.

PRE CONSTRUCTION:
BUILDING AREAS = 0 (0%)
ASPHALT & CONCRETE AREAS = 0.02 AC. (0.15%)
GREEN SPACE = 13.89 (99.85%)
IMPERVIOUS AREA = 0.02 AC. (0.15%)

POST CONSTRUCTION:
BUILDING AREAS = 2.325 AC. (16.71%)
ASPHALT & CONCRETE AREAS = 3.974 AC. (28.57%)
GREEN SPACE = 6.594 AC. (47.41%)
STORMWATER POND = 1.017 AC. (7.31%)
IMPERVIOUS AREA = 6.299 AC. (45.28%) (NOT INCLUDING POND AREA)

SHEET INDEX:

C1.0	TITLE SHEET
C2.0	SITE LAYOUT PLAN
C3.0	EROSION CONTROL PLAN
C4.0	GRADING PLAN
C5.0	SITE UTILITY PLAN
C6.0	WET POND PLAN & PROFILE
C7.0	NOTES & DETAILS (1)
C7.1	NOTES & DETAILS (2)
C8.0	WATER METER DETAIL
C9.0	CURB & GUTTER LAYOUT
1 of 1	SITE SURVEY

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DATE: 07-07-25
PROJECT NO. M-21003
SHEET NO. C1.0
DRAWING NO. S-4020

ARVADA APARTMENTS, PHASE III

GRAPHIC SCALE

0 60 120 180 240 300

ORLANDO DRIVE C.T.H. "EE"

CURB CUT (IF C & G IN THIS AREA)

30' SETBACK

30' SETBACK (FROM FUTURE R.O.W.

10' ACCESSORY BUILDING & DRIVEWAY SETBACK

25' PRINCIPAL STRUCTURE SETBACK

30' BUILDING SETBACK

PACKERLAND DRIVE

EXIST. GARAGE

16 STALL

BLDG. #1 20 UNIT

BLDG. #2 20 UNIT

BLDG. #3 20 UNIT

BLDG. #4 20 UNIT

BLDG. #5 20 UNIT

BLDG. #6 20 UNIT

BLDG. #7 20 UNIT

BLDG. #8 20 UNIT

BLDG. #9 20 UNIT

BLDG. #10 20 UNIT

STORMWATER MANAGEMENT FACILITY
NORMAL WATER ELEV.: 663.00

EXIST. SWM POND

EXIST. 14 UNIT TOWNHOME 1271

EXIST. 14 UNIT TOWNHOME 1272

CURB CUT

H.C.

RAMP IN SIDEWALK
6" ELEVATION CHANGE
1:12 MAX. SLOPE.
TRUNCATED DOMES OR SIMILAR

ASPHALT AND SIDEWALK FLUSH

ADA RAMPING FOR HANDICAP STALLS

ADA ACCESSIBLE SIDEWALK AREA
N.T.S.

DRAWING NO. S-4020
SHEET NO. C2.0
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

SITE LAYOUT

File: M-21003Eng 070725.dwg

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DATE 07-07-25

DATA FILE ---

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ARVADA APARTMENTS, PHASE III

GRAPHIC SCALE

0 60 120 180 240 300

INLET PROTECTION. (TYPICAL)

SILT FENCE OR SILT SOCK

TRACKING PAD

EROSION CONTROL MAT FOR SLOPE STABILIZATION

TABLE 1– PRESCRIPTIVE COMPLIANCE AREA SOIL STABILIZATION

PRESCRIPTIVE COMPLIANCE AREAS	BARE SOIL	SLOPE & CHANNEL MANAGEMENT	PERIODS OF INACTIVITY	FINAL GRADE
SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS UTILITY TRENCH BACKFILLS TEMPORARY DITCHES/SWALES THAT WILL EXIST FOR MORE THAN 7 DAYS PERMANENT DITCHES/SWALES SMALL AREAS – LESS THAN 1 ACRE AND LESS THAN 1% OF SITE DISCRETE AREAS – LESS THAN 1 ACRE STORM WATER PRACTICE SIDE SLOPES SLOPES STEEPER THAN 20%	<u>AREAS THAT DO NOT DRAIN TO SEDIMENT BASINS OR TRAPS</u> LIMIT THE DURATION OF SOIL EXPOSURE TO NO MORE THAN 30 DAYS. <u>AREAS THAT DRAIN TO SEDIMENT BASINS OR TRAPS</u> LIMIT THE DURATION OF SOIL EXPOSURE TO NO MORE THAN 90 DAYS. HOWEVER, USE THE DURATION FROM THE SOIL LOSS AND SEDIMENT DISCHARGE CALCULATIONS FOR THE OTHER AREAS OF THE SITE IF LESS THAN 90 DAYS.	<u>GENERAL</u> DESIGN AND IMPLEMENT APPROVED SOIL STABILIZATION PRACTICES PER DNR TECHNICAL STANDARDS. REFER TO WISDOT SLOPE & CHANNEL MATRICES FOR APPROPRIATE SLOPE AND SLOPE LENGTH CONDITIONS. <u>SLOPES STEEPER THAN 20%</u> PROVIDE STABLE DIVERSION OF OFF-SITE RUNOFF AROUND THE SLOPE. PROVIDE SLOPE INTERRUPTION DEVICES IN ACCORDANCE WITH MANUFACTURED PERIMETER CONTROL & SLOPE INTERRUPTION PRODUCTS TECHNICAL STANDARD 1071 OR EQUIVALENT METHODS TO REDUCE UNINTERRUPTED SLOPE LENGTH.	<u>PLANNED INACTIVITY</u> STABILIZE IMMEDIATELY IF AREA WILL BE LEFT INACTIVE FOR MORE THAN 14 DAYS. <u>UNPLANNED INACTIVITY</u> STABILIZE AREA IMMEDIATELY IF PERIOD OF INACTIVITY REACHES 14 DAYS.	<u>PERMANENT FEATURES</u> STABILIZE AREA IMMEDIATELY AFTER REACHING FINAL GRADE. <u>TEMPORARY FEATURES</u> STABILIZE AREA IMMEDIATELY AFTER ESTABLISHMENT OF TEMPORARY FEATURE OR REACHING SPECIFIED TEMPORARY GRADE.

DRAWING NO. S-4020
SHEET NO. C3.0
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

EROSION CONTROL PLAN

File: M-21003Eng 070725.dwg

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DATE 07-07-25
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ARVADA APARTMENTS, PHASE III

GRAPHIC SCALE

0 60 120 180 240 300

ORLANDO DRIVE C.T.H. "EE"

PACKERLAND DRIVE

EXIST. GARAGE

EXIST. SWM POND

EXIST. SWM POND

BLDG. #1 20 UNIT TOP OF WALL EL.: 670.00

BLDG. #2 20 UNIT TOP OF WALL EL.: 672.00

BLDG. #3 20 UNIT TOP OF WALL EL.: 670.00

BLDG. #4 20 UNIT TOP OF WALL EL.: 670.20

BLDG. #5 20 UNIT TOP OF WALL EL.: 674.50

BLDG. #6 20 UNIT TOP OF WALL EL.: 671.00

BLDG. #7 20 UNIT TOP OF WALL EL.: 671.50

BLDG. #8 20 UNIT TOP OF WALL EL.: 671.50

BLDG. #9 20 UNIT TOP OF WALL EL.: 671.20

BLDG. #10 20 UNIT TOP OF WALL EL.: 674.25

EXIST. 14 UNIT TOWNHOME 1274

EXIST. 14 UNIT TOWNHOME 1272

16 STALL

CURB CUT

NOTE:

- The Village of Hobart Dept. of Public Works must be notified (3) working days before the start of any street construction within a Public right-of-way or easement.
- The Village of Hobart Dept. of Public Works must be notified (3) working days before the start of any sanitary sewer or storm sewer construction within a Public right-of-way.
- The Village of Hobart Water Dept. must be notified (3) working days before the start of any water main construction within a Public right-of-way or easement.

DRAWING NO. S-4020

SHEET NO. C4.0

PROJECT NO. M-21003

PDK INVESTMENTS, LLC

GRADING PLAN

File: M-21003Eng 070725.dwg

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DATE 07-07-25

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ARVADA APARTMENTS, PHASE III

GRAPHIC SCALE

0 60 120 180 240 300

NOTE:

- The Village of Hobart Dept. of Public Works must be notified (3) working days before the start of any street construction within a Public right-of-way or easement.
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- The Village of Hobart Water Dept. must be notified (3) working days before the start of any water main construction within a Public right-of-way or easement.

UTILITY LATERAL NOTES:

- ALL SANITARY LATERALS TO THE BUILDING SHALL $\frac{1}{8}$"/FT. SLOPE MINIMUM AND BE STUB UNDER THE FOUNDATION AND INTO THE BUILDING AT THE LOCATION SHOWN ON THE PLANS. A 6" SANITARY RISER SHALL BE INSTALLED TO 18" ABOVE FINISHED FLOOR ELEVATION. **VERIFY EXACT LOCATION WITH OWNER AND GENERAL CONTRACTOR.**
- ALL SANITARY LATERALS TO HAVE CLEANOUT AT LEAST EVERY 100'. PLACE CLEANOUT IN GREEN AREAS WHEN EVER POSSIBLE. ALSO CLEANOUTS MUST BE PLACED WITHIN 5' OF THE EXTERIOR OF THE FOUNDATION WALL.
- ALL WATER LATERALS TO THE APARTMENT BUILDINGS SHALL BE 4", (UNLESS THE PLUMBING DESIGNER DECIDES OTHERWISE), AND INSTALLED INSIDE THE BUILDINGS TO THE LOCATION SHOWN ON THE PLANS AND SHALL BE DUCTILE IRON RISERS WITH FLAT FACED FLANGES INSTALLED 18" ABOVE FINISHED FLOOR ELEVATIONS. **VERIFY EXACT LOCATION WITH THE OWNER AND GENERAL CONTRACTOR.**

CATCH BASINS	AREA	ROOFTOP (SF)	PAVEMENT (SF)	GREEN SPACE (SF)	FLOW (GPM)	COMBINED FLOW (GPM)	CAPACITY (GPM)	PIPE SIZE@SLOPE	CB #
1	15,306	3,144	8,915	3,247	426	2,640	6,390	15"@3.46%	1
2	17,346	7,080	9,521	745	572	572	605	10"@0.25%	2
3	3,868	0	1,861	2,007	77	1,642	1,663	15"@0.25%	3
4	15,888	2,022	10,821	3,045	440	1,565	1,597	15"@0.24%	4
5	17,913	7,582	9,531	800	593	593	605	10"@0.25%	5
6	16,083	7,255	7,927	901	532	532	534	8"@0.63%	6
7	4,421	544	0	3,877	58	1,731	4,190	12"@4.89%	7
8	28,787	2,035	10,945	15,807	567	1,149	1,155	12"@0.35%	8
9	17,587	7,744	8,946	897	582	582	605	10"@0.25%	9
10	16,115	6,249	8,945	921	524	524	1,077	8"@2.52%	10
11	17,603	3,105	9,723	4,775	465	5,277	5,960	15"@3.01%	11
12	17,725	7,494	9,481	750	587	587	591	8"@0.77%	12
13	11,664	4,396	6,518	750	377	1,610	1,663	15"@0.25%	13
14	22,342	3,301	10,741	8,300	537	1,233	1,236	12"@0.40%	14
15	46,002	6,541	0	39,461	631	631	631	8"@0.87%	15
16	3,114	0	1,653	1,461	65	65	490	8"@0.52%	16
17	12,542	1,402	6,929	4,211	308	2,615	2,620	18"@0.22%	17
18	17,755	7,561	9,340	854	586	586	487	8"@0.76%	18
19	14,306	4,592	8,871	843	458	1,721	1,730	15"@0.26%	19
20	19,834	4,443	12,325	3,066	580	1,263	1,268	12"@0.42%	20
21	17,256	6,358	10,023	875	561	561	792	8"@1.37%	21
22	6,050	0	3,036	3,014	122	122	479	8"@0.50%	22

NOTES:
8" SANITARY MAINS TO BE PVC SDR 3034.
6" SANITARY LATERALS TO BE PVC SDR 3034.
8", 6" & 4" WATERMAINS TO BE PVC C900.
4" THRU 10" STORM PIPE TO BE PVC SDR 3034.
12" THRU 18" STORM PIPE TO BE PVC OR HDPE

DFU: 383/20 UNIT
WSFU: 203/20 UNIT

DRAWING NO. S-4020
SHEET NO. C5.0
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

SITE UTILITY PLAN

File: M-21003Eng 070725.dwg

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DATE 07-07-25
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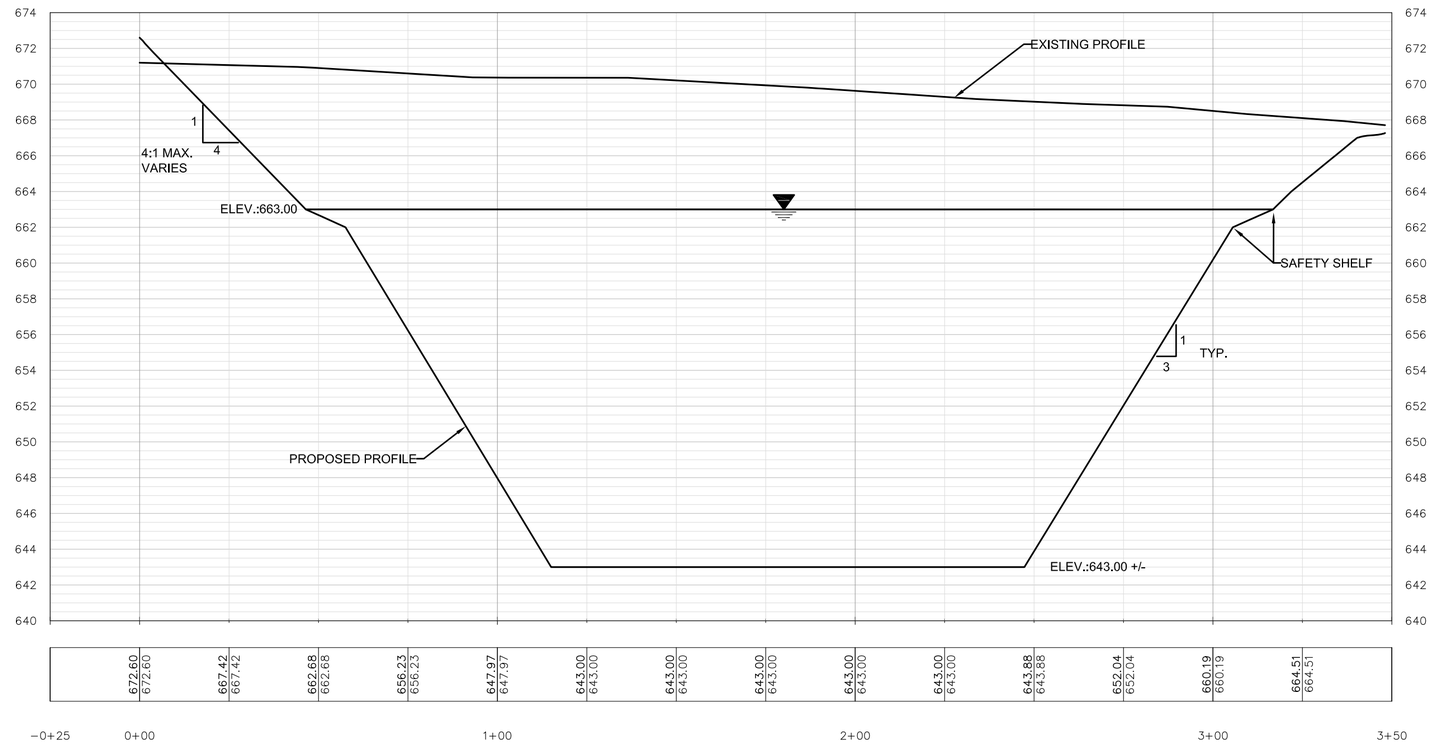
ARVADA APARTMENTS, PHASE III

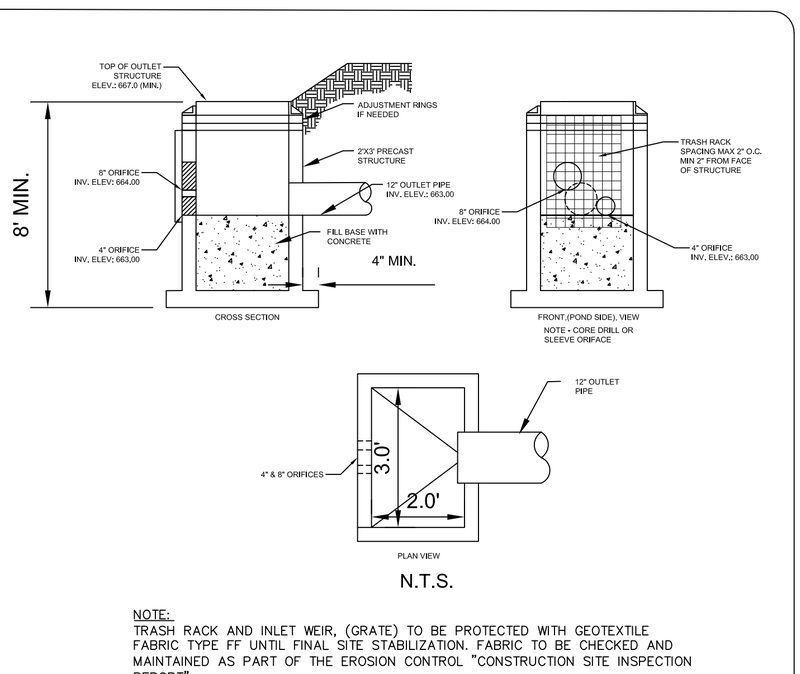
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WET POND

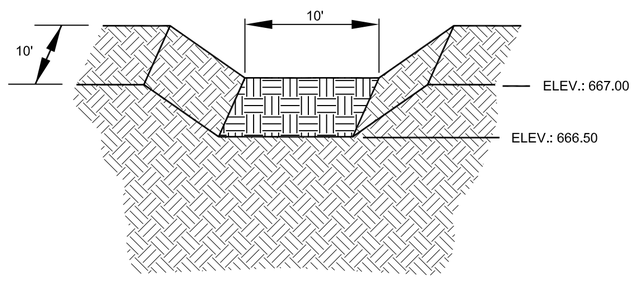




N.T.S.

NOTE:
TRASH RACK AND INLET WEIR, (GRATE) TO BE PROTECTED WITH GEOTEXTILE FABRIC TYPE FF UNTIL FINAL SITE STABILIZATION. FABRIC TO BE CHECKED AND MAINTAINED AS PART OF THE EROSION CONTROL "CONSTRUCTION SITE INSPECTION REPORT".

WET POND BROAD-CRESTED WEIR



N.T.S.

DRAWING NO. S-4020
SHEET NO. C6.0
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

WET POND PLAN & PROFILE

File: M-21003Eng 070725.dwg

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DATE 07-07-25
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CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057

  STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.

  WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
- STREET SWEEPING/CLEANING

  SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

- SILT FENCE - TECHNICAL STANDARD 1056

  SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058

  DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052

  EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.
- CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066

  WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

- DEWATERING - TECHNICAL STANDARD 1061

  DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060

  ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068

  WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

CONCRETE WASHOUT

- CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE http://water.epa.gov/polwaste/npdes/swbmp/upload/concretewashout.pdf FOR DETAILS.

GENERAL NOTES:

1. ALL CLEARING, GRADING, GRAVELING, PAVING, AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.

2. A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.

3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION, AND SILTATION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WIDNR TECHNICAL STANDARDS.

4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.

5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL STUMPS.

6. EXCESS TOPSOIL SHALL BE STOCKPILED ON THE SITE WITH THE PROPER EROSION CONTROL AT A LOCATION ACCEPTABLE TO THE OWNER.

7. CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

8. CONTRACTOR SHALL PROTECT ALL PROPERTY IRONS. A LICENSED LAND SURVEYOR, AT THE CONTRACTORS EXPENSE, SHALL REPLACE ANY PROPERTY IRONS REMOVED DURING CONSTRUCTION.

INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WDNR.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

NAME OF INDIVIDUAL PERFORMING INSPECTION;

DATE, TIME, AND PLACE OF INSPECTION;

A DESCRIPTION OF THE CONSTRUCTION PHASE;

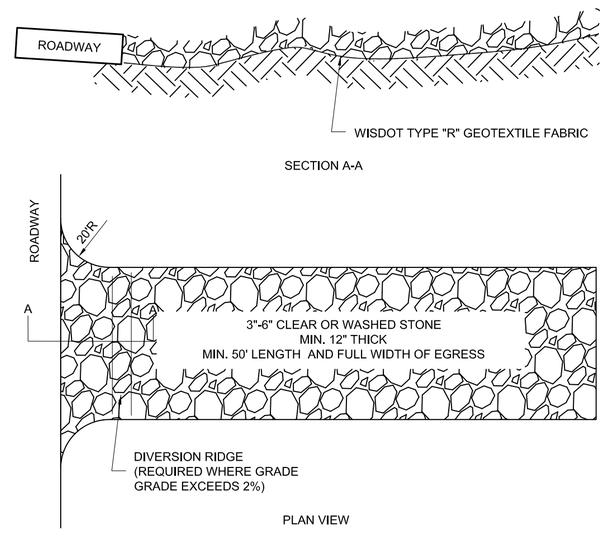
A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;

A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;

AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE CONSTRUCTION SITE, INCLUDING GARNERS CREEK.



NOTES:

1. SURFACE WATER MUST BE DIVERTED AROUND OR UNDER THE TRACKING PAD. TO DIVERT SURFACE WATER UNDER THE TRACKING PAD, INSTALL CULVERT WITH A MINIMUM 18" COVER.

2. ROCKS LODGED IN TIRES MUST BE REMOVED PRIOR TO LEAVING THE SITE.

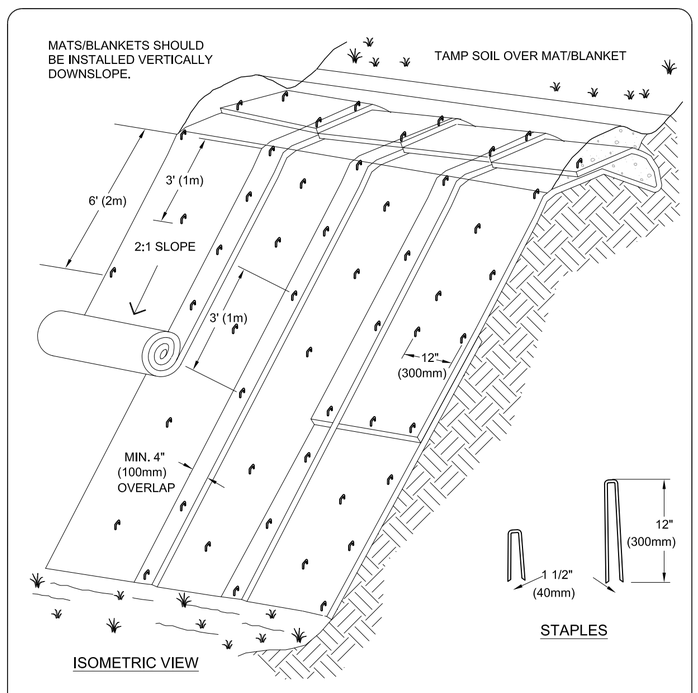
3. TRACKING PADS SHALL BE INSTALLED AND MAINTAINED AT ALL EGRESS POINTS FROM THE SITE.

4. SEDIMENT TRACKED ONTO A ROAD SHALL BE REMOVED BY THE END OF THE WORKING DAY. IF THE TRACKED SEDIMENT PRESENTS A HAZARD IT SHALL BE REMOVED IMMEDIATELY.

5. TRACKING PADS SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE. A MINIMUM 12" PAD SHALL BE MAINTAINED.

STONE TRACKING PAD

N.T.S.



ISOMETRIC VIEW

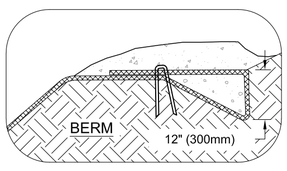
STAPLES

NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.

2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.

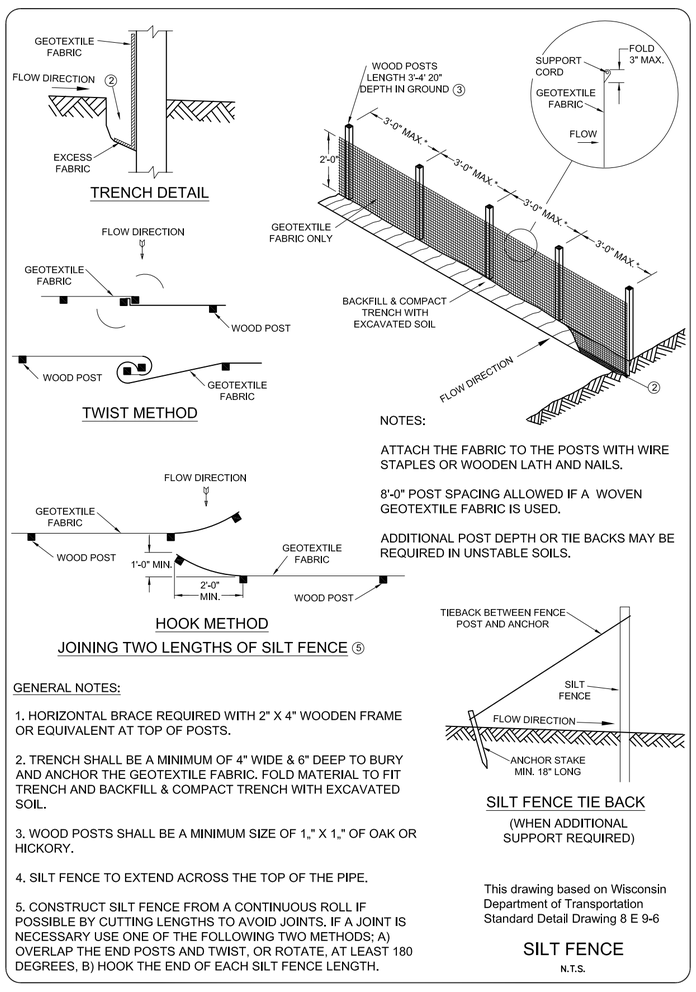
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.



TYPICAL SLOPE SOIL STABLIZATION

EROSION CONTROL MAT
FOR SLOPE INSTALLATION

N.T.S.



JOINING TWO LENGTHS OF SILT FENCE ⑤

NOTES:

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

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

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

GENERAL NOTES:

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

2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1„" X 1„" OF OAK OR HICKORY.

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

5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

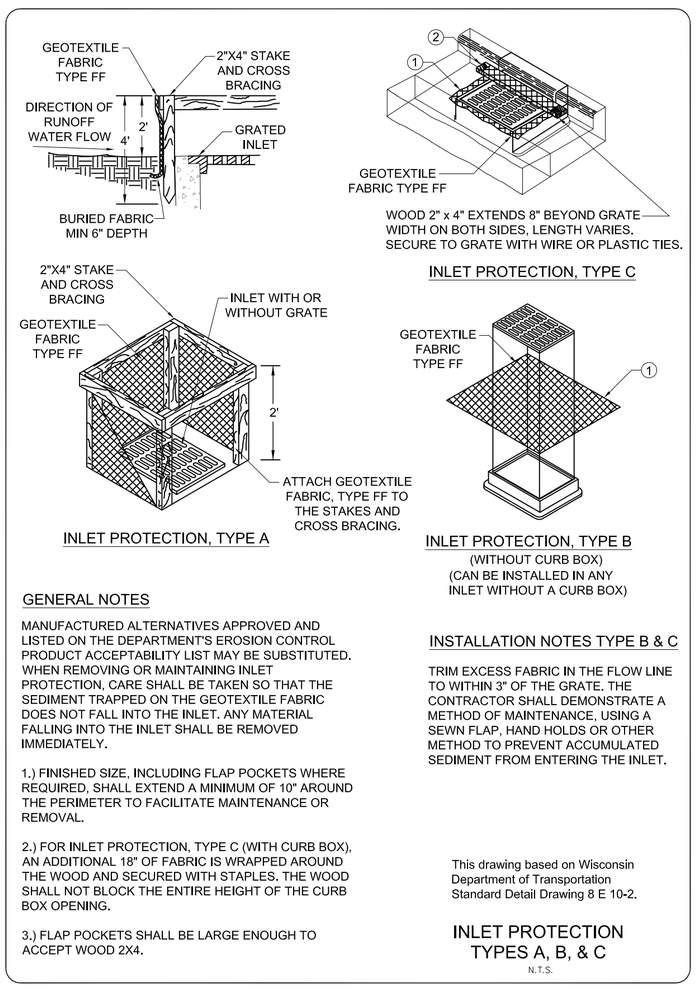
SILT FENCE TIE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)

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

SILT FENCE

N.T.S.



GENERAL NOTES

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

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

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

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

INSTALLATION NOTES TYPE B & C

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

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INLET PROTECTION
TYPES A, B, & C

N.T.S.

DRAWING NO. S-4020

SHEET NO. C7.0

PROJECT NO. M-21003

PDK INVESTMENTS, LLC

NOTES & DETAIL (1)

File: M-21003Eng 070725.dwg

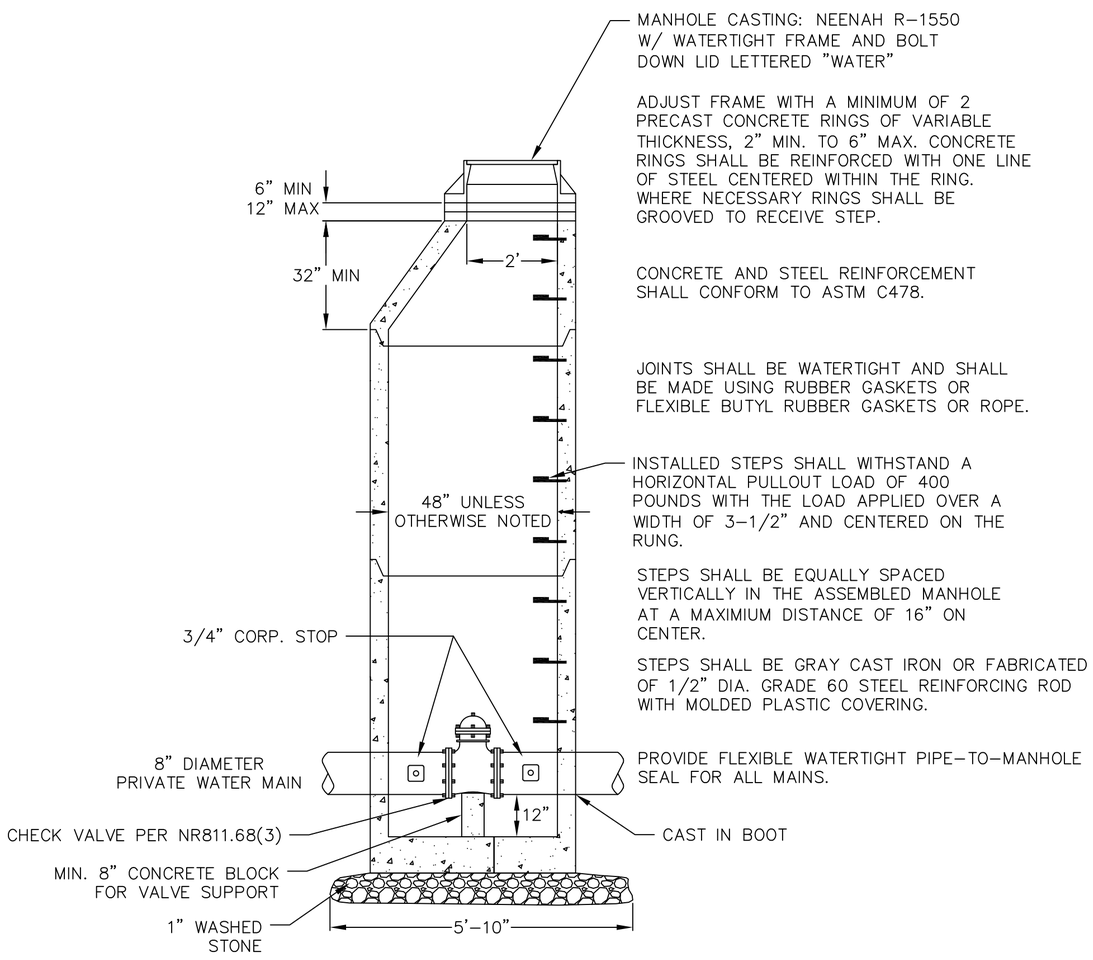
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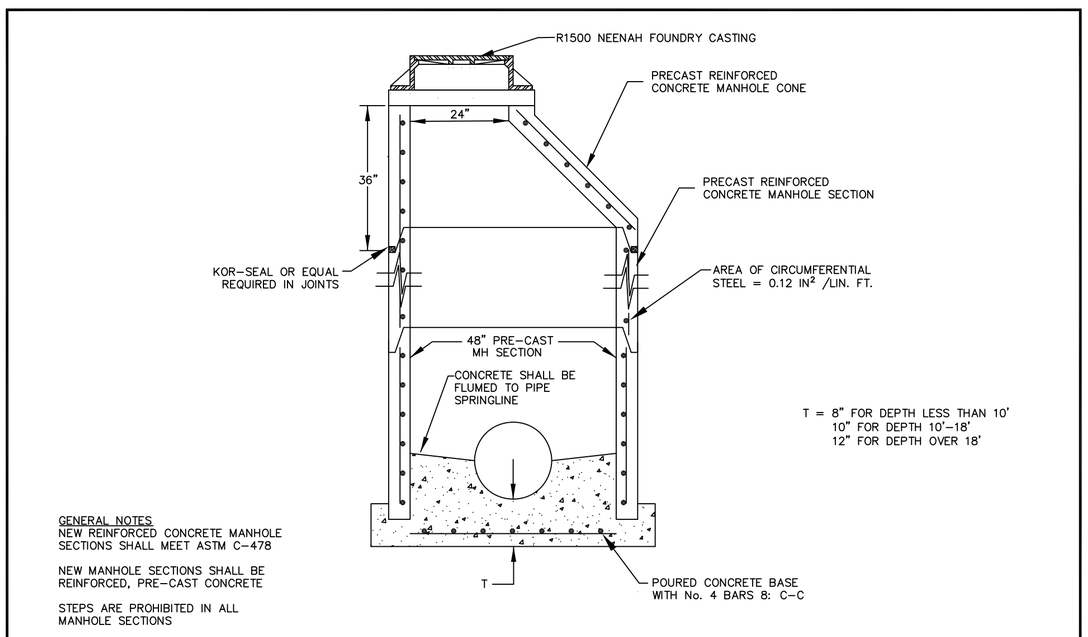
DATE 07-07-25

DATA FILE ---

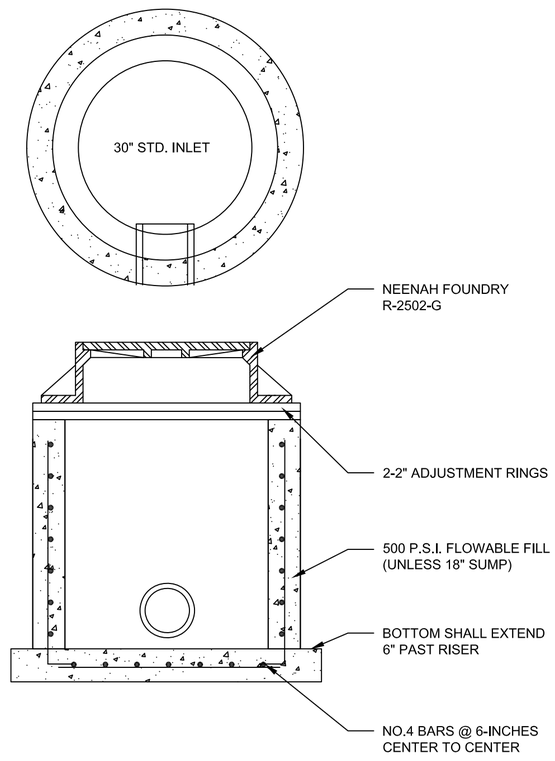
DESIGNED BY DJM



1/1 CHECK VALVE WATER MANHOLE
NOT TO SCALE



STANDARD TYPE "A" SANITARY MANHOLE



NOTES:
1) INLETS SHALL MEET ASTM C-478 STANDARD FOR REINFORCED CONCRETE INLETS.
2) CATCH BASIN BARREL TO MEET ASTM C-76-3 STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE.

STANDARD CATCH BASIN
N.T.S.

DRAWING NO. S-4020
SHEET NO. C7.1
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

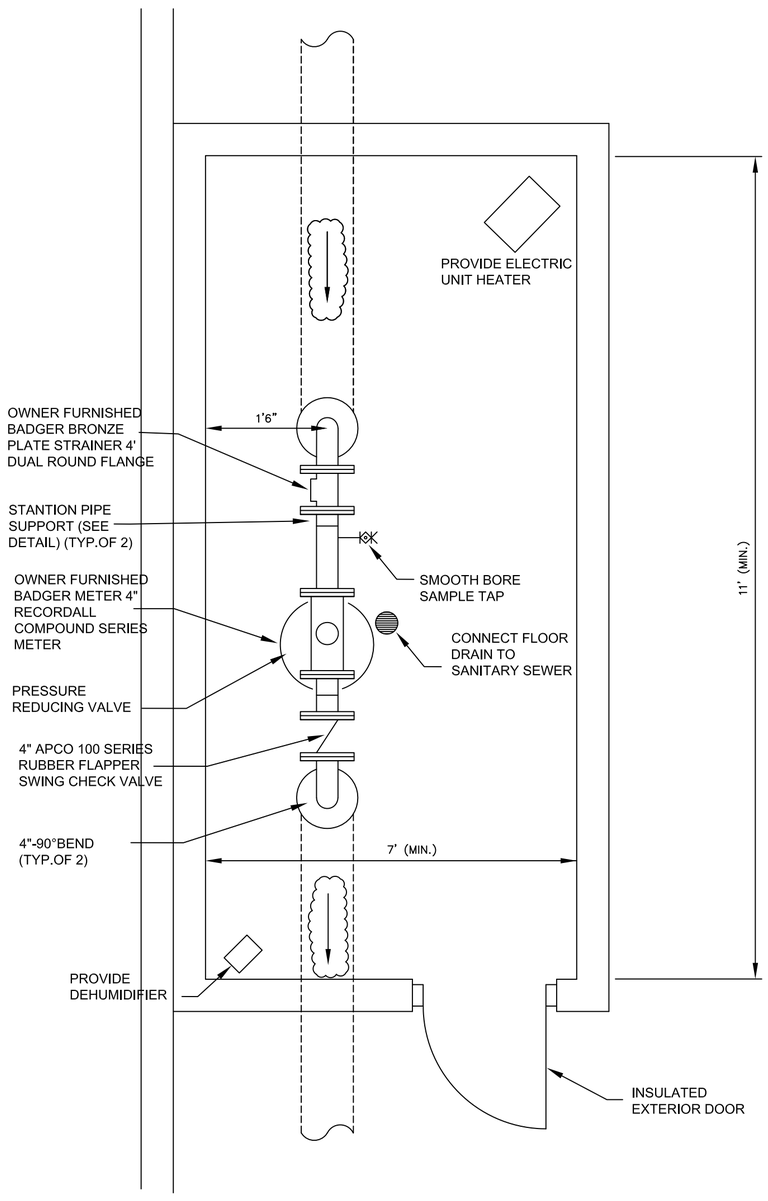
NOTES & DETAIL (2)

File: M-21003Eng 070725.dwg

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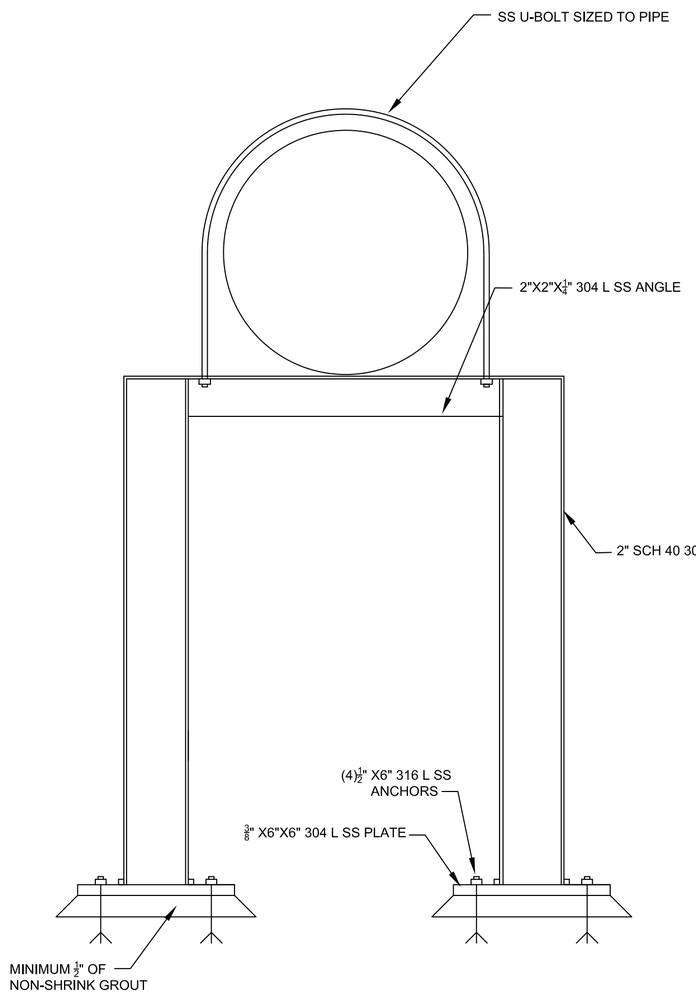
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DESIGNED BY DJM



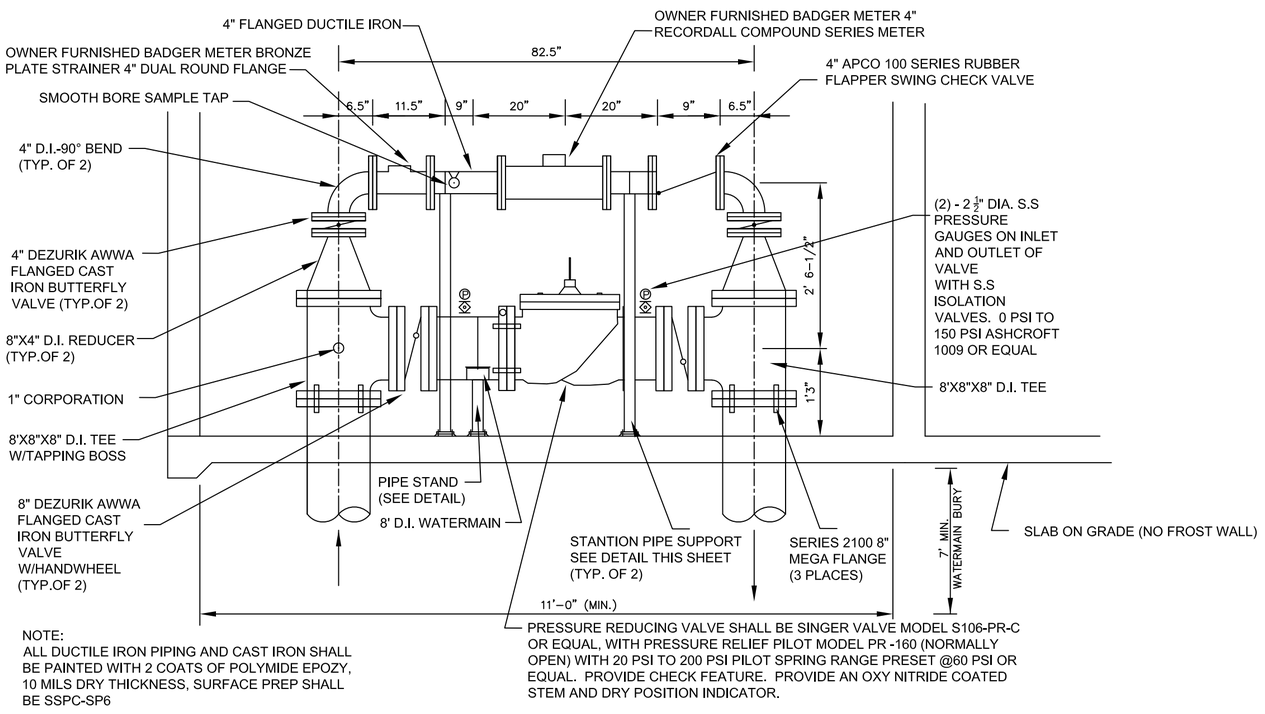
METER ROOM PLAN VIEW

N.T.S.



STANTION PIPE SUPPORT DETAIL

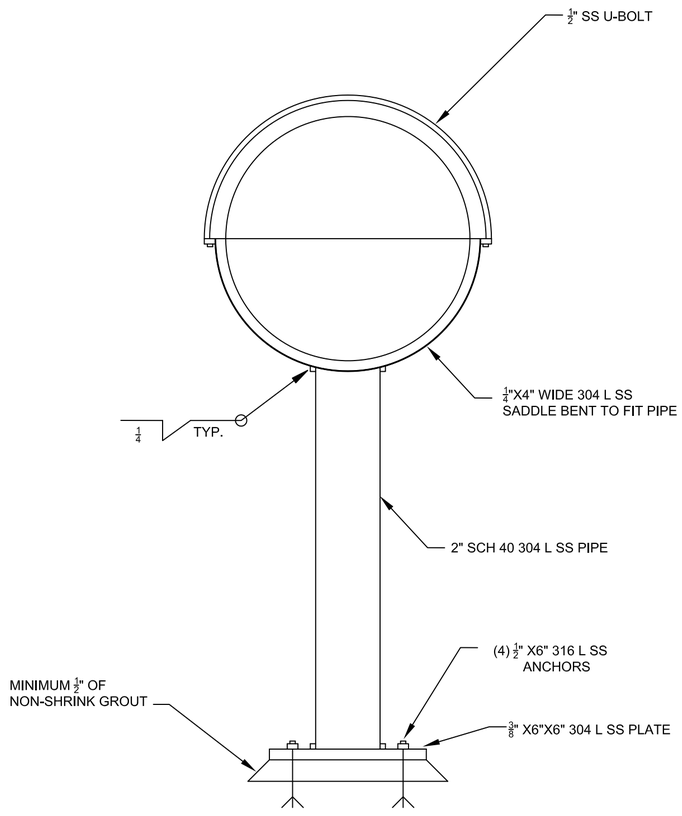
N.T.S.



NOTE:
ALL DUCTILE IRON PIPING AND CAST IRON SHALL BE PAINTED WITH 2 COATS OF POLYMIDE EPOZY, 10 MILS DRY THICKNESS, SURFACE PREP SHALL BE SSPC-SP6

METER ROOM SECTION VIEW

N.T.S.



PIPE STAND DETAIL

N.T.S.

NOTE:
WATER METER ROOM ATTACHED TO BUILDING .
VERIFY EXACT BUILDING PLANS AND DIMENSIONS WITH ARCHITECTURAL PLANS.

DRAWING NO. S-4020
SHEET NO. C8.0
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

WATER METER SECTION & DETAILS

File: M-21003Eng 070725.dwg

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DATE 07-07-25
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ARVADA APARTMENTS, PHASE III

GRAPHIC SCALE

0 60 120 180 240 300

ORLANDO DRIVE C.T.H. "EE"

PACKERLAND DRIVE

EXIST. GARAGE

EXIST. SWM POND

BLDG. #1 20 UNIT
BLDG. #2 20 UNIT
BLDG. #3 20 UNIT
BLDG. #4 20 UNIT
BLDG. #5 20 UNIT
BLDG. #6 20 UNIT
BLDG. #7 20 UNIT
BLDG. #8 20 UNIT
BLDG. #9 20 UNIT
BLDG. #10 20 UNIT

16 STALL

STORMWATER MANAGEMENT FACILITY
NORMAL WATER ELEV.: 663.00

EXIST. 14 UNIT TOWNHOME 1274
EXIST. 14 UNIT TOWNHOME 1272

CURB CUT

REVERSE C & G (BOLD LINE)

PDK INVESTMENTS, LLC

CURB & GUTTER LAYOUT

File: M-21003Eng 070725.dwg

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DATE 07-07-25
DATA FILE ---
DESIGNED BY DJM

DRAWING NO. S-4020
SHEET NO. C9.0
PROJECT NO. M-21003



Site Survey

Part of Lot 1, Volume 56, Certified Survey Maps, Page 323, Map No. 8143, Document No. 2532997, Brown County Records and part of Lot 1 of Section 25, T23N, R19E, Village of Hobart, Brown County Wisconsin

~ 1201 Orlando Drive ~

Graphic Scale: 1" = 60'

0 60 120 180 240 300

LEGAL DESCRIPTION

Part of Lot 1, Volume 56, Certified Survey Maps, Page 323, Map No. 8143, Document No. 2532997, Brown County Records and part of Lot 1 of Section 25, T23N, R19E, Village of Hobart, Brown County Wisconsin, more fully described as follows:

BEGINNING at the Northwest Corner of Lot 1, Volume 56, Certified Survey Maps, Page 323, Map No. 8143, Document No. 2532997, Brown County Records; thence N85°01'07"E, 460.68 feet along the north line of said Lot 1 also being the south right-of-way of CTH "EE", aka Orlando Dr; Thence 3.01 feet along the arc of a 3774.71 foot radius curve to the right whose long chord bears N85°02'29.5"E, 3.01 feet, along said northerly line and said right of way; thence N30°26'27"E, 6.13 feet along said right-of-way; thence 291.88 feet along the arc of a 3779.71 foot radius curve to the right whose long chord bears N87°19'58"E, 291.81 feet, along said right-of-way; thence S25°23'11"E, 47.28 feet along a vision corner between said right-of -way and the westerly right-of-way of CTH "EB" aka Packerland Dr; thence S17°39'58"W, 178.86 feet along said westerly right-of-way; thence N72°20'02"W, 8.25 feet along said right-of-way; thence S17°39'58"W, 958.95 feet, along said right-of-way; thence N72°20'02"W, 210.03 feet; thence N59°20'42"W, 322.29 feet to the easterly line of the Oneida Indian Reservation of Section 25, T23N, R19E; thence N30°26'27"E, 217.63 feet along said reservation line to the southerly corner of Lot 1 of said Certified Survey Map; thence N4°58'53"W, 651.95 feet along the west line of Lot 1 of said Certified Survey Map to the POINT OF BEGINNING.

Parcel contains 606,041 square feet / 13.91 acres more or less.
Subject to any restrictions or easements of record.

SURVEYOR'S CERTIFICATE

I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

WISCONSIN STEVEN M. BIEDA PLS-2275 GREEN BAY, WI LAND SURVEYOR

Steven M. Bieda
PLS-2275
March 12th, 2025

NOTES

Bearings referenced to the North line of Lot 1 of Section 25, T23N-R19E, assumed to be N85°01'07"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Elevations are referenced to the NAVD 88 Benchmark Datum.

Digger's Hotline had been called on this project on February 28th, 2025 with ticket number 20250903181. Vierbicher Associates, Inc. accepts no responsibility for existing utilities not marked by Digger's Hotline.

Legend

- Brown County monument – type noted
- 1" iron pipe found
- ( ) recorded as distance
- curb inlet
- storm sewer line
- (SA) sanitary sewer manhole
- sanitary sewer line
- hydrant
- existing fire department connection
- water valve
- (T) telephone pedestal
- telephone line
- (F) fiber optic vault
- telephone line
- edge of brush line
- edge of tree line
- concrete curb & gutter line
- blacktop
- concrete
- gravel
- existing building
- sign
- deciduous tree
- (WE) well
- storm water culvert

North, NW, NE, W, E, SW, SE, S

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
C1	3.01'	3774.71'	3.01'	S85°02'29.5"W	0°02'45"	N84°59'43"E
C2	291.88'	3779.71'	291.81'	N87°19'58"E	4°25'28"	N85°07'09"W–N89°32'43"E

SCALE 1"=60'

DRAWN BY NDK

TAX PARCEL NO. HB-347

Site Survey
- 1201 Orlando Drive -

Fieldwork Completed: 03/04/2025

Data File: M-21003

vierbicher
planners | engineers | advisors
400 Security Blvd Ste 1, Green Bay, WI, (920) 434-9670

PDK INVESTMENTS LLC

File: M-21003Site Survey 031025.dwg

PROJECT NO. M-21003

SHEET NO. 1 of 1

DRAWING NO. S-3978

Proposed 20 Unit Apartment Building;

PDK Development @ Arvada III Hobart, WI

BUILDING CODE INFORMATION 2015 IBC (WISCONSIN)

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
3	USE AND OCCUPANCY	310.4 312.1	R-2 RESIDENTIAL U PARKING THAT IS ACCESSORY USE TO THE RESIDENTIAL OCCUPANCY
4	USE AND OCCUPANCY SEPARATION AT GARAGE	406.3.1	PRIVATE GARAGE FOR MOTOR VEHICLES, ACCESSORY TO GROUP R-2, GROUP U OCCUPANCY, SEPARATE INDIVIDUAL GARAGES 1 HOUR FIRE BARRIER
		406.3.4.1	DWELLING UNIT SEPARATION. PRIVATE GARAGE SEPARATED FROM ATTACHED DWELLING BY $\frac{5}{8}$" GYPSUM BOARD AND 20 MINUTE DOOR
	SEPARATION OF DWELLINGS	420	SEPARATION WALLS OF DWELLINGS ARE PARTITIONS. FLOOR SEPARATIONS BUILT AS HORIZONTAL ASSEMBLIES.
5	ALLOWABLE HEIGHT STORIES AREA	504.3 504.4	BUILDING HEIGHT TYPE VB 60' HEIGHT FOR BOTH U OCCUPANCY AND R-2 SPRINKLERED 504.4 BUILDING STORIES - 3 FOR TYPE VB R-2 SPRINKLERED AND 2 FOR TYPE VB U OCCUPANCY SPRINKLERED
	STREET FRONTAGE INCREASE	506.2	R2 = 7,000 PER FLOOR U = 5,500 S.F. R2 = 12,250 S.F. U = 9,625 S.F.- FRONTAGE INCREASES (NON-SEPARATED USE)
	INCIDENTAL USE	506.3	(30' SIDES) (30' FRONT AND 30' BACK)
		509	METER ROOM INCIDENTAL USE, SMOKE SEPARATION REQUIRED, 0 HOUR RATED WALL
6	CONSTRUCTION TYPE	601	VB WOOD FRAME UNPROTECTED; • INTERIOR AND EXTERIOR BEARING WALLS = 0 HOUR
		602	• FLOOR = 0 HOUR • ROOF = 0 HOUR
	SEPARATION DISTANCE		ALL EXTERIOR WALLS MORE THAN 10' FROM IMAGINARY PROPERTY LINES, 0 HOUR SEPARATION REQ.
7	RATED CONSTRUCTION FIRE BARRIER CONTINUITY	707	FIRE BARRIER TO SUBDIVIDE GARAGES, BUILT FROM FLOOR TO UNDERSIDE OF FLOOR DECK ABOVE, 1 HOUR RATED
	FIRE PARTITION CONTINUITY	708	FIRE PARTITION WALLS SEPARATING TENANT SPACES, BUILT FROM FLOOR TO UNDERSIDE OF THE CEILING WHEN DRAFTSTOP USED (EXCEPTION 5) ATTIC DRAFTSTOPPING NOT TO EXCEED 2 DWELLING UNITS OR 3,000 S.F.
	HORIZONTAL ASSEMBLY	711	FLOOR OR ROOF ASSEMBLY, ONE HOUR RATED, SUPPORTING CONSTRUCTION NOT REQUIRED TO BE RATED (EXCEPTION 2) @ SEPARATION OF TENANT SPACE.
	PENETRATIONS	714.4.1.1.2 714.4.2	FLOOR PENETRATIONS (TUB OR TOILET) WALL SHEATHED WITH TYPE X GYPSUM WHEN PENETRATING CEILING OF HORIZONTAL ASSEMBLY (BOTH FLOOR AND ATTIC)
	OPENING PROTECTION	716.5	FIRE PARTITION 1 HOUR WALL = 20 MINUTE DOOR FIRE BARRIER 1 HOUR WALL (PRIVATE GARAGES) = 45 MINUTE DOOR
	BATH FANS / EXHAUST FAN	716.5.9 717.6.2	FIRE DOORS SELF CLOSING MEMBRANE PENETRATION - EXHAUST FAN PENETRATING HORIZONTAL SEPARATION REQUIRES A RADIATION DAMPER. ENSURE DRYER EXHAUST (VENT) LENGTH IS NOT EXCEEDED, USE A 4" EXTERIOR HOOD AS NEEDED.
			EXCEPTION: THROUGH PENETRATIONS A DUCT IS PERMITTED TO PENETRATE THREE FLOORS OR LESS WITHOUT A FIRE DAMPER AT EACH FLOOR PROVIDED SUCH DUCT MEETS ALL THE REQUIREMENTS LISTED IN 717.6.1 (EXCEPTION)
	COMBUSTIBLE CONCEALED SPACES	718 718.3 718.3.2 718.4.2	FIREBLOCKING - 2x LUMBER USED TO CUT OFF DRAFT OPENINGS DRAFTSTOPPING - 7/16" OSB IN FLOOR ABOVE ALL TENANT SEPARATIONS DRAFTSTOP IN ATTIC EVERY 3,000 S.F. OR TWO TENANT SPACES
8	FINISH REQUIREMENTS	803.11	CLASS C FOR ALL ROOMS SPRINKLERED
9	FIRE PROTECTION	903.2.8 903.3.1.2	AUTOMATIC FIRE SPRINKLER SYSTEM (FOUR STORIES AND 60 FEET MAX.) NFPA 13R FULL SPRINKLER SYSTEM IN BUILDING
			BALCONIES AND DECKS PROTECTED WHEN ROOF ABOVE 2'-0" EAVE ALLOWED BEFORE COVERAGE REQUIRED.
	PORTABLE FIRE EXTINGUISHER	905.3.1 906	FIRE EXTINGUISHER IN KITCHEN OF EVERY DWELLING UNIT (MINIMUM RATING OF (1-A:10-B:C)
	SMOKE DETECTION	907.2 907.2.11.2	MANUAL FIRE ALARM REQUIRED R2 - GREATER THAN 16 UNITS, AUTOMATIC SMOKE DETECTION SYSTEM NOT REQUIRED (NOT A DORMITORY) SMOKE ALARMS IN EACH BEDROOM AND IN THE IMMEDIATE VICINITY OF EACH BEDROOM, AND MIN. 1 PER FLOOR.
		907.2.11.5	INTERCONNECTED WITHIN EACH UNIT SMOKE DETECTORS / ALARMS REQ.
	CARBON MONOXIDE ALARM	907.2.11.6 915/SPS 362	ALARMS WITH BATTERY BACKUP NOT REQUIRED IN UNITS, NO FUEL BURNING APPLIANCE OR FIREPLACE
10	MEANS OF EGRESS OCCUPANT LOAD	1004.1.2	200 GROSS RESIDENTIAL SECOND FLOOR OCCUPANT LOAD = 9270 / 200 = 47 DIVIDED BY 2 EXITS FIRST FLOOR OCCUPANT = 8266 / 200 = 41 DIVIDED BY 2 EXITS
	DWELLING WITH ONE EXIT COMMON PATH OF TRAVEL	1006.2.1	SECOND FLOOR 2 EXITS 125' TRAVEL DISTANCE NOT EXCEEDED FROM FURTHEST POINT OF SECOND FLOOR
	2 EXITS, MIN. SEPARATION	1006.3.2(3) 1007.1 1010.5	SINGLE EXIT APARTMENT WITH 2 EXIT BUILDING - 250' MAX. TRAVEL DISTANCE DISTANCE MIN. ½ MAXIMUM LENGTH DOORS IN MEANS OF EGRESS MUST HAVE FLUSH FLOOR LANDINGS ON EACH SIDE, EXCEPTION IS MECHANICAL ROOM DOORS CAN HAVE 7" STEP.
	HANDRAIL GUARDS	1013.1 1014.2 1015	EXITS MARKED WITH APPROVED EXIT SIGN AND 90 MINUTE ILLUMINATION HANDRAIL HEIGHT WITH EXPANDED ALLOWANCES INDIVIDUAL UNIT GUARDS 36" ABOVE FLOOR (WINDOWS ABOVE FIRST FLOOR, RAILINGS, HALF WALLS)
	OPEN STAIRS	1015.4 1019.3	GUARDS WILL NOT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER CONDITION 1 - STAIRS DO NOT NEED TO BE ENCLOSED WHEN UNDER 250' EXIT DISTANCE ACHIEVED FROM THE MOST REMOTE LOCATION
	EMERGENCY ESCAPE WINDOWS	1030.1	FOR ALL SLEEPING ROOMS UNDER 4 STORIES
11	ACCESSIBILITY PARKING SPACES DWELLING UNITS ACCESSIBLE UNITS	1104-1105 1106.1 1107 1107.6.2	ACCESSIBLE ROUTE TO BOTH FRONT DOORS, BOTH ACCESSIBLE ENTRANCES GROUP R-2, 2% BUT NOT LESS THAN 1 - ONE AT EACH BUILDING ALL FIRST FLOOR UNITS TYPE B ACCESSIBILITY MINIMUM SEE AREA DATA TABLE THIS PAGE FOR ACCESSIBLE UNITS IN EACH BUILDING
14	BALCONIES	1406.3	EXCEPTION 3. BALCONIES ON TYPE V BUILDINGS CAN BE PRESSURE TREATED LUMBER (NO FIRE RATING) WHEN PROTECTED BY SPRINKLER.

