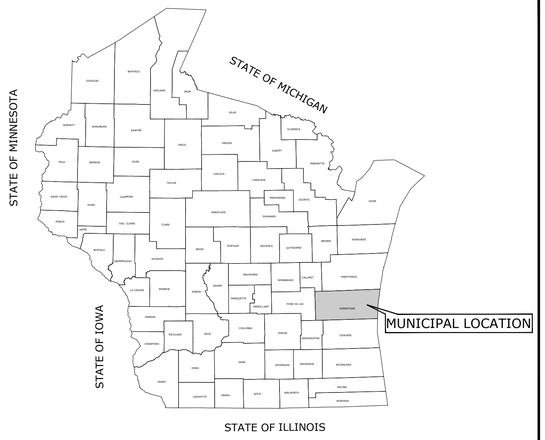


LOCATION MAP

N.T.S.

LAND DEVELOPMENT PLANS FOR PROJECT MALIBU - SHEBOYGAN WI ISSUED FOR PERMIT

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081



VICINITY MAP

SCALE: 1"=800'

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C5.04 LANDSCAPE PLAN
~~C5.100 LANDSCAPE PLAN NOTES~~
~~C5.101 LANDSCAPE PLAN DETAILS~~

CAD FILE: G2501450-00

BL PROJECT NUMBER: 2501450

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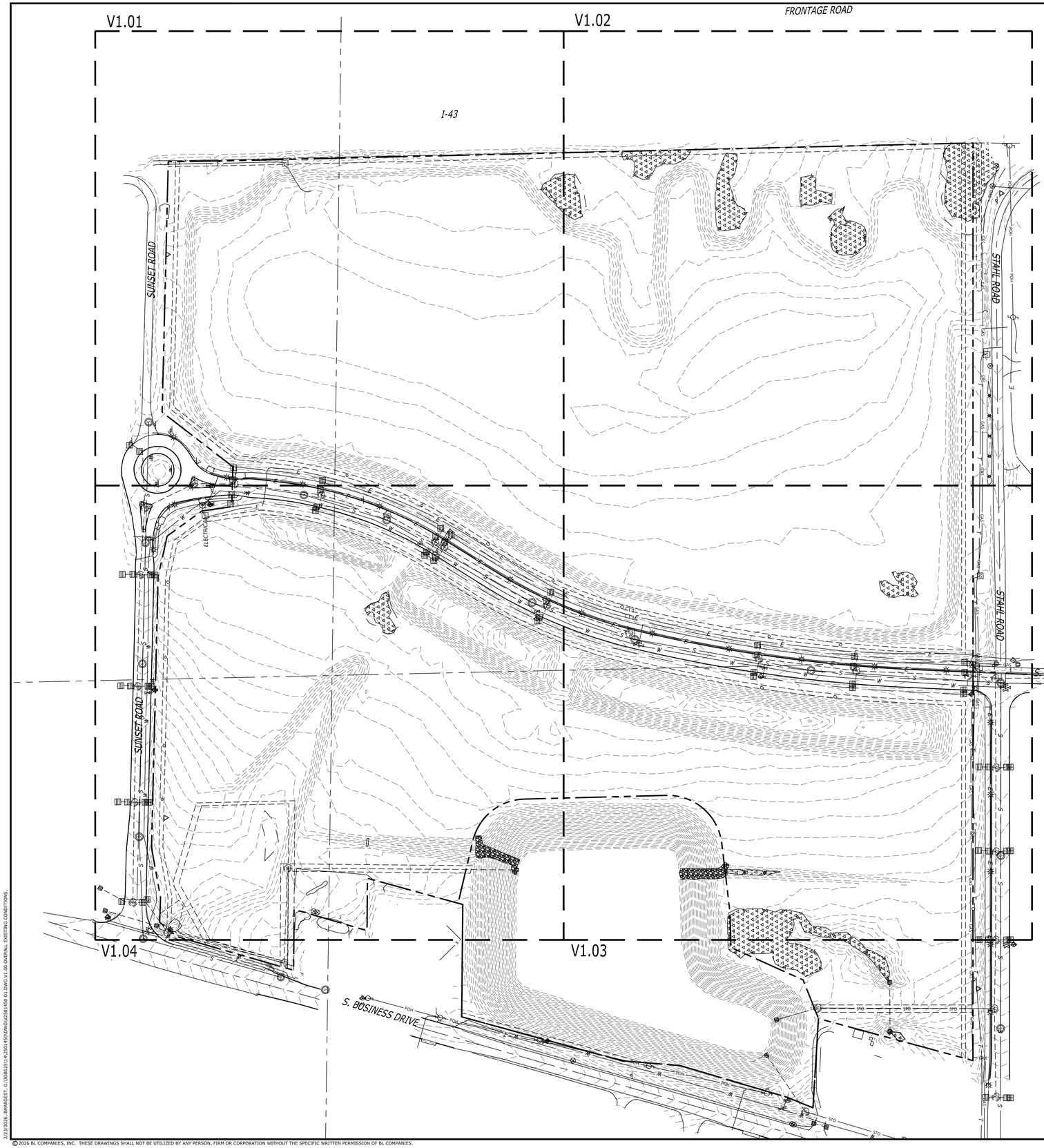
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ATLANTA, GEORGIA 30339

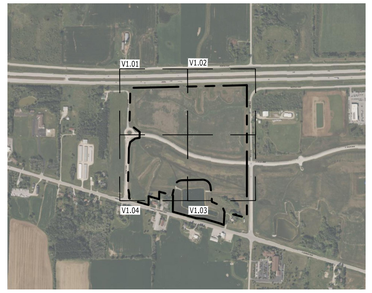
OWNER:

CITY OF SHEBOYGAN
828 CENTER AVENUE, SUITE 208
SHEBOYGAN, WI 53081

DATES

ISSUE DATE: 02/23/2026
REVISION:





KEY MAP

1" = 1000'

GENERAL NOTES

1. THE LEGAL DESCRIPTION ON AND DEPICTION OF THE SUBJECT PROPERTY CONTAINED IN THE SURVEY DESCRIBED AND DEPICT THE SAME PROPERTY DESCRIBED IN THE LEGAL DESCRIPTIONS CONTAINED IN THAT CERTAIN TITLE COMMITMENT REPORTED ON CHICAGO TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER WI250480SC HAVING A COMMITMENT DATE OF SEPTEMBER 3, 2025.

2. MONUMENTS SET AS SHOWN HEREON (TABLE A, ITEM 1)

3. ADDRESS OF SUBJECT PROPERTY: NO ADDRESS AVAILABLE (TABLE A, ITEM 2)

4. SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS "ZONE X" (AREA OF MINIMAL FLOOD HAZARD) WHEN SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NUMBER 55117C0342F, DATED APRIL 2, 2009 (TABLE A, ITEM 3)

5. SUBJECT PROPERTY CONTAINS 2,715,701 SQ. FT. OR 62.35 ACRES MORE OR LESS. (TABLE A, ITEM 4)

6. ELEVATIONS DERIVED BY USING NAVD83 (NORTH AMERICAN VERTICAL DATUM 2012) DATUM. NGS BENCHMARK PID - DE7593: VERTICAL CONTROL DISK SET IN TOP OF CONCRETE MONUMENT, BEING AT THE SOUTHEAST CORNER OF LAKESHORE DRIVE & BLACK RIVER ROAD, WITH AN ELEVATION = 586.98 (FEET). (TABLE A, ITEM 5)
   PROJECT BENCHMARKS:
   - FLAG BOLT OF HYDRANT. (HYDRANT IS AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SOUTH BUSINESS DRIVE & SUNSET ROAD) ELEVATION: 701.77'.
   - BURY BOLT OF HYDRANT. (HYDRANT IS AT THE NORTHEAST CORNER OF THE INTERSECTION OF SOUTH TAYLOR DRIVE & SUNSET ROAD) ELEVATION: 725.07'.
   - FLAG BOLT OF HYDRANT. (HYDRANT IS AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH TAYLOR DRIVE & STAHL ROAD) ELEVATION: 719.26'.
   - FLAG BOLT OF HYDRANT. (HYDRANT IS ON THE NORTH SIDE OF STAHL ROAD, APPROXIMATELY 529 FEET FROM THE CENTERLINE OF SOUTH TAYLOR DRIVE) ELEVATION: 710.08'.

7. BEARINGS FOR THIS SURVEY ARE BASED ON THE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), SHEBOYGAN COUNTY, NAD83 (2012) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

8. PROPERTY IS CURRENTLY ZONED SI (SUBURBAN INDUSTRIAL DISTRICT). BASED ON INFORMATION PROVIDED BY BL COMPANIES. (TABLE A, ITEM 6 (A))

LOT REQUIREMENTS	*PARKING REQUIREMENTS*
- *MINIMUM LOT AREA = 1 ACRES*	- *BUILDING SIZE = NONE REQUIRED*
- *MINIMUM LOT WIDTH = 60 FEET*	- *PARKING REQUIRED = T.B.D.*
- *MINIMUM LOT FRONTAGE = NONE REQUIRED*	- *MINIMUM HANDICAPPED PARKING SPACES REQUIRED = 8 SPACES*
- *MINIMUM FRONT SETBACK = 25 FEET*	- *MINIMUM PARKING DIMENSIONS = 9 FEET X 18.5 FEET*
- *MINIMUM SIDE SETBACK = 10 FEET*	- *MINIMUM LOADING DIMENSIONS = 10 FEET X 55 FEET*
- *MINIMUM REAR SETBACK = 25 FEET*	- *MINIMUM ISLE WIDTH = 26 FEET - 2-WAY*
- *MAXIMUM BUILDING HEIGHT = 50 FEET*	- *MINIMUM FRONT SETBACK = 25 FEET*
- *MINIMUM LANDSCAPE SURFACE RATIO = 25 PERCENT*	- *MINIMUM SIDE SETBACK = 10 FEET*
- *MAXIMUM BUILDING COVERAGE = NONE REQUIRED*	- *MINIMUM REAR SETBACK = 25 FEET*
	- *MINIMUM INTERIOR LANDSCAPING = T.B.D.*

(SETBACK LIMITS ARE NOT SHOWN ON SHEET 1 OF 2 DUE TO UNCERTAINTY WITH FRONT/SIDE/REAR LOT DIRECTION)

9. THERE WERE NO BUILDING STRUCTURES OBSERVED ON THE SUBJECT PROPERTIES AT THE TIME OF THE SURVEY. (TABLE A, ITEM 7(A) & 7(B)).

10. ALL SUBSTANTIAL FEATURES OBSERVED DURING THIS SURVEY ARE PRESENTED ON PAGE 1 OF 2. (TABLE A, ITEM 8).

11. THERE WERE NO PARKING PARKING SPACES, AREAS, LOT OR STRUCTURES OBSERVED AT THE TIME OF THIS SURVEY. (TABLE A, ITEM 9)

12. LOCATED UTILITY MARKINGS PER DIGGERS HOTLINE TICKETS #20254006170, #20254006181, #20254006183, #20254006188, #20254006194, #20254006200 AND BLVD PROJECT WI_SHEBOYGAN DATED 10/14/2025. ALSO REQUESTED FACILITY MAPS THOUGHT DIGGERS HOTLINE PLANNING PRINT TICKETS #20253911729, #20253911784, #20253911805, #20253911831, #20253911847 AND #20253911871. (TABLE A, ITEM 11(A)(B))

13. ADJACENT OWNERSHIP INFORMATION SHOWN PER MILWAUKEE COUNTY GIS APPLICATIONS. (TABLE A, ITEM 13)

14. THE SUBJECT PARCELS ARE ADJACENT TO STAHL ROAD, S TAYLOR DRIVE AND SUNSET ROAD (TABLE A, ITEM 14)

15. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, OR OUTSIDE BUILDING CONSTRUCTION AT THE TIME OF THIS SURVEY. (TABLE A, ITEM 16)

16. AS OF THE DATE OF THIS SURVEY, THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, PER CITY OF SHEBOYGAN AND SHEBOYGAN COUNTY. AS OF THE DATE OF THE FIELD WORK WAS COMPLETED FOR THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (TABLE A, ITEM 17)

17. THERE ARE NO OFFSITE EASEMENTS OR SERVITUDE'S BENEFITTING OR BURDENING THE SUBJECT PROPERTY. (TABLE A, ITEM 18)

18. THERE WERE NO OBSERVED CURB CUTS OR FIELD ENTRANCES FOR LOTS 1 OR 2 TO ACCESS TO THE PUBLIC RIGHT-OF-WAY. LOT 1 IS ADJOINING S. TAYLOR DRIVE, STAHL ROAD, SOUTHPOINT DRIVE AND I 43 (I 43 IS ACCESS RESTRICTED). LOT 2 IS ADJOINING S. TAYLOR DRIVE, STAHL ROAD, BUSINESS DRIVE (CTH OK) AND SOUTHPOINT DRIVE.

19. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, SANITARY LANDFILL OR CEMETERY.

20. WETLAND LINES AND AREAS SHOWN HEREON ARE FROM U.S. ARMY CORPS OF ENGINEERS REGULATORY FILE 2017-04192-JLK WITH AN APPROVAL DATE OF APRIL 1, 2024. MAPPED ARES ARE FROM TRC ENVIRONMENTAL CORPORATION FROM NOVEMBER 2023 ON PROJECT NUMBER 565403.

21. THERE ARE NO OBSERVABLE PARTY WALLS AND NO OBSERVABLE ABOVE GROUND ENCROACHMENTS EITHER (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENT OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY, EXCEPT AS OTHERWISE SHOWN HEREON.

22. OCCUPATION AND USE BY ADJACENT PROPERTIES AS STATED BELOW:
   A.) A LONG THE SOUTH LINE OF TAX ID 59030458971, THERE IS A GRAVEL DRIVEWAY EXTENDING 7.8 FEET SOUTH FOR 132.9 FEET ALONG THE PROPERTY LINE OF LOT 2 OF THE SUBJECT PROPERTY AS SHOWN.
   B.) A LONG THE WEST LINE OF TAX ID 59030458960, THERE IS A MOWED OPEN AREA AND 2-3-INCH TRUNK SIZED PLANTED TREES EXTENDING INTO LOT 2 OF THE SUBJECT PROPERTY AS SHOWN.
   C.) WEST LINE OF TAX ID 59030458960, THERE IS A MOWED PATH WITH A WOODEN BRIDGE ABOUT 5 FEET WIDE WITHIN LOT 2 OF THE SUBJECT PARCEL AS SHOWN.

23. ~~*SHEBOYGAN COUNTY CERTIFIED SURVEY MAP RECORDED AUGUST 8, 2002, IN VOLUME 18, PAGES 297-299, AND AS DOCUMENT NUMBER 1544774. SHOW UTILITY EASEMENT LINES AROUND SAID LOT 1 AND ARE SHOWN ON THIS ALTA/NSPS LAND TITLE SURVEY MAP. SAID CERTIFIED SURVEY MAP DOES NOT CONTAIN AN OWNER'S CERTIFICATE AND ANY EASEMENTS SHOWN ON THE CERTIFIED SURVEY MAP MAY NOT BE VALID WITHOUT AN ADDITIONAL DOCUMENT TRANSFERING THE EASEMENTS INTERESTS. THERE WERE NO ADDITIONAL DOCUMENTS RELATED TO THE EASEMENT LINES SHOWN ON SAID MAP IN THE TITLE REPORT.*~~ *REMOVED BY SURVEYOR. CERTIFIED SURVEY MAP IN DOCUMENT 2061659 IN VOLUME 28, PAGE 331 HAS EASEMENT RELEASE LANGUAGE AND SIGNATURE FROM THE MUNICIPALITY WITH RIGHT OF ENFORCEMENT.*

24. *STORM WATER POND COLLECTS WATER FROM AREAS THAT ARE OFF SITE OF THE SUBJECT PROPERTY BOUNDARY.*

25. *THE SUBJECT PROPERTY HAS ACCESS TO PUBLIC UTILITIES FROM THE PUBLIC STREETS ADJACENT TO THE SUBJECT PROPERTY.*

26. *THE SUBJECT PROPERTY ABUTS, WITHOUT GAPS GORES OR STRIPS, AND HAS VEHICULAR AND PEDESTRIAN INGRESS TO AND EGRESS FROM STAHL ROAD, S TAYLOR DRIVE AND SUNSET ROAD, WHICH ARE COMPLETED, DEDICATED AND ACCEPTED PUBLIC RIGHTS OF WAY.*

27. *EXCEPT AS SHOWN AND NOTED ON THIS SURVEY, BASED ON A CAREFUL PHYSICAL INSPECTION OF THE SUBJECT PROPERTY AND MATTERS OF RECORD OR PROVIDED BY THE TITLE COMPANY OR CLIENT, THERE ARE NO VISIBLE:*
   27.1. *HEIGHT OR BULK RESTRICTIONS, SETBACK LINES, PARKING REQUIREMENTS, PARTY WALLS, ENCROACHMENTS OR OVERHANGS OF ANY IMPROVEMENTS UPON ANY EASEMENT, RIGHT-OF-WAY OR ADJACENT LAND OR ENCROACHMENT OF THE IMPROVEMENTS LOCATED ON ADJACENT LAND ONTO THE SUBJECT PROPERTY, OTHER THAN AS NOTED ON THE ENCROACHMENT TABLE; OR*
   27.2. *EASEMENTS, RIGHTS-OF-WAY, PARTY WALLS, OR BUILDING STRUCTURES OR OTHER IMPROVEMENTS, CONFLICTS, OFFICIALLY DESIGNATED 100 YEAR FLOOD PLAINS OR FLOOD PRONE AREAS, SPRINGS, STREAMS, CREEKS, RIVERS, PONDS, LAKES, CEMETERIES OR BURIAL GROUNDS*

28. *EXCEPT AS SHOWN ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY FOR UTILITIES, DRAINAGE, STRUCTURAL SUPPORT OR INGRESS OR EGRESS.*

29. *THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITHIN TOLERANCE OF THE STATE OF WISCONSIN MINIMUM REQUIREMENTS.*
   LOT 1: CLOSURE OF 0.003 FEET BEING 1 FOOT IN 1,646,600 FEET.
   LOT 2: CLOSURE OF 0.029 FEET BEING 1 FOOT IN 192,850 FEET.

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=100'
Project No.	2501450
Date	02/23/2026

CAD File: V2501450-01

Title

OVERALL EXISTING CONDITIONS

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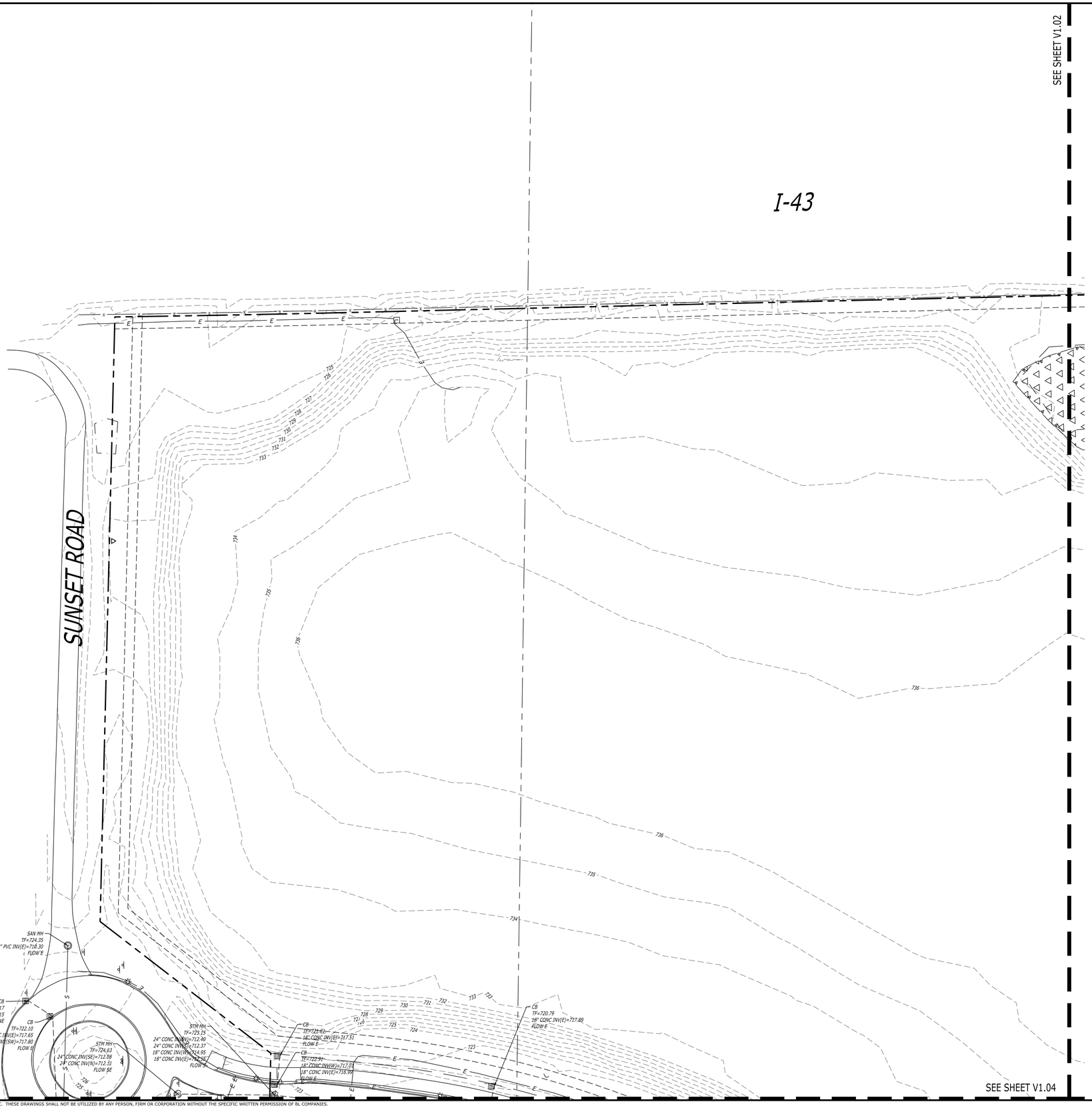
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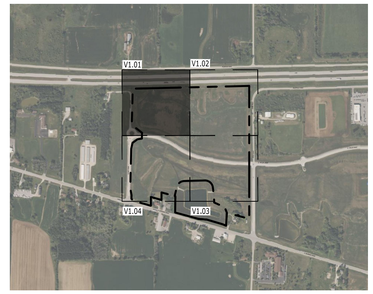
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2/23/2026, BHARGEST, G:\JOBS\2501450\DWG\V2501450-01 OVERALL EXISTING CONDITIONS.V1.00

Xref (s) : XB2501450-00 , XC2501450-01 , XC2501450-00 , XC2501450-10





KEY MAP

1" = 1000'

EXISTING CONDITIONS LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	EASEMENT LINE
E	ELECTRIC LINE
G	GAS LINE
W	WATER LINE
S	SANITARY SEWER LINE
T	TELECOMMUNICATIONS LINE
OH	OVERHEAD ELECTRIC LINE
	STORM SEWER
	1" X 18" IRON PIPE WITH WESTWOOD CAP WEIGHING 1.68 LBS/LIN. FOOT SET
	FOUND 1" IRON PIPE UNLESS NOTED OTHERWISE
	BENCHMARK
	POWER POLE
	SANITARY SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WOOD POST
	BORING HOLE
	WELL
	GAS METER
	ELECTRIC METER
	STORM/SANITARY MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE PEDESTAL
	CONTROL POINT
	ROAD SIGN
	LIGHT POLE
	BOLLARD
	DECIDUOUS TREE
	CONIFEROUS TREE
TP	TOP OF PAVEMENT
	TREE AND BRUSH LINE
( )	PREVIOUSLY RECORDED
POH	OVER HEAD POWER LINE
SAN	UNDERGROUND SANITARY SEWER LINE
PUG	UNDERGROUND ELECTRIC LINE
WAT	UNDERGROUND WATER LINE
TUG	UNDERGROUND TELEPHONE LINE
STO	UNDERGROUND STORM LINE
FO	UNDERGROUND FIBER OPTIC LINE
GAS	UNDERGROUND GAS LINE
	EDGE OF GRAVEL
FMLN	FENCE LINE
TC	BACK OF CURB
+500.0	SPOT ELEVATION
	LOT SETBACK LINE
	WETLANDS EDGE LINE (SEE NOTE 19)
	WETLANDS (SEE NOTE 19)
	STORM WATER RIP RAP
	CONCRETE

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Disc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026
CAD File:	V2501450-01

Title

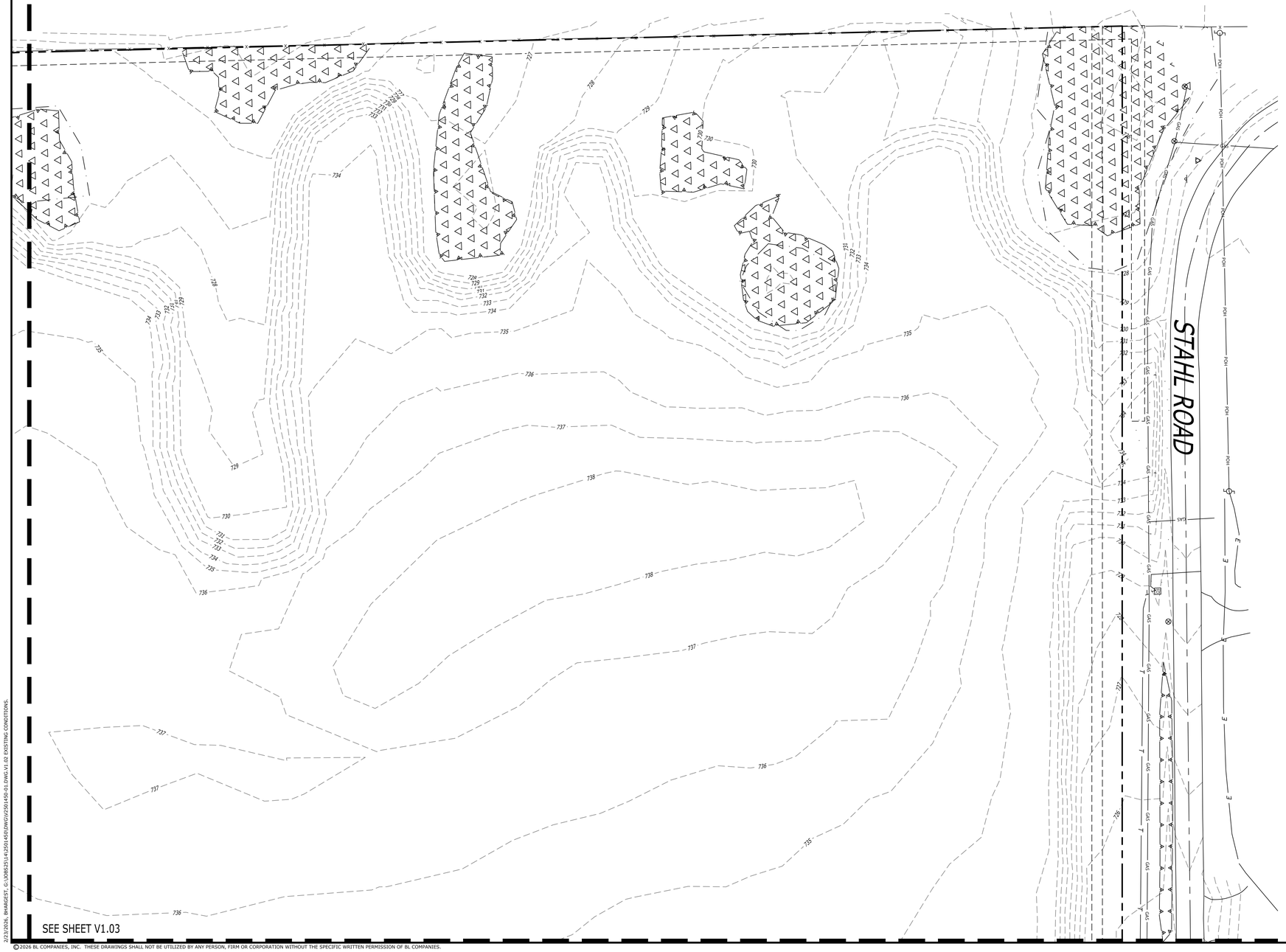
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Sheet No.

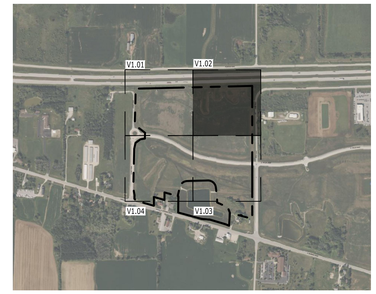
V1.01

Xref (s) : XB2501450-00 , X2250145O-01 , XC2501450-00 , XC2501450-01

SEE SHEET V1.01



SEE SHEET V1.03



KEY MAP

1" = 1000'

EXISTING CONDITIONS LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	EASEMENT LINE
E	ELECTRIC LINE
G	GAS LINE
W	WATER LINE
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GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: V2501450-01

Title

EXISTING CONDITIONS

Sheet No.

V1.02

Xref [G]: XREDV1450-00 ; XC2501450-01 ; XC2501450-00 ; XC2501450-10

SEE SHEET V1.02

SEE SHEET V1.04

STAHL ROAD

S.





KEY MAP

1" = 1000'

EXISTING CONDITIONS LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	EASEMENT LINE
E	ELECTRIC LINE
G	GAS LINE
W	WATER LINE
S	SANITARY SEWER LINE
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	GAS METER
	ELECTRIC METER
	STORM/SANITARY MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE PEDESTAL
	CONTROL POINT
	ROAD SIGN
	LIGHT POLE
	BOLLARD
	DECIDUOUS TREE
	CONIFEROUS TREE
TP	TOP OF PAVEMENT
	TREE AND BRUSH LINE
( )	PREVIOUSLY RECORDED
POH	OVER HEAD POWER LINE
SAN	UNDERGROUND SANITARY SEWER LINE
PUG	UNDERGROUND ELECTRIC LINE
WAT	UNDERGROUND WATER LINE
TUG	UNDERGROUND TELEPHONE LINE
STO	UNDERGROUND STORM LINE
FO	UNDERGROUND FIBER OPTIC LINE
GAS	UNDERGROUND GAS LINE
	EDGE OF GRAVEL
FMLN	FENCE LINE
TC	BACK OF CURB
+500.0	SPOT ELEVATION
	LOT SETBACK LINE
	WETLANDS EDGE LINE (SEE NOTE 19)
	WETLANDS (SEE NOTE 19)
	STORM WATER RIP RAP
	CONCRETE

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

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(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B..L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: V2501450-01

Title

EXISTING CONDITIONS

Sheet No.

V1.03

Xref [G:\...\X2501450-01 ; X2501450-02 ; X2501450-03 ; XC2501450-10]

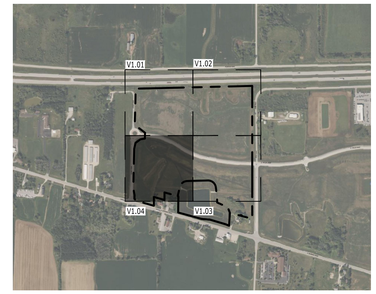
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SEE SHEET V1.01

SEE SHEET V1.03



KEY MAP

1" = 1000'

EXISTING CONDITIONS LEGEND

	PROPERTY LINE
	RIGHT OF WAY
	EASEMENT LINE
E	ELECTRIC LINE
G	GAS LINE
W	WATER LINE
S	SANITARY SEWER LINE
T	TELECOMMUNICATIONS LINE
OH	OVERHEAD ELECTRIC LINE
	STORM SEWER
○	1" X 18" IRON PIPE WITH WESTWOOD CAP WEIGHING 1.68 LBS/LIN. FOOT SET
●	FOUND 1" IRON PIPE UNLESS NOTED OTHERWISE
	BENCHMARK
	POWER POLE
	SANITARY SEWER MANHOLE
	WATER VALVE
	FIRE HYDRANT
	WOOD POST
	BORING HOLE
	WELL
	GAS METER
	ELECTRIC METER
	STORM/SANITARY MANHOLE
	ELECTRIC MANHOLE
	TELEPHONE PEDESTAL
	CONTROL POINT
	ROAD SIGN
	LIGHT POLE
	BOLLARD
	DECIDUOUS TREE
	CONIFEROUS TREE
TP	TOP OF PAVEMENT
	TREE AND BRUSH LINE
( )	PREVIOUSLY RECORDED
POH	OVER HEAD POWER LINE
SAN	UNDERGROUND SANITARY SEWER LINE
PUG	UNDERGROUND ELECTRIC LINE
WAT	UNDERGROUND WATER LINE
TUG	UNDERGROUND TELEPHONE LINE
STO	UNDERGROUND STORM LINE
FO	UNDERGROUND FIBER OPTIC LINE
GAS	UNDERGROUND GAS LINE
	EDGE OF GRAVEL
FMLN	FENCE LINE
TC	BACK OF CURB
+500.0	SPOT ELEVATION
	LOT SETBACK LINE
	WETLANDS EDGE LINE (SEE NOTE 19)
	WETLANDS (SEE NOTE 19)
	STORM WATER RIP RAP
	CONCRETE

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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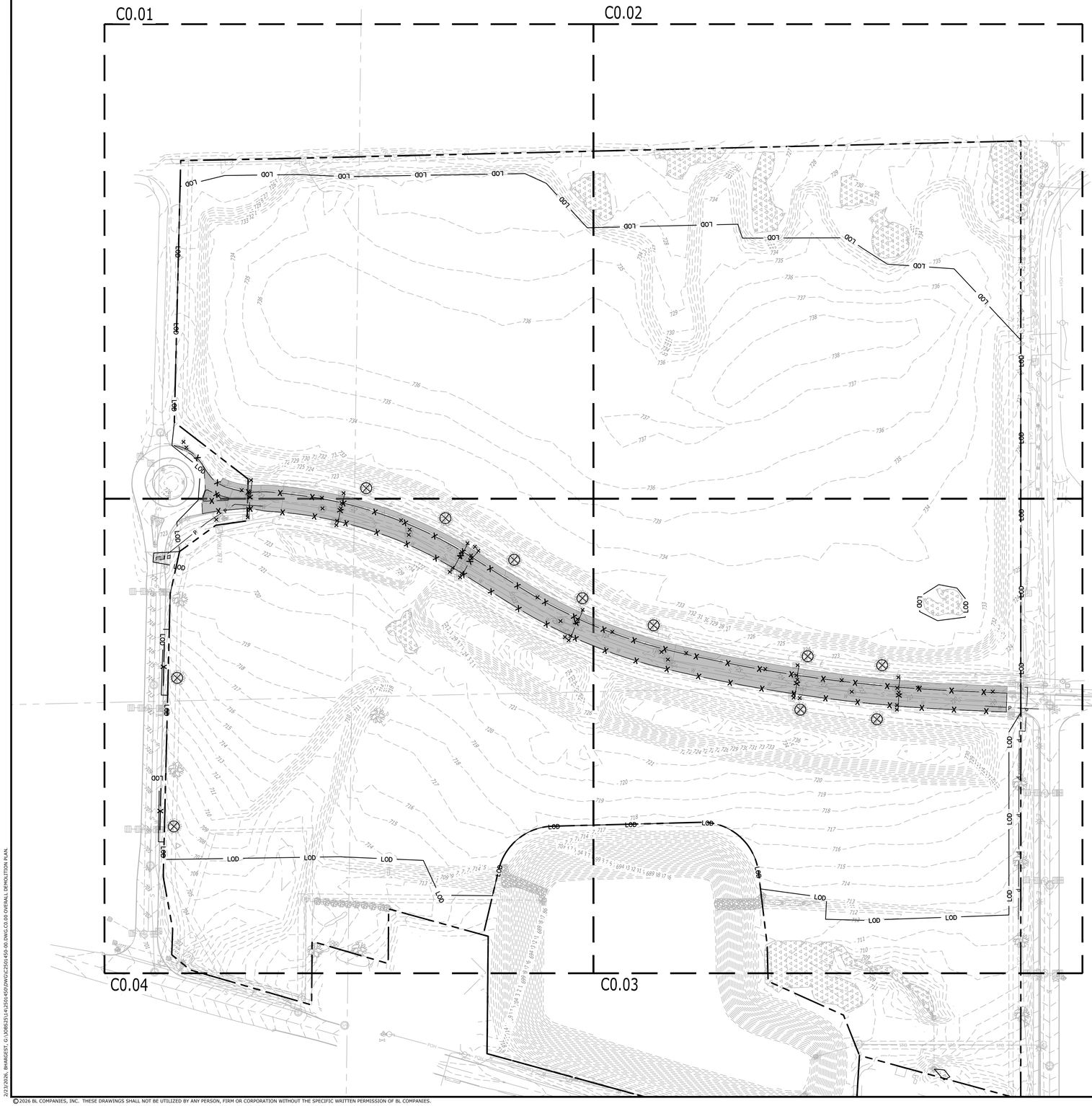
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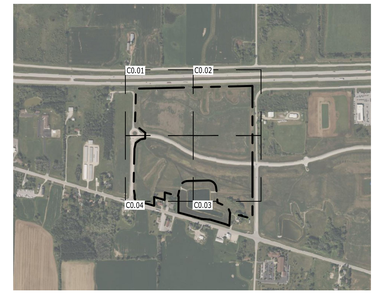
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V1.04

223/2026, BHAGEIST, G:\2025\2501450\DWG\V2501450-01 DWG, V1.04 EXISTING CONDITIONS.