National Electrical Code

CODE CHAPTER	CODE TITLE	CODE CHAPTER	CODE INFORMATION
110	REQUIREMENTS FOR ELECTRICAL INSTALLATION	110.26	SUFFICIENT WORKING SPACE SHALL BE PROVIDED AROUND ELECTRICAL EQUIPMENT (PANELS). THE DEPTH OF THE SPACE IN THE DIRECTION OF ACCESS TO LIVE PARTS SHALL BE A MINIMUM OF 3 FEET. THE MINIMUM WIDTH OF THE SPACE IN FRONT OF ELECTRICAL EQUIPMENT SHALL BE THE WIDTH OF THE EQUIPMENT OR 30 INCHES, WHICH EVER IS GREATER. THIS WORK SPACE SHALL BE CLEAR AND EXTEND FROM THE FLOOR TO A HEIGHT OF 6.5 FEET. THIS SPACE SHALL NOT BE USED FOR STORAGE.
210	DECKS AND PORCHES	210.52(E)(3)	DECKS AND PORCHES ACCESSIBLE FROM AN INTERIOR DWELLING UNIT SHALL HAVE ONE RECEPTACLE.
240	OVERCURRENT PROTECTION	240.24(d)	OVERCURRENT DEVICES (ELECTRICAL PANELS) SHALL NOT BE LOCATED IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS CLOTHES CLOSETS.
		R404.1/SPS 363.5404	PROVIDE NOT LESS THAN 50% OF LAMPS AS HIGH EFFICIENCY LAMPS.

LEGEND

SYMBOL	ITEM	SYMBOL	ITEM
P3	WALL TYPE - REFER TO WALL TYPES	1	PLAN NOTE
	ELEVATION REFERENCE	4	REVISION MARK - REFER TO TITLE BLOCK FOR REVISION DATE
X A.X.X	WALL SECTION REFERENCE OR DETAIL CUT - REFER TO SHEET NUMBER INDICATED IN BOTTOM OF SYMBOL	3	ACCESSIBILITY PLAN NOTE
		H-##	SCHEDULED NOTE LIKE STRUCTURAL HEADER

SYMBOL	ITEM	ITEM DESCRIPTION
S	SMOKE DETECTOR ALARM	IBC 907.2.11 - SINGLE AND MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND THE HOUSEHOLD FIRE-WARNING EQUIPMENT PROVISIONS OF NFPA 72.
	BATH FAN	BATH FANS ARE TO BE IN ROOMS CONTAINING ANY BATHING FIXTURES, BATHTUBS, SHOWERS. IBC 1203.4.2.1
	VINYL WINDOW	LOW E, DOUBLE PANE GLASS, GLAZING, MINIMUM ASSEMBLY U-VALUE = .27 - .29

GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP AND DETAILS SHALL CONFORM TO THE REQUIREMENTS OF 2015 IBC (WISCONSIN).
2. ALL CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS TO VERIFY THE LOCATION AND DIMENSIONS OF CHASES, INSERTS, OPENINGS, TOILETS, TRUSSES AND OTHER PROJECT REQUIREMENTS.
3. ALL CONTRACTORS SHALL FIELD VERIFY ALL DIMENSIONS, ELEVATIONS AND CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
4. THE TYPICAL DETAILS SHOWN ON THE DRAWINGS SHALL BE APPLICABLE TO ALL PARTS OF THE CONTRACT DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
5. ALL CONTRACTORS ARE EACH RESPONSIBLE FOR JOB SITE SAFETY DURING CONSTRUCTION.
6. VAPOR RETARDER, REQUIRED ON WARM SIDE OF THERMAL INSULATION
7. INFILTRATION BARRIER, OSB SHEATHING SYSTEM OF INTEGRATED SHEATHING WITH WEATHER PROOFING.
8. WIND WASH PROTECTION, USE OSB @ COLD SIDE OF INSULATION IN ATTICS INCLUDING THROUGH FLOOR SPACE OF ATTIC TRUSSES.
9. ALL WALLS GYPSUM $\frac{5}{8}$" TYPE X
10. FLOOR COVERING IS VINYL PLANK TYPICAL, STAIRS AND BEDROOMS CARPET.

DESCRIPTION OF PROJECT 20;

THIS IS A TWO STORY ABOVE GRADE BUILDING WITH AT GRADE PARKING. THERE ARE 20 APARTMENT UNITS WITH ATTACHED GARAGES. THE GARAGES ARE UNHEATED. THERE IS 17,642 SQUARE FEET OF HEATED SPACE AND 1,014 S. F. UNHEATED FOR A TOTAL OF 18,656 SQUARE FEET.

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

TYPE "A" ACCESSIBLE UNIT IN BUILDINGS 2, 4, 6, 9

1. ICC/IBC-2015; Sec 1107.6.2.1.1 - (APARTMENT HOUSES) TYPE "A" UNITS FOUR UNITS REQUIRED (4 TOTAL) IN A SITE OF 200 UNITS.
IN GROUP R-2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST TWO (2) PERCENT BUT NOT LESS THAN ONE OF THE UNITS SHALL BE A TYPE "A" UNIT. ALL UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE "A" UNITS.

2. - ACCESSIBLE ENTRANCES AT BOTH FRONT DOORS

BLDG 2 = UNIT 3 ACCESSIBLE TYPE "A"
BLDG 4 = UNIT 7 ACCESSIBLE TYPE "A"
BLDG 6 = UNIT 7 ACCESSIBLE TYPE "A"
BLDG 9 = UNIT 3 ACCESSIBLE TYPE "A"

Conditionally
APPROVED
DEPT. OF SAFETY AND PROFESSIONAL SERVICES
DIVISION OF INDUSTRY SERVICES
Joan Hansen

SEE CORRESPONDENCE

10 New Buildings
CB-072501046-PRB
07/24/2025

James LaPlant

STAMP:

ARCHITECT
JAMES R. LaPLANT
ARCHITECT
8855-5
7/31/2026
STATE OF WISCONSIN

SAFETY PLAN LEGEND

SYMBOL	ITEM
	DRAFT STOPPING
	1 HOUR RATED FIRE PARTITION
	1 HOUR RATED FIRE BARRIER
	1 LAYER "SOUNDBREAK" ON RESILIENT CHANNEL
	1 LAYER OSB W/ GYPSUM THIS SIDE OF WALL
	EXIT DISTANCE AND ROUTE

INDEX TO DRAWINGS

T1	TITLE SHEET, CODE DATA
T2	EXITING AND SAFETY PLANS
T3	RATED STRUCTURES
C2.0	ARCHITECTURAL SITE PLAN
A1.1	ELEVATIONS
A1.2	ELEVATIONS
A1.3	ELEVATIONS
A2.0	COMPOSITE FIRST AND SECOND FLOOR PLANS, PARTITION TYPES
A2.1.1	PARTIAL FIRST FLOOR PLAN LEFT
A2.1.2	PARTIAL FIRST FLOOR PLAN RIGHT
A2.2.1	PARTIAL SECOND FLOOR PLAN LEFT
A2.2.2	PARTIAL SECOND FLOOR PLAN RIGHT
A2.3.1	ACCESSIBLE NOTES AND DETAILS
A2.3.2	ACCESSIBLE TYPE A
A2.3.3	ACCESSIBLE TYPE B
A3.1	BUILDING SECTION
A3.2	BUILDING SECTIONS
A3.3	BUILDING SECTION, STAIR DETAIL AND THERMAL ENVELOPE
A3.4	BUILDING SECTION
A4.1	DETAILS
A4.3	METER ROOM
S1.1	STRUCTURAL - GENERAL NOTES, SCHEDULES, DETAILS
S2.0.1	STRUCTURAL - FOUNDATION & SLAB PLANS COMPOSITE
S2.0.2	STRUCTURAL - FOUNDATION PLAN DETAIL
S2.0.3	STRUCTURAL - FOUNDATION PLAN DETAIL
S2.1.1	STRUCTURAL - FLOOR FRAMING COMPOSITE & DETAIL
S2.1.2	STRUCTURAL - FLOOR FRAMING DETAIL & SCHEDULE
S2.1.3	STRUCTURAL - FLOOR FRAMING DETAIL & SCHEDULE
S2.2.1	STRUCTURAL - ROOF FRAMING COMPOSITE PLANS
S2.2.2	STRUCTURAL - ROOF FRAMING PLAN DETAIL, LOWER
S2.2.3	STRUCTURAL - ROOF FRAMING PLAN DETAIL, LOWER
S3.2	STRUCTURAL - FRAMING DETAILS
S4.1	STRUCTURAL - FOUNDATION DETAILS

AREA DATA

UNIT NUMBER	SQUARE FOOTAGE	BEDROOMS BATHROOMS GARAGE	FLOOR	NOTES
1	1044	2 BED / 2 BATH / GARAGE	FIRST	ACCESSIBLE TYPE "B"
2	912	2 BED / 2 BATH	FIRST	ACCESSIBLE TYPE "B"
3	912	2 BED / 2 BATH	FIRST	ACCESSIBLE TYPE "A" or "B"
4	912	2 BED / 2 BATH	FIRST	ACCESSIBLE TYPE "B"
5	1044	2 BED / 2 BATH / GARAGE	FIRST	ACCESSIBLE TYPE "B"
6	605	1 BED / 1 BATH	FIRST	ACCESSIBLE TYPE "B"
7	619	1 BED / 1 BATH	FIRST	ACCESSIBLE TYPE "A" or "B"
8	542	1 BED / 1 BATH	FIRST	ACCESSIBLE TYPE "B"
9	605	1 BED / 1 BATH	FIRST	ACCESSIBLE TYPE "B"
10	690	1 BED / 1 BATH	SECOND	NON-ACCESSIBLE WALK-UP
11	984	2 BED / 2 BATH / GARAGE	SECOND	NON-ACCESSIBLE WALK-UP
12	912	2 BED / 2 BATH	SECOND	NON-ACCESSIBLE WALK-UP
13	912	2 BED / 2 BATH	SECOND	NON-ACCESSIBLE WALK-UP
14	912	2 BED / 2 BATH	SECOND	NON-ACCESSIBLE WALK-UP
15	984	2 BED / 2 BATH / GARAGE	SECOND	NON-ACCESSIBLE WALK-UP
16	690	1 BED / 1 BATH	SECOND	NON-ACCESSIBLE WALK-UP
17	638	1 BED / 1 BATH	SECOND	NON-ACCESSIBLE WALK-UP
18	653	1 BED / 1 BATH	SECOND	NON-ACCESSIBLE WALK-UP
19	653	1 BED / 1 BATH	SECOND	NON-ACCESSIBLE WALK-UP
20	638	1 BED / 1 BATH	SECOND	NON-ACCESSIBLE WALK-UP

TOTALS	WITHIN DWELLING UNITS	COMMON MECHANICAL SPACE	HEATED TOTAL	GARAGE	TOTAL
FIRST	7,243	1,043	8,286	1,014	9,300
SECOND	8,666	690	9,356	0	9,356
TOTAL	15,909	1,733	17,642	1,014	18,656

PDK Development
20 Unit Apartment Building
Arvada III Hobart, Wisconsin

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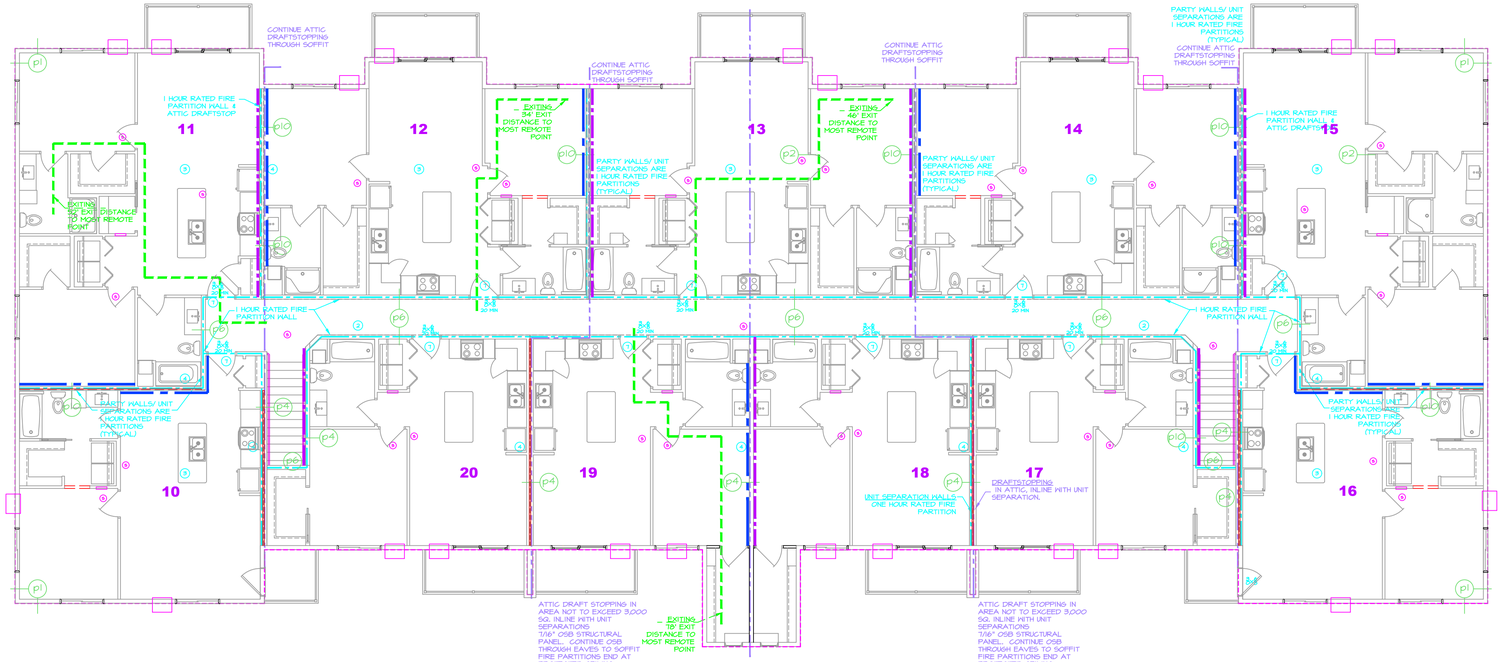
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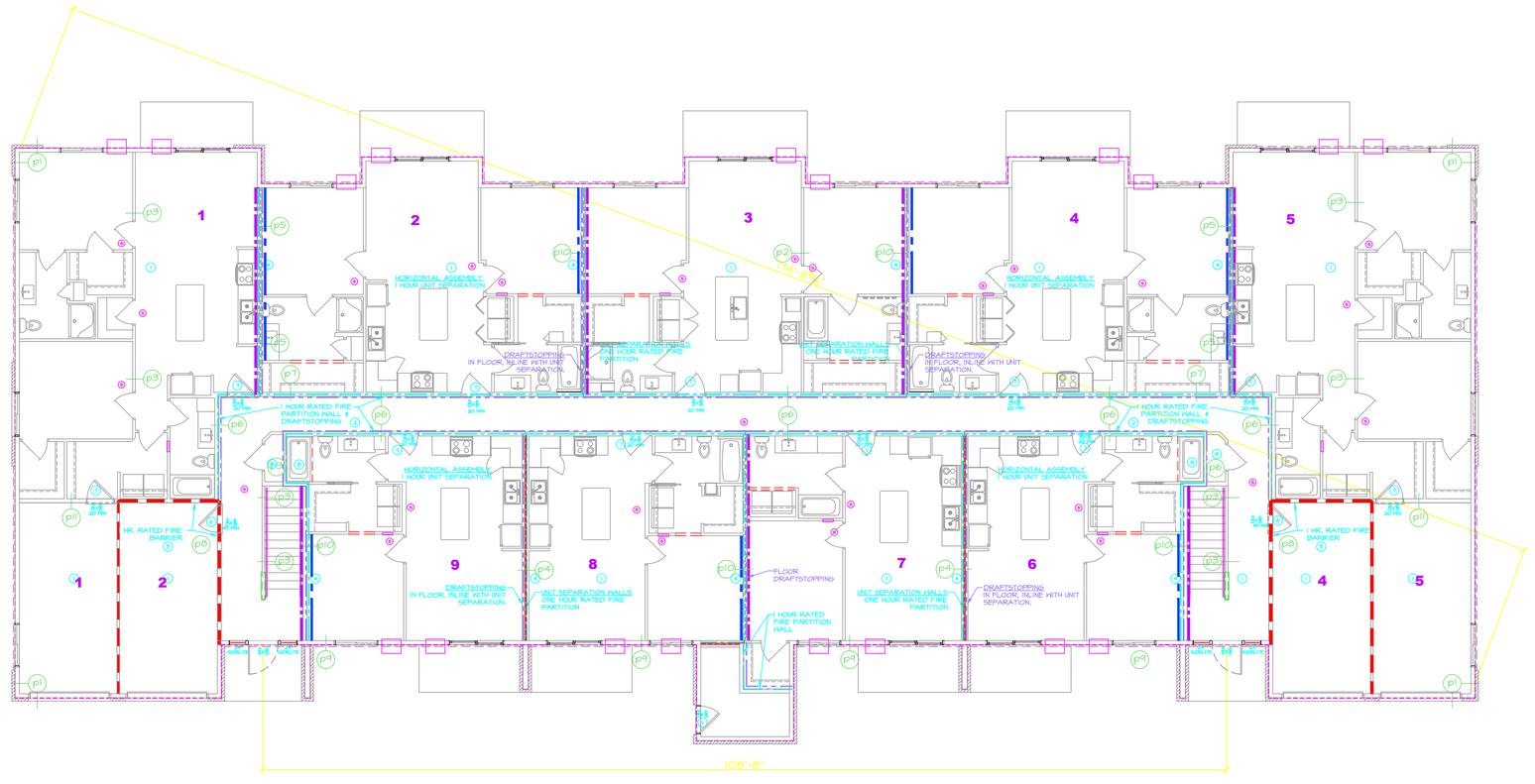
PROJECT NO.
361405

SHEET
T 1



SECOND FLOOR – SAFETY & EXITING

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



FIRST FLOOR – SAFETY & EXITING

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

SAFETY PLAN LEGEND

SYMBOL	ITEM
	DRAFT STOPPING
	1 HOUR RATED FIRE PARTITION
	1 HOUR RATED FIRE BARRIER
	1 LAYER "SOUNDBREAK" ON RESILIENT CHANNEL
	1 LAYER OSB W/ GYPSUM THIS SIDE OF WALL
	EXIT DISTANCE AND ROUTE

SAFETY PLAN NOTES

1. ONE HOUR HORIZONTAL ASSEMBLY.
2. ONE HOUR FIRE PARTITION
3. ONE HOUR RATED CEILING LID - 5/8" ULIX
4. ONE HOUR FIRE PARTITION (SOUND WALL)
5. ONE HOUR FIRE BARRIER
6. 45 MINUTE DOOR
7. 20 MINUTE DOOR
8. 1 HR FINISH RATED CEILING OR WALL- 2 LAYERS TYPE "X" GYPSUM BOARD

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20 Unit Apartment Building

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SHEET **T 2**

ARVADA APARTMENTS, PHASE III

GRAPHIC SCALE

0 60 120 180 240 300



PAGE 33

DRAWING NO. S-	PROJECT NO. M-21003	SHEET NO. C2.0

PDK INVESTMENTS, LLC

SITE LAYOUT

File: M-21003Eng 052125.dwg

vierbicher
planners | engineers | advisors

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DATE 05-22-25

DATA FILE : TXT

DESIGNED BY DJM

Proposed 20 Unit Apartment



FRONT ELEVATION
SCALE: 3/16" = 1'-0"



FRONT ELEVATION
NO SCALE



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

GENERAL ELEVATION NOTE:
MATERIAL SEEN ON FRONT FACE IS THE SAME MATERIAL ON SURFACE NOT SEEN IN 2D ELEVATION

PDK Development
20 Unit Apartment Building
Arvada III **Hobart, Wisconsin**

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A 1.1

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Proposed 20 Unit Apartment

BACK ELEVATION
SCALE: 3/16" = 1'-0"



BACK ELEVATION
NO SCALE





GENERAL ELEVATION NOTE:
MATERIAL SEEN ON FRONT FACE IS THE SAME MATERIAL ON SURFACE NOT SEEN IN 2D ELEVATION

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

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Arvada III ***Hobart, Wisconsin***

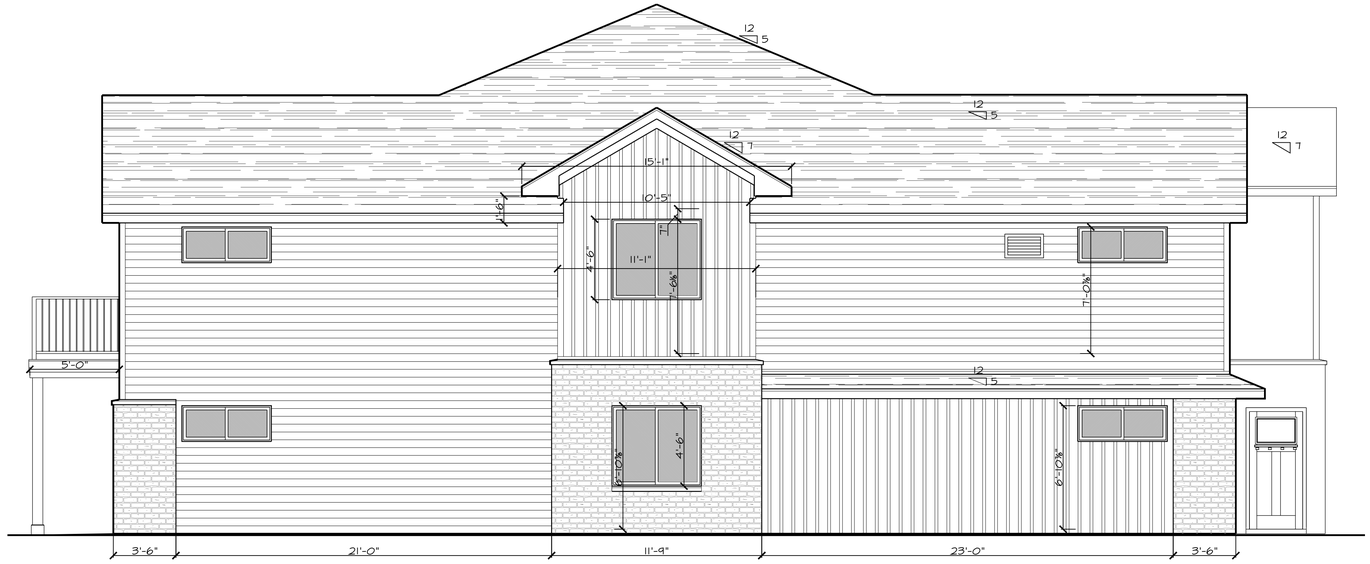
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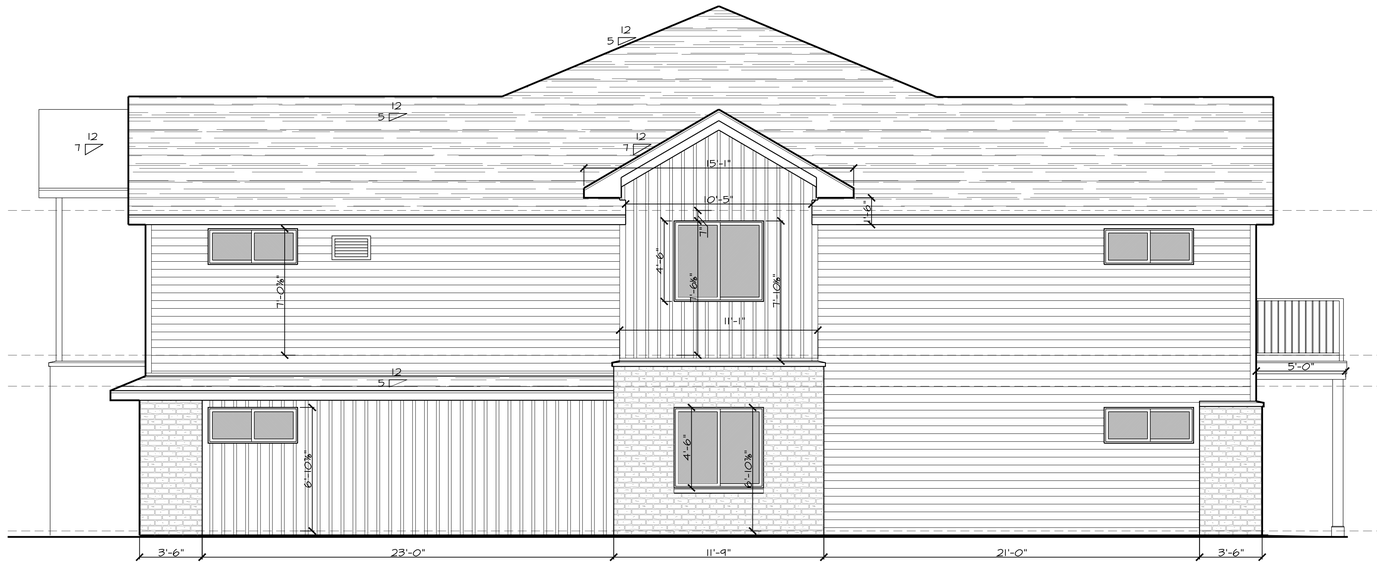
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SHEET
A 1.2

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Proposed 20 Unit Apartment





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

WINDOW SCHEDULE
PER UNIT

KEY	
FX	FIXED WINDOW
SL	SLIDING WINDOW
PATIO	SLIDING PATIO DOOR
DR	GLASS SWINGING DOOR
CSMT	CASEMENT WINDOW

UNIT / ROOM NAME		TYPE OF WINDOW / DOOR	ROOM SQUARE FOOTAGE	DIMENSIONS OF WINDOW / DOOR - WIDTH x HEIGHT	(LIGHT) AREA OF WINDOW(S) DOOR IN SQUARE FEET	(AIR) DIMENSIONS OF WINDOW / DOOR OPENING - WIDTH x HEIGHT	AREA OF WINDOW OPENING - EMERGENCY ESCAPE IN SQUARE FEET	PERCENTAGE OF GLASS - LIGHT	PERCENTAGE OF OPENING - VENTILATION	MINIMUM LIGHT OR NATURAL OPENING MET?
UNIT 1 1,044 s.f. 2 BEDROOM 2 BATH UNIT	BEDROOM 1	SL FXD	140	5/0x4/6 5/0x2/0	17.4 6.8	26 3/8"x48 3/4" 52 1/2"x18 3/4"	8.9 0	17.2%	6.4%	YES
	GREAT ROOM	P DR	350	6/6x6/8	37.2	33 1/2"x76 3/8"	17.7	10.6%	5.1%	YES
	BEDROOM 2	SL	140	5/0x4/6	17.4	26 3/8"x48 3/4"	8.9	12.4%	6.4%	YES
UNIT 12 912 s.f. 2 BEDROOM 2 BATH UNIT	BEDROOM 1	SL	134	5/0x4/0	15.5	26 3/8"x42 3/4"	7.8	11.6%	5.8%	YES
	GREAT ROOM	P DR	305	6/6x6/8	37.2	33 1/2"x76 3/8"	17.7	12.2%	5.8%	YES
	BEDROOM 2	SL	134	5/0x4/0	15.5	26 3/8"x42 3/4"	7.8	11.6%	5.8%	YES
UNIT 20 638 s.f. 1 BEDROOM 1 BATH	BEDROOM 1	SL	138	5/0x4/0	15.5	26 3/8"x42 3/4"	7.8	11.2%	5.6%	YES
	GREAT ROOM	P DR	320	6/6x6/8	37.2	33 1/2"x76 3/8"	17.7	11.6%	5.5%	YES

SAFETY GLAZING WHERE REQUIRED

SEE IBC 2406.4 IDENTIFIES 7 LOCATIONS AS HAZARDOUS

- SWINGING OR SLIDING DOORS
- GLAZING WITHIN 24" OF A DOOR
- GLAZING WITHIN 18" OF THE FLOOR
- GLAZING IN BATHROOMS
- GLAZING IN STAIRS WITHIN 36" OF FLOOR OR WITHIN 60" AT A LANDING OR IN FIRE PROTECTED DOORS.

SEE WISCONSIN STATE STATUTES

- ENTRANCE AND EXIT DOORS
- FIXED PANELS ADJACENT ENTRANCE AND EXIT DOORS
- GLAZING WITHIN 24" OF A FLOOR

OTHER GLAZING CODE

WINDOWS NEAR 40' HEIGHT REQUIRE 120 MPH WIND PRESSURE
VINYL SIDING NOT ALLOWED OVER 40' HEIGHT PER IBC 1405.14

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20 Unit Apartment Building
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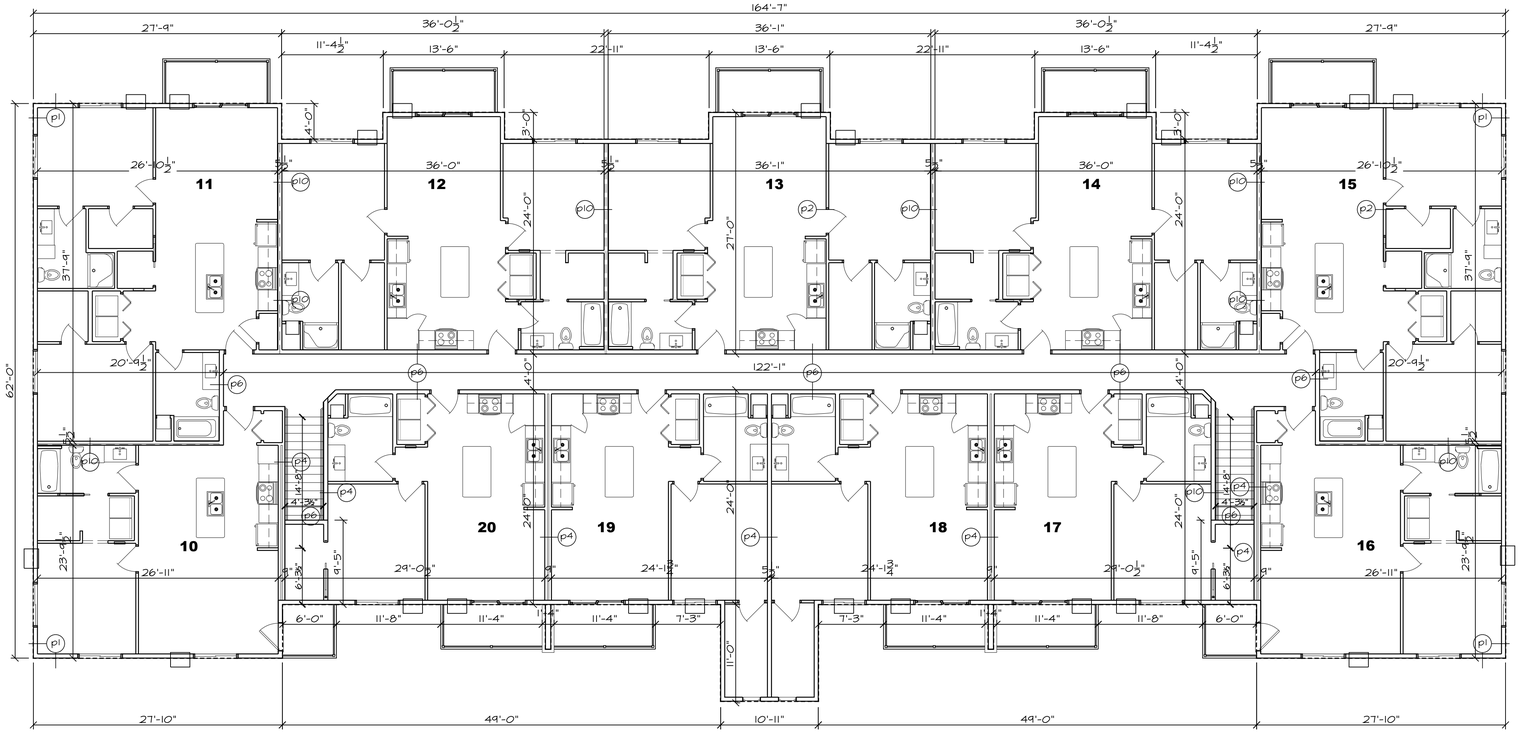
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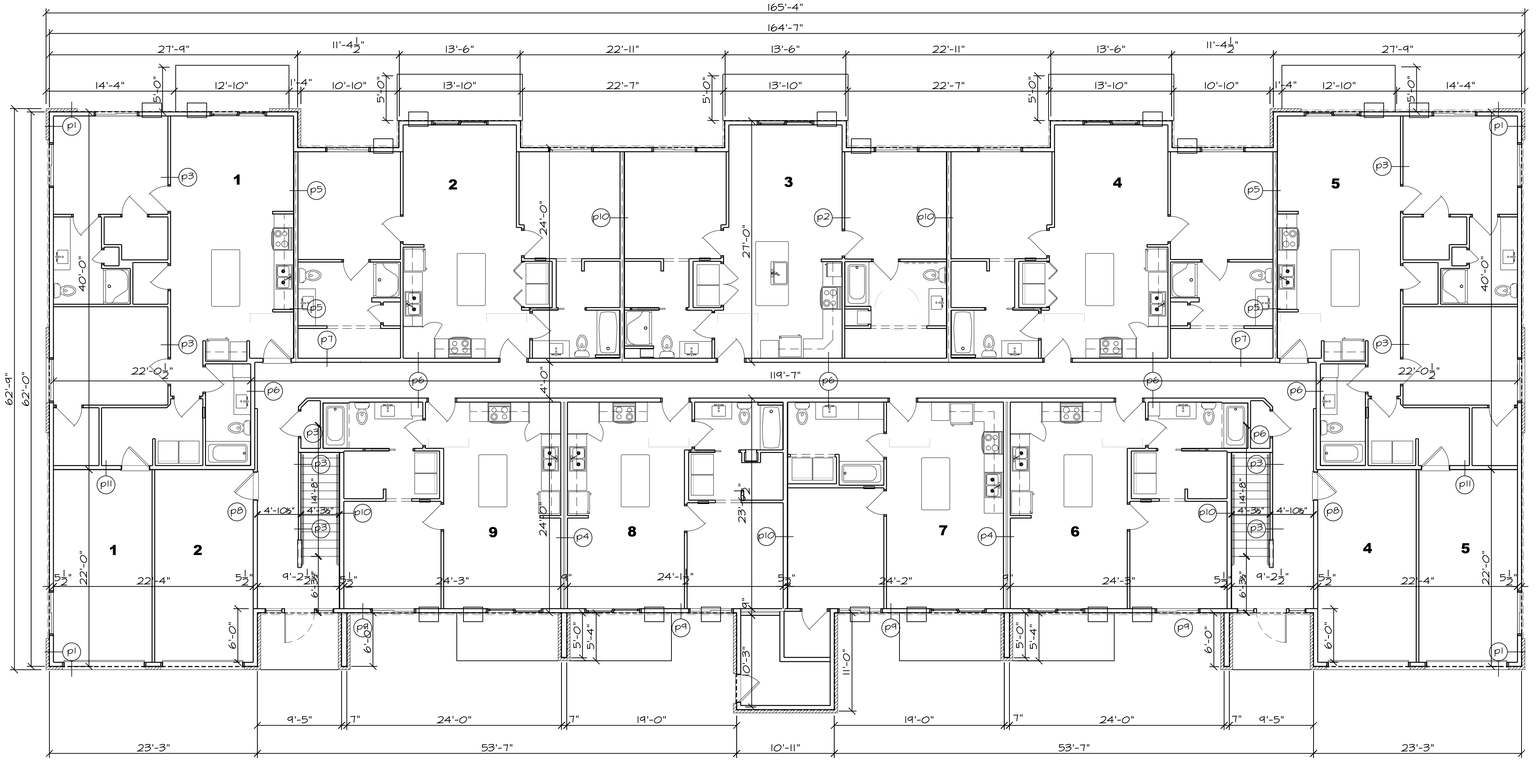
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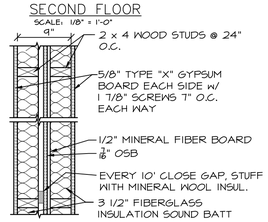




20 Unit Apartment

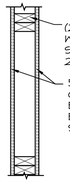
SECOND FLOOR

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

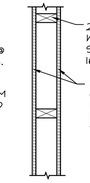


(p4) ONE HOUR FIRE PARTITION SEE (4) UL DESIGN # U341 ON SHEET T3

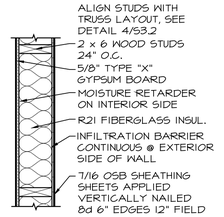
STC OF 52, SOUND TRANSMISSION (1207)



(p3) INTERIOR WALL



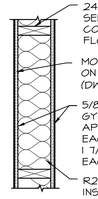
(p2) TYPICAL INTERIOR WALL



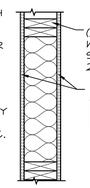
(p1) TYPICAL EXTERIOR WALL NO RATING

PARTITION TYPES

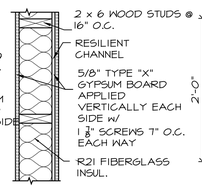
SCALE: 1" = 1'-0"



(p8) 1 HOUR RATED FIRE BARRIER SEE (2) IBC 721.1(2) 14-1.3 ON SHEET T1.2

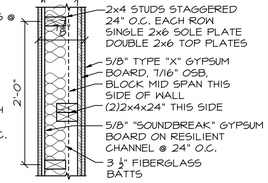


(p7)



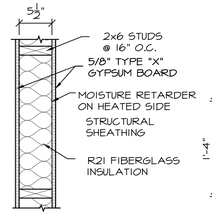
(p6) ONE HOUR FIRE PARTITION SEE (5) U.L. no U305 ON SHEET T3

STC OF 56 SOUND TRANSMISSION

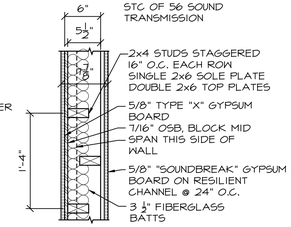


(p5) ONE HOUR FIRE PARTITION SEE (4)

STC = 60

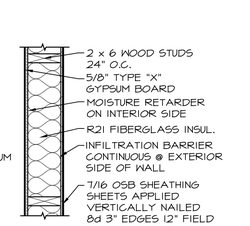


(p11) ONE HOUR FIRE PARTITION SEE (5) IBC 721.1(2) 15-1.3 ON SHEET T3



(p10) ONE HOUR FIRE PARTITION SEE (4)

STC = 60



(p9) EXTERIOR WALL NO RATING

FIRST FLOOR

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

PDK Development

20 Unit Apartment Building

Arvada III ***Hobart, Wisconsin***

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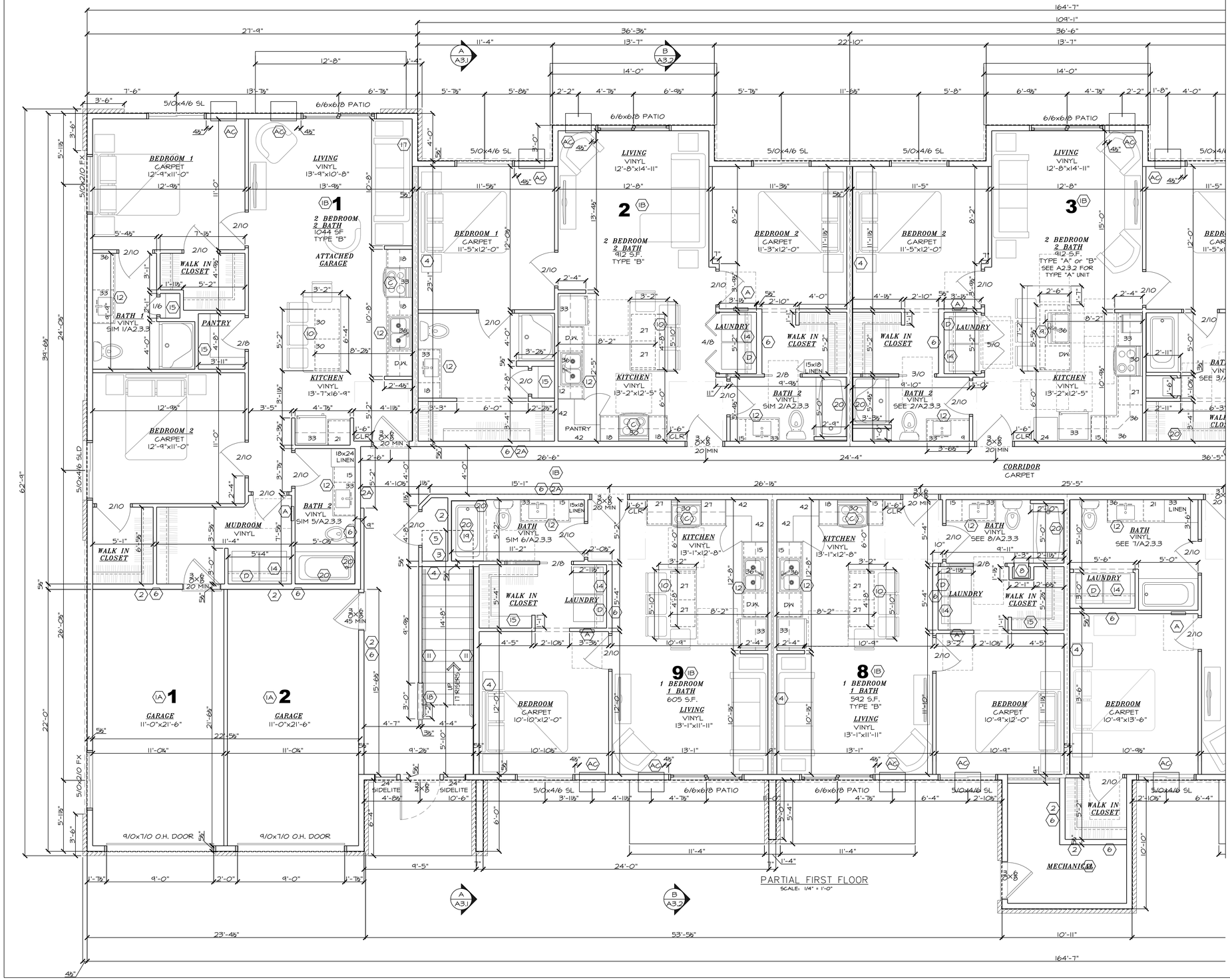
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PROJECT NO. 361405

SHEET **A 2.0**

DWELLING ELECTRICAL / MECHANICAL NOTES

- (A) ELECTRIC SERVICE PANEL LOCATION with 30" x 36" CLEAR FLOOR SPACE. MOUNT WITHIN REACH RANGES IN TYPE "A" UNIT
- (B) BASE BOARD HEAT
- (C) MICROWAVE OVEN RANGE HOOD COMBINATION UNLESS UNIT IS TYPE A ACCESSIBLE.
- (D) WASH MACHINE HOOKUP BOX AND DRYER EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- (AC) AC UNITS - SLEEVE FACTORY COLOR MATCHED TO ADJACENT WALL CLADDING. ARCHITECTURAL GRILLS WITH SAME COLOR MATCH. PROJECT 7" MAX. FROM ADJACENT WALL CLADDING



DWELLING GENERAL NOTES

1. WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS. WINDOW OPENING ON SECOND FLOOR NO CLOSER THAN 36" ABOVE FINISHED FLOOR FOR FALL PROTECTION.
2. ENTRANCE DOORS ARE FIBERGLASS INSULATED, UNIT TO GARAGE DOORS ARE FIRE RATED. DOOR CLOSER REQUIRED.
3. PANTRY CABINETS ARE 3'-6" EACH WAY, 2'-2" DEEP WITH A 1'-9" WIDE DOOR. 4 ADJUSTABLE SHELVES.

(B) FIRST FLOOR TOILETS TO HAVE REINFORCED BLOCKING BETWEEN STUDS TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE SHEET A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

(C) IN FIRST FLOOR BATHROOMS AND POWDER ROOMS, SINKS AND LAVATORIES SHALL BE 34" MAX. HEIGHT TO RIM AND HAVE A FAUCET THAT COMPLIES WITH OPERABLE PARTS REQUIREMENTS. SEE R-2 GENERAL NOTE 5 ON A2.3

(D) TUB/SHOWER MODULES ARE 60"x30" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

(E) SHOWER UNITS ARE 48"x36" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

30" ELECTRIC RANGE WITH MICROWAVE/RANGE HOOD COMBINATION IN ALL UNITS EXCEPT ADA TYPE "A" UNIT. TYPE "A" UNIT TO HAVE 30" ELECTRIC RANGE, RANGE HOOD AND COUNTER TOP MICROWAVE WITH DEDICATED CIRCUIT.

NO WATER SUPPLY LINES TO BE IN EXTERIOR WALLS.

KEEP ALL PLUMBING PIPES / WATER LINES IN GARAGE CEILING AREA TIGHT TO FLOOR DECK ABOVE, PROTECT AGAINST FROST.

DWELLING UNIT PLAN NOTES

- (1A) 1 HOUR RATED FLOOR CEILING ASSEMBLY (GARAGE) INCLUDES RESILIENT CHANNEL, 1" GYPSUM FLOOR TOPPING ON ¼" SOUND MAT, R60 BIB INSULATION BLOWN FULL.
- (1B) 1 HOUR RATED FLOOR CEILING ASSEMBLY (DWELLING UNITS) INCLUDES RESILIENT CHANNEL, 1" GYPSUM FLOOR TOPPING ON ¼" SOUND MAT, 3 1/2" SOUND INSULATION BATT.
- (2) 1 HOUR RATED WALL, (1) LAYER 5/8" TYPE "X" GYPSUM EACH SIDE OF WALL. SEE (2)IBC 721.1(2) ON SHEET T3
- (2A) 1 HOUR RATED WALL, (1) LAYER 5/8" TYPE "X" GYPSUM ONE SIDE OF WALL. (1) LAYER TYPE X GYP BOARD OVER RESILIENT CHANNEL ON OPPOSITE SIDE OF WALL SEE (5) UL DESIGN NO. U305 ON SHEET T3
- (3) 1 HOUR FINISH RATED CEILING OR WALL. (2) LAYERS 5/8" TYPE "X" GYPSUM ON ONE SIDE. SEE (3) IBC 721.1(3) ON SHEET T3
- (4) 1 HOUR RATED COMMON WALL. SEE (4) U.L. DESIGN NO. U341 ON SHEET T3.
- (5) SLOPED FLOOR OR CEILING.
- (6) 2X6 INTERIOR WALL
- (7) 42" HT. SLIP IN LINEN CABINET WITH 3 SHELVES. START AT 40" A.F.F, THEN 12" O.C.
- (8) 60" HT. SLIP IN LINEN CABINET WITH 4 SHELVES. START AT 22" A.F.F, THEN 12" O.C.
- (9) 34" HIGH COUNTERTOP, (CONCRETE) 2x6x2'-8 3/4" HEIGHT PARTIAL WALL FROM CONCRETE FLOOR TO TOP OF PLATE, BRACE FOR RIGIDITY, NO CASING. FINISH WITH PLASTER AND PAINT ALL EXPOSED SIDES.
- (10) PROVIDE FINISHED BACK ON CABINET
- (11) STAIR STRINGER OVER LEDGER BOARD. SEE DETAIL 3/A3.4
- (12) CABINET WITH REMOVABLE FRONT. FINISH WALL (C) (F) BEHIND CABINET AND FLOOR BELOW CABINET
- (13) BASE MICROWAVE CABINET w/ BOTTOM DRAWER - TYPE "A" UNITS 3 & 7
- (14) WOOD SHELF AND POLE ABOVE WASHER AND DRYER
- (15) STACK OF 4 SHELVES, START AT 28" A.F.F. THEN 14" O.C.
- (16) PLASTERED LEDGE ABOVE; 5/8" GYPSUM BOARD WITH PLASTER FINISH.
- (17) PROVIDE 1/2" BACKER BOARD BEHIND GYPSUM BOARD
- (18) 2x4x42" (MIN.) TALL GUARD WALL WITH 6" WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP @ STAIR.
- (19) DROPPED CEILING @ 7'-0" A.F.F.
- (20) MAINTAIN FIRE RATED WALL SYSTEM (GYP. BOARD) BEHIND SHOWER OR TUB/SHOWER MODULE
- (21) RECESS MECHANICAL ROOM FLOOR 3".
- (22) ATTIC SCUTTLE PANEL, APPROX. 21"x35". LOCATE BETWEEN TRUSSES. SEE 1/A4.1
- (23) DECK BOARDS OVER EPDM ROOF, MAKE REMOVABLE FOR ROOF MAINTENANCE. INSULATION IN FLOOR BLOWN FULL LIKE OVER GARAGE

PDK Development

20 Unit Apartment Building

Arvada III — **Hobart, Wisconsin**

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REVISION	DATE
1	7/12/2025

DATE 6/13/2025

PROJECT NO. 361405

SHEET **A 2.1.1**

DWELLING ELECTRICAL / MECHANICAL NOTES

- (A) ELECTRIC SERVICE PANEL LOCATION with 30" x 36" CLEAR FLOOR SPACE. MOUNT WITHIN REACH RANGES IN TYPE "A" UNIT
- (B) BASE BOARD HEAT
- (C) MICROWAVE OVEN RANGE HOOD COMBINATION UNLESS UNIT IS TYPE A ACCESSIBLE.
- (D) WASH MACHINE HOOKUP BOX AND DRYER EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- (AC) AC UNITS - SLEEVE FACTORY COLOR MATCHED TO ADJACENT WALL CLADDING. ARCHITECTURAL GRILLS WITH SAME COLOR MATCH. PROJECT 1" MAX. FROM ADJACENT WALL CLADDING

DWELLING GENERAL NOTES

1. WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS. WINDOW OPENING ON SECOND FLOOR NO CLOSER THAN 36" ABOVE FINISHED FLOOR FOR FALL PROTECTION.
2. ENTRANCE DOORS ARE FIBERGLASS INSULATED, UNIT TO GARAGE DOORS ARE FIRE RATED. DOOR CLOSER REQUIRED.
3. PANTRY CABINETS ARE 3'-6" EACH WAY, 2'-2" DEEP WITH A 1'-9" WIDE DOOR. 4 ADJUSTABLE SHELVES.

(B) FIRST FLOOR TOILETS TO HAVE REINFORCED BLOCKING BETWEEN STUDS TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE SHEET A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

(C) IN FIRST FLOOR BATHROOMS AND POWDER ROOMS, SINKS AND LAVATORIES SHALL BE 34" MAX. HEIGHT TO RIM AND HAVE A FAUCET THAT COMPLIES WITH OPERABLE PARTS REQUIREMENTS. SEE R-2 GENERAL NOTE 5 ON A2.3

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KEEP ALL PLUMBING PIPES / WATER LINES IN GARAGE CEILING AREA TIGHT TO FLOOR DECK ABOVE, PROTECT AGAINST FROST.

DWELLING UNIT PLAN NOTES

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- (2) 1 HOUR RATED WALL, (1) LAYER 5/8" TYPE "X" GYPSUM EACH SIDE OF WALL. SEE (2)IBG 721.1(2) ON SHEET T3
- (2A) 1 HOUR RATED WALL, (1) LAYER 5/8" TYPE "X" GYPSUM ONE SIDE OF WALL. (1) LAYER TYPE X GYP BOARD OVER RESILIENT CHANNEL ON OPPOSITE SIDE OF WALL SEE (5) UL DESIGN NO. U305 ON SHEET T3
- (3) 1 HOUR FINISH RATED CEILING OR WALL: (2) LAYERS 5/8" TYPE "X" GYPSUM ON ONE SIDE. SEE (3) IBG 721.1(3) ON SHEET T3
- (4) 1 HOUR RATED COMMON WALL. SEE (4) U.L. DESIGN NO. U341 ON SHEET T3.
- (5) SLOPED FLOOR OR CEILING.
- (6) 2x6 INTERIOR WALL
- (7) 42" HT. SLIP IN LINEN CABINET WITH 3 SHELVES. START AT 40" A.F.F, THEN 12" O.C.
- (8) 60" HT. SLIP IN LINEN CABINET WITH 4 SHELVES. START AT 22" A.F.F, THEN 12" O.C.
- (9) 34" HIGH COUNTERTOP, (CONCRETE) 2x6x2'-8 3/4" HEIGHT PARTIAL WALL FROM CONCRETE FLOOR TO TOP OF PLATE, BRACE FOR RIGIDITY, NO CASING. FINISH WITH PLASTER AND PAINT ALL EXPOSED SIDES.
- (10) PROVIDE FINISHED BACK ON CABINET
- (11) STAIR STRINGER OVER LEDGER BOARD. SEE DETAIL 3/A3.4
- (12) CABINET WITH REMOVABLE FRONT. FINISH WALL (C) (F) BEHIND CABINET AND FLOOR BELOW CABINET
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- (18) 2x4x42" (MIN.) TALL GUARD WALL WITH 6" WOOD CAP AND CASING. FINISH BOTH SIDES OF CAP @ STAIR.
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- (21) RECESS MECHANICAL ROOM FLOOR 3".
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- (23) DECK BOARDS OVER EPDM ROOF, MAKE REMOVABLE FOR ROOF MAINTENANCE. INSULATION IN FLOOR BLOWN FULL LIKE OVER GARAGE

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

PDK Development
20 Unit Apartment Building
Arvada III — **Hobart, Wisconsin**

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REVISION	DATE
1	7/12/2025

DATE 6/13/2025
PROJECT NO. 361405
SHEET **A 2.1.2**

DWELLING ELECTRICAL / MECHANICAL NOTES

- (A) ELECTRIC SERVICE PANEL LOCATION with 30" x 36" CLEAR FLOOR SPACE. MOUNT WITHIN REACH RANGES IN TYPE "A" UNIT
- (B) BASE BOARD HEAT
- (C) MICROWAVE OVEN RANGE HOOD COMBINATION UNLESS UNIT IS TYPE A ACCESSIBLE.
- (D) WASH MACHINE HOOKUP BOX AND DRYER EXHAUST WALL, AVOID RATED WALL. 2x6 WALL, FIELD VERIFY LOCATION FOR POTENTIAL TRUSS INTERFERENCE.
- (AC) AC UNITS - SLEEVE FACTORY COLOR MATCHED TO ADJACENT WALL CLADDING. ARCHITECTURAL GRILLS WITH SAME COLOR MATCH. PROJECT 1" MAX. FROM ADJACENT WALL CLADDING

DWELLING GENERAL NOTES

1. WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS. WINDOW OPENING ON SECOND FLOOR NO CLOSER THAN 36" ABOVE FINISHED FLOOR FOR FALL PROTECTION.
2. ENTRANCE DOORS ARE FIBERGLASS INSULATED, UNIT TO GARAGE DOORS ARE FIRE RATED. DOOR CLOSER REQUIRED.
3. PANTRY CABINETS ARE 3'-6" EACH WAY, 2'-2" DEEP WITH A 1'-4" WIDE DOOR. 4 ADJUSTABLE SHELVES.

(B) FIRST FLOOR TOILETS TO HAVE REINFORCED BLOCKING BETWEEN STUDS TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE SHEET A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

(C) IN FIRST FLOOR BATHROOMS AND POWDER ROOMS, SINKS AND LAVATORIES SHALL BE 34" MAX. HEIGHT TO RIM AND HAVE A FAUCET THAT COMPLIES WITH OPERABLE PARTS REQUIREMENTS. SEE R-2 GENERAL NOTE 5 ON A2.3

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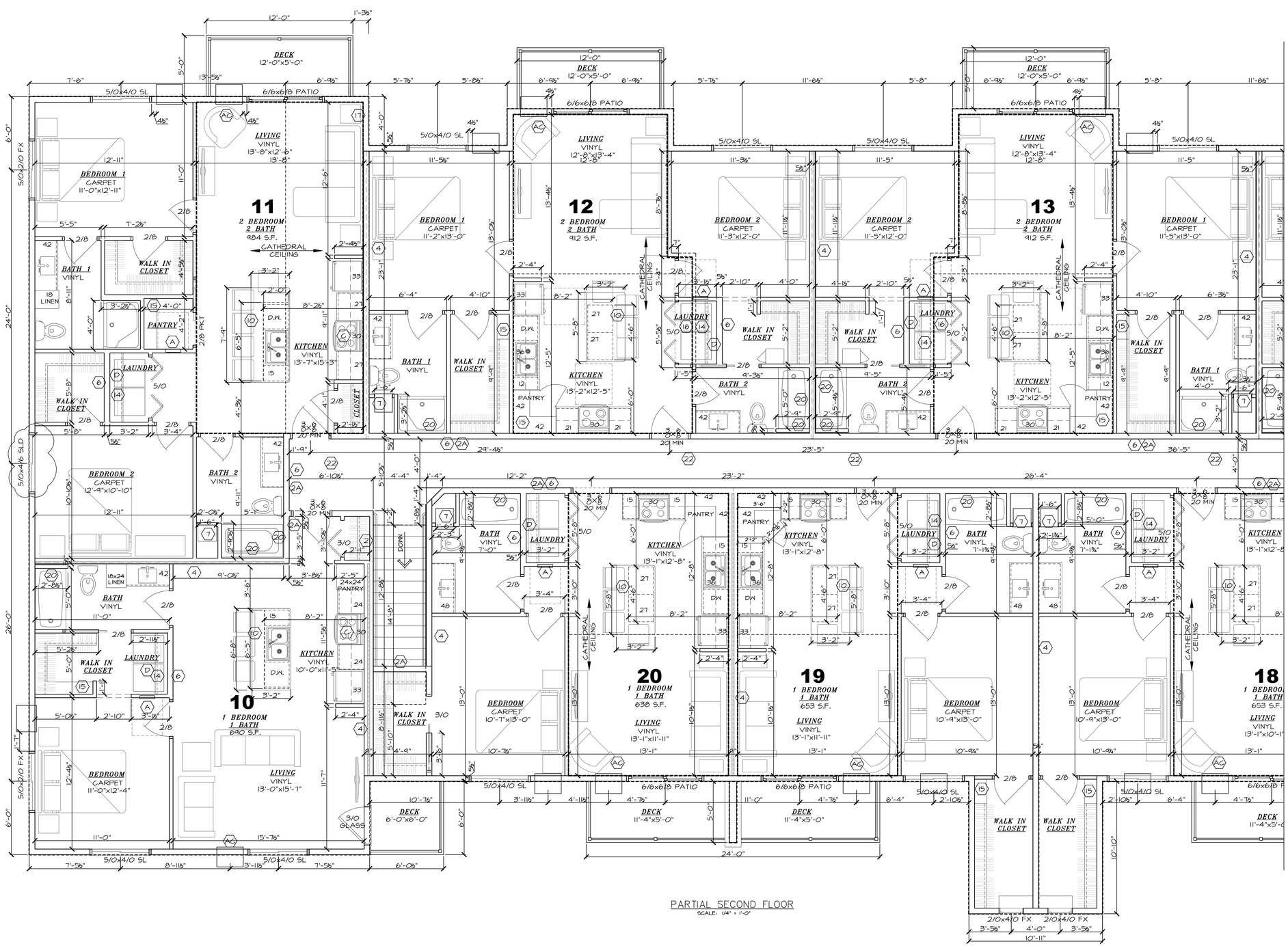
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DWELLING UNIT PLAN NOTES

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- (5) SLOPED FLOOR OR CEILING.
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- (23) DECK BOARDS OVER EPDM ROOF, MAKE REMOVABLE FOR ROOF MAINTENANCE. INSULATION IN FLOOR BLOWN FULL LIKE OVER GARAGE



PDK Development

20 Unit Apartment Building

Arvada III — **Hobart, Wisconsin**

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REVISION	DATE
1	7/12/2025

DATE 6/13/2025

PROJECT NO. 381405

SHEET **A 2.2.1**

DWELLING ELECTRICAL / MECHANICAL NOTES

- (A) ELECTRIC SERVICE PANEL LOCATION with 30" x 36" CLEAR FLOOR SPACE. MOUNT WITHIN REACH RANGES IN TYPE "A" UNIT
- (B) BASE BOARD HEAT
- (C) MICROWAVE OVEN RANGE HOOD COMBINATION UNLESS UNIT IS TYPE A ACCESSIBLE.
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DWELLING GENERAL NOTES

1. WINDOWS AND PATIO DOORS ARE VINYL WITH GYPSUM AND PLASTER JAMB RETURNS. WINDOW OPENING ON SECOND FLOOR NO CLOSER THAN 36" ABOVE FINISHED FLOOR FOR FALL PROTECTION.
2. ENTRANCE DOORS ARE FIBERGLASS INSULATED, UNIT TO GARAGE DOORS ARE FIRE RATED. DOOR CLOSER REQUIRED.
3. PANTRY CABINETS ARE 3'-6" EACH WAY, 2'-2" DEEP WITH A 1'-9" WIDE DOOR. 4 ADJUSTABLE SHELVES.