Xref (s) : XB2501450-00 ; XC2501450-00 , XC2501450-10





KEY MAP

1" = 1000'

DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- LIMIT OF TREE AND VEGETATION CLEARING
- P — P — PROTECT EXISTING UTILITY LINE
- REMOVE AND DISPOSE OF CURB, WALL, UTILITY, FENCE, GUIDERAIL OR OTHER ENTITY
- REMOVE AND DISPOSE OF SIGN, HYDRANT, LIGHT POLE, FIXTURE, ETC.
- REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- REMOVE AND DISPOSE OF EXISTING TREE, SHRUB AND/OR STUMP
- S — PROTECT EXISTING TREE/SHRUB TO REMAIN

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

Architecture
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Land Surveying

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REVISIONS

No.	Date	Desc.

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Reviewed	T.B.D
Scale	1"=100'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-00

Title

OVERALL
DEMOLITION PLAN

Sheet No.

C0.00

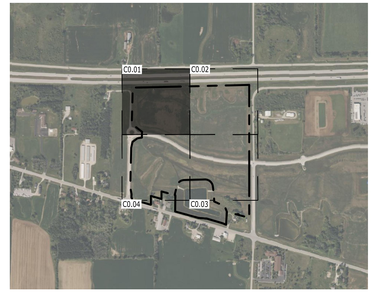
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SEE SHEET C0.02



KEY MAP

1" = 1000'

DEMOLITION LEGEND

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- REMOVE AND DISPOSE OF EXISTING TREE, SHRUB AND/OR STUMP
- S — PROTECT EXISTING TREE/SHRUB TO REMAIN

EXISTING WETLAND TO BE PROTECTED

EXISTING UNDERGROUND ELECTRIC LINE TO BE ABANDONED IN PLACE.

LIMIT OF CURB REMOVAL

EXISTING SIGNS TO BE REMOVED (TYP.)

EXISTING LIGHT POLES AND ASSOCIATED UNDERGROUND UTILITIES TO BE REMOVED BY CITY OF SHEBOYGAN PRIOR TO CONSTRUCTION.

EXISTING CURB TO BE REMOVED

EXISTING STORM STRUCTURE TO REMAIN AND BE PROTECTED.

SAN MH
TF=724.35
8" PVC INV(E)=716.30
FLOW E

CB
TF=722.17
18" CONC INV(NE)=718.15
FLOW NE

CB
TF=722.10
18" CONC INV(E)=717.65
18" CONC INV(SW)=717.80
FLOW E

STM MH
TF=723.35
12" CONC INV(N)=712.90
12" CONC INV(S)=712.37
10" CONC INV(W)=714.95
12" CONC INV(E)=714.55
FLOW E

STM MH
TF=724.03
24" CONC INV(SE)=712.08
24" CONC INV(N)=712.36
FLOW SE

CB
TF=721.81
18" CONC INV(E)=717.51
FLOW E

CB
TF=722.91
18" CONC INV(W)=717.01
18" CONC INV(E)=716.91
FLOW E

CB
TF=720.79
18" CONC INV(E)=717.69
FLOW E

SEE SHEET C0.04

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-00

Title

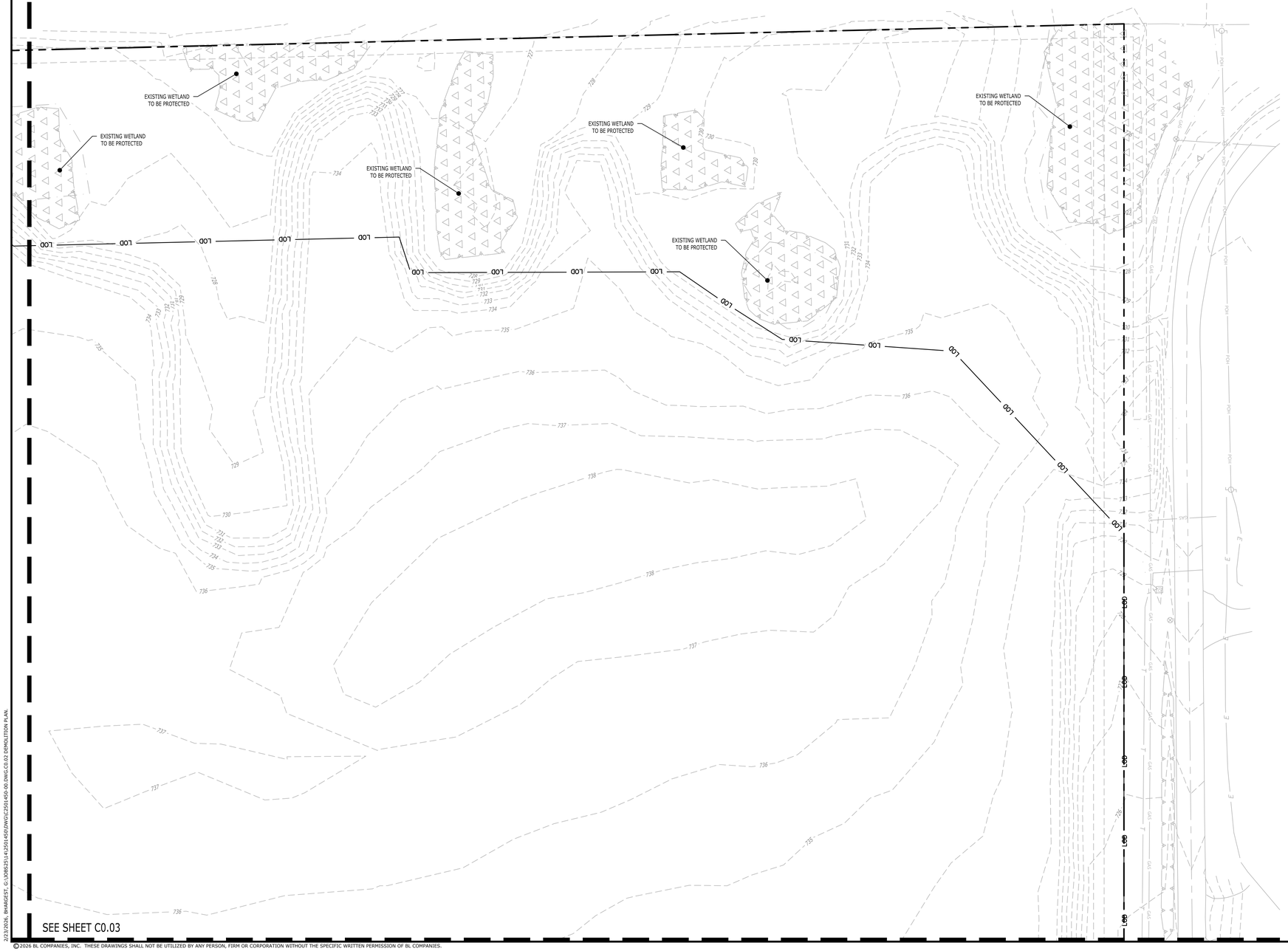
DEMOLITION PLAN

Sheet No.

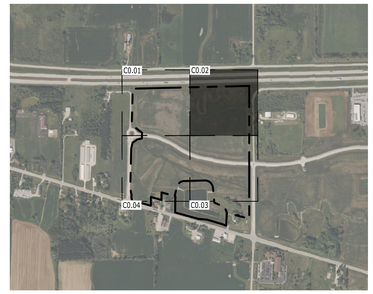
C0.01

Xref $0: ; XR2501450-00 ; XZ2501450-01 ; XC2501450-00 ; XC2501450-01

SEE SHEET C0.01



SEE SHEET C0.03



KEY MAP

1" = 1000'

DEMOLITION LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- LIMIT OF TREE AND VEGETATION CLEARING
- P — P — PROTECT EXISTING UTILITY LINE
- X — X — X — REMOVE AND DISPOSE OF CURB, WALL, UTILITY, FENCE, GUIDERAIL OR OTHER ENTITY
- X — REMOVE AND DISPOSE OF SIGN, HYDRANT, LIGHT POLE, FIXTURE, ETC.
- REMOVE AND DISPOSE OF EXISTING BITUMINOUS CONCRETE PAVEMENT STRUCTURE
- REMOVE AND DISPOSE OF EXISTING TREE, SHRUB AND/OR STUMP
- S — PROTECT EXISTING TREE/SHRUB TO REMAIN

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File:
C2501450-00

Title

DEMOLITION PLAN

Sheet No.

C0.02

Xref's: - XB2501450-00 , XC2501450-01 , XC2501450-02 , XC2501450-03 ,

SEE SHEET C0.02

SEE SHEET C0.04

EXISTING LIGHT POLES AND ASSOCIATED UNDERGROUND UTILITIES TO BE REMOVED BY CITY OF SHEBOYGAN PRIOR TO CONSTRUCTION.

EXISTING CURB TO BE REMOVED

EXISTING WATER MAIN TO BE ABANDONED IN PLACE.

EXISTING SANITARY MANHOLE TO BE REMOVED AND CONNECTED PIPES TO BE PLUGGED.

EXISTING FIRE HYDRANT AND VALVES TO BE REMOVED. MATERIALS TO BE GIVEN TO CITY OF SHEBOYGAN WATER DEPT.

EXISTING WETLAND TO BE PROTECTED

LOD

LIMIT OF CURB REMOVAL

EXISTING STORM STRUCTURES TO REMAIN AND BE PROTECTED

EXISTING STORM LINE TO BE PLUGGED

EXISTING SANITARY LINE TO PLUGGED

EXISTING WATER MAIN TO REMAIN AND BE PROTECTED.

EXISTING FIRE HYDRANT TO REMAIN AND BE PROTECTED.



KEY MAP

1" = 1000'

DEMOLITION LEGEND

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- S — PROTECT EXISTING TREE/SHRUB TO REMAIN

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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REVISIONS

No.	Date	Desc.

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Scale	1"=40'
Project No.	2501450
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CAD File:
C2501450-00

Title

DEMOLITION PLAN

Sheet No.

C0.03

Xref: \$0; XREF\$0-00 : XC2501450-01 : XC2501450-00 : XC2501450-01

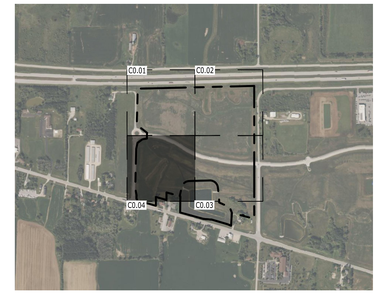
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SEE SHEET C0.01

SEE SHEET C0.03



KEY MAP

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DEMOLITION LEGEND

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GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

Architecture
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DEMOLITION PLAN

Sheet No.

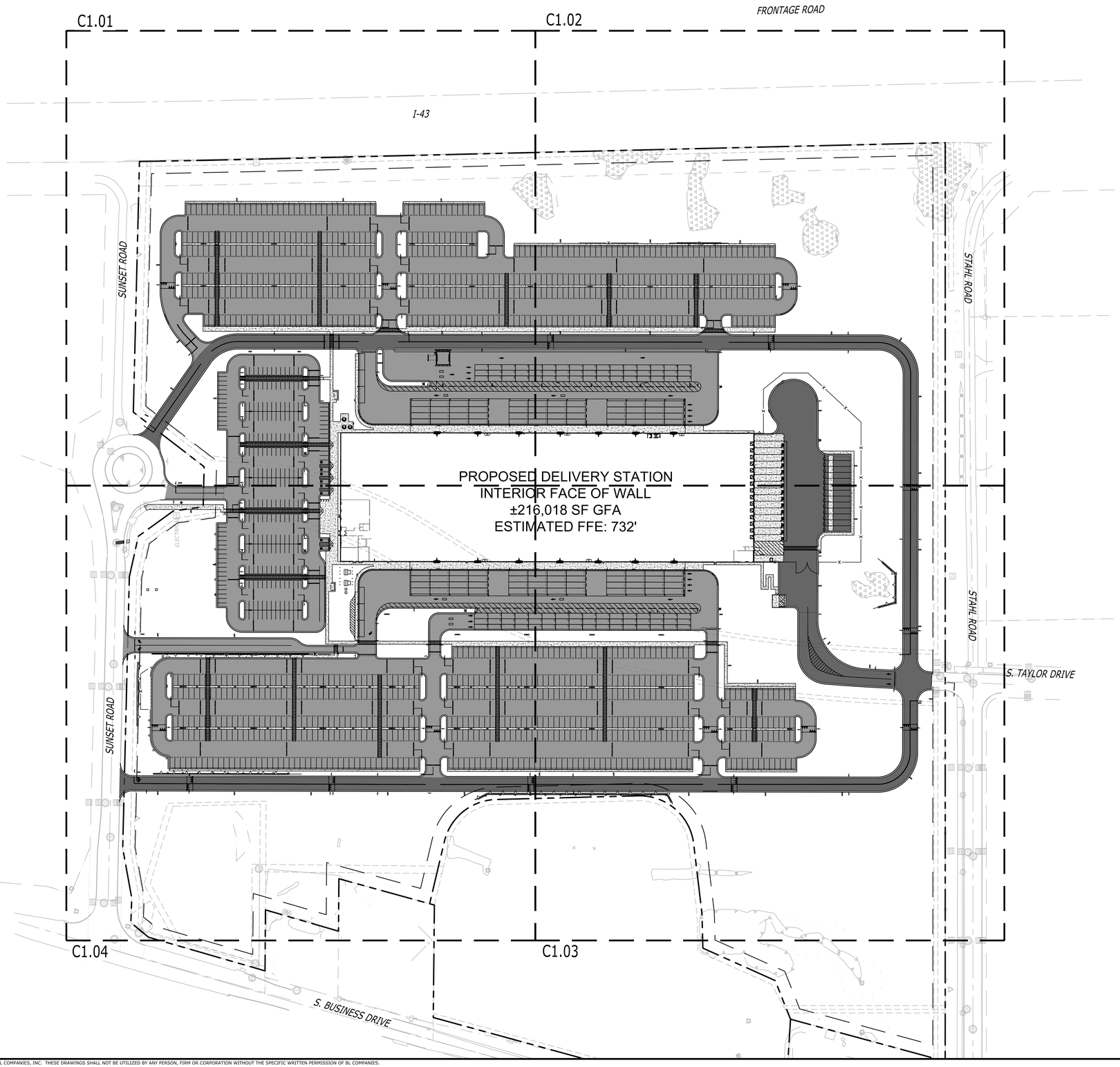
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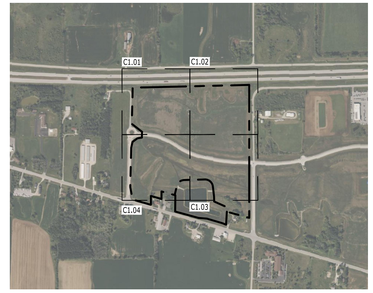
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Xref \$0: ; XB2501450-00 ; XZ2501450-01 ; XC2501450-00 ; XK2501450-01





KEY MAP

1" = 1000'

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROVIDE AND INSTALL CURB & GUTTER
- DEPRESSED CURB AND GUTTER
- PROVIDE AND INSTALL RETAINING WALL
- PROVIDE AND INSTALL FENCING AS INDICATED ON PLAN
- PROVIDE AND INSTALL CONCRETE PAVEMENT
- PROVIDE AND INSTALL STANDARD ASPHALT PAVEMENT
- PROVIDE AND INSTALL HEAVY DUTY ASPHALT PAVEMENT
- PROVIDE AND INSTALL SIGN. SEE SIGNAGE AND STRIPING PLAN FOR SIGN TYPE.
- PROPOSED LIGHT POLE AND BASE
- KEYNOTE, SEE KEYNOTE LEGEND

ZONING INFORMATION

LOCATION: CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN			
ZONE: SI (SUBURBAN INDUSTRIAL DISTRICT)			
USE: DISTRIBUTION CENTER (CONDITIONAL USE)			
ITEM	REQUIREMENTS	PROPOSED	VARIANCE
MINIMUM LOT AREA	1 ACRE	2,715,702 S.F. (62.34 AC.)	NO
MINIMUM LOT WIDTH	60 FEET	±507 FEET	NO
MINIMUM LOT FRONTAGE	N/A	±1,015 FEET	NO
MINIMUM FRONT SETBACK	25 FEET	±275 FEET	NO
MINIMUM SIDE SETBACK	10 FEET	±557 FEET	NO
MINIMUM REAR SETBACK	25 FEET	N/A	NO
MAXIMUM BUILDING HEIGHT	50 FEET	44.5 FEET	NO
MAXIMUM BUILDING COVERAGE	N/A	±8 PERCENT	NO
MINIMUM LANDSCAPE SURFACE RATIO	25 PERCENT	>25 PERCENT	NO

PARKING INFORMATION

ITEM	REQUIREMENTS	PROPOSED	VARIANCE
BUILDING SIZE	N/A	±216,018 S.F.	NO
PARKING REQUIRED	DISTRIBUTION CENTER: TOTAL REQUIRED = TBD	252 SPACES (STANDARD SIZE)	NO
MINIMUM ADA PARKING SPACES REQUIRED	8 SPACES	8 SPACES	NO
MINIMUM PARKING DIMENSIONS	9 FEET X 18.5 FEET (INCLUDING 1.5' CURB OVERHANG)	9 FEET X 18.5 FEET	NO
MINIMUM LOADING DIMENSIONS	10 FEET X 55 FEET	13.5 FEET X 60 FEET	NO
MINIMUM AISLE WIDTH	26 FEET - 2-WAY	26 FEET - 2-WAY	NO
MINIMUM FRONT SETBACK	10 FEET	±45 FEET	NO
MINIMUM SIDE SETBACK	5 FEET	±82 FEET	NO
MINIMUM REAR SETBACK	5 FEET	N/A	NO
MINIMUM INTERIOR LANDSCAPING	80 LANDSCAPING POINTS PER 10,000 S.F. OF PAVED AREA OR 20 PARKING STALLS		NO

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

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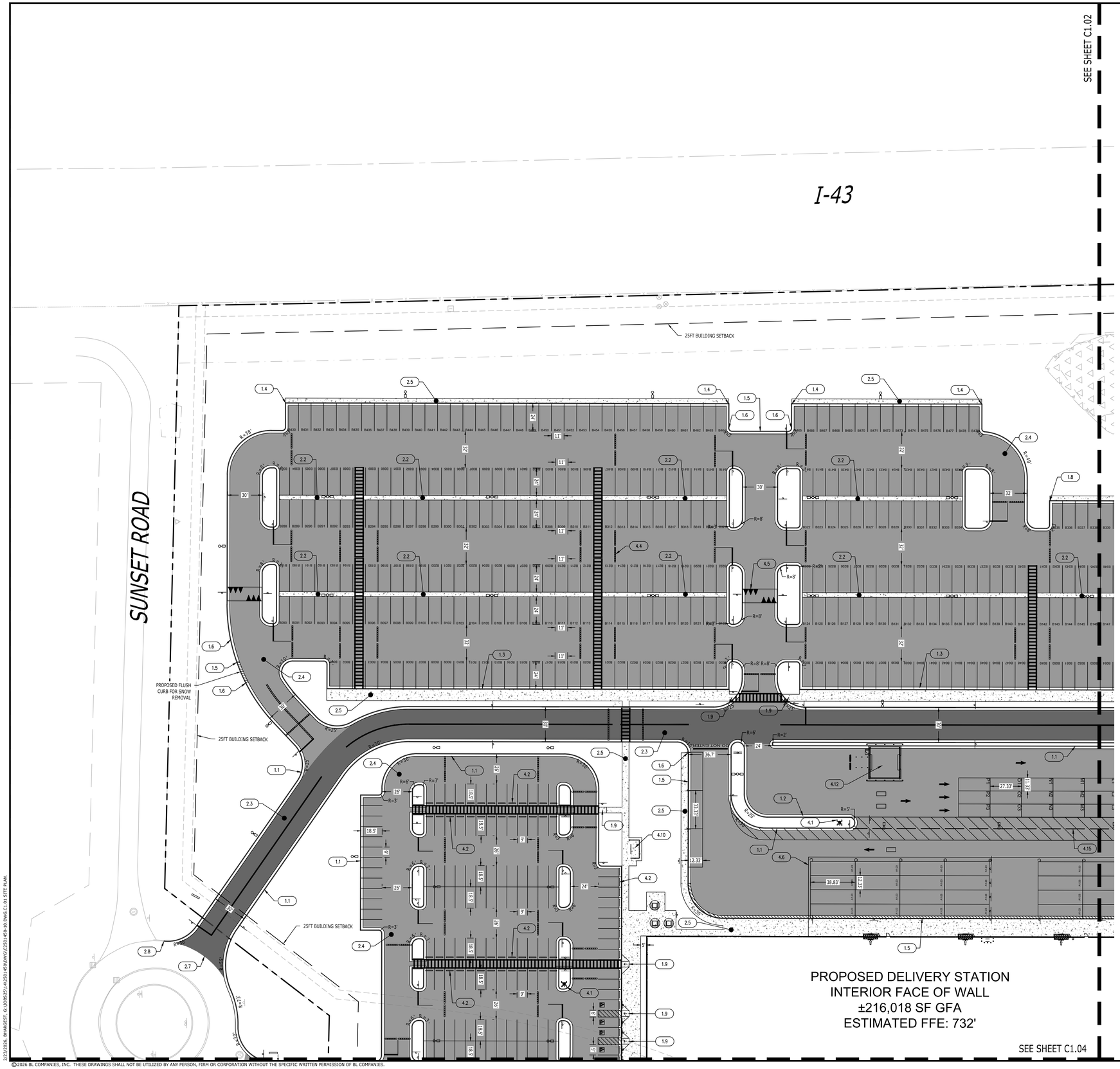
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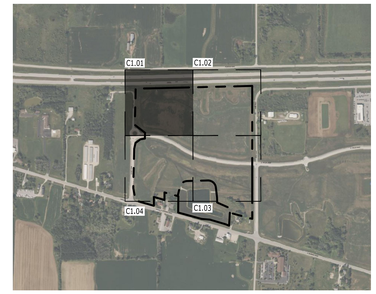
OVERALL SITE PLAN

Sheet No.

C1.00

Xref (s): : XB2501450-00 ; XZ2501450-01 ; XC2501450-10 ; XC2501450-00





KEY MAP

1" = 1000'

KEYNOTE LEGEND

CURB TYPE LEGEND

KEY	NAME
1.1	PROPOSED 6" CONCRETE CURB & 2' WIDE CONCRETE GUTTER
1.2	PROPOSED 6" CONCRETE CURB AND 2' GUTTER WITH REVERSE SLOPE GUTTER
1.3	PROPOSED 6" INTEGRAL CONCRETE CURB AND 2' GUTTER WITH SIDEWALK
1.4	PROPOSED 6" INTEGRAL CONCRETE CURB AND 2' REVERSE SLOPE GUTTER WITH SIDEWALK
1.5	PROPOSED 0" CURB REVEAL
1.6	PROPOSED TRANSITION 6" CURB TO 0" CURB REVEAL
1.7	PROPOSED 1' WIDE CURB GATE POCKET
1.8	CURB AND GUTTER TRANSITION
1.9	PROPOSED ADA CURB RAMP
1.10	PROPOSED TRANSITION 12" CURB TO 6" CURB
1.11	PROPOSED 12" CURB

PAVEMENT TYPE LEGEND

KEY	NAME
2.1	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
2.2	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
2.3	PROPOSED HEAVY DUTY ASPHALT CONCRETE PAVEMENT
2.4	PROPOSED STANDARD ASPHALT CONCRETE PAVEMENT
2.5	PROPOSED CONCRETE SIDEWALK
2.6	SAWCUT EXISTING PAVEMENT
2.7	MEET EXISTING PAVEMENT
2.8	MEET EXISTING CURB AND GUTTER

FENCE LEGEND

KEY	NAME
3.1	PROPOSED 8' SECURITY CHAINLINK FENCE
3.2	PROPOSED 40' WIDE DOUBLE SWINGING GATE
3.3	PROPOSED 5' CHAINLINK PEDESTRIAN FENCE
3.4	PROPOSED GUARD RAIL

SITE FURNISHINGS LEGEND

KEY	NAME
4.1	PROPOSED 6" BOLLARD (TYP.)
4.2	PROPOSED WHEELSTOP
4.3	PROPOSED DUMPSTER ENCLOSURE
4.4	PROPOSED BITUMINOUS SPEED BUMP (TYP.)
4.5	PROPOSED BITUMINOUS SPEED HUMP (TYP.)
4.6	PROPOSED CANOPY (SEE ASMEP PLANS)
4.7	PROPOSED BIKE RACK
4.8	PROPOSED STAIRS (SEE ASMEP PLANS)
4.9	PROPOSED RIDE-SHARE SHELTER
4.10	PROPOSED SMOKERS SHELTER
4.11	PROPOSED YARD SPILL KIT
4.12	PROPOSED AVI STRUCTURE
4.13	PROPOSED ELECTRICAL EQUIPMENT PAD (SEE ASMEP PLAN)
4.14	OUTDOOR FURNISHING (BY OTHERS)
4.15	JERSEY BARRIERS, PAINTED SAFETY YELLOW (TYP.)
4.16	PROPOSED TRANSFORMER BOLLARD
4.17	PROPOSED EV CHARGER AND BOLLARDS (4), SEE ASMEP PLANS

SITE PLAN LEGEND

PROPERTY LINE

BUILDING SETBACK

PROVIDE AND INSTALL CURB & GUTTER

DEPRESSED CURB AND GUTTER

PROVIDE AND INSTALL RETAINING WALL

PROVIDE AND INSTALL FENCING AS INDICATED ON PLAN

PROVIDE AND INSTALL CONCRETE PAVEMENT

PROVIDE AND INSTALL STANDARD ASPHALT PAVEMENT

PROVIDE AND INSTALL HEAVY DUTY ASPHALT PAVEMENT

PROVIDE AND INSTALL SIGN. SEE SIGNAGE AND STRIPING PLAN FOR SIGN TYPE.

PROPOSED LIGHT POLE AND BASE

1.1 KEYNOTE, SEE KEYNOTE LEGEND

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-10

Title

SITE PLAN

Sheet No.

C1.01

Ref (s) : XREF01450-01 , XC2501450-01 , XC2501450-10 , XC2501450-00

2/23/2026, BHAGUEST, G:\JOBS\2501\41\2501450\DWG\C2501450-10.DWG,C1.01 SITE PLAN.

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SEE SHEET C1.01



KEY MAP

1" = 1000'

25FT BUILDING SETBACK

PROPOSED 90 LF RETAINING WALL

PROPOSED FLUSH CURB FOR SNOW REMOVAL

PROPOSED TRUCK YARD WALL, SEE ASMEP PLANS

STAHL ROAD

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

SEE SHEET C1.03

KEYNOTE LEGEND

CURB TYPE LEGEND

KEY	NAME
1.1	PROPOSED 6" CONCRETE CURB & 2' WIDE CONCRETE GUTTER
1.2	PROPOSED 6" CONCRETE CURB AND 2' GUTTER WITH REVERSE SLOPE GUTTER
1.3	PROPOSED 6" INTEGRAL CONCRETE CURB AND 2' GUTTER WITH SIDEWALK
1.4	PROPOSED 6" INTEGRAL CONCRETE CURB AND 2' REVERSE SLOPE GUTTER WITH SIDEWALK
1.5	PROPOSED 0" CURB REVEAL
1.6	PROPOSED TRANSITION 6" CURB TO 0" CURB REVEAL
1.7	PROPOSED 1' WIDE CURB GATE POCKET
1.8	CURB AND GUTTER TRANSITION
1.9	PROPOSED ADA CURB RAMP
1.10	PROPOSED TRANSITION 12" CURB TO 6" CURB
1.11	PROPOSED 12" CURB

PAVEMENT TYPE LEGEND

KEY	NAME
2.1	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
2.2	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
2.3	PROPOSED HEAVY DUTY ASPHALT CONCRETE PAVEMENT
2.4	PROPOSED STANDARD ASPHALT CONCRETE PAVEMENT
2.5	PROPOSED CONCRETE SIDEWALK
2.6	SAWCUT EXISTING PAVEMENT
2.7	MEET EXISTING PAVEMENT
2.8	MEET EXISTING CURB AND GUTTER

FENCE LEGEND

KEY	NAME
3.1	PROPOSED 8' SECURITY CHAINLINK FENCE
3.2	PROPOSED 40' WIDE DOUBLE SWINGING GATE
3.3	PROPOSED 5' CHAINLINK PEDESTRIAN FENCE
3.4	PROPOSED GUARD RAIL

SITE FURNISHINGS LEGEND

KEY	NAME
4.1	PROPOSED 6" BOLLARD (TYP.)
4.2	PROPOSED WHEELSTOP
4.3	PROPOSED DUMPSTER ENCLOSURE
4.4	PROPOSED BITUMINOUS SPEED BUMP (TYP.)
4.5	PROPOSED BITUMINOUS SPEED HUMP (TYP.)
4.6	PROPOSED CANOPY (SEE ASMEP PLANS)
4.7	PROPOSED BIKE RACK
4.8	PROPOSED STAIRS (SEE ASMEP PLANS)
4.9	PROPOSED RIDE-SHARE SHELTER
4.10	PROPOSED SMOKERS SHELTER
4.11	PROPOSED YARD SPILL KIT
4.12	PROPOSED AVI STRUCTURE
4.13	PROPOSED ELECTRICAL EQUIPMENT PAD (SEE ASMEP PLAN)
4.14	OUTDOOR FURNISHING (BY OTHERS)
4.15	JERSEY BARRIERS, PAINTED SAFETY YELLOW (TYP.)
4.16	PROPOSED TRANSFORMER BOLLARD
4.17	PROPOSED EV CHARGER AND BOLLARDS (4), SEE ASMEP PLANS

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROVIDE AND INSTALL CURB & GUTTER
- DEPRESSED CURB AND GUTTER
- PROVIDE AND INSTALL RETAINING WALL
- PROVIDE AND INSTALL FENCING AS INDICATED ON PLAN
- PROVIDE AND INSTALL CONCRETE PAVEMENT
- PROVIDE AND INSTALL STANDARD ASPHALT PAVEMENT
- PROVIDE AND INSTALL HEAVY DUTY ASPHALT PAVEMENT
- PROVIDE AND INSTALL SIGN. SEE SIGNAGE AND STRIPING PLAN FOR SIGN TYPE.
- PROPOSED LIGHT POLE AND BASE
- KEYNOTE, SEE KEYNOTE LEGEND

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-10

Title
SITE PLAN

Sheet No.
C1.02

Xref (s): ; XR3501450-00 ; XZ2501450-01 ; XC2501450-00

2/23/2026, BHAGEST, G:\JOBS\25\1#2501450\DWG\C2501450-10.DWG,C1.02 SITE PLAN,

SEE SHEET C1.02

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

PROPOSED TRUCK YARD WALL W/ SECURITY FENCE. PROPOSED TRUCK YARD WALL, SEE ASMEP PLANS.

PROPOSED 132 LF RETAINING WALL

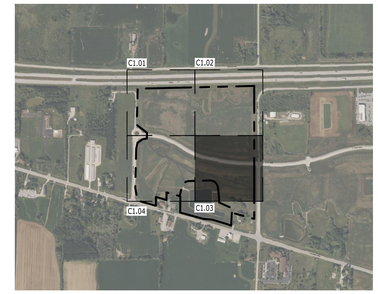
PROPOSED 400 LF RETAINING WALL

PROPOSED FLUSH CURB FOR SNOW REMOVAL

25FT BUILDING SETBACK

STAHL ROAD

SEE SHEET C1.04



KEY MAP
1" = 1000'

KEYNOTE LEGEND

CURB TYPE LEGEND

KEY	NAME
1.1	PROPOSED 6" CONCRETE CURB & 2' WIDE CONCRETE GUTTER
1.2	PROPOSED 6" CONCRETE CURB AND 2' GUTTER WITH REVERSE SLOPE GUTTER
1.3	PROPOSED 6" INTEGRAL CONCRETE CURB AND 2' GUTTER WITH SIDEWALK
1.4	PROPOSED 6" INTEGRAL CONCRETE CURB AND 2' REVERSE SLOPE GUTTER WITH SIDEWALK
1.5	PROPOSED 0" CURB REVEAL
1.6	PROPOSED TRANSITION 6" CURB TO 0" CURB REVEAL
1.7	PROPOSED 1' WIDE CURB GATE POCKET
1.8	CURB AND GUTTER TRANSITION
1.9	PROPOSED ADA CURB RAMP
1.10	PROPOSED TRANSITION 12" CURB TO 6" CURB
1.11	PROPOSED 12" CURB

PAVEMENT TYPE LEGEND

KEY	NAME
2.1	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
2.2	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
2.3	PROPOSED HEAVY DUTY ASPHALT CONCRETE PAVEMENT
2.4	PROPOSED STANDARD ASPHALT CONCRETE PAVEMENT
2.5	PROPOSED CONCRETE SIDEWALK
2.6	SAWCUT EXISTING PAVEMENT
2.7	MEET EXISTING PAVEMENT
2.8	MEET EXISTING CURB AND GUTTER

FENCE LEGEND

KEY	NAME
3.1	PROPOSED 8' SECURITY CHAINLINK FENCE
3.2	PROPOSED 40' WIDE DOUBLE SWINGING GATE
3.3	PROPOSED 5' CHAINLINK PEDESTRIAN FENCE
3.4	PROPOSED GUARD RAIL

SITE FURNISHINGS LEGEND

KEY	NAME
4.1	PROPOSED 6" BOLLARD (TYP.)
4.2	PROPOSED WHEELSTOP
4.3	PROPOSED DUMPSTER ENCLOSURE
4.4	PROPOSED BITUMINOUS SPEED BUMP (TYP.)
4.5	PROPOSED BITUMINOUS SPEED HUMP (TYP.)
4.6	PROPOSED CANOPY (SEE ASMEP PLANS)
4.7	PROPOSED BIKE RACK
4.8	PROPOSED STAIRS (SEE ASMEP PLANS)
4.9	PROPOSED RIDE-SHARE SHELTER
4.10	PROPOSED SMOKERS SHELTER
4.11	PROPOSED YARD SPILL KIT
4.12	PROPOSED AVI STRUCTURE
4.13	PROPOSED ELECTRICAL EQUIPMENT PAD (SEE ASMEP PLAN)
4.14	OUTDOOR FURNISHING (BY OTHERS)
4.15	JERSEY BARRIERS, PAINTED SAFETY YELLOW (TYP.)
4.16	PROPOSED TRANSFORMER BOLLARD
4.17	PROPOSED EV CHARGER AND BOLLARDS (4), SEE ASMEP PLANS

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROVIDE AND INSTALL CURB & GUTTER
- DEPRESSED CURB AND GUTTER
- PROVIDE AND INSTALL RETAINING WALL
- PROVIDE AND INSTALL FENCING AS INDICATED ON PLAN
- PROVIDE AND INSTALL CONCRETE PAVEMENT
- PROVIDE AND INSTALL STANDARD ASPHALT PAVEMENT
- PROVIDE AND INSTALL HEAVY DUTY ASPHALT PAVEMENT
- PROVIDE AND INSTALL SIGN. SEE SIGNAGE AND STRIPING PLAN FOR SIGN TYPE.
- PROPOSED LIGHT POLE AND BASE
- KEYNOTE, SEE KEYNOTE LEGEND

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying
BL Companies
3755 Boettler Oaks Drive
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Uniontown, Ohio 44685
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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-10

Title
SITE PLAN

Sheet No.
C1.03

Xref (s): ..\X2501450-10_XC2501450-00

2/23/2026, BHARGEST, G:\JOBS\25\1\A\2501450\DWG\C2501450-10.DWG,C1.03 SITE PLAN.

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SEE SHEET C1.01

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

REPLACE EXISTING ROAD PAVEMENT FOR SANITARY SEWER INSTALLATION. SEE SOUTHPOINTE ENTERPRISE CAMPUS ROAD PLANS, DATED FEBRUARY 2018 FOR PAVEMENT DETAILS.