(B) FIRST FLOOR TOILETS TO HAVE REINFORCED BLOCKING BETWEEN STUDS TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE SHEET A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

(C) IN FIRST FLOOR BATHROOMS AND POWDER ROOMS, SINKS AND LAVATORIES SHALL BE 34" MAX. HEIGHT TO RIM AND HAVE A FAUCET THAT COMPLIES WITH OPERABLE PARTS REQUIREMENTS. SEE R-2 GENERAL NOTE 5 ON A2.3

(D) TUB/SHOWER MODULES ARE 60"x30" TYPICAL. FIRST FLOOR SHOWERS TO HAVE REINFORCED BACKING TO WITHSTAND 300# PULL FOR FUTURE GRAB BARS. SEE A2.3 FOR MOUNTING HEIGHTS AND LOCATIONS.

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PARTIAL SECOND FLOOR
SCALE: 1/4" = 1'-0"

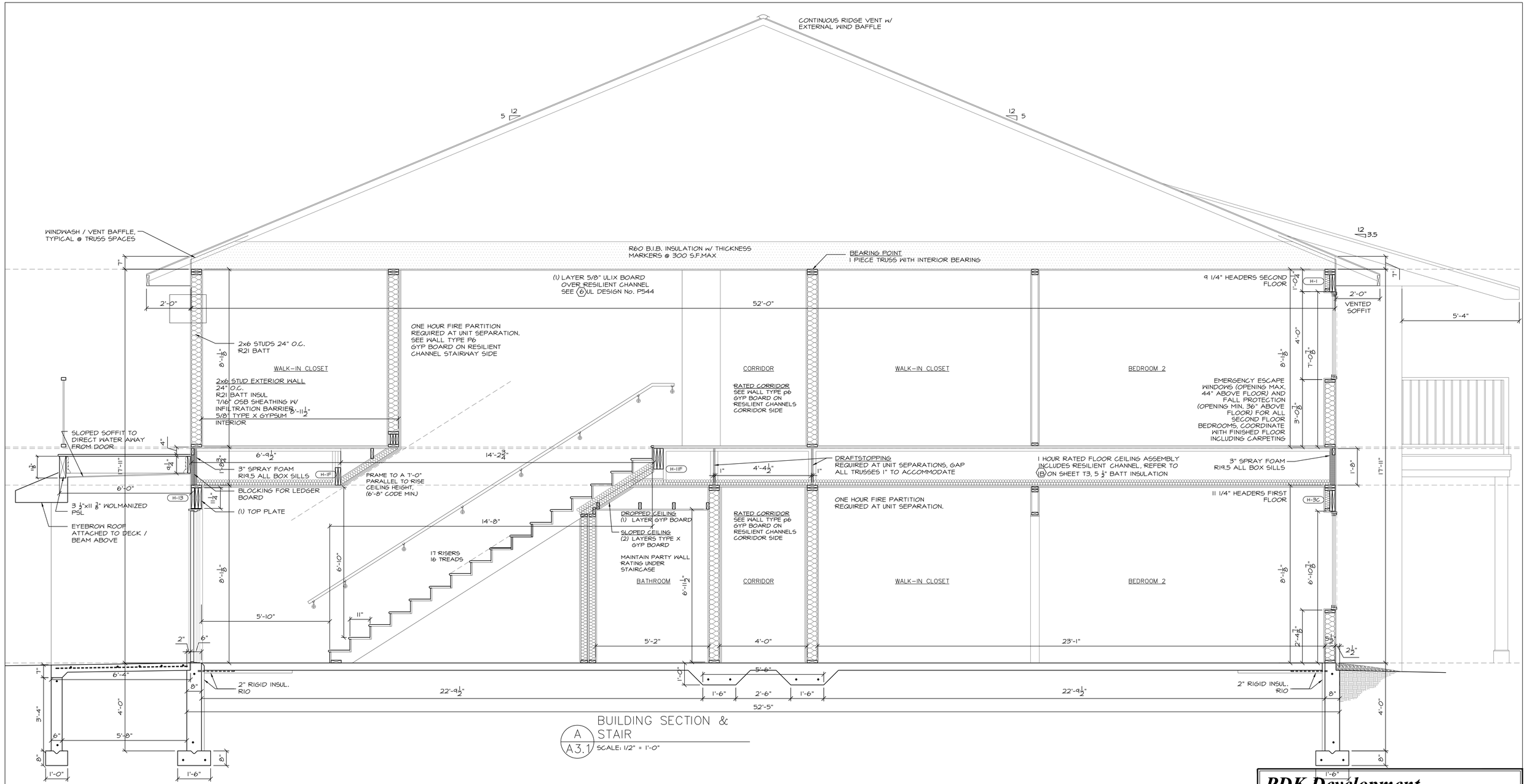
PDK Development
20 Unit Apartment Building
Arvada III — **Hobart, Wisconsin**

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REVISION	DATE
1	7/12/2025

DATE 6/13/2025
PROJECT NO. 361405
SHEET **A 2.2.2**



A / A3.1 BUILDING SECTION & STAIR

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

PDK Development

20 Unit Apartment Building

Arvada III ***Hobart, Wisconsin***

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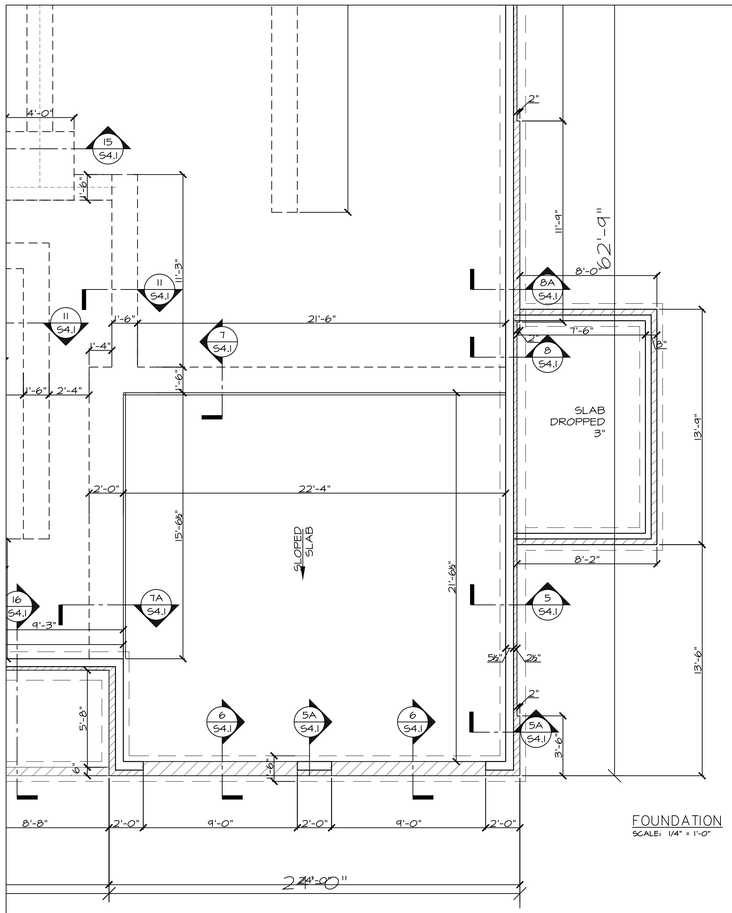
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1	7/12/2025

DATE 6/13/2025

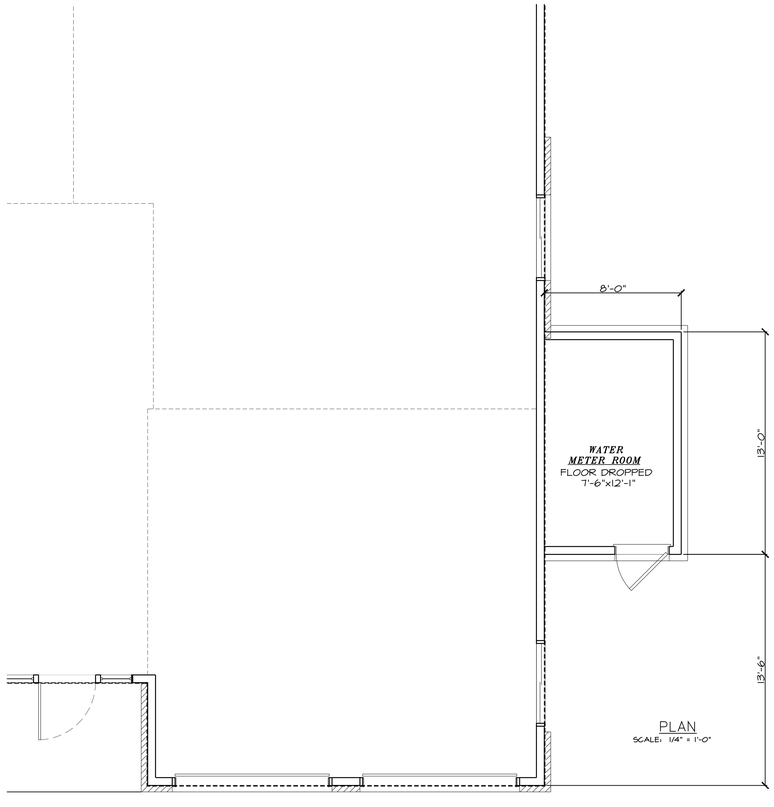
PROJECT NO. 361405

SHEET **A 3.1**



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

Meter Room Option



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

PDK Development

20 Unit Apartment Building

Arvada III **Hobart, Wisconsin**

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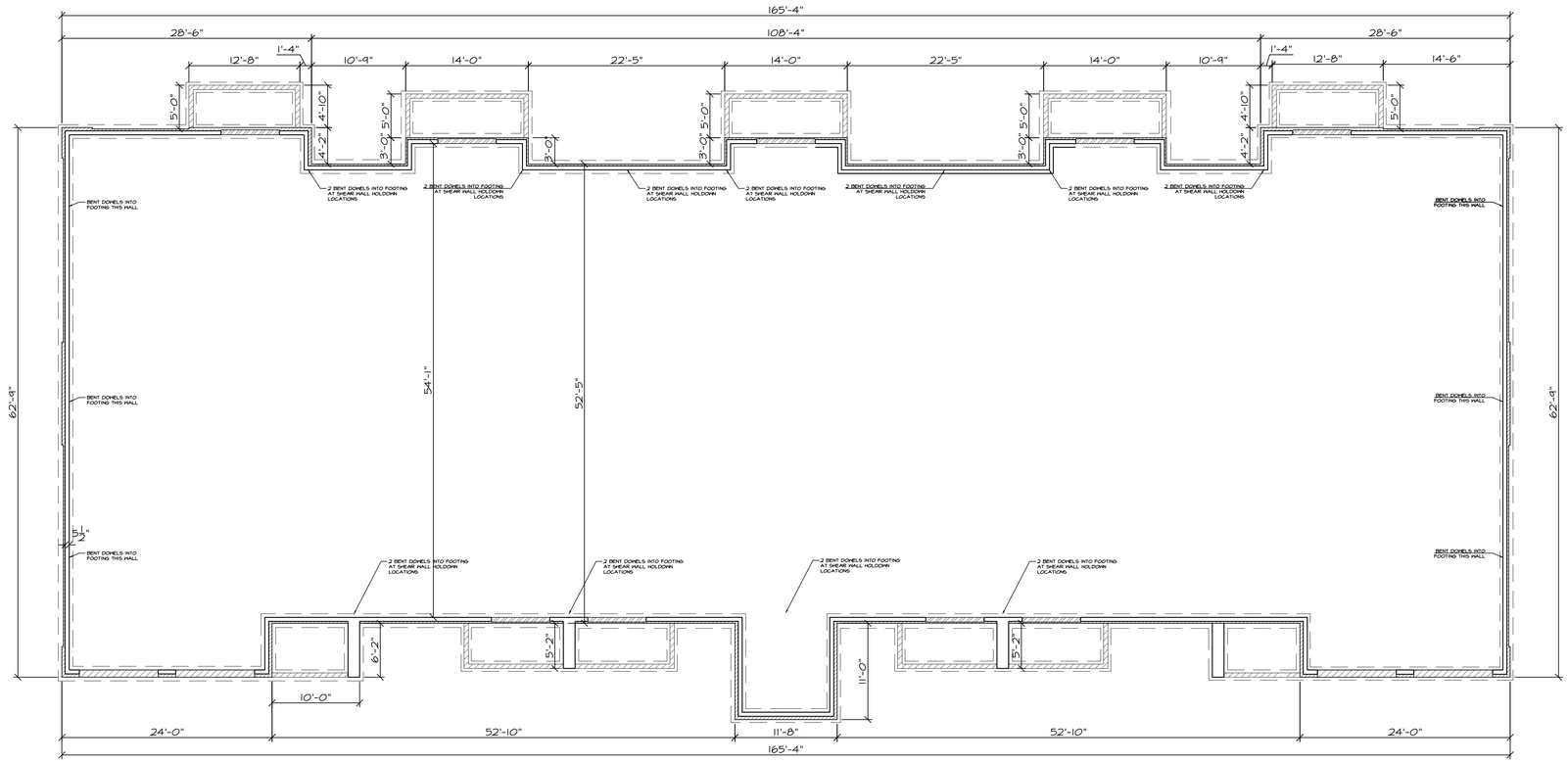
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GREEN BAY, WISCONSIN
MAILING: 1592 RUSTIC WAY
GREEN BAY, WISCONSIN 54313
Telephone: (920) 737-9769

REVISION	DATE
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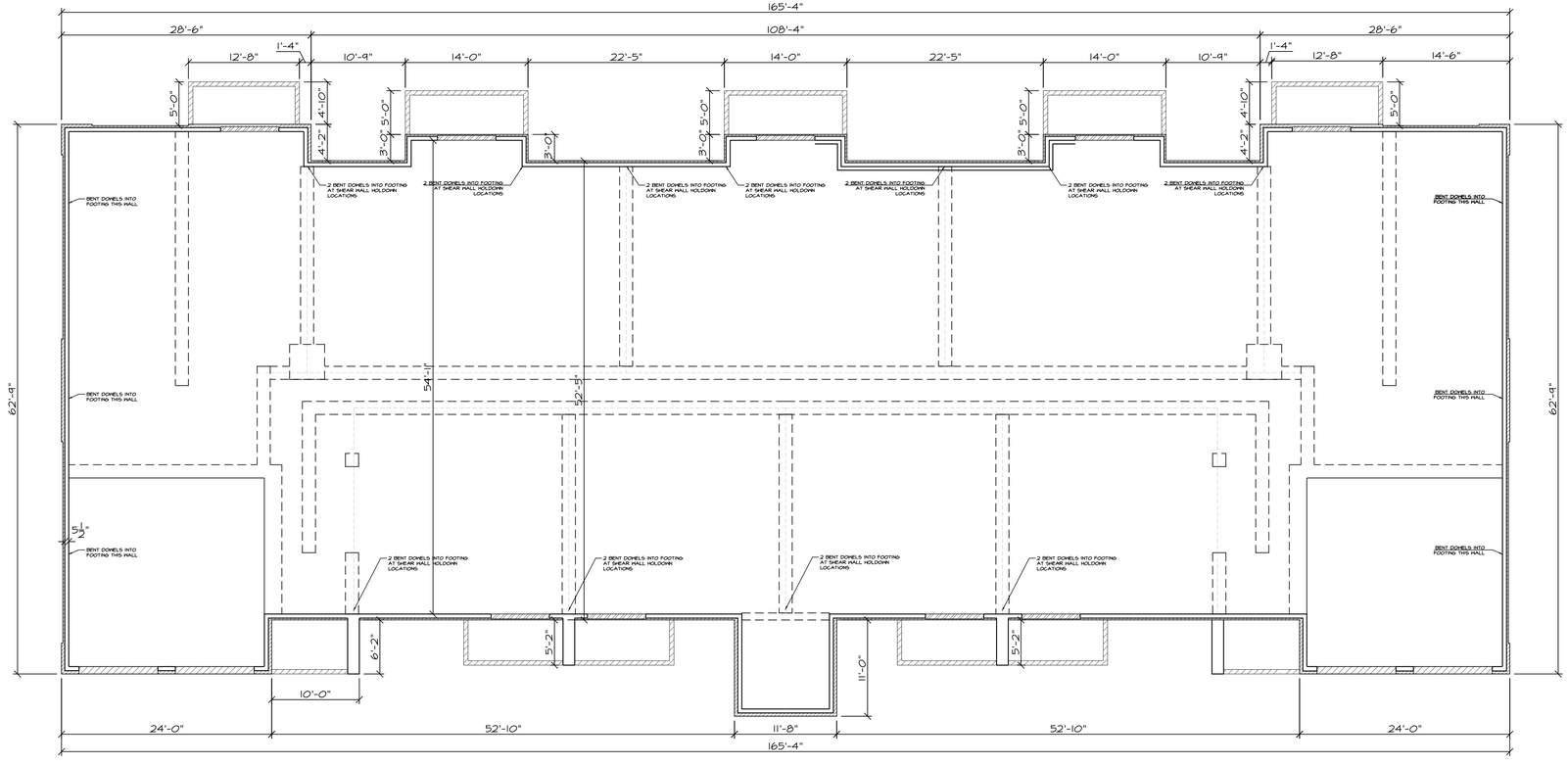
DATE
6/13/2025

PROJECT NO.
361405

SHEET
A
4.3



COMPOSITE FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



COMPOSITE SLAB PLAN
SCALE: 1/8" = 1'-0"

B.T.GEROLD
STRUCTURAL
ENGINEERING LLC
805 DODGE STREET
KEWAUNEE, WI 54216
P:920-309-1639

PDK Development

20 Unit Apartment Building

Arvada III — *Hobart, Wisconsin*

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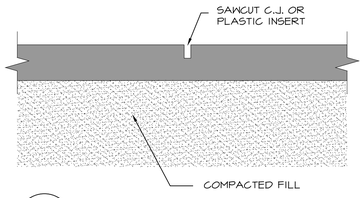
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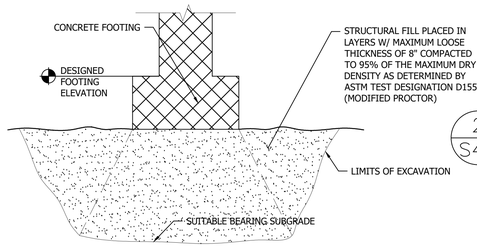
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PROJECT NO.
361405

SHEET
S 2.0.1



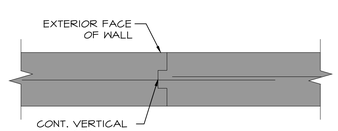
1 S4.1 CONTROL JOINT
SCALE: 3/4" = 1'-0"



NOTE: CONTRACTOR AT HIS/HER OPTION MAY ELIMINATE STRUCTURAL FILL BY LOWERING DESIGNATED FOOTING ELEVATION SO THAT FOOTING RESISTS DIRECTLY ON SUITABLE BEARING SUBGRADE OR PROVIDE LEAN CONCRETE (f'c = 1,500 psi)

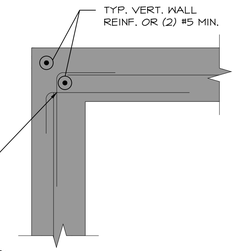
THIS DETAIL APPLIES ONLY AT THOSE LOCATIONS WHERE GEOTECHNICAL ENGINEER DEEMS SOILS AT DESIGN FOOTING ELEVATIONS INADEQUATE FOR FOOTING SUPPORT. WHERE THIS WORK IS REQUIRED, CONTRACTOR WILL BE COMPENSATED ON A PRE-ESTABLISHED UNIT COST AGREED UPON BY THE CONTRACTOR, ARCHITECT/ENGINEER AND OWNER.

2 S4.1 OVER EXCAVATION DETAIL
SCALE: 3/4" = 1'-0"

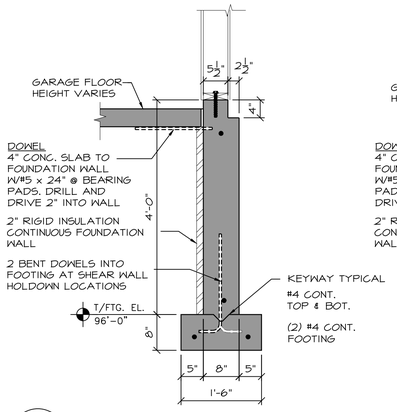


NO/ELEVATOR BASEMENT

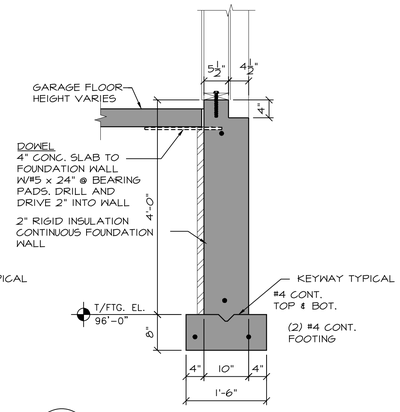
3 S4.1 VERTICAL CONSTRUCTION JOINT
SCALE: 3/4" = 1'-0"



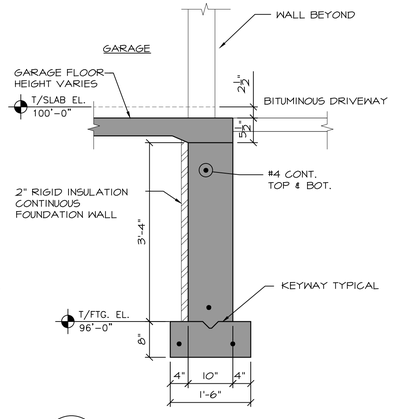
4 S4.1 CORNER REINFORCEMENT
SCALE: 3/4" = 1'-0"



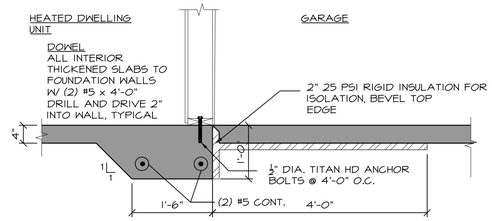
5 S4.1 GARAGE FOUNDATION WALL
SCALE: 3/4" = 1'-0"



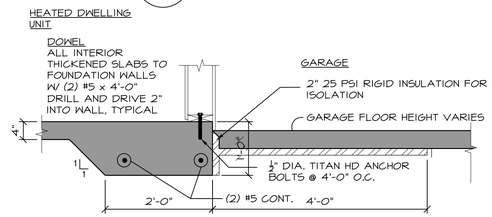
5A S4.1 GARAGE FOUNDATION WALL
SCALE: 3/4" = 1'-0"



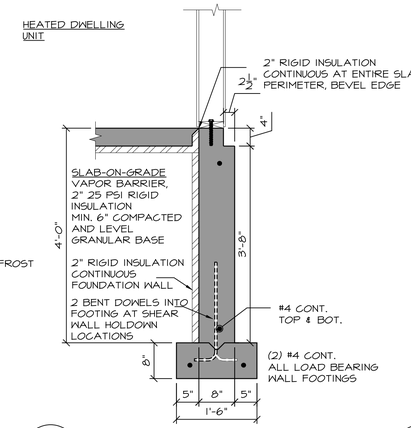
6 S4.1 GARAGE DOOR OPENING
SCALE: 3/4" = 1'-0"



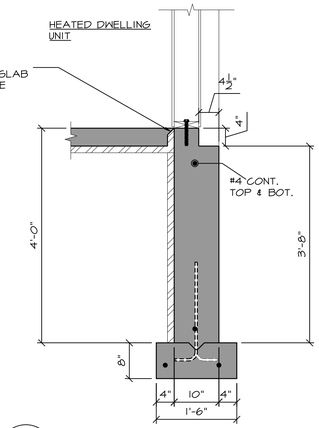
7 S4.1 BEARING SECTION
SCALE: 3/4" = 1'-0"



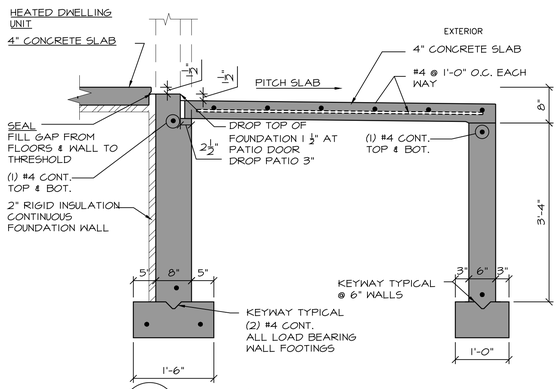
7A S4.1 BEARING SECTION
SCALE: 3/4" = 1'-0"



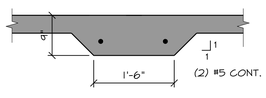
8 S4.1 TYPICAL FOUNDATION WALL
SCALE: 3/4" = 1'-0"



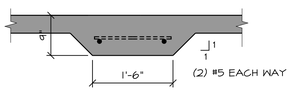
8A S4.1 FOUNDATION WALL
SCALE: 3/4" = 1'-0"



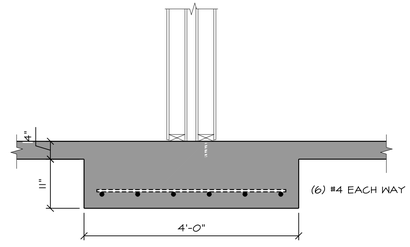
10 S4.1 TYPICAL PATIO
SCALE: 3/4" = 1'-0"



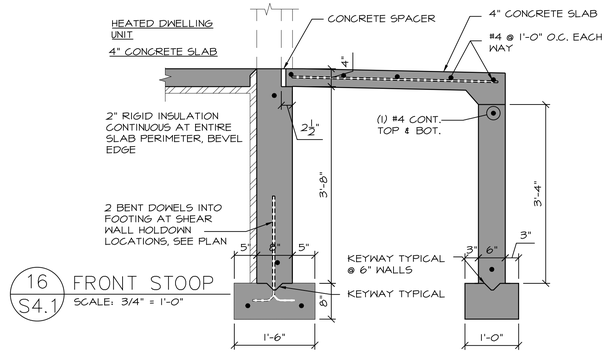
11 S4.1 SECTION
SCALE: 3/4" = 1'-0"



14 S4.1 SECTION
SCALE: 3/4" = 1'-0"



15 S4.1 SECTION
SCALE: 3/4" = 1'-0"



16 S4.1 FRONT STOOP
SCALE: 3/4" = 1'-0"

PDK Development

20 Unit Apartment Building

Arvada III ***Hobart, Wisconsin***

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Telephone: (920) 737-9769

REVISION	DATE
1	7/12/2025

DATE 6/13/2025

PROJECT NO. 361405

SHEET **S 4.1**

Alternate Elevation for; Bldgs 8 & 9

BACK ELEVATION
SCALE: 3/16" = 1'-0"





GENERAL ELEVATION NOTE:
MATERIAL SEEN ON FRONT FACE IS THE SAME MATERIAL ON SURFACE NOT SEEN IN 2D ELEVATION

GENERAL ELEVATION NOTE:
MATERIAL SEEN ON FRONT FACE IS THE SAME MATERIAL ON SURFACE NOT SEEN IN 2D ELEVATION

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

PDK Development

20 Unit Apartment Building

Arvada III ***Hobart, Wisconsin***

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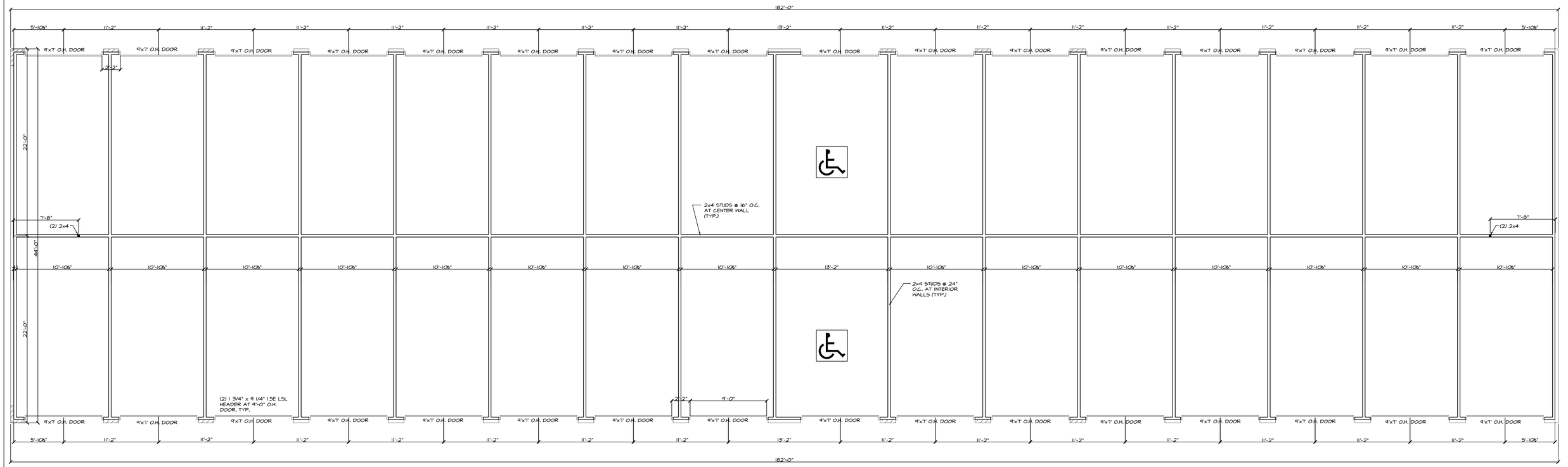
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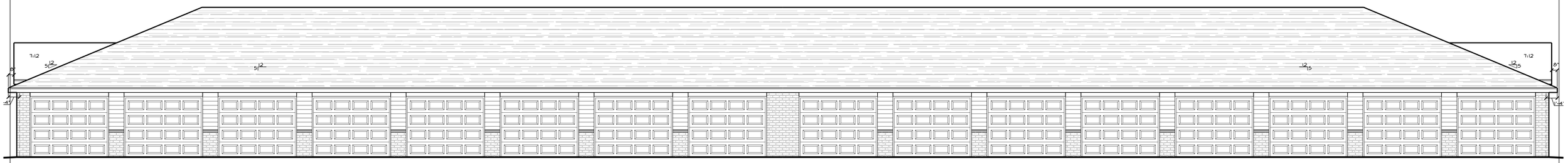
PROJECT NO.
361405

SHEET
A
1.2



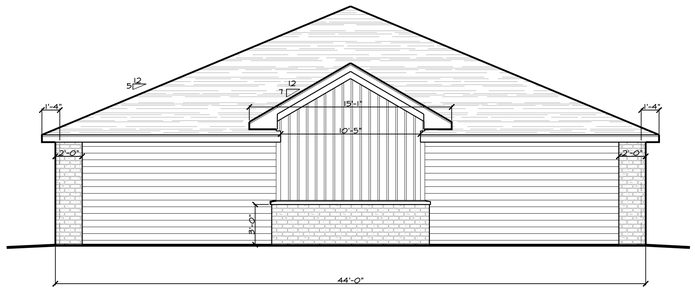
FLOOR PLAN

SCALE: 3/16" = 1'-0"



FRONT & REAR ELEVATION

SCALE: 3/16" = 1'-0"



SIDE ELEVATIONS

SCALE: 3/16" = 1'-0"

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Garages

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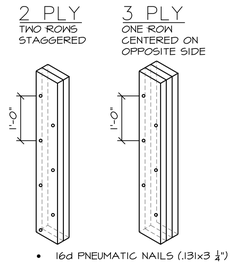
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REVISION	DATE
x	xx

DATE 8/25/2025

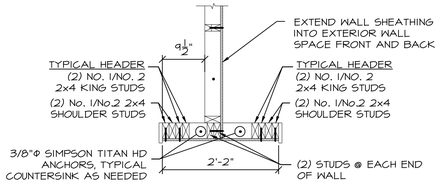
PROJECT NO. 361405

SHEET G 1



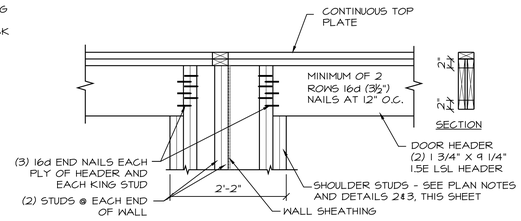
1 / G3 MULTIPLE MEMBER CONNECTIONS STUD COLUMNS

SCALE: 3/4" = 1'-0"



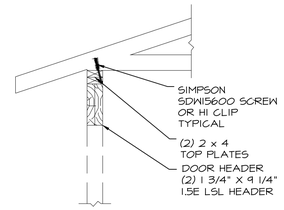
3 / G3 HEADER BEARING @ TYPICAL HEADER

SCALE: 3/4" = 1'-0"



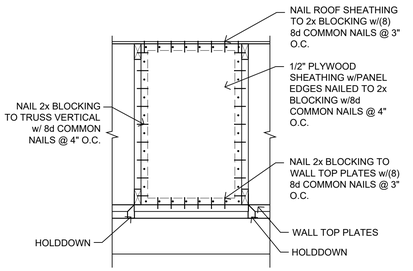
4 / G3 PLATES & HEADERS

SCALE: 3/4" = 1'-0" @ TYPICAL HEADER



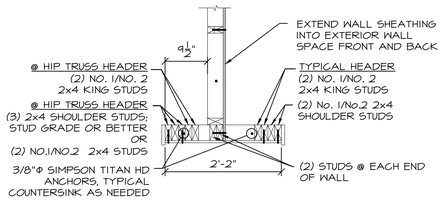
5 / G3 9 FT. OVERHEAD DOOR TRUSS CONNECTION

SCALE: 3/4" = 1'-0"



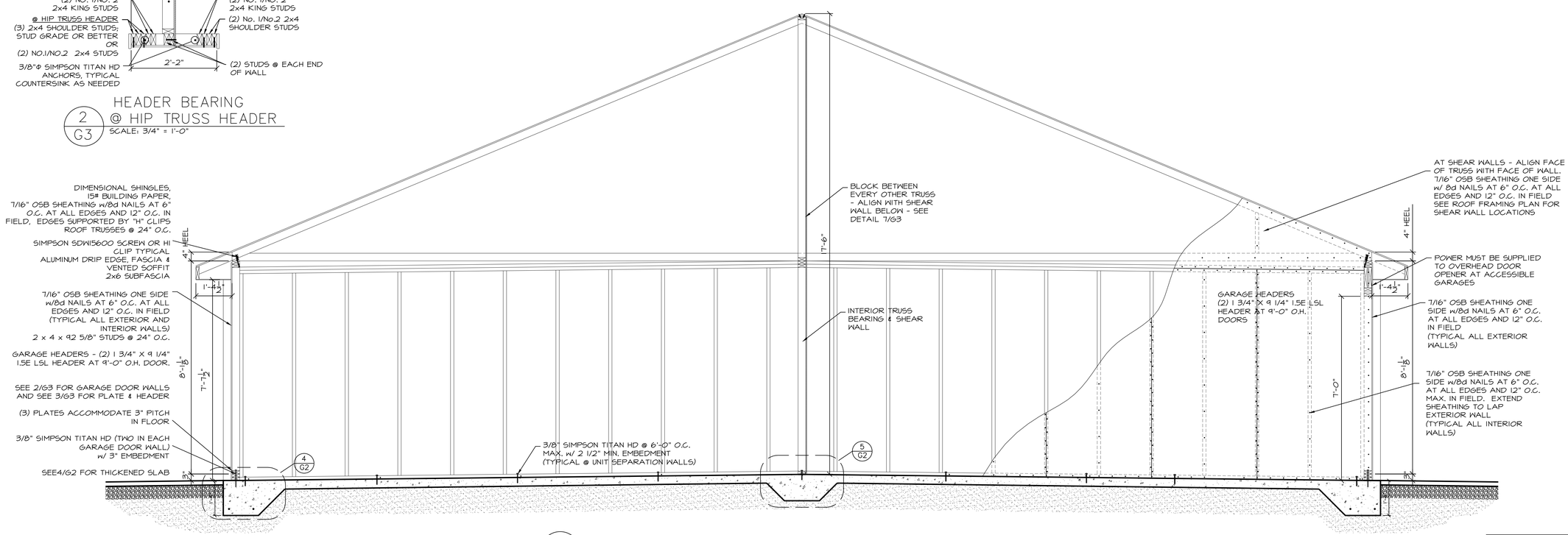
7 / G3 TRUSS BLOCKING

SCALE: 3/4" = 1'-0"



2 / G3 HEADER BEARING @ HIP TRUSS HEADER

SCALE: 3/4" = 1'-0"



A / G3 BUILDING SECTION

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

1804.5 EXCEPTION COMPACTED FILL MATERIAL
(STATE OF WISCONSIN WAIVED "SPECIAL INSPECTION")
1809 SHALLOW FOUNDATIONS, FORST PROTECTION 1809.5
ASCE 32 CONTAINS LANGUAGE IN 4.1 THAT USE OF NON-FROST SUSCEPTIBLE LAYERS OF UNDISTURBED GROUND OR FILL MATERIALS SHALL BE CONSIDERED NON-FROST SUSCEPTIBLE.
SECTION 4.2 STATES UNDISTURBED GRANULAR SOILS OR FILL MATERIAL WITH LESS THAN 6% OF MASS PASSING A #200 SIEVE IN ACCORDANCE WITH ASTM D422 AND OTHER APPROVED NON-FROST SUSCEPTIBLE MATERIALS SHALL BE CONSIDERED NON-FROST SUSCEPTIBLE. THE PRESUMPTIVE SOIL BEARING CAPACITY OF 2,000 PSF AND IBC TABLE 1806.2 GIVING PRESUMPTIVE SOIL BEARING CAPACITIES BASED ON SOIL TYPE ... IF THE SOIL IS TYPE SW OR SP PER THE UNIFIED SOIL CLASSIFICATION SYSTEM IT IS RECOGNIZED AS BEING NON-FROST SUSCEPTIBLE AS IT IS DEFINED AS HAVING LESS THAN 5% PASSING A #200 SIEVE. OR (NON-FROST SUSCEPTIBLE GW OR GP) THAT CONFORMS WITH LESS THAN 6% OF MASS PASSING A #200 SIEVE.

THE CONTRACTOR MUST USE A COMBINATION OF FACTORS SUCH AS, BUT NOT LIMITED TO, PLACING THE PROPOSED GARAGE ELEVATIONS ABOVE SEASONAL HIGH GROUND WATER ELEVATION, GOOD SITE DRAINAGE, SOIL TYPE AND OR SPECIFIED FILL MATERIALS AND A FOUNDATION OF A THICKENED EDGE TO PROVIDE APPROPRIATE FROST PROTECTION.

TYP. GARAGE SLAB CONST.
4" CONCRETE SLAB-ON-GRADE REINFORCED WITH FIBERMESH AT 1.5 POUNDS PER CUBIC YARD, 6" OF GRANULAR FILL COMPACTED AND LEVEL. T/SLAB PITCHED 3"

PDK Development, Inc.

Garages

Arvada III — *Hobart, Wisconsin*

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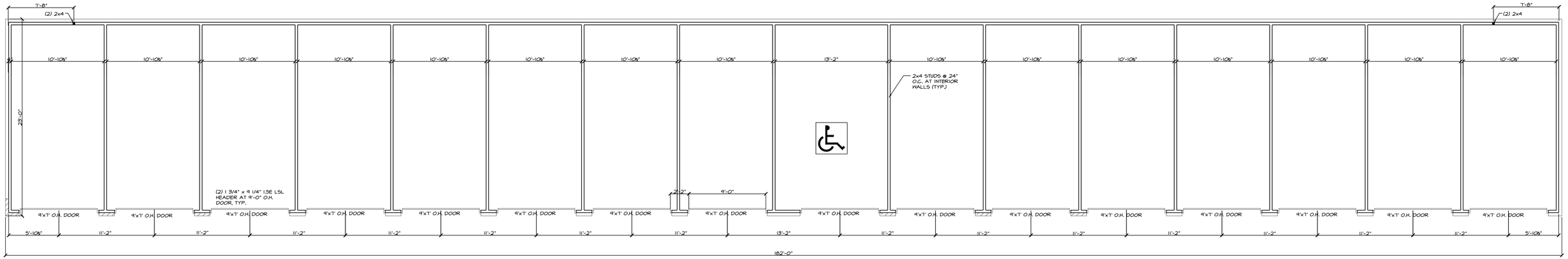
LaPlant Architecture, LLC
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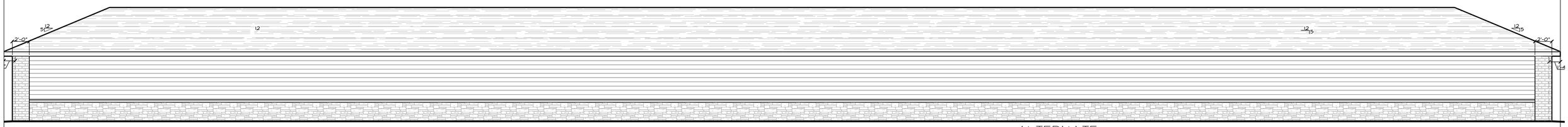
PROJECT NO. 381405

SHEET G 3



FLOOR PLAN

SCALE: 3/16" = 1'-0"



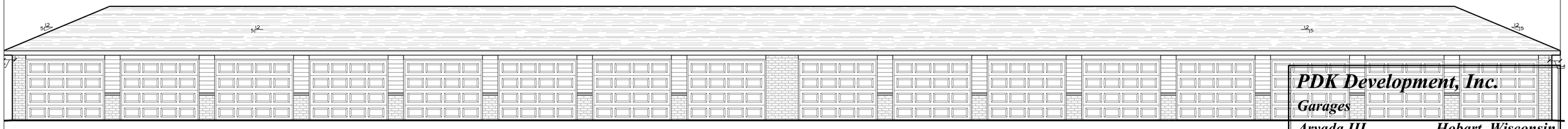
ALTERNATE BACK ELEVATION

SCALE: 3/16" = 1'-0"



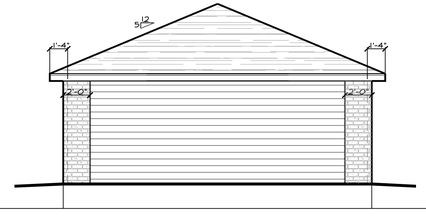
BACK ELEVATION

SCALE: 3/16" = 1'-0"



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



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Garages

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REVISION	DATE
x	xx

DATE
8/26/2025

PROJECT NO.
361405

SHEET
G
1(16)

ARVADA APARTMENTS, PHASE III

GRAPHIC SCALE

0 60 120 180 240 300

ORLANDO DRIVE C.T.H. "EE"

PACKERLAND DRIVE

BLDG. #1 20 UNIT
BLDG. #2 20 UNIT
BLDG. #3 20 UNIT
BLDG. #4 20 UNIT
BLDG. #5 20 UNIT
BLDG. #6 20 UNIT
BLDG. #7 20 UNIT
BLDG. #8 20 UNIT
BLDG. #9 20 UNIT
BLDG. #10 20 UNIT

16 STALL

STORMWATER MANAGEMENT FACILITY
NORMAL WATER ELEV.: 663.00

EXIST. SWM POND

EXIST. GARAGE

EXIST. 14 UNIT TOWNHOME 1271

EXIST. 14 UNIT TOWNHOME 1272

30' SETBACK

30' SETBACK (FROM FUTURE R.O.W.

30' BUILDING SETBACK

10' ACCESSORY BUILDING & DRIVEWAY SETBACK

25' PRINCIPAL STRUCTURE SETBACK

CURB CUT

H.C.

RAMP IN SIDEWALK
6" ELEVATION CHANGE
1:12 MAX. SLOPE.
TRUNCATED DOMES OR SIMILAR

ASPHALT AND SIDEWALK FLUSH

ADA RAMPING FOR HANDICAP STALLS

ADA ACCESSIBLE SIDEWALK AREA
N.T.S.

DRAWING NO. S-4020
SHEET NO. C2.0
PROJECT NO. M-21003

PDK INVESTMENTS, LLC

SITE LAYOUT

File: M-21003Eng 082525.dwg

vierbicher
planners | engineers | advisors

Number	Date	Comments
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

DATE 08-25-25
DATA FILE ---
DESIGNED BY DJM



DUMPSTER EXPANSION LAYOUT



DUMPSTER EXPANSION GRADING

DRAWING NO. S-	SHEET NO. C1.0	SCALE 1' = 10'	DATE:		DUMPSTER EXPANSION
		DATE 07-17-25			PDK DEVELOPMENT MEACHAM REALTY
		PROJECT NO. M-21003	DESIGNED BY: DJM	DRAWN BY: DJM	CHECKED BY:

UTILITY STATEMENT
The underground utilities shown have been located from field survey information and existing as-built drawings. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. Except shown hereon, there are no visible easements benefiting or burdening the premises or right-of-way across the land or any other unrecorded easements or rights-of-way of which the surveyor has been advised.
(DIGGERS HOTLINE 1-800-242-8511)

VIERBICHER
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
400 Security Boulevard * Green Bay, Wisconsin 54313
Phone: 920-434-9670 Fax: 920-434-9672

Tuesday, August 26, 2025 at 10:46:21 AM Pacific Daylight Time

Subject: RE: Arvada Corral Suggestions
Date: Tuesday, June 17, 2025 at 7:34:58 AM Pacific Daylight Time
From: Eric Paye
To: Ryan Van Straten
CC: Erica Koch
Attachments: image0.jpeg, image1.jpeg, image2.jpeg, image3.jpeg, image4.jpeg, image5.jpeg, image001.jpg, image002.jpg, image003.jpg, image004.jpg, image005.jpg, image006.jpg, image007.jpg

After meeting with Matt onsite this morning we came up with a different plan.
If it works with the grade and yard drain/manhole pictured.
Only concern I see, is that that residents view is blocked.

See associated pictures.
Corral is currently 13.5' deep. Dumpsters are currently tight to the front gate, leaving 4' of room behind them for residents to dispose of their items.
We can leave current gates and resident entrance as is but need to expand the pad/block wall deeper to add 4 more dumpsters. (16' tape measure in pictures)
I'd suggest adding an additional 16'.

We could also add an additional entrance to the right side, since we're adding more block. May cause more issues than good though.













Eric Paye
Maintenance Manager
Alliance Management
1530 Crystal Lake Circle
Green Bay, WI 54311
(920)606-0783

From: Ryan Van Straten <ryan@alliancewi.com>
Sent: Monday, June 16, 2025 12:08 PM
To: Eric Paye <maintenancemanager@alliancewi.com>
Cc: Erica Koch <erica.koch@alliancewi.com>
Subject: Re: Arvada Corral Suggestions

We could probably do a single support in the middle and then have two double door gates.

Ryan Van Straten

President/Owner
Alliance Management
Phone (920) 562-1481
E-mail - Ryan@AllianceWI.com

From: Eric Paye <maintenancemanager@alliancewi.com>
Date: Monday, June 16, 2025 at 10:05 AM
To: Ryan Van Straten <ryan@alliancewi.com>
Cc: Erica Koch <erica.koch@alliancewi.com>
Subject: RE: Arvada Corral Suggestions

I don't think they make a gate that large, but will discuss that option when I meet him on site tomorrow.

Eric Paye
Maintenance Manager
Alliance Management
1530 Crystal Lake Circle

Green Bay, WI 54311
(920)606-0783

From: Ryan Van Straten <ryan@alliancewi.com>
Sent: Monday, June 16, 2025 11:58 AM
To: Eric Paye <maintenancemanager@alliancewi.com>
Cc: Erica Koch <erica.koch@alliancewi.com>
Subject: Re: Arvada Corral Suggestions

I don't think it makes any sense to add a second gate on the side. If they can access the double deep dumpsters from the front, they can do the same with the recycling.

How about we get rid of the blocks in front, make the gates the full length of the front, and move the tenant entrance to the side? We can make the trash enclosure even deeper to accommodate the side tenant entry.

Ryan Van Straten

President/Owner
Alliance Management
Phone (920) 562-1481
E-mail - Ryan@AllianceWI.com

From: Eric Paye <maintenancemanager@alliancewi.com>
Date: Saturday, June 14, 2025 at 1:01 PM
To: Ryan Van Straten <ryan@alliancewi.com>
Cc: Erica Koch <erica.koch@alliancewi.com>
Subject: Fwd: Arvada Corral Suggestions

See below.
Any questions/concerns/additions you'd like me to bring up before meeting her at Arvada to discuss?

Mine:
Tenant access points?
Thicker approach to handle heavy trucks
Clearances with drive lane at different approach
We don't want to block drives while emptying

Mobile response, please excuse any typos.

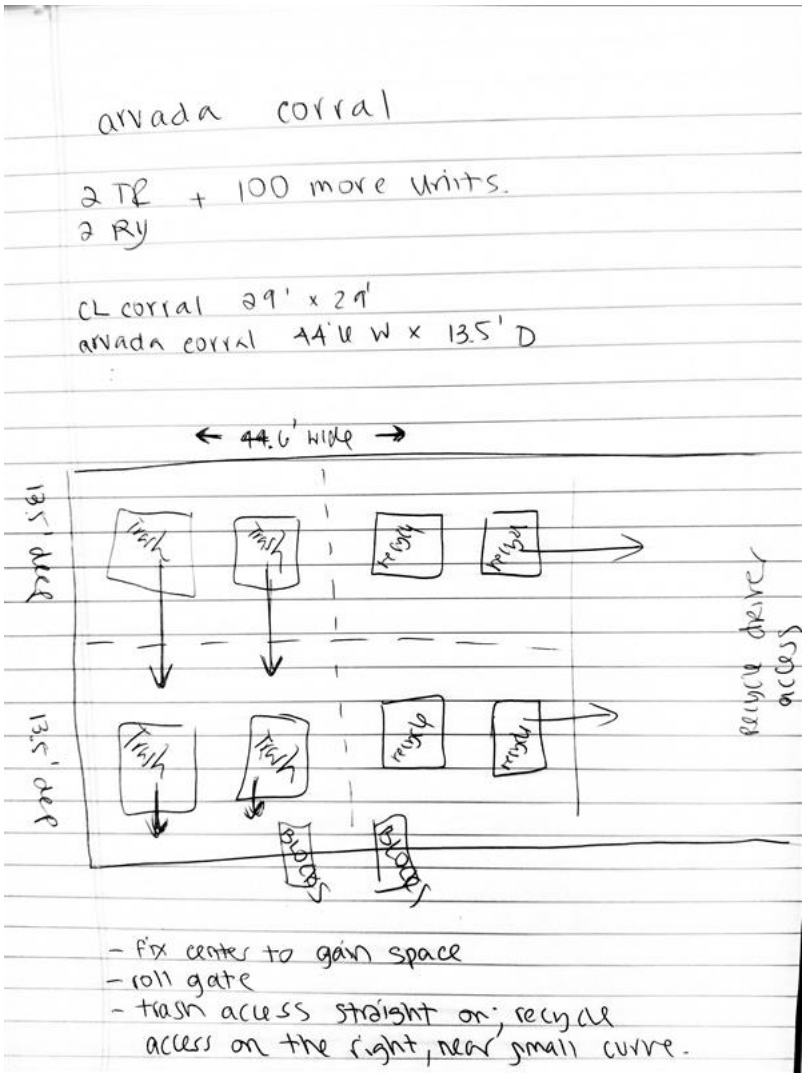
Eric Paye
Maintenance Manager
Alliance Management
1530 Crystal Lake Circle
Green Bay, WI 54311

Begin forwarded message:

> **From:** Eric Paye <maintenancemanager@alliancewi.com>
> **Date:** June 14, 2025 at 2:51:51 PM CDT
> **To:** Christina Du Bois <christina.dubois@gflenv.com>
> **Subject: Re: Arvada Corral Suggestions**
>
> Yes, let's review on site so we're all on the same page please.
> When?
>
> Mobile response, please excuse any typos.
>
> Eric Paye
> Maintenance Manager
> Alliance Management
> 1530 Crystal Lake Circle
> Green Bay, WI 54311

On Jun 13, 2025, at 2:14 PM, Christina Du Bois <christina.dubois@gflenv.com> wrote:

Hey Eric – let me know if you'd like to review in person. Essentially, my strong suggest would be to double the corral, have 2 access points for trucks to service frontload cans (trash access, and a separate gate for recycle access on the curve), and remove the center block structure from your current corral to provide significantly more space for truck access. Trash would lift cans up straight on, from the left half of the corral. Recycle drivers would access from the curve, a separate gate entrance.



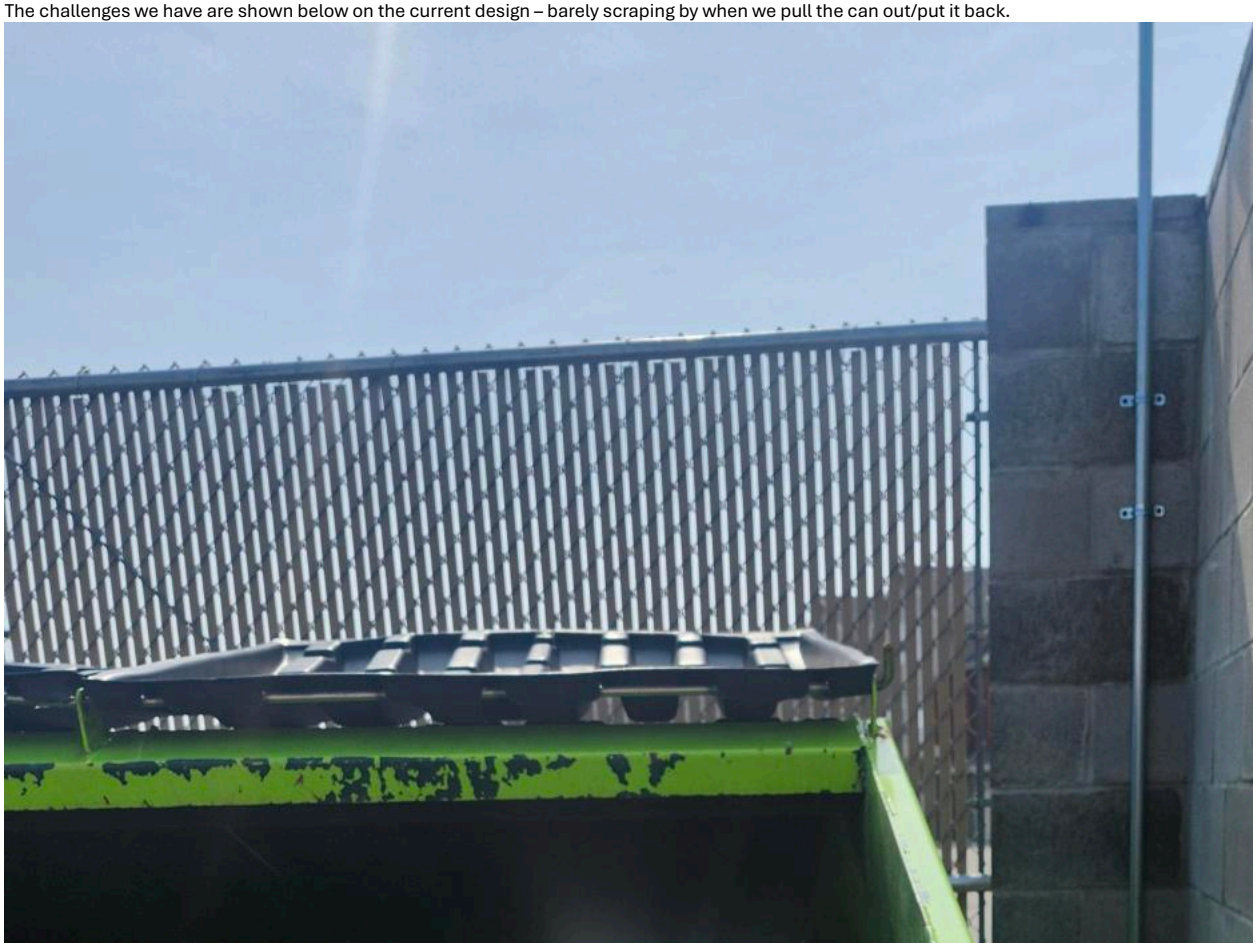
I would suggest working with Century Fence for a roll gate, like Anduzzis below – The roll gate provides greater width, allowing garbage trucks to increase space on the sides of the trucks, rather than scraping corral walls/gates/etc. It also will allow additional corral space for even more cans, by eliminating the dead space of your block columns in the mandoor opening. The photos towards the bottom of this chain show the difference.

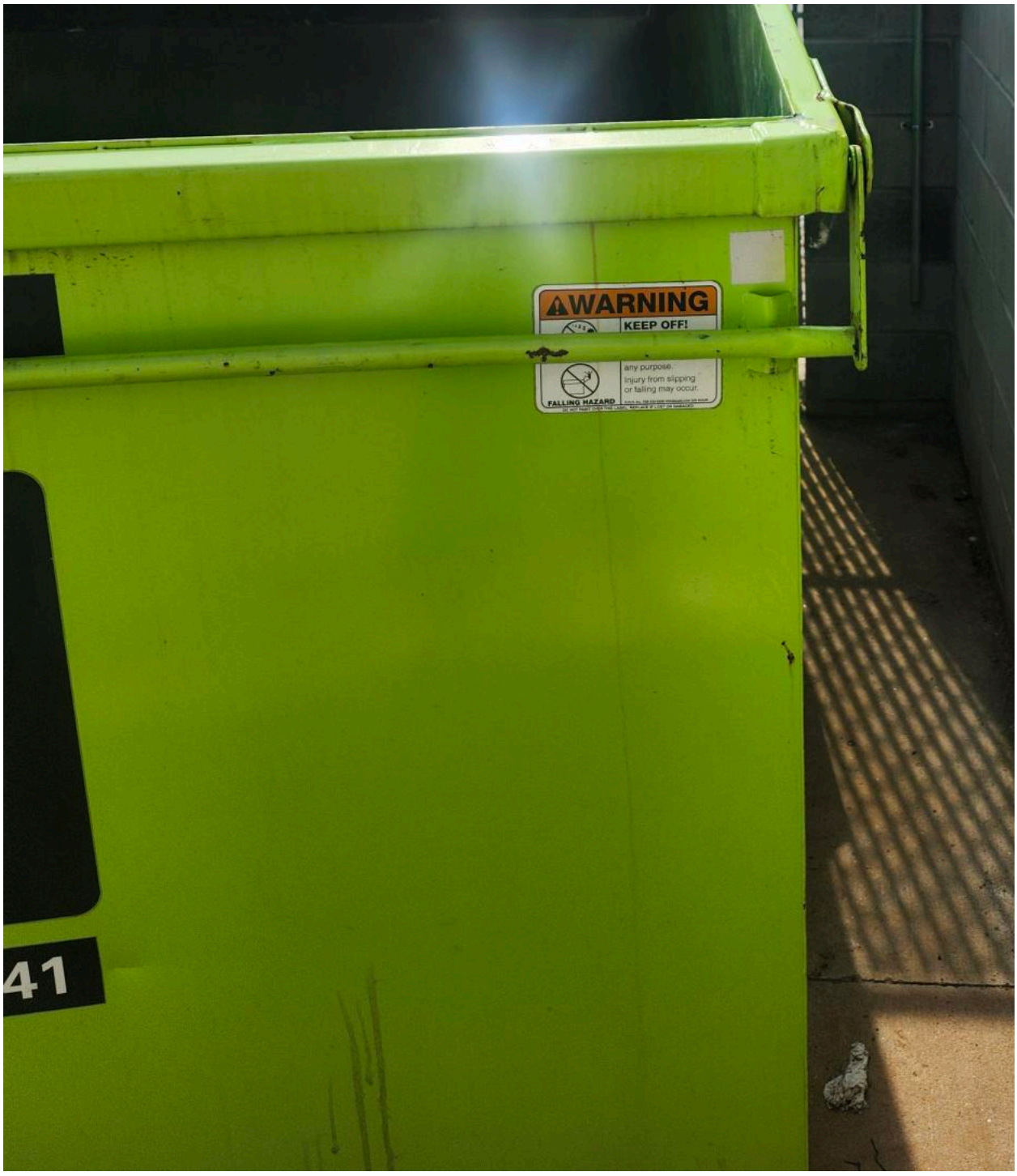






The challenges we have are shown below on the current design – barely scraping by when we pull the can out/put it back.




WARNING
KEEP OFF!
any purpose.
Injury from slipping
or falling may occur.
FALLING HAZARD
41







Lastly, if you get rid of the center block structure shown below (where the man door opening is), it will free up space for access, in conjunction to using the Century Fence roll gate, where you have growth for another 2 cans, maybe more....