25FT BUILDING SETBACK

PROPOSED 318 LF RETAINING WALL

PROPOSED 130 LF RETAINING WALL

SUNSET ROAD

PROPOSED 275 LF RETAINING WALL

PROPOSED 400 LF RETAINING WALL

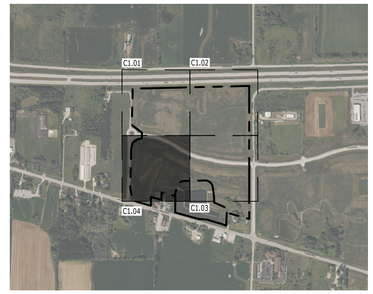
PROPOSED FLUSH CURB FOR SNOW REMOVAL

DO NOT ENTER

25FT BUILDING SETBACK

25FT BUILDING SETBACK

SEE SHEET C1.03



KEY MAP
1" = 1000'

KEYNOTE LEGEND

CURB TYPE LEGEND

KEY	NAME
1.1	PROPOSED 6" CONCRETE CURB & 2' WIDE CONCRETE GUTTER
1.2	PROPOSED 6" CONCRETE CURB AND 2' GUTTER WITH REVERSE SLOPE GUTTER
1.3	PROPOSED 6" INTEGRAL CONCRETE CURB AND 2' GUTTER WITH SIDEWALK
1.4	PROPOSED 6" INTEGRAL CONCRETE CURB AND 2' REVERSE SLOPE GUTTER WITH SIDEWALK
1.5	PROPOSED 0" CURB REVEAL
1.6	PROPOSED TRANSITION 6" CURB TO 0" CURB REVEAL
1.7	PROPOSED 1' WIDE CURB GATE POCKET
1.8	CURB AND GUTTER TRANSITION
1.9	PROPOSED ADA CURB RAMP
1.10	PROPOSED TRANSITION 12" CURB TO 6" CURB
1.11	PROPOSED 12" CURB

PAVEMENT TYPE LEGEND

KEY	NAME
2.1	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
2.2	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
2.3	PROPOSED HEAVY DUTY ASPHALT CONCRETE PAVEMENT
2.4	PROPOSED STANDARD ASPHALT CONCRETE PAVEMENT
2.5	PROPOSED CONCRETE SIDEWALK
2.6	SAWCUT EXISTING PAVEMENT
2.7	MEET EXISTING PAVEMENT
2.8	MEET EXISTING CURB AND GUTTER

FENCE LEGEND

KEY	NAME
3.1	PROPOSED 8' SECURITY CHAINLINK FENCE
3.2	PROPOSED 40' WIDE DOUBLE SWINGING GATE
3.3	PROPOSED 5' CHAINLINK PEDESTRIAN FENCE
3.4	PROPOSED GUARD RAIL

SITE FURNISHINGS LEGEND

KEY	NAME
4.1	PROPOSED 6" BOLLARD (TYP.)
4.2	PROPOSED WHEELSTOP
4.3	PROPOSED DUMPSTER ENCLOSURE
4.4	PROPOSED BITUMINOUS SPEED BUMP (TYP.)
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4.16	PROPOSED TRANSFORMER BOLLARD
4.17	PROPOSED EV CHARGER AND BOLLARDS (4), SEE ASMEP PLANS

SITE PLAN LEGEND

- PROPERTY LINE
- BUILDING SETBACK
- PROVIDE AND INSTALL CURB & GUTTER
- DEPRESSED CURB AND GUTTER
- PROVIDE AND INSTALL RETAINING WALL
- PROVIDE AND INSTALL FENCING AS INDICATED ON PLAN
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- PROVIDE AND INSTALL STANDARD ASPHALT PAVEMENT
- PROVIDE AND INSTALL HEAVY DUTY ASPHALT PAVEMENT
- PROVIDE AND INSTALL SIGN. SEE SIGNAGE AND STRIPING PLAN FOR SIGN TYPE.
- PROPOSED LIGHT POLE AND BASE
- KEYNOTE, SEE KEYNOTE LEGEND

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

3755 Boettler Oaks Drive
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Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.M.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-10

Title
SITE PLAN

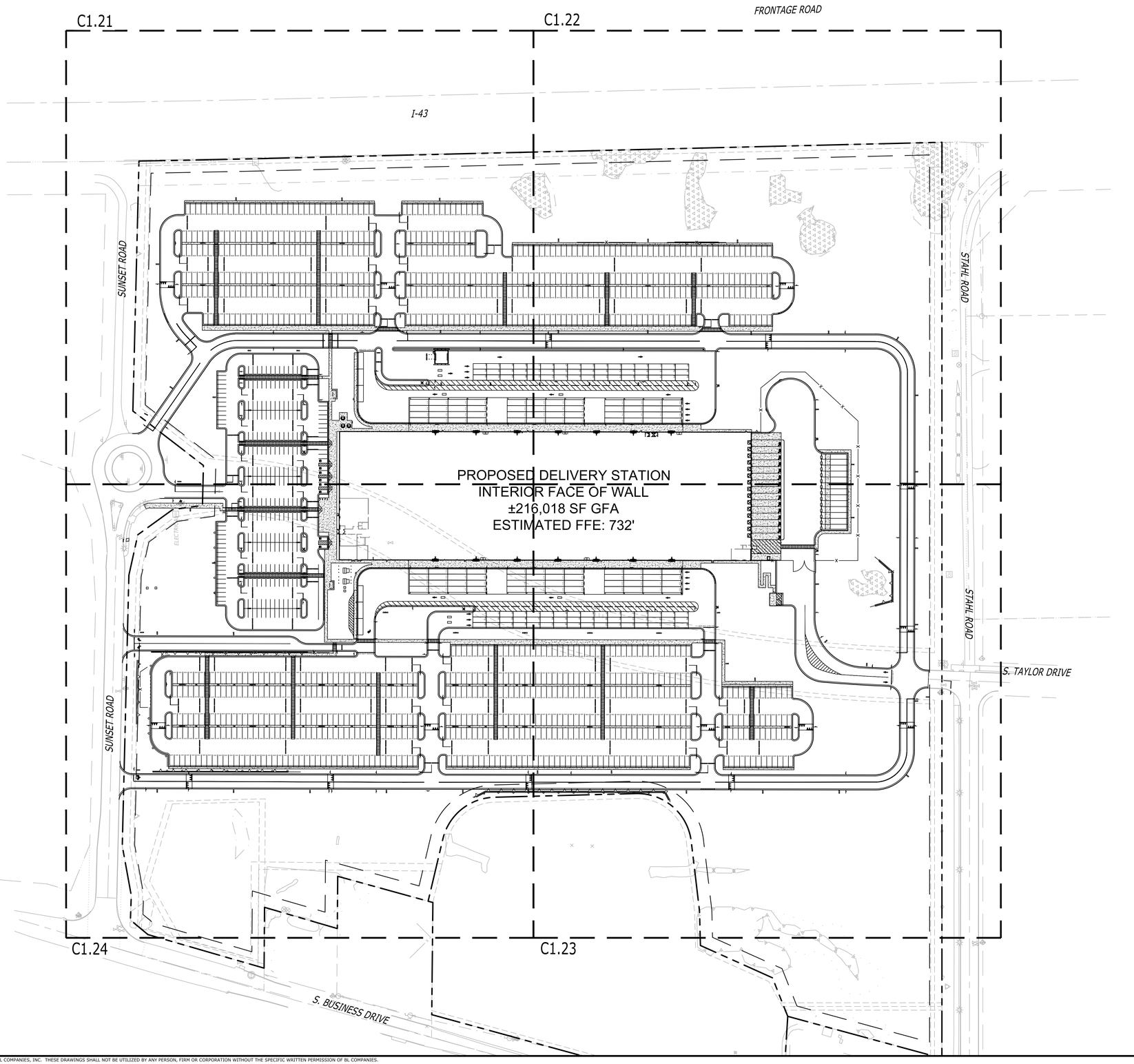
Sheet No.
C1.04

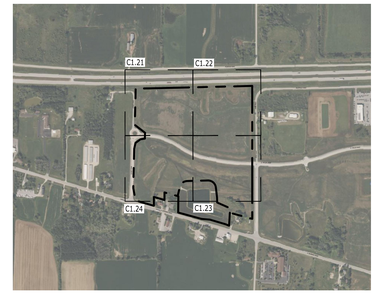
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2/23/2026, BHARGEST, G:\JOBS\2501\2501450\DWG\C2501450-10.DWG C1.04 SITE PLAN.

Xref 0: XB2501450-01 ; XC2501450-01 ; XC2501450-00





KEY MAP

1" = 1000'

KEYNOTE LEGEND

STRIPING (PAVEMENT GRAPHIC) LEGEND

PG-1	STOP BAR
PG-5	STRAIGHT ARROW
PG-6(L)	LEFT TURN ARROW (PG-6(R) OPP.)
PG-7(R)	STRAIGHT OR RIGHT TURN ARROWS (PG-7(L) OPP.)
PG-8	LEFT OR RIGHT TURN ARROW
PG-9	LEFT, STRAIGHT, OR RIGHT TURN ARROWS
PG-10	18" STRIPING OUTLINE AND FILL AT 45 DEGREES
PG-11	12" STRIPING OUTLINE AND HATCH @ 36" O.C. (WHITE)
PG-12	12" STRIPING OUTLINE AND HATCH @ 36" O.C. (YELLOW)
PG-13	LAND ON BLUE STRIP
PG-14	TRAILER SPACE NUMBERING
PG-15	LARGE SPEED HUMP
PG-16	SPEED BUMP
PG-17	ACCESSIBLE CAR PARKING
PG-18	ACCESSIBLE VAN PARKING
PG-20	PEDESTRIAN TABLE
PG-21	EMPTY TRAILER SLIP
PG-22	TRACTOR DOCK PARKING
PG-23	JACK STAND AREA
PG-24	WARNING LINE
PG-25	VAN PARKING STRIPING GRAPHIC
PG-26	BYPASS LANE GRAPHIC
PG-27	DRIVE LANE GRAPHIC
PG-28	TRAFFIC ISLAND - DO NOT BLOCK THE BOX GRAPHIC
PG-28a	TRUCK TURN AROUND AREA
PG-30	QUEUING AND LOADING SPOT NUMBER
PG-31	LAUNCH PAD STRIPE / PAVEMENT GRAPHICS

SIGN FACE LEGEND

S-1	STOP SIGN, 30", SINGLE LANE
S-1b	STOP SIGN, 36" MULTIPLE LANES
S-2	DO NOT ENTER, 30"
S-3	SPEED LIMIT, 5 MPH, SINGLE LANE
S-3b	SPEED LIMIT, 5 MPH, MULTIPLE LANES
S-3(MOD)	SPEED BUMP WITH 5 MPH PLACARD
S-4	SPEED LIMIT, 10MPH
S-4(MOD)	SPEED BUMP SIGN W/ 10MPH PLACARD
S-5(L)	PEDESTRIAN CROSSING, LEFT ARROW
S-5(R)	PEDESTRIAN CROSSING, RIGHT ARROW
S-6	AVI SPEED RANGE SIGN, 30"
S-6c	AVI SPEED RANGE SIGN, 15"
S-7(L)	ONE WAY, LEFT ARROW
S-7(R)	ONE WAY, RIGHT ARROW
S-8	YIELD SIGN
S-9(L)	LEFT TURN ONLY (S-9(R) OPP.)
S-11(L)	NO LEFT TURN
S-11(R)	NO RIGHT TURN
S-12	NO U TURN
S-13	TRUCKS PROHIBITED
S-14	NO PARKING
S-14(L)	NO PARKING - LEFT
S-14(R)	NO PARKING - RIGHT
S-15	ACCESSIBLE CAR PARKING
S-16	ACCESSIBLE VAN PARKING
S-17	NO TRESPASSING
S-18	ELECTRIC VEHICLE PARKING ONLY
S-19	CLEAN AIR VEHICLE
S-21(L)	FLEX PARKING ONLY LEFT
S-21(R)	FLEX PARKING ONLY RIGHT
S-22(L)	ASSOCIATE PARKING ONLY LEFT
S-22(R)	ASSOCIATE PARKING ONLY RIGHT
S-32(L)	CHEVRON LEFT
S-32(R)	CHEVRON RIGHT
S-97	INSPECTION NOTICE
S-98	BACK IN PARKING ONLY

TENANT SIGN FACE LEGEND

AS-1	BUILDING ADDRESS
AS-2	TRUCKS/VISITOR USHER
AS-4	TRAILER INSPECTION
AS-5	YARD RULES
AS-6	TRUCK ENTRANCE
AS-10	TRACTOR PARKING
AS-13	NO ENTRANCE
AS-14	NO EXIT
AS-15(L)	EXIT, LEFT ARROW, 36"
AS-15(R)	EXIT, RIGHT ARROW, 36"
AS-15(S)	EXIT, STRAIGHT ARROW, 36"
AS-16	VAN WAYFINDING
AS-16a	VAN WAYFINDING
AS-17a	NO TRESPASSING
AS-22	DROP-OFF AND PICK-UP
AS-23	ASSOCIATE OF THE MONTH
AS-24	VISITOR PARKING
AS-24a	TRAILER PARKING
AS-25	VENDOR PARKING
AS-26	MUSTER AREA
AS-29	MOTORCYCYLE PARKING
AS-30	NON-SMOKING AREA
AS-31	CUSTOMER PARKING
AS-32(L)	PICK-UP/DROP-OFF, LEFT ARROW
AS-32(R)	PICK-UP/DROP-OFF, RIGHT ARROW
AS-32(S)	PICK-UP/DROP-OFF, STRAIGHT ARROW
AS-34	JOCKEY TRUCKS ONLY
AS-35	TURN OFF ENGINE
AS-38(L)	MAIN ENTRANCE LEFT
AS-38(R)	MAIN ENTRANCE RIGHT
AS-38(S)	MAIN ENTRANCE STRAIGHT
AS-39	PARKING LOT DESIGNATION
AS-41	NO IDLING ZONE
AS-42	BYPASS LANE
AS-43	DRIVE LANE
AS-45	NO SOLICITING
AS-50	LAUNCH PAD SIGNAGE
AS-51	NO WEAPONS SIGN PANEL (ALL LOCATIONS)
AS-52	NO WEAPONS DECAL (ALL LOCATIONS)
AS-56	FREEZING TEMPERATURE WARNING SIGN
AS-56a	FREEZING TEMPERATURE EXPLANATION PANEL
AS-57	CAUTION SLIPPER SURFACE SIGN
AS-58	LAND ON BLUE - LOGO SIGN
AS-66	LAUNCH PAD IDENTIFIER
AS-67	LAUNCH PAD RIGHT OF WAY
AS-93	FLEX DRIVERS PARKING
AS-94	DSP DRIVERS PARKING
AS-95	VAN STALL WAYFINDING
AS-95(S)	VAN STALL WAYFINDING - STRAIGHT ARROW
AS-95(L)	VAN STALL WAYFINDING - LEFT ARROW
AS-95(R)	VAN STALL WAYFINDING - RIGHT ARROW
AS-96(S)	VAN PROBLEM SOLVE - STRAIGHT ARROW
AS-96(L)	VAN PROBLEM SOLVE - LEFT ARROW
AS-96(R)	VAN PROBLEM SOLVE - RIGHT ARROW
AS-97a	VAN PROBLEM SOLVE 1
AS-97b	VAN PROBLEM SOLVE 2 OR 3
AS-99	EMERGENCY ASSOCIATE USE ONLY
AS-109	FLEX STATION HOURS
AS-110	FLEX PASSENGER POLICY
AS-111	FLEX PARKING LOT RULES
AS-112	FLEX CARTS INSIDE
AS-114	INSPECTION TUNNEL (VANS ONLY)
AS-115	AVI BYPASS STRAIGHT, RIGHT, OR LEFT
AS-O,B,R,G,P,Y,#	PARKING LOCATION ORANGE, BLUE, RED, GREEN, PURPLE & YELLOW

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

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2/23/2026, BHARGEST, G:\JOBS\2501\14\2501450\DWG\C\2501450-12.DWG C1.20 OVERALL SIGNAGE AND STRIPING PLAN.

Architecture
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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=100'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-12

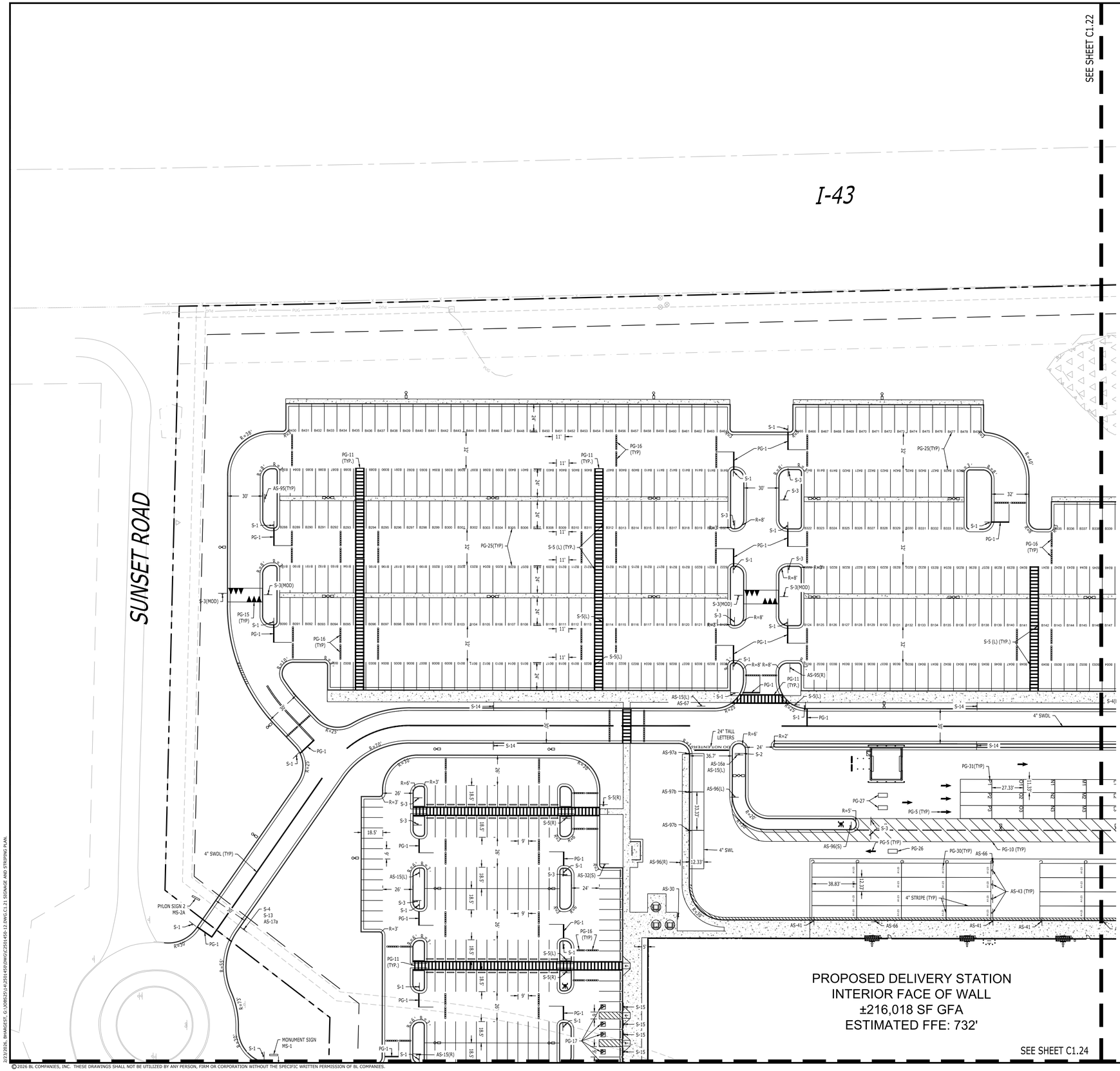
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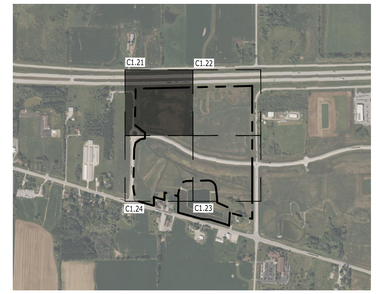
OVERALL SIGNAGE AND STRIPING PLAN

Sheet No.

C1.20

Xref's: - XB2501450-00 , XC2501450-01 , XC2501450-00





KEY MAP

1" = 1000'

KEYNOTE LEGEND

STRIPING (PAVEMENT GRAPHIC) LEGEND

PG-1	STOP BAR
PG-5	STRAIGHT ARROW
PG-6(L)	LEFT TURN ARROW (PG-6(R) OPP.)
PG-7(R)	STRAIGHT OR RIGHT TURN ARROWS (PG-7(L) OPP.)
PG-8	LEFT OR RIGHT TURN ARROW
PG-9	LEFT, STRAIGHT, OR RIGHT TURN ARROWS
PG-10	18" STRIPING OUTLINE AND FILL AT 45 DEGREES
PG-11	12" STRIPING OUTLINE AND HATCH @ 36" O.C. (WHITE)
PG-12	12" STRIPING OUTLINE AND HATCH @ 36" O.C. (YELLOW)
PG-13	LAND ON BLUE STRIP
PG-14	TRAILER SPACE NUMBERING
PG-15	LARGE SPEED HUMP
PG-16	SPEED BUMP
PG-17	ACCESSIBLE CAR PARKING
PG-18	ACCESSIBLE VAN PARKING
PG-20	PEDESTRIAN TABLE
PG-21	EMPTY TRAILER SLIP
PG-22	TRACTOR DOCK PARKING
PG-23	JACK STAND AREA
PG-24	WARNING LINE
PG-25	VAN PARKING STRIPING GRAPHIC
PG-26	BYPASS LANE GRAPHIC
PG-27	DRIVE LANE GRAPHIC
PG-28	TRAFFIC ISLAND - DO NOT BLOCK THE BOX GRAPHIC
PG-28a	TRUCK TURN AROUND AREA
PG-30	QUEUING AND LOADING SPOT NUMBER
PG-31	LAUNCH PAD STRIPE / PAVEMENT GRAPHICS

SIGN FACE LEGEND

S-1	STOP SIGN, 30", SINGLE LANE
S-1b	STOP SIGN, 36" MULTIPLE LANES
S-2	DO NOT ENTER, 30"
S-3	SPEED LIMIT, 5 MPH, SINGLE LANE
S-3b	SPEED LIMIT, 5 MPH, MULTIPLE LANES
S-3(MOD)	SPEED BUMP WITH 5 MPH PLACARD
S-4	SPEED LIMIT, 10MPH
S-4(MOD)	SPEED BUMP SIGN W/ 10MPH PLACARD
S-5(L)	PEDESTRIAN CROSSING, LEFT ARROW
S-5(R)	PEDESTRIAN CROSSING, RIGHT ARROW
S-6	AVI SPEED RANGE SIGN, 30"
S-6c	AVI SPEED RANGE SIGN, 15"
S-7(L)	ONE WAY, LEFT ARROW
S-7(R)	ONE WAY, RIGHT ARROW
S-8	YIELD SIGN
S-9(L)	LEFT TURN ONLY (S-9(R) OPP.)
S-11(L)	NO LEFT TURN
S-11(R)	NO RIGHT TURN
S-12	NO U TURN
S-13	TRUCKS PROHIBITED
S-14	NO PARKING
S-14(L)	NO PARKING - LEFT
S-14(R)	NO PARKING - RIGHT
S-15	ACCESSIBLE CAR PARKING
S-16	ACCESSIBLE VAN PARKING
S-17	NO TRESPASSING
S-18	ELECTRIC VEHICLE PARKING ONLY
S-19	CLEAN AIR VEHICLE
S-21(L)	FLEX PARKING ONLY LEFT
S-21(R)	FLEX PARKING ONLY RIGHT
S-22(L)	ASSOCIATE PARKING ONLY LEFT
S-22(R)	ASSOCIATE PARKING ONLY RIGHT
S-32(L)	CHEVRON LEFT
S-32(R)	CHEVRON RIGHT
S-97	INSPECTION NOTICE
S-98	BACK IN PARKING ONLY

TENANT SIGN FACE LEGEND

AS-1	BUILDING ADDRESS
AS-2	TRUCKS/VISITOR USHER
AS-4	TRAILER INSPECTION
AS-5	YARD RULES
AS-6	TRUCK ENTRANCE
AS-10	TRACTOR PARKING
AS-13	NO ENTRANCE
AS-14	NO EXIT
AS-15(L)	EXIT, LEFT ARROW, 36"
AS-15(R)	EXIT, RIGHT ARROW, 36"
AS-15(S)	EXIT, STRAIGHT ARROW, 36"
AS-16	VAN WAYFINDING
AS-16a	VAN WAYFINDING
AS-17a	NO TRESPASSING
AS-22	DROP-OFF AND PICK-UP
AS-23	ASSOCIATE OF THE MONTH
AS-24	VISITOR PARKING
AS-24a	TRAILER PARKING
AS-25	VENDOR PARKING
AS-26	MUSTER AREA
AS-29	MOTORCYCLE PARKING
AS-30	NON-SMOKING AREA
AS-31	CUSTOMER PARKING
AS-32(L)	PICK-UP/DROP-OFF, LEFT ARROW
AS-32(R)	PICK-UP/DROP-OFF, RIGHT ARROW
AS-32(S)	PICK-UP/DROP-OFF, STRAIGHT ARROW
AS-34	JOCKEY TRUCKS ONLY
AS-35	TURN OFF ENGINE
AS-38(L)	MAIN ENTRANCE LEFT
AS-38(R)	MAIN ENTRANCE RIGHT
AS-38(S)	MAIN ENTRANCE STRAIGHT
AS-39	PARKING LOT DESIGNATION
AS-41	NO IDLING ZONE
AS-42	BYPASS LANE
AS-43	DRIVE LANE
AS-45	NO SOLICITING
AS-50	LAUNCH PAD SIGNAGE
AS-51	NO WEAPONS SIGN PANEL (ALL LOCATIONS)
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AS-115	AVI BYPASS STRAIGHT, RIGHT, OR LEFT
AS-O,B,R,G,P,Y,Y	PARKING LOCATION ORANGE, BLUE, RED, GREEN, PURPLE & YELLOW

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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2/23/2026, BHARGEST, C:\JOBS\25\1451\2501450\DWG\C2501450-12.DWG\C1.21 SIGNAGE AND STRIPING PLAN,

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STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.M.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-12

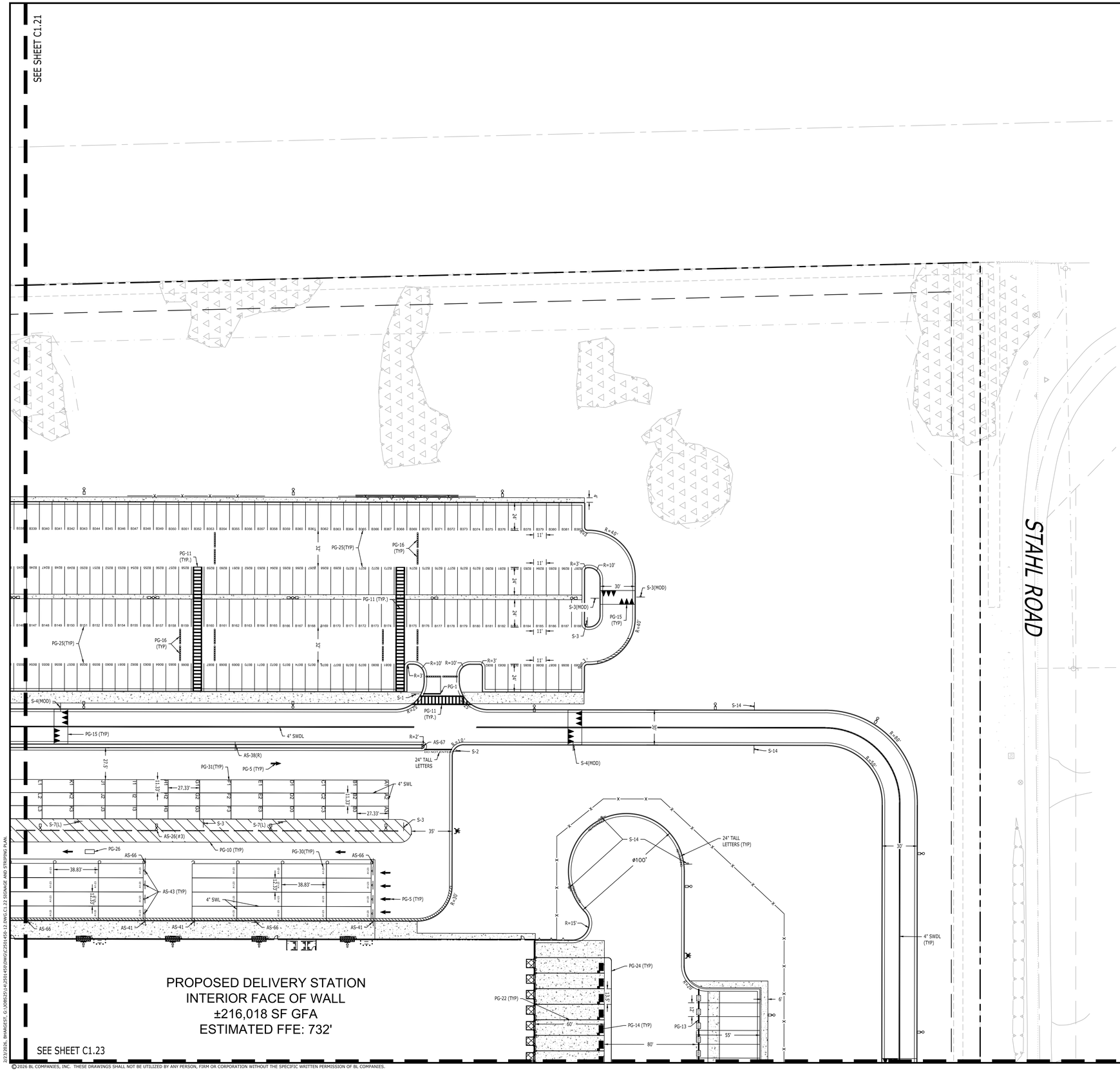
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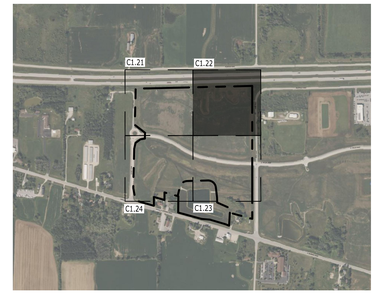
SIGNAGE AND STRIPING PLAN

Sheet No.

C1.21

Xref (s) : XB2501450-00 ; X2501450-01 ; XC2501450-00 ; XC2501450-01 ; XC2501450-02





KEY MAP

1" = 1000'

KEYNOTE LEGEND

STRIPING (PAVEMENT GRAPHIC) LEGEND

PG-1	STOP BAR
PG-5	STRAIGHT ARROW
PG-6(L)	LEFT TURN ARROW (PG-6(R) OPP.)
PG-7(R)	STRAIGHT OR RIGHT TURN ARROWS (PG-7(L) OPP.)
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S-1	STOP SIGN, 30", SINGLE LANE
S-1b	STOP SIGN, 36" MULTIPLE LANES
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S-3	SPEED LIMIT, 5 MPH, SINGLE LANE
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S-3(MOD)	SPEED BUMP WITH 5 MPH PLACARD
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S-14	NO PARKING
S-14(L)	NO PARKING - LEFT
S-14(R)	NO PARKING - RIGHT
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S-17	NO TRESPASSING
S-18	ELECTRIC VEHICLE PARKING ONLY
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S-22(R)	ASSOCIATE PARKING ONLY RIGHT
S-32(L)	CHEVRON LEFT
S-32(R)	CHEVRON RIGHT
S-97	INSPECTION NOTICE
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TENANT SIGN FACE LEGEND

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AS-13	NO ENTRANCE
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AS-O,B,R,G,P,Y#	PARKING LOCATION ORANGE, BLUE, RED, GREEN, PURPLE & YELLOW

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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2/23/2026, BHAGEST, G:\JOBS\2501450\Civil\2501450UWGVC2501450-12 DWG\C1.22 SIGNAGE AND STRIPING PLAN.

Architecture
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PROJECT MALIBU - SHEBOYGAN WI
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REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-12

Title

SIGNAGE AND STRIPING PLAN

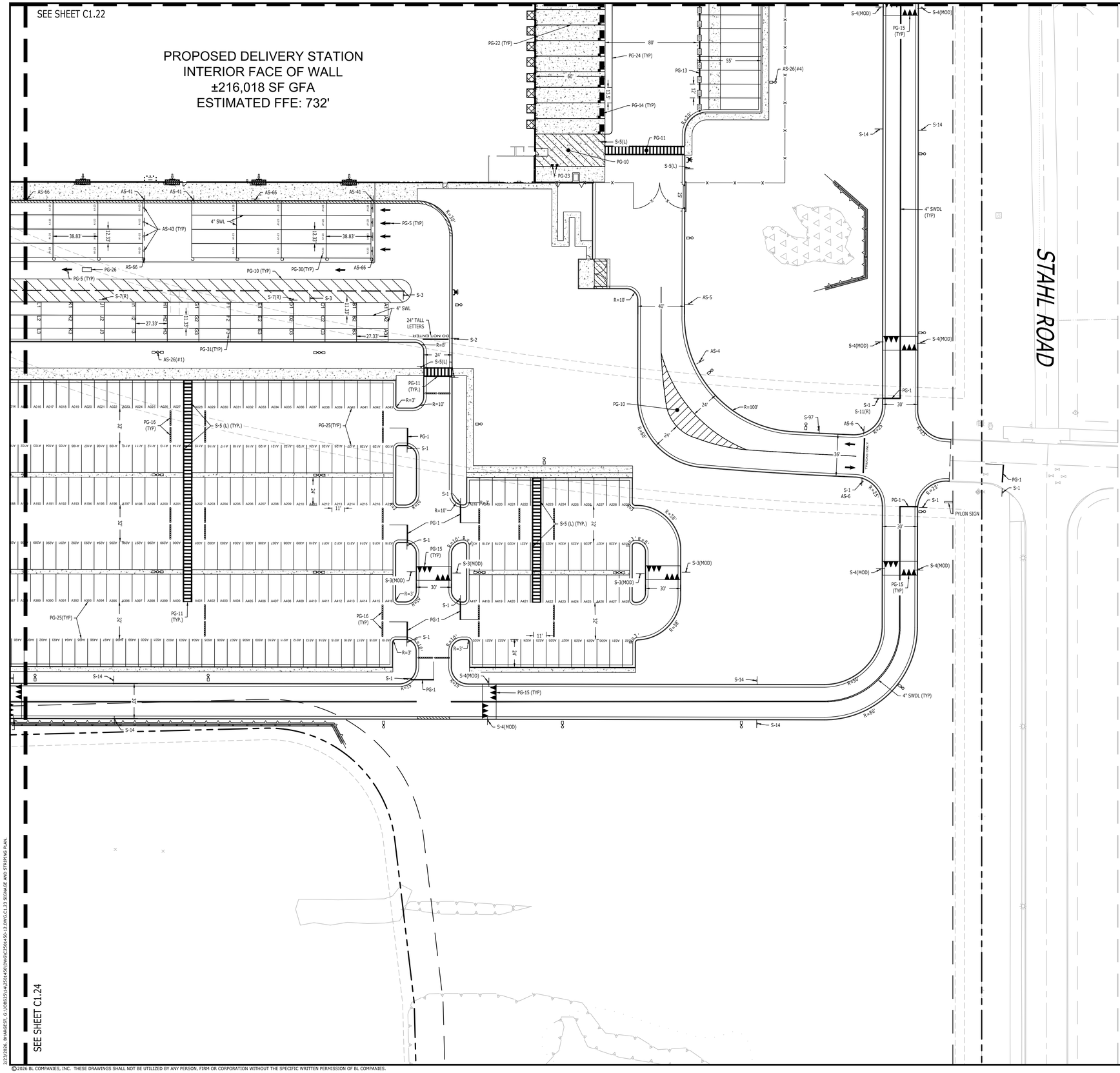
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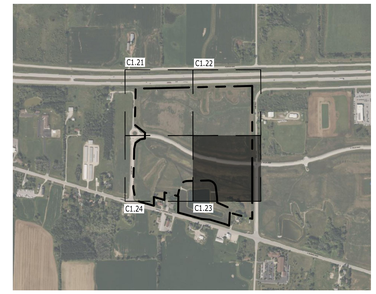
Xref (s) : XB2501450-00 , X2250145O-01 , XC2501450-10 , XC2501450-00

SEE SHEET C1.22

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'



SEE SHEET C1.24



KEY MAP
1" = 1000'

KEYNOTE LEGEND

STRIPING (PAVEMENT GRAPHIC) LEGEND

PG-1	STOP BAR
PG-5	STRAIGHT ARROW
PG-6(L)	LEFT TURN ARROW (PG-6(R) OPP.)
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AS-50	LAUNCH PAD SIGNAGE
AS-51	NO WEAPONS SIGN PANEL (ALL LOCATIONS)
AS-52	NO WEAPONS DECAL (ALL LOCATIONS)
AS-56	FREEZING TEMPERATURE WARNING SIGN
AS-56a	FREEZING TEMPERATURE EXPLANATION PANEL
AS-57	CAUTION SLIPPER SURFACE SIGN
AS-58	LAND ON BLUE - LOGO SIGN
AS-66	LAUNCH PAD IDENTIFIER
AS-67	LAUNCH PAD RIGHT OF WAY
AS-93	FLEX DRIVERS PARKING
AS-94	DSP DRIVERS PARKING
AS-95	VAN STALL WAYFINDING
AS-95(S)	VAN STALL WAYFINDING - STRAIGHT ARROW
AS-95(L)	VAN STALL WAYFINDING - LEFT ARROW
AS-95(R)	VAN STALL WAYFINDING - RIGHT ARROW
AS-96(S)	VAN PROBLEM SOLVE - STRAIGHT ARROW
AS-96(L)	VAN PROBLEM SOLVE - LEFT ARROW
AS-96(R)	VAN PROBLEM SOLVE - RIGHT ARROW
AS-97a	VAN PROBLEM SOLVE 1
AS-97b	VAN PROBLEM SOLVE 2 OR 3
AS-99	EMERGENCY ASSOCIATE USE ONLY
AS-109	FLEX STATION HOURS
AS-110	FLEX PASSENGER POLICY
AS-111	FLEX PARKING LOT RULES
AS-112	FLEX CARTS INSIDE
AS-114	INSPECTION TUNNEL (VANS ONLY)
AS-115	AVI BYPASS STRAIGHT, RIGHT, OR LEFT
AS-O,B,R,G,P,Y#	PARKING LOCATION ORANGE, BLUE, RED, GREEN, PURPLE & YELLOW