NOTICE

Christina Du Bois | General Manager II
GFL Environmental
1799 S Broadway St, De Pere, WI 54115
T (920) 351-2344 | **C** (920) 883-9722 | christina.dubois@gflenv.com | www.gflenv.com

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VILLAGE OF HOBART
GREATNESS IS GROWING

TO: Site Review Committee **RE: 611 Centerline Dr., HB-524-1-1; 8,496 SF Commercial Building w/ Associated site Improvements**

FROM: Todd Gerbers, Director of Planning and Code Compliance **DATE:** September 17, 2025

ISSUE: Discussion and action to consider a new 8,496 SF commercial building with associated site improvements

RECOMMENDATION: Staff recommends conditional approval based on staff recommendations along with any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: Bayland Buildings
2. Applicant: Bayland Building / Robert E. Lee & Associates
3. Address/Parcel: 611 Centerline Dr. / HB-524-1-1
4. Zoning: PDD #1: Centennial Centre at Hobart District
5. Use: Auto Service Building

BACKGROUND

Bayland Buildings is proposing to construct a new 8,496 square foot commercial building to be located at 611 Centerline Dr. (Parcel HB-524-1-1) along with the required associated site improvement including access and parking. The proposed building will be single story in height and utilized as an auto service facility.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 1, Site Plan Approval

A. Zoning: PDD #1: Centennial Centre at Hobart District

B. Green Space: 34.5% after development

C. Setbacks: This development complies with all applicable setbacks (proposed 105' (front/Centerline Dr., (rear), 73' (side/secondary front along Founders Terrace), 63' (side/east), and 75' (rear/south)

D. Parking: The requirements for "automobile service station" are 1 stall per employee on the maximum shift and two spaces per service stall or bay. Thus 25 parking stalls are required, with 30 being provided on site.

E. Fire Dept. and Police Dept.: The plans have been reviewed by both Police Chief and Fire Chief with their comments and conditions being included in this document.

F. Storm Water: Storm water from this development will be collected by internal catch basins throughout the site and discharge to a new dry pond located in the southwest corner of this development with an outfall to the municipal storm sewer system which leads to a regional storm water pond that is owned by the Village.

G. **Refuse Collection:** Refuse / recycling enclosure to be located towards the rear of the property (southeast corner).

Section 2, Architectural Plan Approval

A. **Exterior Construction Information:**
   1. **Materials:** Metal frame building.
   2. **Exterior Materials:** Mixture of block veneer, horizontal metal wall panels, insulated metal wall panels, and aluminum composite panels on both the elevations facing the public streets, with concealed architectural profile wall panels on the other two building elevations.
   3. **Height:** Anticipated at 20'-6" to top of parapet wall (18' to eave height)
   4. **Overhead doors:** 5 glass overhead doors on both the west (facing Founders Terrace, and 5 glass overhead doors on the south elevation, with one additional glass overhead door on the rear elevation (south).
   5. **Mechanical equipment:** None noted on the plans, but all such equipment shall be screened from view with materials to match those of the principal structure or with landscaping. All exterior exhaust/intake vents shall be colored to blend with the principal structure.

Section 3, Landscaping Plan: Landscape plan includes extensive tree planting near the street right-of-way and a more detailed landscape plan shall be submitted to Village Staff for review and approval for the plantings adjacent to the building (as shown on the building rendering).

Se**ction 4, Lighting:** Wall mounted lighting proposed and mounted mainly near the entrances/overhead doors (3 on the north and west elevations, 4 on the east, and 1 on the south). Additionally, there will be 5 pole mounted light fixtures along the perimeter of the parking/drive areas and on a 25' pole with a 2'6" base (27'-6" above grade to the fixtures).No lighting shall create a glare to adjoining properties or public roadways. Only the proposed wall packs and pole lights are part of this lighting approval. Any other future lighting will require review and approval by the SRC.

Section 5, Signage: Sign locations for the building are noted on the rendering, however, no signage details are submitted at this time. Therefore, any proposed signage would be required to be submitted for approval at a later date.

Section 6, Driveway-Curb Cut: Access to this site will be through two new ingress/egress locations with one from Centerline Dr (30' driveway width and 40' curb cut), and the second from Founders Terrace (30' driveway width and 40' curb cut).

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval of this site plan, subject to the following and in addition to any conditions the Site Review Committee may identify:

1. Lock box location(s) shall be approved by the Village Fire Chief
2. Any and all mechanical equipment shall be screened from view with materials to match those of the principal structure or with landscaping, and all exterior exhaust/intake vents shall be colored to blend with the principal structure.
3. Detailed landscape plan for foundation plantings and additional plantings on three sides of refuse / recycling enclosure shall be submitted to Village Staff for review and approval prior to plan implementation.
4. No lighting shall create a glare to adjoining properties or public roadways. Only the proposed wall packs and pole lights are part of this lighting approval. Any other future lighting will require review and approval by the SRC.
5. Any proposed signage shall be submitted to the SRC for review and approval prior to permitting and installation.
6. Chain-link fence proposed along rear (south) of principal structure shall be a minimum of a coded fence with privacy slats that complement the principal structure relative to color.
7. No inoperable or partially dismantled vehicles shall be stored or parked outside. All such vehicles and all parts shall be stored indoors or behind the fenced enclosure.

VILLAGE OF HOBART

SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

PLAN SUBMITTAL REQUIREMENTS:

- **Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.**
- **Fifteen (15) copies of the Completed Checklist**
- **This checklist with complete information *no later than ten 10 business days prior to the Third Tuesday of the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)***
- **One (1) full size set of site plans.**
- **One (1) full size set of building plans, Ready for State Approval**
- **All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.**
- **Signs not part of this application would be a considered a separate application**
- **Application fee of $150.**

ALL INFORMATION MUST BE COMPLETE PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

1. **LOCATION**

Project / Development / Site Location / intersection (section town & range)

AUTO ACES SITE DEVELOPMENT , SOUTHEAST CORNER OF CENTERLINE DR AND FOUNDERS TERRACE

2. **TYPE OF DEVELOPMENT**

Size of Parcel (acreage or square footage): 1.54 Acres, 67,513 S.F.

Size of facility(square footage): 8,496 S.F.

Type of facility: AUTO SERVICE BUILIDING

Developer: BAYLAND BUILDINGS

Address: 3323 Bay Ridge Court, Green Bay, WI 54155 Phone: 920-498-9300

Engineer: Robert E Lee and Associates, Inc. – MICHAEL LEIDIG

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

Contractor: Bayland Buildings, Inc.

Construction Firm: Bayland Buildings, Inc.

Address: 3323 Bay Ridge Court, Green Bay, WI 54155 Phone: 920-498-9300

Revised 1-23-08

3. **SITE PLAN APPROVAL**

A. Industrial ___ Business Park ____ Commercial __X_

Multi-Family ___

Current Zoning: PUD #1 – CENTENNIAL CENTRE AT HOBART DISTRICT____

Other – Identify:_____

Erosion Control Plan on file: _____YES ____X_____NO

% of Green Space: _54%_____

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

C. Setback Information: See Site Plan_____ Complies with Ordinance: _Yes_____

D. # of parking stalls (Include Handicapped parking): 29 regular Stalls_____
_2 Handicap, 31 Parking Stalls Total

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

1) Electric underground X overhead X

2) Natural Gas X

3) Telephone X

4) Water / Fire Hydrants X

5) Fiber Optic Lines X

6) Other transmission lines _____

7) Ingress – egress easements _____

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance _X_____YES _____NO

G. Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 - corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:
Data Complete: _____X_____YES _____NO

H. Adjacent streets and street rights-of-ways and fire lanes:
1) Fire Chief has reviewed and approved: ____YES __X___NO
2) Not applicable_____

I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.

1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
2) Name and address and phone# of engineer of project plan:

MICHAEL LEIDIG – Robert E Lee and Associates, Inc.
1250 Centennial Centre Blvd, Hobart, WI 54155_____

J. Sidewalks, walkways, and driveways: X

K. Off street loading areas and docks: X

L. Fences and retaining walls or berms: X

M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):

See Detail Sheet 7_____

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

_____

4. ARCHITECTURAL PLAN APPROVAL

A. Exterior construction information:

1) Type of Construction Materials: _____*Metal Frame*_____

2) Exterior Materials: Horiz. Exterior Siding, Fascia Trims and Soffits, Rake, Gutters, and Trims, Brick Veneer, Stone Sills and Trim

3) Height of Facility:_____18'_____

4) Compatibility with existing adjacent structure: _____ (Attach Photos)

5) Other unique characteristics:_____

5. **LANDSCAPING PLAN**

If planting new trees in Village right-of-way, a requirement of a 1.5" caliper or greater of the tree at 12" above ground is needed, according to planting ordinance specifications. A tree-planting plan must be filed with the application. Tree placement is 1-tree every 50 feet of frontage.

Provide scaled landscaping of plan for parcel

Identify tree and location specifics – Quantity / Diameter, etc: _SEE LANDSCAPE PLAN

_____

_____

Identify Shrubs & Location Specifics - Quantity: _____

Identify Buffering -Type – Quantity:

_____

_____

6. **LIGHTING PLAN**

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

See Lighting Plan

Identify Parking Lighting – Quantity – Wattage – Location :

See Lighting Plan

Identify other Lighting – Quantity – Wattage – Location:

_____

_____

7. **SIGNAGE**

Provide scaled drawings.

Provide Site Plan for signage

Provide building elevations with signage.

Discussion:_____SIGN TBD_____

_____

_____

Complies with Ordinance: _____YES _____NO

Date:_____

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut:_40.0’_____

Radius / Flare:__5’ FLAIR_____

Apron Dimensions:_40’ at road, 30’ at property line

Culvert Size (End-walls Required)_NA_____

VILLAGE OF HOBART
GREATNESS IS GROWING

Storm Water Utility Service Application

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

A. Applicant

Applicant Name: Kyle Clark

Address: 1250 Centennial Centre Blvd

City: Hobart State: WI Zip: 54155

Phone: (920) 662-9641

Email: kclark@releeinc.com

Owner Name: Brian Buck – Auto Aces

Address: N 1048 Wood Lane

City: Pulaski State: WI Zip: 54162

Phone: (920) 680-8767

Email: brian@autoacesonline.com

B. Parcel – Site Information

Site Address: SE Corner of Centerline Dr. and Founders Terrace. Parcel ID: HB-524-1-1

Project Description: Auto Aces Site Development

Residential ERU Calculations

Use	☐ Single Family	☐ Duplex	☐ Multi-family
Number of Dwellings			
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			

Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
Building/Structure Foot Prints	0	sq. ft.	8,496	sq. ft.	8,496	sq. ft.
Paved/Gravel Areas	0	sq. ft.	22,540	sq. ft.	22,540	sq. ft.
Totals	**0**	**sq. ft.**	**31,036**	**sq. ft.**	**31,036**	**sq. ft.**

ERU Calculation: 31,036 / 4000 sf / ERU = **7.759** **ERU's**
New Total Area sq. ft.

Preparer's Signature: *Kyle Clark* Date: 8/27/2025

Preparer's Printed Name: Kyle Clark

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Auto Aces Site Development

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
a. Name of project/development;	REL Sheet 1	Y	
b. Location of project/development by street address, or CSM	REL Sheet 2	Y	
c. Name and mailing address of developer/owner;	REL Sheet 1	Y	
d. Name and mailing address of engineer/architect;	REL Sheets 1	Y	
e. A written statement describing how the development will be consistent with the land use and design guidelines as identified in the Centennial Centre Master Plan.			
f. A written statement from the Owner acknowledging the Village's Restrictive Covenants for the District set forth on Appendix A and agreeing:			
i. to subject the real estate that is subject to the Site to the Restrictive Covenants if said property has not been previously subjected to the Restricted Covenants; and			
ii. to be individually bound by the terms of the Restrictive Covenants, including the waiver of sovereign immunity set forth therein.			
g. North point indicator;	REL Sheet 2-5	Y	
h. Scale;	REL Sheet 2-5	Y	

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Auto Aces Site Development

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
i. Boundary lines of property, with dimensions;	REL Sheet 2-5	Y	
j. Location identification, and dimensions of existing and proposed:			
i. Topographic contours at a minimum interval of two feet, and key spot elevations;	REL Sheets 2,5	Y	
ii. Adjacent streets and street right of ways, respective to the elevation of building first floor;	REL Sheet 2	Y	
iii. On site streets and street right of ways, and fire lanes;	REL Sheet 2	Y	
iv. Utilities and any easements including but not limited to the following types;	REL Sheets 2,4	Y	
v. All buildings and structures, existing & proposed to consider maximum development of the parcel if more than one structure could be located on the parcel;	REL Sheet 2-5	Y	
k. A statement of the total acreage of the property to be developed;	REL Sheet 3	Y	
l. Significant physical features within the tract, watercourses, ponds, lakes, rain gardens, and wetlands; and proposed major changes in those features;	REL Sheet 2-5	Y	
m. All contemplated land uses;	REL Sheets 2-5	Y	
n. An indicator of the contemplated intensity of use: i.e., gross density in residential development;	N/A	N/A	

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Auto Aces Site Development

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
o. Existing buildings that will be removed and the proposed location of all principal structures and associated parking areas;	N/A	N/A	
p. Proposed circulation systems (pedestrian, bicycle, auto) by type, their connection to the existing network outside the site;	REL Sheet 3	Y	
q. Existing rights-of-way and easements that may affect the project;	REL Sheets 2,3	Y	
r. The location of sanitary and storm sewer lines and water mains;	REL Sheets 4	Y	
s. The location of recreational and open space areas;	REL Sheet 3	Y	
t. Description of proposed system for drainage and a storm water plan showing existing and final grades.	**REL Sheet 5**	**Y**	**Drains to regional pond**
i. Parking facilities;	REL Sheet 2	Y	
ii. Water bodies and wetlands;	REL Sheet 1,2	Y	
iii. Surface water holding **ponds**, drainage ditches, and drainage patterns, location and size of culverts and any drainage sewers servicing the site	REL Sheets 1-4	Y	
u. Sidewalks, walkways, and driveways;	REL Sheet 3	Y	
v. Off street loading areas and docks;	REL Sheet 3	Y	
w. Fences and retaining walls;	REL SHEET 3	Y	
x. All signs;	REL SHEET 3	Y	Sign Permits and details by others

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Auto Aces Site Development

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
y. Exterior refuse collection areas and the required enclosure(s);	REL Sheets 3	Y	
z. Exterior lighting;	REL Sheets 3	Y	
aa. Traffic flow on and off site.	REL Sheet 3	Y	
bb. Location of open space/green space;	REL Sheet 3	Y	
cc. Site statistics, including:			
i. Sq. Footage	REL Sheet 3	Y	
ii. Percent site coverage;	REL Sheet 3	Y	
iii. Percent open space; and green space	REL Sheet 3	Y	
iv. Floor area ratio (FAR)	REL Sheet 3	Y	
dd. Location and dimensions of proposed outdoor display areas;	N/A	N/A	
ee. Architectural rendering of the proposed structures and buildings, including:	REL SHEET T1.0		
i. All dimensions;	LS1.0		
ii. Gross square footage of existing and proposed buildings and structures; and	REL Sheet 3	Y	
iii. Description of all exterior finish materials.	T1.0	Y	
ff. Erosion control plans;	REL Sheet 5	Y	
gg. Landscaping plan	Attached landscape plan	Y	To be provided at a later date

Centennial Centre at Hobart

Site Plan Review Checklist			
Project: Auto Aces Site Development			
PDD ORDINANCE, SITE PLAN REQUIREMENT	**LOCATION, PLAN SHEET(PS) or MAP**	**PRESENT AND SATISFIES REQUIREMENT?**	**COMMENTS**

Robert E. Lee & Associates, Inc.
Engineering | Environmental | Surveying | Ecological

1250 Centennial Centre Blvd
Hobart, WI 54155
920-662-9641
releeinc.com

August 27, 2025

Mr. Gerbers
VILLAGE OF HOBART
2990 South Pine Tree Road
Hobart, WI 54155

RE: Auto Aces Site Plan Application

Dear Mr. Gerbers:

On behalf of Bayland Buildings, Robert E. Lee & Associates, Inc. is submitting the attached Site Plan Permit application and associated documentation for the proposed Auto Aces Development on the southeast corner at the intersection of Centerline Drive and Founders Terrace. The proposed project includes the construction of an 8,496 square-foot service building and the associated paved parking lot and driveways.

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

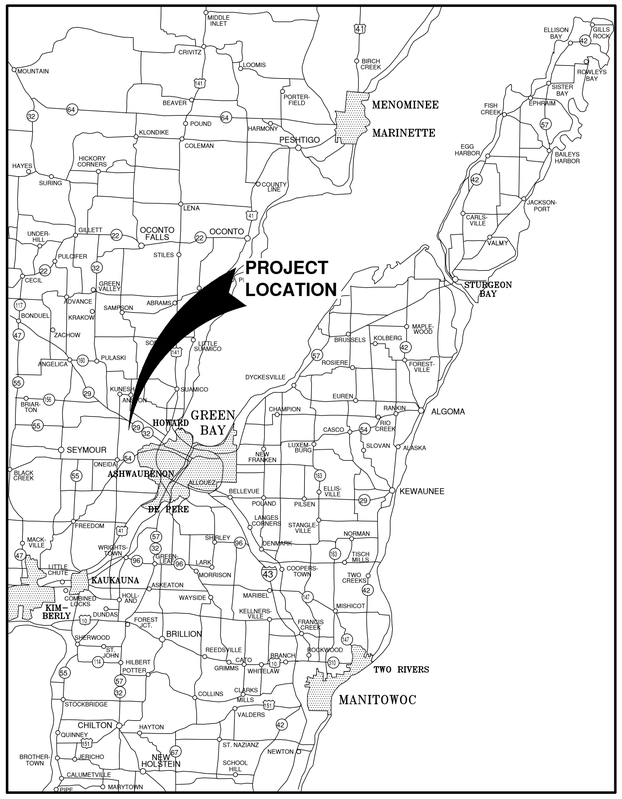
Kyle Clark
GIS/CAD Technician

KDC/NJM

ENC.

AUTO ACES SITE DEVELOPMENT FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



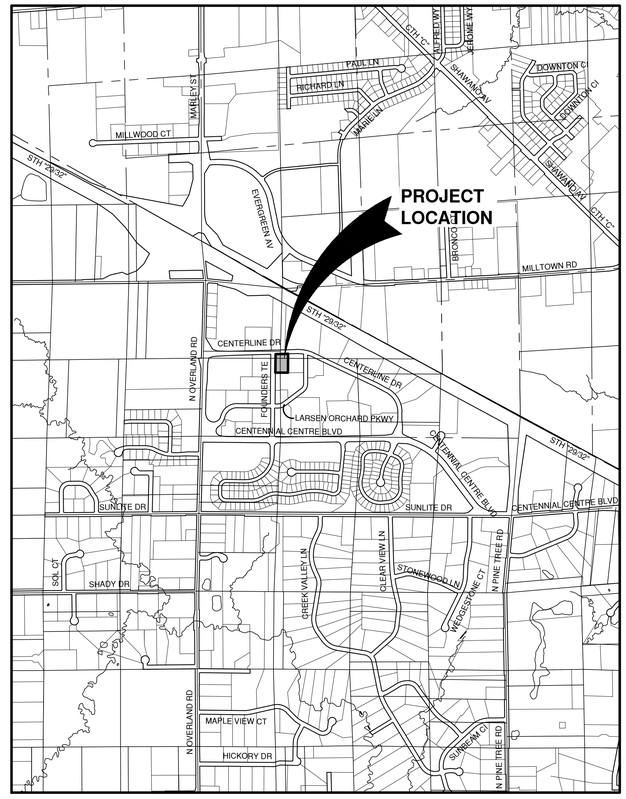
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	GENERAL NOTES
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING AND EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	MISCELLANEOUS DETAILS
8	MISCELLANEOUS DETAILS
9	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
10	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
11	EROSION CONTROL - DITCH CHECK DETAILS
12	EROSION CONTROL - SHEET FLOW DETAILS
13	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
14	EROSION CONTROL - EROSION MAT SLOPE APPLICATION DETAILS
15	EROSION CONTROL - EROSION MAT CHANNEL APPLICATION DETAILS
L1	LANDSCAPING PLAN
L2	LIGHTING PLAN
R1	RENDERING



LOCATION MAP

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

DRAWN LLP
CHECKED —
DESIGNED JGS

AUTO ACES SITE DEVELOPMENT FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

LOCATION MAPS AND INDEX TO DRAWINGS

DATE 08/2025
FILE 2035568C
JOB NO. 2035568

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SHEET NO. C

File: R:\2000\2035\2035568\dwg\2035568c.dwg
Print Date: Sep 02, 2025 - 9:26am

OWNER INFORMATION:

AUTO ACES
3164 CORONET WAY
HOBART, WISCONSIN 54155
715-216-0378

CONTACT: BRIAN BUCK

CONTRACTOR INFORMATION:

BAYLAND BUILDINGS, INC.
P.O. BOX 13571
GREEN BAY, WI 54307

(920) 680-8110

CONTACT: DAVID O'BRIEN

UTILITY INFORMATION:

UTILITIES PRESENT:
--MUNICIPALITY-- UTILITIES, --UTILITY--, --UTILITY--, AND --UTILITY--.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER --# & DATE--, VISIBLE OBSERVATION (--DATE--) AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

ENTITY
ADDRESS

PHONE NUMBER

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

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

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

LEGEND

- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- STORM INLET (NOT IN CURB AND GUTTER)
- STORM INLET (IN CURB AND GUTTER)
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING SB
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING
- TO BE REMOVED
- TO BE DEMOLISHED

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE (750)
- RETAINING WALL
- GUARD RAIL
- FENCE

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

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

File: R:\2000\2035\2035568\dwg\2035568 BASE.dwg
Plot Date: Aug 27, 2025 - 10:49am
LAYOUT: GEN NOTES

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DRAWN: LLP
CHECKED: ---
DESIGNED: JGS

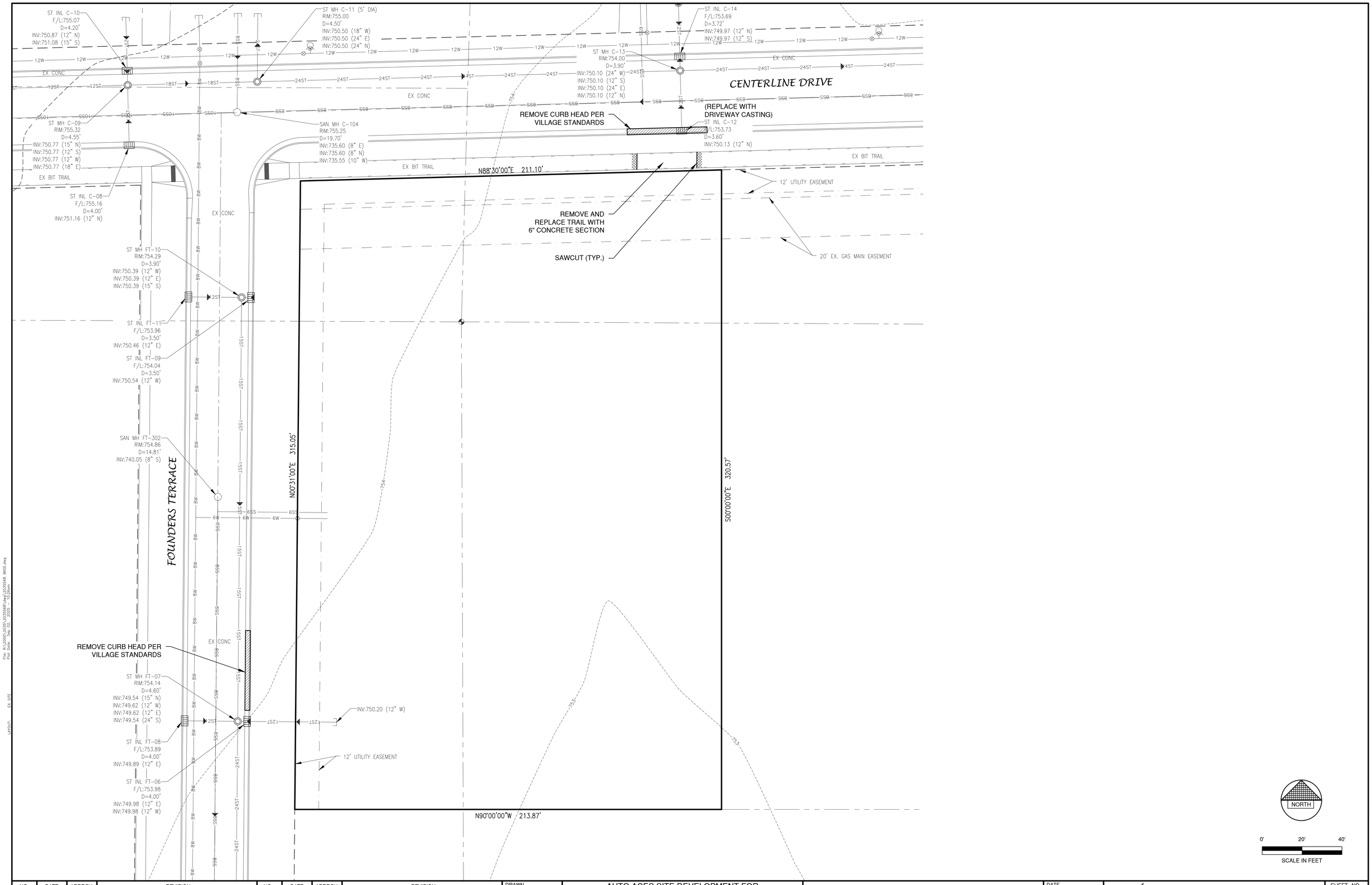
AUTO ACES SITE DEVELOPMENT FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

GENERAL NOTES

DATE: 08/2025
FILE: 2035568 BASE
JOB NO.: 2035568

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SHEET NO. 1



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DRAWN LLP
CHECKED ----
DESIGNED JGS

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BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

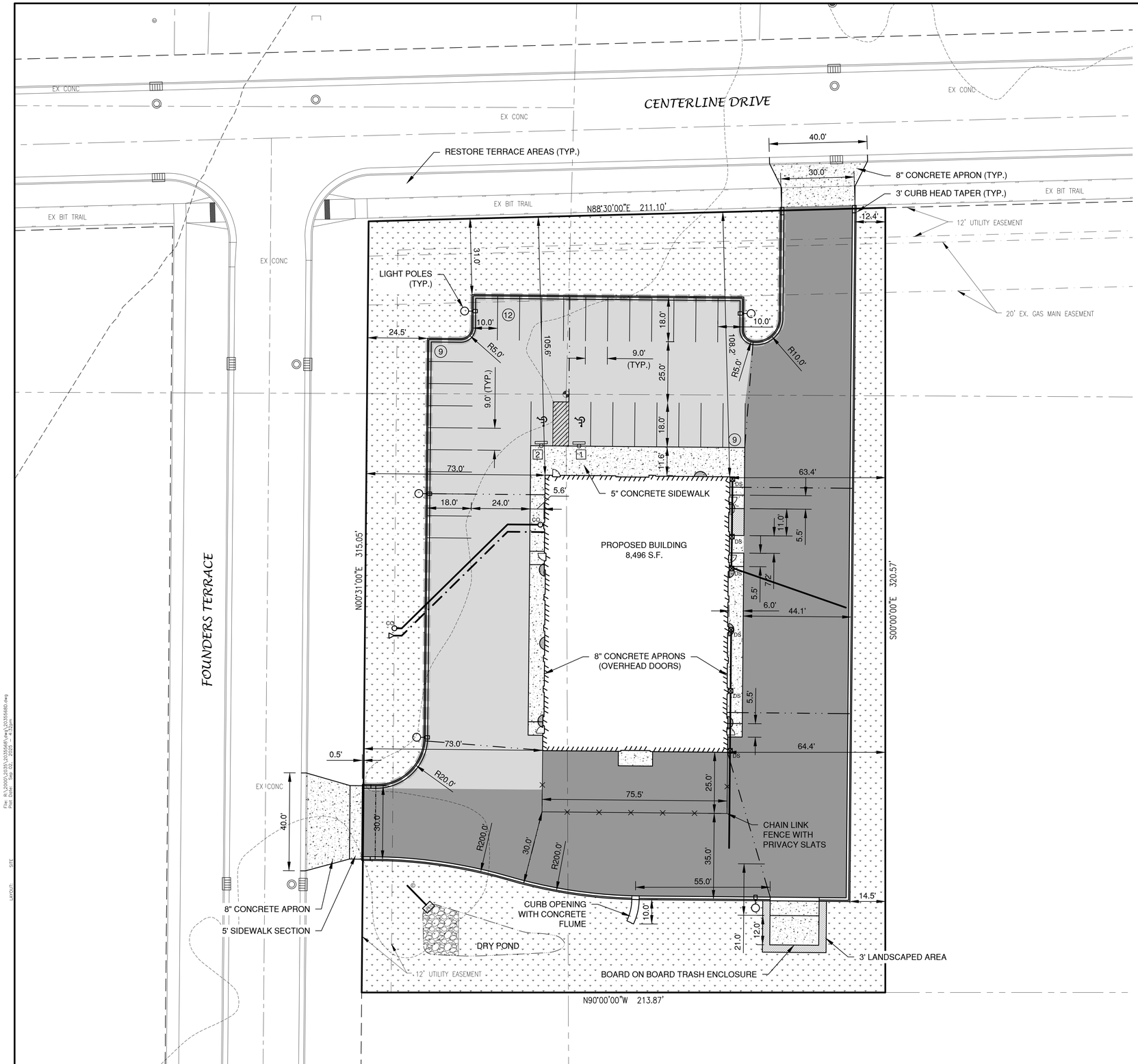
EXISTING SITE CONDITIONS

DATE 08/2025
FILE 2035568 BASE
JOB NO. 2035568

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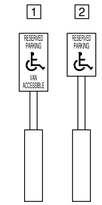
SHEET NO. 2

File: R:\2060\2035\2035568\dwg\2035568 BASE.dwg
Plot Date: Sep 02, 2025 - 10:50am
Layout: EX SITE



LEGEND

- CONCRETE PAVEMENT (4,129 S.F.)
- ASPHALT PAVEMENT (LIGHT) (13,380 S.F.)
- ASPHALT PAVEMENT (HEAVY) (18,308 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- SIGN
- (12) INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP)
- LIGHT POLE (2 LAMPS)
- LIGHT POLE (3 LAMPS)
- LIGHT POLE (4 LAMPS)



NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 30

HANDICAP ACCESSIBLE PARKING STALLS = 2

TOTAL PARKING STALLS REQUIRED = 15

SITE DATA

TOTAL AREA = 1.54 ACRES, 67,513 S.F.

BUILDING AREA = 0.19 ACRES, 8,496 S.F. (12.6%)

SIDEWALK/PARKING LOT AREA = 0.82 ACRES, 35,704 S.F. (52.9%)

GREEN SPACE = 0.53 ACRES, 23,313 S.F. (34.5%)

ZONING

PDD #1 CENTENNIAL CENTRE AT HOBART DISTRICT

PARCEL NO.

HB-524-1-1



0' 20' 40'

SCALE IN FEET

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

DRAWN: LLP
CHECKED: ----
DESIGNED: JGS

AUTO ACES SITE DEVELOPMENT FOR
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VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

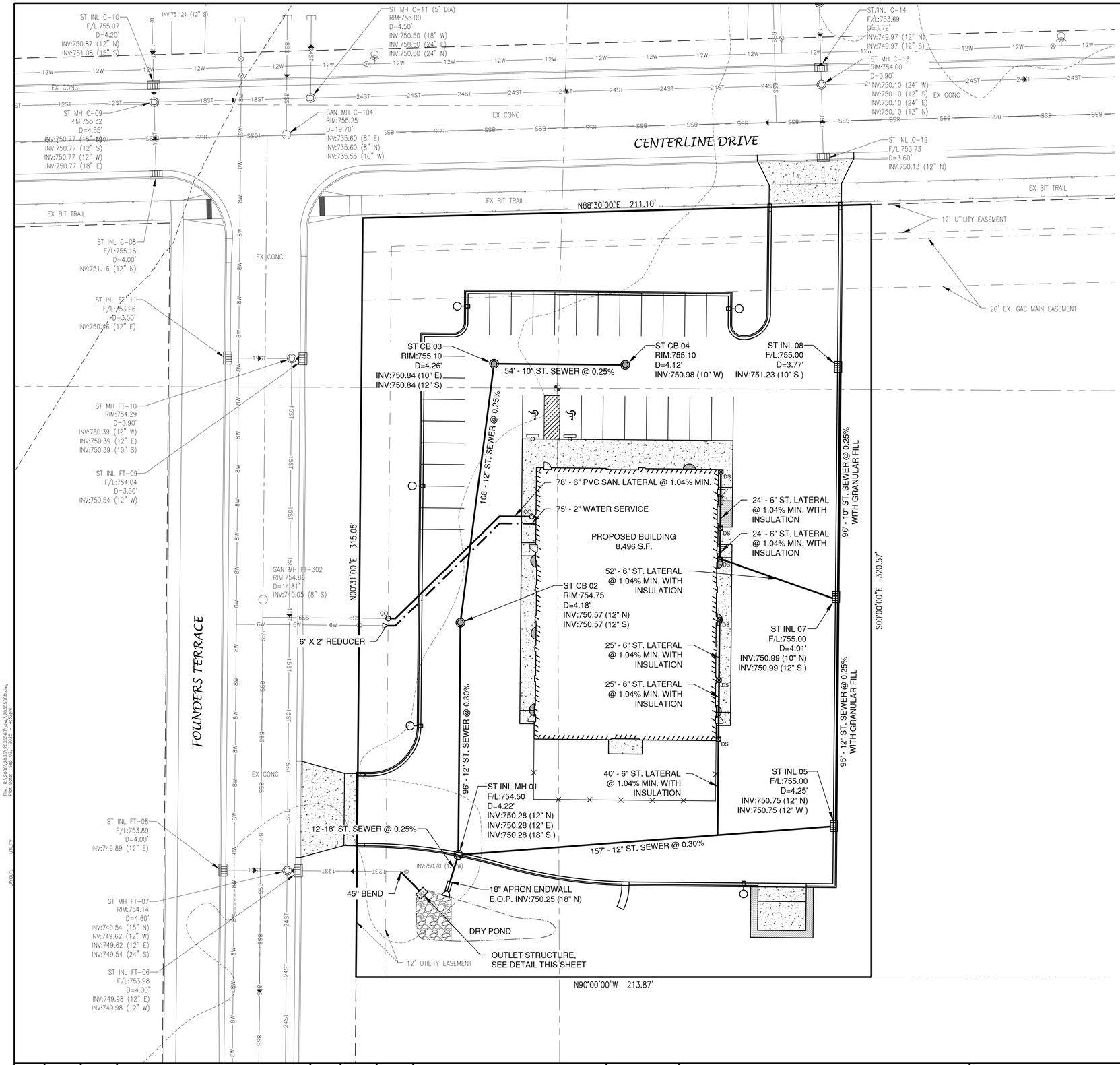
SITE PLAN

DATE: 08/2025
FILE: 2035568D
JOB NO.: 2035568

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SHEET NO. 3

File: K:\2026\2035\2035568\dwg\2035568.dwg
Plot Date: Sep 05, 2025 - 4:37pm
LAYOUT: SITE



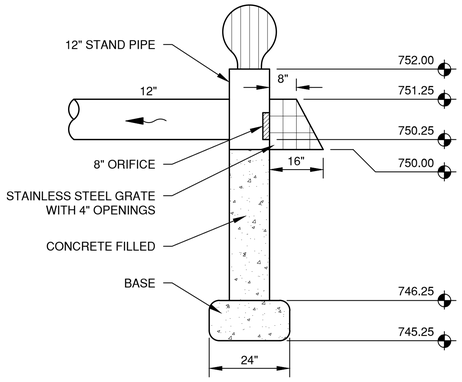
LEGEND

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

PROPOSED	EXISTING	
○	○	FIRE HYDRANT
⊗	⊗	WATER VALVE
⊘	⊘	CURB STOP
Ⓦ	Ⓦ	WATER MANHOLE
▽	▽	REDUCER/INCREASER
○	○	SANITARY MANHOLE
▭	▭	LIFT STATION
▭	▭	TRACER WIRE SIGNAL CONNECTION BOX
CO	CO	CLEANOUT
◎	◎	STORM MANHOLE
◎	◎	STORM INLET (NOT IN CURB AND GUTTER)
▥	▥	STORM INLET (IN CURB AND GUTTER)
◎	◎	STORM INLET MANHOLE
▨	▨	YARD DRAIN
◐	◐	STANDPIPE
DS	DS	ROOF DOWNSPOUT
□	□	DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.



OUTLET STRUCTURE DETAIL

NORTH

0' 20' 40'

SCALE IN FEET

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

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BAYLAND BUILDINGS, INC
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

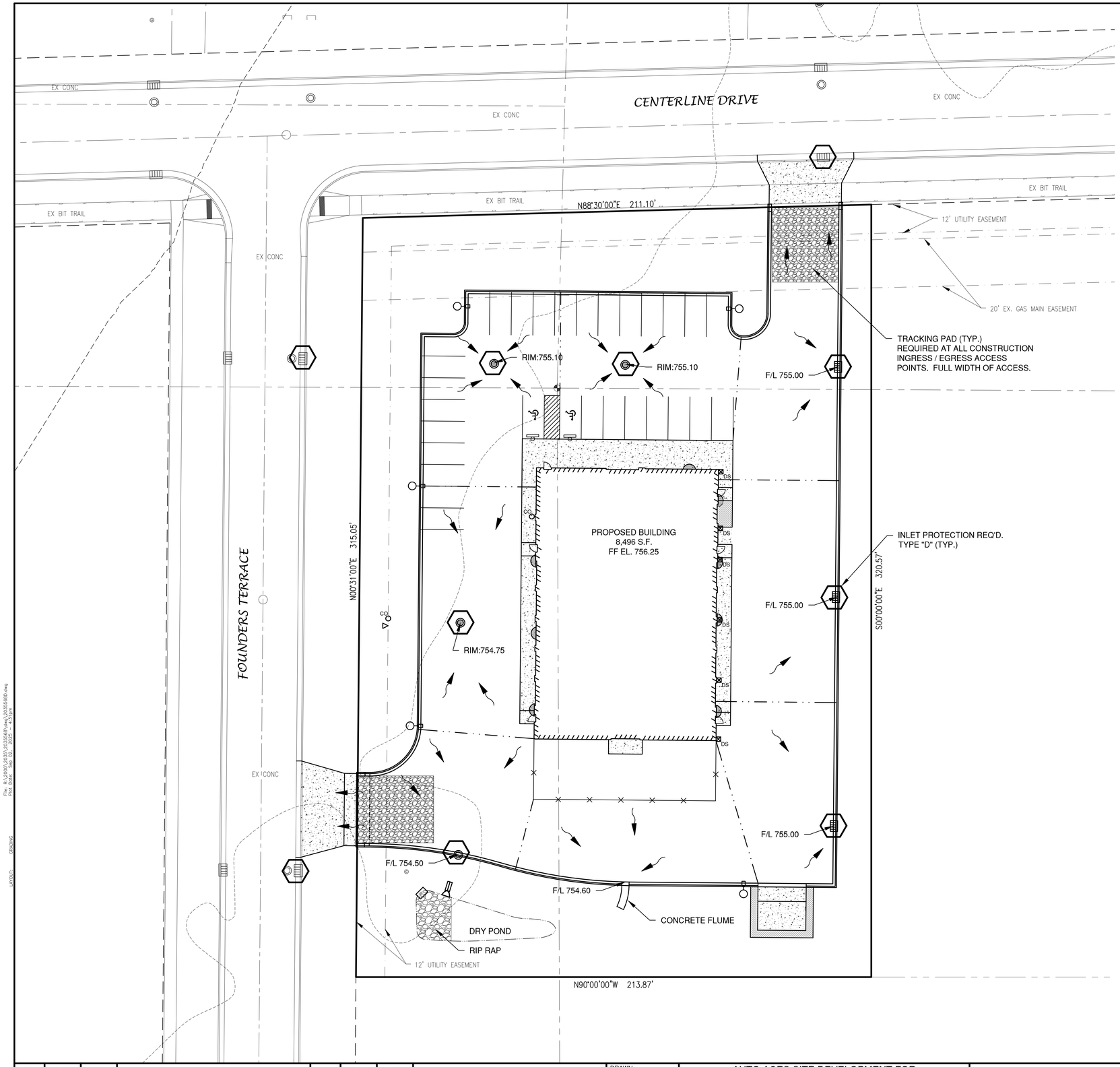
UTILITY PLAN

DATE 08/2025
FILE 2035568D
JOB NO. 2035568

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SHEET NO. 4

File: R:\2000\2035\2035568\dwg\2035568d.dwg
Print Date: Sep 02, 2025 - 4:33pm
LAYOUT: UTILITY



LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW
	SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
	DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
	TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
	EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
	INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 20' 40'

SCALE IN FEET

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

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BAYLAND BUILDINGS, INC
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

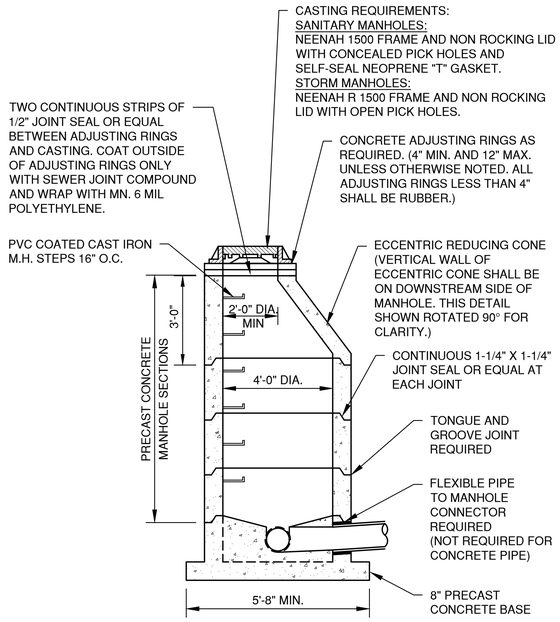
GRADING AND EROSION CONTROL PLAN

DATE 08/2025
FILE 2035568D
JOB NO. 2035568

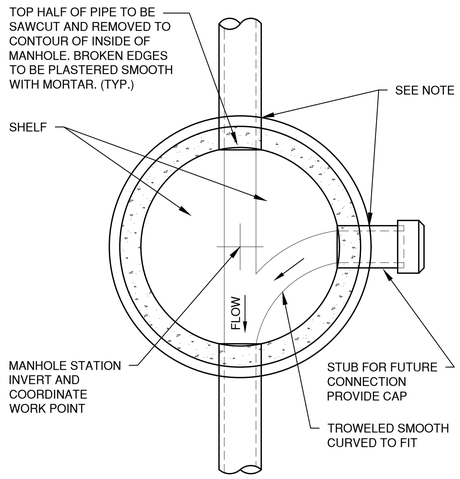
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SHEET NO. 5

File: I:\2020\20353\2035568\dwg\2035568.dwg
Plot Date: Sep 05, 2025 - 4:31pm
LAYOUT: GRADING

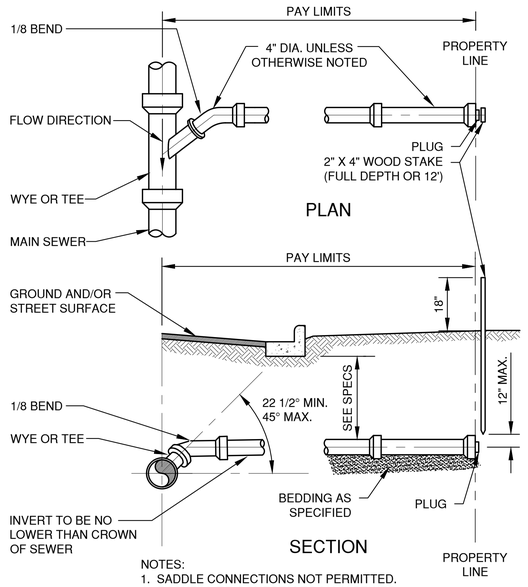


SANITARY AND STORM STANDARD MANHOLE 8"-24" (INCLUSIVE)



NOTE:
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

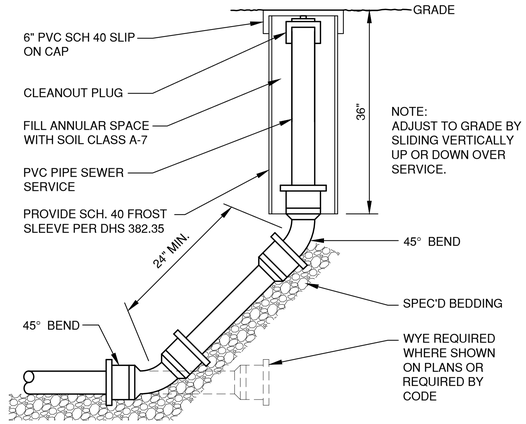
MANHOLE BASE PLAN 8" - 60" (INCLUSIVE)



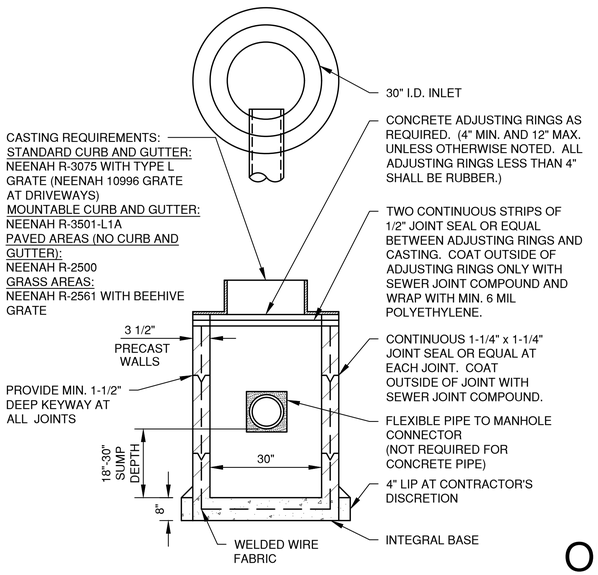
NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED.
2. BACKFILL TO CONFORM TO MAIN SEWER.
3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

STANDARD SERVICE LATERAL

NOTE: CLEANOUT LINE TO BE THE SAME SIZE AND MATERIAL AS SEWER MAIN



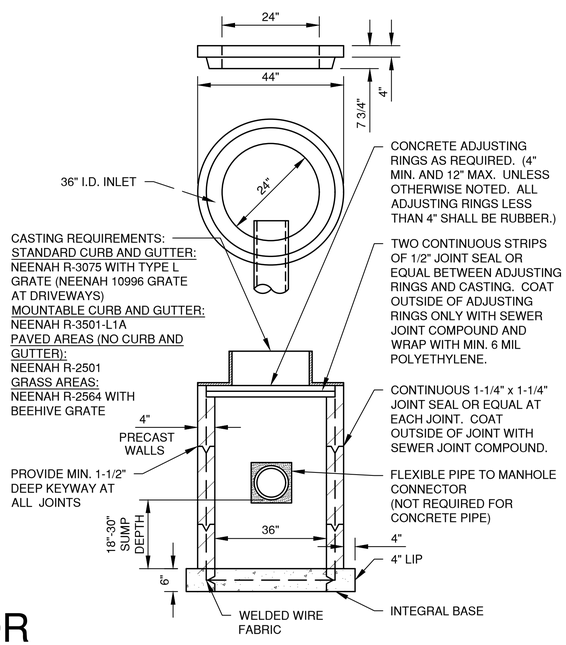
CLEAN-OUT DETAIL (NON-TRAVELED AREAS)



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

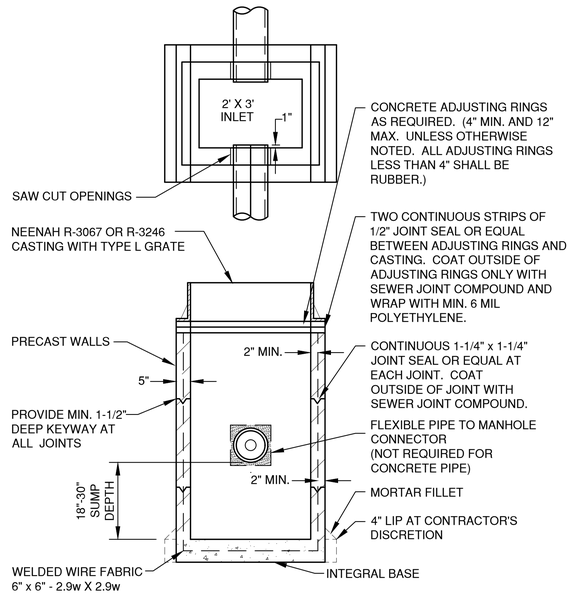
TYPE 'A' STORM INLET

OR



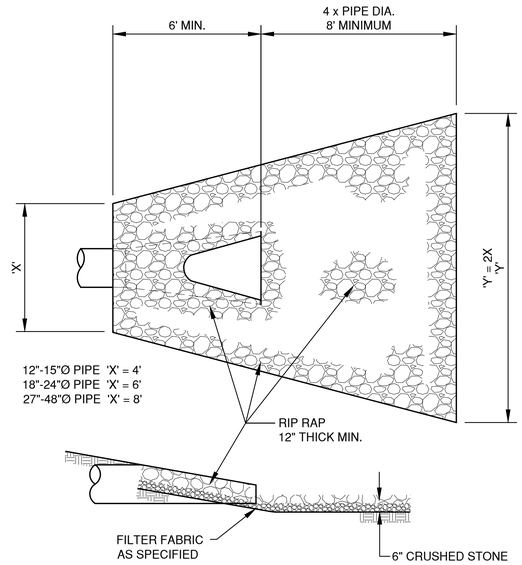
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET



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

TYPE 'B' STORM INLET



ENDWALL RIP RAP DETAIL

File: C:\Users\kevin\AppData\Local\Temp\AcPublish_40\TAY2035568 DET.dwg
Plot Date: Aug 27, 2025 - 11:01am
kevin DETAILS (1)

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DRAWN LLP
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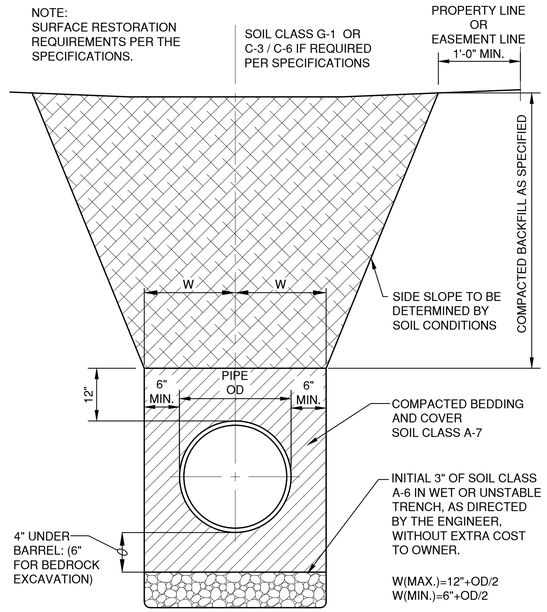
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VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

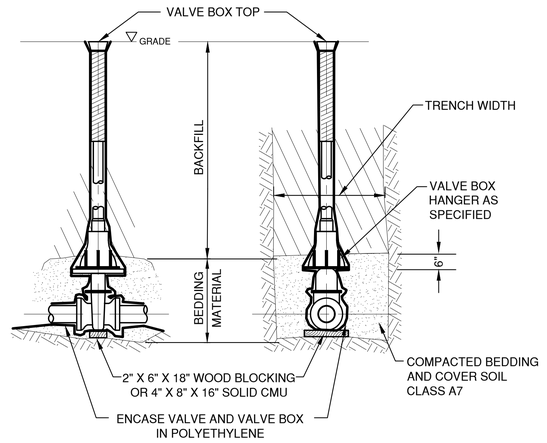
DATE 08/2025
FILE 2035568 DET
JOB NO. 2035568

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SHEET NO. 6

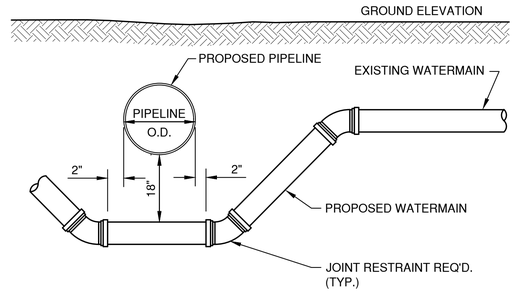


HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL

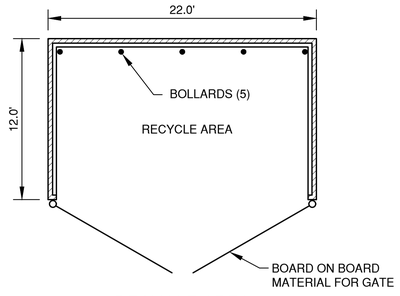


SIDE VIEW FRONT VIEW

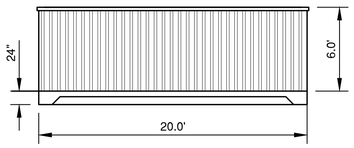
VALVE BOX SETTING



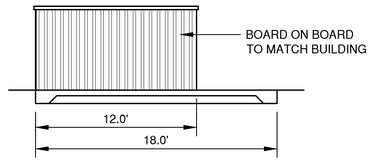
DETAIL FOR WATERMAIN OFFSET



RECYCLE AREA



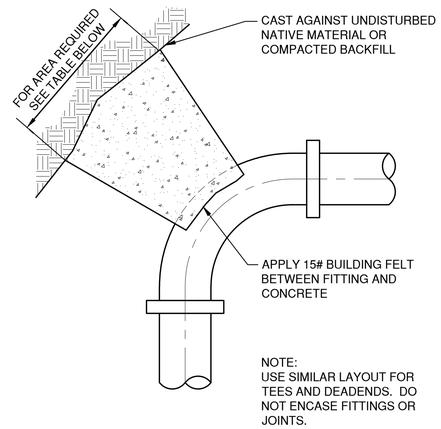
BACK ELEVATION



SIDE ELEVATION

TRASH ENCLOSURE DETAIL (BOARD ON BOARD)

TYPICAL WATERMAIN RESTRAINT REQUIREMENTS FOR COMMON TRENCH CONSTRUCTION



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

TYPICAL THRUST BLOCK

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Plot Date: Sep 02, 2025 - 9:34am
Layout: DETAILS (2)

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DRAWN LLP
CHECKED ----
DESIGNED JGS

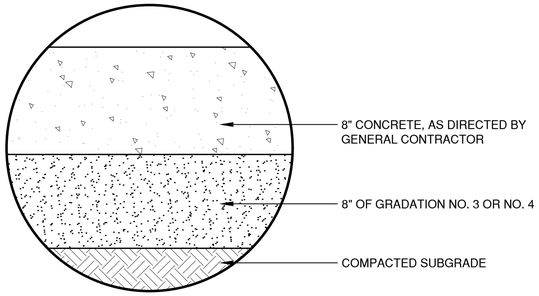
AUTO ACES SITE DEVELOPMENT FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

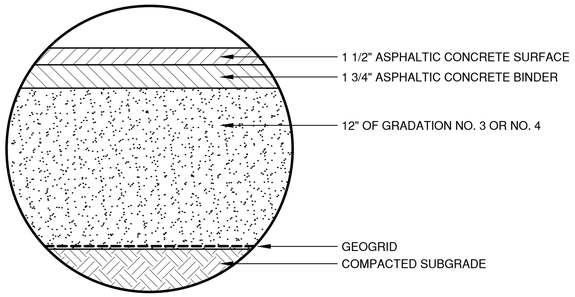
DATE 08/2025
FILE 2035568 DET
JOB NO. 2035568

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1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com

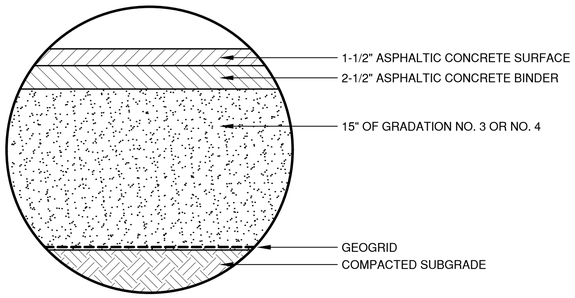
SHEET NO. 7



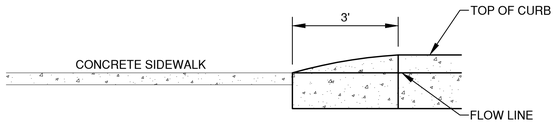
CONCRETE PAVEMENT
(DRIVEWAY APRONS AND OVERHEAD DOOR APPROACHES)



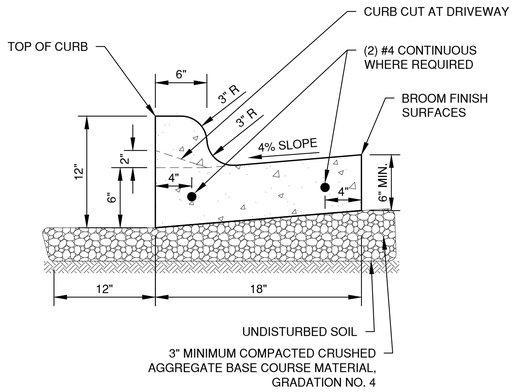
LIGHT DUTY ASPHALT PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT

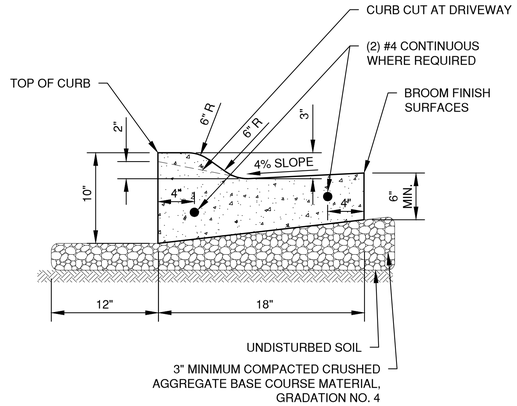


CURB TAPER DETAIL



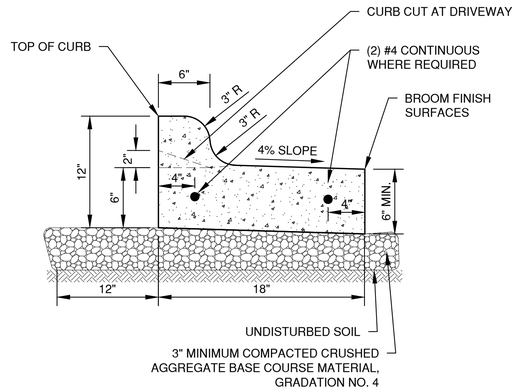
NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING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

STANDARD CURB AND GUTTER



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

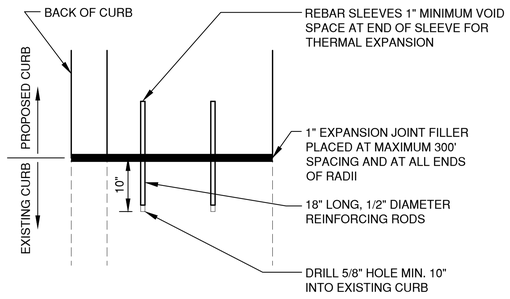
MOUNTABLE CURB AND GUTTER



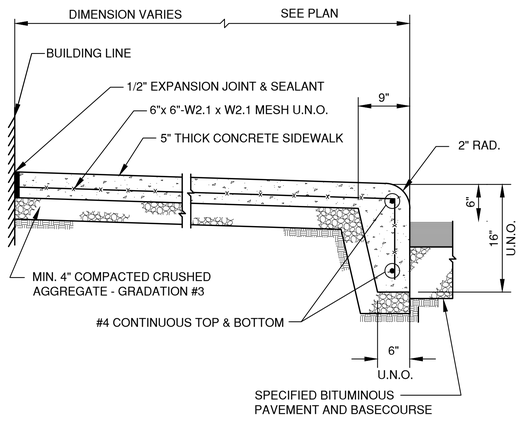
NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING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

SHEDDING CURB AND GUTTER

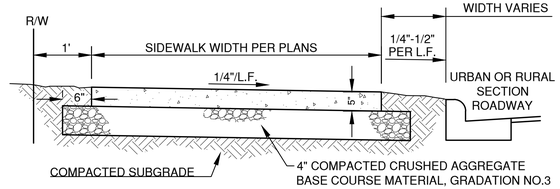
NOTE:
PROVIDE CONTRACTION JOINTS AT MAXIMUM 20' SPACING BY SAW CUTTING OR INSERTION OF DIVIDER PLATES



CURB TIE-IN DETAIL
(PROPOSED TO EXISTING)

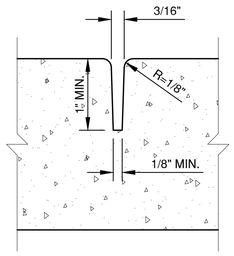


SIDEWALK WITH INTEGRAL CURB

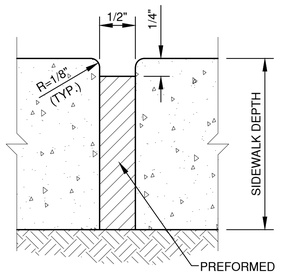


TYPICAL SECTION

NOTE:
REFER TO SPECIFICATIONS FOR REINFORCEMENTS.