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-12

Title
SIGNAGE AND STRIPING PLAN

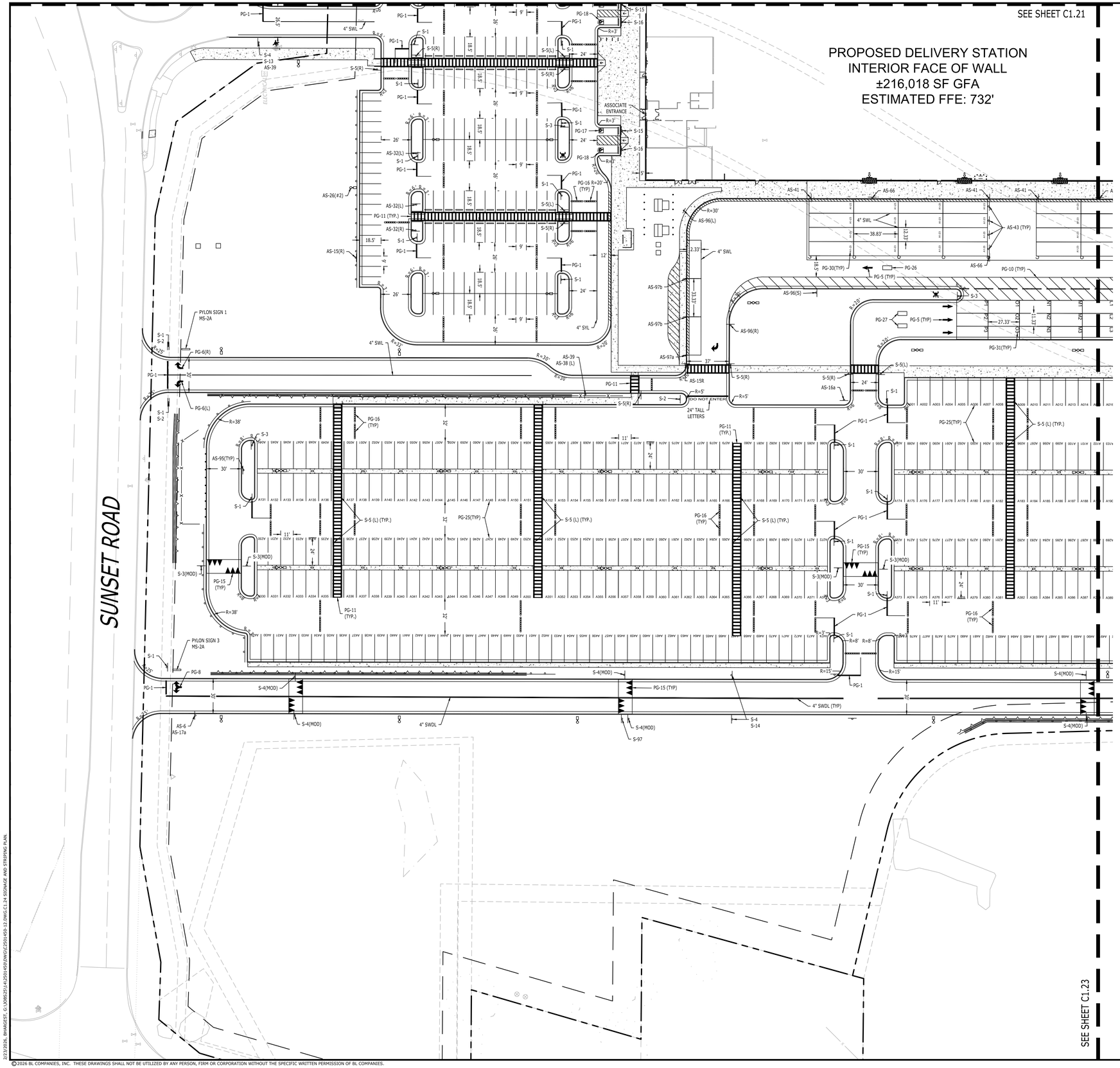
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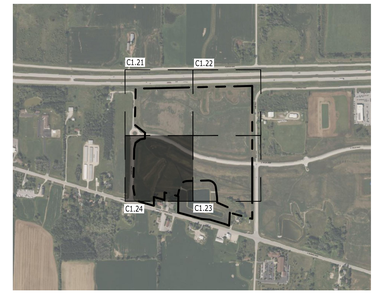
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Xref (S) : XR2501450-00 , XZ2501450-01 , XC2501450-10 , XC2501450-00

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KEY MAP

1" = 1000'

KEYNOTE LEGEND

STRIPING (PAVEMENT GRAPHIC) LEGEND

PG-1	STOP BAR
PG-5	STRAIGHT ARROW
PG-6(L)	LEFT TURN ARROW (PG-6(R) OPP.)
PG-7(R)	STRAIGHT OR RIGHT TURN ARROWS (PG-7(L) OPP.)
PG-8	LEFT OR RIGHT TURN ARROW
PG-9	LEFT, STRAIGHT, OR RIGHT TURN ARROWS
PG-10	18" STRIPING OUTLINE AND FILL AT 45 DEGREES
PG-11	12" STRIPING OUTLINE AND HATCH @ 36" O.C. (WHITE)
PG-12	12" STRIPING OUTLINE AND HATCH @ 36" O.C. (YELLOW)
PG-13	LAND ON BLUE STRIP
PG-14	TRAILER SPACE NUMBERING
PG-15	LARGE SPEED HUMP
PG-16	SPEED BUMP
PG-17	ACCESSIBLE CAR PARKING
PG-18	ACCESSIBLE VAN PARKING
PG-20	PEDESTRIAN TABLE
PG-21	EMPTY TRAILER SLIP
PG-22	TRACTOR DOCK PARKING
PG-23	JACK STAND AREA
PG-24	WARNING LINE
PG-25	VAN PARKING STRIPING GRAPHIC
PG-26	BYPASS LANE GRAPHIC
PG-27	DRIVE LANE GRAPHIC
PG-28	TRAFFIC ISLAND - DO NOT BLOCK THE BOX GRAPHIC
PG-28a	TRUCK TURN AROUND AREA
PG-30	QUEUING AND LOADING SPOT NUMBER
PG-31	LAUNCH PAD STRIPE / PAVEMENT GRAPHICS

SIGN FACE LEGEND

S-1	STOP SIGN, 30", SINGLE LANE
S-1b	STOP SIGN, 36" MULTIPLE LANES
S-2	DO NOT ENTER, 30"
S-3	SPEED LIMIT, 5 MPH, SINGLE LANE
S-3b	SPEED LIMIT, 5 MPH, MULTIPLE LANES
S-3(MOD)	SPEED BUMP WITH 5 MPH PLACARD
S-4	SPEED LIMIT, 10MPH
S-4(MOD)	SPEED BUMP SIGN W/ 10MPH PLACARD
S-5(L)	PEDESTRIAN CROSSING, LEFT ARROW
S-5(R)	PEDESTRIAN CROSSING, RIGHT ARROW
S-6	AVI SPEED RANGE SIGN, 30"
S-6c	AVI SPEED RANGE SIGN, 15"
S-7(L)	ONE WAY, LEFT ARROW
S-7(R)	ONE WAY, RIGHT ARROW
S-8	YIELD SIGN
S-9(L)	LEFT TURN ONLY (S-9(R) OPP.)
S-11(L)	NO LEFT TURN
S-11(R)	NO RIGHT TURN
S-12	NO U TURN
S-13	TRUCKS PROHIBITED
S-14	NO PARKING
S-14(L)	NO PARKING - LEFT
S-14(R)	NO PARKING - RIGHT
S-15	ACCESSIBLE CAR PARKING
S-16	ACCESSIBLE VAN PARKING
S-17	NO TRESPASSING
S-18	ELECTRIC VEHICLE PARKING ONLY
S-19	CLEAN AIR VEHICLE
S-21(L)	FLEX PARKING ONLY LEFT
S-21(R)	FLEX PARKING ONLY RIGHT
S-22(L)	ASSOCIATE PARKING ONLY LEFT
S-22(R)	ASSOCIATE PARKING ONLY RIGHT
S-32(L)	CHEVRON LEFT
S-32(R)	CHEVRON RIGHT
S-97	INSPECTION NOTICE
S-98	BACK IN PARKING ONLY

TENANT SIGN FACE LEGEND

AS-1	BUILDING ADDRESS
AS-2	TRUCKS/VISITOR USHER
AS-4	TRAILER INSPECTION
AS-5	YARD RULES
AS-6	TRUCK ENTRANCE
AS-10	TRACTOR PARKING
AS-13	NO ENTRANCE
AS-14	NO EXIT
AS-15(L)	EXIT, LEFT ARROW, 36"
AS-15(R)	EXIT, RIGHT ARROW, 36"
AS-15(S)	EXIT, STRAIGHT ARROW, 36"
AS-16	VAN WAYFINDING
AS-16a	VAN WAYFINDING
AS-17a	NO TRESPASSING
AS-22	DROP-OFF AND PICK-UP
AS-23	ASSOCIATE OF THE MONTH
AS-24	VISITOR PARKING
AS-24a	TRAILER PARKING
AS-25	VENDOR PARKING
AS-26	MUSTER AREA
AS-29	MOTORCYCLE PARKING
AS-30	NON-SMOKING AREA
AS-31	CUSTOMER PARKING
AS-32(L)	PICK-UP/DROP-OFF, LEFT ARROW
AS-32(R)	PICK-UP/DROP-OFF, RIGHT ARROW
AS-32(S)	PICK-UP/DROP-OFF, STRAIGHT ARROW
AS-34	JOCKEY TRUCKS ONLY
AS-35	TURN OFF ENGINE
AS-38(L)	MAIN ENTRANCE LEFT
AS-38(R)	MAIN ENTRANCE RIGHT
AS-38(S)	MAIN ENTRANCE STRAIGHT
AS-39	PARKING LOT DESIGNATION
AS-41	NO IDLING ZONE
AS-42	BYPASS LANE
AS-43	DRIVE LANE
AS-45	NO SOLICITING
AS-50	LAUNCH PAD SIGNAGE
AS-51	NO WEAPONS SIGN PANEL (ALL LOCATIONS)
AS-52	NO WEAPONS DECAL (ALL LOCATIONS)
AS-56	FREEZING TEMPERATURE WARNING SIGN
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AS-114	INSPECTION TUNNEL (VANS ONLY)
AS-115	AVI BYPASS STRAIGHT, RIGHT, OR LEFT
AS-O,B,R,G,P,Y#	PARKING LOCATION ORANGE, BLUE, RED, GREEN, PURPLE & YELLOW

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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Environmental
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STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-12

Title

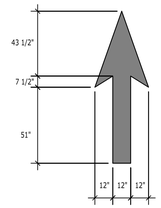
SIGNAGE AND STRIPING PLAN

Sheet No.

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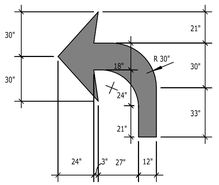
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PG-5

8'-0" X 10'-0"

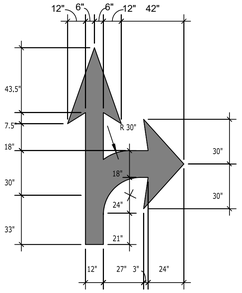
PAVEMENT GRAPHICS - STRAIGHT ARROW.
USE TO DIRECT TRAFFIC AT ONE-WAY DRIVE AISLES.
WHITE THERMAL APPLIED GRAPHIC.



PG-6L (PG-6R OPP.)

8'-0" X 8'-0"

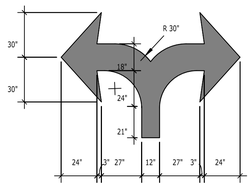
PAVEMENT GRAPHICS - LEFT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL-APPLIED GRAPHIC.



PG-7L (PG-7R OPP.)

8'-0" X 12'-0"

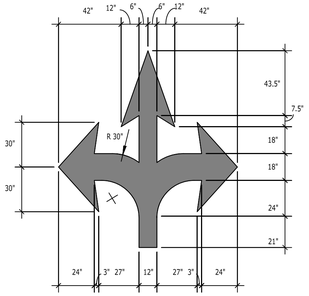
PAVEMENT GRAPHICS - STRAIGHT OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL-APPLIED GRAPHIC.



PG-8

10'-0" X 8'-0"

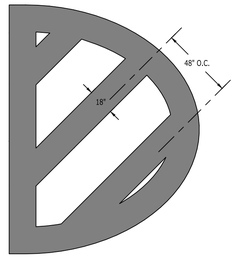
PAVEMENT GRAPHICS - LEFT OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL-APPLIED GRAPHIC.



PG-9

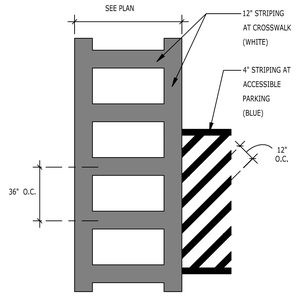
10'-0" X 12'-0"

PAVEMENT GRAPHICS - LEFT, STRAIGHT, OR RIGHT TURN ARROW. USE TO INDICATE TURNING LANES. WHITE THERMAL-APPLIED GRAPHIC.



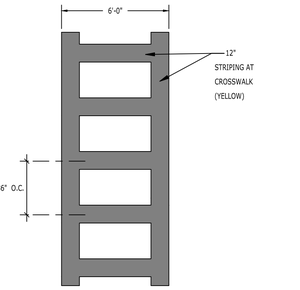
PG-10

18" STRIPING OUTLINE AND FILL AT 45 DEGREES.
PAVEMENT GRAPHICS-TRAFFIC ISLAND
USE TO PROHIBIT VEHICLE TRAVEL AND PARKING.
C14 YELLOW AT NO TRAFFIC, C8 BLUE AT ACCESSIBLE PARKING SPACES, C1 WHITE AT VENDOR PERKING.
INCLUDE AT ALL EMERGENCY EXITS INTO THE PARKING LOT AT ALL PARKING SPACES THAT IMPEDE DIRECT ACCESS TO THE THOROUGHFARE.



PG-11

12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C.
PAVEMENT GRAPHICS-PEDESTRIAN CROSSWALK.
USE TO INDICATE PEDESTRIAN CROSSING.
SEE PLAN FOR WIDTH OF CROSSWALK.
C8 BLUE.

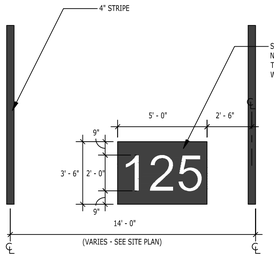


PG-12

12" STRIPING OUTLINE AND HATCH FILL AT 36" O.C.
PAVEMENT GRAPHICS-DRIVER ENTRANCE.
USE TO INDICATE DRIVER ENTRANCE IN DOCK FIELD. POSITION IN TRUCK COURT TO CORRESPOND WITH THE LOCATION OF THE TRUCKERS LOUNGE AND TRUCKERS ENTRY POINTS. FC (TOM)/SC (LOGISTICS) PARTNER WITH SAFETY TO FIND CLOSEST APPROVED EXIT DOOR TO GUARD SHACK.
DESIGNATE A PARKING AREA FOR THE HOSTLER VEHICLE(S). PROVIDE WALKING SPACE AROUND THE PARKING AREA FOR THE PRE - OPERATIONAL INSPECTION. PARTNER WITH THE BASE BUILDING MANAGER TO MARK A CROSSWALK FROM THE BUILDING EXIT POINT TO THE GUARD SHACK AND HOSTLER PARKING AREA USING THE SHORTEST LOGICAL PATH. ASSOCIATES WILL NEED TO BE INSIDE THIS PATH TO TRANSIT THE YARD WITHOUT A SPOTTER. THERMAL APPLIED C14 YELLOW STRIPES, SEE PLAN FOR WIDTH OF CROSSWALK.

PAVEMENT GRAPHIC DETAILS

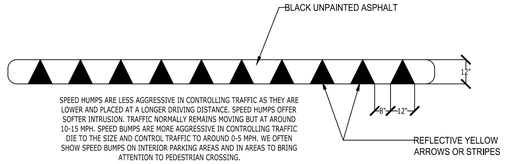
1/4" = 1'-0"



PG-14

5'-0" X 3'-6" (24" TALL LETTERING)

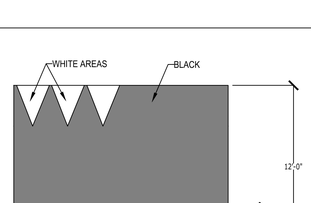
PAVEMENT GRAPHICS-TRAILER SPACE NUMBERING.
USE TO LABEL TRAILER SPACES. TYPICAL ALL TRUCK SPACES.
WHITE THERMAL APPLIED GRAPHICS. SEE PLANS FOR DOCK DOOR NUMBERS. COORDINATE NUMBERS WITH TENANT OF TRAILER PARKING.



SPEED HUMPS ARE LESS AGGRESSIVE IN CONTROLLING TRAFFIC AS THEY ARE LOWER AND PLACED AT A LONGER DRIVING DISTANCE. SPEED HUMPS OFFER SOFTER INTRUSION. TRAFFIC NORMALLY REMAINS MOVING BUT AT AROUND 10-15 MPH. SPEED BUMPS ARE MORE AGGRESSIVE IN CONTROLLING TRAFFIC DIE TO THE SIZE AND CONTROL TRAFFIC TO AROUND 0-5 MPH. WE OFTEN SHOW SPEED BUMPS ON INTERIOR PARKING AREAS AND IN AREAS TO BRING ATTENTION TO PEDESTRIAN CROSSING.

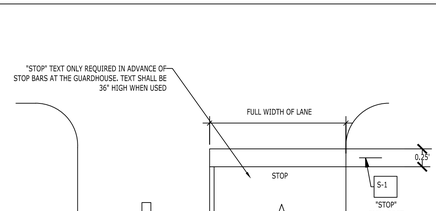
PG-16

12'-0" X 1'-0"
PAVEMENT GRAPHICS SPEED BUMP. USE TO CONTROL SPEED AT INTERIOR DRIVE AISLES. THERMAL APPLIED REFLECTIVE YELLOW ARROWS. REMOVAL HEAVY DUTY RUBBER SPEED HUMPS ONLY ALLOWED AT PARKING WITHIN BUILDING,



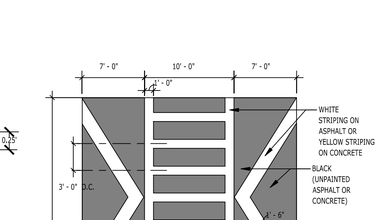
PG-15

12'-0" WIDE
PAVEMENT GRAPHICS - LARGE SPEED BUMP. USE TO CONTROL SPEED AT OUTLYING DRIVE AISLES. WHITE THERMAL APPLIED WHITE ARROWS. REMOVABLE HEAVY-DUTY RUBBER SPEED HUMPS NOT ALLOWED.



PG-1

WIDTH OF LANE X 2'-0". MUTCD SECTION R1-2 STOP BAR. USE AT ALL STOP SIGN (S-1) LOCATIONS. WHITE PAVEMENT STRIPE.

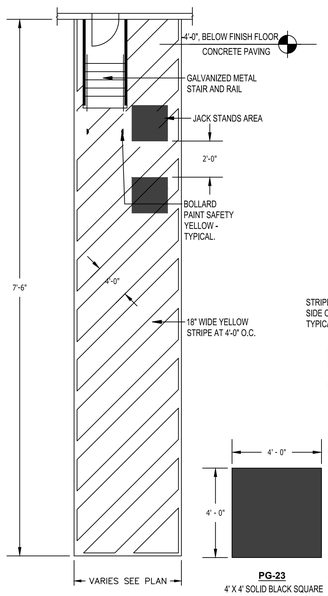


PG-20

USE AT CROSSWALKS AT HIGH TRAFFIC AREAS PER SITE (EX. MAIN ENTRANCE). THERMAL APPLIED STRIPING ON RAISED ASPHALT TABLE.

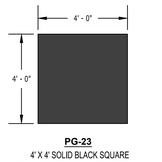
PAVEMENT GRAPHIC DETAILS

1/4" = 1'-0"



TYPICAL STRIPING AT STAIRS

1/8" = 1'-0"

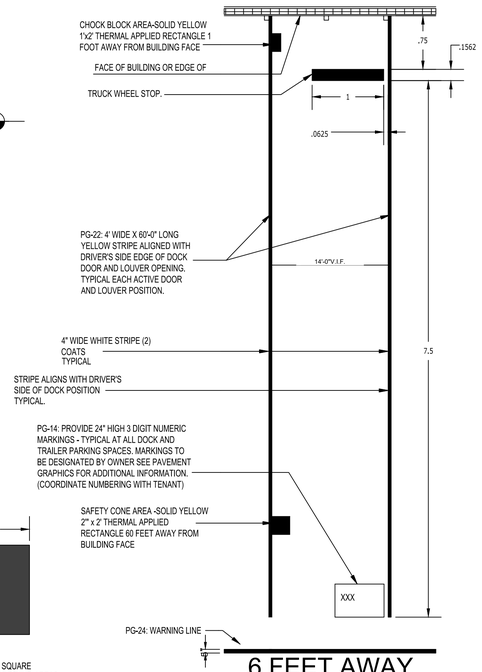


PG-23

4' X 4' SOLID BLACK SQUARE PAVEMENT GRAPHICS - JACK STAND AREAS USE TO IDENTIFY JACK STAND LOCATION. THERMAL APPLIED

PAVEMENT GRAPHICS - SMALL SPEED BUMP

1/2" = 1'-0"



PG-22

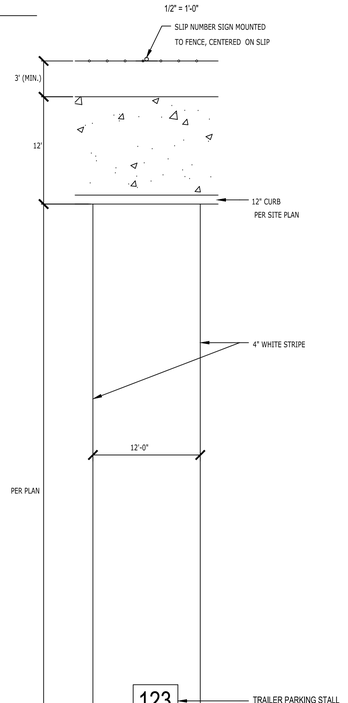
12' X 55' (4' WIDE STRIPE)

TRAILER PARKING (AT BUILDING, DOCK NOT USED)

1/8" = 1'-0"

PAVEMENT GRAPHICS - LARGE SPEED BUMP

1/2" = 1'-0"

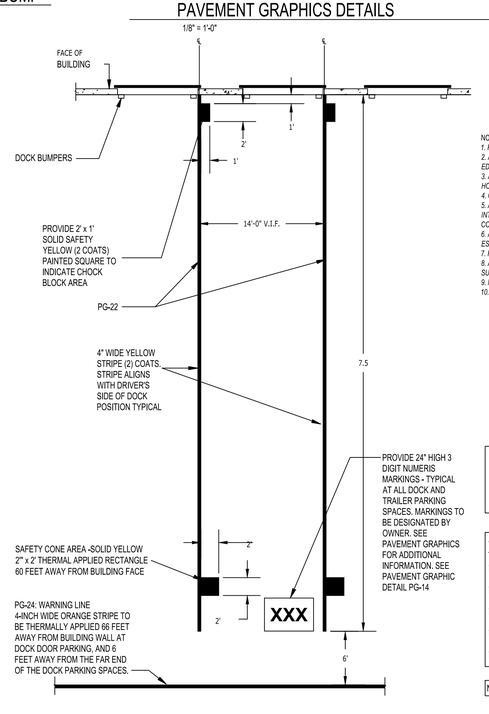


TRAILER PARKING (AWAY FROM BUILDING)

1/8" = 1'-0"

PAVEMENT GRAPHICS DETAILS

1/8" = 1'-0"



NOTE:
1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
2. ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE)
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE USED IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 18 DATED QUARTER 2, 2019 OR CURRENT EDITION.
7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
10. TYPICAL SIGN FONT IS SET IN AERIAL.

PAVEMENT GRAPHIC NOTES:

1. TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS.
2. REFER TO CIVIL FOR PAINTED GRAPHIC ARROWS AND ADDITIONAL PAVEMENT GRAPHIC CRITERIA.

THERMAL APPLIED GRAPHICS / PAVEMENT PAINT

TA1 / PP1	WHITE
TA2 / PP2	RED (PANTONE 485C) (RAL 3020)
TA3 / PP3	BLUE (PANTONE 294) (RAL5005)
TA4 / PP4	GREEN (PANTONE 342) (RAL 6002)
TA5 / PP5	YELLOW (PANTONE 116) (RAL 1018)

NOTE: TWO COAT APPLICATION REQUIRED FOR ALL PAVEMENT GRAPHICS.

TYPICAL TRAILER PARKING AT DOCK

1/8" = 1'-0"

Architecture
Engineering
Environmental
Land Surveying
BL Companies
3755 Boettler Oaks Drive
Suite G
Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	N.T.S.
Project No.	2501450
Date	02/23/2026
CAD File:	C2501450-110

Title

SITE DETAILS

Sheet No.

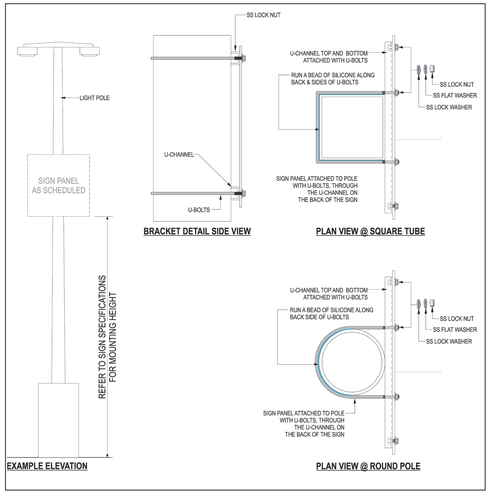
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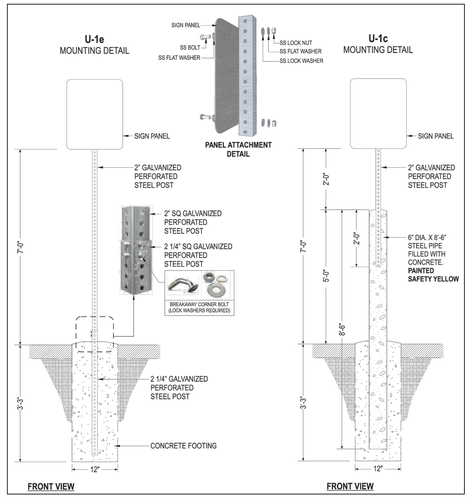
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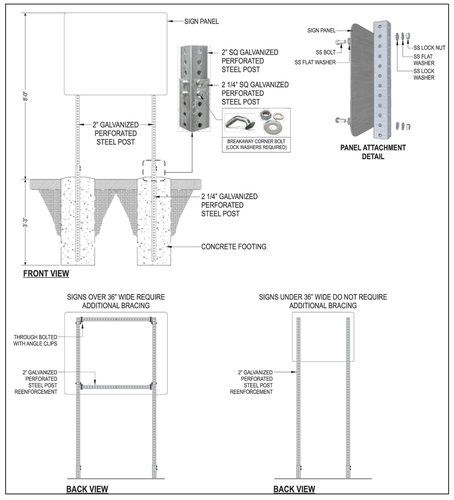
Xref (s) : X8250450-00

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SPECIFICATIONS:
THE BELOW REPRESENTS THE MINIMUM STANDARDS. MATERIALS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE MORE STRICT REQUIREMENTS OF THOSE SET FORTH BELOW AND LOCAL AHJ REGULATIONS.

DESCRIPTION:
1. POST AND PANEL SIGNS WITH STANDARD SIZED "MUTCD" OR "MUTCDC" SIGN PANELS AND CUSTOM SIGN PANELS.

2. MATERIALS AND CONSTRUCTION
   a. PANEL MATERIAL PER THIS DOCUMENT.
   b. POSTS ARE TO BE 2" SQUARE STEEL, 12 GA. 7/16" PERFORATION ON 1" CENTERS. FOUR SIDES TO BE APPROXIMATELY 12' LONG.
   c. SUPPORTS ARE TO BE SUFFICIENT FOR SECURE MOUNTING OF SIGN.
   d. ALL HARDWARE SHALL BE STAINLESS STEEL. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OR TO PROVIDE STABILITY, ALTERATIONS SHALL BE REFLECTED IN SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN THE ENGINEERING OF THE SIGN.
   e. GRAPHICS AND TYPOGRAPHY MATERIAL PER THIS DOCUMENT.
   f. COLORS ARE INDICATED IN THIS STANDARD. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE GENERAL SPECIFICATIONS.

3. ALL SIGNS INDICATED "DOTMUTCD" SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FROM THE FEDERAL HIGHWAY ADMINISTRATION. EQUIVALENT CANADIAN SIGNS SHALL CONFORM TO MUTCDC OR LOCAL AHJ.

INSTALLATION:
1. LOCATIONS ARE GENERALLY NOTED IN THIS STANDARD. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING DRAWINGS AND FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION.

2. SINGLE POST MOUNTING SHALL BE USED FOR SIGNS WITH A WIDTH OF 30 INCHES OR LESS. MOUNTING U-1e SHALL BE USED FOR SIGNS IN COMPACTED EARTH/GRAVEL OR SIDEWALK. MOUNTING U-1c SHALL BE USED FOR SIGNS IN CONCRETE OR ASPHALT PAVING.
   a. TYPICAL SIGN PANEL INSTALLS BOTTOM OF SIGN AT 7'-0" ABOVE FINISHED GRADE. THE POST EXTENDS TO WITHIN 2" OF THE TOP OF THE SIGN PANEL. INSTALLATION SHALL BE PLUMB, LEVEL, AND STRAIGHT.
   b. MOUNTING U-1e PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE WITH 1" TO 2" ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6-8 INCHES INTO THE MOUNTING TUBE AND ATTACHED WITH A STAINLESS STEEL ANGLE BOLT AND NUT.

3. DOUBLE POST MOUNTING TO BE USED FOR SIGNS WITH A WIDTH OF GREATER THAN 30 INCHES. MOUNTING U-2 PROVIDES TWO POLE SUPPORT SIMILAR TO THE MOUNTING U-1e. ADDITIONALLY, U-2 REQUIRES CROSS BRACING OF STRUCTURAL ANGLE ON THE BACK OF THE SIGN FACE. ALL EXTERIOR SIGNAGE SHALL BE MOUNTED WITH A LOCK WASHERNUT ASSEMBLY. SEE SIGN ATTACHMENT DRAWINGS
   a. TOP OF U-2 MOUNTED SIGN SHALL BE AT 8'-0" ABOVE FINISHED GRADE INSTALLATION SHALL BE PLUMB, LEVEL, AND STRAIGHT.
   b. MOUNTING U-2 PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE WITH 1" TO 2" ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6-8 INCHES INTO THE MOUNTING TUBE AND ATTACHED WITH A STAINLESS STEEL ANGLE BOLT AND NUT. MOUNTING U-2 IN CONCRETE OR ASPHALT PAVING IS DISCOURAGED.

4. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATION WILL BE APPROVED ON THE SITE BY THE TENANT OR THEIR REPRESENTATIVE.

5. SIGN POSTS INSTALLED IN COMPACTED EARTH OR SIDEWALK SHALL BE 18" MIN. FROM FACE OF CURB

SITE SIGNAGE COLOR GENERAL NOTES

ALL SIGNS INDICATED "DOT" SHALL CONFORM TO COLOR AND REFLECTANCE SPECIFICATIONS OF THE MUTCD

MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES)
HTTP://MUTCD.FHWA.DOT.GOV/KNO-COLORSPEC.HTM

MUTCD COLOR SPECIFICATIONS

COLOR SPECIFICATIONS (23 CFR 655) THE COLOR SPECIFICATIONS ARE USED TO DETERMINE THE COLOR OF SIGN SHEETING AND PAVEMENT MARKING MATERIALS FOR DESIGN PURPOSES. MOST OF THE COLOR SPECIFICATIONS WERE LAST REVISED BY THE FINAL RULE; AMENDMENT DATED NOVEMBER 21, 2002. HOWEVER, SOME COLOR SPECIFICATIONS WERE REVISED AND SPECIFICATIONS FOR SOME NEW COLORS WERE ADDED BY THE FINAL RULE DATED DECEMBER 16, 2009. VISIT THE ABOVE LINK FOR MORE INFO.

PANTONE MATCHING COLORS

THE FOLLOWING ARE PANTONE SPECIFICATIONS, FOR PRINTING PURPOSES. THEY PROVIDE A GUIDE FOR SELECTING APPROPRIATE LINK COLORS TO CLOSELY MATCH THE STANDARD COLORS OF TRAFFIC CONTROL SIGNS. NOTE: THERE ARE NO PANTONE AVAILABLE FOR FLUORESCENT COLOR SIGNS.

PANTONE SPECIFICATIONS FOR PRINTING

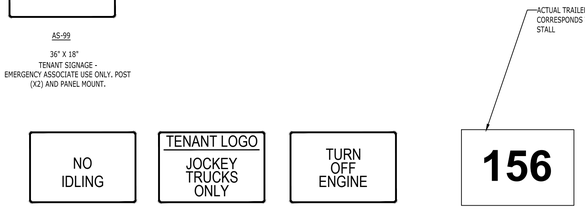
BROWN - 469, RED - 187, YELLOW - 116, PURPLE - 259, GREEN - 342, BLUE - 294, ORANGE - 152

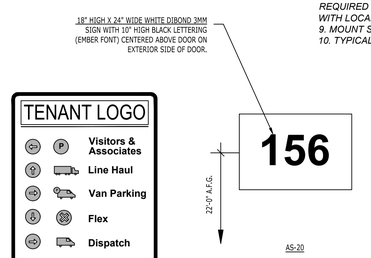
NOTE:
1. REFER TO SIGNAGE AND STRIPING PLAN FOR LOCATIONS OF SIGNS AND PAVEMENT MARKINGS.
2. ALL SIGNAGE, STRIPING, AND OTHER TRAFFIC CONTROL DEVICES SHALL BE INSTALLED IN CONFORMANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
3. ALL STRIPING SHALL BE LONG LIFE EPOXY RESIN AND 4" WIDE UNLESS OTHERWISE NOTED. ALL PAVEMENT GRAPHICS SHALL BE HOT-APPLIED THERMOPLASTIC (REFLECTIVE).
4. COLOR SHALL BE WHITE ON ASPHALT AND YELLOW ON CONCRETE, UNLESS OTHERWISE NOTED.
5. ASPHALT SPEED HUMPS AND SPEED BUMPS SHALL BE USED IN COLDER CLIMATES WHERE SNOW REMOVAL EQUIPMENT IS INTENDED TO BE USED. RUBBER SPEED HUMPS AND SPEED BUMPS MAY BE USED IN WARMER CLIMATES OR REGIONS WHERE CONCRETE PAVEMENT IS PREVALENT.
6. ALL PROPOSED SIGNAGE AND STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE TENANT FULFILLMENT WORLDWIDE REAL ESTATE SIGNAGE STANDARDS REVISION 16 DATED QUARTER 2, 2019 OR CURRENT EDITION.
7. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN FIELD.
8. ADDITIONAL SIGNAGE NOT SHOWN ON GRAPHICS PLAN (E.G. FIRE LANES) MAY BE REQUIRED PER LOCAL CODE AND/OR AHJ. SUB-CONTRACTOR SHALL COORDINATE WITH LOCAL AHJ AND PROVIDE AS REQUIRED.
9. MOUNT SIGNAGE ACCORDING TO LOCAL CODES.
10. TYPICAL SIGN FONT IS SET IN AERIAL.

SITE SIGN MOUNTING DETAILS

1/4" = 1'-0"

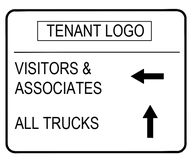






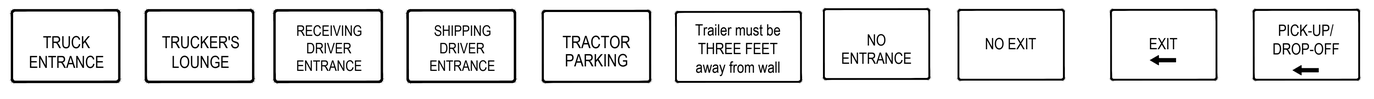




















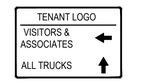












NOTE:

1. AS-16 LAYOUT SHALL BE SITE SPECIFIC. DETAILS SHOWN ARE FOR PROTOTYPE BASED ON SIGN LOCATION SHOWN ON SITE PLANS. ORIENTATION OF ARROWS AND SITE AREAS SHALL BE BASED ON SIGN LOCATION.

TENANT SIGNS

1/2" = 1'-0"

Architecture
Engineering
Environmental
Land Surveying
BL Companies
3755 Boettler Oaks Drive
Suite G
Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI

STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

No.	Date	Desc.
REVISIONS		

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	N.T.S.
Project No.	2501450
Date	02/23/2026
CAD File:	C2501450-110

Title

SITE DETAILS

Sheet No.

C1.101

Xref (s) : 2X2501450-00

2/23/2026, BHAWKEST, G:\2X\2X2501450\2501450-110\DWG\C2501450-110 SITE DETAILS.

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TRAFFIC SIGNS

1/2" = 1'-0"



S-1/ S-1b

30" X 30" SINGLE LANE
36" X 36" MULTIPLE LANE
MUTCD: R1-1
USE AT INTERSECTIONS IN PARKING LOT AND DRIVE AISLES. POST AND PANEL MOUNT.
NO SIGNS SHALL MOUNTED TO THE BACK OF A STOP SIGN THAT EXTENDS BEYOND THE EDGES OF THE STOP SIGN



S-2

30" X 30"
MUTCD: R5-1
USE TO PROHIBIT TRAVEL IN THE WRONG DIRECTION. TYPICAL AT ONE-WAY ROADS. POST AND PANEL MOUNT
DO NOT ENTER SIGN SHALL NOT BE MOUNTED TO THE BACK OF A STOP SIGN.



S-3

30" X 36" (SINGLE LANE)
30" X 36" (MULTIPLE LANE)
MUTCD: R2-1
DOT STANDARD SPEED LIMIT 5 MPH SIGN. USE TO CONTROL SPEED ALONG DRIVE AISLES WITHOUT ADJACENT PARKING SPOTS. POST AND PANEL MOUNT.



S-3 (MOD)

30" X 30" SIGN WITH 18" X 18" PLACARD. MUTCD: W8-1 SIGN WITH W13-1P (5MPH) PLACARD. DOT STANDARD BUMP SIGN, WITH 5 MPH SUPPLEMENTAL PLACARD. USE AT SPEED BUMPS. POST AND PANEL MOUNT.



S-4/ S-4b

24" X 30" (SINGLE LANE)
30" X 36" (MULTIPLE LANE)
MUTCD:R2-1
DOT STANDARD SPEED LIMIT 10 MPH SIGN. USE TO CONTROL SPEED ALONG DRIVE AISLES WITHOUT ADJACENT PARKING SPOTS.



S-4 (MOD)

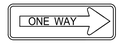
30" X 30" SIGN WITH 18" X 18" PLACARD. MUTCD: W17-1 WITH W13-1P (10MPH) PLACARD. DOT STANDARD SPEED HUMP SIGN, WITH 10 MPH SIGN SUPPLEMENTAL PLACARD. USE AT SPEED HUMPS. POST AND PANEL MOUNT.



S-5 (L) / S-5 (R) OPPOSITE ARROW

MUTCD: W11-2 SIGN WITH W16-7pL PLACARD/ (W16-7pR PLACARD OPPOSITE) . 30" X 30" SIGN WITH 12" X 24" PLACARD. DOT STANDARD PEDESTRIAN CROSSING SIGN WITH ARROW. USE AT MID-BLOCK PEDESTRIAN CROSSINGS. POST AND PANEL MOUNT.

LED LIGHTS OR RECTANGULAR RAPID FLASH BEACON MAY BE ADDED AT HIGH TRAFFIC INTERSECTIONS AS DETERMINED BY CIVIL ENGINEER/ WHS.



S-7 (R) / S-7 (L) OPPOSITE ARROW

MUTCD: R6-1.
12" X 36"
DOT STANDARD VERTICALLY ORIENTED "ONE WAY" LEFT ARROW SIGN. USE ALONG ONE WAY DRIVE AISLES. SINGLE POST AND PANEL MOUNT IS ACCEPTABLE. REFER TO S-2 FOR GRAPHICAL DEPICTION OF USING ONE WAY SIGNS.

ONE WAY SIGNS SHALL BE PLACED IN ACCORDANCE WITH MUTCD FIGURE 2B-14. SIGNS MARKED WITH AN ASTERISK "*" SHALL BE CONSIDERED OPTIONAL. WHEN USED IN CONJUNCTION WITH A STOP SIGN, ONE WAY SIGNS MAY BE INSTALLED ON THE SAME POST, ABOVE THE STOP SIGN.



S-9(L) / S-9(R) OPPOSITE ARROW

AZMUTCD: R3-5
30" X 36"
DOT STANDARD LEFT TURN ONLY SIGN. USE TO DEMARCATE INTERSECTIONS WHERE MOVEMENT IS RESTRICTED BY THAT LANE, NOT ALONE ONE WAY DRIVE AISLES. POST AND PANEL MOUNT.
PER MUTCD SECTION 2B.20, THE 'MANDATORY MOVEMENT LANE CONTROL (R3-2) SIGN SHALL INDICATE ONLY THE SINGLE VEHICLE MOVEMENT THAT IS REQUIRED FROM THE LANE'. THESE SIGNS SHOULD ONLY BE USED AT INTERSECTIONS WHERE MOVEMENT IS RESTRICTED BY THAT LANE, NOT ALONG ONE WAY DRIVE AISLES.



S-11(L) / S-11(R) OPPOSITE ARROW

MUTCD: R3-2 (R3-1 OPPOSITE)
24" X 24"
DOT STANDARD RIGHT "NO LEFT TURN" SIGN. USE TO PROHIBIT TURNING TRAFFIC. POST AND PANEL MOUNT.
PER MUTCD SECTION 2B.18-11, 'WHERE ONE WAY SIGNS ARE USED, NO LEFT TURN AND NO RIGHT TURN SIGNS MAY BE OMITTED. IN MOST CASES, THIS SIGN IS NOT NECESSARY, SINCE ONE WAY SIGNS ARE USED TO DEPICT THE FLOW OF TRAFFIC



S-12

MUTCD: R3-4.
24" X 24"
DOT STANDARD "NO U TURN" SIGN.
USE TO PROHIBIT TURNING TRAFFIC. POST AND PANEL MOUNT.



S-13

MUTCD: R5-2
24" X 24"
DOT STANDARD "NO TRUCK ACCESS" SIGN. USE TO PROHIBIT TRUCK TRAFFIC. POST AND PANEL MOUNT.



S-14

MUTCD: R7-1
12" X 18"
DOT STANDARD "NO PARKING" SIGN. USE TO PROHIBIT PARKING. POST AND PANEL MOUNT. COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC.



S-15

MUTCD: R7-8
12" X 18"
DOT STANDARD VERTICALLY ORIENTED ACCESSIBLE PARKING SIGN. USE TO DEMARCATE ACCESSIBLE PARKING SPACES, ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. POST AND PANEL MOUNT. COORDINATE WITH LOCAL AHJ FOR LOCAL GRAPHIC EQUAL. COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC.



S-16

MUTCD: R7-8P
12" X 18" WITH 12" X 6" PLACARD.
DOT STANDARD VERTICALLY ORIENTED VAN ACCESSIBLE PARKING SIGN. USE TO DEMARCATE VAN ACCESSIBLE PARKING SPACES, ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY. POST AND PANEL MOUNT. COORDINATE WITH LOCAL AHJ FOR LOCAL GRAPHIC EQUAL. COORDINATE WITH LOCAL AHJ FOR LOCAL GRAPHIC EQUAL. COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC.



S-17

18" X 12"
DOT STANDARD NO TRESPASSING SIGN. USE TO PROHIBIT ACCESS. MOUNT ON SECURED SIDE OF PERIMETER FENCING AT 200 FEET MAX SPACING AND ON ENTRY GATES. POST AND PANEL MOUNT WHERE APPROPRIATE.



S-18

12" X 18"
ELECTRIC VEHICLE PARKING ONLY
USE TO DEMARCATE ELECTRICAL VEHICLE PARKING ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY.
POST AND PANEL MOUNT.
COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC.



S-19

12" X 18"
CLEAN AIR VEHICLE
USE TO DEMARCATE CLEAN AIR VEHICLE PARKING AS REQUIRED BY AHJ
ONE SIGN PER SPACE OR AS REQUIRED BY LOCAL AUTHORITY.
POST AND PANEL MOUNT.
COORDINATE WITH AHJ FOR SITE SPECIFIC CODE REQUIREMENTS FOR USE OF THIS GRAPHIC.



S-20(R)

24" X 30"
FOR USE AT SINGLE-LANE AISLE. USE TO CONTROL VEHICLE SPEED ALONG DRIVE AISLE WITH ADJACENT PARKING SPOTS. POST AND PANEL MOUNT



S-32(L)

24" X 30"
DOT STANDARD CHEVRON ALIGNMENT LEFT ARROW SIGN. USE TO INDICATE CURVE IN ROADWAY. POST AND PANEL MOUNT



S-32(R)

24" X 30"
DOT STANDARD CHEVRON ALIGNMENT LEFT ARROW SIGN. USE TO INDICATE CURVE IN ROADWAY. POST AND PANEL MOUNT

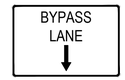


S-97

TENANT STANDARD- INSPECTION NOTICE. USE TO NOTIFY DRIVERS OF INSPECTION POLICY. POST (x2) AND PANEL MOUNT

TENANT SIGNS

1/2" = 1'-0"



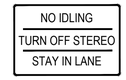
AS-42

36" X 28"
TENANT SIGNAGE - BYPASS LANE
POST (X2) AND PANEL MOUNT HANGING UNDER CANOPY.



AS-43

36" X 28"
TENANT SIGNAGE - DRIVE LANE
POST (X2) AND PANEL MOUNT HANGING UNDER CANOPY.



AS-41

36" X 28"
TENANT SIGNAGE - NO IDLING/ TURN OFF STEREO/ STAY IN LANE
MOUNT ON NEAR BY COLUMN.



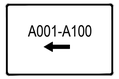
AS-39

36" X 18"
TENANT SIGNAGE - PARKING LOT DESIGNATION
POST (X2) AND PANEL MOUNT.



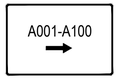
AS-95

36" X 18"
TENANT SIGNAGE - VAN STALL WAYFINDING
POST (X2) AND PANEL MOUNT.



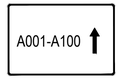
AS-95(L)

36" X 18"
TENANT SIGNAGE - VAN STALL WAYFINDING
POST (X2) AND PANEL MOUNT.



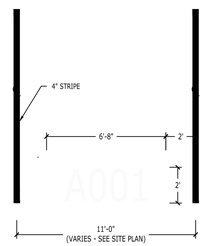
AS-95(R)

36" X 18"
TENANT SIGNAGE - VAN STALL WAYFINDING
POST (X2) AND PANEL MOUNT.



AS-95(S)

36" X 18"
TENANT SIGNAGE - VAN STALL WAYFINDING
POST (X2) AND PANEL MOUNT.



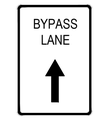
PG-25
2'-0" X 6'-8"
PAVEMENT GRAPHICS-EMPTY VAN SLIP.
USE TO MARK EMPTY VAN PARKING SPACES. TRAFFIC PAINT NUMBERING AND BOX 2' TALL WHITE LETTERING



PG-27

36" X 70"

DRIVE LANE FLOOR DECAL. 60 MIL DRIVEON RETRO-REFLECTIVE, TEXTURE COATED POLYMERIC MATERIAL, MATTE WHITE

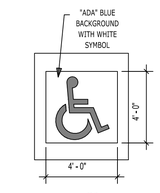


PG-26
36" X 70"
BYPASS LANE FLOOR DECAL. 60 MIL DRIVEON RETRO-REFLECTIVE, TEXTURE COATED POLYMERIC MATERIAL, MATTE WHITE

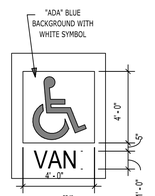
PAVEMENT GRAPHIC DETAILS

1/4" = 1'-0"

PAVEMENT GRAPHIC DETAILS



PG-27
4'-0" X 4'-0"
PAVEMENT GRAPHICS - STANDARD ACCESSIBLE PARKING SPACE.
USE AT ALL ACCESSIBLE PARKING SPACES. THERMAL APPLIED GRAPHICS; WHITE SYMBOL WITH CB BLUE BACKGROUND.



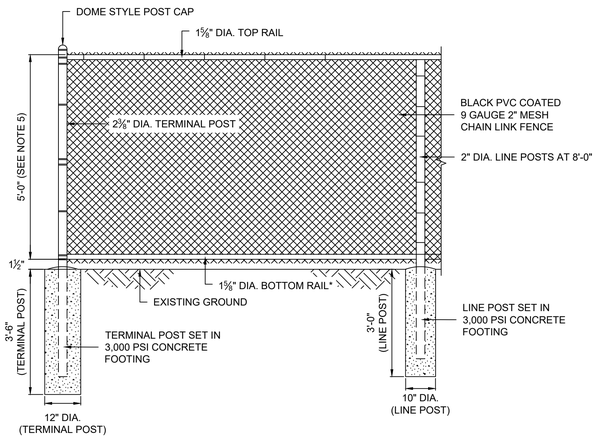
PG-28
4'-0" X 5'-0" 12"
PAVEMENT GRAPHICS-VAN ACCESSIBLE PARKING SPACE. USE AT ALL VAN ACCESSIBLE PARKING SPACES. THERMAL APPLIED GRAPHICS; WHITE SYMBOL WITH CB BLUE BACKGROUND, AND WHITE TEXT.

PAVEMENT GRAPHIC DETAILS

1/4" = 1'-0"

PEDESTRIAN BARRIER FENCE

1" = 1'-0"



NOTES:
1. ALL FENCE ELEMENTS SHALL BE BLACK PVC COATED
2. POST CAPS SHALL BE DOME STYLE
3. FENCE TIES SHALL BE 9 GAUGE BLACK PVC COATED
4. FENCE DEPTHS MAY VARY PER LOCAL CODES
5. FENCE HEIGHT MAY REQUIRE PERMITTING BY LOCAL AUTHORITY HAVING JURISDICTION
6. TO BE INSTALLED TO SAFELY ROUTE PEDESTRIANS TO DESIGNATED CROSSWALKS AND TO PREVENT UNSAFE CROSSING OUTSIDE DESIGNATED AREAS
7. FENCE SETBACK FROM CURBING VARIES PER LOCAL REGULATORY REQUIREMENTS, SNOW CONDITIONS AND SIGHTLINES

*BOTTOM RAIL MAY BE REPLACED BY A BOTTOM WIRE

2/23/2026, BHARDESTY, G:\JOBS\25\1450\BIM\WIP\C2501450-110.RVT, C1.102 SITE DETAILS

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Environmental
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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

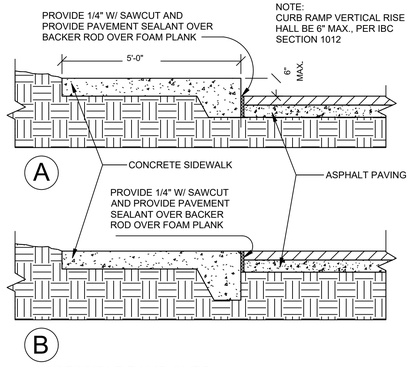
Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	N.T.S.
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-110

Title: SITE DETAILS

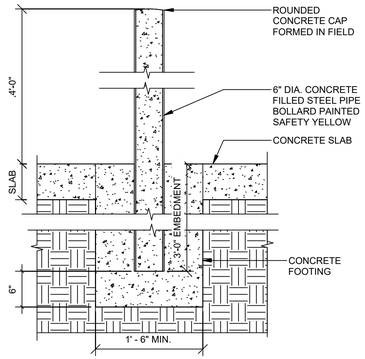
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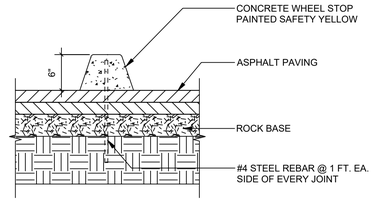
ACCESSIBLE RAMP CURB

1/2" = 1'-0"



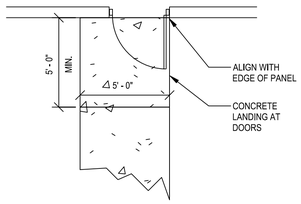
PIPE BOLLARD DETAIL

1" = 1'-0"



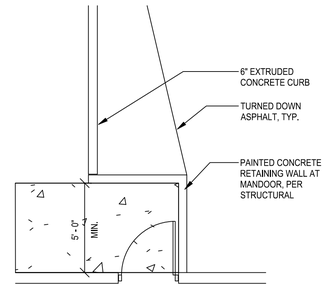
WHEEL STOP

1" = 1'-0"



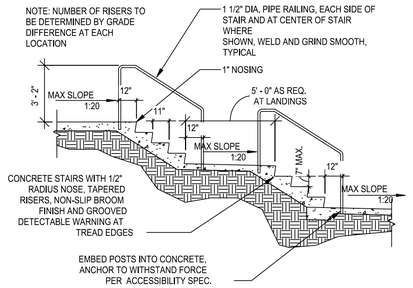
DOOR LANDING PLAN

1/4" = 1'-0"



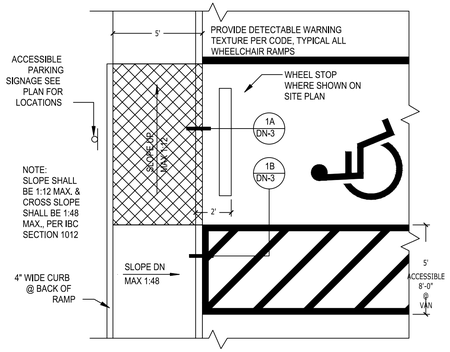
RAMP LANDING PLAN

1/4" = 1'-0"



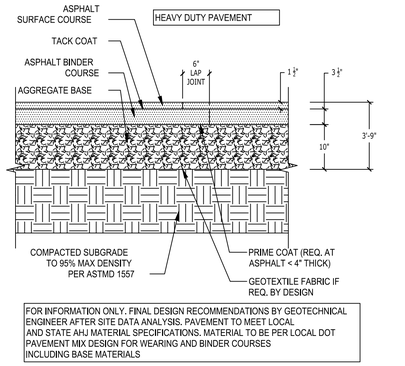
CONCRETE STAIR SECTION

1/4" = 1'-0"



ACCESSIBLE RAMP

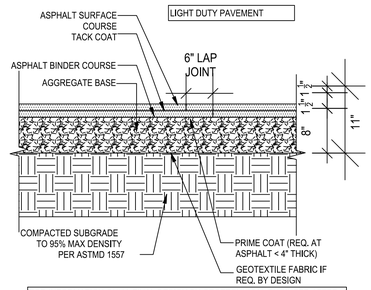
1/4" = 1'-0"



FOR INFORMATION ONLY. FINAL DESIGN RECOMMENDATIONS BY GEOTECHNICAL ENGINEER AFTER SITE DATA ANALYSIS. PAVEMENT TO MEET LOCAL AND STATE AHJ AND DESIGN. MATERIAL TO BE PER LOCAL DOT PAVEMENT MIX DESIGN FOR WEARING AND BINDER COURSES INCLUDING BASE MATERIALS

HEAVY DUTY ASPHALT PAVEMENT

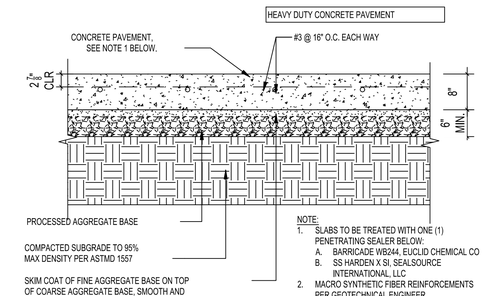
3/4" = 1'-0"



FOR INFORMATION ONLY. FINAL DESIGN BY GEOTECHNICAL ENGINEER AFTER SITE DATA ANALYSIS. PAVEMENT TO MEET LOCAL AND STATE AHJ AND DESIGN. MATERIAL TO BE PER LOCAL DOT PAVEMENT MIX DESIGN FOR WEARING AND BINDER COURSES INCLUDING BASE MATERIALS

LIGHT DUTY ASPHALT PAVEMENT

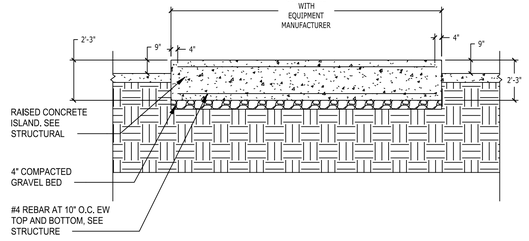
3/4" = 1'-0"



FOR INFORMATION ONLY. FINAL DESIGN BY GEOTECHNICAL ENGINEER AFTER SITE DATA ANALYSIS. PAVEMENT TO MEET LOCAL AND STATE AHJ AND DESIGN. MATERIAL TO BE PER LOCAL DOT PAVEMENT MIX DESIGN FOR WEARING AND BINDER COURSES INCLUDING BASE MATERIALS

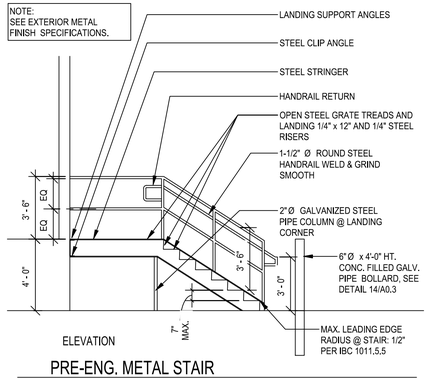
HEAVY DUTY CONCRETE PAVEMENT

3/4" = 1'-0"



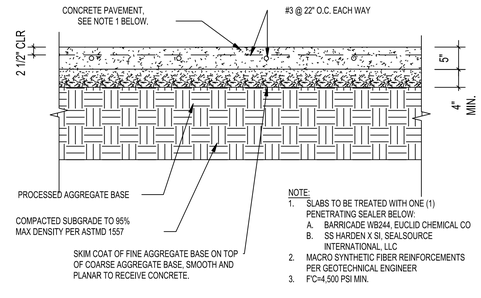
EQUIPMENT PAD DETAIL

3/8" = 1'-0"



PRE-ENG. METAL STAIR

1/4" = 1'-0"

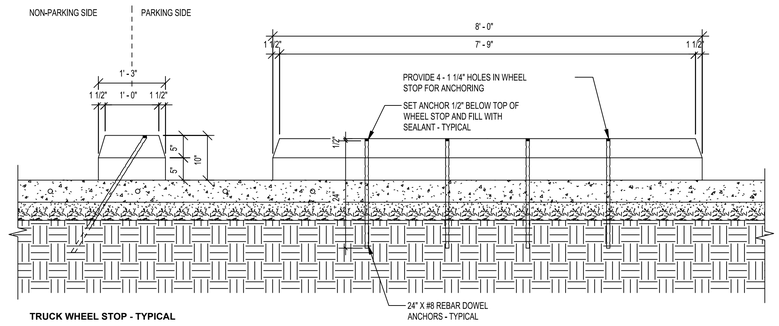


COORDINATE WITH GEOTECHNICAL REPORT RECOMMENDATIONS & REMOVE THIS NOTE

FOR INFORMATION ONLY. FINAL DESIGN BY GEOTECHNICAL ENGINEER AFTER SITE DATA ANALYSIS. PAVEMENT TO MEET LOCAL AND STATE AHJ AND DESIGN. MATERIAL TO BE PER LOCAL DOT PAVEMENT MIX DESIGN FOR WEARING AND BINDER COURSES INCLUDING BASE MATERIALS

STANDARD DUTY CONCRETE PAVEMENT

3/4" = 1'-0"

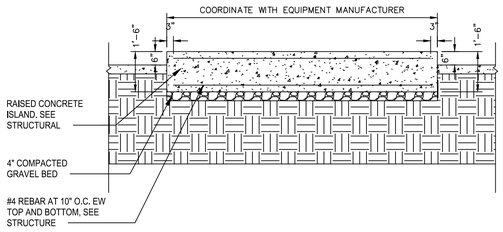


TRUCK WHEEL STOP - TYPICAL

NOTE:
1. CONCRETE WHEEL STOPS TO BE PAINTED SAFETY YELLOW
2. WHEEL STOPS ARE NOT REQUIRED AT DOCK DOOR LOCATIONS THAT HAVE DOCK SEAL/CUSHION SYSTEMS
3. IF PARKING SLIP CURB IS 8-IN OR HIGHER WITH STANDOFF DISTANCE OF 6-FT OR MORE FROM OBJECTS SUCH AS FENCES THEN WHEEL STOPS ARE NOT REQUIRED

CONCRETE TRUCK WHEEL STOP

3/4" = 1'-0"



EQUIPMENT PAD DETAIL

NTS

Architecture
Engineering
Environmental
Land Surveying
BL Companies
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Suite G
Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

No.	REVISIONS Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	N.T.S.
Project No.	2501450
Date	02/23/2026
CAD File: C2501450-110	

Title

SITE DETAILS

Sheet No.

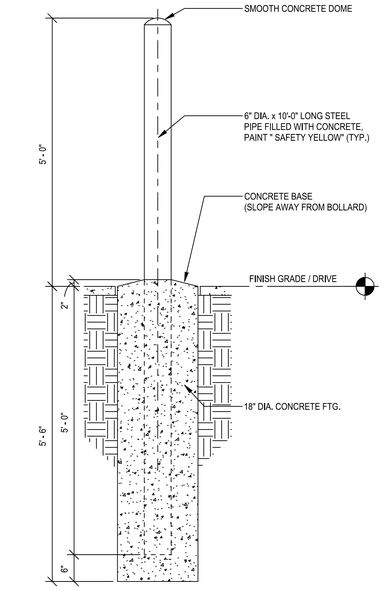
C1.103

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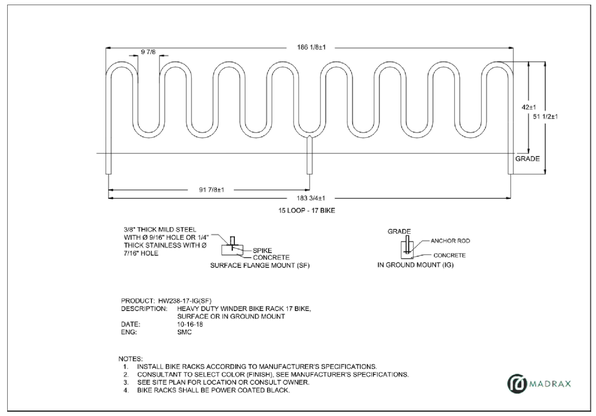
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2501450XR1 - (5).pwf

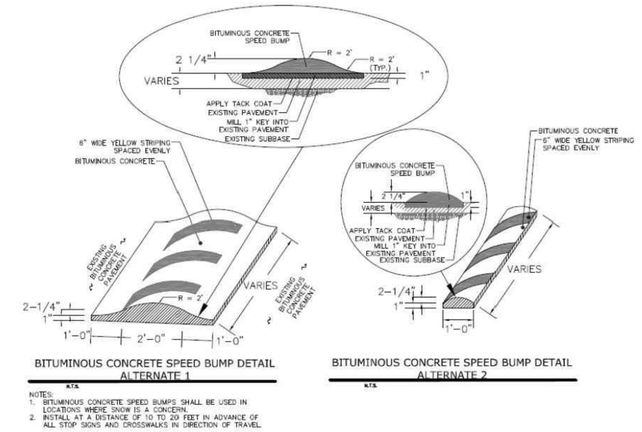


BOLLARD DETAIL - TRANSFORMER

3/4" = 1'-0"

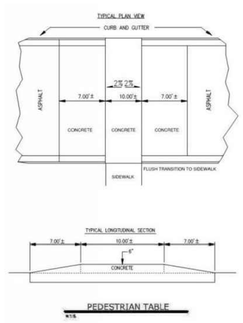


BIKE RACK DETAIL



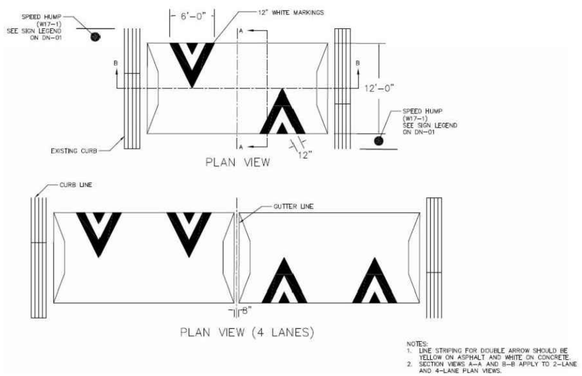
BITUMINOUS CONCRETE SPEED BUMP

N.T.S.



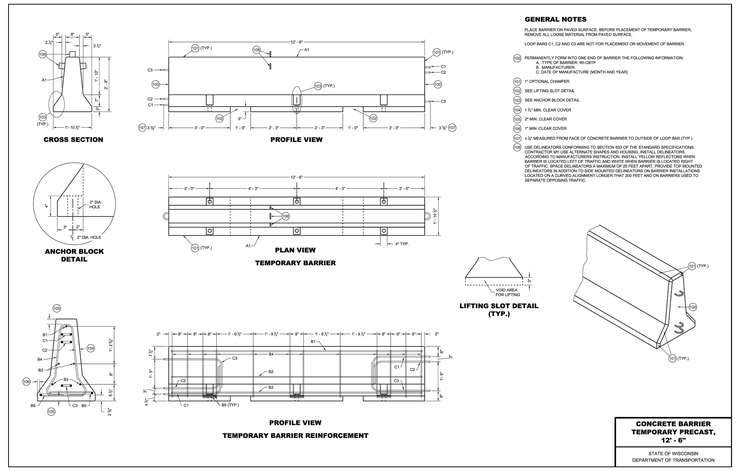
PEDESTRIAN TABLE

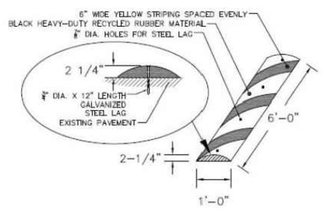
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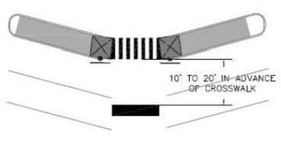


21 DN-5 SPEED HUMP

N.T.S.







LAG BOLT METHOD (ASPHALT OR CONCRETE ONLY)

A. Tools needed:
   a. High speed hammer drill with a ¾" masonry drill bit.
   b. Impact wrench or heavy ratchet with ¾" socket
B. Position the speed bump in accordance with Contract Drawings. Using the holes molded in the speed bump as templates, mark the location of each hole on the surface.
C. Remove the speed bump. Using a high-speed hammer drill with a ¾" masonry bit, drill a 4" to 4½" deep hole at each marked location.
D. Insert a lag anchor (with the large round hole in the anchor facing up) into each hole. Tap the anchor into the holes with a hammer so that the top of each anchor is flush with the surface.
E. Reposition the speed bump so that the molded in holes line up vertically with the drilled pilot holes. Starting with the center hole, apply firm hand pressure. Slip a washer onto a lag bolt, insert the bolt through the hole in the speed bump and tighten the bolt about three quarters of the way with a ¾" socket. Repeat for each hole in the speed bump. Finish tightening each bolt until just snug. DO NOT OVER-TIGHTEN. Excessive tightening may damage the speed bump and will void the manufacturer's warranty.

RUBBER SPEED BUMP

N.T.S.

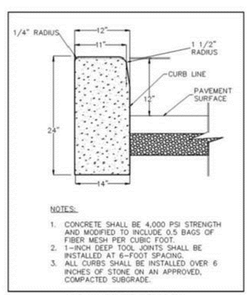


Figure 12: 12 Inch Curb

12" CURB

N.T.S.

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(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

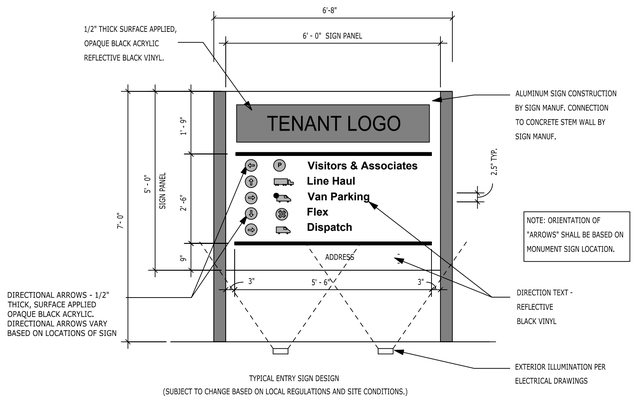
Designed B.H.H
Drawn B.L.B
Reviewed T.B.D
Scale N.T.S.
Project No. 2501450
Date 02/23/2026
CAD File: C2501450-110

Title
SITE DETAILS

Sheet No.
C1.104

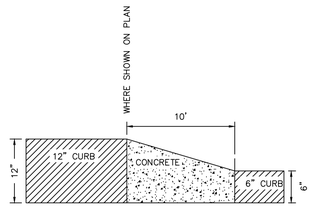
2/23/2026, BHAAGEST, G:\JOBS\25\1450\W\C\2501450-110.DWG,C1.104 SITE DETAILS,

Xref (s): X8250450-00



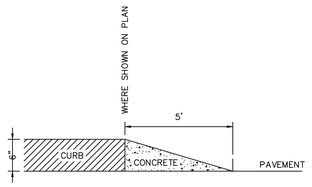
7' NON-ILLUMINATED PYLON OPTION

1/2" = 1'-0"



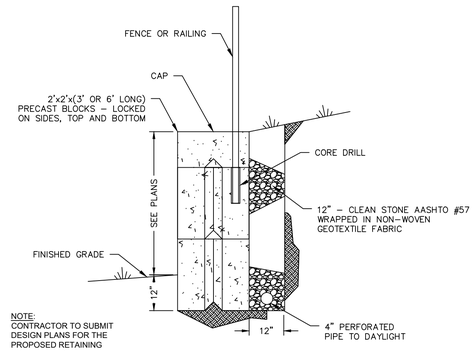
12" CURB TRANSITION TO 6" CURB

N.T.S



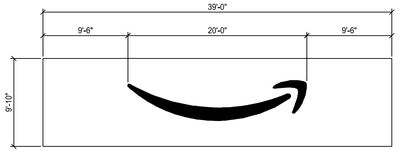
6" CURB REVEAL TAPER TO 0" EXISTING GROUND DETAIL

N.T.S



NOTE:
CONTRACTOR TO SUBMIT DESIGN PLANS FOR THE PROPOSED RETAINING WALL INCLUDING CALCULATIONS, PREPARED AND STAMPED BY A OHIO LICENSED PROFESSIONAL ENGINEER PRIOR TO ORDERING MATERIALS.

RETAINING WALL DETAIL W/ FENCE

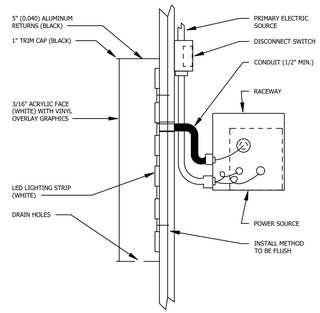


TYPICAL BUILDING SIGN DESIGN

(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS)

- INTERNALLY ILLUMINATED LOGO SIGN BY SIGN MANUFACTURER
- PROVIDE POWER TO JUNCTION BOX AT INSIDE FACE OF PRECAST CONCRETE PANEL WALL
- LOCATION OF SIGN BASED ON BUILDING ORIENTATION AND MAIN ENTRY

MONUMENT SIGN



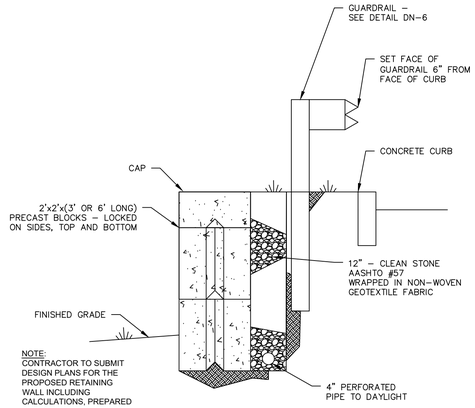
BUILDING SIGN MOUNTING DETAIL (N.T.S)

BUILDING SIGN MOUNTING DETAIL

1/8" = 1'-0"

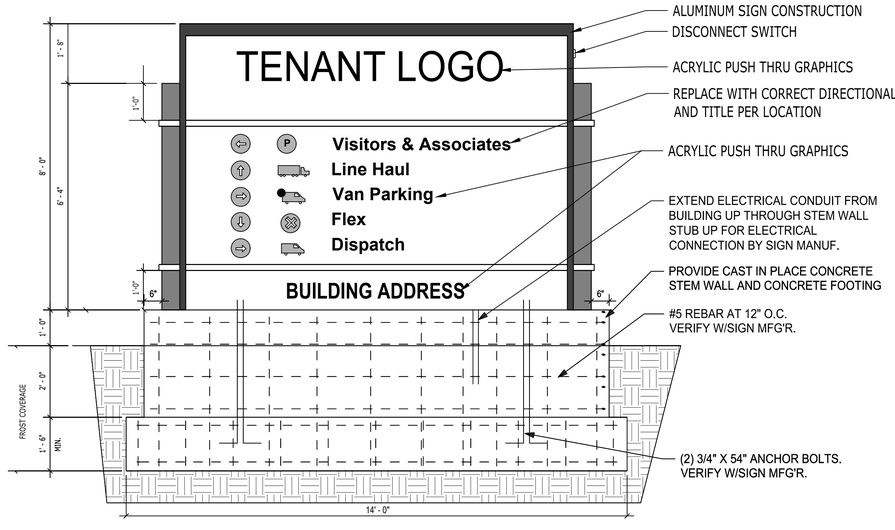
MONUMENT SIGN COLORS:

P1	ARCHITECTURAL COLOR MATCH BUILDING COLOR SPECIFICATION PAINT & FINISH PER SG SPECIFICATION
PT2	ARCHITECTURAL COLOR MATCH BUILDING COLOR SPECIFICATION PAINT & FINISH PER SG SPECIFICATION
PT3	ARCHITECTURAL COLOR MATCH BUILDING COLOR SPECIFICATION PAINT & FINISH PER SG SPECIFICATION
DOT	ALL SIGNS INDICATED "DOT" SHALL CONFORM TO COLOR AND REFLECTANCE SPECIFICATIONS OF THE MUTCD OR REGIONAL AHJ.



NOTE:
CONTRACTOR TO SUBMIT DESIGN PLANS FOR THE PROPOSED RETAINING WALL INCLUDING CALCULATIONS, PREPARED AND STAMPED BY A OHIO LICENSED PROFESSIONAL ENGINEER PRIOR TO ORDERING MATERIALS.

RETAINING WALL DETAIL W/ GUARDRAIL

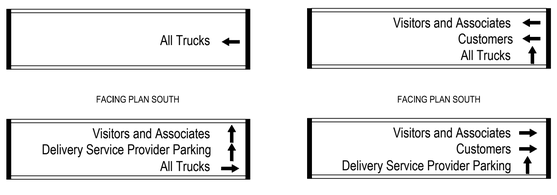


FRONT

TYPICAL MONUMENT SIGN DESIGN (MS-3)
(DIRECTIONAL ARROWS TO BE REVERSED PER LOCATION)
(SUBJECT TO CHANGE BASED ON LOCAL REGULATIONS AND SITE CONDITIONS.
COORDINATE ORIENTATION IN FIELD)
MONUMENT SIGN DETAIL IS FOR DEMONSTRATION PURPOSES ONLY AND SUBJECT TO CHANGE. TO BE PERMITTED THROUGH A SEPARATE PERMIT AND TO MEET CITY OF AURORA UDO STANDARDS.