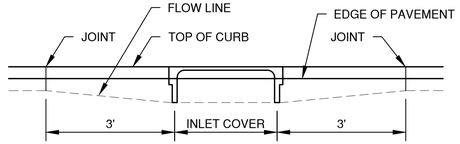
TOOLED CONTRACTION JOINT

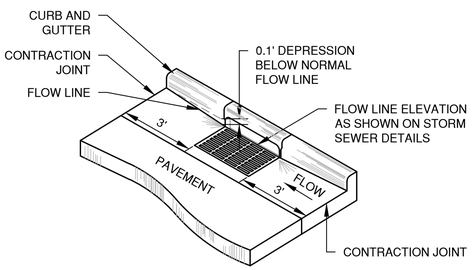


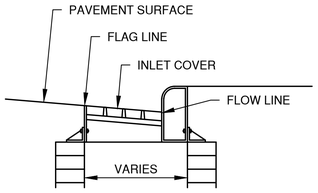
EXPANSION JOINT

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

SIDEWALK DETAIL







CURB AND GUTTER AT INLETS

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Plot Date: Sep 03, 2025 - 9:43am
LAYOUT: DETAILS (3)

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

DRAWN: LLP
CHECKED: ----
DESIGNED: JGS

AUTO ACES SITE DEVELOPMENT FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE: 08/2025
FILE: 2035568 DET
JOB NO.: 2035568

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SHEET NO. 8

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

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

INSTALLATION NOTES: TYPE "B" AND "C"

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

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

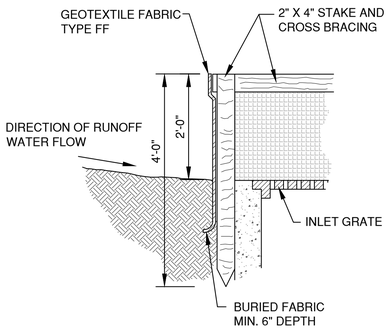
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

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

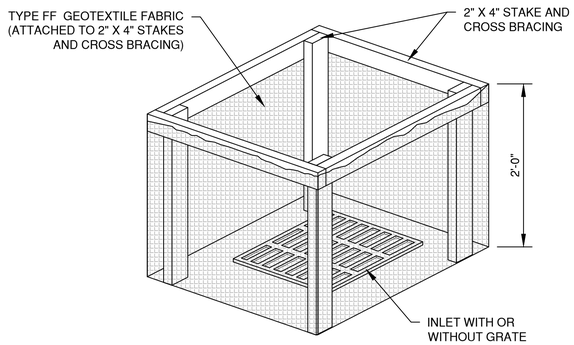
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

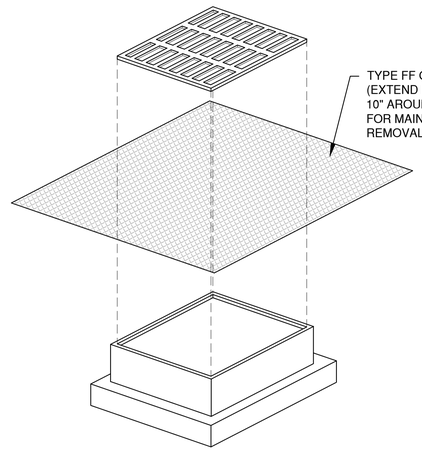
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



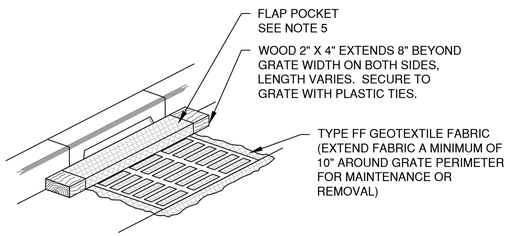
INLET PROTECTION, TYPE A



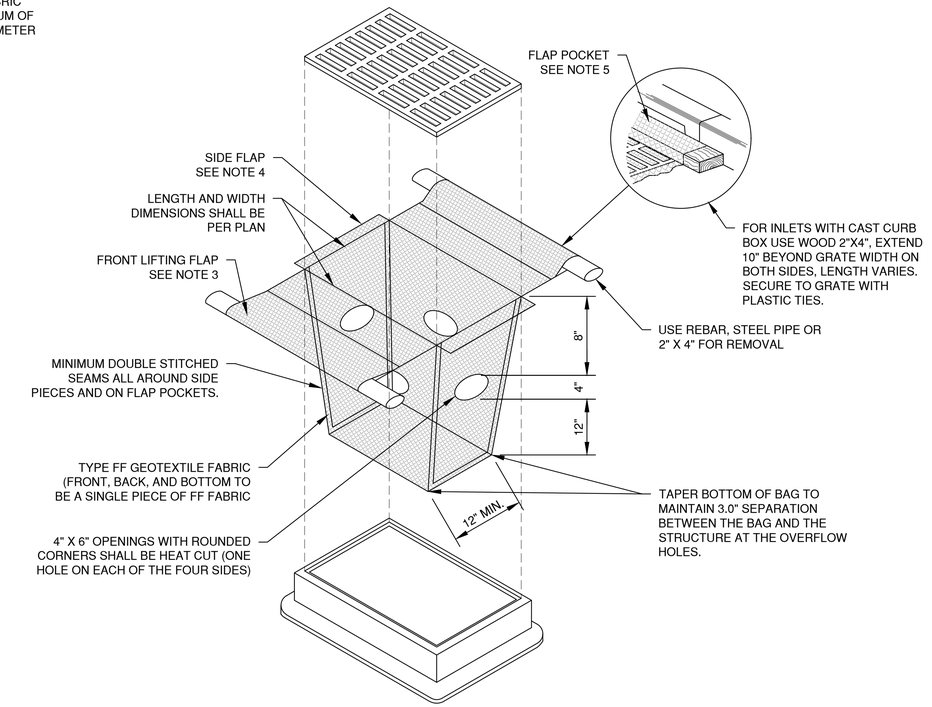


INLET PROTECTION, TYPE B (WITHOUT CURB BOX)

(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE D

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

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Print Date: Aug 27, 2025 - 11:01am
LAYOUT: 1 INLET PROTECTION

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

DRAWN: LLP
CHECKED: ----
DESIGNED: JGS

AUTO ACES SITE DEVELOPMENT FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

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

DATE: 08/2025
FILE: 2035568.EC
JOB NO.: 2035568

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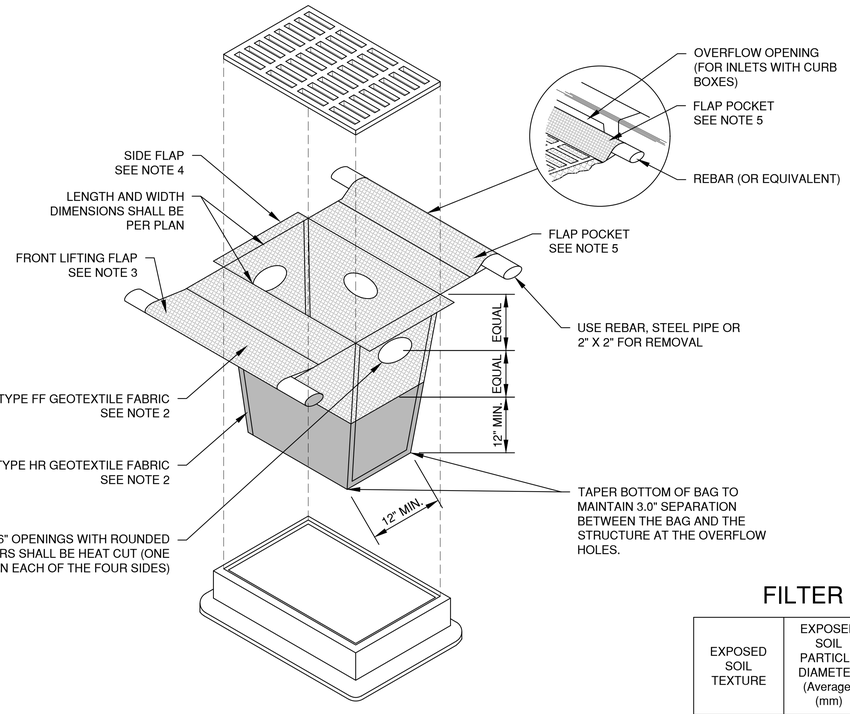
SHEET NO. 9

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

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

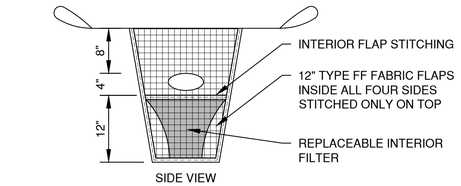


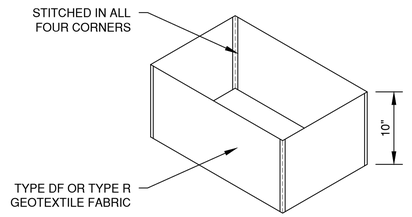
INLET PROTECTION, TYPE D-HR

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

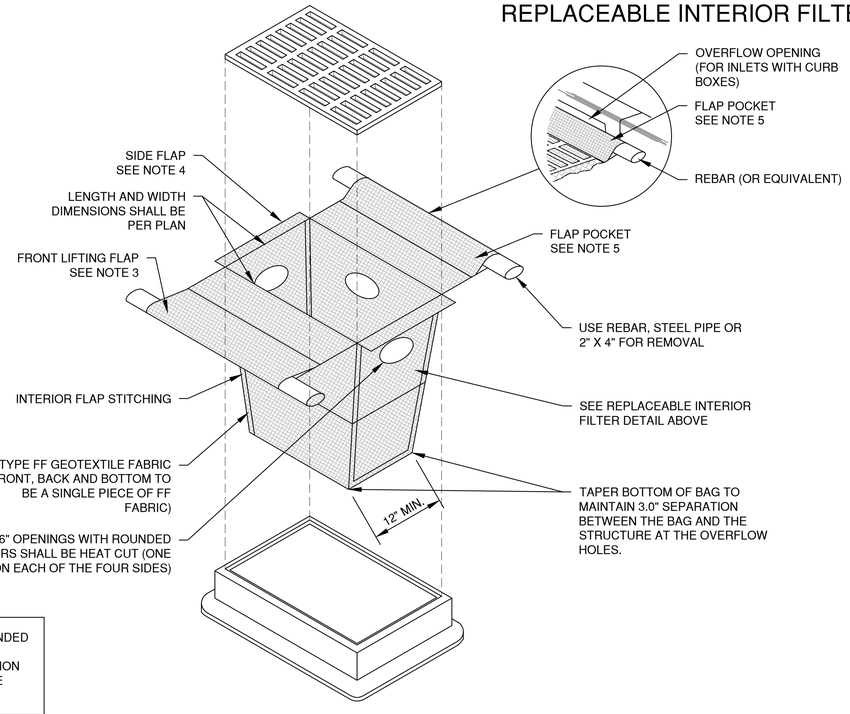
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.





REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

File: C:\Users\JGS\AppData\Local\Temp\AcPublish_40176\2035568 EC.dwg
Plot Date: Aug 27, 2025 - 11:01am
DATA\DTL 2 INLET PROTECTION

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DRAWN: LLP
CHECKED: ----
DESIGNED: JGS

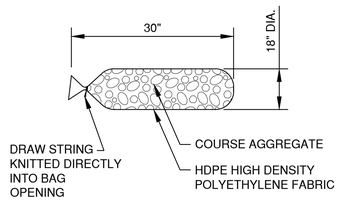
AUTO ACES SITE DEVELOPMENT FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

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

DATE: 08/2025
FILE: 2035568 EC
JOB NO.: 2035568

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SHEET NO. 10



FILTER BAG DETAIL

NOTES:

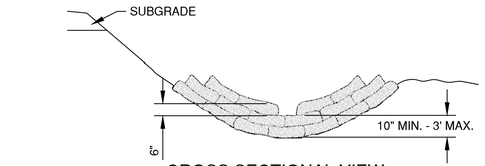
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

   HDPE HIGH DENSITY POLYETHYLENE
   HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
   80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8 " X 1/8"
   ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

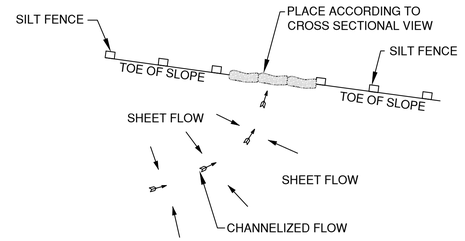
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

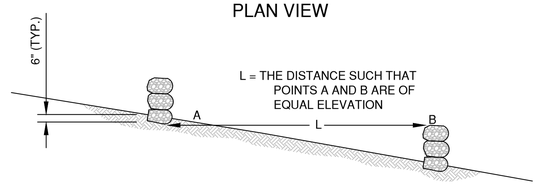
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



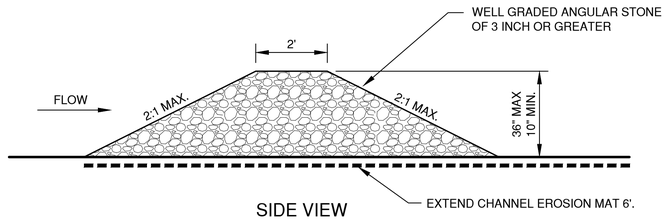
SIDE VIEW

DITCH CHECK DETAIL

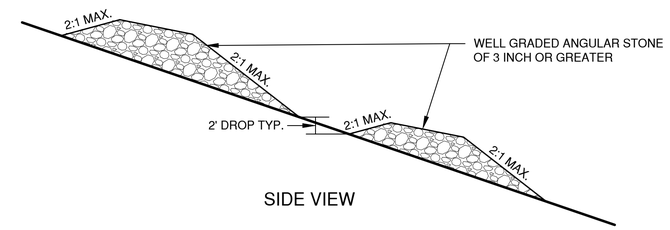
ROCK FILLED EROSION CONTROL BAGS

DITCH CHECK GENERAL NOTES:

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



SIDE VIEW



SIDE VIEW

TEMPORARY DITCH CHECK USING STONE

File: C:\Users\kelsen\AppData\Local\Temp\AcPublish_40176\2035568 EC.dwg
Plot Date: Aug 27, 2025 - 11:01am
Layout: 3 ditch details

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

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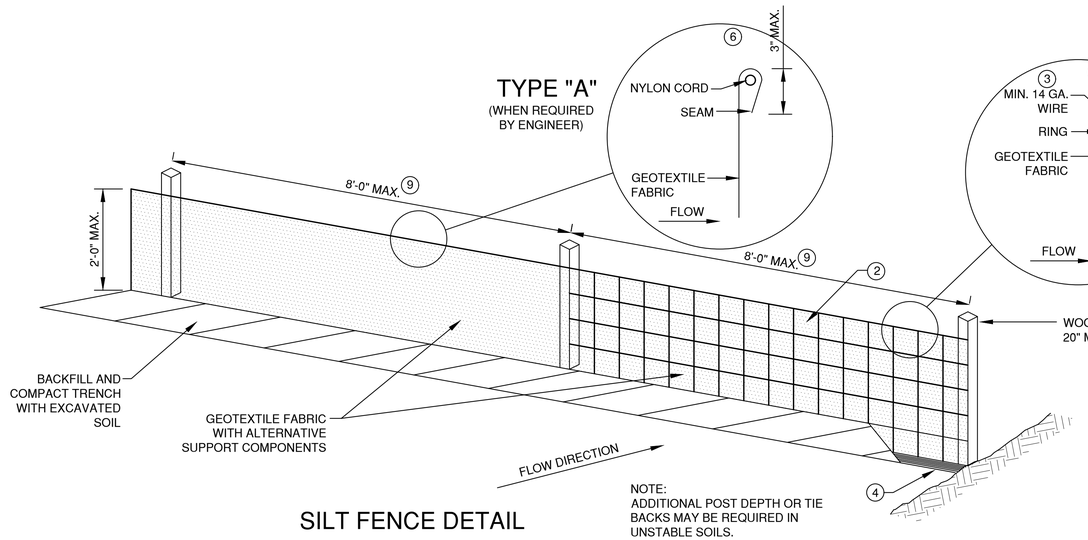
AUTO ACES SITE DEVELOPMENT FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL
DITCH CHECK DETAILS

DATE 08/2025
FILE 2035568 EC
JOB NO. 2035568

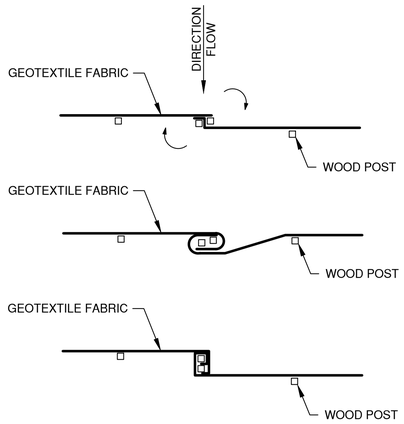
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SHEET NO. 11

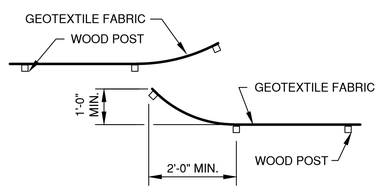


SILT FENCE DETAIL

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

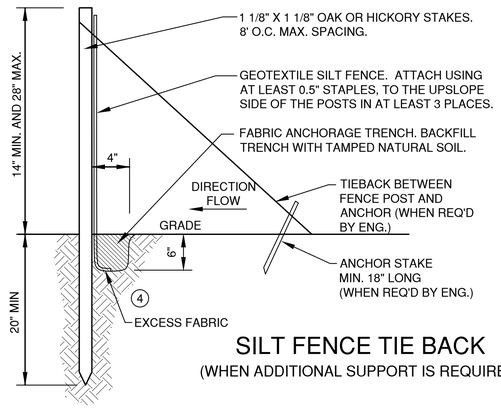


TWIST METHOD 8



HOOK METHOD 8

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)

   STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
8. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

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VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL
SHEET FLOW DETAILS

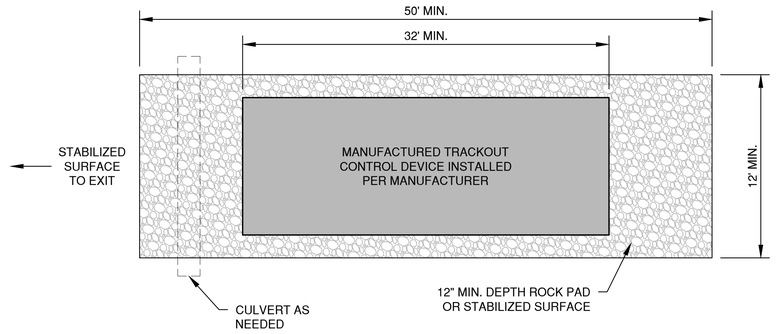
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FILE 2035568 EC
JOB NO. 2035568

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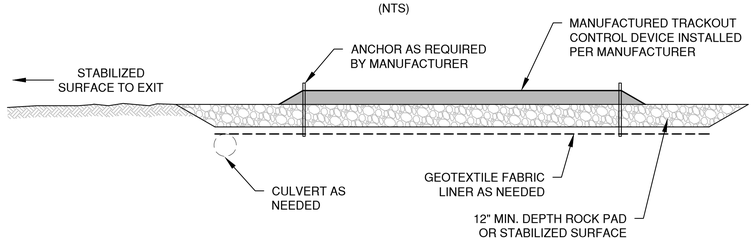
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LAYOUT: 4 SHEET 11x17

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



PLAN VIEW
(NTS)

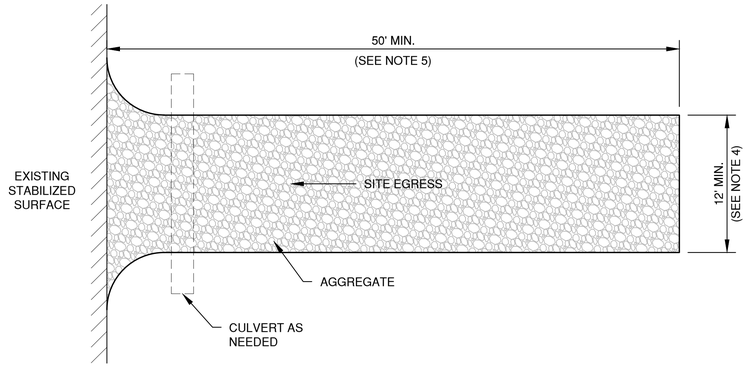


SECTION VIEW

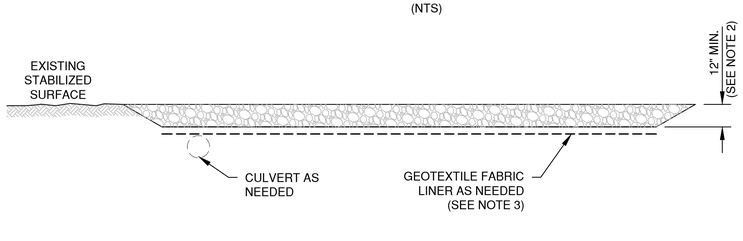
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

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Plot Date: Aug 27, 2025 - 11:01am
Layout: 5 Trackout

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

DRAWN: LLP
CHECKED: ---
DESIGNED: JGS

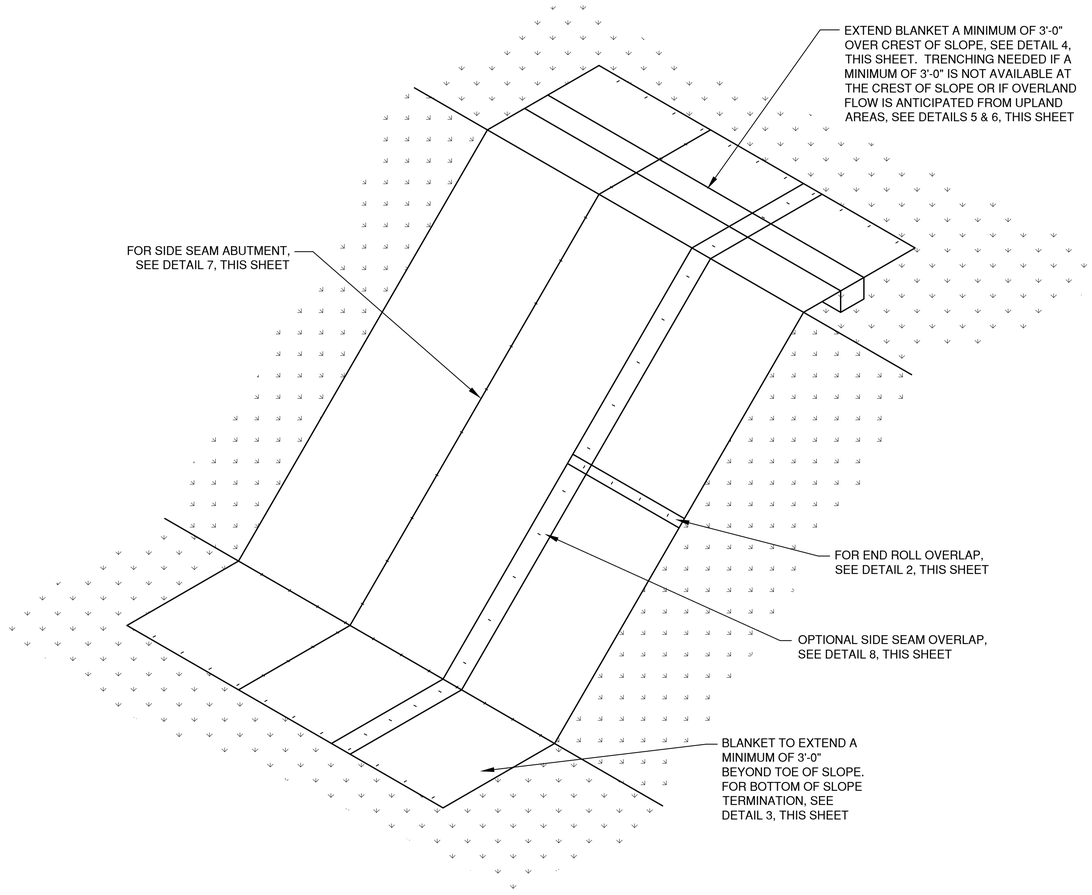
AUTO ACES SITE DEVELOPMENT FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL
TRACKOUT CONTROL PRACTICES

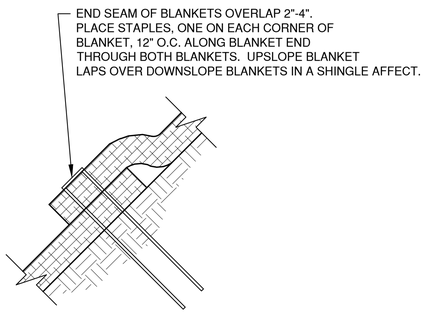
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JOB NO.: 2035568

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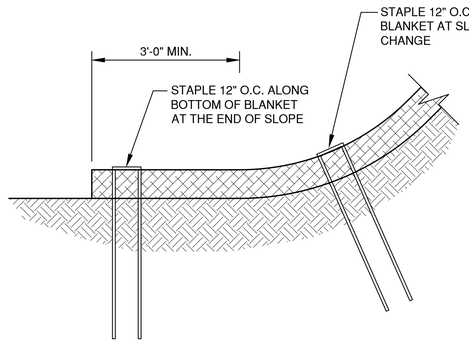
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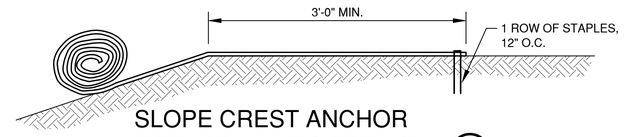
SLOPE DETAIL (1)



END ROLL OVERLAP (2)

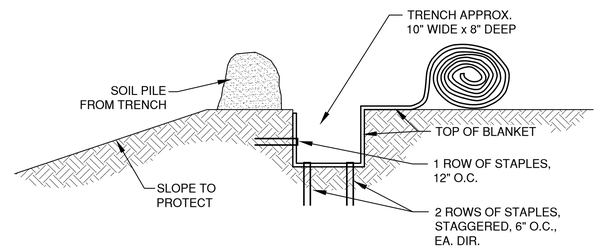


BOTTOM OF SLOPE TERMINATION (3)

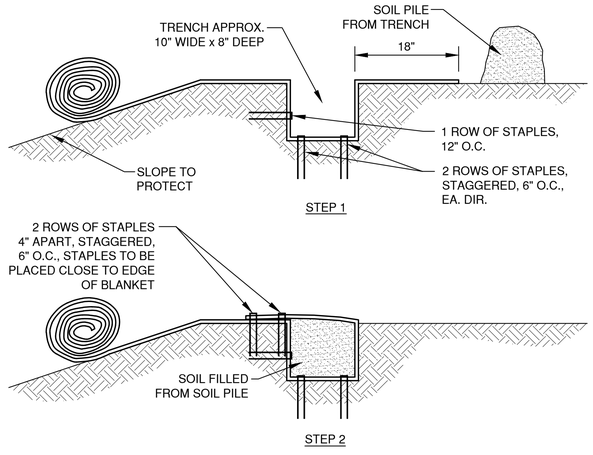


SLOPE CREST ANCHOR METHOD "A" (NO TRENCH) (4)

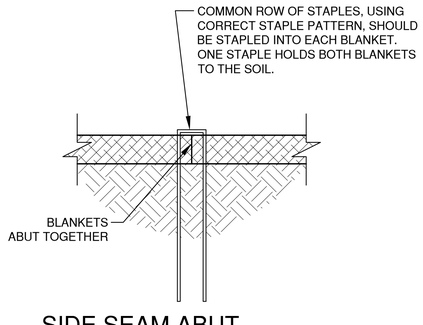
DO NOT NEED TO TRENCH BLANKET IN IF IT CAN BE EXTENDED A MINIMUM OF 3'-0" OVER THE CREST OF THE SLOPE.



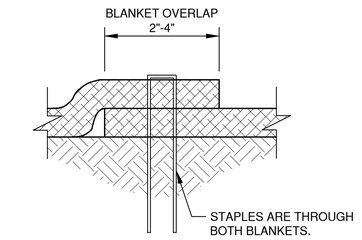
SLOPE TRENCHING METHOD "B" (5)



SLOPE TRENCHING METHOD "C" (6)



SIDE SEAM ABUT STAPLE DETAIL (7)



SIDE SEAM OVERLAP STAPLE DETAIL (8)

NOTES:

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

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

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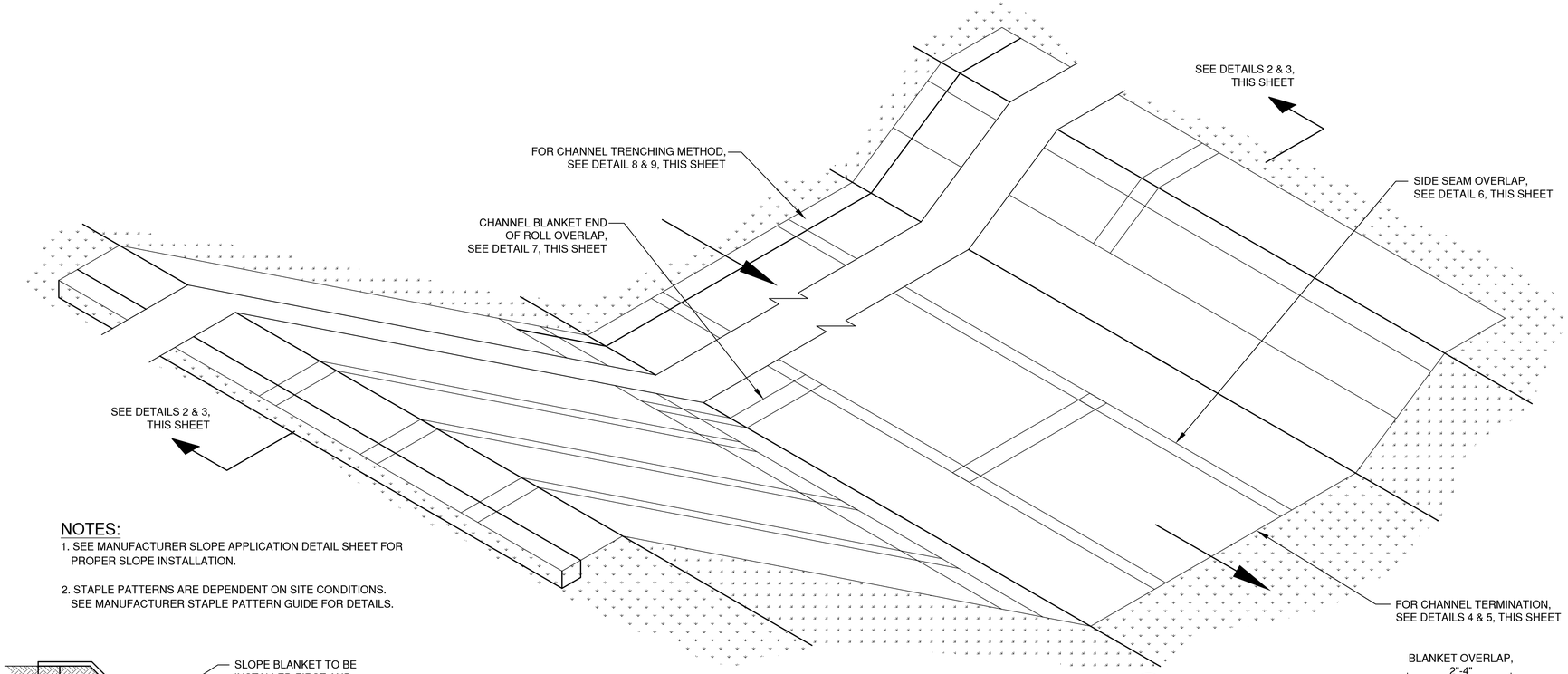
EROSION CONTROL
EROSION MAT
SLOPE APPLICATION DETAILS

DATE: 08/2025
FILE: 2035568 EC
JOB NO.: 2035568

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SHEET NO. 14

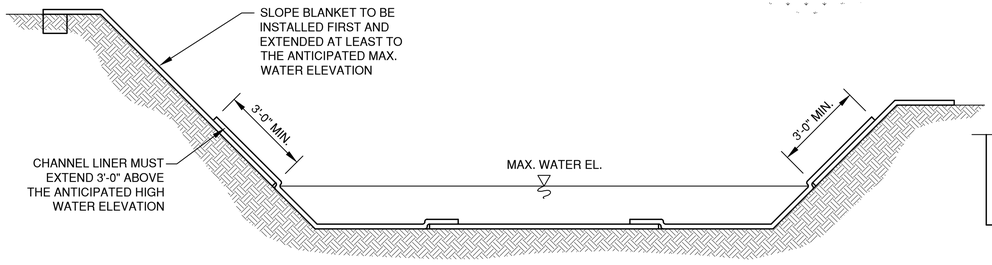
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Plot Date: Aug 27, 2025 - 11:01am
LAYOUT: 6 SLOPE detail



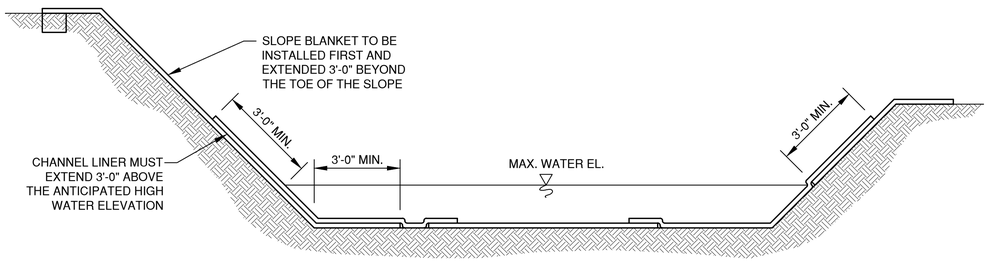
NOTES:
1. SEE MANUFACTURER SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.

2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

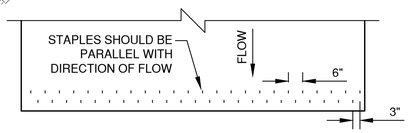
CHANNEL DETAIL 1



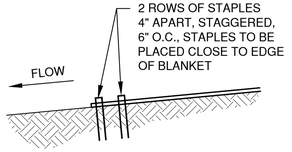
CHANNEL INSTALLATION METHOD "A" 2



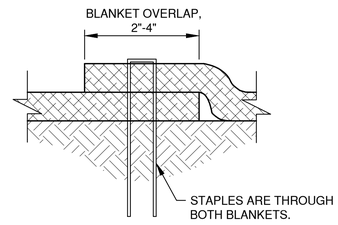
CHANNEL INSTALLATION METHOD "B" 3



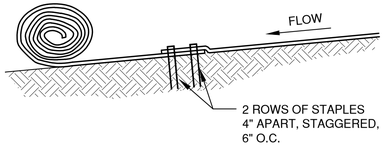
CHANNEL TERMINATION PLAN 4



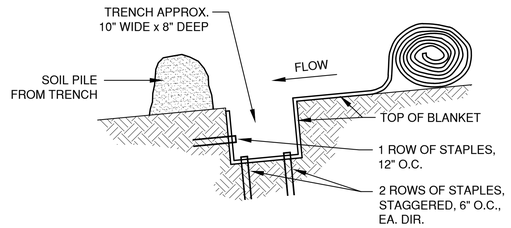
CHANNEL TERMINATION 5



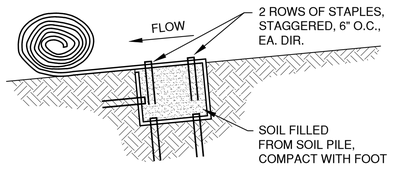
SIDE SEAM OVERLAP STAPLE DETAIL 6



CHANNEL BLANKET END OF ROLL OVERLAP 7

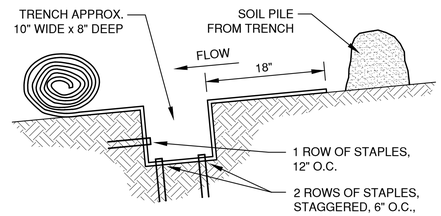


STEP 1

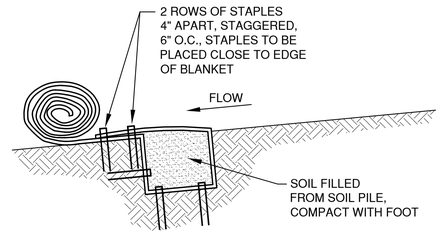


STEP 2

CHANNEL TRENCHING METHOD "A" 8



STEP 1



STEP 2

CHANNEL TRENCHING METHOD "B" 9

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

DRAWN LLP
CHECKED ----
DESIGNED JGS

AUTO ACES SITE DEVELOPMENT FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

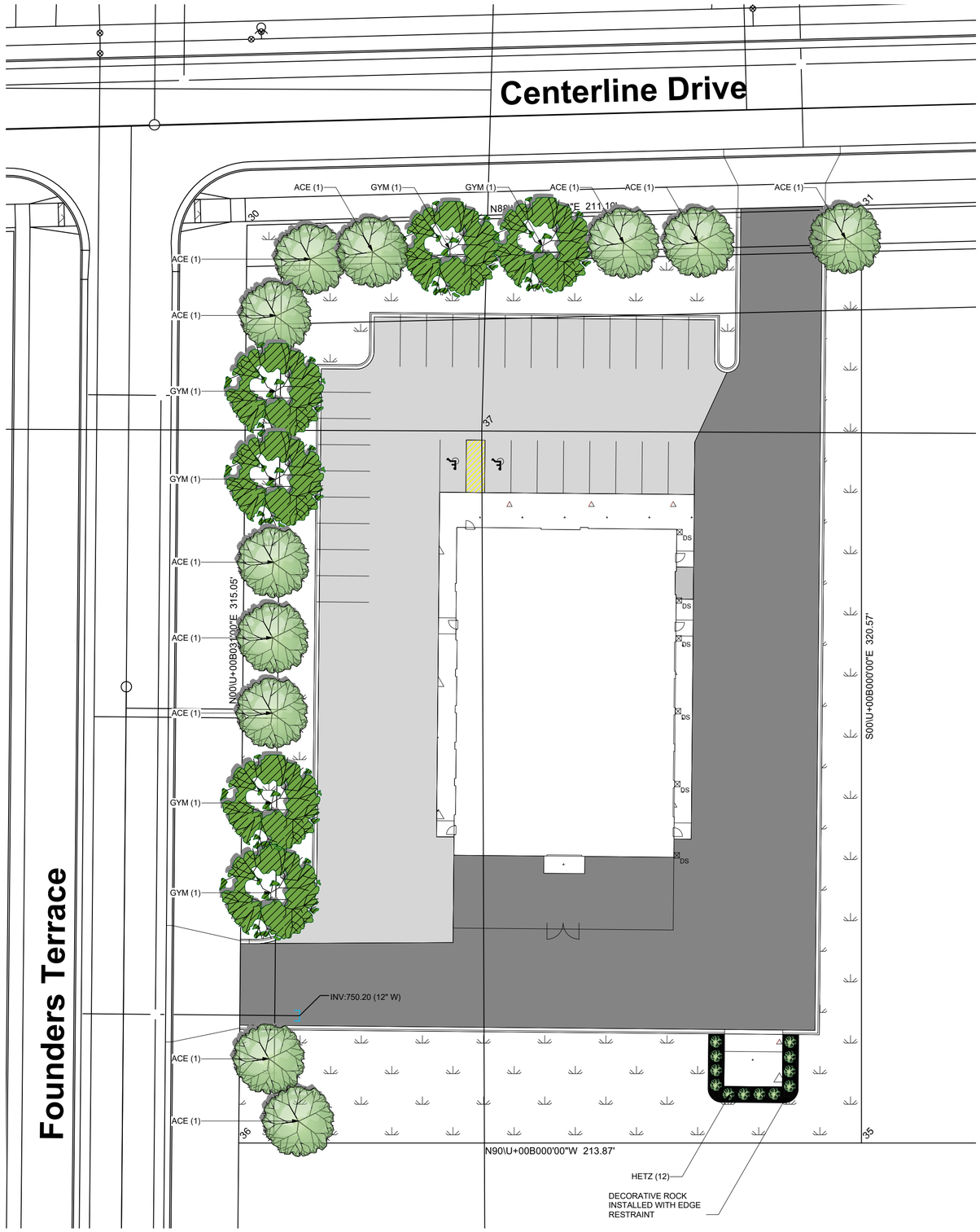
EROSION CONTROL
EROSION MAT
CHANNEL APPLICATION DETAILS

DATE 08/2025
FILE 2035568 EC
JOB NO. 2035568

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

SHEET NO. 15

File: C:\Users\victorv\AppData\Local\Temp\AcPublish_40176\2035568 EC.dwg
Print Date: Aug 27, 2025 - 11:01:10am
LAYOUT: 7 CHANNEL EMAT



Plant List - Types with Images

	Qty	Common Name	Botanical Name	Scheduled Size
Conifers				
	12	**Hetz Columnar Juniper**	Juniperus chinensis 'Hetzii Columnaris'	6' BB
Trees				
	6	**Kentucky Coffeetree**	Gymnocladus dioicus	1.5" Cal.
	11	**Red Maple, Swamp Maple**	Acer rubrum	1.5" Cal.

Landscape Installation Notes:

GENERAL:

-Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

-Landscape Contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

-All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.

-Quantities of material shown on plan take precedence over the specification list or legend.

-If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

-Irrigation system required and to be designed by qualified Irrigation Contractor - system must be programmable and capable of odd/even day use.

-This proposed landscape plan will mitigate/enhance site conditions in accordance to city requirements.

PLANTING:

-When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.

-All plant tags should be removed from material by Landscape Contractor.

-All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-Edge all beds with a spade cut edge unless otherwise noted.

-All backfill around plant material should be removed during planting.

-All wire baskets and stakes should be removed during planting.

-Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

-Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

Village of Hobart Design Standards:

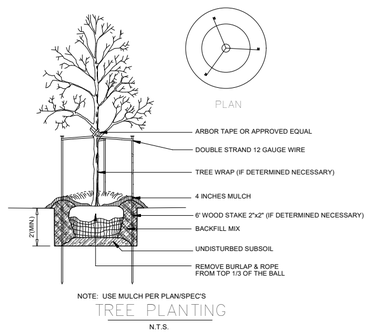
Article XIII PPD #1: Centennial Centre at Hobart District: 295-140

D.(2)(b) Tree size, spacing and frequency requirements shall be determined per land use, site plan configurations and as deemed appropriate by Village staff and the Site Review Committee during the site review procedure.

Proposed for review: One tree per 30 lineal feet, or fraction thereof, of street frontage

West Frontage	=	315'	/	30	=	10.5 Trees Required 11 Trees Provided
North Frontage	=	211'	/	30	=	7 Trees Required 7 Trees Provided

Total Lot Area = 1.54 Acres (67,513 Sq.Ft.)
Total Green Space = .83 Acres (36,477 Sq.Ft.) 54.04%



TREE PLANTING
N.T.S.

1" = 30'

No.	Date	By	Revision Notes

Project Address

Auto Aces Development
Founders Ter & Centerline Dr
Village of Hobart
Wisconsin 54155

elevate outdoor

Design Firm
Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, Missouri 63366

Consultant
Mark Gawriluk
Member APLD

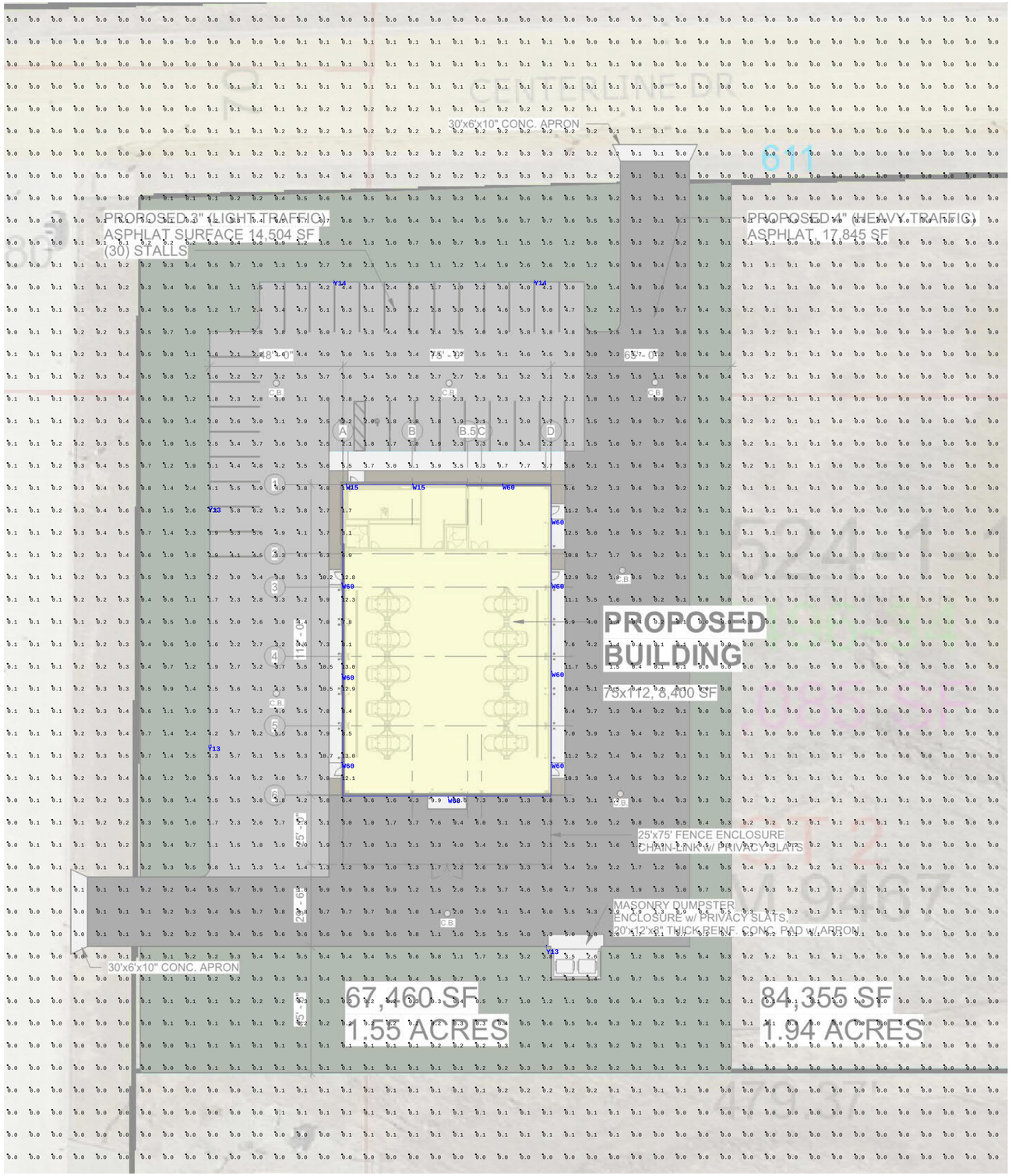
Project Title
Auto Aces Development

Sheet Title
Landscape Plan

Project Manager	Project ID
Drawn By: MVG	Scale: 1" = 30'
Reviewed By	Sheet No.: L-1 of 1
Date: 8/29/2025	

Luminaire Schedule							
Symbol	Qty	Tag	Description	Arrangement	LLF	Luminaire Lumens	Luminaire Watts
	2	W15	KT-WPLED35PS-S3-8CSB-VDIM set to 15w	Single	0.900	2308	14.85
	9	W60	KT-WPLED75PS-M3-8CSB-VDIM set to 60w	Single	0.900	8512	57.2
	3	Y13	KT-ALED140-M2-OSA-NM-8XX-VDIM T3 type 3 distribution on 25ft pole with 2.5ft base	Single	0.900	19905	138.5
	2	Y14	KT-ALED140-M2-OSA-NM-8XX-VDIM (T4) type 4 distribution on 25ft pole with 2.5ft base	Single	0.900	19951	137.91

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.75	13.0	0.0	N.A.	N.A.



1. STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE.
2. NOT A CONSTRUCTION DOCUMENT- FOR DESIGN PURPOSES ONLY.
3. STANDARD INDOOR CALC POINTS @ 30" AFF UNLESS NOTED OTHERWISE.
4. STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE.
5. EGRESS CALC POINTS @ 0'-0" AFF.
6. PHOTOMETRICS ARE ESTIMATED LIGHTING CALCULATIONS.
   VIKING ELECTRIC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS.
7. VIKING ELECTRIC NOT RESPONSIBLE FOR FINAL REVIEW OF CODE REQUIREMENTS.

VIKING electric
A Sonepar Company

Drawn By: JB
Project #: 152777
Date:4/4/2025
Scale: 1" = 20'

PHOTOMETRIC SITE PLAN

AUTO ACES

ES001



File: R:\2000\2035\2035568\dwg\2035568 RENDERING.dwg
Plot Date: Aug 22, 2025 - 8:37am
LAYOUT: 24X36

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

DRAWN: LLP
CHECKED: ----
DESIGNED: JGS

AUTO ACES SITE DEVELOPMENT FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

RENDERING

DATE: 08/2025
FILE: 2035568 RENDERING
JOB NO.: 2035568

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

SHEET NO.: R1



File: R:\2000\2035\2035568\dwg\2035568 RENDERING.dwg
Plot Date: Aug 22, 2025 - 8:37am
LAYOUT: 24x36

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

DRAWN: LLP
CHECKED: ----
DESIGNED: JGS

AUTO ACES SITE DEVELOPMENT FOR
BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

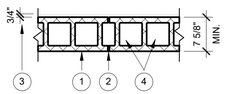
RENDERING

DATE: 08/2025
FILE: 2035568 RENDERING
JOB NO.: 2035568

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SHEET NO.: R1

1. CONCRETE BLOCKS* - VARIOUS DESIGNS. CLASSIFICATION C-3 (3 hr). SEE CONCRETE BLOCKS CATEGORY FOR LIST OF ELIGIBLE MANUFACTURES.
2. MORTAR - BLOCKS LAID IN FULL BED OF MORTAR, NOM. 3/8 in. THICK, OF NOT PART PORTLAND CEMENT (PROPORTIONED BY VOLUME) AND NOT MORE THAN 50 PERCENT HYDRATED LIME (BY CEMENT VOLUME). VERTICAL JOINTS STAGGERED.
3. PORTLAND CEMENT STUCCO OR GYPSUM PLASTER - ADD 1/2 hr TO CLASSIFICATION IF USED. ATTACHED TO CONCRETE BLOCKS (ITEM 1).
4. LOOSE MASONRY FILL - IF ALL CORE SPACES ARE FILLED WITH LOOSE DRY EXPANDED SLAG, EXPANDED CLAY OR SHALE (ROTARY KILN PROCESS), WATER REPELLANT VERMICULITE MASONRY FILL INSULATION, OR SILICONE TREATED PERLITE LOOSE FILL INSULATION ADD 1 hr TO CLASSIFICATION.
5. FOAMED PLASTIC* - (OPTIONAL-NOT SHOWN) - 1 1/2 in. THICK MAX, 4 ft WIDE SHEATHING ATTACHED TO CONCRETE BLOCKS (ITEM 1).
BPB AMERICA INC BPB CELOTEX - TYPE THERMAX*BEARING THE UL CLASSIFICATION MARK



2 /A1.0 3-HR CONC. MASONRY WALL DESIGN NO. U904 3/4" = 1'-0"

FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FLOOR / CEILING ASSEMBLY BELOW TO THE UNDERSIDE OF THE FLOOR OR ROOF SLAB OR DECK ABOVE AND SHALL BE SECURELY ATTACHED THERETO. SUCH FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES SUCH AS THE SPACE ABOVE A SUSPENDED CEILING. THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE FIRE BARRIER. SUPPORTED EXCEPT FOR 1-HR FIRE-RESISTANCE RATED INCIDENTAL USE AREA SEPARATIONS AS REQUIRED BY THE TABLE 508.2 IN BUILDINGS OF TYPE IIB, IIIB, AND VB CONSTRUCTION. HOLLOW VERTICAL SPACES WITHIN THE FIRE BARRIER WALL SHALL BE FIRE BLOCKED AT EVERY FLOOR LEVEL.

3 /A1.0 FIRE BARRIER CONTINUITY 3/8" = 1'-0"

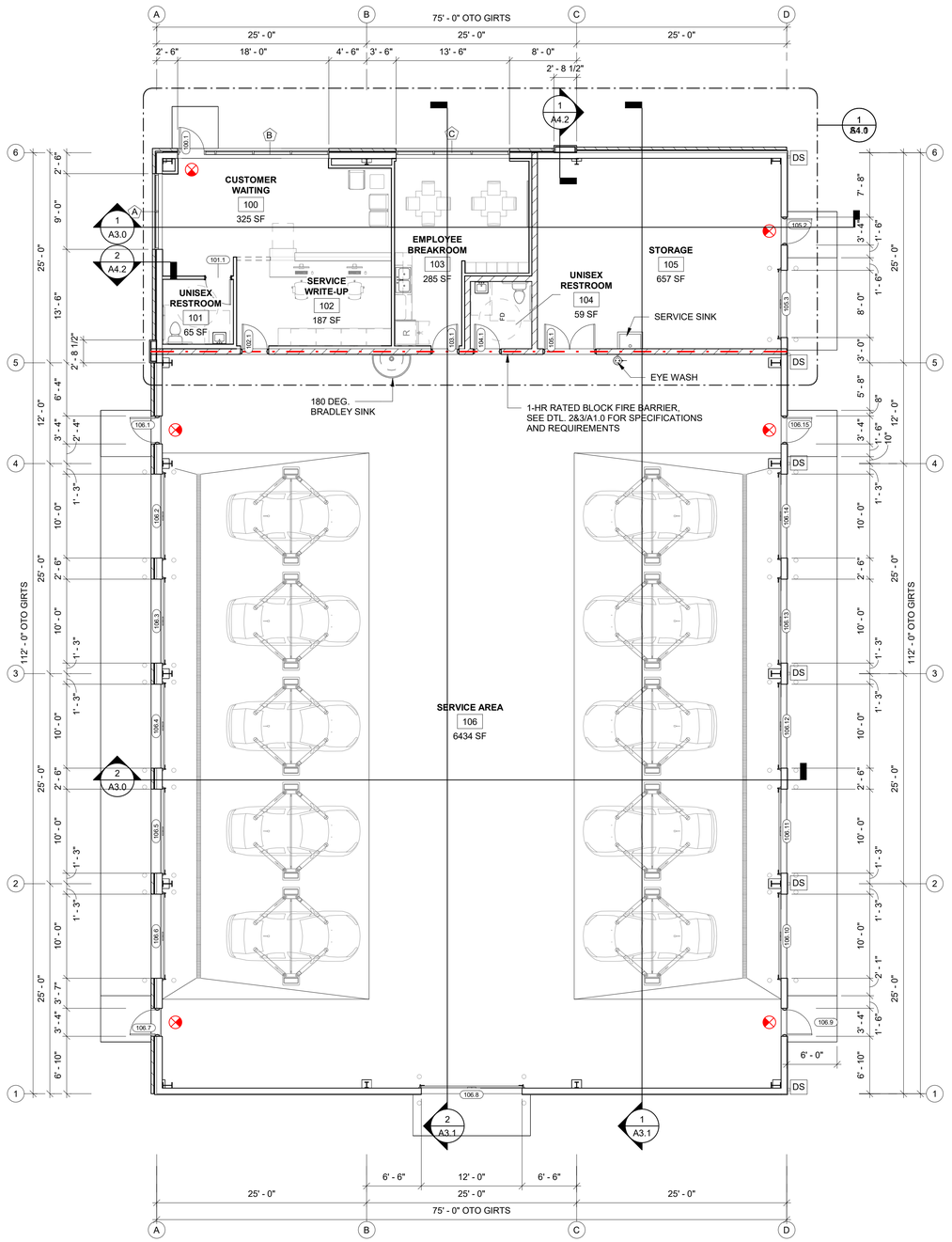
IBC 703.6 MARKING AND IDENTIFICATION
FIRE WALL, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:

1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES

2. BE REPEATED AT INTERVALS NOT EXCEEDING 30FT MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION ; AND

3. INCLUDE LETTERING A RECOMMENDED HEIGHT OF 3" BUT NOT LESS THAN 1/2" IN HEIGHT, INCORPORATING THE SUGGESTED WORDING : "FIRE AND/OR SMOKE BARRIER ---- PROTECT ALL OPENINGS OR OTHER WORDING

4 /A1.0 RATED ASSEMBLY MARKING & IDENTIFICATIONS 3/8" = 1'-0"



FLOOR PLAN - PROPOSED

1 /A1.0 SCALE = 1/8" = 1'-0"

NORTH

BAYLAND

BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

AUTO ACES

HOBART, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 25-6135

PROJECT EXECUTIVE: BRIAN PETERS (920) 362-7870

DRAWN BY: CRP

DATE: 06/17/2025

REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[ ] BID SET		
[X] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

FLOOR PLAN - PROPOSED

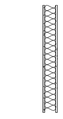
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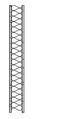
BAYLAND BUILDINGS
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(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

C
- 3-5/8" 20GA MTL STUDS @ 16" O.C.
- 5/8" GYP BD

D
- 3-5/8" 20GA MTL STUDS @ 16" O.C.
- 5/8" GYP BD E.S.
- 4" BATT INSUL.