8' ILLUMINATED MONUMENT SIGN

1/2" = 1'-0"



PYLON SIGN 1 **PYLON SIGN 2**

NOTES:
1. PLACARD LAYOUT SHALL BE SITE SPECIFIC. DETAIL SHOWN IS FOR DELIVERY STATION BUILDING 2W4F LARGE DS PROTOTYPE. ORIENTATION OF ARROWS SHALL BE BASED ON PYLON SIGN LOCATION. ORIENTATION OF ARROWS ALL BE BASED ON PYLON SIGN LOCATION.

COORDINATE THESE PLACARDS WITH THE SIGN'S PLACEMENT ON THE PLAN & REMOVE THIS NOTE

PLACARD DETAIL

Architecture
Engineering
Environmental
Land Surveying
BL Companies
3755 Boettler Oaks Drive
Suite G
Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

No.	REVISIONS Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	N.T.S.
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-110

Title

SITE DETAILS

Sheet No.

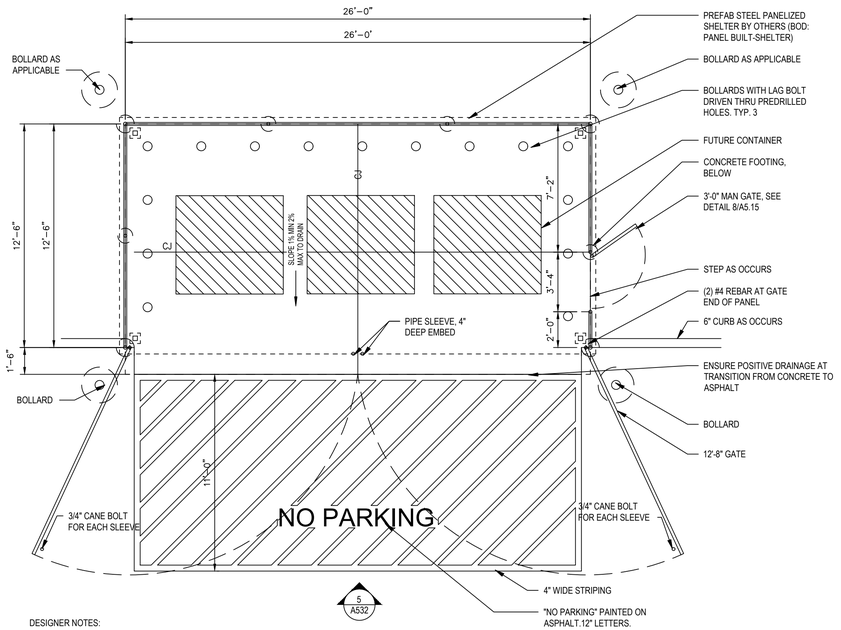
C1.105

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2/23/2026, BHHAGESY, G:\JOBS\25\2501450\DWG\C2501450-110.DWG,C1.105 SITE DETAILS

2501450XREF - (5).dwt

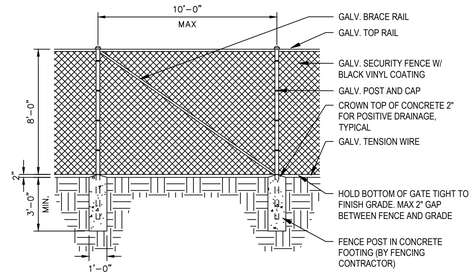


DESIGNER NOTES:

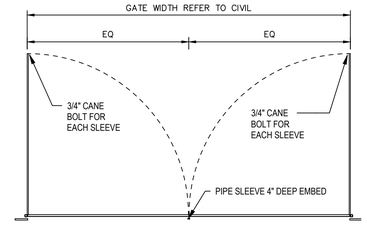
BASIS OF DESIGN FOR TRASH ENCLOSURE IS PRIVACY CHAINLINK FENCE. AOR AND EOR TO COORDINATE WITH DEVELOPER AND JURISDICTION FOR ANY ADDITIONAL REQUIREMENTS.

ALTERNATIVE FOR TRASH ENCLOSURE COULD BE POSSIBLE WITH TENANT AND AHJ APPROVAL

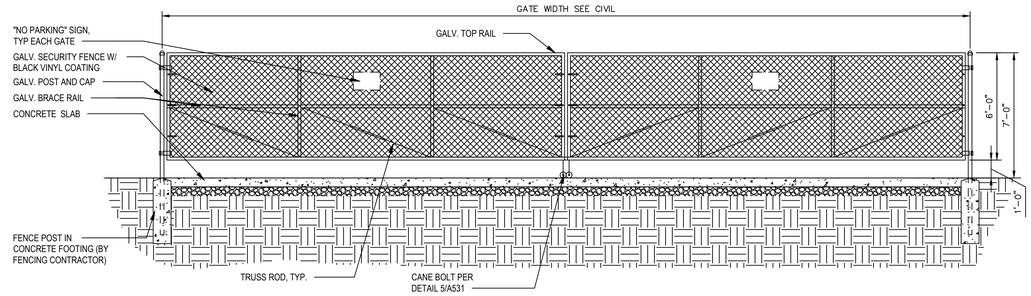
1 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



2 SECURITY FENCE
1/4" = 1'-0"

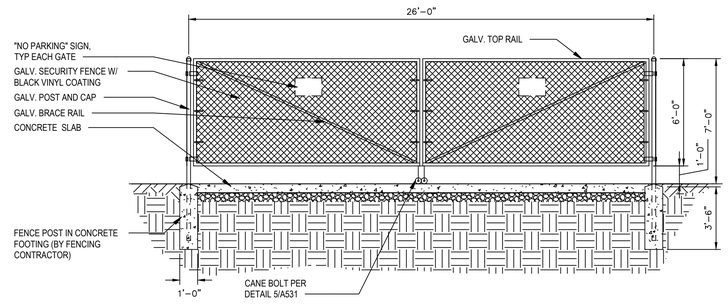


3 GATE PLAN DETAIL
1" = 10'-0"



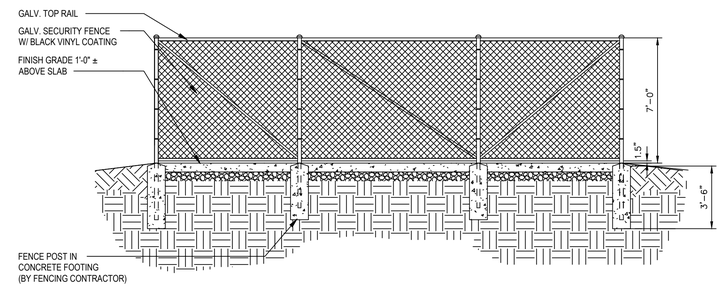
NOTE: TRASH ENCLOSURE FENCE TO HAVE VINYL SLATS.

4 GATE ELEVATION
1/4" = 1'-0"



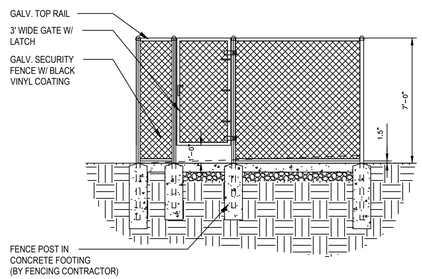
NOTE: TRASH ENCLOSURE FENCE TO HAVE VINYL SLATS.

5 TRASH ENCLOSURE GATE ELEVATION
1/4" = 1'-0"



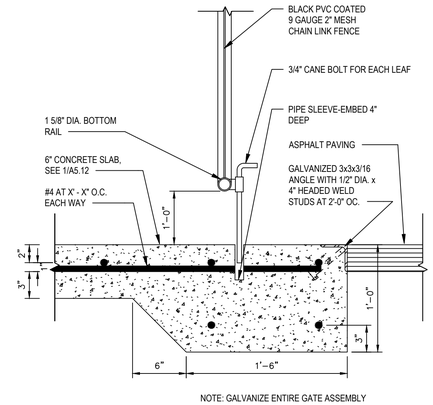
NOTE: TRASH ENCLOSURE FENCE TO HAVE VINYL SLATS.

6 TRASH ENCLOSURE REAR ELEVATION
1/4" = 1'-0"



NOTE: TRASH ENCLOSURE FENCE TO HAVE VINYL SLATS.

7 TRASH ENCLOSURE MAN GATE ELEVATION
1/4" = 1'-0"



NOTE: GALVANIZE ENTIRE GATE ASSEMBLY

8 GATE SECTION
1 1/2" = 1'-0"

Architecture
Engineering
Environmental
Land Surveying
BL Companies
3755 Boettler Oaks Drive
Suite G
Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
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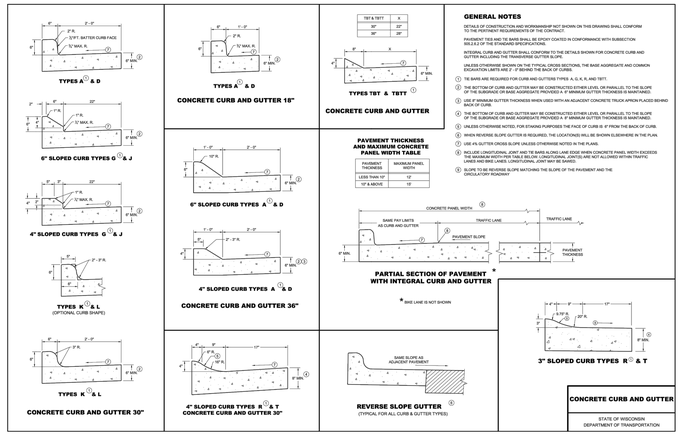
Title

SITE DETAILS

Sheet No.

C1.106

2/23/2026, BHHAGESY, G:\JOBS\25\1450\2501450\DWG\C2501450-110.DWG C1.106 SITE DETAILS.
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GENERAL NOTES

DETAILS OF CONSTRUCTION AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

PAVEMENT TIES AND TIE BARS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.6.2 OF THE STANDARD SPECIFICATIONS.

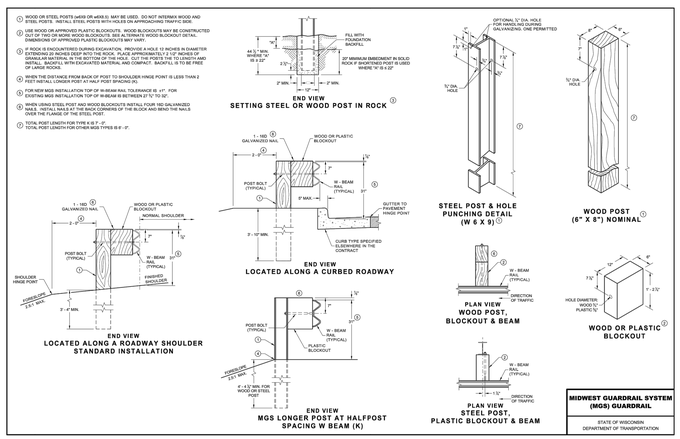
INTEGRAL CURB AND GUTTER SHALL CONFORM TO THE DETAILS SHOWN FOR CONCRETE CURB AND GUTTER INCLUDING THE TRANSVERSE GUTTER SLOPE.

UNLESS OTHERWISE SHOWN ON THE TYPICAL CROSS SECTIONS, THE BASE AGGREGATE AND COMMON EXCAVATION LIMITS ARE 2'-0" BEHIND THE BACK OF CURBS.

1. TIE BARS ARE REQUIRED FOR CURB AND GUTTERS TYPES A, G, K, R, AND T&T.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 4" MINIMUM GUTTER THICKNESS IS MAINTAINED.
3. USE 4" MINIMUM GUTTER THICKNESS WHEN USED WITH AN ADJACENT CONCRETE TRUCK APRON PLACED BEHIND BACK OF CURB.
4. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 4" MINIMUM GUTTER THICKNESS IS MAINTAINED.
5. UNLESS OTHERWISE NOTED, FOR STAKING PURPOSES THE FACE OF CURB IS 6" FROM THE BACK OF CURB.
6. WHEN REVERSE SLOPE GUTTER IS REQUIRED, THE LOCATIONS WILL BE SHOWN ELSEWHERE IN THE PLAN.
7. USE 4% SLOPTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
8. INCLUDE LONGITUDINAL JOINT AND TIE BARS ALONG LANE EDGE WHEN CONCRETE PANEL WIDTH EXCEEDS MAXIMUM PANEL WIDTH IN TABLE. FOR PAVEMENTS SUBJECTED TO HEAVY TRUCK TRAFFIC (SUCH AS MILLING AND LOADING BITTING TRAFFIC) LANES AND BIKE LANES, LONGITUDINAL JOINT MAY BE SAWED.
9. SLOPE TO BE REVERSE SLOPE MATCHING THE SLOPE OF THE PAVEMENT AND THE CIRCULATORY ROADWAY.

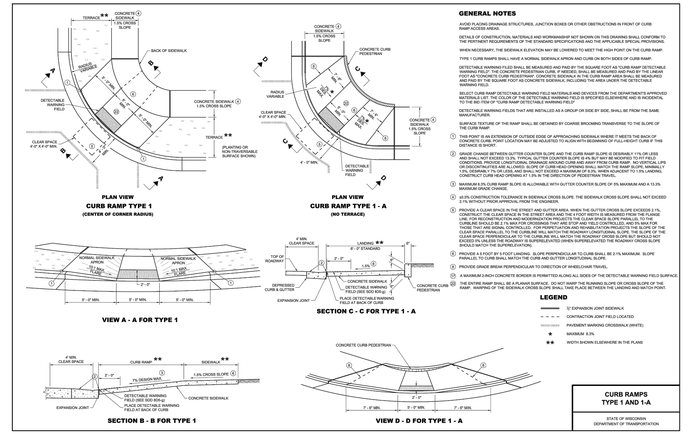
CONCRETE CURB AND GUTTER

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION



MIDWEST GUARDRAIL SYSTEM (MGS) GUARDRAIL

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION



GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF CURB RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

WHEN NECESSARY, THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT ON THE CURB RAMP.

TYPE 1 CURB RAMPS SHALL HAVE A NORMAL SIDEWALK APRON AND CURB ON BOTH SIDES OF CURB RAMP.

DETECTABLE WARNING FLUSH SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS "CURB RAMP DETECTABLE WARNING FIELD". THE CONCRETE PEDESTRIAN CURB, IF REQUIRED, SHALL BE MEASURED AND PAID BY THE LINEAR FOOT AS "CONCRETE CURB PEDESTRIAN". CONCRETE SIDEWALK IN THE CURB RAMP AREA SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS CONCRETE SIDEWALK INCLUDING THE AREA UNDER THE DETECTABLE WARNING FIELD.

SELECT CURB RAMP DETECTABLE WARNING FIELD MATERIALS AND DEVICES FROM THE DEPARTMENT'S APPROVED MATERIALS LIST. THE COLOR OF THE DETECTABLE WARNING FIELD IS SPECIFIED ELSEWHERE AND IS INCIDENTAL TO THE BID ITEM FOR "CURB RAMP DETECTABLE WARNING FIELD".

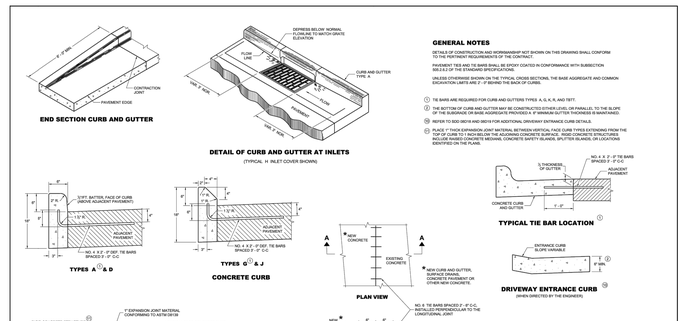
1. THIS POINT IN AN EXTENSION OF OUTSIDE EDGE OF APPROACHING SIDEWALK WHERE IT MEETS THE BACK OF CONCRETE CURB. POINT LOCATION MAY BE ADJUSTED TO ALIGN WITH BEGINNING OF FULL HEIGHT CURB IF THIS DISTANCE IS SHORT.
2. GRADE CHANGE BETWEEN GUTTER COUNTER SLOPE AND THE CURB RAMP SLOPE IS DESIRABLY 11% OR LESS (9% DESIRABLY 7% OR LESS). TYPICAL GUTTER COUNTER SLOPE IS 4% BUT MAY BE MODIFIED TO FIT FIELD CONDITIONS. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5%, DESIRABLY 7% OR LESS, AND SHALL NOT EXCEED A MAXIMUM OF 5.0%, WHEN ADJACENT TO 1.0% LANDING. CONSTRUCT CURB HEAD OPENING AT 1.0% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
3. MAXIMUM 8.3% CURB RAMP SLOPE IS ALLOWABLE WITH GUTTER COUNTER SLOPE OF 5% MAXIMUM AND A 13.3% MAXIMUM GRADE CHANGE.
4. 45.0% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 3.1% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
5. PROVIDE A CLEAR SPACE IN THE STREET AND GUTTER AREA. WHEN THE GUTTER CROSS SLOPE EXCEEDS 2.1%, CONSTRUCT THE CLEAR SPACE IN THE STREET AREA AND THE 4 FOOT WIDTH IS MEASURED FROM THE FLANGE LINE. WHEN THE GUTTER CROSS SLOPE IS 2.1% OR LESS, THE CLEAR SPACE SHALL BE CONSTRUCTED IN THE GUTTER AREA. CURB RAMP SHOULD BE 2.1% MAX FOR CROSSINGS THAT ARE STOP AND YIELD CONTROLLED, AND 5% MAX FOR CROSSINGS THAT ARE NOT STOP AND YIELD CONTROLLED. WHEN THE GUTTER CROSS SLOPE EXCEEDS 2.1% AND THE CLEAR SPACE PARALLEL TO THE CURBING WILL MATCH THE ROADWAY LONGITUDINAL SLOPE, THE SLOPE OF THE CLEAR SPACE PARALLEL TO THE CURBING WILL MATCH THE ROADWAY LONGITUDINAL SLOPE. WHEN THE GUTTER CROSS SLOPE EXCEEDS 5% (UNLESS THE ROADWAY IS SUPERELEVATED) WHEN SUPERELEVATED THE ROADWAY CROSS SLOPE SHOULD MATCH THE SUPERELEVATION).
6. PROVIDE A 5 FOOT BY 5 FOOT LANDING. SLOPE PERPENDICULAR TO CURB SHALL BE 2.1% MAXIMUM. SLOPE PARALLEL TO CURB SHALL MATCH THE CURB AND GUTTER LONGITUDINAL SLOPE.
7. PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.
8. A MAXIMUM 2-INCH CONCRETE BORDER IS PERMITTED ALONG ALL SIDES OF THE DETECTABLE WARNING FIELD SURFACE.
9. THE ENTIRE RAMP SHALL BE A PLANAR SURFACE. DO NOT WARP THE RUNNING SLOPE OR CROSS SLOPE OF THE RAMP. WARPING OF THE SIDEWALK CROSS SLOPE SHALL TAKE PLACE BETWEEN THE LANDING AND MATCH POINT.

LEGEND

- 3" EXPANSION JOINT SIDEWALK
- CONTRACTION JOINT SIDEWALK
- CONTRACTION JOINT FIELD LOCATED
- PAVEMENT MARKING CROSSWALK (WHITE)
- ★ MAXIMUM 8.3%
- ★★ WIDTH SHOWN ELSEWHERE IN THE PLANS

CURB RAMPS TYPE 1 AND 1-A

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION



GENERAL NOTES

DETAILS OF CONSTRUCTION AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

PAVEMENT TIES AND TIE BARS SHALL BE EPOXY COATED IN CONFORMANCE WITH SUBSECTION 505.2.6.2 OF THE STANDARD SPECIFICATIONS.

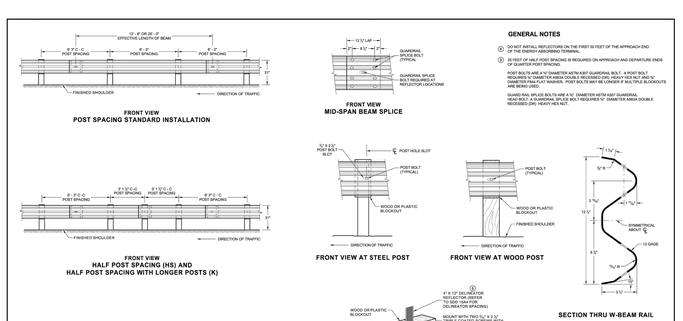
UNLESS OTHERWISE SHOWN ON THE TYPICAL CROSS SECTIONS, THE BASE AGGREGATE AND COMMON EXCAVATION LIMITS ARE 2'-0" BEHIND THE BACK OF CURBS.

1. TIE BARS ARE REQUIRED FOR CURB AND GUTTERS TYPES A, G, K, R, AND T&T.
2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 4" MINIMUM GUTTER THICKNESS IS MAINTAINED.
3. REFER TO 502.5 WHEN AND 660.9 FOR ADDITIONAL DRIVEWAY ENTRANCE CURB DETAILS.
4. PLACE 1" THICK EXPANSION JOINT MATERIAL BETWEEN VERTICAL FACE CURB TYPES EXTENDING FROM THE TOP OF CURB TO THE TOP OF THE GUTTER. EXPANSION JOINTS SHALL BE PLACED AT 30 FOOT INTERVALS AND INCLUDE RAISED CONCRETE MEDIANS, CONCRETE SAFETY ISLANDS, SPLITTER ISLANDS, OR LOCATIONS IDENTIFIED ON THE PLANS.

CONCRETE CURB, TIES AND CURB AND GUTTER APPLICATIONS

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED
February 2025 — *Rodney Taylor*
DATE — HIGHWAY STANDARDS ENGINEER/ CHIEF UNIT SUPERVISOR



GENERAL NOTES

DO NOT INSTALL REFLECTORS ON THE FIRST 56 FEET OF THE APPROACH END OF THE ENERGY ABSORBING TERMINAL.

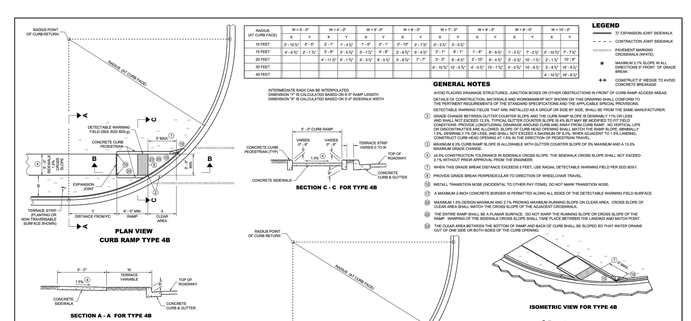
25 FEET OF HALF POST SPACING IS REQUIRED ON APPROACH AND DEPARTURE ENDS OF QUARTER POST SPACING.

POST BOLTS ARE A 5" DIAMETER ASTM A307 GUARDRAIL BOLT. A POST BOLT WITHOUT A HEAD MAY BE USED IN LIEU OF A GUARDRAIL BOLT PROVIDED IT IS AT LEAST 5/8" DIAMETER AND HAS FLAT WASHER. POST BOLTS MAY BE LONGER IF MULTIPLE BLOCKOUTS ARE BEING USED.

GUARD RAIL SPLICE BOLTS ARE A ¾" DIAMETER ASTM A307 GUARDRAIL HEAD BOLT. A GUARDRAIL SPLICE BOLT REQUIRED 8" DIAMETER AREA DOUBLE WASHERED (DW). HEAVY HEX NUT.

MIDWEST GUARDRAIL SYSTEM (MGS) GUARDRAIL

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION



RADIUS (AT CURB FACE)	W = 5'-0"	W = 4'-0"	W = 5'-0"	W = 6'-0"	W = 7'-0"	W = 8'-0"	W = 9'-0"	W = 10'-0"
	X	Y	X	Y	X	Y	X	Y	X	Y	X	Y	X	Y
10 FEET	3'-10½"	5'-8"	3'-1"	4'-4½"	1'-8"	3'-1"	0'-10½"	2'-1½"	0'-3½"	1'-10½"				
15 FEET	4'-9½"	7'-1"	3'-10"	5'-5½"	2'-10½"	4'-4½"	2'-1½"	3'-5½"	1'-4½"	2'-8½"	0'-7½"	2'-0½"		
20 FEET			4'-11½"	6'-11"	4'-1½"	5'-8½"	3'-1½"	4'-7"	2'-1½"	3'-7½"	1'-1½"	2'-8½"	0'-5½"	2'-0½"
30 FEET									4'-10½"	6'-10½"	4'-1½"	5'-7½"	3'-1½"	4'-6½"
40 FEET											4'-10½"	6'-10½"	4'-1½"	5'-6½"

INTERMEDIATE RADII CAN BE INTERPOLATED.
DIMENSION "Y" IS CALCULATED BASED ON 6'-0" RAMP LENGTH
DIMENSION "X" IS CALCULATED BASED ON 5'-0" SIDEWALK WIDTH

LEGEND

- 3" EXPANSION JOINT SIDEWALK
- CONTRACTION JOINT SIDEWALK
- PAVEMENT MARKING CROSSWALK (WHITE)
- ★ MAXIMUM 8.3% (5.0% IN ALL DIRECTIONS IF FRONT OF SPACE SHOWN)
- ++ WIDTH SHOWN 2'-0" WEDGE TO AVOID CONCRETE BREAKAGE

GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF CURB RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

DETECTABLE WARNING FIELDS SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS "CURB RAMP DETECTABLE WARNING FIELD". THE CONCRETE PEDESTRIAN CURB, IF REQUIRED, SHALL BE MEASURED AND PAID BY THE LINEAR FOOT AS "CONCRETE CURB PEDESTRIAN". CONCRETE SIDEWALK IN THE CURB RAMP AREA SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS CONCRETE SIDEWALK INCLUDING THE AREA UNDER THE DETECTABLE WARNING FIELD.

SELECT CURB RAMP DETECTABLE WARNING FIELD MATERIALS AND DEVICES FROM THE DEPARTMENT'S APPROVED MATERIALS LIST. THE COLOR OF THE DETECTABLE WARNING FIELD IS SPECIFIED ELSEWHERE AND IS INCIDENTAL TO THE BID ITEM FOR "CURB RAMP DETECTABLE WARNING FIELD".

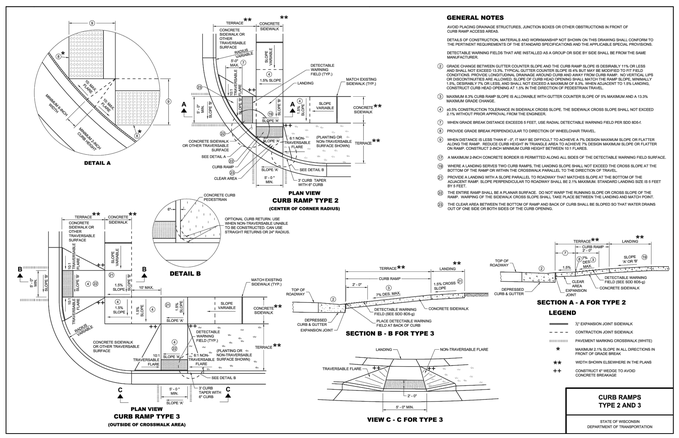
FIELD CUTS AT INTERMEDIATE JOINTS WITHIN THE RADIAL DETECTABLE WARNING FILED ARE PROHIBITED.

DETERMINE FINAL RADIAL WARNING FIELD CONFIGURATION AS TO INDIVIDUAL PLATE LOCATIONS. PERFORM PRE-LAYOUT PRIOR TO PLACEMENT IN PLASTIC CONCRETE. FOLLOW MANUFACTURER'S PRODUCT LIST AND INSTALLATION RECOMMENDATIONS.

1. GRADE CHANGE BETWEEN GUTTER COUNTER SLOPE AND THE CURB RAMP SLOPE IS DESIRABLY 11% OR LESS (9% DESIRABLY 7% OR LESS). TYPICAL GUTTER COUNTER SLOPE IS 4% BUT MAY BE MODIFIED TO FIT FIELD CONDITIONS. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5%, DESIRABLY 7% OR LESS, AND SHALL NOT EXCEED A MAXIMUM OF 5.0%, WHEN ADJACENT TO 1.0% LANDING. CONSTRUCT CURB HEAD OPENING AT 1.0% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
2. MAXIMUM 8.3% CURB RAMP SLOPE IS ALLOWABLE WITH GUTTER COUNTER SLOPE OF 5% MAXIMUM AND A 13.3% MAXIMUM GRADE CHANGE.
3. 45.0% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 3.1% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
4. PROVIDE A CLEAR SPACE IN THE STREET AND GUTTER AREA. WHEN THE GUTTER CROSS SLOPE EXCEEDS 2.1%, CONSTRUCT THE CLEAR SPACE IN THE STREET AREA AND THE 4 FOOT WIDTH IS MEASURED FROM THE FLANGE LINE. WHEN THE GUTTER CROSS SLOPE IS 2.1% OR LESS, THE CLEAR SPACE SHALL BE CONSTRUCTED IN THE GUTTER AREA. CURB RAMP SHOULD BE 2.1% MAX FOR CROSSINGS THAT ARE STOP AND YIELD CONTROLLED, AND 5% MAX FOR CROSSINGS THAT ARE NOT STOP AND YIELD CONTROLLED. WHEN THE GUTTER CROSS SLOPE EXCEEDS 2.1% AND THE CLEAR SPACE PARALLEL TO THE CURBING WILL MATCH THE ROADWAY LONGITUDINAL SLOPE, THE SLOPE OF THE CLEAR SPACE PARALLEL TO THE CURBING WILL MATCH THE ROADWAY LONGITUDINAL SLOPE. WHEN THE GUTTER CROSS SLOPE EXCEEDS 5% (UNLESS THE ROADWAY IS SUPERELEVATED) WHEN SUPERELEVATED THE ROADWAY CROSS SLOPE SHOULD MATCH THE SUPERELEVATION).
5. PROVIDE A 5 FOOT BY 5 FOOT LANDING. SLOPE PERPENDICULAR TO CURB SHALL BE 2.1% MAXIMUM. SLOPE PARALLEL TO CURB SHALL MATCH THE CURB AND GUTTER LONGITUDINAL SLOPE.
6. PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.
7. A MAXIMUM 2-INCH CONCRETE BORDER IS PERMITTED ALONG ALL SIDES OF THE DETECTABLE WARNING FIELD SURFACE.
8. WHERE A LANDING BIPASS TWO CURB RAMPS, THE LANDING SLOPE SHALL NOT EXCEED THE CROSS SLOPE AT THE ADJACENT CROSSWALK. CROSS SLOPE OF CLEAR AREA SHALL MATCH THE CROSS SLOPE OF THE ADJACENT CROSSWALK.
9. THE ENTIRE RAMP SHALL BE A PLANAR SURFACE. DO NOT WARP THE RUNNING SLOPE OR CROSS SLOPE OF THE RAMP. WARPING OF THE SIDEWALK CROSS SLOPE SHALL TAKE PLACE BETWEEN THE LANDING AND MATCH POINT.
10. THE CLEAR AREA BETWEEN THE BOTTOM OF RAMP AND BACK OF CURB SHALL BE SLOPED SO THAT WATER DRAINS OUT OF ONE SIDE OR BOTH SIDES OF THE CURB OPENING.

CURB RAMPS TYPE 4B AND 4B1

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION



GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF CURB RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

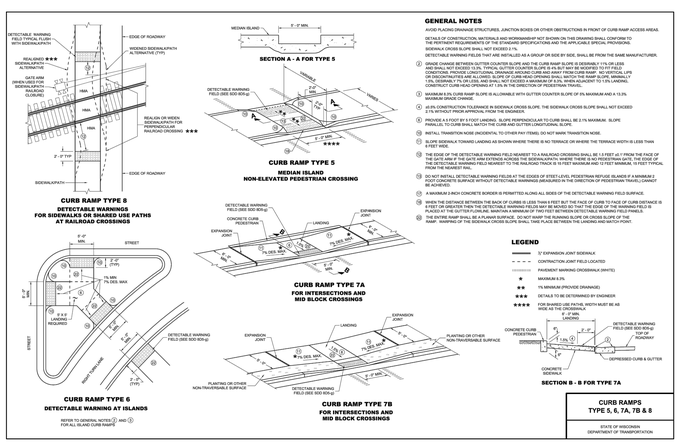
1. GRADE CHANGE BETWEEN GUTTER COUNTER SLOPE AND THE CURB RAMP SLOPE IS DESIRABLY 11% OR LESS (9% DESIRABLY 7% OR LESS). TYPICAL GUTTER COUNTER SLOPE IS 4% BUT MAY BE MODIFIED TO FIT FIELD CONDITIONS. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5%, DESIRABLY 7% OR LESS, AND SHALL NOT EXCEED A MAXIMUM OF 5.0%, WHEN ADJACENT TO 1.0% LANDING. CONSTRUCT CURB HEAD OPENING AT 1.0% IN THE DIRECTION OF PEDESTRIAN TRAVEL.
2. MAXIMUM 8.3% CURB RAMP SLOPE IS ALLOWABLE WITH GUTTER COUNTER SLOPE OF 5% MAXIMUM AND A 13.3% MAXIMUM GRADE CHANGE.
3. 45.0% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 3.1% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
4. PROVIDE A CLEAR SPACE IN THE STREET AND GUTTER AREA. WHEN THE GUTTER CROSS SLOPE EXCEEDS 2.1%, CONSTRUCT THE CLEAR SPACE IN THE STREET AREA AND THE 4 FOOT WIDTH IS MEASURED FROM THE FLANGE LINE. WHEN THE GUTTER CROSS SLOPE IS 2.1% OR LESS, THE CLEAR SPACE SHALL BE CONSTRUCTED IN THE GUTTER AREA. CURB RAMP SHOULD BE 2.1% MAX FOR CROSSINGS THAT ARE STOP AND YIELD CONTROLLED, AND 5% MAX FOR CROSSINGS THAT ARE NOT STOP AND YIELD CONTROLLED. WHEN THE GUTTER CROSS SLOPE EXCEEDS 2.1% AND THE CLEAR SPACE PARALLEL TO THE CURBING WILL MATCH THE ROADWAY LONGITUDINAL SLOPE, THE SLOPE OF THE CLEAR SPACE PARALLEL TO THE CURBING WILL MATCH THE ROADWAY LONGITUDINAL SLOPE. WHEN THE GUTTER CROSS SLOPE EXCEEDS 5% (UNLESS THE ROADWAY IS SUPERELEVATED) WHEN SUPERELEVATED THE ROADWAY CROSS SLOPE SHOULD MATCH THE SUPERELEVATION).
5. PROVIDE A 5 FOOT BY 5 FOOT LANDING. SLOPE PERPENDICULAR TO CURB SHALL BE 2.1% MAXIMUM. SLOPE PARALLEL TO CURB SHALL MATCH THE CURB AND GUTTER LONGITUDINAL SLOPE.
6. PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.
7. A MAXIMUM 2-INCH CONCRETE BORDER IS PERMITTED ALONG ALL SIDES OF THE DETECTABLE WARNING FIELD SURFACE.
8. WHERE A LANDING BIPASS TWO CURB RAMPS, THE LANDING SLOPE SHALL NOT EXCEED THE CROSS SLOPE AT THE ADJACENT CROSSWALK. CROSS SLOPE OF CLEAR AREA SHALL MATCH THE CROSS SLOPE OF THE ADJACENT CROSSWALK.
9. THE ENTIRE RAMP SHALL BE A PLANAR SURFACE. DO NOT WARP THE RUNNING SLOPE OR CROSS SLOPE OF THE RAMP. WARPING OF THE SIDEWALK CROSS SLOPE SHALL TAKE PLACE BETWEEN THE LANDING AND MATCH POINT.
10. THE CLEAR AREA BETWEEN THE BOTTOM OF RAMP AND BACK OF CURB SHALL BE SLOPED SO THAT WATER DRAINS OUT OF ONE SIDE OR BOTH SIDES OF THE CURB OPENING.

LEGEND

- 3" EXPANSION JOINT SIDEWALK
- CONTRACTION JOINT SIDEWALK
- CONTRACTION JOINT FIELD LOCATED
- PAVEMENT MARKING CROSSWALK (WHITE)
- ★ MAXIMUM 8.3%
- ★★ 1% MINIMUM (PROVIDE DRAINAGE)
- ★★★ DETAILS TO BE DETERMINED BY ENGINEER
- ★★★★ FOR BIVARED USE PATHS, WIDTH MUST BE AS WIDE AS THE PATH

CURB RAMPS TYPE 2 AND 3

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION



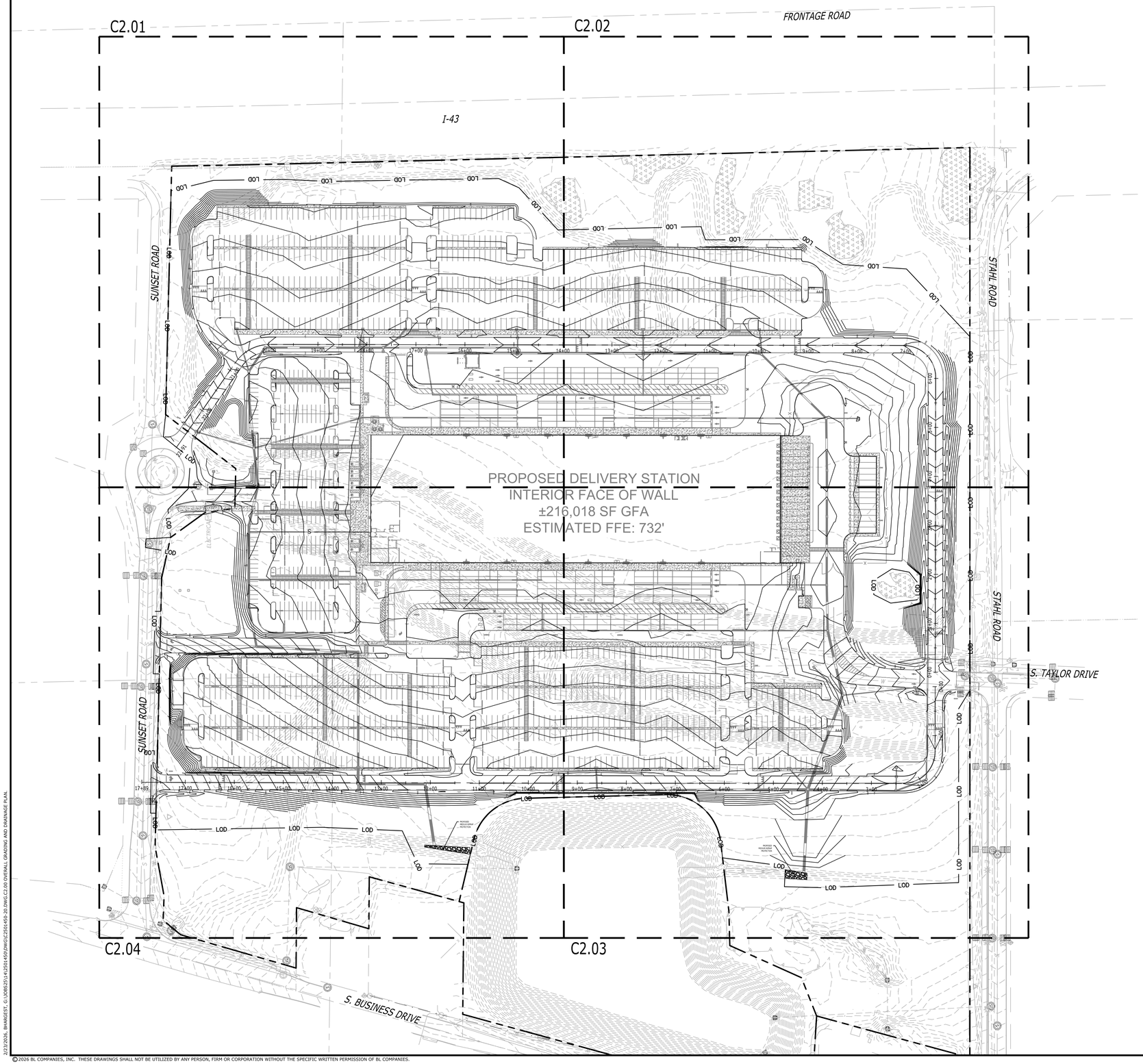
GENERAL NOTES

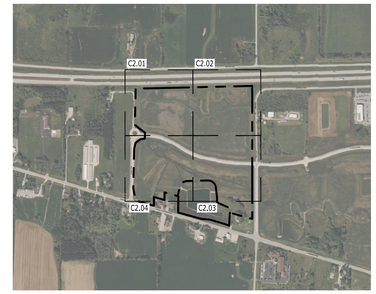
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3. 45.0% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 3.1% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.
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5. PROVIDE A 5 FOOT BY 5 FOOT LANDING. SLOPE PERPENDICULAR TO CURB SHALL BE 2.1% MAXIMUM. SLOPE PARALLEL TO CURB SHALL MATCH THE CURB AND GUTTER LONGITUDINAL SLOPE.
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9. THE ENTIRE RAMP SHALL BE A PLANAR SURFACE. DO NOT WARP THE RUNNING SLOPE OR CROSS SLOPE OF THE RAMP. WARPING OF THE SIDEWALK CROSS SLOPE SHALL TAKE PLACE BETWE





KEY MAP

1" = 1000'

GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- PROVIDE AND INSTALL STORM LINE
- PROVIDE AND INSTALL CURB INLET
- PROVIDE AND INSTALL CATCH BASIN
- PROVIDE AND INSTALL DRAINAGE MANHOLE OR OUTLET CONTROL STRUCTURE
- PROVIDE AND INSTALL FLARED END SECTION
- 120 — PROPOSED CONTOUR LINE (1' INTERVAL)
- 60 — EXISTING CONTOUR LINE (1' INTERVAL)
- ×200.00 — PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATIONS

BC	BOTTOM OF CURB
TC	TOP OF CURB
BW	BOTTOM OF WALL
TW	TOP OF WALL
MEX	MEET EXISTING CONDITION

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

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(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=100'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-20

Title

OVERALL GRADING AND DRAINAGE PLAN

Sheet No.

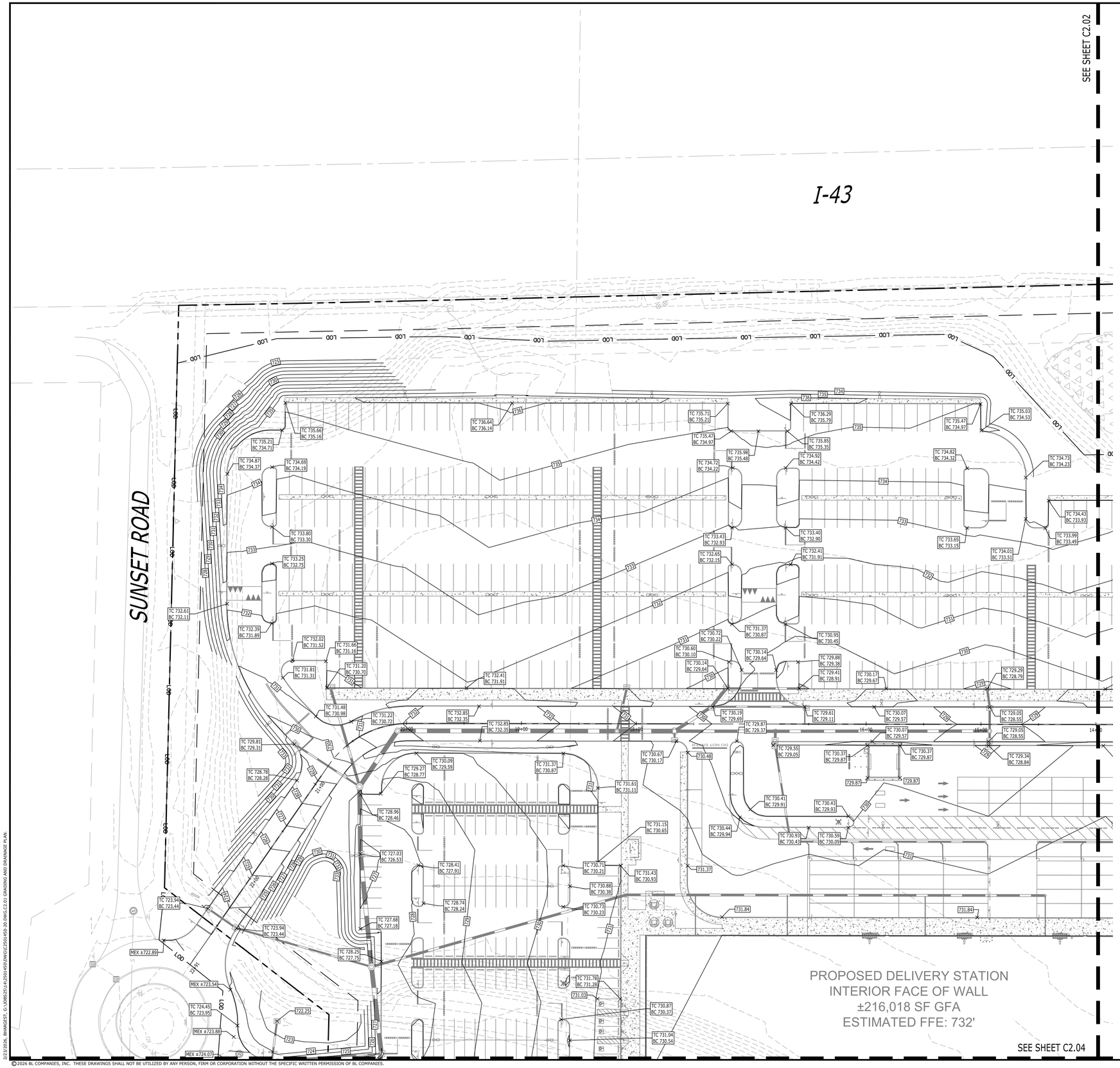
C2.00

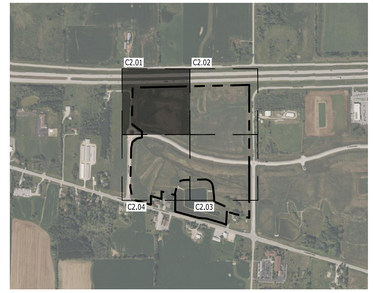
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2/23/2026, BHARGEST, G:\JOBS\2501450\DWG\C2501450-20.DWG C2.00 OVERALL GRADING AND DRAINAGE PLAN.

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KEY MAP

1" = 1000'

GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- PROVIDE AND INSTALL STORM LINE
- PROVIDE AND INSTALL CURB INLET
- PROVIDE AND INSTALL CATCH BASIN
- PROVIDE AND INSTALL DRAINAGE MANHOLE OR OUTLET CONTROL STRUCTURE
- PROVIDE AND INSTALL FLARED END SECTION
- 720 — PROPOSED CONTOUR LINE (1' INTERVAL)
- 60 — EXISTING CONTOUR LINE (1' INTERVAL)
- ×200.00 — PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATIONS

BC	BOTTOM OF CURB
TC	TOP OF CURB
BW	BOTTOM OF WALL
TW	TOP OF WALL
MEX	MEET EXISTING CONDITION

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-20

Title

GRADING AND DRAINAGE PLAN

Sheet No.

C2.01

Xref's: - XREFS\450-90 : XC2501450-90 | XC2501450-01 : XC2501450-01 | XC2501450-20 : XC2501450-21 | XC2501450-26

2/23/2026, BHARGEST, G:\JOBS\2501\2501450\DWG\C2501450-20.DWG,C2.01 GRADING AND DRAINAGE PLAN,

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SEE SHEET C2.01



KEY MAP

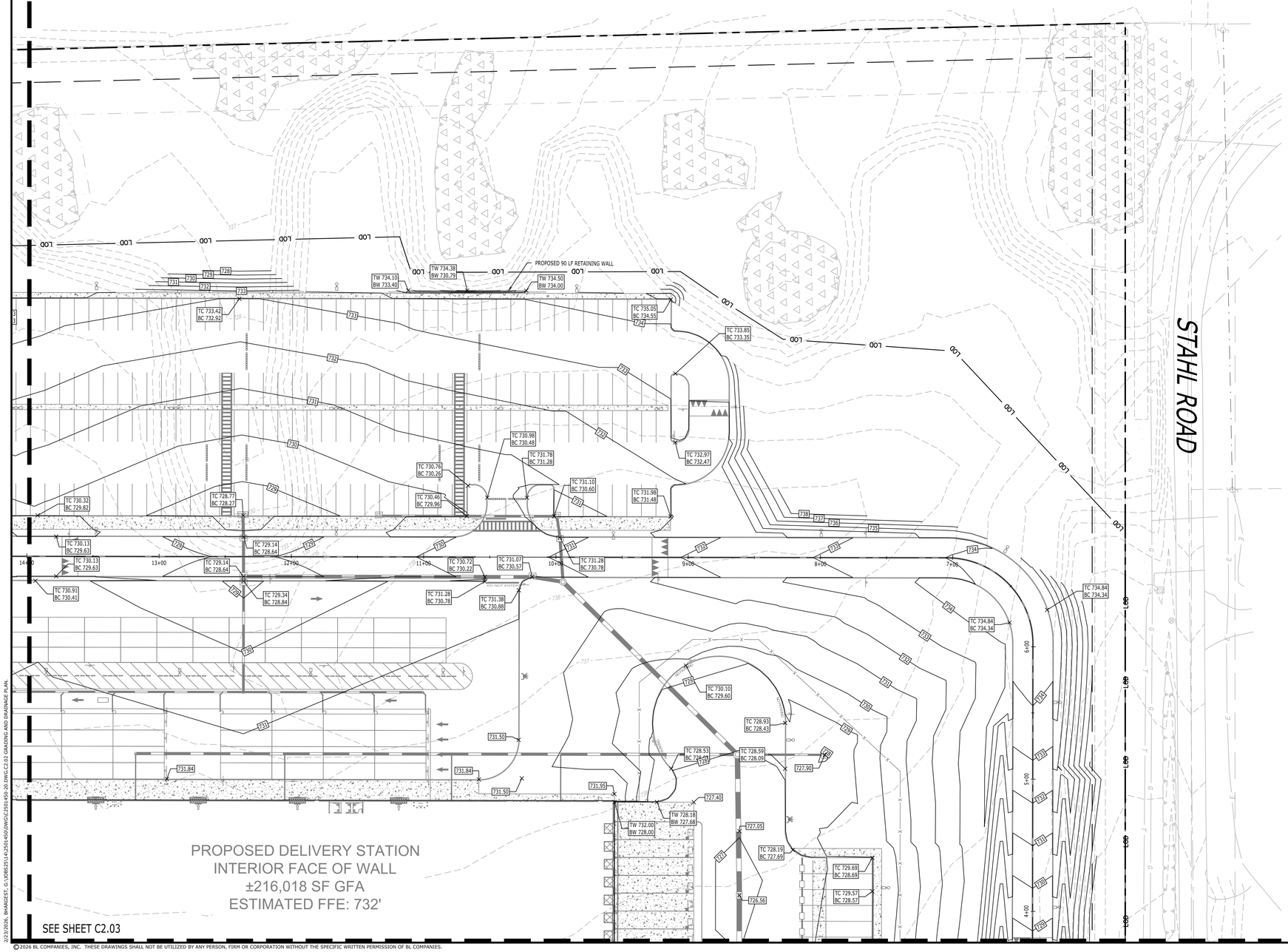
1" = 1000'

GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- PROVIDE AND INSTALL STORM LINE
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SPOT GRADE ABBREVIATIONS

BC	BOTTOM OF CURB
TC	TOP OF CURB
BW	BOTTOM OF WALL
TW	TOP OF WALL
MEX	MEET EXISTING CONDITION



PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

SEE SHEET C2.03

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
Engineering
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Land Surveying

BL Companies

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-20

Title

GRADING AND DRAINAGE PLAN

Sheet No.

C2.02

Xref (s): - XB2501450-01 : XC2501450-01 , XC2501450-90 , XC2501450-20 , XC2501450-21 , XC2501450-26

2/23/2026, BHARGEST, G:\JOBS\2501\2501450\DWG\C\2501450-20.DWG,C2.02 GRADING AND DRAINAGE PLAN,

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SEE SHEET C2.02

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

PROPOSED 132 LF RETAINING WALL

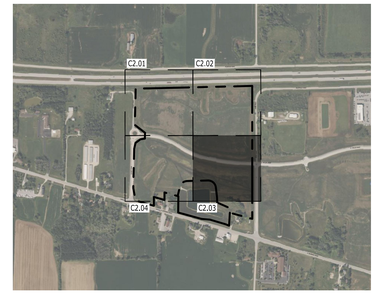
PROPOSED 400 LF RETAINING WALL

PROPOSED MEDIUM RIPRAP PROTECTION

EXISTING STORM WATER BASIN

STAHL ROAD

SEE SHEET C2.04



KEY MAP
1" = 1000'

GRADING AND DRAINAGE LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SAWCUT LINE
- PROVIDE AND INSTALL STORM LINE
- PROVIDE AND INSTALL CURB INLET
- PROVIDE AND INSTALL CATCH BASIN
- PROVIDE AND INSTALL DRAINAGE MANHOLE OR OUTLET CONTROL STRUCTURE
- PROVIDE AND INSTALL FLARED END SECTION
- 720 — PROPOSED CONTOUR LINE (1' INTERVAL)
- 60 — EXISTING CONTOUR LINE (1' INTERVAL)
- ×200.00 — PROPOSED SPOT GRADE

SPOT GRADE ABBREVIATIONS

BC	BOTTOM OF CURB
TC	TOP OF CURB
BW	BOTTOM OF WALL
TW	TOP OF WALL
MEX	MEET EXISTING CONDITION

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-20

Title
GRADING AND DRAINAGE PLAN

Sheet No.
C2.03

Xref (0) : XB2501450-00 ; XC2501450-01 ; XC2501450-10 ; XC2501450-20 ; XC2501450-21 ; XC2501450-26

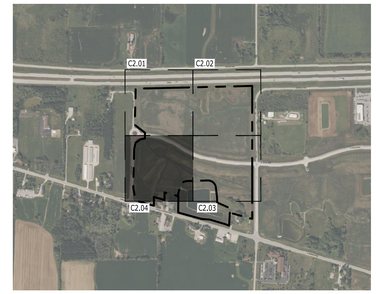
SEE SHEET C2.01

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

SUNSET ROAD

PROPOSED 318 LF RETAINING WALL
PROPOSED 130 LF RETAINING WALL
PROPOSED 275 LF RETAINING WALL
PROPOSED 400 LF RETAINING WALL
PROPOSED MEDIUM RIPRAP PROTECTION
EXISTING STORM WATER BASIN
DO NOT ENTER

SEE SHEET C2.03



KEY MAP
1" = 1000'

GRADING AND DRAINAGE LEGEND

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GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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GRADING AND DRAINAGE PLAN

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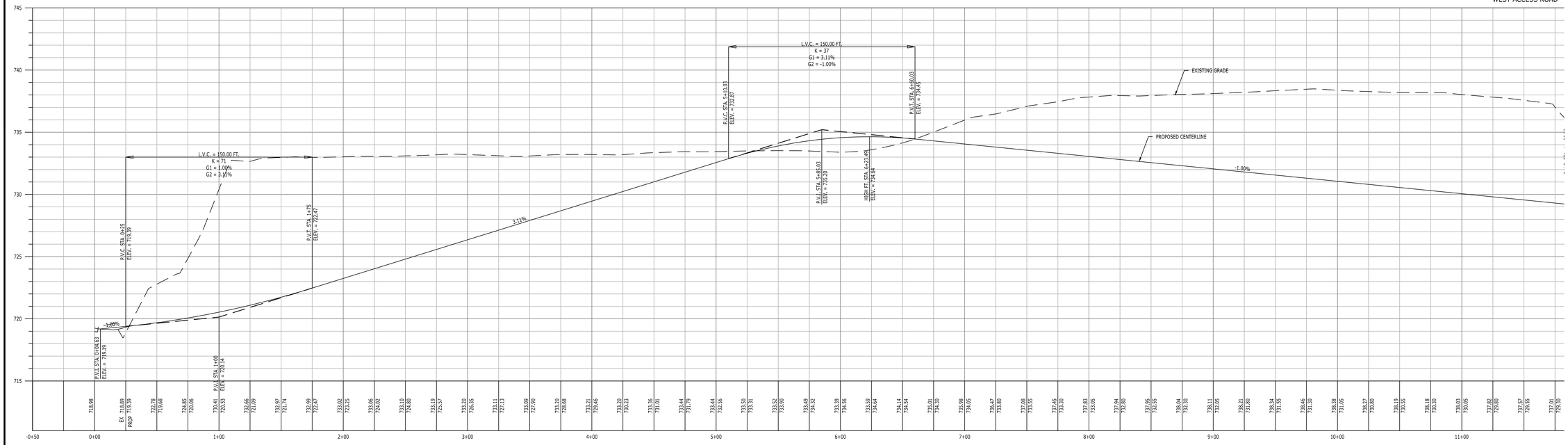
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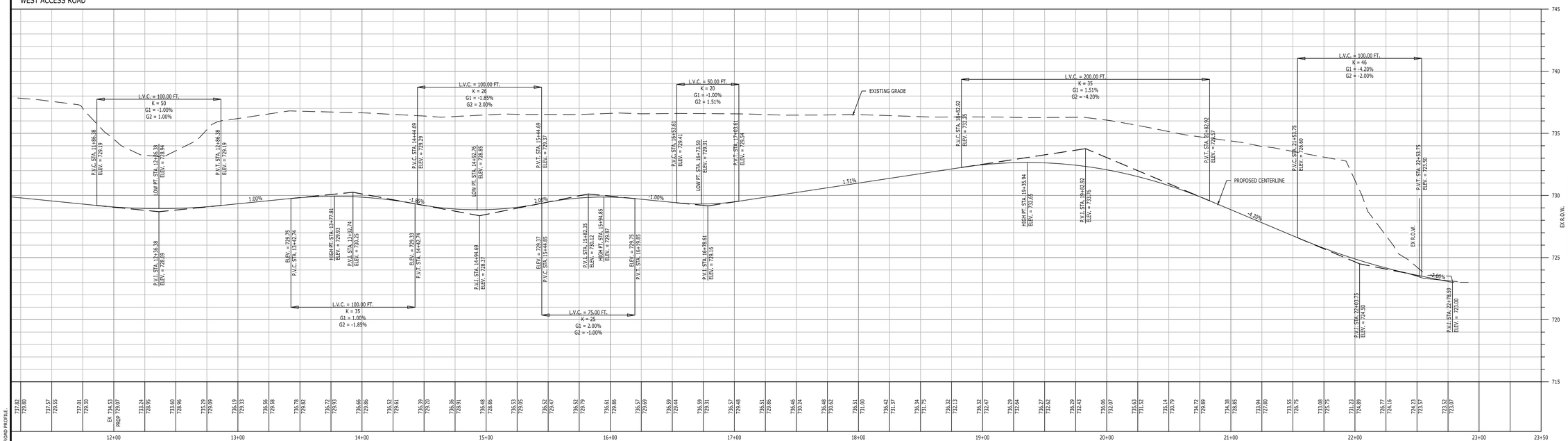
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Xref (0) : X:\B2501450-00 ; X2501450-01 ; X2501450-10 ; X2501450-00 ; X2501450-20 ; X2501450-21 ; X2501450-26

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GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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REVISIONS

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Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-20

Title

WEST ACCESS ROAD PROFILE

Sheet No.

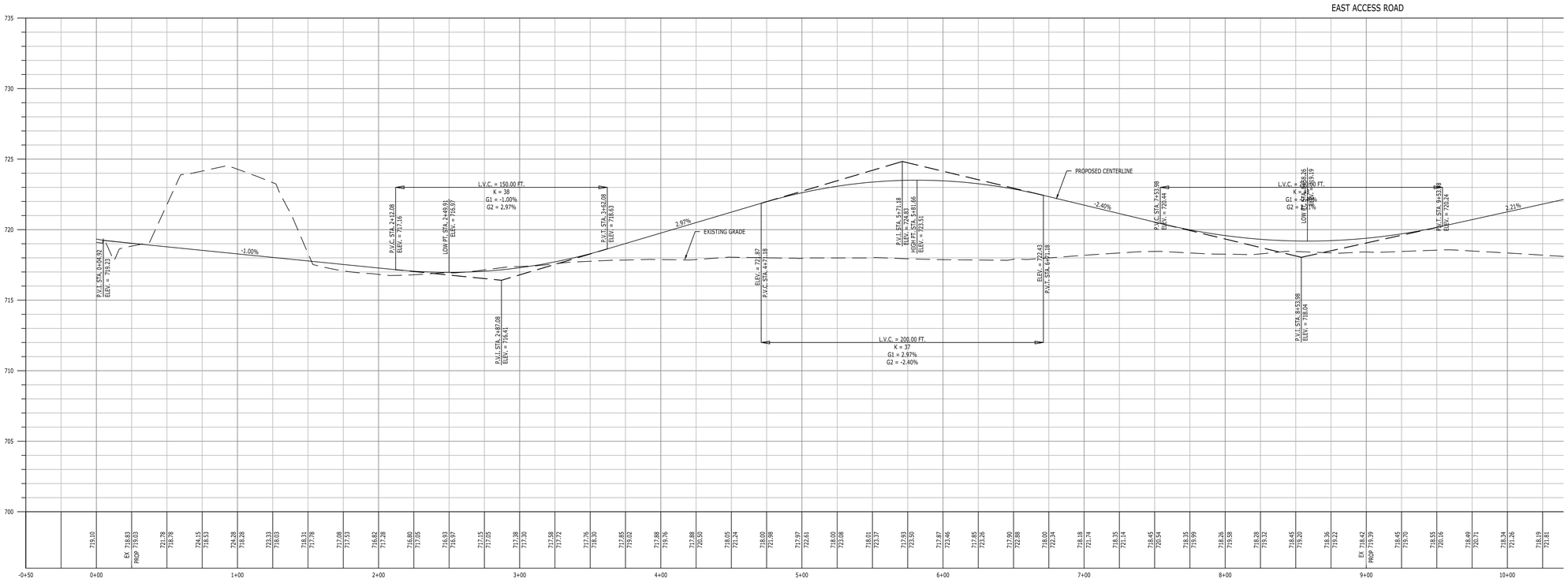
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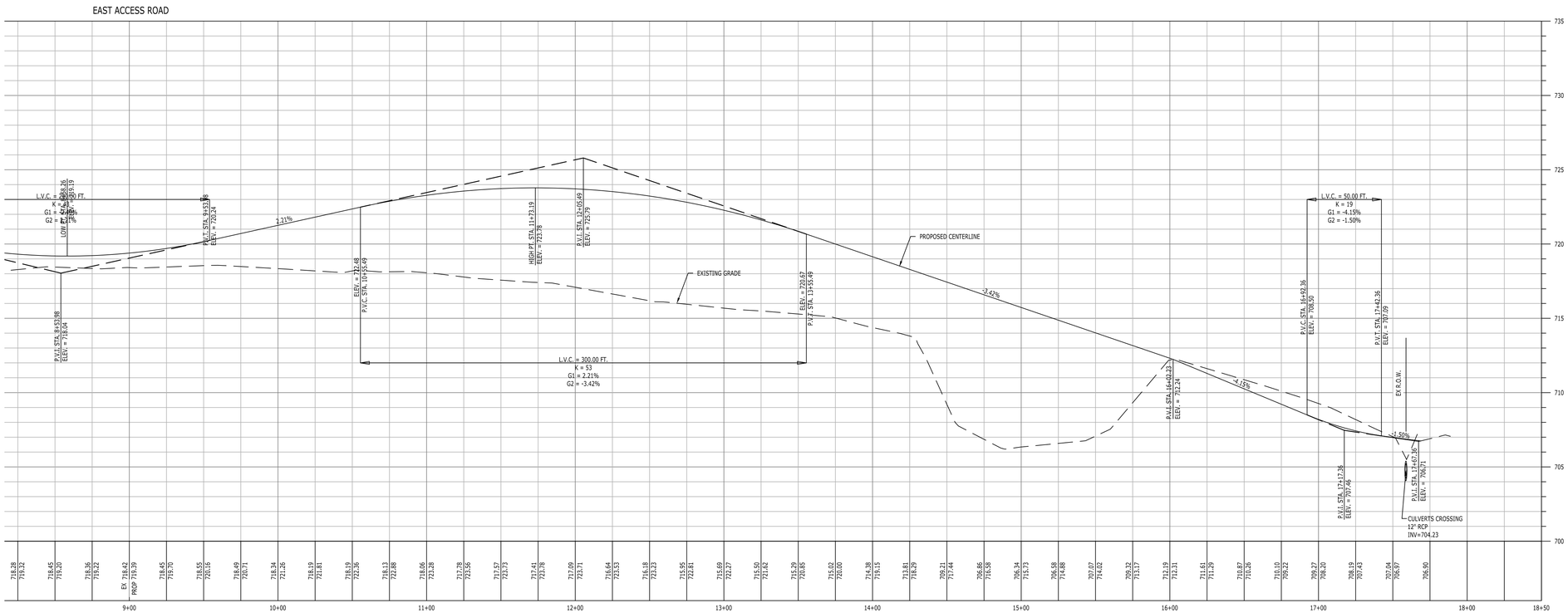
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2/23/2026, BHAGEDEY, G:\JOBS\2501\14\2501450\DWG\C2501450-20.DWG C2.05 WEST ACCESS ROAD PROFILE

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-20

Title

EAST ACCESS ROAD PROFILE

Sheet No.

C2.06

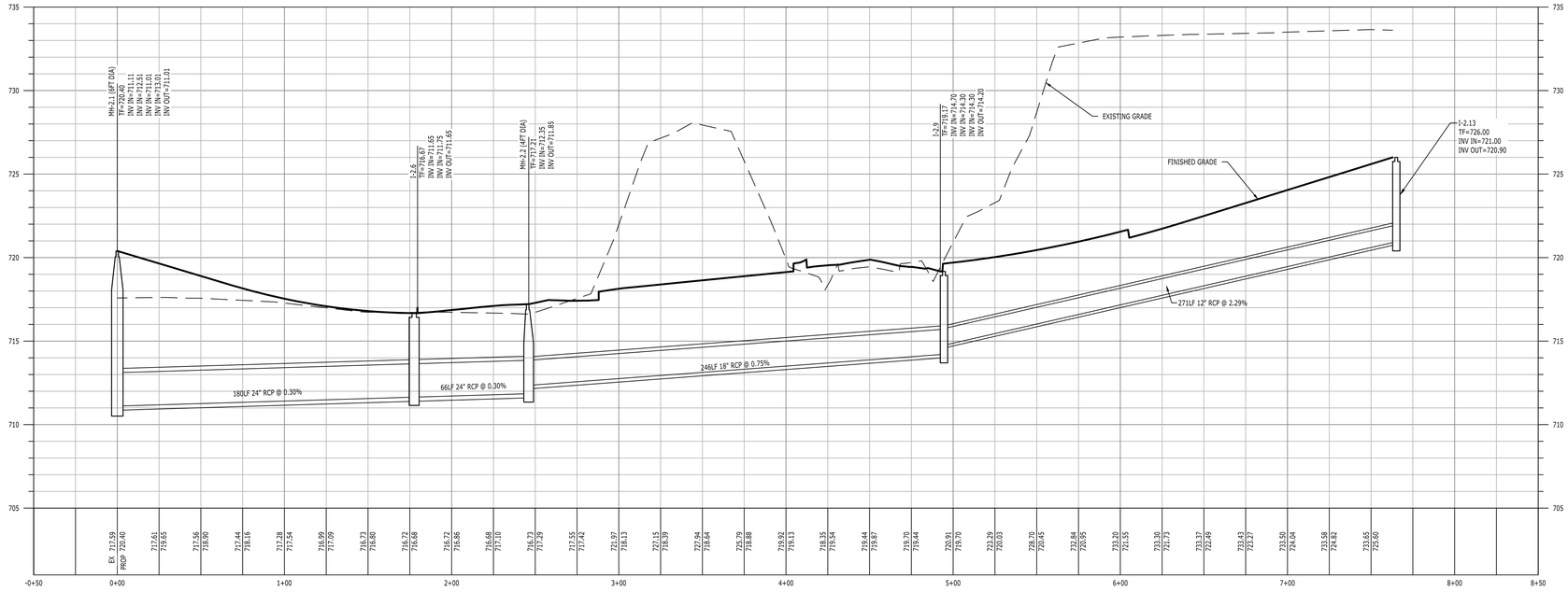
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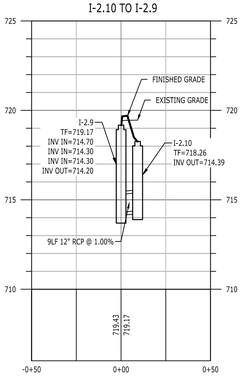
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I-2.13 TO MH-2.1

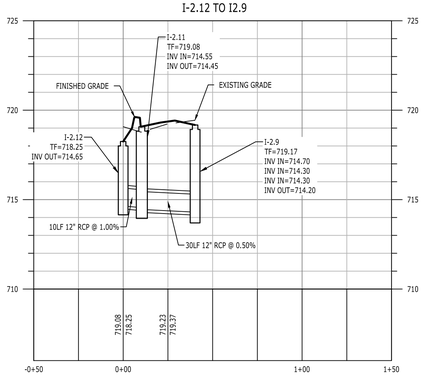


I-2.8 TO I2.6

I-2.10 TO I-2.9



I-2.12 TO I2.9



I-2.14 TO I2.13

I-2.1 TO MH-2.1

I-2.3 TO MH-2.1

I-2.4 TO I-2.3

GRAPHIC SCALE
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SCALE IN FEET

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

Designed	B.M.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	AS SHOWN
Project No.	2501450
Date	02/23/2026

CAD File:
C2501450-20

Title

STORM SEWER PROFILES

Sheet No.