D.1
- 3-5/8" 20GA MTL STUDS @ 16" O.C.
- 5/8" GYP BD E.S.
- 4" BATT INSUL.
- ADA COUNTER FRAMED HEIGHT

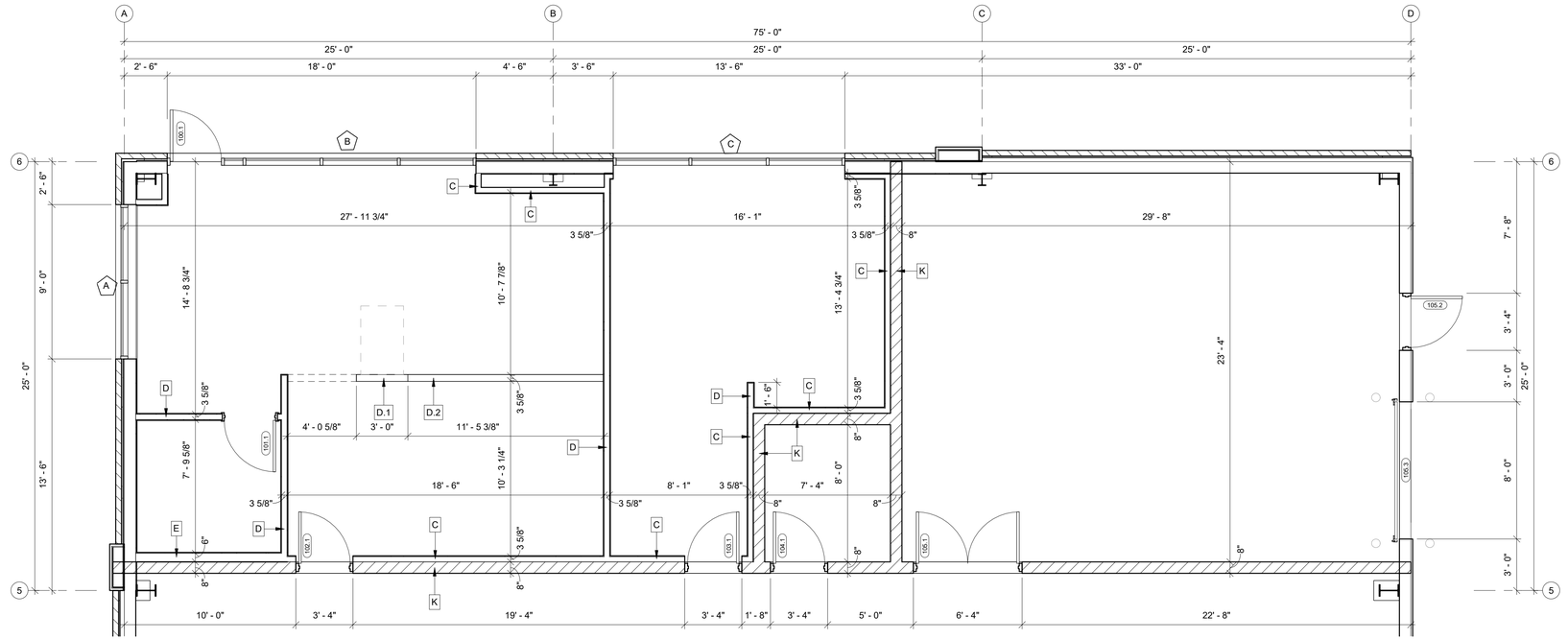


D.2
- 3-5/8" 20GA MTL STUDS @ 16" O.C.
- 5/8" GYP BD E.S.
- 4" BATT INSUL.
- HALF HEIGHT FRAMED WALL

E
- 6" 20GA MTL STUDS @ 16" O.C.
- 5/8" GYP BD (ONE SIDE)



K
- 8" SMOOTH FACE CMU



FLOOR PLAN - PROPOSED DIMENSION

1 /A1.1 SCALE = 1/4" = 1'-0"

NORTH

PROPOSED BUILDING FOR:

AUTO ACES

HOBART, WISCONSIN; COUNTY OF: BROWN

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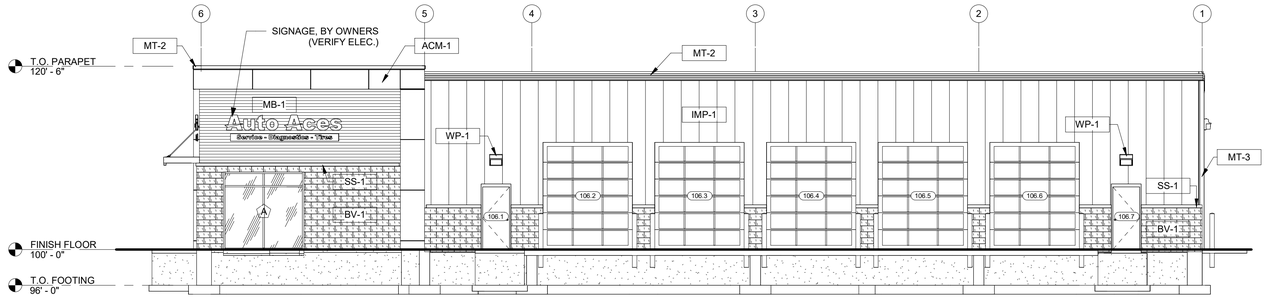
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ISSUED FOR:	CHECKED BY:	DATE:
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[ ] BID SET		
[X] DESIGN REVIEW		
[ ] CHECKSET		
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FLOOR PLAN - PROPOSED DIMENSIONS

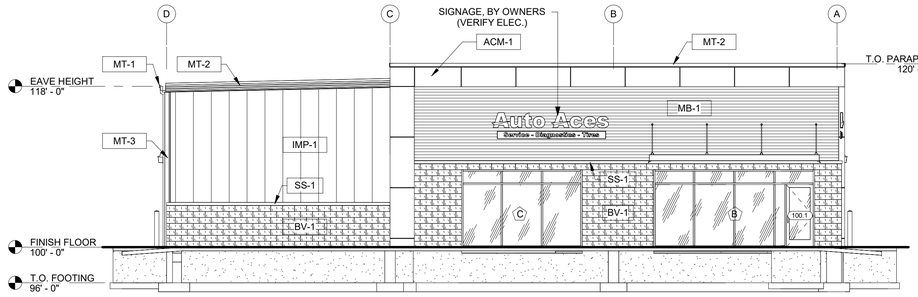
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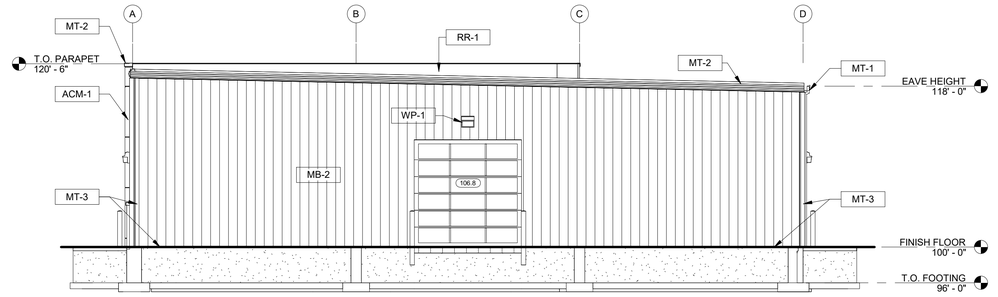
BUILDING ELEVATION - WEST

1 /A2.0 SCALE = 1/8" = 1'-0"



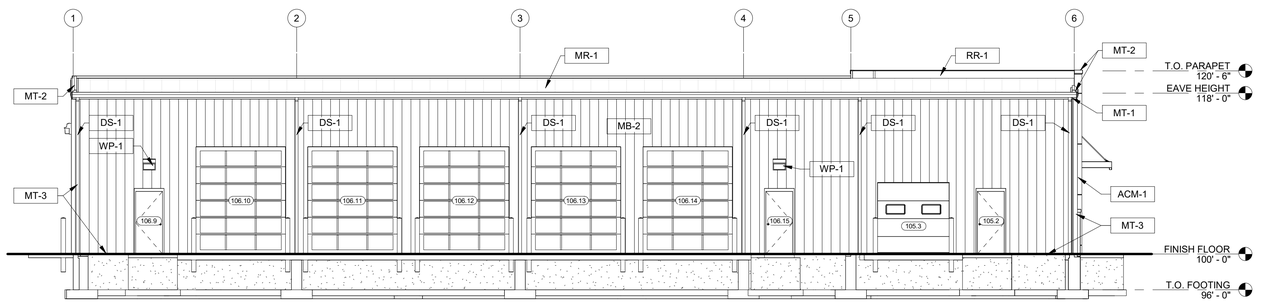
BUILDING ELEVATION - NORTH

2 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH

4 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - EAST

3 /A2.0 SCALE = 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION	MARK	DESCRIPTION
MT-1	LOCATION: FASCIA TRIMS, GUTTER & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:	MT-2	LOCATION: RAKE, HIGH EAVE & PARAPET TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-3	LOCATION: CORNER & BASE TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:		
BV-1	LOCATION: BLOCK VENEER MATERIAL: 4" SPLIT FACE CMU SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:	SS-1	LOCATION: BLOCK VENEER MATERIAL: LIMESTONE SILL SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MB-1	LOCATION: HORIZONTAL WALL PANEL MATERIAL: 26GA SEMI-CONCEALED SUPPLIER: VERIFY COLOR: VERFIY COMMENTS:	IMP-1	LOCATION: WALL PANEL MATERIAL: INSULATED METAL PANEL SUPPLIER: VERIFY COLOR: VERFIY COMMENTS:
MB-2	LOCATION: WALL PANEL MATERIAL: 26 GA. CONCEALED ARCHITECTURAL PROFILE PANEL w/ KXL PAINT SUPPLIER: VERIFY COLOR: VERFIY COMMENTS:	ACM-1	LOCATION: WALL PANEL MATERIAL: ALUMINUM COMPOSITE PANEL SUPPLIER: VERIFY COLOR: VERFIY COMMENTS: CONCEALED FASTERNERS
MR-1	LOCATION: ROOF PANEL MATERIAL: 24 GA. GALVALUME DOUBLE LOK STANDING SEAM ROOF PANEL SUPPLIER: VERIFY COLOR: VERFIY COMMENTS:	RR-1	LOCATION: RUBBER ROOF MATERIAL: PVC RUBBER ROOF SUPPLIER: VERIFY COLOR: VERFIY COMMENTS:
WP-1	WALL PACK LIGHT LOCATION	DS-1	DOWN SPOUT LOCATION

BAYLAND

BAYLAND BUILDINGS

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(920) 498-9300 FAX (920) 498-3033
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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

AUTO ACES

HOBART, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

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DATE: 06/17/2025

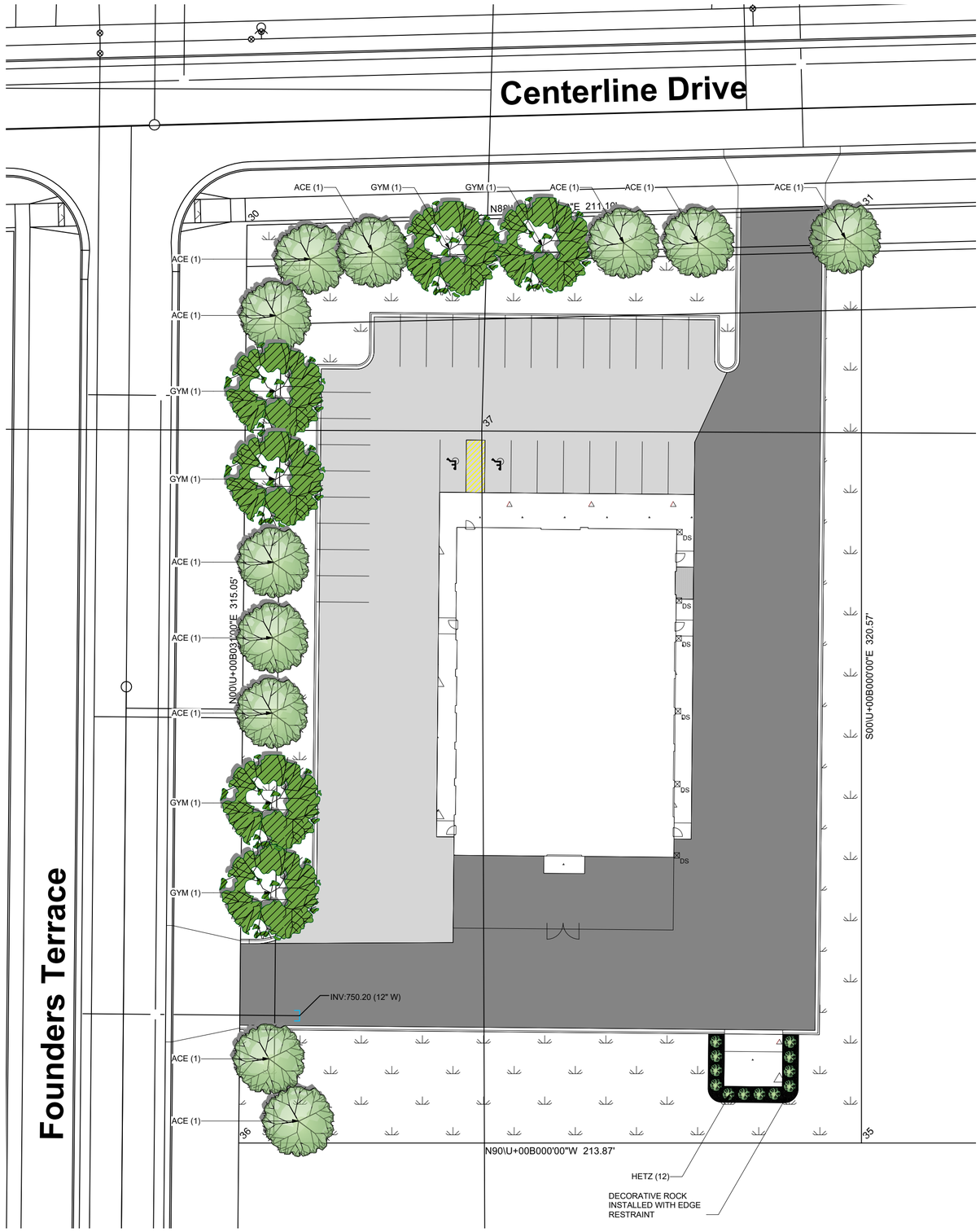
REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[ ] BID SET		
[X] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

ELEVATION - EXTERIOR

A2.0

8/8/2025 9:38:53 AM



Plant List - Types with Images

	Qty	Common Name	Botanical Name	Scheduled Size
Conifers				
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-All plant tags should be removed from material by Landscape Contractor.

-All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-Edge all beds with a spade cut edge unless otherwise noted.

-All backfill around plant material should be removed during planting.

-All wire baskets and stakes should be removed during planting.

-Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

-Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

Village of Hobart Design Standards:

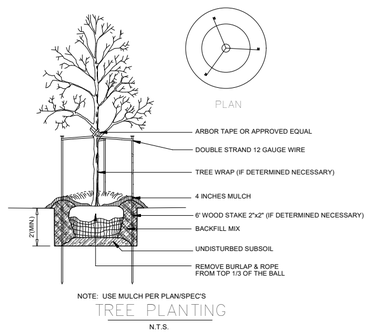
Article XIII PPD #1: Centennial Centre at Hobart District: 295-140

D.(2)(b) Tree size, spacing and frequency requirements shall be determined per land use, site plan configurations and as deemed appropriate by Village staff and the Site Review Committee during the site review procedure.

Proposed for review: One tree per 30 lineal feet, or fraction thereof, of street frontage

West Frontage	=	315'	/	30	=	10.5 Trees Required 11 Trees Provided
North Frontage	=	211'	/	30	=	7 Trees Required 7 Trees Provided

Total Lot Area = 1.54 Acres (67,513 Sq.Ft.)
Total Green Space = .83 Acres (36,477 Sq.Ft.) 54.04%



TREE PLANTING
N.T.S.

1" = 30'

No.	Date	By	Revision Notes

Project Address

Auto Aces Development
Founders Ter & Centerline Dr
Village of Hobart
Wisconsin 54155

elevate outdoor

Design Firm
Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, Missouri 63366

Consultant
Mark Gawriluk
Member APLD

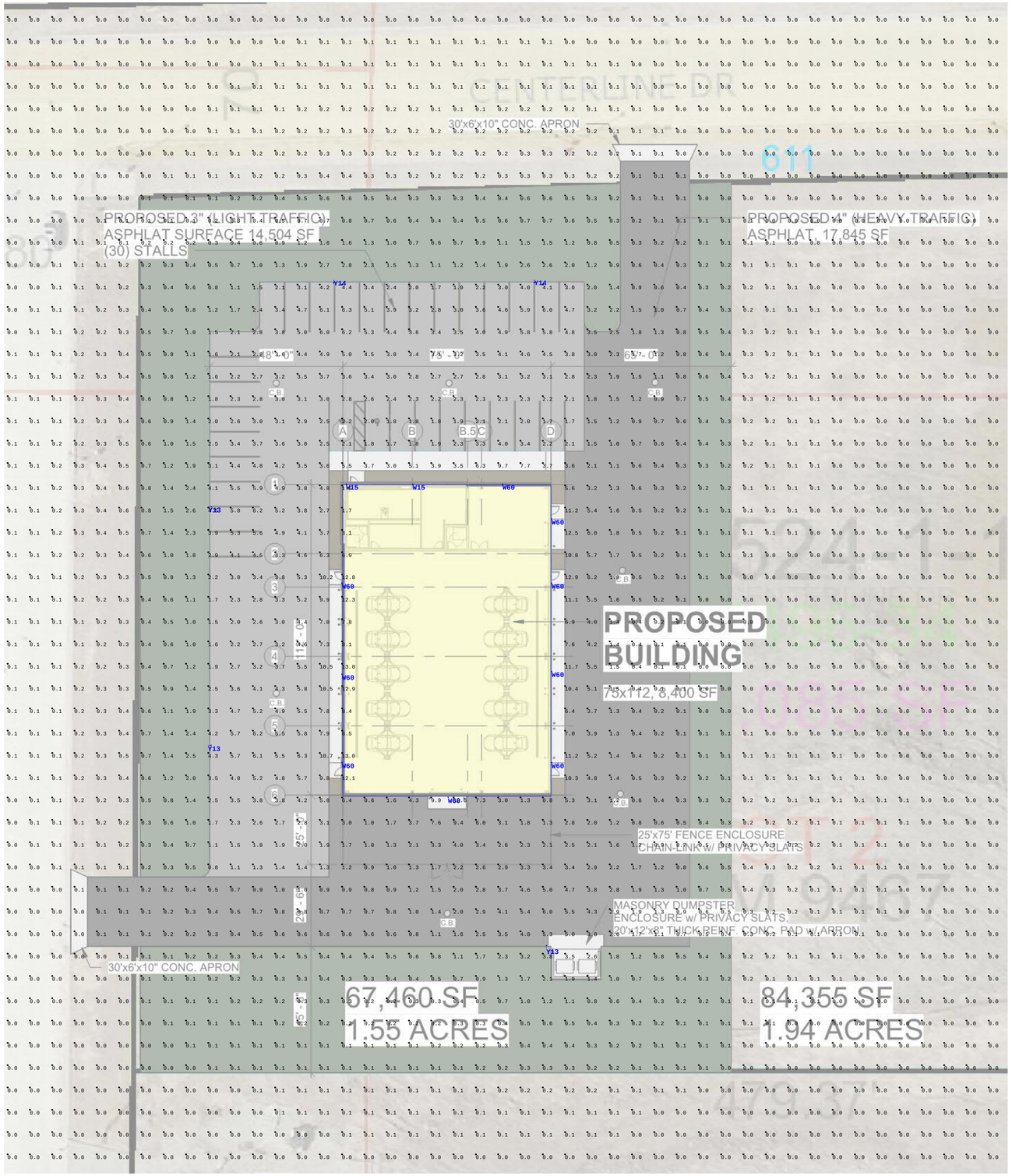
Project Title
Auto Aces Development

Sheet Title
Landscape Plan

Project Manager	Project ID
Drawn By: MVG	Scale: 1" = 30'
Reviewed By	Sheet No.: L-1
Date: 8/29/2025	of 1

Luminaire Schedule							
Symbol	Qty	Tag	Description	Arrangement	LLF	Luminaire Lumens	Luminaire Watts
	2	W15	KT-WPLED35PS-S3-8CSB-VDIM set to 15w	Single	0.900	2308	14.85
	9	W60	KT-WPLED75PS-M3-8CSB-VDIM set to 60w	Single	0.900	8512	57.2
	3	Y13	KT-ALED140-M2-OSA-NM-8XX-VDIM T3 type 3 distribution on 25ft pole with 2.5ft base	Single	0.900	19905	138.5
	2	Y14	KT-ALED140-M2-OSA-NM-8XX-VDIM (T4) type 4 distribution on 25ft pole with 2.5ft base	Single	0.900	19951	137.91

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	0.75	13.0	0.0	N.A.	N.A.



1. STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE.
2. NOT A CONSTRUCTION DOCUMENT- FOR DESIGN PURPOSES ONLY.
3. STANDARD INDOOR CALC POINTS @ 30" AFF UNLESS NOTED OTHERWISE.
4. STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE.
5. EGRESS CALC POINTS @ 0'-0" AFF.
6. PHOTOMETRICS ARE ESTIMATED LIGHTING CALCULATIONS.
   VIKING ELECTRIC ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS.
7. VIKING ELECTRIC NOT RESPONSIBLE FOR FINAL REVIEW OF CODE REQUIREMENTS.

VIKING electric
A Sonepar Company

Drawn By: JB
Project #: 152777
Date:4/4/2025
Scale: 1" = 20'

PHOTOMETRIC SITE PLAN

AUTO ACES

ES001

VIKING electric

Job Name : BAYLAND 25-4052 - AUTO ACES
Manufacturer : KEYSTONE
Model Number : KT-WPLED35PS-S3-8CSB-VDIM

Type : W15

SINCE 1945 KEYSTONE LIGHT MADE EASY | XFiT | POWER SELECT / COLOR SELECT

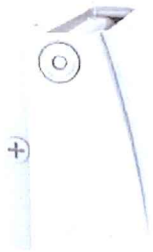
KT-WPLEDXXPS-X3-8CSB-VDIM-X

ADJUSTABLE WALL PACK

DESCRIPTION

0˚- 90˚ Adjustable LED Wall Pack | Power Select | Color Select | 120-277V | Bronze or White Housing





APPLICATION

Commercial wall mount applications for outdoor illumination (alleys, pathways, landscape lighting)

UL CERTIFIED | DLC LISTED PREMIUM | TAA** COMPLIANT | TRUSTED NB WARRANTY | **10 YEAR LIMITED WARRANTY**

PRODUCT FEATURES

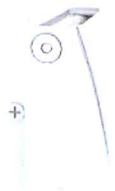
- Keystone Power Select technology (see *Performance Specifications* for details)
- Keystone Color Select technology (3000/4000/5000K)
- 0° - 90° field adjustable light positioning to illuminate areas missed by traditional forward throw wall packs
- Heavy-duty, die-cast aluminum housing with enhanced performance and reliability
- Built-in dusk-to-dawn photocell behind translucent 3/4" threaded plug with antiyellowing agent
- Powered by Keystone 0–10V dimming LED drivers
- Ambient operating temperature: -40°C/-40°F - 50°C/122°F
- UL certified, IP65 rated
- THD: < 20%
- LED chip lifetime: L70 > 100,000 hrs @ 25°C/77°F ambient fixture temperature
- Meets FCC Part 15, Part B, Class A standards for conducted and radiated emissions

**** TAA options available. See *Ordering Information* below**

PRODUCT IMAGES



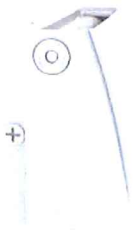
KT-WPLED35PS-S3-8CSB-VDIM



KT-WPLED35PS-S3-8CSB-VDIM-W



KT-WPLED75PS-M3-8CSB-VDIM



KT-WPLED75PS-M3-8CSB-VDIM-W

VIKING electric

Job Name : BAYLAND 25-4052 - AUTO ACES
Manufacturer : KEYSTONE
Model Number : KT-WPLED35PS-S3-8CSB-VDIM

Type : W15

SINCE 1945 KEYSTONE LIGHT MADE EASY | XFIT | POWER SELECT / COLOR SELECT

KT-WPLEDXXPS-X3-8CSB-VDIM-X

ADJUSTABLE WALL PACK

PRODUCT SPECIFICATIONS

Catalog Number	Wattage	CCT	Lumens	Efficacy	Dimming	CRI	Input Voltage	Photocell	Housing Color	Rated Life	Legacy Equivalent
KT-WPLED35PS-S3-8CSB-VDIM KT-WPLED35PS-S3-8CSB-VDIM-W	35W	3000K	4375	125 lm/W	0-10V	> 80	120-277V	Included	Bronze or white options available	50,000 hrs	150W MH
		4000K	5075	145 lm/W							
		5000K	4725	135 lm/W							
	25W	3000K	3375	135 lm/W							
		4000K	3750	150 lm/W							
		5000K	3625	145 lm/W							
	15W	3000K	2178	145 lm/W							
		4000K	2325	155 lm/W							
		5000K	2250	150 lm/W							
KT-WPLED75PS-M3-8CSB-VDIM KT-WPLED75PS-M3-8CSB-VDIM-W	75W	3000K	9375	125 lm/W	0-10V	> 80	120-277V	Included	Bronze or white options available	50,000 hrs	320W MH
		4000K	10875	145 lm/W							
		5000K	10125	135 lm/W							
	60W	3000K	8100	135 lm/W							
		4000K	9000	150 lm/W							
		5000K	8700	145 lm/W							
	45W	3000K	6319	140 lm/W							
		4000K	6975	155 lm/W							
		5000K	6750	150 lm/W							

VIKING electric

Job Name : BAYLAND 25-4052 - AUTO ACES
Manufacturer : KEYSTONE
Model Number : KT-WPLED75PS-M3-8CSB-VDIM

Type : **W60**

SINCE 1945 KEYSTONE LIGHT MADE EASY | XFIT | POWER SELECT | COLOR SELECT

KT-WPLEDXXPS-X3-8CSB-VDIM-X

ADJUSTABLE WALL PACK

PRODUCT SPECIFICATIONS

Catalog Number	Wattage	CCT	Lumens	Efficacy	Dimming	CRI	Input Voltage	Photocell	Housing Color	Rated Life	Legacy Equivalent
KT-WPLED35PS-S3-8CSB-VDIM KT-WPLED35PS-S3-8CSB-VDIM-W	35W	3000K	4375	125 lm/W	0-10V	> 80	120-277V	Included	Bronze or white options available	50,000 hrs	150W MH
		4000K	5075	145 lm/W							
		5000K	4725	135 lm/W							
	25W	3000K	3375	135 lm/W							
		4000K	3750	150 lm/W							
		5000K	3625	145 lm/W							
	15W	3000K	2178	145 lm/W							
		4000K	2325	155 lm/W							
		5000K	2250	150 lm/W							
KT-WPLED75PS-M3-8CSB-VDIM KT-WPLED75PS-M3-8CSB-VDIM-W	75W	3000K	9375	125 lm/W	0-10V	> 80	120-277V	Included	Bronze or white options available	50,000 hrs	320W MH
		4000K	10875	145 lm/W							
		5000K	10125	135 lm/W							
	60W	3000K	8100	135 lm/W							
		4000K	9000	150 lm/W							
		5000K	8700	145 lm/W							
	45W	3000K	6319	140 lm/W							
		4000K	6975	155 lm/W							
		5000K	6750	150 lm/W							

VIKING electric

Job Name : BAYLAND 25-4052 - AUTO ACES
Manufacturer : KEYSTONE
Model Number : KT-ALED140PS-M2-OSB-PMA-8CSB-VDIM-P

Type :
Y13 FIXT

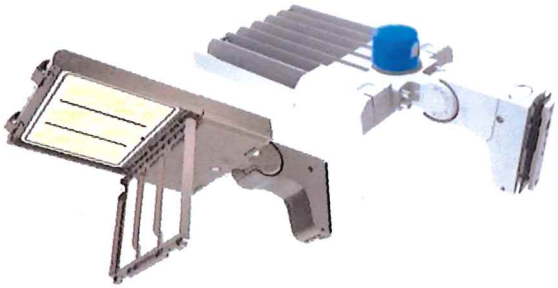
KEYSTONE SINCE 1945 LIGHT MADE EASY | XFIT | optic swap | POWER SELECT / COLOR SELECT

KT-ALEDXXXPS-X2-OSB-PMA-8CSB-VDIM-P-X

POLE MOUNTED LED AREA LIGHT PREMIUM PACKAGE

DESCRIPTION

Power and Color Select Area Light with Optic Swap | 120-277V Input | Bronze or White Housing | Adjustable Pole Mount Kit Included



APPLICATION

Pole-mount or structure-mount outdoor illumination needs (including parking lots, auto dealerships, pathways, roadways, recreational venues, and other general area lighting requirements)

UL CERTIFIED | DLC LISTED PREMIUM | RoHS Compliant | TRUSTED N3 WARRANTY | **10 YEAR LIMITED WARRANTY**

PRODUCT FEATURES

- Keystone Power Select technology *(see Performance Specifications for details)*
- Keystone Color Select technology (3000/4000/5000K)
- Innovative optic swap capability under door frame and latch design for quick, tool-free lens change
- Three lenses in the box: Type III installed, Types IV and V included
- Type II lens sold separately. See below for details
- Heavy-duty, die-cast aluminum housing with ample heat sinking
- Low-profile design delivers high-performance illumination and improves application site aesthetics
- True U0 design for dark sky friendly performance that eliminates undesirable sky glow
- Integrated NEMA/ANSI C136.10 7-pin twist-lock receptacle with 3-pin photocell and shorting cap. Standard on all fixtures, simplifies ordering requirements for photo control needs
- Comes with a pre-installed adjustable pole mount kit for easy and quick mounting to square or round poles. Can be used with KT-ALED-WM-1-KIT, wall mount adaptor (sold separately)
- Keystone 0-10V dimming driver with 6kV surge protection
- Ambient operating temperature: −40°C/−40°F to 50°C/122F
- UL Certified, IP65 rated
- Power factor: > 0.95
- THD: < 20%
- LED chip lifetime: L70 > 100,000 hrs @ 25C°/77°F ambient fixture temperature
- Meets FCC Part 15, Part B, Class A standards for conducted and radiated emissions

PERFORMANCE SPECIFICATIONS

Catalog No.	Selectable Wattage	Selectable CCT	Lumens	Efficacy	Input Voltage	Dimming	CRI	Distribution Pattern*	Photocell Included	Housing Color**	Legacy Equivalent
KT-ALED140PS-M2-OSB-PMA-8CSB-VDIM-P KT-ALED140PS-M2-OSB-PMA-8CSB-VDIM-P-W	140W	3000K	17,950	128 lm/W	120-277V	0-10V	> 80	Type III Installed, Types IV and V Included Type II Available, Sold Separately	Yes	Bronze or White Available	400W MH
		4000K	20,780	148 lm/W							
		5000K	19,020	136 lm/W							
	100W	3000K	12,720	127 lm/W							
		4000K	14,750	148 lm/W							
		5000K	13,530	135 lm/W							
	70W	3000K	9,310	133 lm/W							
		4000K	10,740	153 lm/W							
		5000K	9,880	141 lm/W							
KT-ALED290PS-L2-OSB-PMA-8CSB-VDIM-P KT-ALED290PS-L2-OSB-PMA-8CSB-VDIM-P-W	290W	3000K	36,320	125 lm/W							1000W MH
		4000K	42,770	147 lm/W							
		5000K	38,700	133 lm/W							
	210W	3000K	27,300	130 lm/W							
		4000K	31,710	151 lm/W							
		5000K	28,980	138 lm/W							
	185W	3000K	22,970	124 lm/W							
		4000K	27,060	146 lm/W							
		5000K	24,440	132 lm/W							

* *For more information, see Accessories page below or contact Keystone with questions.*
** *Fixtures and mounts with alternate housing colors are available and made to order. Extended lead times apply. Please see catalog number breakdown for full ordering code details.*

Index ↑

VIKING electric

Job Name : BAYLAND 25-4052 - AUTO ACES
Manufacturer : KEYSTONE
Model Number : KT-ALED140PS-M2-OSB-PMA-8CSB-VDIM-P

Type :
Y14 FIXT

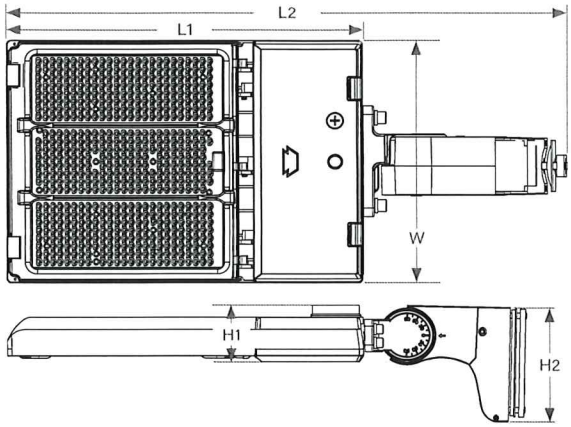
KEYSTONE SINCE 1945 LIGHT MADE EASY | XFIT | opticswap | POWER SELECT / COLOR SELECT

KT-ALEDXXXPS-X2-OSB-PMA-8CSB-VDIM-P-X

POLE MOUNTED LED AREA LIGHT PREMIUM PACKAGE

PHYSICAL SPECIFICATIONS

POLE-MOUNT LED AREA LIGHT FIXTURE



FIXTURE DIMENSIONS

Catalog Number	L1 (Length)	W (Width)	H1 (Height)
KT-ALED140PS-M2-OSB-PMA-8CSB-VDIM-P KT-ALED140PS-M2-OSB-PMA-8CSB-VDIM-P-W	14.13"	9.61"	3.30"
KT-ALED290PS-L2-OSB-PMA-8CSB-VDIM-P KT-ALED290PS-L2-OSB-PMA-8CSB-VDIM-P-W	15.70"	11.18"	3.30"

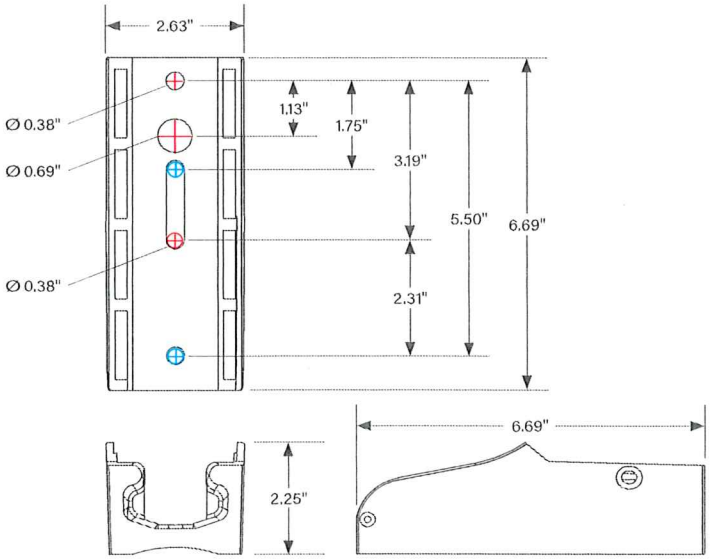
FIXTURE DIMENSIONS (WITH POLE MOUNT)

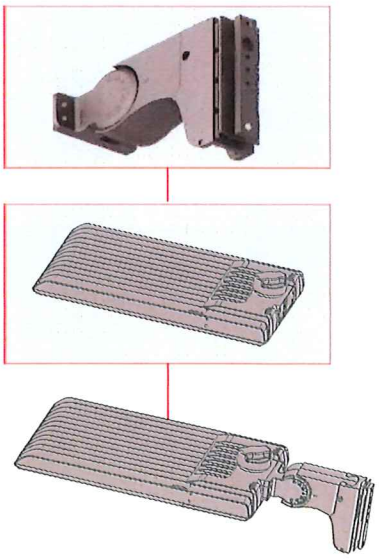
Catalog Number	L2 (Length)	H2 (Height)
KT-ALED140PS-M2-OSB-PMA-8CSB-VDIM-P KT-ALED140PS-M2-OSB-PMA-8CSB-VDIM-P-W	14.13"	3.30"
KT-ALED290PS-L2-OSB-PMA-8CSB-VDIM-P KT-ALED290PS-L2-OSB-PMA-8CSB-VDIM-P-W	15.70"	3.30"

PACKAGING DIMENSIONS

Catalog Number	Carton Dimensions	Carton Weight
KT-ALED140PS-M2-OSB-PMA-8CSB-VDIM-P KT-ALED140PS-M2-OSB-PMA-8CSB-VDIM-P-W	5.63"× 13.15"× 26.57"	16.53 lbs
KT-ALED290PS-L2-OSB-PMA-8CSB-VDIM-P KT-ALED290PS-L2-OSB-PMA-8CSB-VDIM-P-W	5.63"× 15.95"× 26.18"	17.53 lbs

ADJUSTABLE POLE MOUNT KIT DRILLING HOLES





Index ↑

VIKING electric

Job Name : BAYLAND 25-4052 - AUTO ACES
Manufacturer : KEYSTONE
Model Number : KT-SP-4SQ-25-11G-UNV

Type :
Y POLE

SINCE 1945 KEYSTONE LIGHT MADE EASY

KT-SP-XSQ-XX-XXG-UNV
SQUARE STRAIGHT STEEL POLE

DESCRIPTION

The Keystone Square Pole is designed for top or side mounted luminaries, with a new universal drill pattern on all four sides of the pole. Polycarbonate black plugs are included to cover all unused holes (16 total). Stocked in 15', 20', 25' and 30' lengths in a dark bronze finish. Includes pole, pole cap, base plate cover, and hand hole cover.



CONSTRUCTION

- High grade steel exceeds ASTM A500 Grade C with minimum yield strength of 50,000 PSI
- Base plates constructed of high strength ASTM A36 steel with 36,000 PSI minimum yield strength
- Poles have a standard bronze polyester powder coat finish (custom finishes available, consult Keystone representative for more information)
- Pre-drilled universal hole pattern on all four sides for flexible luminaire attachment (accommodates 2"-3" on-center hole patterns)

INSTALLATION COMPONENTS

- Pole includes spring-loaded thermoplastic polymer pole cap, easily secured 2-piece base plate cover and a reinforced cast-iron hand hole cover with ground screw. Anchor bolts and template sold and shipped separately
- 16 Plugs provided to seal unused drill holes at top of pole

DIMENSIONAL SPECIFICATIONS

	Pole				Base Plate			Anchor Bolts		
Catalog Number	Nominal Height	Nominal Shaft Dimensions	Wall Thickness Gauge	Wall Thickness Inches	Size	Thickness	Bolt Circle	Size	Projection	Approx Shipping Weight
KT-SP-4SQ-15-11G-UNV	15 ft.	4" Square	11	.119"	8" Square	.75"	8"- 9" Dia	.75" x 20" x 3"	3.5"	110 lbs
KT-SP-4SQ-20-11G-UNV	20 ft.	4" Square	11	.119"	8" Square	.75"	8"- 9" Dia	.75" x 20" x 3"	3.5"	141 lbs
KT-SP-4SQ-25-11G-UNV	25 ft.	4" Square	11	.119"	8" Square	.75"	8"- 9" Dia	.75" x 20" x 3"	3.5"	172 lbs
KT-SP-5SQ-30-7G-UNV	30 ft.	5" Square	7	.179"	11" Square	1"	10"- 12" Dia	1" x 36" x 4"	4.0"	397 lbs

ACCESSORIES (SOLD AND SHIPPED SEPARATELY)

See Page 4 for details

Catalog Number	Description
KT-ABOLT-4SQ-K1	Set of (4) Anchor bolts and hardware, .75" x 20" x 3". FOR USE ON 4" POLES
KT-ABOLT-5SQ-K1	Set of (4) Anchor bolts and hardware, 1" x 36" x 4". FOR USE ON 5" POLES

Approval Initials: _____ _____ _____

Index


Auto Aces
Service - Diagnostics - Tires
Auto Aces
Service - Diagnostics - Tires

VILLAGE OF HOBART
GREATNESS IS GROWING

TO: Site Review Committee **RE: 633 Larsen Orchard Pkwy., HB-537; 12,000 SF Commercial Retail Building w/ Associated site Improvements**

FROM: Todd Gerbers, Director of Planning and Code Compliance **DATE:** September 17, 2025

ISSUE: Discussion and action to consider a new 12,000 SF commercial retail building with associated site improvements

RECOMMENDATION: Staff recommends conditional approval based on staff recommendations along with any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: Bayland Buildings
2. Applicant: Bayland Building / Robert E. Lee & Associates
3. Address/Parcel: 633 Larsen Orchard Pkwy. / HB-537
4. Zoning: PDD #1: Centennial Centre at Hobart District
5. Use: Retail Building

BACKGROUND

Bayland Buildings is proposing to construct a new 12,000 square foot commercial retail building to be located at 633 Larsen Orchard Parkway (Parcel HB-537) along with the required associated site improvement including access and parking. The proposed building will be single story in height and utilized as a multi-tenant retail facility.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 1, Site Plan Approval

A. Zoning: PDD #1: Centennial Centre at Hobart District

B. Green Space: 44.9% after development

C. Setbacks: This development complies with all applicable setbacks (proposed 82’ (front/Larsen Orchard Pkwy.), 57’ (side/secondary front along Centerline Dr.), 27’ (side/south), and 127’ (rear/east)

D. Parking: The requirements for “General retail sales, including department stores not located in a shopping center” is one parking space per 200 square feet of gross floor area, plus one per employee on the maximum shift.. Thus 66 parking stalls are required, with 68 being provided on site.

E. Fire Dept. and Police Dept.: The plans have been reviewed by both Police Chief and Fire Chief with their comments and conditions being included in this document.

F. Storm Water: Storm water from this development will be collected by internal catch basins throughout the site and discharge to the existing regional storm water management facility on the adjoining property to the south which is Village owned and designed for such development.

G. **Refuse Collection:** Refuse / recycling enclosure is planned to be located to the rear of the development, however, this would still be located adjacent to the right-of-way for Centerline Dr. should the enclosure remain at this location Village Staff recommends that the enclosure be constructed of materials similar to the principal structure and also have extensive landscaping to screen the structure from view of the public street.

Section 2, Architectural Plan Approval

A. **Exterior Construction Information:**
   1. **Materials:** Metal frame building.
   2. **Exterior Materials:** Mixture of brick veneer and horizontal LP Smart siding (primarily brick) on the two front elevations and the one side (west, north, and south), with primarily the LP Smart siding on the rear (east) elevation.
   3. **Height:** Anticipated at 18'-6" to top of parapet wall
   4. **Overhead doors:** None
   5. **Mechanical equipment:** Roof mounted mechanical equipment shall be screened from view by materials that complement the principal structure, with any ground mounted equipment being screened with landscaping.

Section 3, Landscaping Plan: Developer to verify landscape plantings that are shown around proposed refuse/recycling enclosure.

Se**ction 4, Lighting:** There are 5 pole mounted light fixtures proposed along the perimeter of the parking / drive areas. Any planned wall or soffit mounted lighting fixtures shall be decorative in nature and be so installed to direct light towards the ground. No lighting shall create a glare to adjoining properties or public roadways. Only the proposed wall packs and pole lights are part of this lighting approval. Any other future lighting will require review and approval by the SRC.

Section 5, Signage: No signage details are submitted at this time. Therefore, any proposed signage would be required to be submitted for approval at a later date.

Section 6, Driveway-Curb Cut: Access to this site will be through three new ingress/egress locations with one from Centerline Dr. and two from Larsen Orchard Pkwy. All will have a 25' driveway width and 31' curb cut.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval of this site plan, subject to the following and in addition to any conditions the Site Review Committee may identify:

1. Lock box location(s) shall be approved by the Village Fire Chief
2. Any and all mechanical equipment shall be screened from view with materials to match those of the principal structure when roof mounted or with landscaping if located on the ground.
3. Detailed landscape plan for foundation plantings on three sides of refuse / recycling enclosure shall be submitted to Village Staff for review and approval prior to plan implementation.
4. Any planned wall or soffit mounted lighting fixtures shall be decorative in nature and be so installed to direct light towards the ground. Overall height of pole lighting shall be provided to Village Staff. No lighting shall create a glare to adjoining properties or public roadways. Only the proposed wall packs and pole lights are part of this lighting approval. Any other future lighting will require review and approval by the SRC.
5. Any proposed signage shall be submitted to the SRC for review and approval prior to permitting and installation.
6. Details of any planned fencing around outdoor patios shall be submitted to Village Staff for review and approval prior to installation.
7. Provide greater detail on detached utility building to include exterior materials and drawings of all four building elevations.

VILLAGE OF HOBART

SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

PLAN SUBMITTAL REQUIREMENTS:

- **Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.**
- **Fifteen (15) copies of the Completed Checklist**
- **This checklist with complete information *no later than ten 10 business days prior to the Third Tuesday of the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)***
- **One (1) full size set of site plans.**
- **One (1) full size set of building plans, Ready for State Approval**
- **All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.**
- **Signs not part of this application would be a considered a separate application**
- **Application fee of $150.**

ALL INFORMATION MUST BE COMPLETE PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

1. **LOCATION**

Project / Development / Site Location / intersection (section town & range)

HOBART RETAIL SITE DEVELOPMENT , SOUTHEAST CORNER OF CENTERLINE DR AND LARSEN ORCHARD PKWY

2. **TYPE OF DEVELOPMENT**

Size of Parcel (acreage or square footage): 1.91 Acres, 83,295 S.F.

Size of facility(square footage): 12,000 S.F.

Type of facility: RETAIL BUILDING

Developer: BAYLAND BUILDINGS

Address: 3323 Bay Ridge Court, Green Bay, WI 54155 Phone: 920-498-9300

Engineer: Robert E Lee and Associates, Inc. – MICHAEL LEIDIG

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

Contractor: Bayland Buildings, Inc.

Construction Firm: Bayland Buildings, Inc.

Address: 3323 Bay Ridge Court, Green Bay, WI 54155 Phone: 920-498-9300

Revised 1-23-08

3. **SITE PLAN APPROVAL**

A. Industrial ___ Business Park ____ Commercial __X_

Multi-Family ___

Current Zoning: PUD #1 – CENTENNIAL CENTRE AT HOBART DISTRICT____

Other – Identify:_____

Erosion Control Plan on file: _____YES ____X_____NO

% of Green Space: _45%_____

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

C. Setback Information: See Site Plan _____ Complies with Ordinance: _Yes_____

D. # of parking stalls (Include Handicapped parking): 68 total Stalls
_5 Handicap, 63 Parking Stalls

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

1) Electric underground X overhead X

2) Natural Gas X

3) Telephone X

4) Water / Fire Hydrants X

5) Fiber Optic Lines X

6) Other transmission lines _____

7) Ingress – egress easements _____

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance _X_____YES _____NO

G. Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 - corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:
Data Complete: _____X_____YES _____NO

H. Adjacent streets and street rights-of-ways and fire lanes:
1) Fire Chief has reviewed and approved: ____YES __X___NO
2) Not applicable_____

I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.

1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
2) Name and address and phone# of engineer of project plan:

MICHAEL LEIDIG – Robert E Lee and Associates, Inc.
1250 Centennial Centre Blvd, Hobart, WI 54155_____

J. Sidewalks, walkways, and driveways: X

K. Off street loading areas and docks: X

L. Fences and retaining walls or berms: X

M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):

See Detail Sheet 7_____

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

_____

4. ARCHITECTURAL PLAN APPROVAL

A. Exterior construction information:

1) Type of Construction Materials: _____*Metal Frame*_____

2) Exterior Materials: __Horizontal Exterior Siding, Fascia Trims and Soffits, Rake, Gutters, and Trims, Brick Veneer, Stone Sills and Trims_____

3) Height of Facility:_____18.5'_____

4) Compatibility with existing adjacent structure: _____ (Attach Photos)

5) Other unique characteristics:_____

5. **LANDSCAPING PLAN**

If planting new trees in Village right-of-way, a requirement of a 1.5" caliper or greater of the tree at 12" above ground is needed, according to planting ordinance specifications. A tree-planting plan must be filed with the application. Tree placement is 1-tree every 50 feet of frontage.

Provide scaled landscaping of plan for parcel

Identify tree and location specifics – Quantity / Diameter, etc: _SEE LANDSCAPE PLAN

_____

_____

Identify Shrubs & Location Specifics - Quantity: _____

Identify Buffering -Type – Quantity:

_____

_____

6. **LIGHTING PLAN**

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

See Lighting Plan

Identify Parking Lighting – Quantity – Wattage – Location :

See Lighting Plan

Identify other Lighting – Quantity – Wattage – Location:

_____

_____

7. **SIGNAGE**

Provide scaled drawings.

Provide Site Plan for signage

Provide building elevations with signage.

Discussion:_____SIGN TBD_____

_____

_____

Complies with Ordinance: _____YES _____NO

Date:_____

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut:_31.0’_____

Radius / Flare:__3’ FLAIR_____

Apron Dimensions:_31’ at road, 25’ at property line

Culvert Size (End-walls Required)_NA_____

VILLAGE OF HOBART
GREATNESS IS GROWING

Storm Water Utility Service Application

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

A. Applicant

Applicant Name: Kyle Clark Owner Name Homas Liam Enterprises LLC_____

Address: 1250 Centennial Centre Blvd_____ Address: __1390 E Adam Drive_____

City: Hobart_____ State: _WI Zip: 54155_ City: _Hobart_____ State: _WI Zip: _54155

Phone: (920) 662-9641_____ Phone: (920) 360-1438_____

Email: _kclark@releeinc.com_____ Email: _eddieboyce11@yahoo.com _____

B. Parcel – Site Information

Site Address: SE Corner of Centerline Dr and Larsen Orchard Pkwy. Parcel ID: HB-537_____

Project Description: Hobart Retail Development_____

Residential ERU Calculations

Use	☐ Single Family	☐ Duplex	☐ Multi-family
Number of Dwellings			
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			

Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
Building/Structure Foot Prints	0	sq. ft.	12,000	sq. ft.	12,000	sq. ft.
Paved/Gravel Areas	0	sq. ft.	53,940	sq. ft.	53,940	sq. ft.
Totals	**0**	**sq. ft.**	**65,940**	**sq. ft.**	**65,940**	**sq. ft.**

ERU Calculation: 65,940 / 4000 sf / ERU = **16.485** **ERU's**
New Total Area sq. ft.

Preparer's Signature: *Kyle Clark*_____ Date: 8/27/2025

Preparer's Printed Name: Kyle Clark_____

**********FOR OFFICE USE ONLY**********

DISCUSSION / REFERENCE

TOPICS:_____

_____

_____

_____Date:_____

1. SITE PLAN: APPROVED ____ DENIED _____ TABLE____

CONDITIONALLY APPROVED _____

Discussion:_____

_____

_____

_____Date:_____

2. ARCHITECTURAL PLAN: APPROVED ___ DENIED___ TABLE___

CONDITIONALLY APPROVED _____

Discussion:_____

_____

_____

_____Date:_____

3. LANDSCAPING PLAN: APPROVED ___ DENIED ____ TABLE ___

CONDITIONALLY APPROVED _____

Discussion:

_____

_____

_____Date:_____

4. LIGHTING PLAN: APPROVED ___ DENIED ____ TABLE____

CONDITIONALLY APPROVED _____

Discussion:

_____

_____

_____

_____Date:_____

5. SIGNAGE PLAN: APPROVED ____ DENIED ____ TABLE ____

CONDITIONALLY APPROVED _____

Discussion:

_____

_____

_____

_____Date:_____

ZONING ADMINISTRATOR OWNER

_____ _____

DATE:_____

Cc: Village President

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Hobart Retail Site Development

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
a. Name of project/development;	REL Sheet 1	Y	
b. Location of project/development by street address, or CSM	REL Sheet 2	Y	
c. Name and mailing address of developer/owner;	REL Sheet 1	Y	
d. Name and mailing address of engineer/architect;	REL Sheets 1	Y	
e. A written statement describing how the development will be consistent with the land use and design guidelines as identified in the Centennial Centre Master Plan.			
f. A written statement from the Owner acknowledging the Village's Restrictive Covenants for the District set forth on Appendix A and agreeing:			
i. to subject the real estate that is subject to the Site to the Restrictive Covenants if said property has not been previously subjected to the Restricted Covenants; and			
ii. to be individually bound by the terms of the Restrictive Covenants, including the waiver of sovereign immunity set forth therein.			
g. North point indicator;	REL Sheet 2-5	Y	
h. Scale;	REL Sheet 2-5	Y	

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Hobart Retail Site Development

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
i. Boundary lines of property, with dimensions;	REL Sheet 2-5	Y	
j. Location identification, and dimensions of existing and proposed:			
i. Topographic contours at a minimum interval of two feet, and key spot elevations;	REL Sheets 2,5	Y	
ii. Adjacent streets and street right of ways, respective to the elevation of building first floor;	REL Sheet 2	Y	
iii. On site streets and street right of ways, and fire lanes;	REL Sheet 2	Y	
iv. Utilities and any easements including but not limited to the following types;	REL Sheets 2,4	Y	
v. All buildings and structures, existing & proposed to consider maximum development of the parcel if more than one structure could be located on the parcel;	REL Sheet 2-5	Y	
k. A statement of the total acreage of the property to be developed;	REL Sheet 3	Y	
l. Significant physical features within the tract, watercourses, ponds, lakes, rain gardens, and wetlands; and proposed major changes in those features;	REL Sheet 2-5	Y	
m. All contemplated land uses;	REL Sheets 2-5	Y	
n. An indicator of the contemplated intensity of use: i.e., gross density in residential development;	N/A	N/A	

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Hobart Retail Site Development

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
o. Existing buildings that will be removed and the proposed location of all principal structures and associated parking areas;	N/A	N/A	
p. Proposed circulation systems (pedestrian, bicycle, auto) by type, their connection to the existing network outside the site;	REL Sheet 3	Y	
q. Existing rights-of-way and easements that may affect the project;	REL Sheets 2,3	Y	
r. The location of sanitary and storm sewer lines and water mains;	REL Sheets 4	Y	
s. The location of recreational and open space areas;	REL Sheet 3	Y	
t. Description of proposed system for drainage and a storm water plan showing existing and final grades.	**REL Sheet 5**	**Y**	**Drains to regional pond**
i. Parking facilities;	REL Sheet 2	Y	
ii. Water bodies and wetlands;	REL Sheet 1,2	Y	
iii. Surface water holding **ponds**, drainage ditches, and drainage patterns, location and size of culverts and any drainage sewers servicing the site	REL Sheets 1-4	Y	
u. Sidewalks, walkways, and driveways;	REL Sheet 3	Y	
v. Off street loading areas and docks;	REL Sheet 3	Y	
w. Fences and retaining walls;	REL SHEET 3	Y	
x. All signs;	REL SHEET 3	Y	Sign Permits and details by others

Centennial Centre at Hobart

Site Plan Review Checklist

Project: Hobart Retail Site Development

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
y. Exterior refuse collection areas and the required enclosure(s);	REL Sheets 3	Y	
z. Exterior lighting;	REL Sheets 3	Y	
aa. Traffic flow on and off site.	REL Sheet 3	Y	
bb. Location of open space/green space;	REL Sheet 3	Y	
cc. Site statistics, including:			
i. Sq. Footage	REL Sheet 3	Y	
ii. Percent site coverage;	REL Sheet 3	Y	
iii. Percent open space; and green space	REL Sheet 3	Y	
iv. Floor area ratio (FAR)	REL Sheet 3	Y	
dd. Location and dimensions of proposed outdoor display areas;	N/A	N/A	
ee. Architectural rendering of the proposed structures and buildings, including:	REL SHEET T1.0		
i. All dimensions;	LS1.0		
ii. Gross square footage of existing and proposed buildings and structures; and	REL Sheet 3	Y	
iii. Description of all exterior finish materials.	T1.0	Y	
ff. Erosion control plans;	REL Sheet 5	Y	
gg. Landscaping plan	Attached landscape plan	Y	To be provided at a later date

Centennial Centre at Hobart

Site Plan Review Checklist			
Project: Hobart Retail Site Development			
PDD ORDINANCE, SITE PLAN REQUIREMENT	**LOCATION, PLAN SHEET(PS) or MAP**	**PRESENT AND SATISFIES REQUIREMENT?**	**COMMENTS**

Robert E. Lee & Associates, Inc.
Engineering | Environmental | Surveying | Ecological

1250 Centennial Centre Blvd
Hobart, WI 54155
920-662-9641
releeinc.com

August 27, 2025

Mr. Gerbers
VILLAGE OF HOBART
2990 South Pine Tree Road
Hobart, WI 54155

RE: Hobart Retail Site Plan Application

Dear Mr. Gerbers:

On behalf of Bayland Buildings, Robert E. Lee & Associates, Inc. is submitting the attached Site Plan Permit application and associated documentation for the proposed retail development on the southeast corner at the intersection of Centerline Drive and Larsen Orchard Parkway. The proposed project includes the construction of a 12,000 square-foot multi-tenant retail building and the associated paved parking lot and driveways.

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.

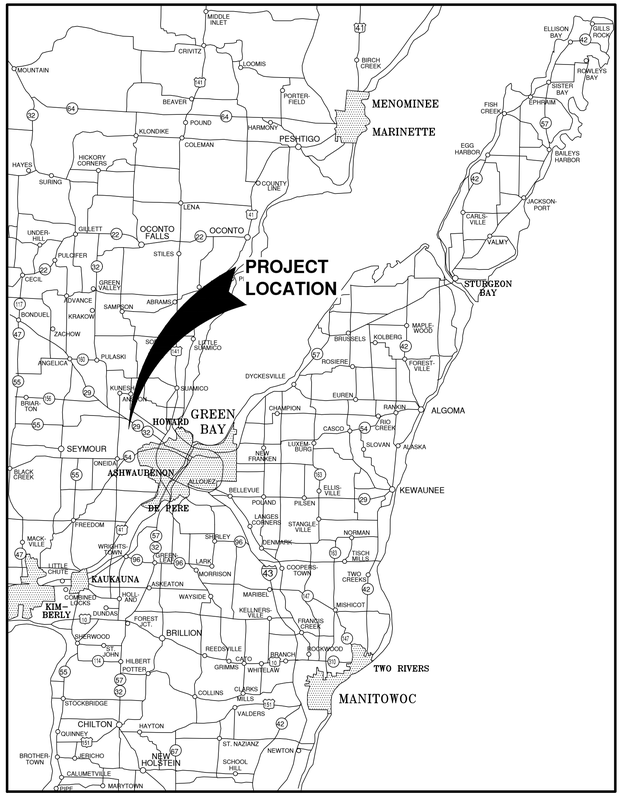
Kyle Clark
GIS/CAD Technician

KDC/NJM

ENC.

HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE, NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



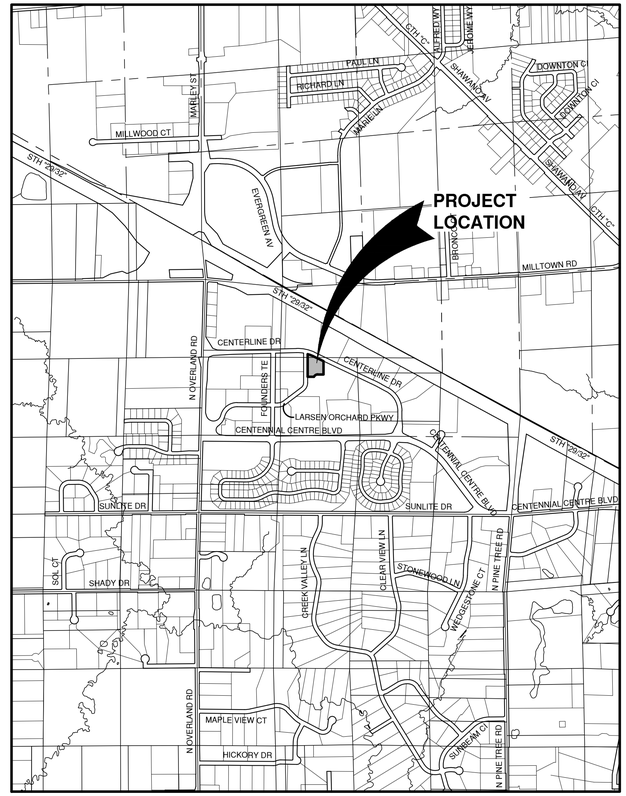
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	GENERAL NOTES
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING AND EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	MISCELLANEOUS DETAILS
8	MISCELLANEOUS DETAILS
9	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
10	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
11	EROSION CONTROL - DITCH CHECK DETAILS
12	EROSION CONTROL - SHEET FLOW DETAILS
13	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
14	EROSION CONTROL - EROSION MAT SLOPE APPLICATION DETAILS
15	EROSION CONTROL - EROSION MAT CHANNEL APPLICATION DETAILS
L1	LANDSCAPE PLAN
L2	LIGHTING PLAN
R1	RENDERING



LOCATION MAP

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

DRAWN LLP
CHECKED –
DESIGNED JGS

HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

LOCATION MAPS AND INDEX TO DRAWINGS

DATE 08/2025
FILE 2035572C
JOB NO. 2035572

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

SHEET NO. C

File: R:\2000\2035\2035572\Land\2035572C.dwg
Print Date: Sep 02, 2025 - 9:54am

OWNER INFORMATION:

HOMAS LIAM ENTERPRISES, LLC
1390 E ADAM DR.
DE PERE, WI 54115

(920) 360-1438

CONTACT: EDDIE BOYCE

CONTRACTOR INFORMATION:

BAYLAND BUILDINGS, INC.
P.O. BOX 13571
GREEN BAY, WI 54307

(920) 680-8110

CONTACT: DAVID O'BRIEN

SURVEY NOTES:

UTILITY INFORMATION:

UTILITIES PRESENT:
--MUNICIPALITY-- UTILITIES, --UTILITY--, --UTILITY--, AND --UTILITY--.

UTILITIES SHOWN ON THIS MAP ARE BASED ON LOCATES FROM:

DIGGER'S HOTLINE TICKET NUMBER --# & DATE--, VISIBLE OBSERVATION (--DATE--) AND RECORD UTILITY PLAN DOCUMENTS. UTILITY LINE LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY DIGGING. THIS SITE MAY CONTAIN BURIED UTILITIES NOT IDENTIFIED ON THIS MAP.

DIGGERS HOTLINE = 1-800-242-8511

ENTITY
ADDRESS

PHONE NUMBER

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

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

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

LEGEND

- FIRE HYDRANT
- WATER VALVE
- CURB STOP
- WATER MANHOLE
- REDUCER/INCREASER
- SANITARY MANHOLE
- AIR RELIEF MANHOLE
- STORM MANHOLE
- STORM INLET (NOT IN CURB AND GUTTER)
- STORM INLET (IN CURB AND GUTTER)
- STORM INLET MANHOLE
- TANK COVER
- SOIL BORING
- POST
- IRON PIPE/ROD
- PK NAIL
- POWER POLE
- POWER POLE W/GUY WIRE
- LIGHT POLE
- TRAFFIC SIGNAL POLE
- ELECTRIC MANHOLE
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE TV MANHOLE
- CABLE TV PEDESTAL
- GAS VALVE
- GAS METER
- MAILBOX
- SIGN
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- RIP RAP
- CULVERT
- WETLANDS
- HANDICAP PARKING
- TO BE REMOVED
- TO BE DEMOLISHED
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB & GUTTER
- TREE/BRUSH LINE
- CONTOUR LINE (750)
- RETAINING WALL
- GUARD RAIL
- FENCE
- SANITARY SEWER (SIZE NOTED) (8SS)
- FORCEMAIN (SIZE NOTED) (4FM)
- STORM SEWER (SIZE NOTED) (10ST)
- WATERMAIN (SIZE NOTED) (6W)
- GAS LINE (G)
- OVERHEAD TELEPHONE LINE (OT)
- UNDERGROUND TELEPHONE LINE (T)
- OVERHEAD ELECTRIC LINE (OE)
- UNDERGROUND ELECTRIC LINE (E)
- OVERHEAD CABLE TV LINE (OTV)
- CABLE TV LINE (TV)
- FIBER OPTIC LINE (FO)
- R/W LINE
- PROPERTY LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

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

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

DRAWN: LLP
CHECKED: ---
DESIGNED: JGS

HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

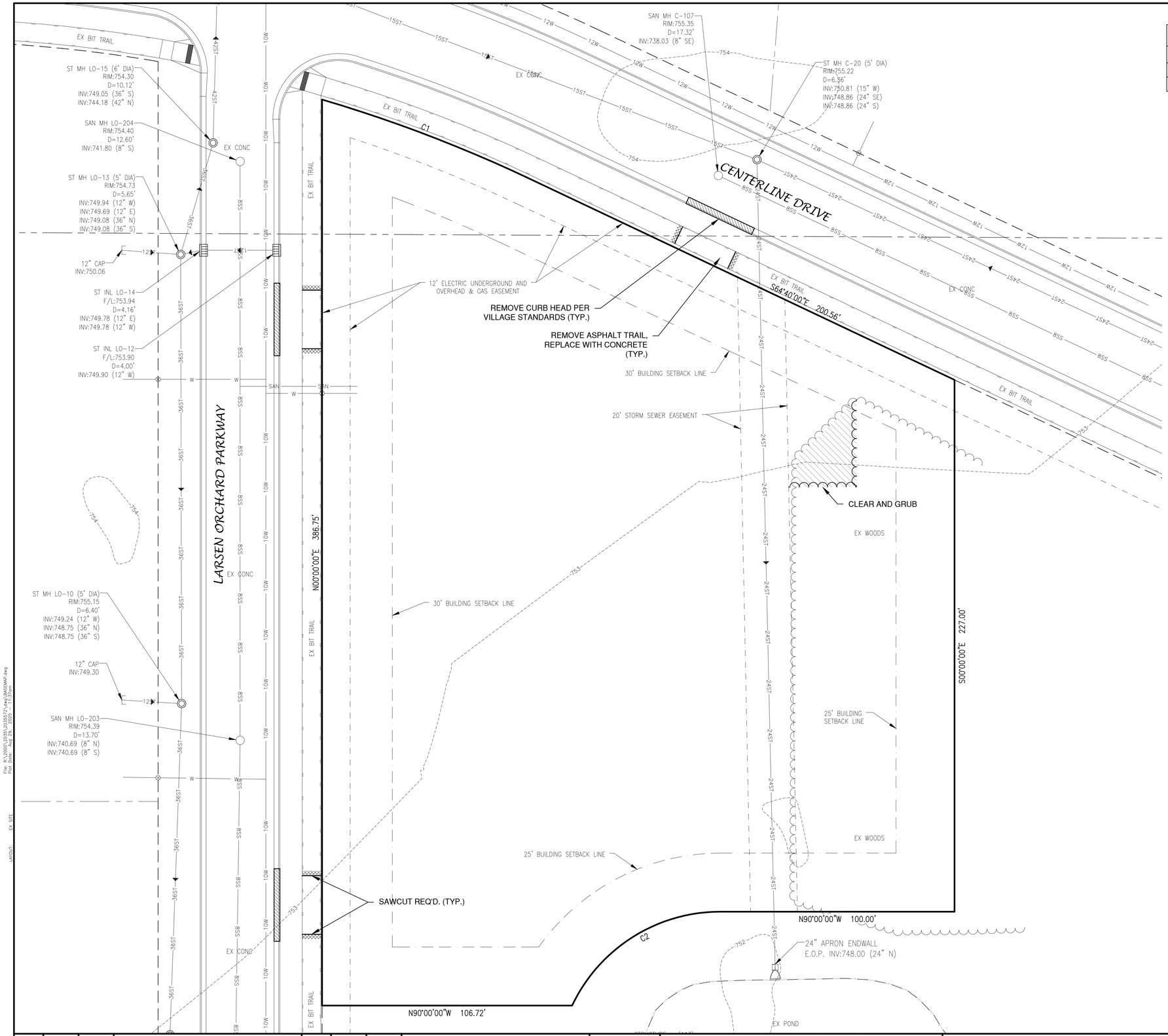
GENERAL NOTES

DATE: 08/2025
FILE: BASEMAP
JOB NO.: 2035572

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

SHEET NO. 1

File: R:\2060\2035\2035572\dwg\BASEMAP.dwg
Plot Date: Aug 29, 2025 - 11:13am
Layout: GEN NOTES



Curve Table

Curve #	Delta	Radius	Length	Chord Direction	Chord Length	Tangent Bearing	Second Tangent Bearing
C1	8°53'58"	612.00'	95.06'	N69°06'59"W	94.96'	N64°40'00"W	N73° 33' 58"W
C2	64°41'46"	70.00'	79.04'	S57°39'07"W	74.91'	N90°00'00"W	S25° 18' 14"W

BENCHMARK	BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. **FIELD VERIFY BENCHMARKS FOR ACCURACY.**	
NO.	DESCRIPTION	EL.
01	Benchmark1-ID	###.##

NORTH

0' 20' 40'

SCALE IN FEET

NO.	DATE	APPROV.	REVISION

NO.	DATE	APPROV.	REVISION

DRAWN LLP
CHECKED ---
DESIGNED JGS

HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

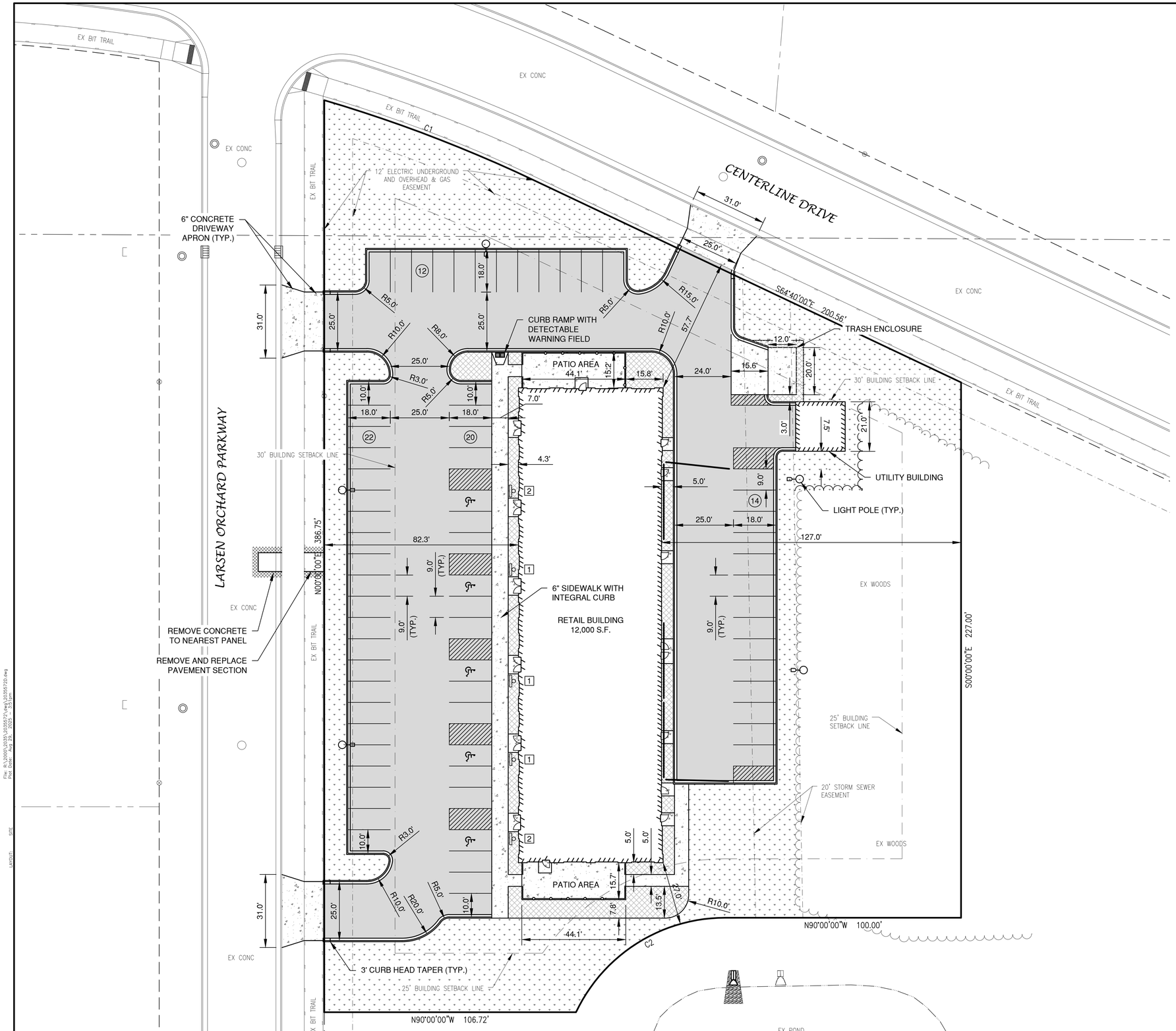
EXISTING SITE CONDITIONS

DATE 08/2025
FILE BASEMAP
JOB NO. 2035572

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

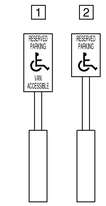
SHEET NO. 2

File: R:\2000\2035\2035572\dwg\BASEMAP.dwg
Plot Date: Aug 29, 2025 - 11:37am
Layout: Ex Bnd



LEGEND

- CONCRETE PAVEMENT (5,952 S.F.)
- ASPHALT PAVEMENT (LIGHT) (27,996 S.F.)
- LANDSCAPE AREA
- GREEN SPACE
- PROPOSED 18" STANDARD CURB AND GUTTER
- PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
- PROPOSED 18" MOUNTABLE CURB AND GUTTER
- PROPOSED 18" MOUNTABLE SHEDDING CURB AND GUTTER
- TRAFFIC FLOW ARROW
- HANDICAPPED PARKING
- SIGN
- (12) INDICATES NUMBER OF PARKING STALLS
- WALL PACK
- LIGHT POLE (1 LAMP) (5)



NOTE:
ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE

NOTE

ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEEDED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA

TOTAL PARKING STALLS PROVIDED = 68

HANDICAP ACCESSIBLE PARKING STALLS = 5

TOTAL PARKING STALLS REQUIRED = 50

SITE DATA

TOTAL AREA = 1.91 ACRES, 83,295 S.F.

BUILDING AREA = 0.27 ACRES, 12,000 S.F. (14.4%)

SIDEWALK/PARKING LOT AREA = 0.78 ACRES, 53,940 S.F. (40.7%)

GREEN SPACE = 0.86 ACRES, 37,355 S.F. (44.9%)

ZONING

PPD #1 - CENTENNIAL CENTRE AT HOBART DISTRICT

PARCEL NO.

HB-537



0' 20' 40'

SCALE IN FEET

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

DRAWN LLP
CHECKED —
DESIGNED JGS

HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

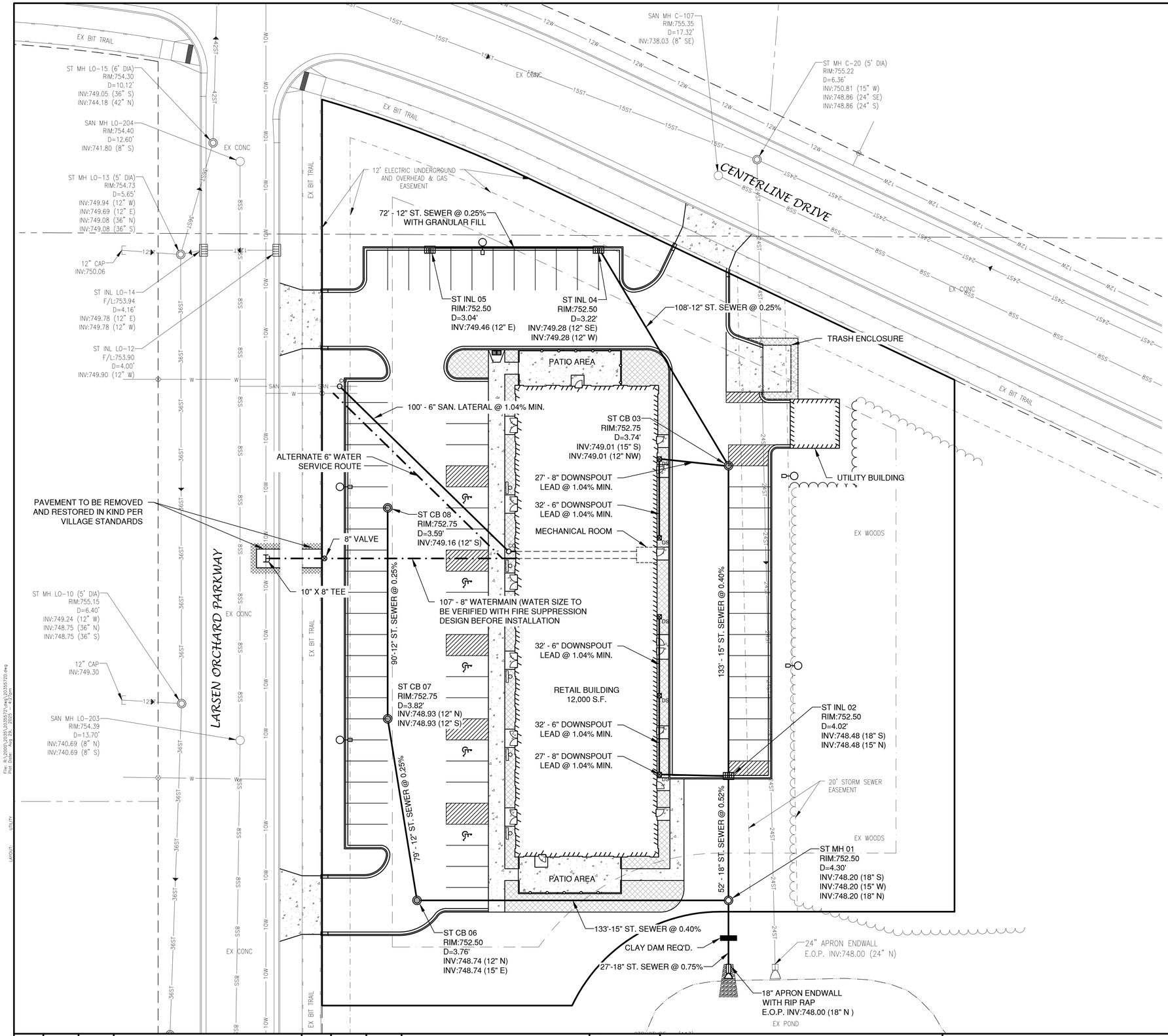
SITE PLAN

DATE 08/2025
FILE 2035572D
JOB NO. 2035572

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SHEET NO. 3

File: R:\2000\2035\2035572\dwg\2035572D.dwg
Plot Date: Aug 29, 2025 - 3:51pm
Layout: SITE



LEGEND

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

PROPOSED	EXISTING	
		FIRE HYDRANT
		WATER VALVE
		CURB STOP
W	W	WATER MANHOLE
		REDUCER/INCREASER
		SANITARY MANHOLE
		LIFT STATION
		TRACER WIRE SIGNAL CONNECTION BOX
CO	CO	CLEANOUT
		STORM MANHOLE
		STORM INLET (NOT IN CURB AND GUTTER)
		STORM INLET (IN CURB AND GUTTER)
		STORM INLET MANHOLE
		YARD DRAIN
		STANDPIPE
DS	DS	ROOF DOWNSPOUT
		DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER,** PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.

NORTH

0' 20' 40'

SCALE IN FEET

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

DRAWN LLP
CHECKED ----
DESIGNED JGS

HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

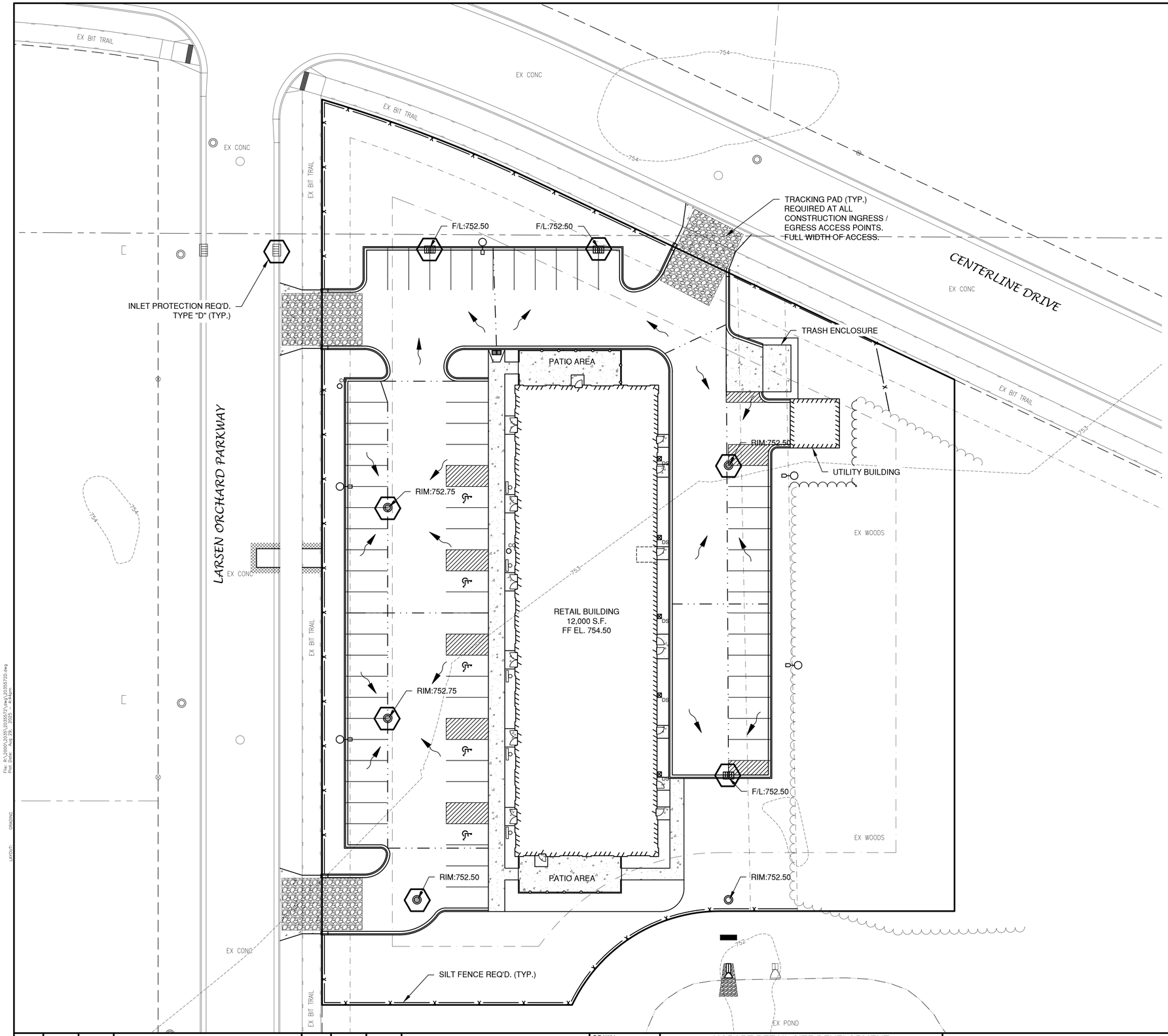
UTILITY PLAN

DATE 08/2025
FILE 2035572D
JOB NO. 2035572

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SHEET NO. 4

File: R:\2000\2035\2035572\dwg\2035572-dwg Print Date: Aug 29, 2025 - 4:37pm
Layout: UTILITY



LEGEND

T/C 999.99	TOP OF CURB ELEVATION
F/L 888.88	FLOW LINE ELEVATION
S/W 666.66	TOP OF SIDEWALK ELEVATION
E/P 555.55	EDGE OF PAVEMENT ELEVATION
R/W 444.44	TOP OF RETAINING WALL ELEVATION
333.33	GROUND ELEVATION
	DRAINAGE SWALE
	DRAINAGE DIVIDE
	FLOW ARROW
x	SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
	DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
	TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
	EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
	INLET PROTECTION TYPE D (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.

NORTH

0' 20' 40'
SCALE IN FEET

File: R:\2000\2035\2035572\dwg\2035572f.dwg
Plot Date: Aug 29, 2025 - 4:44pm
Layout: GRADING

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

DRAWN LLP
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DESIGNED JGS

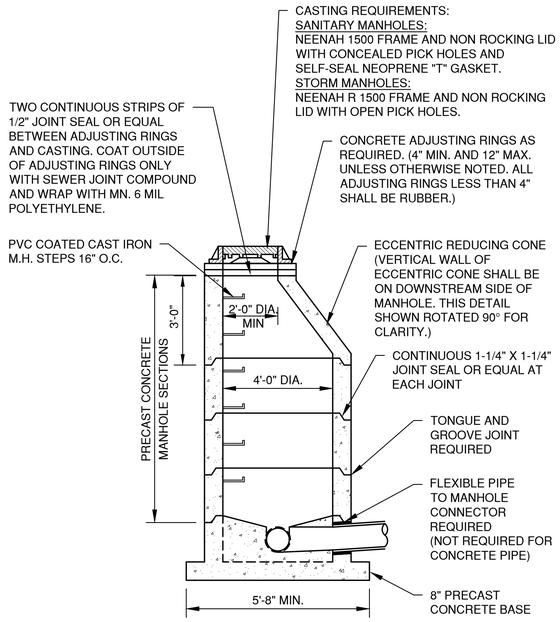
HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

GRADING AND EROSION CONTROL PLAN

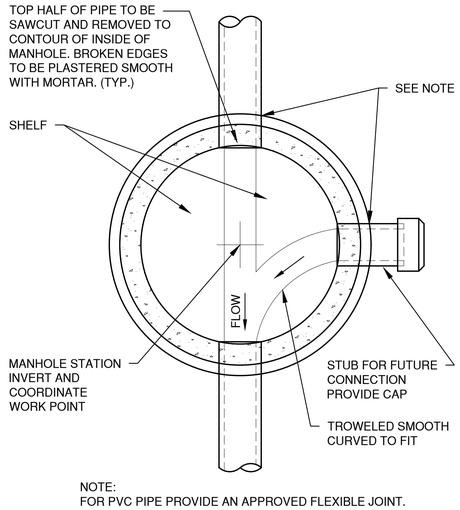
DATE 08/2025
FILE 2035572D
JOB NO. 2035572

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SHEET NO. 5

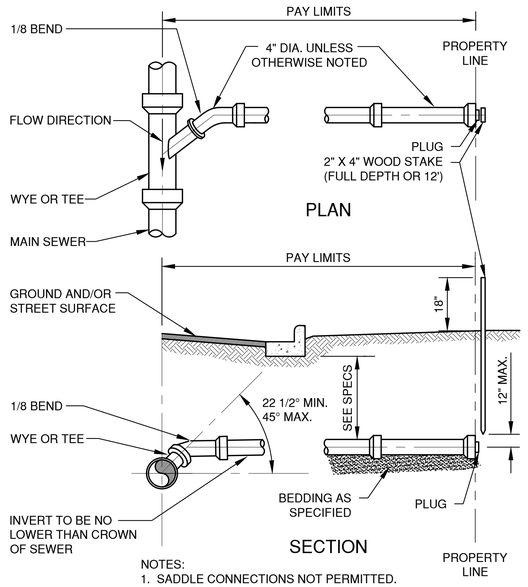


SANITARY AND STORM STANDARD MANHOLE 8"-24" (INCLUSIVE)



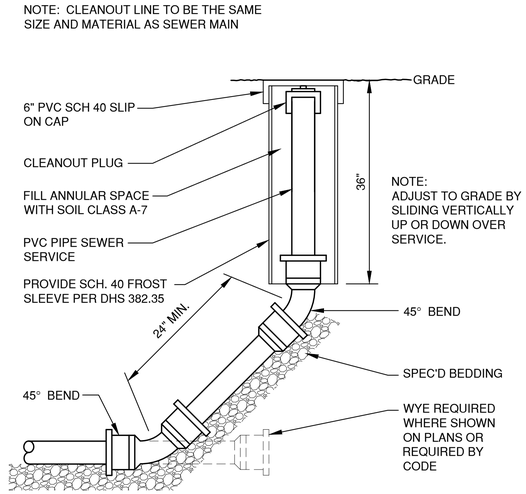
NOTE:
FOR PVC PIPE PROVIDE AN APPROVED FLEXIBLE JOINT.

MANHOLE BASE PLAN 8" - 60" (INCLUSIVE)

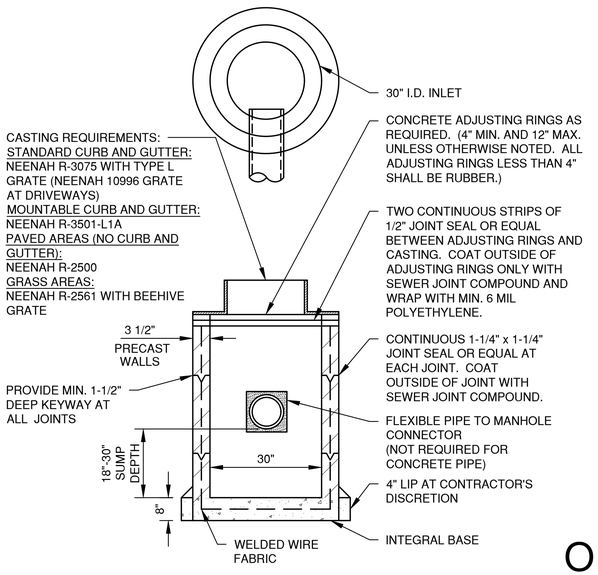


NOTES:
1. SADDLE CONNECTIONS NOT PERMITTED.
2. BACKFILL TO CONFORM TO MAIN SEWER.
3. MINIMUM SLOPE: 1/8 INCH PER FOOT.
4. MAXIMUM SLOPE: 1/2 INCH PER FOOT.

STANDARD SERVICE LATERAL



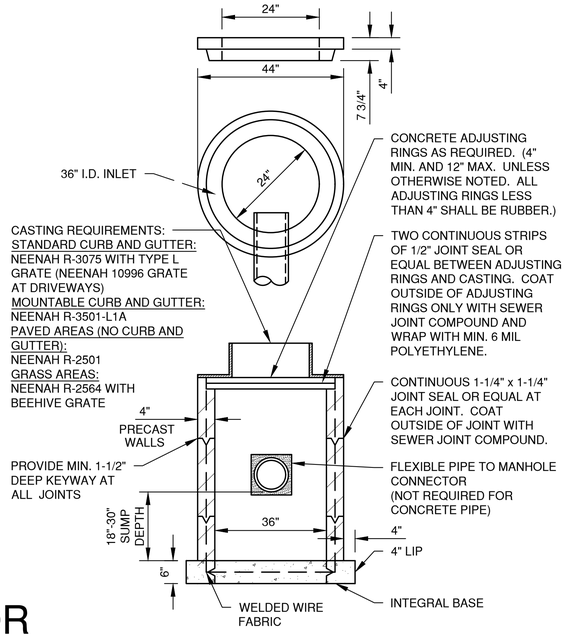
CLEAN-OUT DETAIL (NON-TRAVELED AREAS)



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

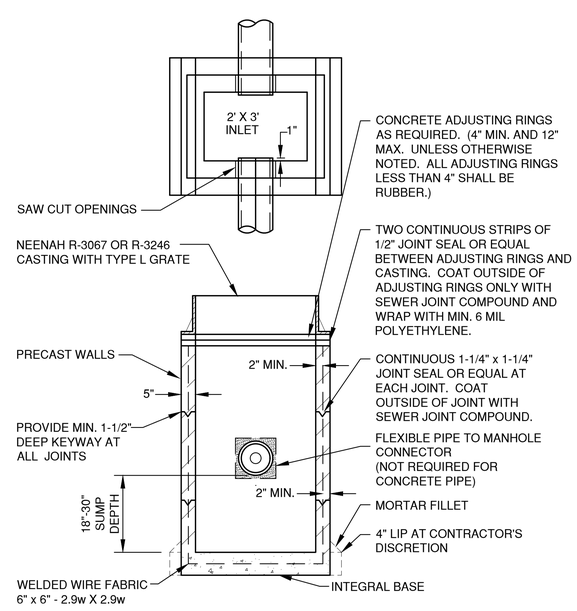
TYPE 'A' STORM INLET

OR



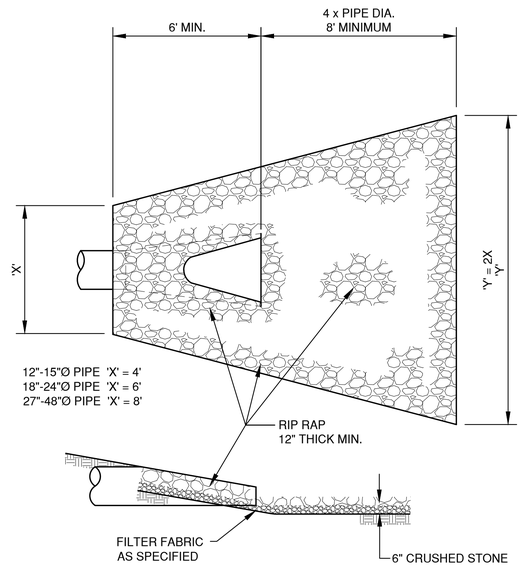
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M 199

TYPE 'A' STORM INLET



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

TYPE 'B' STORM INLET



ENDWALL RIP RAP DETAIL

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

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HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

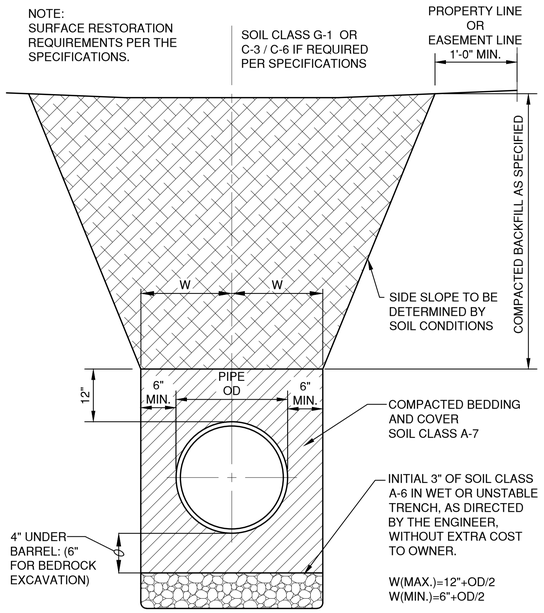
MISCELLANEOUS DETAILS

DATE 08/2025
FILE 2035572 DET
JOB NO. 2035572

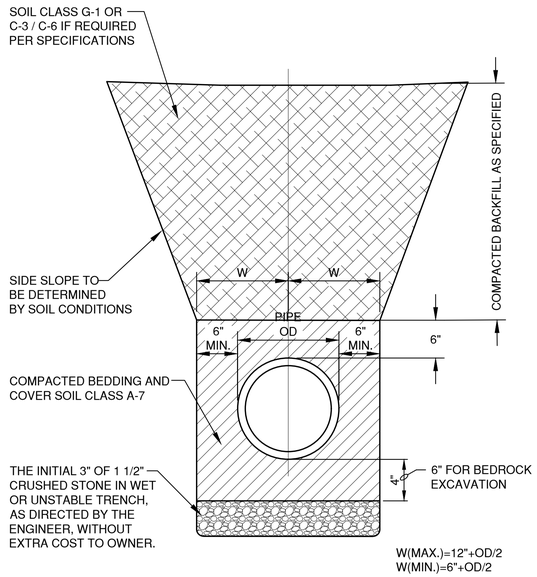
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SHEET NO. 6

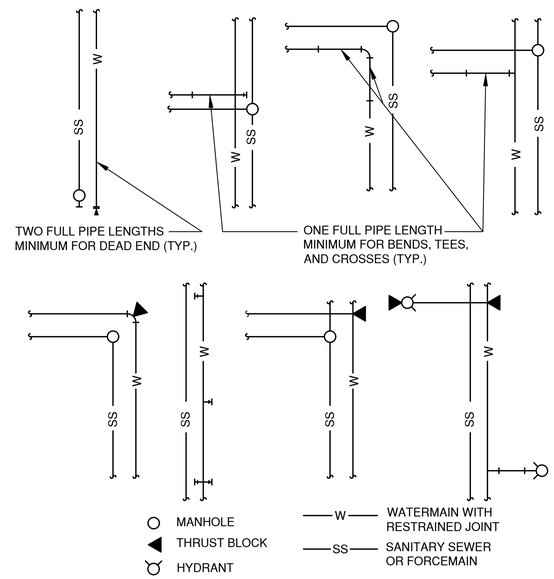
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Plot Date: Aug 29, 2025 - 10:50am
Layout: DETAILS (1)



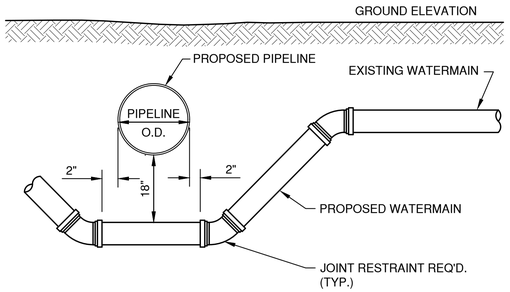
HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN BEDDING AND TRENCH DETAIL



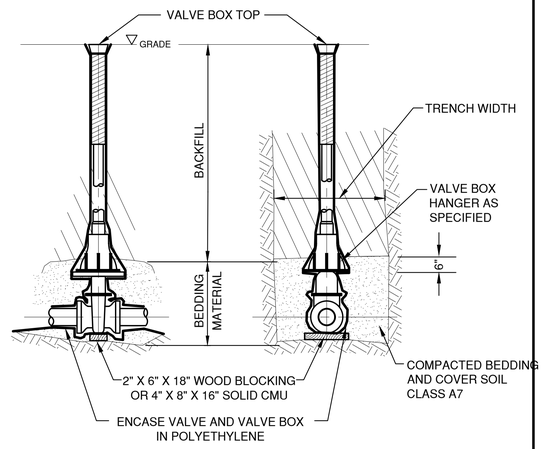
DUCTILE IRON AND STAINLESS STEEL PIPE BEDDING AND TRENCH DETAIL



TYPICAL WATERMAIN RESTRAINT REQUIREMENTS FOR COMMON TRENCH CONSTRUCTION

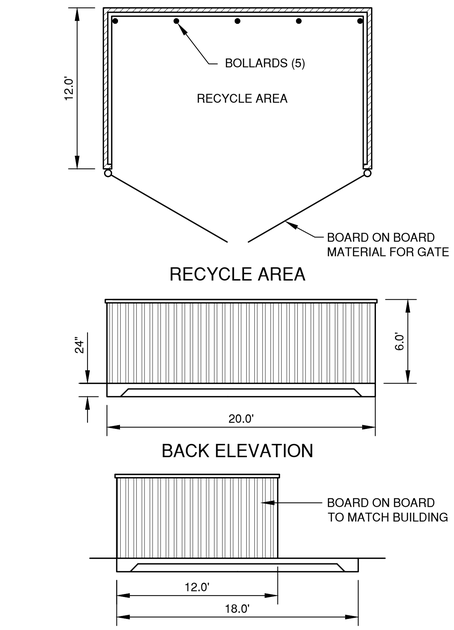


DETAIL FOR WATERMAIN OFFSET

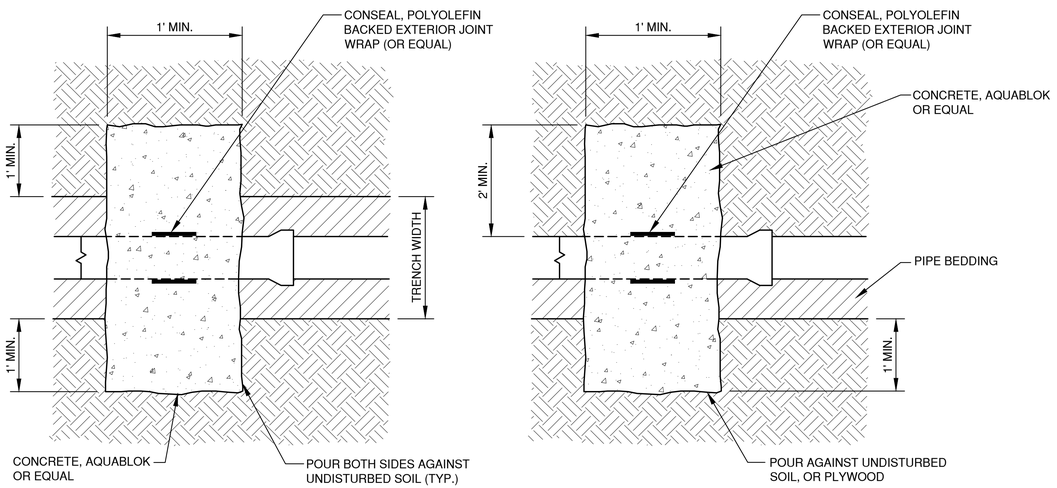


SIDE VIEW FRONT VIEW

VALVE BOX SETTING

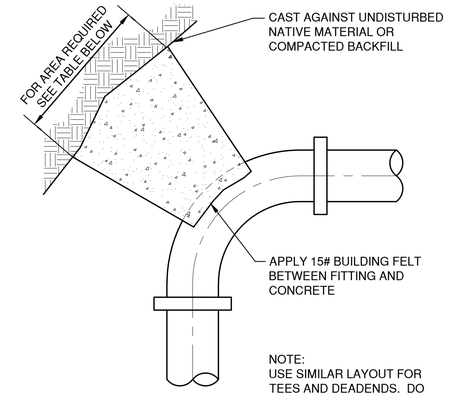


TRASH ENCLOSURE DETAIL (BOARD ON BOARD)



CLAY DAM DETAIL

AQUABLOK : www.aquablok.com
INSTALLATION PER MANUFACTURERS GUIDELINES



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

TYPICAL THRUST BLOCK

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

DRAWN LLP
CHECKED ----
DESIGNED JGS

HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

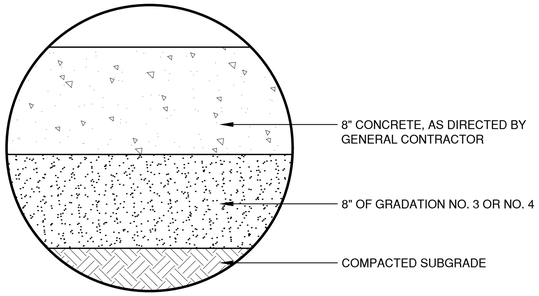
MISCELLANEOUS DETAILS

DATE 08/2025
FILE 2035572 DET
JOB NO. 2035572

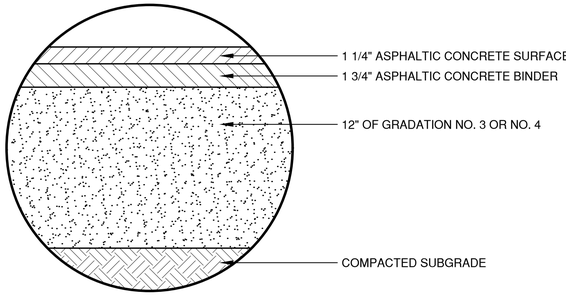
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SHEET NO. 7

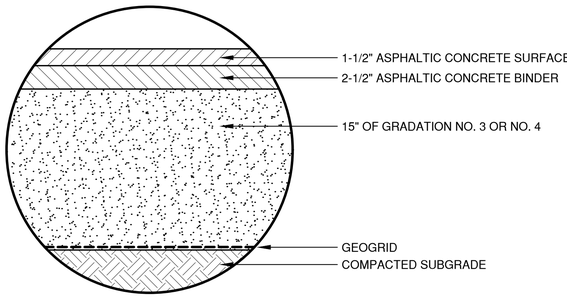
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Plot Date: Aug 29, 2025 - 4:39pm
LAYOUT: DETAILS (2)



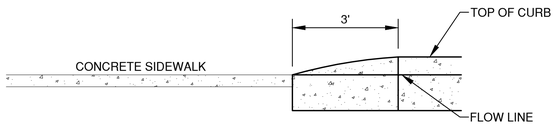
CONCRETE PAVEMENT



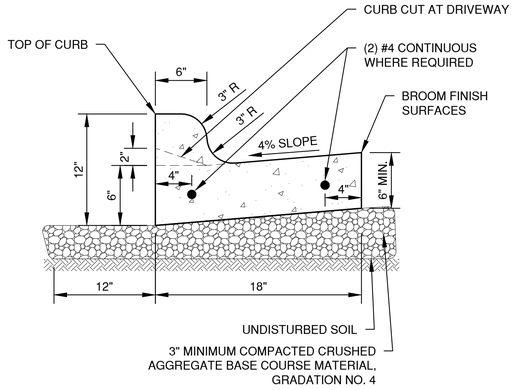
LIGHT DUTY ASPHALT PAVEMENT



HEAVY DUTY ASPHALT PAVEMENT

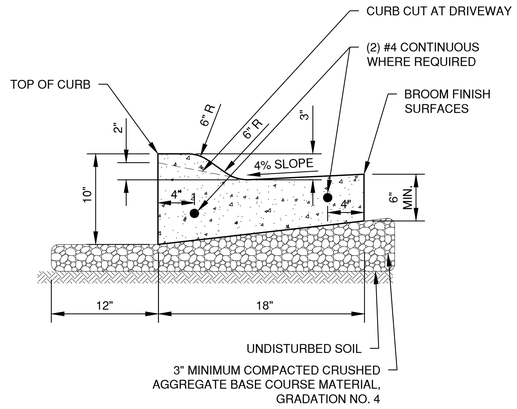


CURB TAPER DETAIL



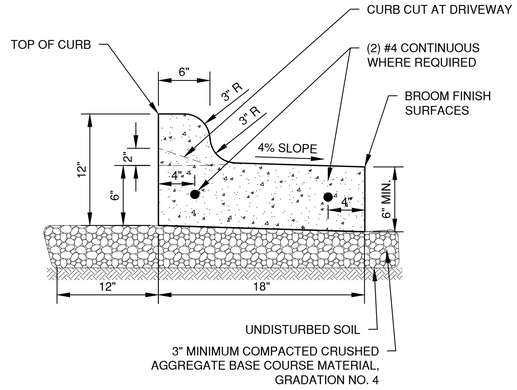
NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
2. **AT REMOVAL AND REPLACEMENT AREAS** AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING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

STANDARD CURB AND GUTTER



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

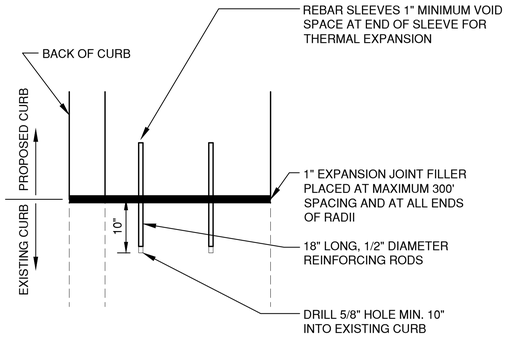
MOUNTABLE CURB AND GUTTER



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

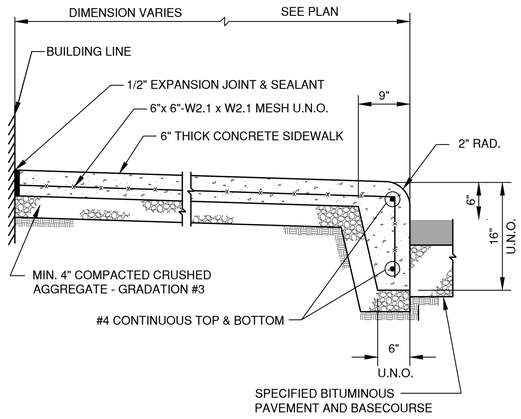
SHEDDING CURB AND GUTTER

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

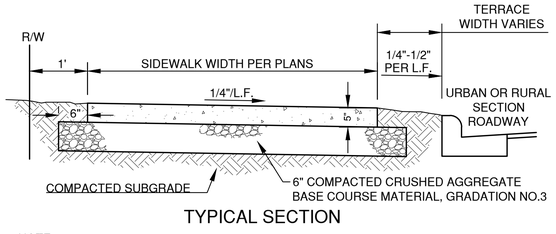


CURB TIE-IN DETAIL

(PROPOSED TO EXISTING)

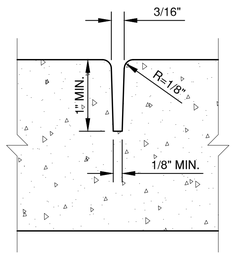


SIDEWALK WITH INTEGRAL CURB

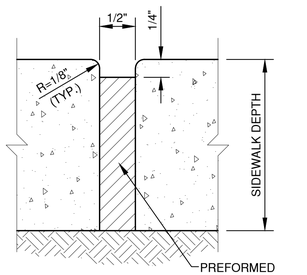


TYPICAL SECTION

NOTE:
REFER TO SPECIFICATIONS
FOR REINFORCEMENTS.



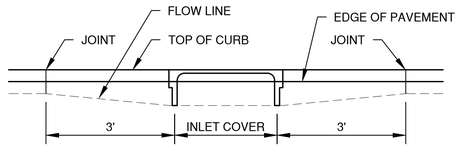
TOOLED CONTRACTION JOINT

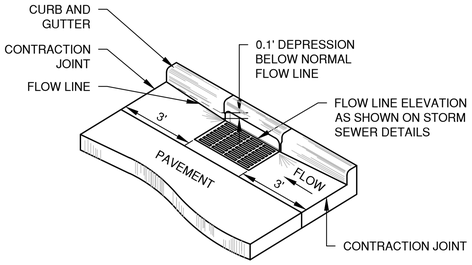


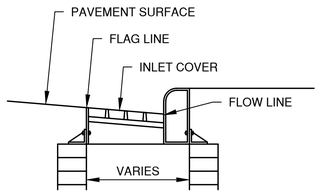
EXPANSION JOINT

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

SIDEWALK DETAIL







CURB AND GUTTER AT INLETS

File: R:\2020\2035\2035572\dwg\2035572 DET.dwg
Plot Date: Sep 03, 2025 - 9:14am
LAYOUT: DETAILS (3)

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

DRAWN: LLP
CHECKED: ----
DESIGNED: JGS

HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE: 08/2025
FILE: 2035572.DET
JOB NO.: 2035572

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

SHEET NO. 8

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

MAINTENANCE NOTES:

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

INSTALLATION NOTES: TYPE "B" AND "C"

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

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

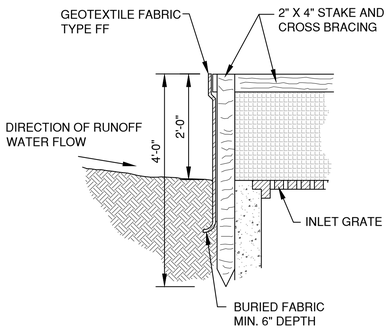
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

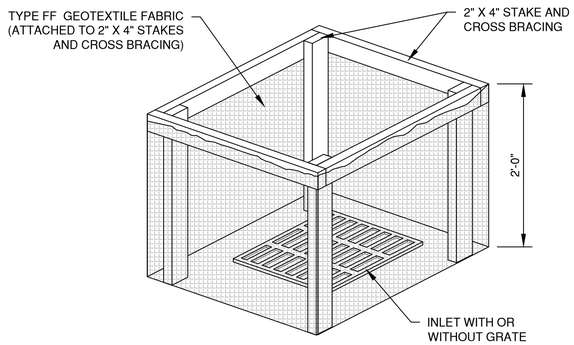
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

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

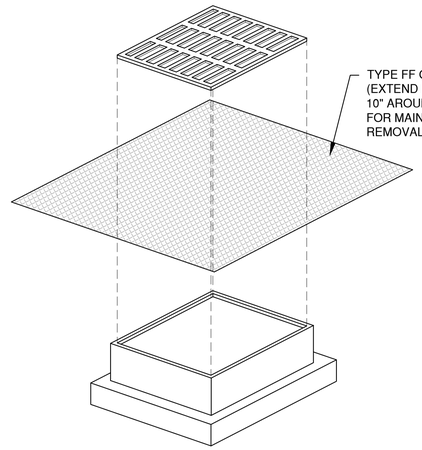
NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

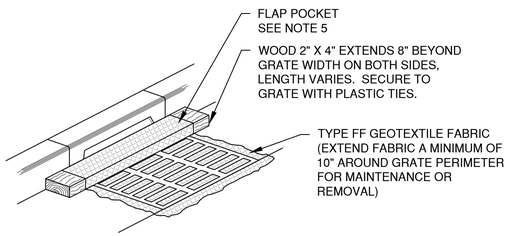




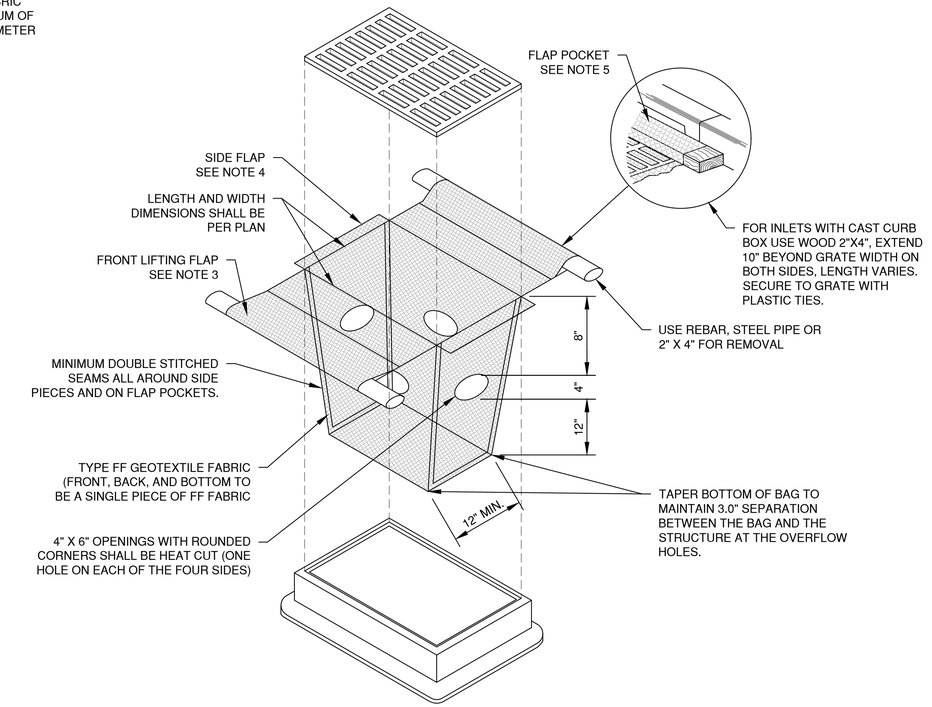
INLET PROTECTION, TYPE A



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



INLET PROTECTION, TYPE C
(WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

File: R:\2000\2035\2035572\dwg\2035572_EC.dwg
Plot Date: Aug 27, 2025 - 9:43am
LAYOUT: 1_INLET PROTECTION

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

DRAWN: LLP
CHECKED: ----
DESIGNED: JGS

HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

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

DATE: 08/2025
FILE: 2035572_EC
JOB NO.: 2035572

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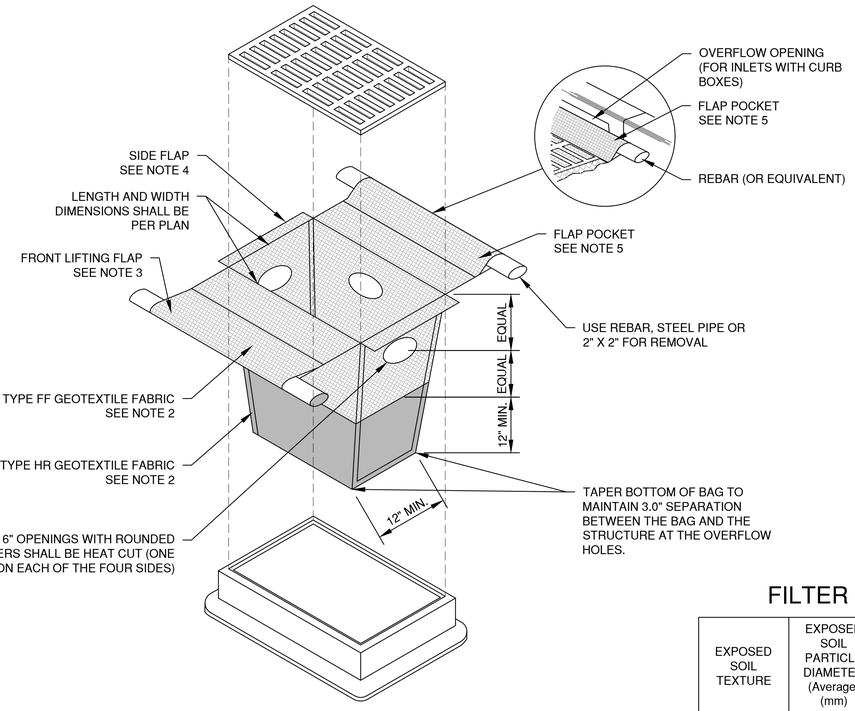
SHEET NO. 9

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

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

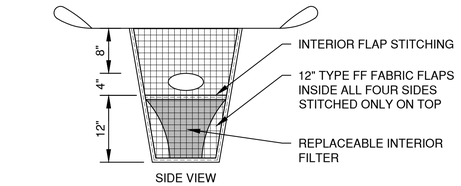


INLET PROTECTION, TYPE D-HR

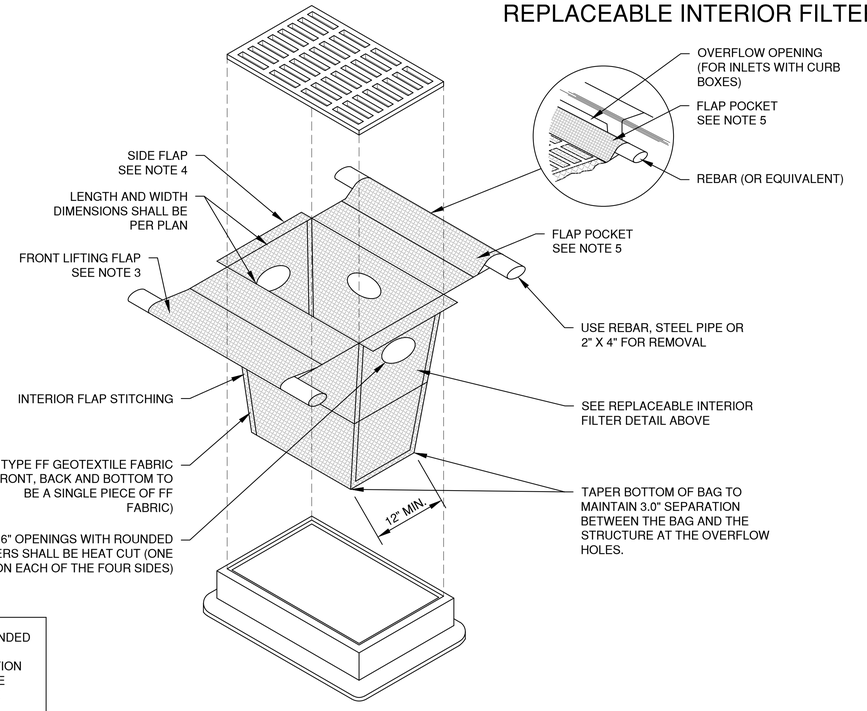
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-M

(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

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Plot Date: Aug 27, 2025 - 8:48am
LAYOUT: 2 INLET PROTECTION

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

DRAWN: LLP
CHECKED: ----
DESIGNED: JGS

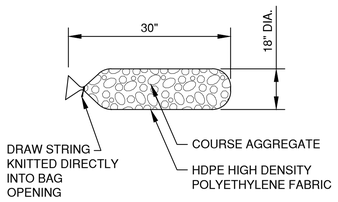
HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

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

DATE: 08/2025
FILE: 2035572_EC
JOB NO.: 2035572

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SHEET NO. 10



FILTER BAG DETAIL

NOTES:

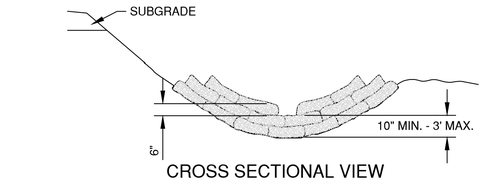
1. 18" X 30" ROCK FILLED FILTER BAG SHALL BE COMPRISED OF THE FOLLOWING:

   HDPE HIGH DENSITY POLYETHYLENE
   HDPE HIGH DENSITY POLYETHYLENE DRAW STRING KNITTED DIRECTLY INTO BAG OPENING.
   80% FABRIC CLOSURE WITH APPARENT OPENING SIZE NO LARGER THAN 1/8 " X 1/8"
   ROLLED SEAM USING A MINIMUM OF 480 DENIER POLYESTER SEWING YARN FOR STRENGTH AND DURABILITY.

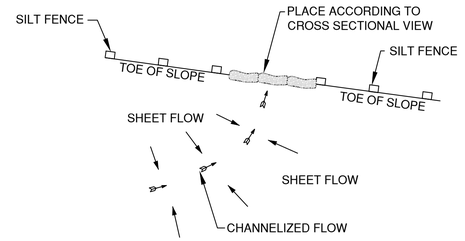
2. USE WELL GRADED COURSE AGGREGATE CONFORMING TO THE FOLLOWING GRADATION REQUIREMENTS

SIEVE SIZE	SIZE NO. AASHTO No. 67 (1)
2 INCH (50 mm)	-
1 1/2 INCH (37.5mm)	-
1 INCH (25.0 mm)	100
3/4 INCH (19.0mm)	90-100
3/8 INCH (9.5mm)	20-55
No. 4 (4.75mm)	0-10
No. 8 (2.36mm)	0-5

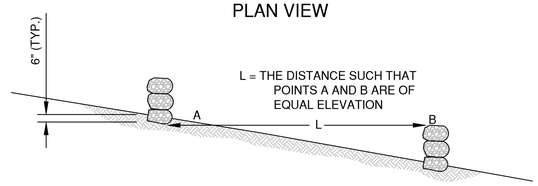
(1) SIZE No. ACCORDING TO AASHTO M 43



CROSS SECTIONAL VIEW



PLAN VIEW



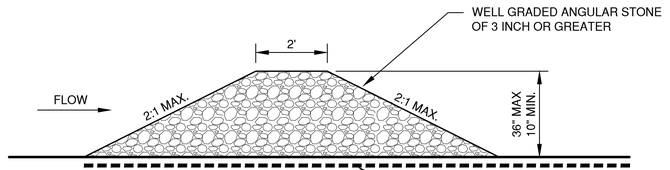
SIDE VIEW

DITCH CHECK DETAIL

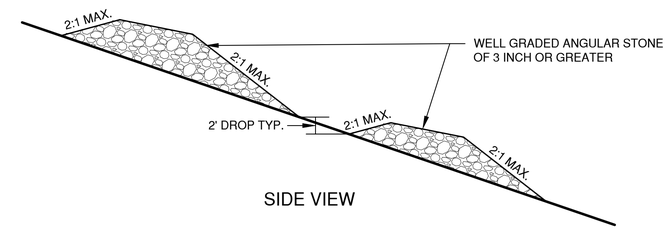
ROCK FILLED EROSION CONTROL BAGS

DITCH CHECK GENERAL NOTES:

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



SIDE VIEW

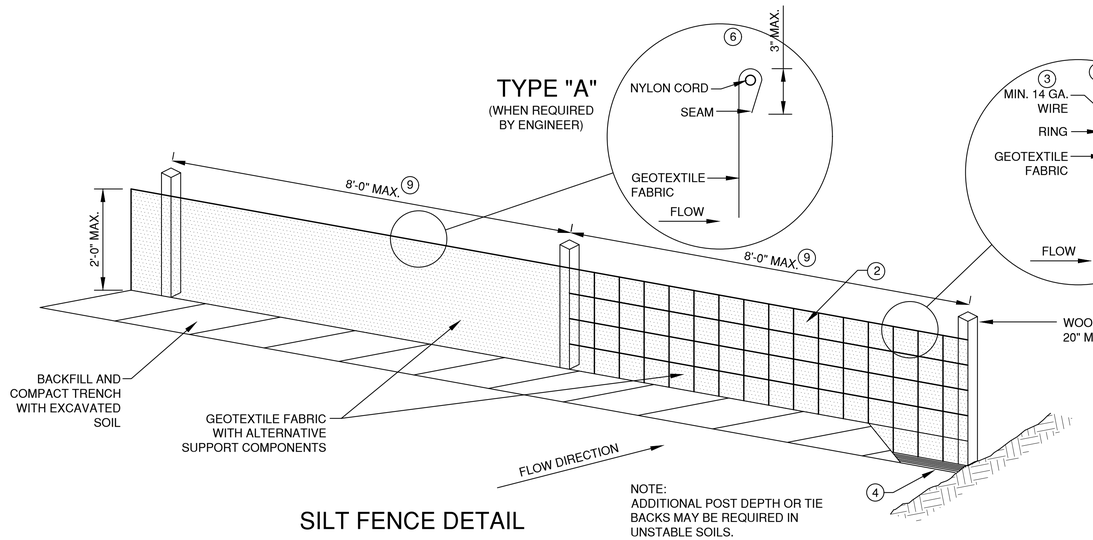


SIDE VIEW

TEMPORARY DITCH CHECK USING STONE

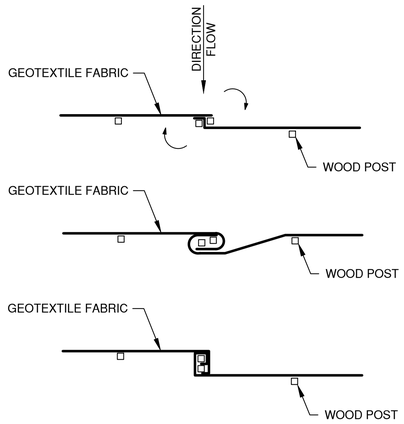
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Plot Date: Aug 27, 2025 - 9:48am
Layout: 3 ditch checks

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN LLP / CHECKED ---- / DESIGNED JGS	HOBART RETAIL SITE DEVELOPMENT FOR BAYLAND BUILDINGS, INC. VILLAGE OF HOBART BROWN COUNTY, WISCONSIN	EROSION CONTROL DITCH CHECK DETAILS	DATE 08/2025 / FILE 2035572_EC / JOB NO. 2035572	Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releeinc.com	SHEET NO. 11

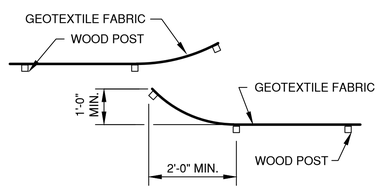


SILT FENCE DETAIL

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

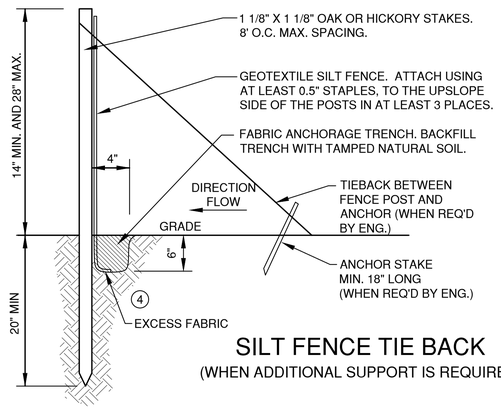


TWIST METHOD 8



HOOK METHOD 8

JOINING TWO LENGTHS OF SILT FENCE



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT IS REQUIRED)

SILT FENCE NOTES:

1. EROSION CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1056.
2. THE GEOTEXTILE FABRIC CONSISTS OF EITHER WOVEN OR NON-WOVEN POLYESTER, POLYPROPYLENE, STABILIZED NYLON,POLYETHYLENE OR POLYVINYLIDENE CHLORIDE. NON-WOVEN FABRIC MAY BE NEEDLE PUNCHED, HEAT BONDED, RESIN BONDED, OR COMBINATIONS THEREOF.
3. MINIMUM 14 GAUGE WIRE REQUIRED, FOLD FABRIC 3" OVER THE WIRE AND STAPLE OR PLACE WIRE RINGS ON 12" C.C.
4. EXCAVATE A TRENCH A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL
5. WIRE SUPPORT FENCE SHALL BE 14 GAUGE MINIMUM WOVEN WIRE WITH A MAXIMUM MESH SPACING OF 6". SECURE TOP OF GEOTEXTILE FABRIC TO TOP OF FENCE WITH STAPLES OR WIRE RINGS AT 12" C.C. (TYPE B)
6. GEOTEXTILE FABRIC SHALL BE REINFORCED WITH AN INDUSTRIAL POLYPROPYLENE NETTING WITH A MAXIMUM MESH SPACING OF 3/4" OR EQUAL. A HEAVY DUTY NYLON TOP SUPPORT CORD OR EQUIVALENT IS REQUIRED. (TYPE A)

   STEEL POSTS SHALL BE 5' LONG WITH A MINIMUM STRENGTH OF 1.33 LBS PER FOOT. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY. THE POSTS SHALL BE A MINIMUM OF 3' LONG FOR 24" SILT FENCE AND 4' LONG FOR 36" SILT FENCE.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL, IF POSSIBLE, BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY, USE ONE OF THE FOLLOWING TWO METHODS: A.) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B:) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.
8. THE MAXIMUM SPACING OF POSTS FOR WOVEN FABRIC SILT FENCE SHALL BE 8 FEET AND FOR NON-WOVEN FABRIC, 3 FEET.

EROSION CONTROL SHEET FLOW NOTES:

1. ANY SOIL STOCKPILED THAT REMAINS FOR MORE THAN 7 DAYS, SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
2. A MINIMUM OF 4" OF TOPSOIL MUST BE APPLIED TO ALL AREAS TO BE SEEDED OR SODDED.
3. ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, WASTEWATER, TOXIC MATERIALS, OR HAZARDOUS MATERIALS) SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO BE CARRIED OFF-SITE BY RUNOFF OR WIND.
4. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH DAY. **FLUSHING SHALL NOT BE ALLOWED.**
5. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR THE APPLICATION OF STABILIZATION MEASURES MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
6. FOR ANY DISTURBED AREA THAT REMAINS INACTIVE FOR GREATER THAN 7 WORKING DAYS, OR WHERE GRADING WORK EXTENDS BEYOND THE PERMANENT SEEDING DEADLINES, THE SITE MUST BE TREATED WITH TEMPORARY STABILIZATION MEASURES SUCH AS SOIL TREATMENT, TEMPORARY SEEDING AND/OR MULCHING.
7. ALL TEMPORARY EROSION CONTROL PRACTICES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED WITH 70% VEGETATION AND A NOTICE OF TERMINATION HAS BEEN APPROVED BY THE WDNR.
8. WIND EROSION SHALL BE KEPT TO A MINIMUM DURING CONSTRUCTION. WATERING, MULCH OR A TACKING AGENT MAY NEED TO BE UTILIZED TO PROTECT NEARBY RESIDENCES/WATER RESOURCES.
9. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL THE EROSION CONTROL MEASURES IN CONFORMANCE WITH THE WDNR CONSERVATION PRACTICE STANDARDS LATEST EDITION.
10. UPON COMPLETION OF STORM INLET CONSTRUCTION, INSTALL STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITE AS SPECIFIED.
11. FINE SEDIMENT ACCUMULATIONS SHALL BE CLEANED FROM STREETS, PRIVATE DRIVES, OR PARKING AREAS BY MANUAL OR MECHANICAL SWEEPING A MINIMUM OF ONCE A WEEK AND BEFORE ALL IMMINENT RAINS
12. EROSION AND SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED WEEKLY AND WITHIN 24 HOURS OF RAINFALL OF 0.5" OR MORE.

File: R:\2000\2035\2035572\dwg\2035572_EC.dwg
Print Date: Aug 27, 2025 - 8:49am
LAYOUT: 4 SHEET FLOW

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

DRAWN LLP
CHECKED ----
DESIGNED JGS

HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

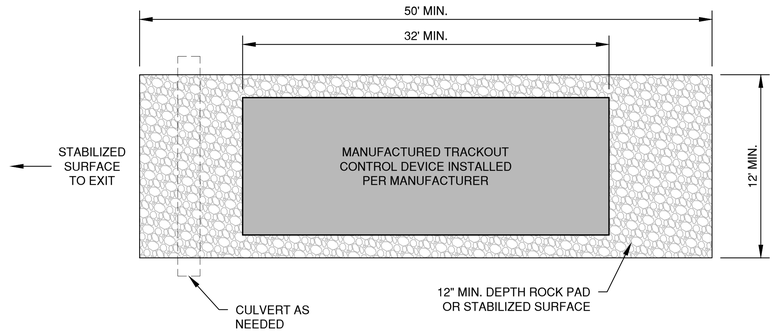
EROSION CONTROL
SHEET FLOW DETAILS

DATE 08/2025
FILE 2035572. EC
JOB NO. 2035572

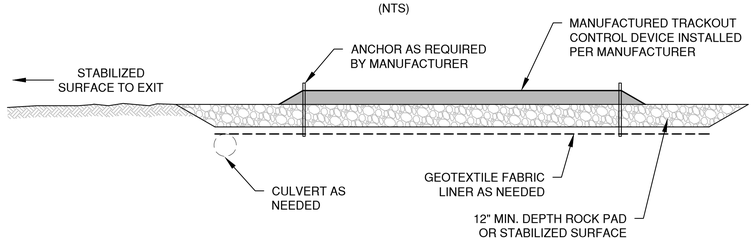
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SHEET NO. 12

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



PLAN VIEW
(NTS)

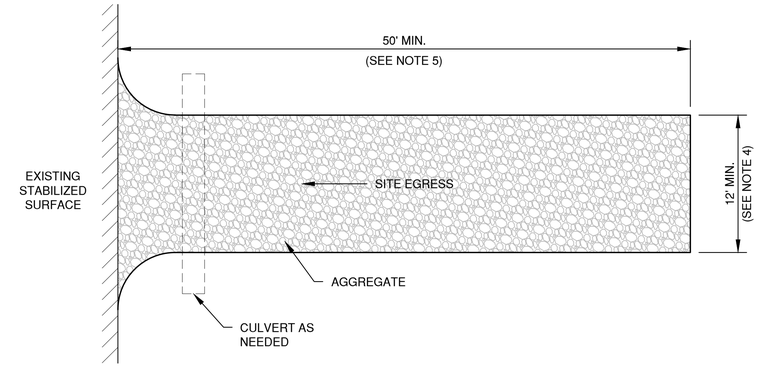


SECTION VIEW

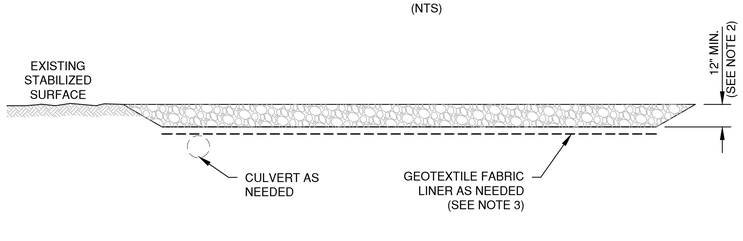
NOTES:

1. THIS DETAIL IS PROVIDED AS AN EXAMPLE. COMPLY WITH MANUFACTURER'S SPECIFICATIONS WHILE ALSO MEETING THE MINIMUM MANUFACTURED TRACKING PAD LENGTH AND WIDTH DESCRIBED IN THIS TECHNICAL STANDARD.
2. INSTALL SUCH THAT RUNOFF FLOWS TO AN APPROVED TREATMENT PRACTICE.
3. A THINNER STONE LAYER OR OTHER STABLE SURFACE MAY BE ACCEPTABLE SUCH THAT RUTTING IS MINIMIZED AS VEHICLES MOUNT OR DISMOUNT FROM THE MANUFACTURERS TRACKOUT CONTROL DEVICE.
4. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
5. DIRECT ALL EXISTING VEHICLES OVER MANUFACTURED TRACKOUT CONTROL DEVICE. STONE TRACKING PAD INSTALLATION ACROSS REMAINING ACCESS WIDTH IS RECOMMENDED. A 12' MINIMUM CAN BE USED WHEN EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE.
6. IF MINIMUM INSTALLATION LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.
7. ACCOMMODATE EXITING VEHICLES IN EXCESS OF MANUFACTURED TRACKOUT CONTROL DEVICE WEIGHT CAPACITY WITH OTHER TREATMENT PRACTICES.

MANUFACTURED TRACKOUT CONTROL DETAIL



PLAN VIEW
(NTS)



SECTION VIEW

NOTES:

1. USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE, MEETING THE FOLLOWING GRADATION:

SIEVE SIZE:	PERCENT BY WEIGHT PASSING:
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5

2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PRACTICE.
3. SELECT FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT, OR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LANE AT LEAST 12 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50' PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY, INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

STONE TRACKING PAD DETAIL

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

DRAWN: LLP
CHECKED: ---
DESIGNED: JGS

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FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

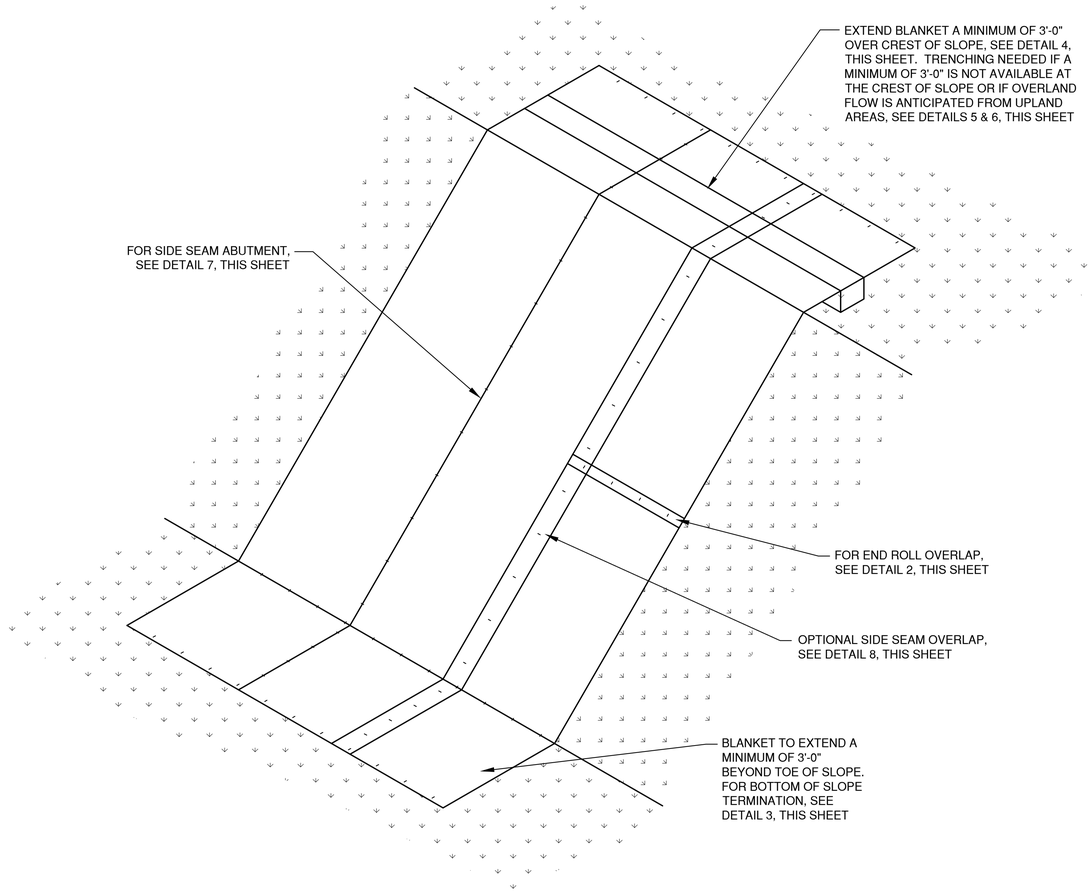
EROSION CONTROL
TRACKOUT CONTROL PRACTICES

DATE 08/2025
FILE 2035572. EC
JOB NO. 2035572

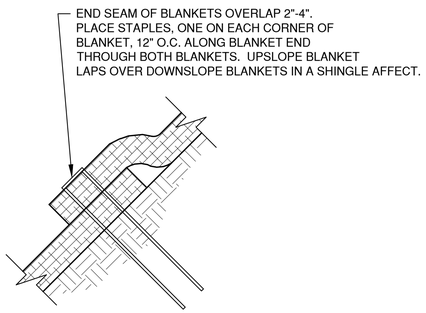
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SHEET NO. 13

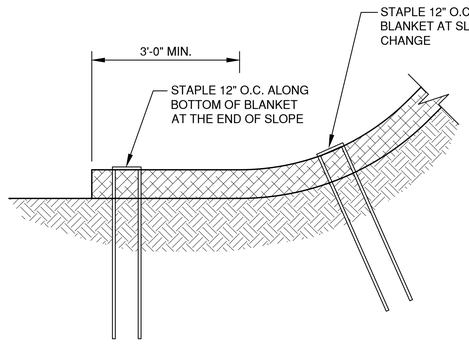
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Plot Date: Aug 27, 2025 - 8:49am
Layout: 5. Trackout



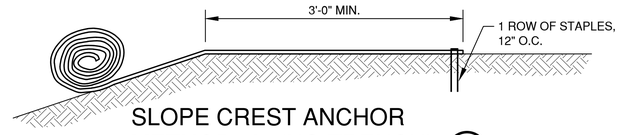
SLOPE DETAIL 1



END ROLL OVERLAP 2

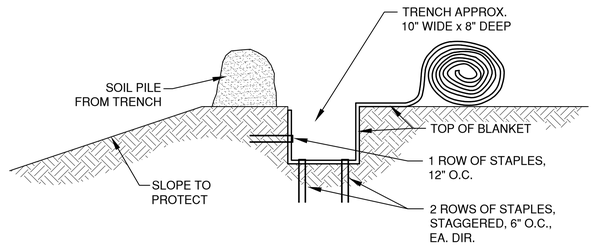


BOTTOM OF SLOPE TERMINATION 3

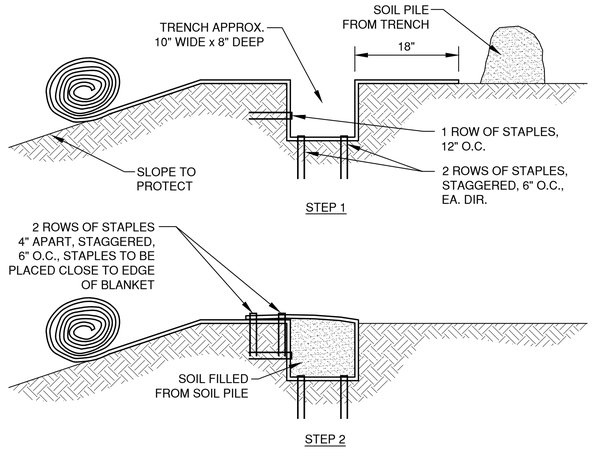


SLOPE CREST ANCHOR METHOD "A" (NO TRENCH) 4

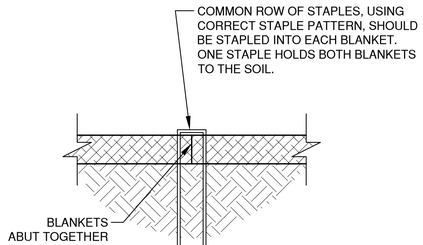
DO NOT NEED TO TRENCH BLANKET IN IF IT CAN BE EXTENDED A MINIMUM OF 3'-0" OVER THE CREST OF THE SLOPE.



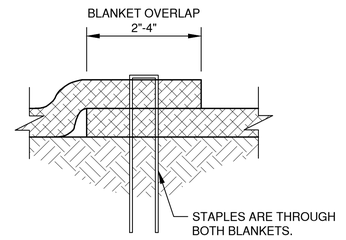
SLOPE TRENCHING METHOD "B" 5



SLOPE TRENCHING METHOD "C" 6



SIDE SEAM ABUT STAPLE DETAIL 7



SIDE SEAM OVERLAP STAPLE DETAIL 8

NOTES:

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

File: R:\2000\2035\2035572\dwg\2035572_EC.dwg
Plot Date: Aug 27, 2025 - 9:43am
LAYOUT: 6 SLOPE_EMAT

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

DRAWN: LLP
CHECKED: ----
DESIGNED: JGS

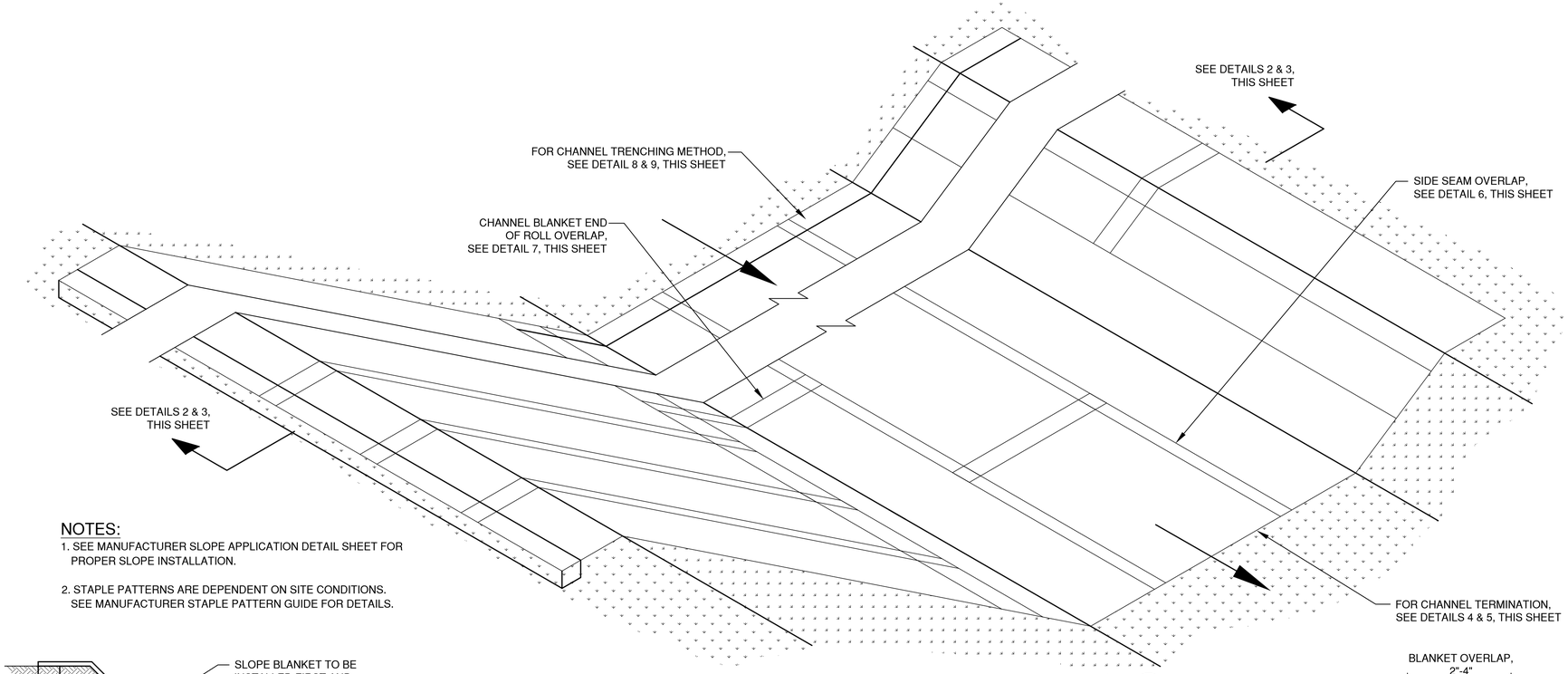
HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL
EROSION MAT
SLOPE APPLICATION DETAILS

DATE: 08/2025
FILE: 2035572. EC
JOB NO.: 2035572

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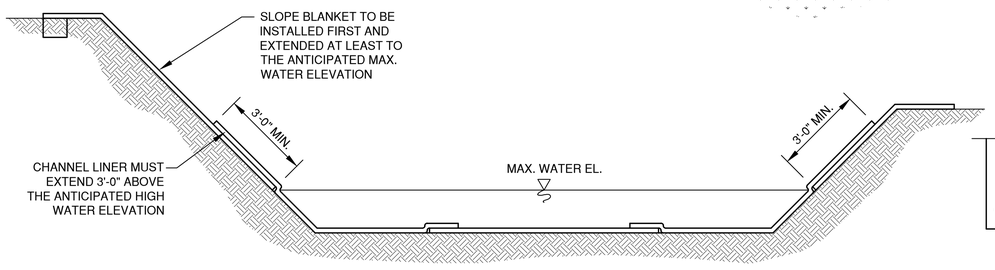
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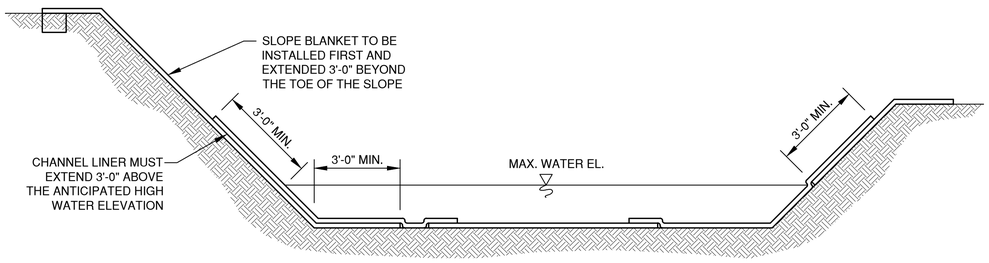
CHANNEL DETAIL 1

NOTES:

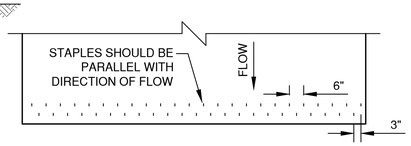
1. SEE MANUFACTURER SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.
2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.



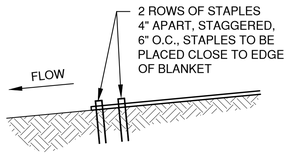
CHANNEL INSTALLATION METHOD "A" 2



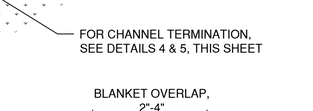
CHANNEL INSTALLATION METHOD "B" 3



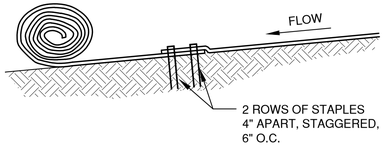
CHANNEL TERMINATION PLAN 4



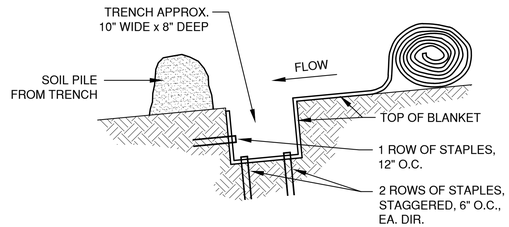
CHANNEL TERMINATION 5



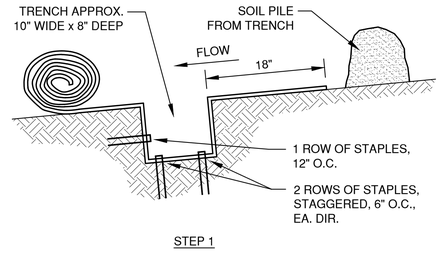
SIDE SEAM OVERLAP STAPLE DETAIL 6

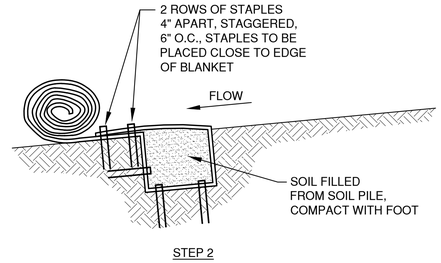


CHANNEL BLANKET END OF ROLL OVERLAP 7



CHANNEL TRENCHING METHOD "A" 8





CHANNEL TRENCHING METHOD "B" 9

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

DRAWN: LLP
CHECKED: ----
DESIGNED: JGS

HOBART RETAIL SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

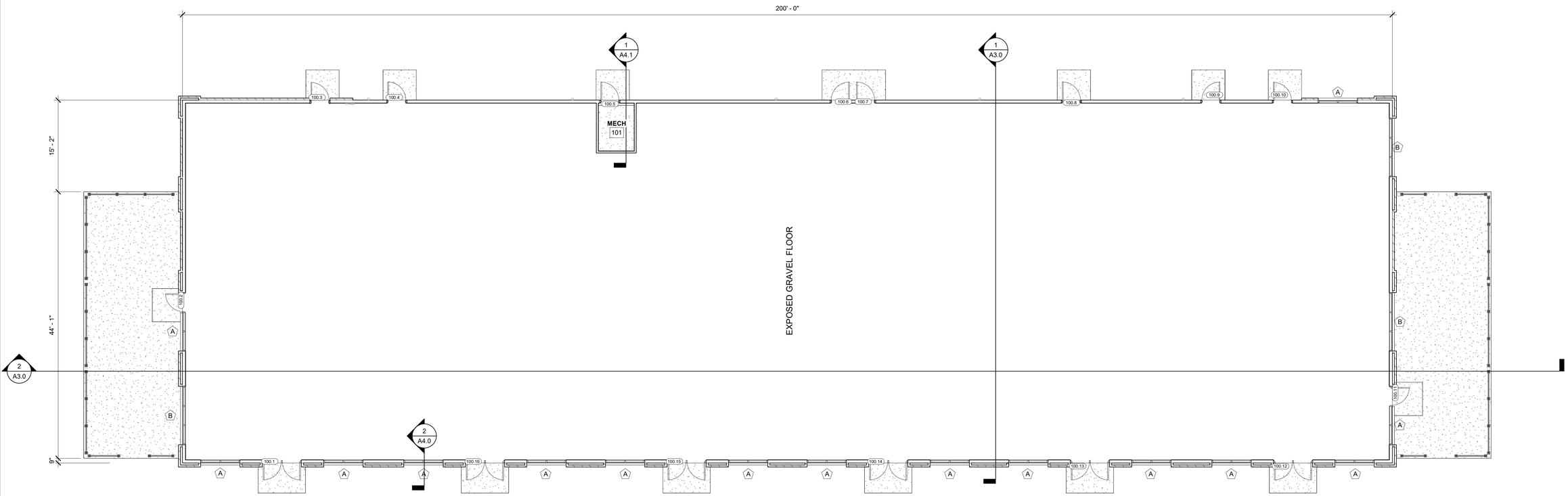
EROSION CONTROL
EROSION MAT
CHANNEL APPLICATION DETAILS

DATE: 08/2025
FILE: 2035572. EC
JOB NO.: 2035572

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SHEET NO. 15

File: R:\2000\2035\2035572\dwg\2035572. EC.dwg
Print Date: Aug 27, 2025 - 8:43am
LAYOUT: 7 CHANNEL EMAT



FLOOR PLAN - PROPOSED

1 /A1.0 SCALE = 1/8" = 1'-0"

NORTH

8/6/2025 10:20:26 AM

BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

HOBART RETAIL

HOBART, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT.
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 24-3763

PROJECT EXECUTIVE: BRIAN PETERS (920) 362-7870

DRAWN BY: DV, CAH

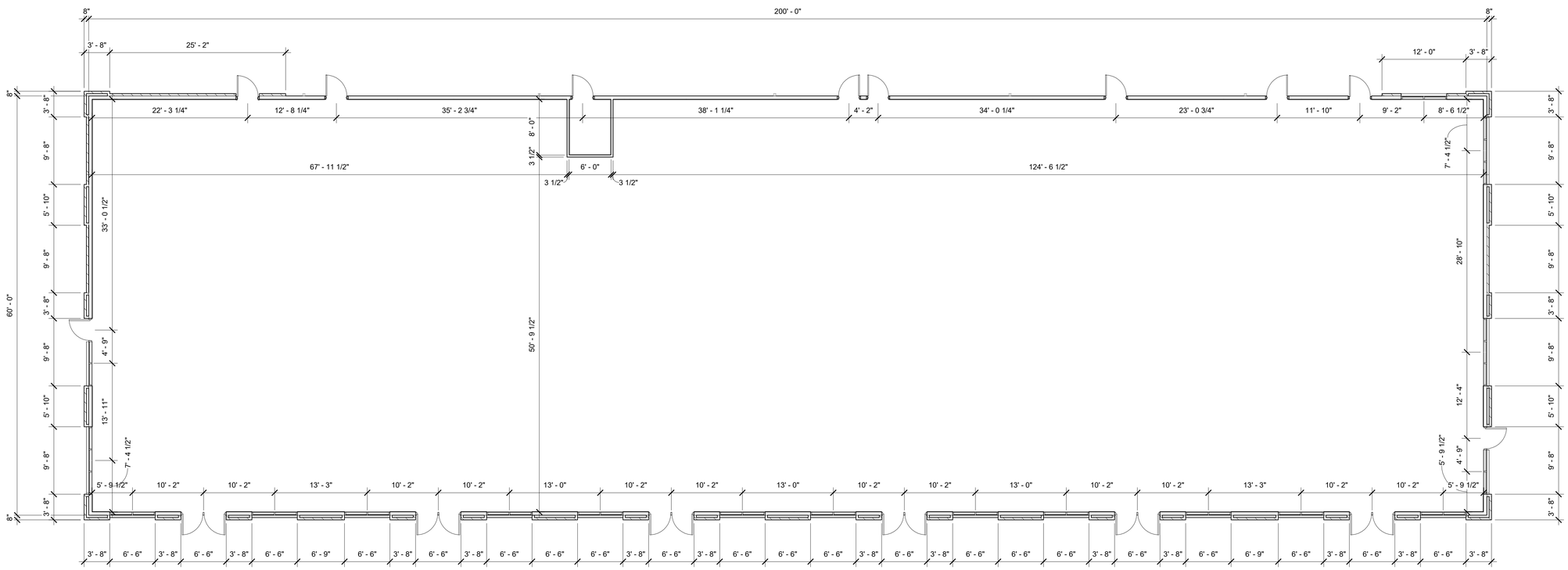
DATE: 08/06/25

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[ ] PRELIMINARY		
[ ] BID SET		
[X] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

FLOOR PLAN - PROPOSED

A1.0



FLOOR PLAN - DIMENSION

1 /A1.1 SCALE = 1/8" = 1'-0"

NORTH

8/6/2025 10:20:26 AM

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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

HOBART RETAIL

HOBART, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

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ADJUST SCALE ACCORDINGLY

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JOB NUMBER: 24-3763

PROJECT EXECUTIVE: BRIAN PETERS (920) 362-7870

DRAWN BY: DV, CAH

DATE: 08/06/25

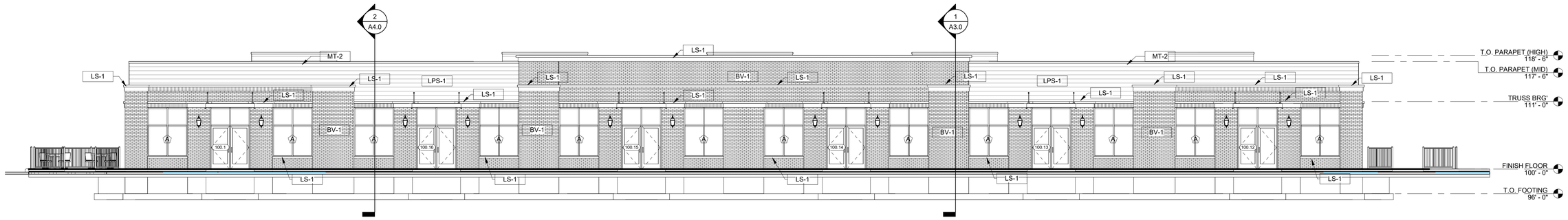
REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[ ] BID SET		
[X] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

FLOOR PLAN - PROPOSED DIMENSION

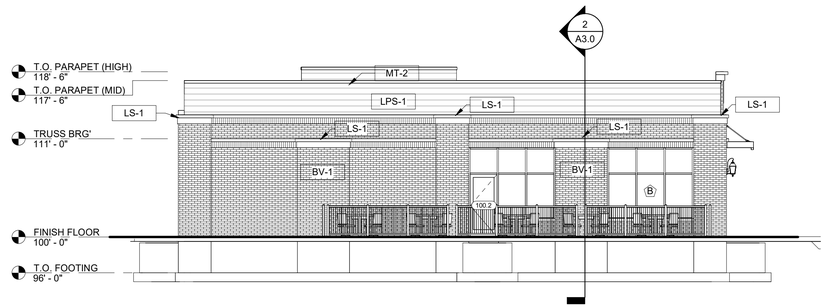
A1.1

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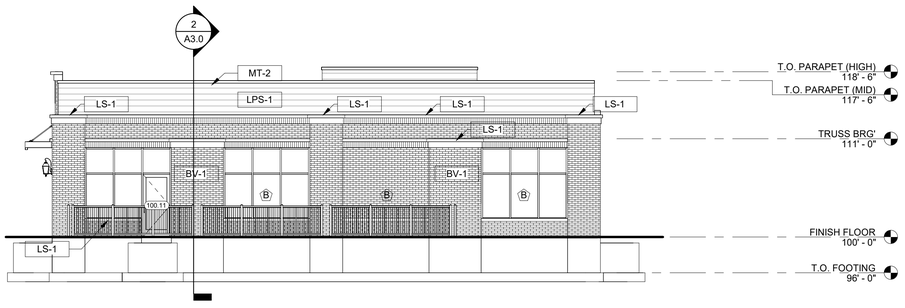
BUILDING ELEVATION - WEST

1 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - NORTH

2 /A2.0 SCALE = 1/8" = 1'-0"

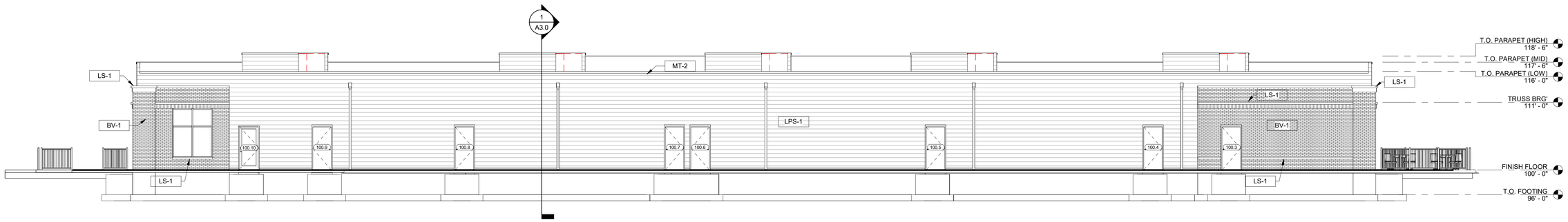


BUILDING ELEVATION - SOUTH

3 /A2.0 SCALE = 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
LPS-1	LOCATION: HORIZ. EXTERIOR SIDING MATERIAL: 8" LP SMART SIDING SUPPLIER: LP SMARTSIDE COLOR: VERIFY COMMENTS:
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-2	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
BV-1	LOCATION: BRICK VENEER MATERIAL: CONC. OR CLAY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
LS-1	LOCATION: STONE SILLS & TRIM MATERIAL: LIMESTONE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:



BUILDING ELEVATION - EAST

4 /A2.0 SCALE = 1/8" = 1'-0"

PROPOSED BUILDING FOR:

HOBART RETAIL

HOBART, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
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JOB NUMBER: 24-3763

PROJECT EXECUTIVE: BRIAN PETERS (920) 362-7870

DRAWN BY: DV, CAH

DATE: 08/06/25

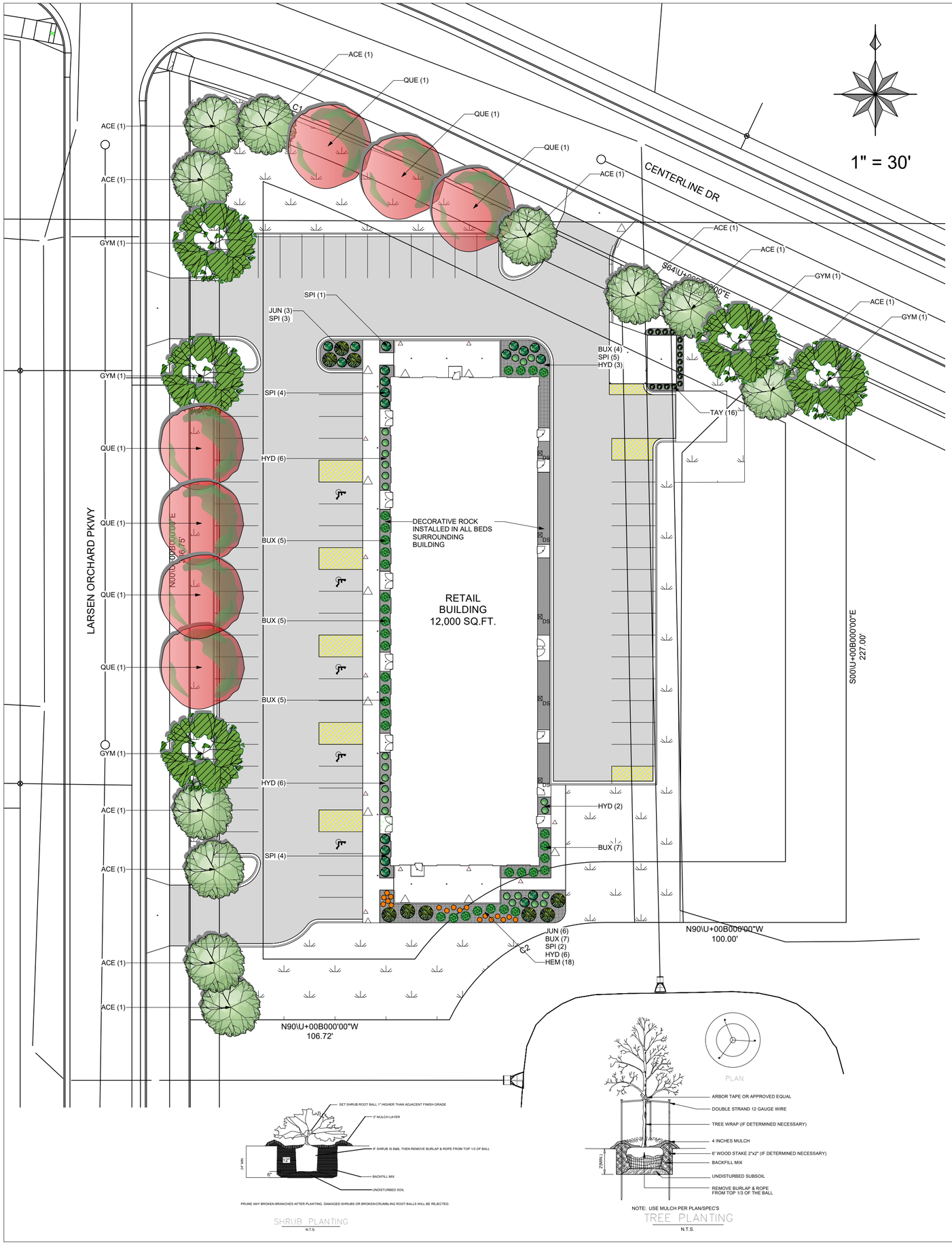
REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[ ] BID SET		
[X] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

ELEVATION - EXTERIOR

A2.0

8/6/2025 10:20:28 AM



SHRUB PLANTING
N.T.S.

NOTE: USE MULCH PER PLAN/SPEC'S

TREE PLANTING
N.T.S.

Plant List - Types with Images

	Qty	Common Name	Botanical Name	Scheduled Size
Conifers				
	9	**Sea Green Juniper**	Juniperus x pfitzeriana 'Sea Green'	#5 - 24"
	16	**Taylor Juniper**	Juniperus virginiana 'Taylor'	6' BB
Perennials				
	18	**Happy Returns Daylily**	Hemerocallis 'Happy Returns'	#1
Shrubs				
	19	**Goldflame Spirea**	Spiraea x bumalda 'Goldflame' (S.x 'Goldflame')	#5 - 18"
	23	**Little Lime® Hardy Hydrangea**	Hydrangea paniculata 'Jane' USPP 22330	#5 - 18"
	33	**Wintergreen Boxwood**	Buxus microphylla 'Wintergreen'	#5 - 24"
Trees				
	5	**Kentucky Coffeetree**	Gymnocladus dioicus	1.5" Cal.
	7	**Northern Red Oak**	Quercus rubra	1.5" Cal.
	11	**Red Maple, Swamp Maple**	Acer rubrum	1.5" Cal.

Landscape Installation Notes:

GENERAL:

-Landscape Contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.

-Landscape Contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.

-All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.

-Quantities of material shown on plan take precedence over the specification list or legend.

-If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.

-Irrigation system required and to be designed by qualified Irrigation Contractor - system must be programmable and capable of odd/even day use.

-This proposed landscape plan will mitigate/enhance site conditions in accordance to city requirements.

PLANTING:

-When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.

-All plant tags should be removed from material by Landscape Contractor.

-All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.

-Edge all beds with a spade cut edge unless otherwise noted.

-All backfill around plant material should be removed during planting.

-All wire baskets and stakes should be removed during planting.

-Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.

-All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.

-Tree wrap, if used, is to be installed by November 1 and to be removed by April 1.

Village of Hobart Design Standards:

Article XIII PPD #1: Centennial Centre at Hobart District: 295-140

D.(2)(b) Tree size, spacing and frequency requirements shall be determined per land use, site plan configurations and as deemed appropriate by Village staff and the Site Review Committee during the site review procedure.

Proposed for review: One tree per 30 lineal feet, or fraction thereof, of street frontage

West Frontage	=	387'	/	30	=	13 Trees Required 13 Trees Provided
North Frontage	=	296'	/	30	=	10 Trees Required 10 Trees Provided

Total Lot Area = 1.91 Acres - 83,295 Sq.Ft.
Total Green Space = .86 Acres - 37,355 Sq.Ft. (44.9%)

No.	Date	By	Revision Notes

Project Address

Hobart Commercial Development
Larsen Orch Pkwy & Centerline Drive
Hobart, WI 54155

elevate outdoor

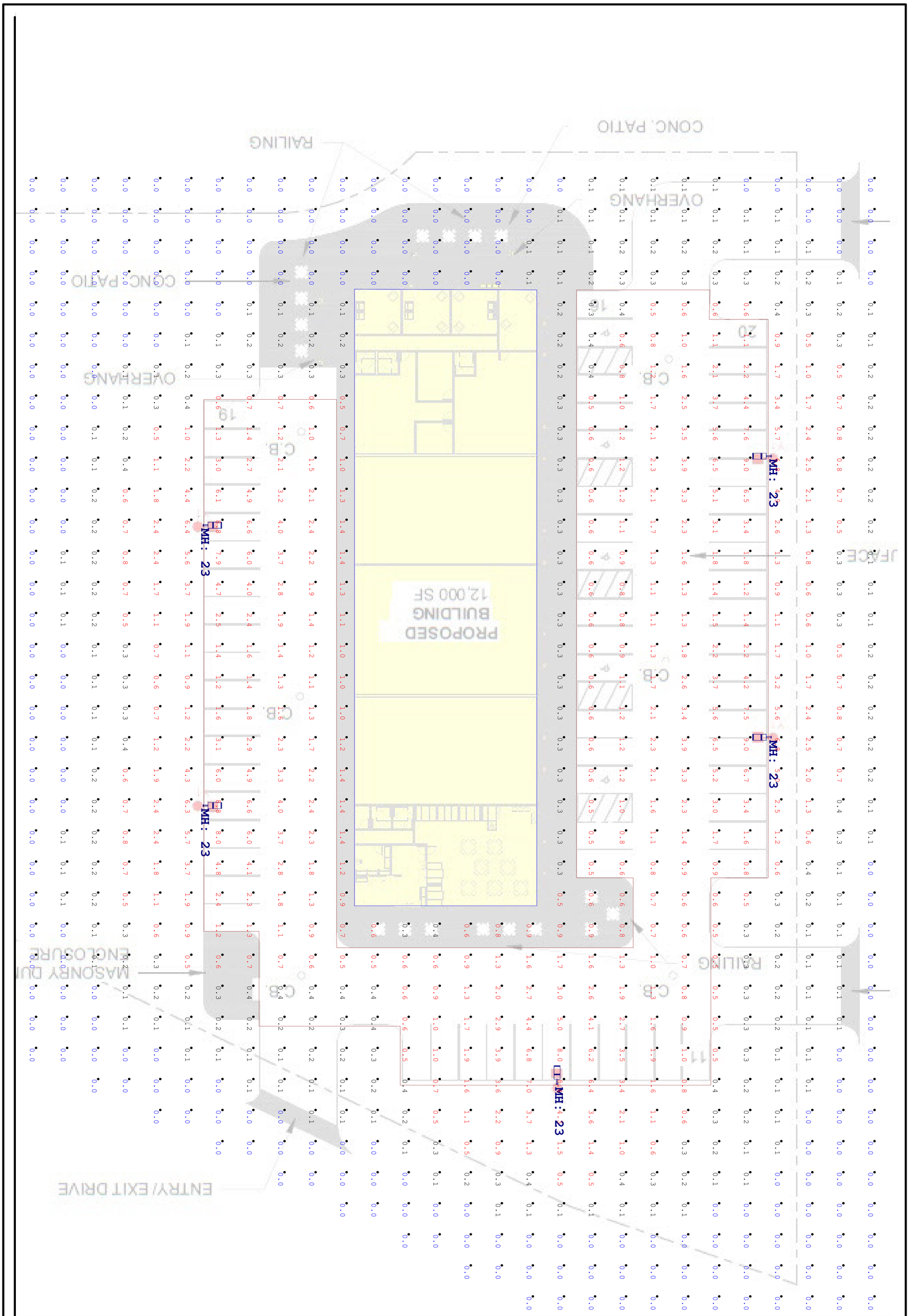
Design Firm
Elevate Outdoor LLC.
1112 Bryan Road
O'Fallon, Missouri 63366

Consultant
Mark Gawriluk
Member APLD

Project Title
Hobart Commercial Development

Sheet Title
Landscape Plan

Project Manager	Project ID
Drawn By: MVG	Scale: 1" = 30'
Reviewed By	Sheet No.: L-1
Date: 9/2/2025	of 1



BAY Electrical Solutions

Prepared For:
Viking
Steve Grunenwald

Job Name:
Hobart Retail Exterior
Lighting Layout
Version A

Scale: as noted

Date:8/28/2025

Filename: Viking Hobart Retail Exterior.AGI

Drawn By: Andrew Kuehn

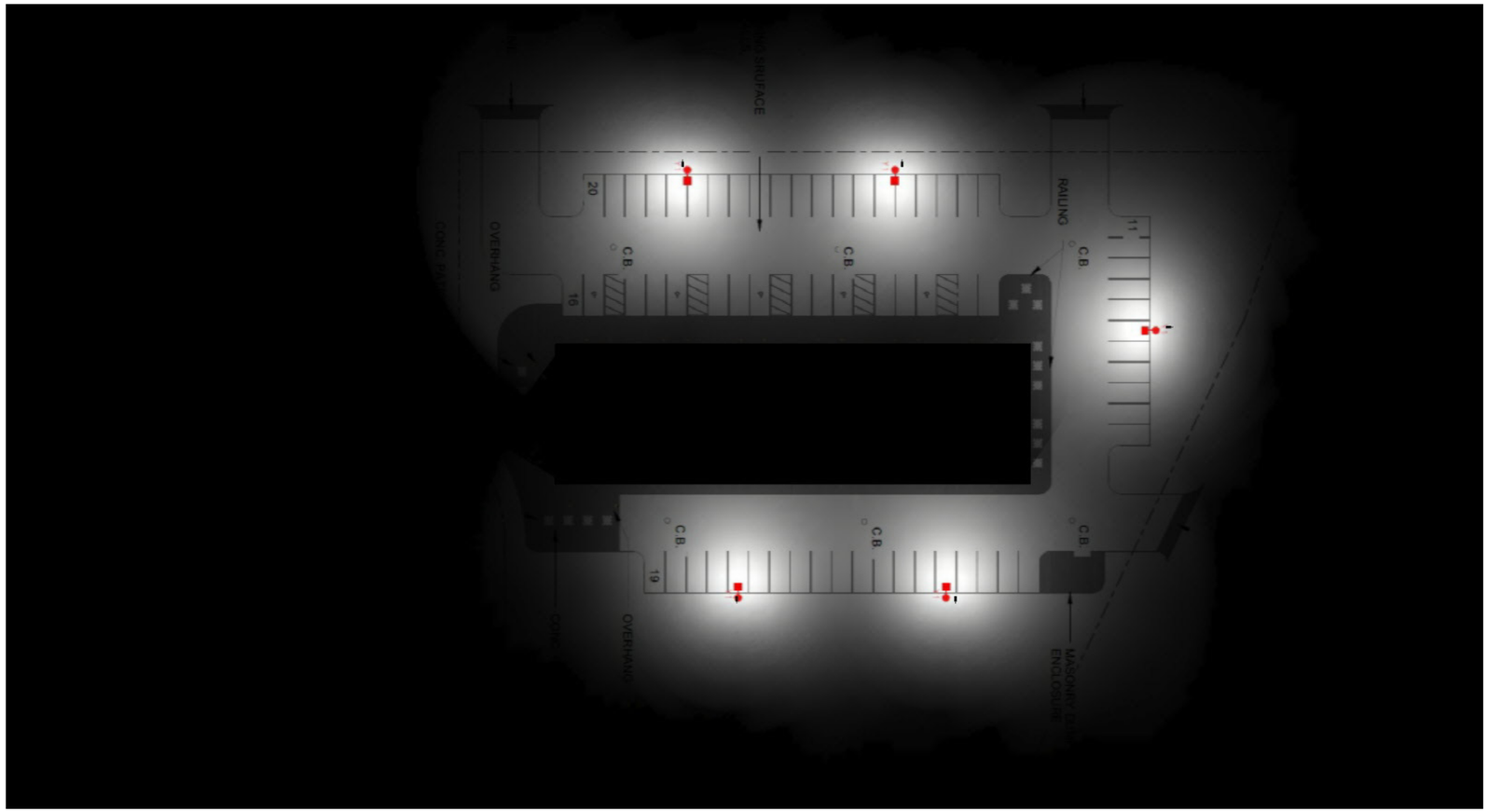
The Lighting Analysis, eLayout, Energy Analysis and/or Visual Simulation (“Lighting Design) provided by Bay Elec represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by Bay Elec and therefore actual measured results may vary from the actual field conditions. BAY ELEC recommends that design parameters and other information be field verified to reduce variation. BAY ELEC neither warrantees, either implied or stated with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. BAY ELEC neither warranties, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design intent as compliant with any applicable regulatory code requirements with the exception of those specifically stated on drawings created and submitted by BAY ELEC. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intendedfor construction nor as being part of a project’s construction documentation package.

Filename: C:\Users\Inside Sales\Documents\Andrew\AGI32\2025\August\Viking Hobart Retail Exterior.AGI

Calculation Summary										
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**
Planar_Planar	Illuminance	Fc	0.92	9.0	0.0	N.A.	N.A.	Readings taken at ground	10	10
Parking Calcs	Illuminance	Fc	2.31	9.0	0.2	11.55	45.00	Readings taken at ground		

Luminaire Schedule									
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**Lum. Lumens**	**Arr. Lum. Lumens**	**LLF**	**Description**	**Lum. Watts**	**Arr. Watts**
	5	A	A17-4T150+RHS1	Single	17532	17532	1.000	150w, 4000K, Type IV, Shielded	149.17	149.17

Expanded Luminaire Location Summary						
LumNo	**Tag**	**X**	**Y**	**MTG HT**	**Orient**	**Tilt**
1	A	294.5	293.25	23	270	0
2	A	385	293.25	23	270	0
3	A	496.75	224.25	23	180	0
4	A	407	110.25	23	90	0
5	A	316.75	110.25	23	90	0
Total Quantity: 5						



NOTES:
* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of the designer.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

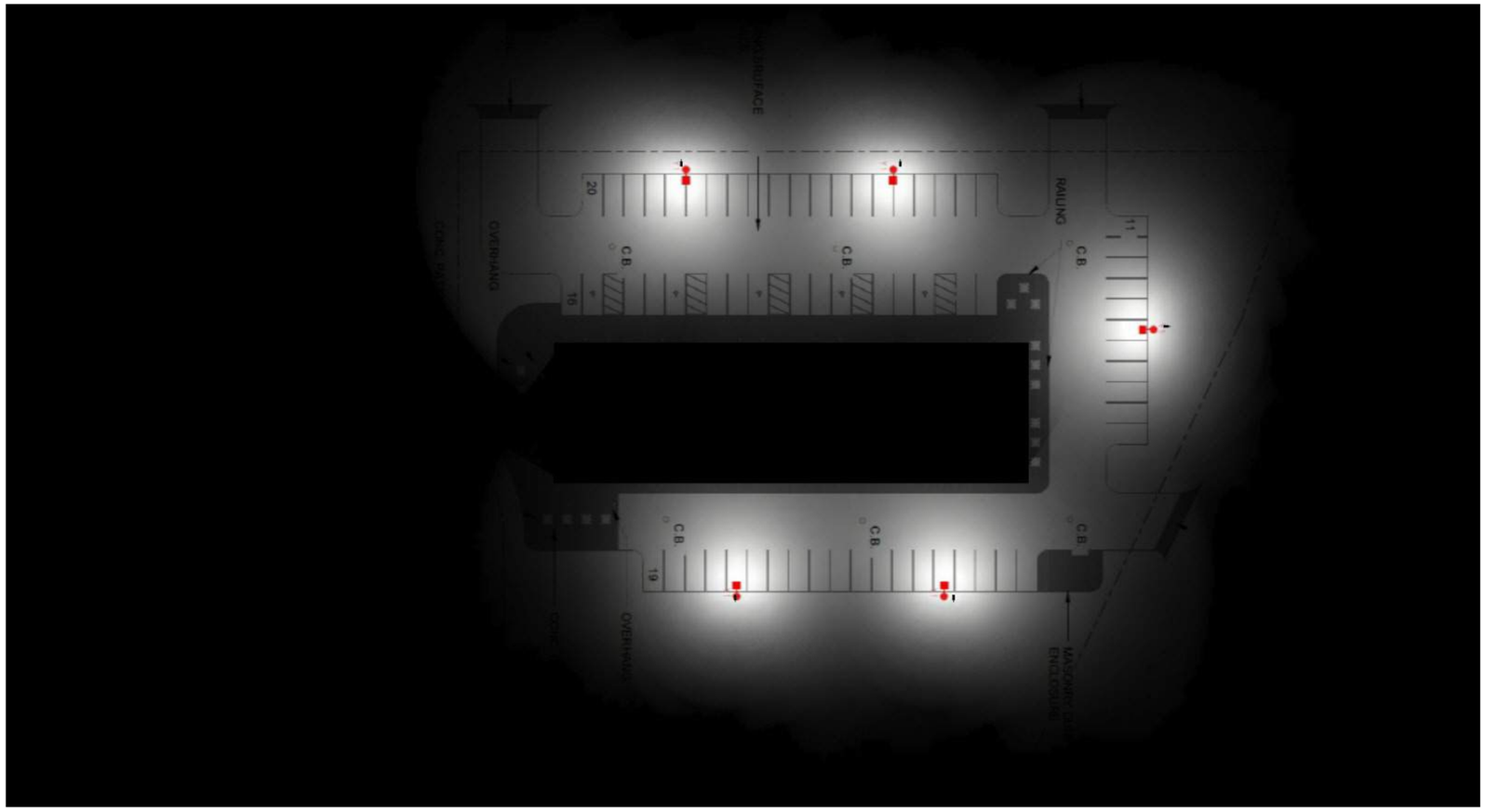
* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal Patents issued or pending apply.

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5	A	316.75	110.25	23	90	0
Total Quantity: 5						



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A17-4T150



Color: Bronze

Weight: 8.8 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	1.21A/0.97A/0.81A
208V	0.70A/0.56A/0.47A
240V	0.63A/0.51A/0.42A
277V	0.53A/0.45A/0.38A
Input Watts	98.6-149.4W

LED Info

Watts	150/120/100W
Color Temp	3000/4000/5000K
Color Accuracy	81-84 CRI
L70 Lifespan	100,000 Hours
Lumens	15,460-22,709 lm
Efficacy	141.3-164 lm/W

Technical Specifications

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:
Ingress protection rating of IP65 for dust and water

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-9QTSKY (Outdoor Pole/Arm-Mounted Area and Roadway Luminaires)S-K0NXRS (Architectural Flood and Spot Luminaires)

Electrical

Driver:
150W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 1.21A, 208V: 0.70A, 240V: 0.63A, 277V: 0.53A
120W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.97A, 208V: 0.56A, 240V: 0.51A, 277V: 0.45A
100W: Constant Current, Class 1, 120-277V, 50/60 Hz, 120V: 0.81A, 208V: 0.47A, 240V: 0.42A, 277V: 0.38A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
3.01% at 120V, 5.56% at 277V

Power Factor:
99.88% at 120V, 95.4% at 277V

Surge Protection:
6 kV

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Construction

IES Classification:
The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Cold Weather Starting:
The minimum starting temperature is -40°F (-40°C)

Maximum Ambient Temperature:
Suitable for use in up to 104°F (40°C)

Lens:
Polycarbonate lens

Housing:
Die-cast aluminum housing, lens frame and mounting arm

Vibration Rating:
3G vibration rating per ANSI C136.31

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A17-4T150

Technical Specifications (continued)

Effective Projected Area (Without Shield):
1 Fixture: 0.60 ft^2
2 Fixtures at 90°: 0.86 ft^2
2 Fixtures at 180°: 1.21 ft^2
3 Fixtures at 90°: 1.47 ft^2
4 Fixtures at 90°: 1.47 ft^2

Effective Projected Area (With Shield):
1 Fixture: 0.64 ft^2
2 Fixtures at 90°: 1.14 ft^2
2 Fixtures at 180°: 1.28 ft^2
3 Fixtures at 90°: 1.8 ft^2
4 Fixtures at 90°: 1.8 ft^2

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

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Installation

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Optical

BUG Rating:
B3 U0 G3

Other

5-Year Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

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A17-4T150

RAB

Ordering Matrix

Family		Distribution	Wattage/Lumens	Mounting	Color Temp	Finish	Driver	Options
A17	–	4T	150					
		4T = Type IV **5T =** Type V **3T =** Type III	**70 =** 70/60/50W **100 =** 100/80/60W **150 =** 150/120/100W **200 =** 200/180/160W **300 =** 300/240/200W **375 =** 375/300/240W **480 =** 480/400/320W	**SF =** Slipfitter (Factory installed SF available in 150W) [1] **Blank =** Universal Pole Mount	**Blank =** 3000/4000/5000K CCT Adjustable	**Blank =** Bronze	**Blank =** 120-277V, 0-10V Dimming **/480 =** 480V, 0-10V Dimming	**Blank =** No Option **/3PRS =** 3-pin Receptacle and Shorting Cap **/7PRS =** 7-pin Receptacle and Shorting Cap **/MVS =** Microwave Motion Sensor **/LCBS =** Lightcloud Blue w/PIR Sensor **/LCBS/MVS =** Lightcloud Blue w/MVS Sensor

[1] *1Slipfitter Mount available on 150W only*

Type II distribution available as special order.

Wall mount and roadway arm mount available as optional accessories.

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