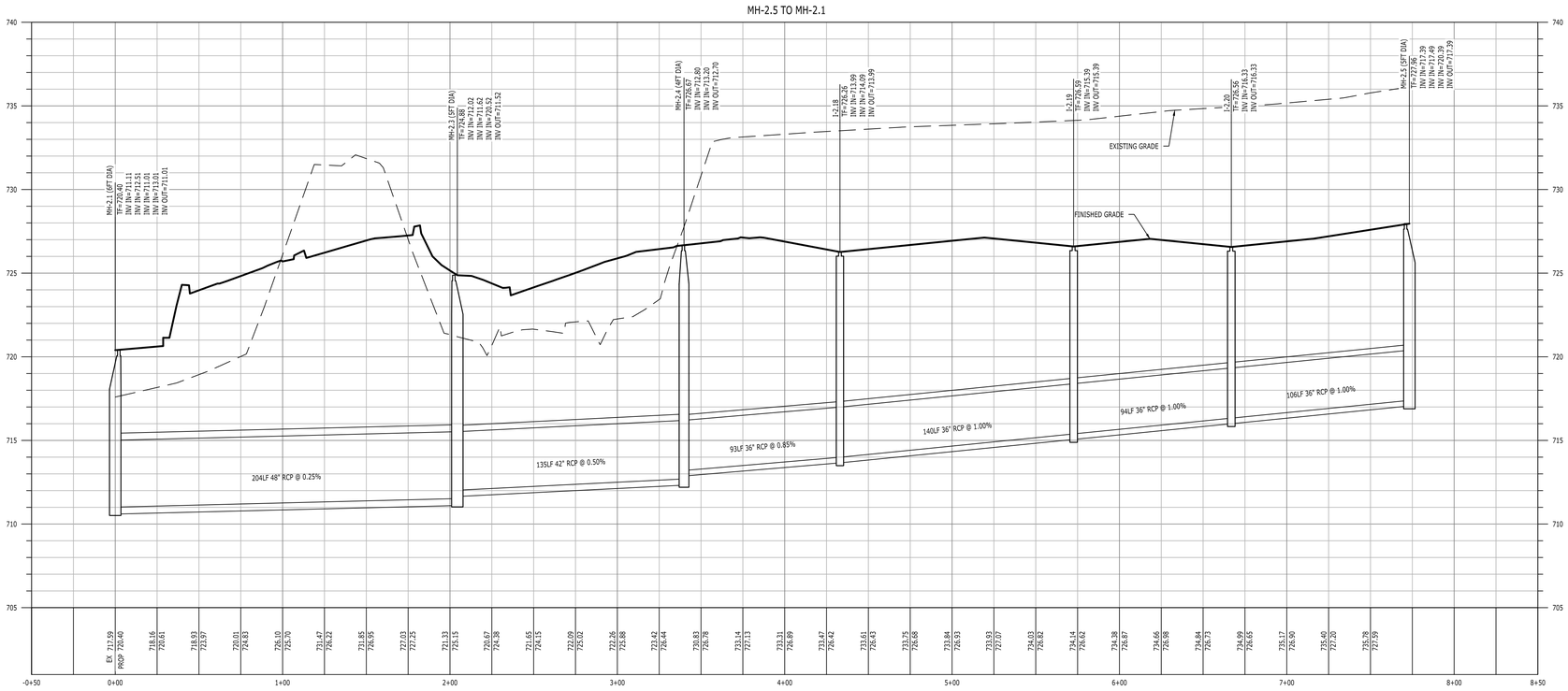
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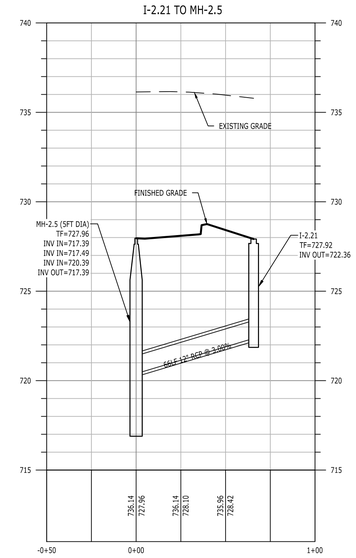
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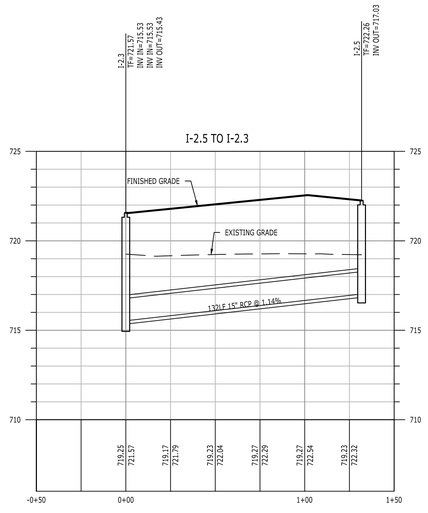
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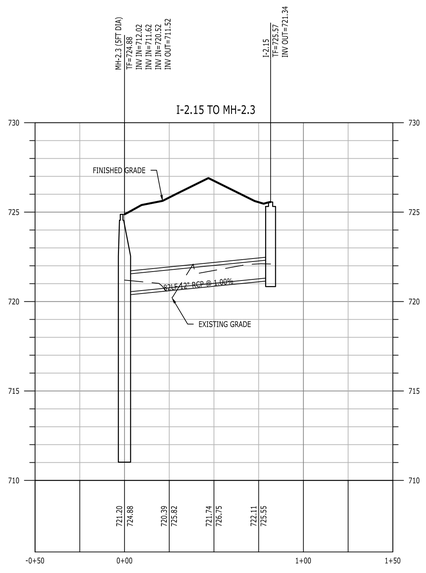
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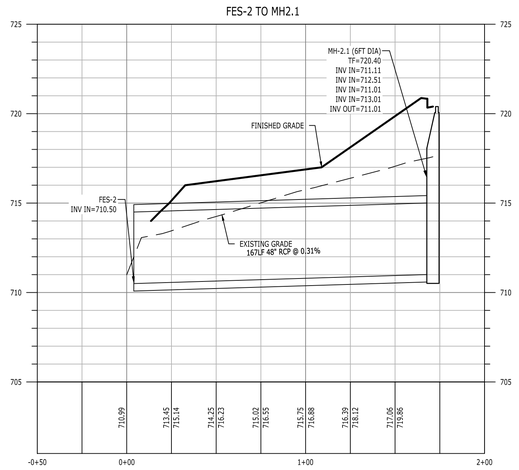
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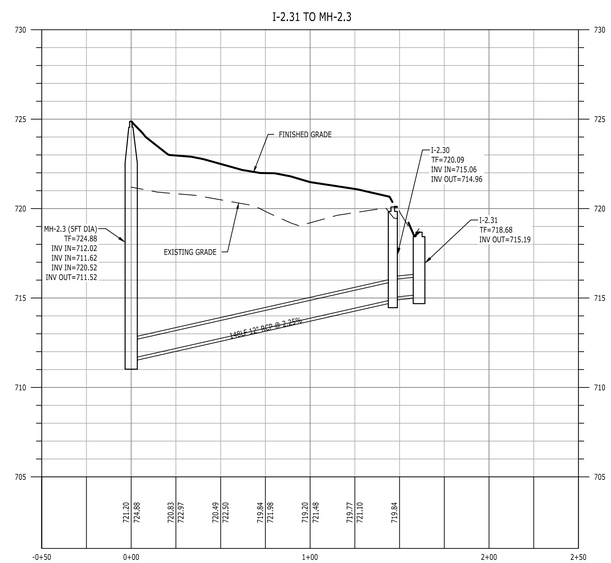












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PROJECT MALIBU - SHEBOYGAN WI
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SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

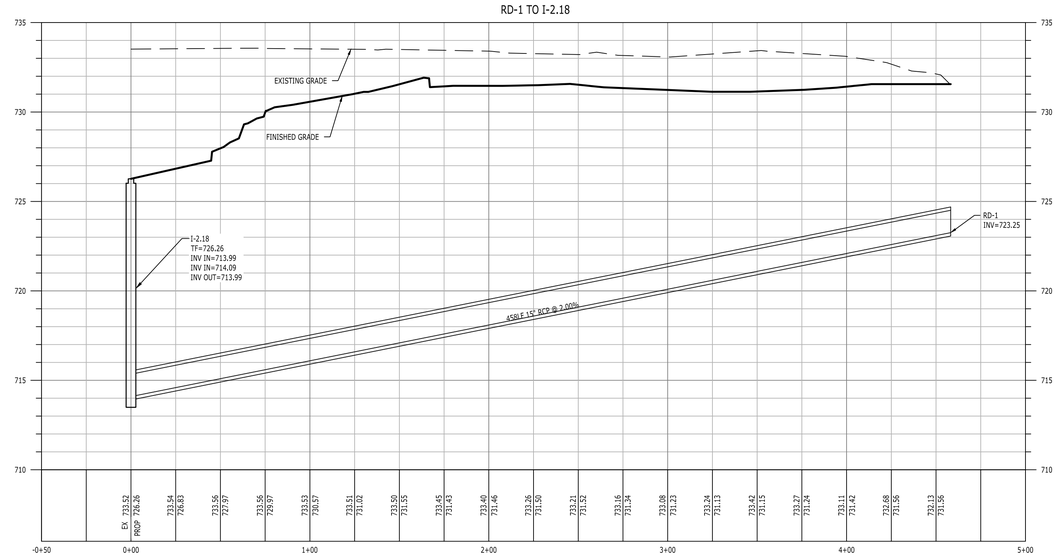
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Drawn	B.L.B
Reviewed	T.B.D
Scale	AS SHOWN
Project No.	2501450
Date	02/23/2026
CAD File: C2501450-20	

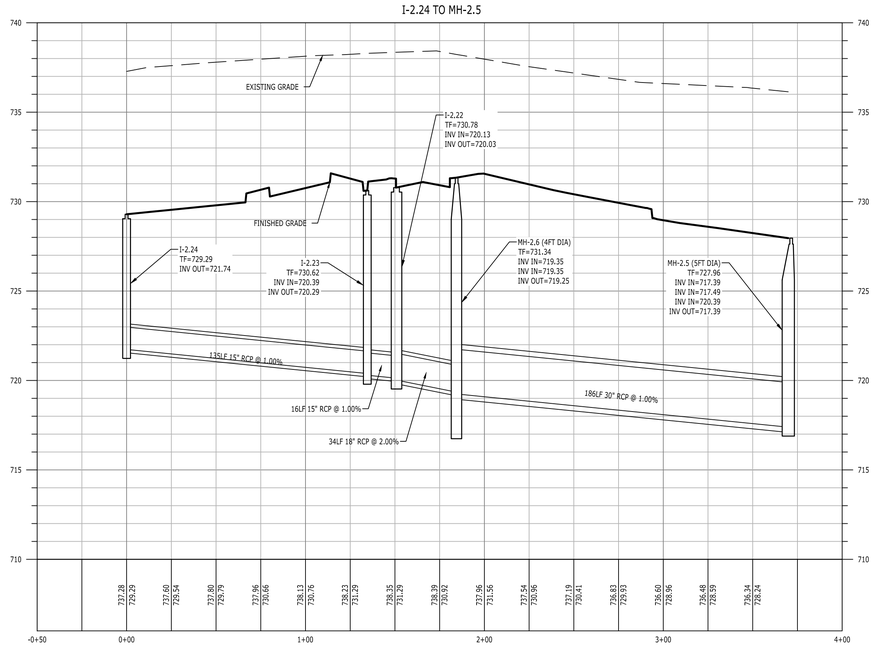
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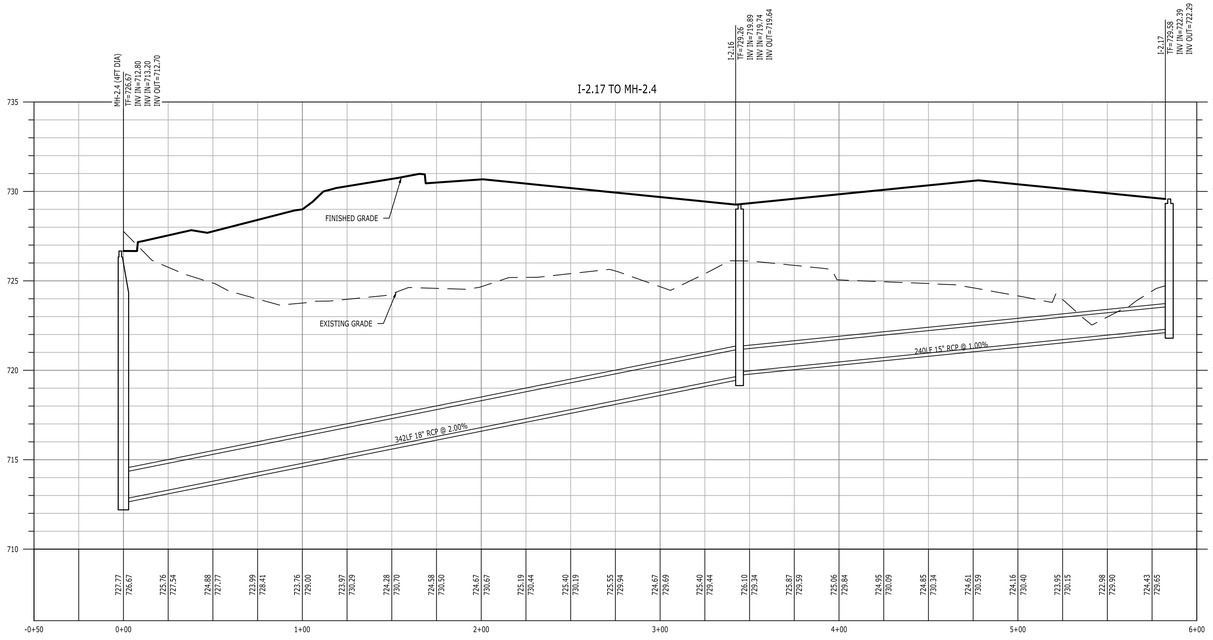
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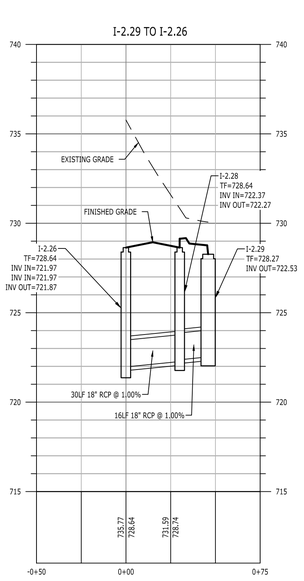
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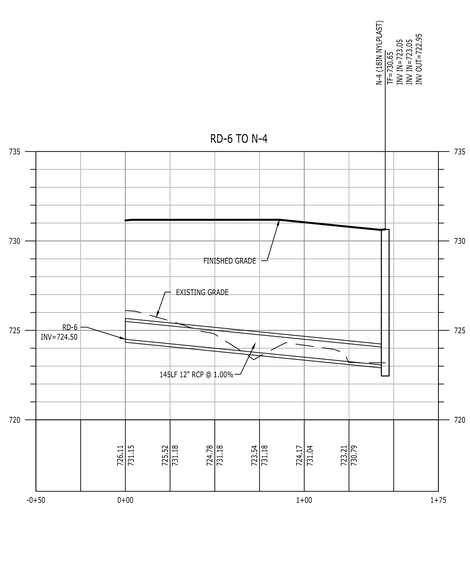
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REVISIONS

No.	Date	Desc.

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Drawn	B.L.B
Reviewed	T.B.D
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CAD File: C2501450-20	

Title

STORM SEWER PROFILES

Sheet No.

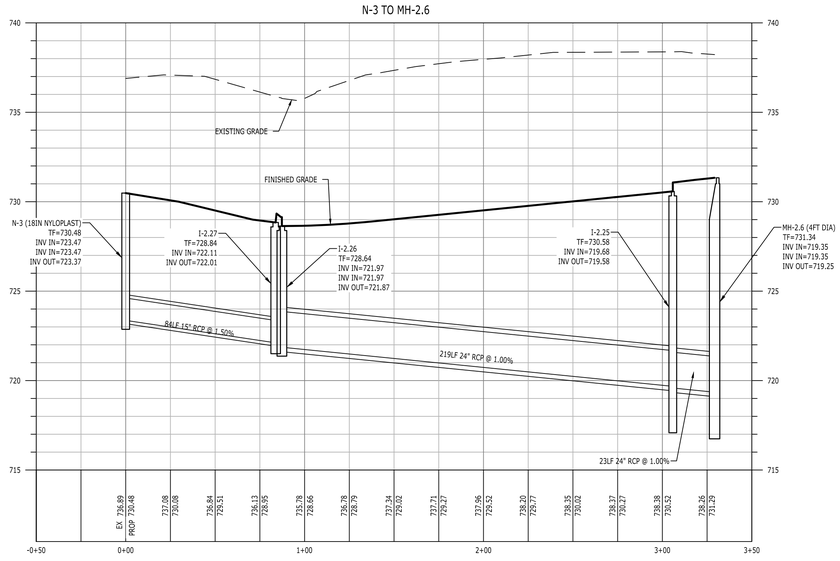
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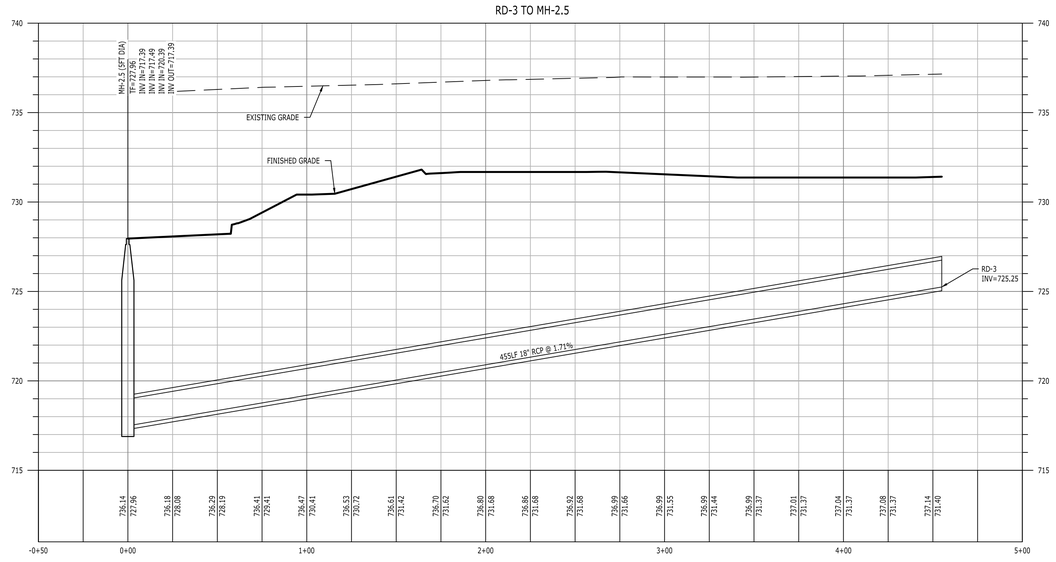
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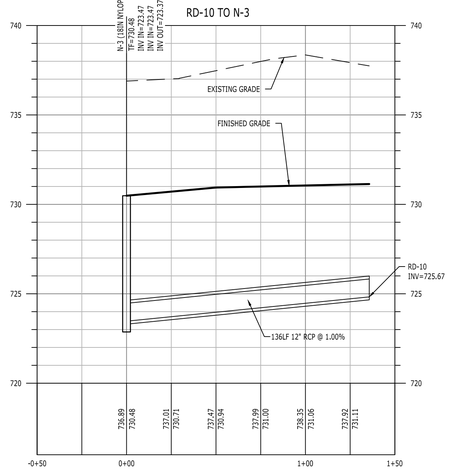
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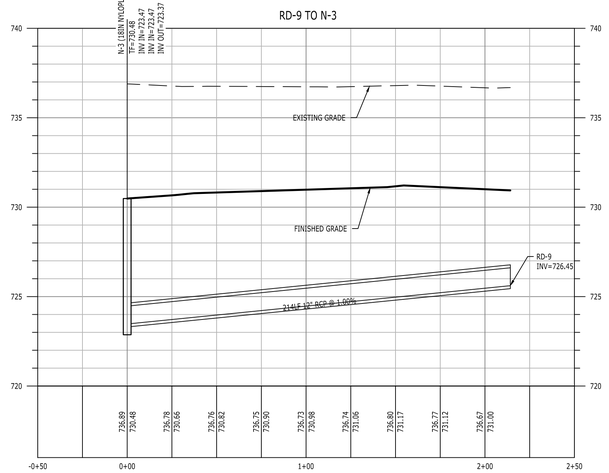
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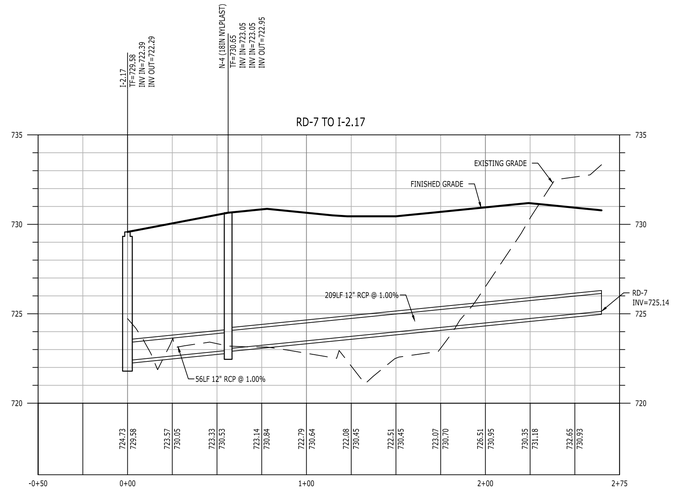
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REVISIONS
No. Date Desc.

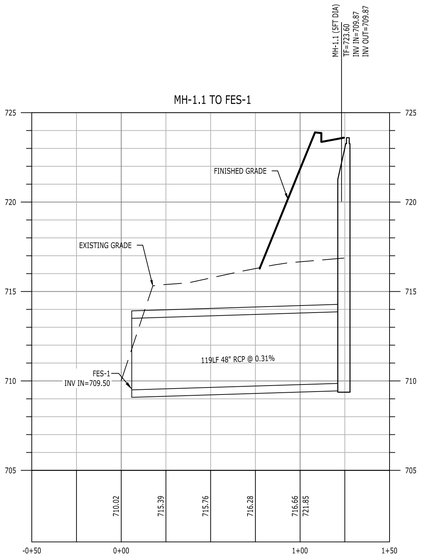
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Project No. 2501450
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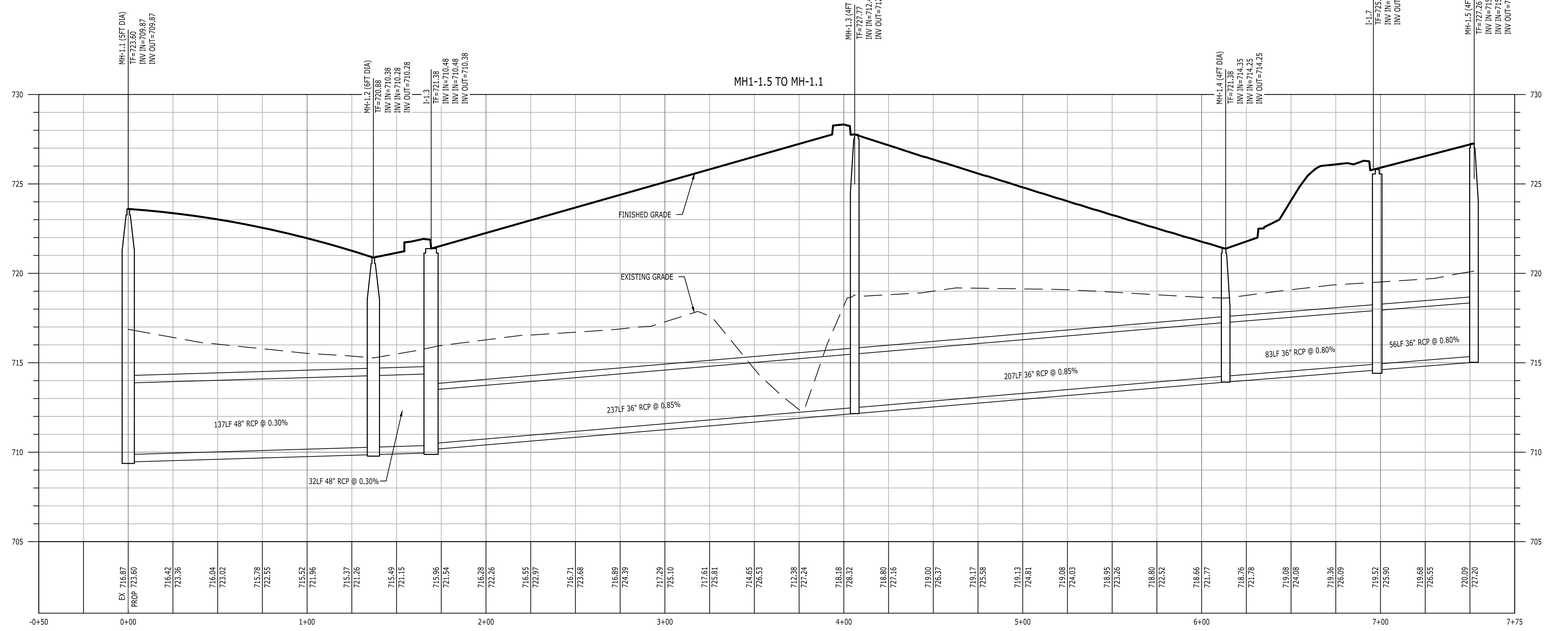
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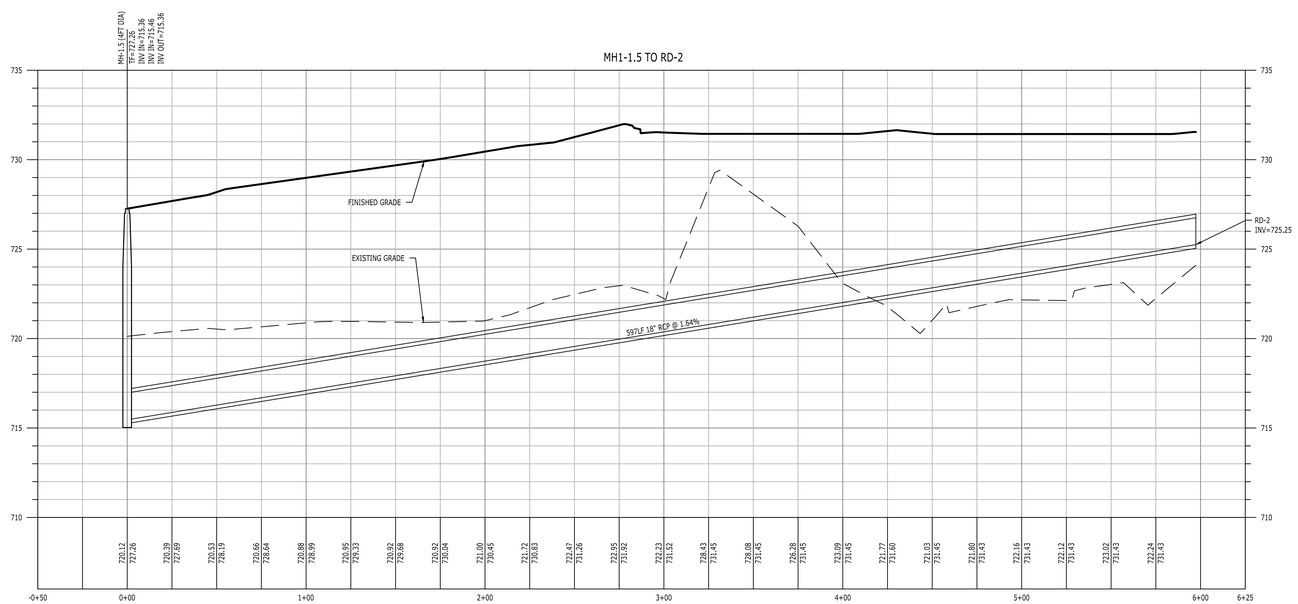
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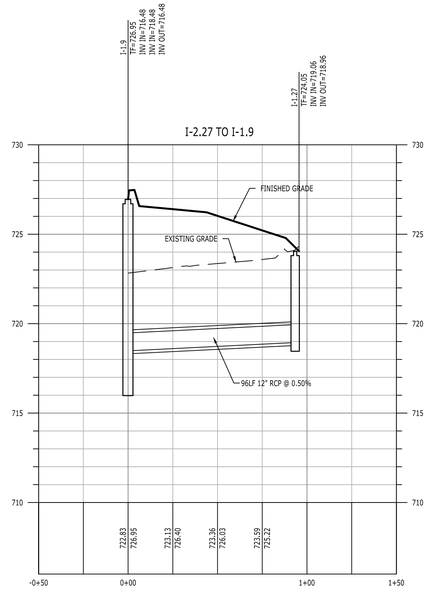
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PROJECT MALIBU - SHEBOYGAN WI
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SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

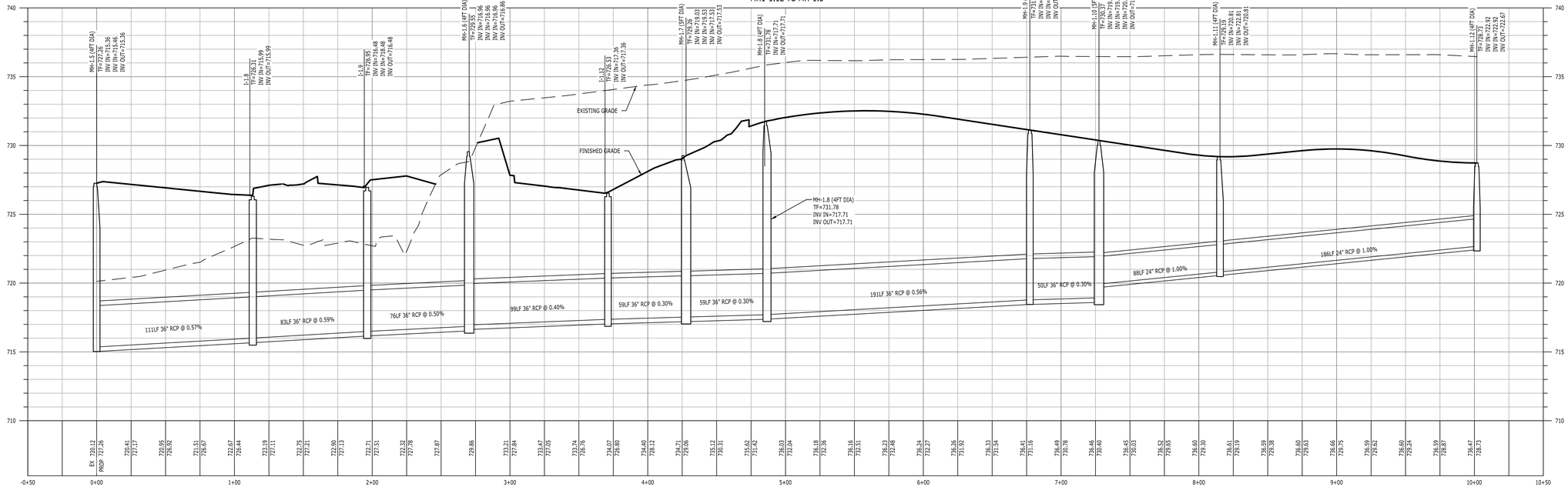
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Drawn B.L.B
Reviewed T.B.D
Scale 1"=40'
Project No. 2501450
Date 02/23/2026
CAD File: C2501450-20

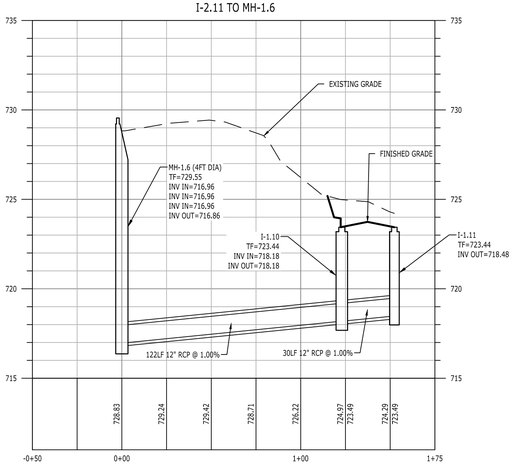
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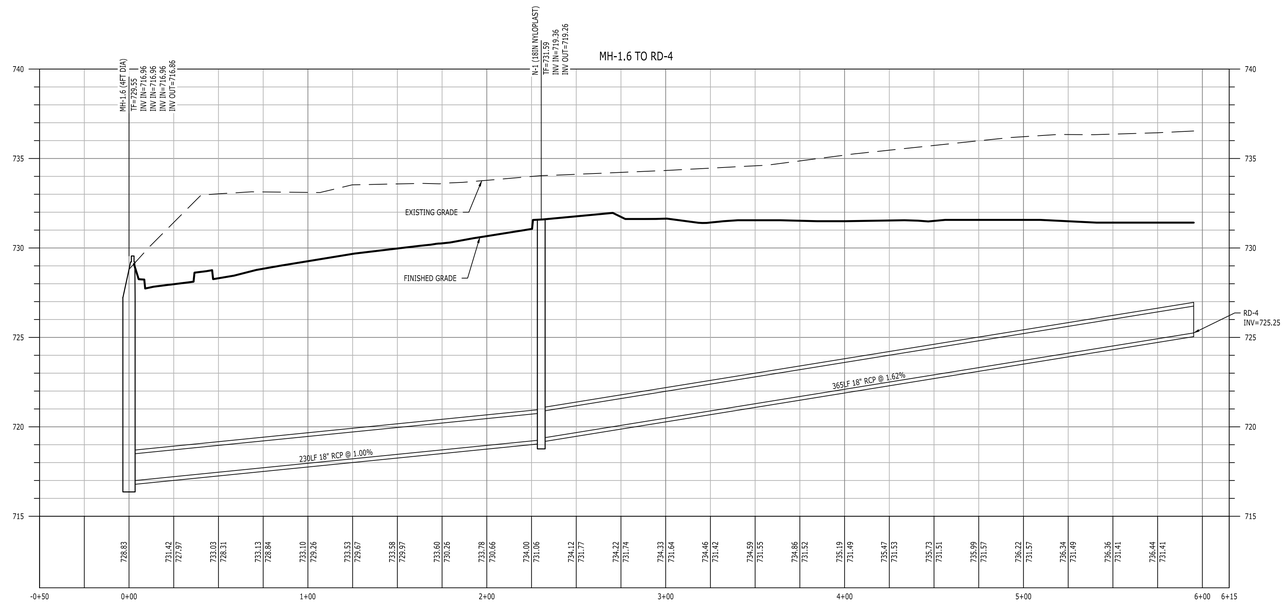
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No. Date Desc.

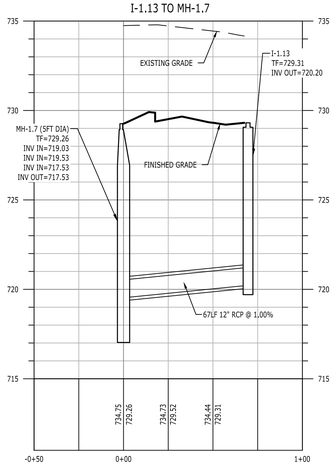
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Project No. 2501450
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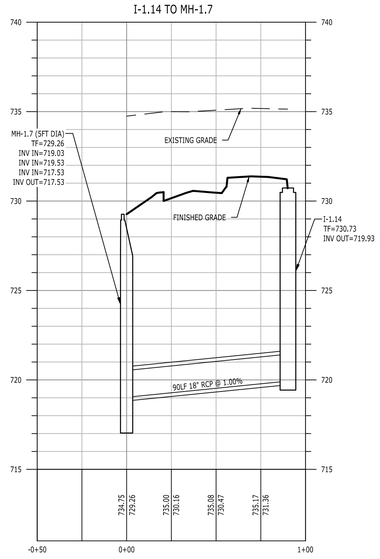
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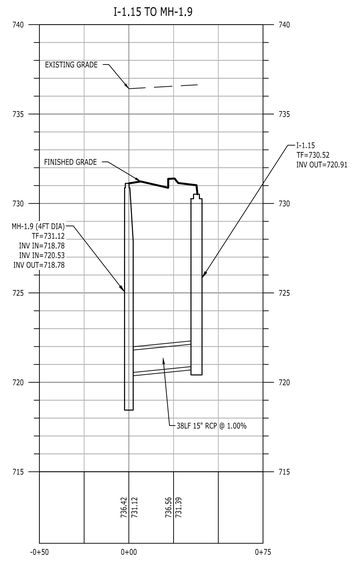
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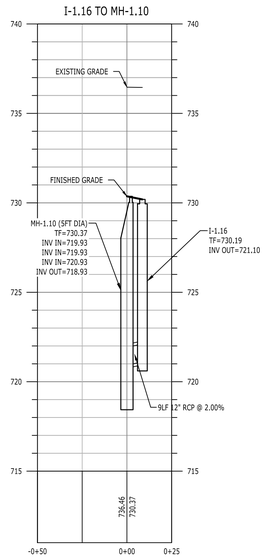
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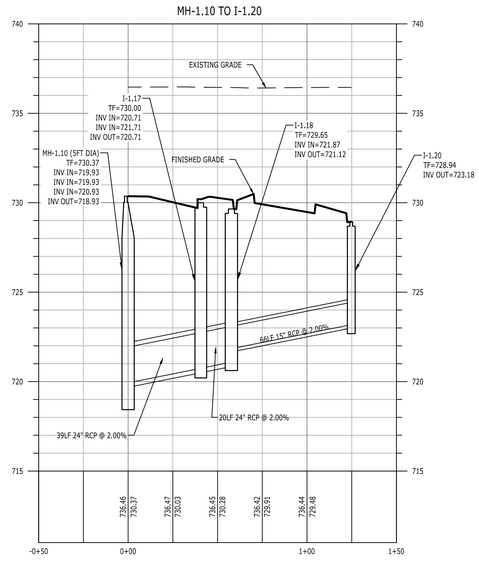
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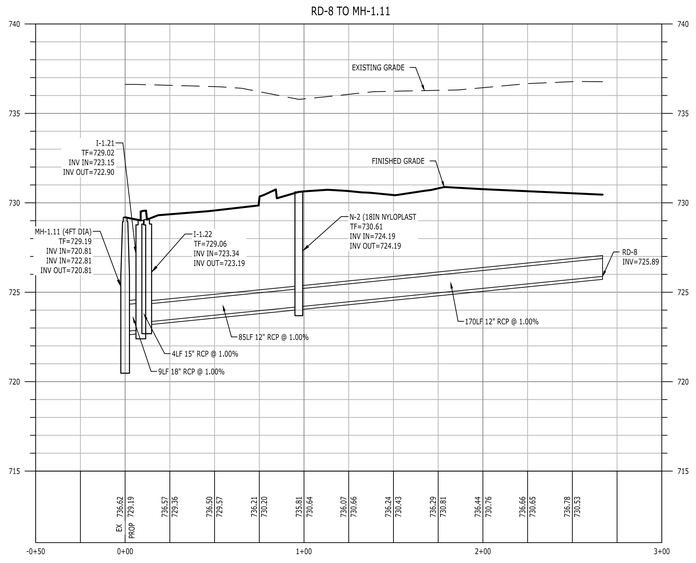


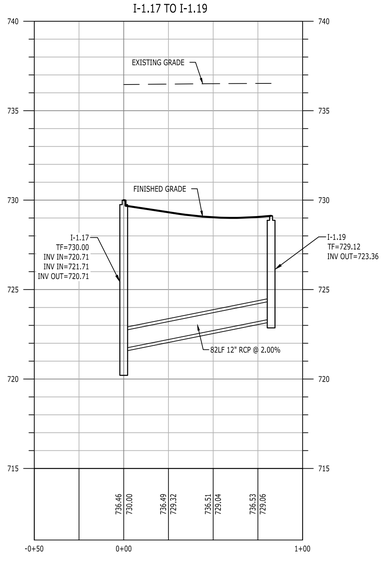


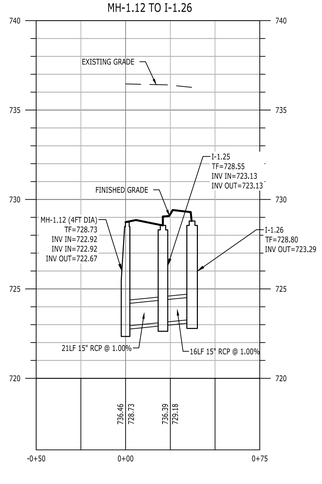


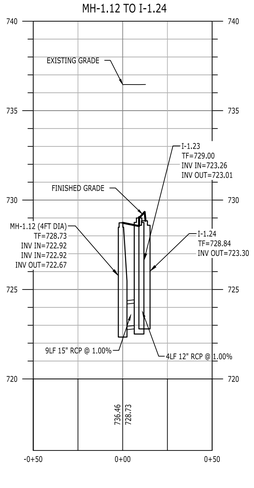












GRAPHIC SCALE
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PROJECT MALIBU - SHEBOYGAN WI
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SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File:
C2501450-20

Title
STORM SEWER PROFILES

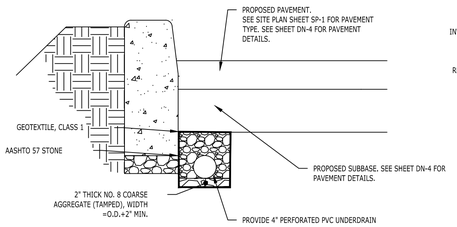
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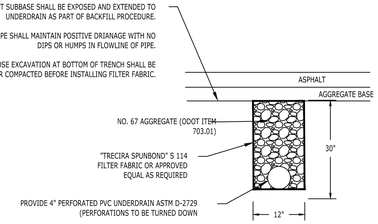
CURB UNDERDRAIN DETAIL

N.T.S

PAVEMENT SUBBASE SHALL BE EXPOSED AND EXTENDED TO UNDERDRAIN AS PART OF BACKFILL PROCEDURE.

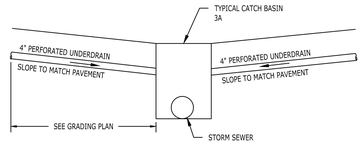
INVERT OF PIPE SHALL MAINTAIN POSITIVE DRAINAGE WITH NO DIPS OR HUMPS IN FLOWLINE OF PIPE.

ALL LOOSE EXCAVATION AT BOTTOM OF TRENCH SHALL BE REMOVED OR COMPACTED BEFORE INSTALLING FILTER FABRIC.



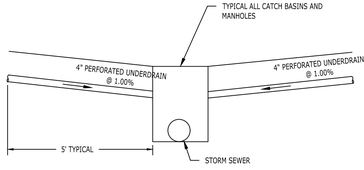
FINGER DRAIN TRENCH DETAIL

N.T.S



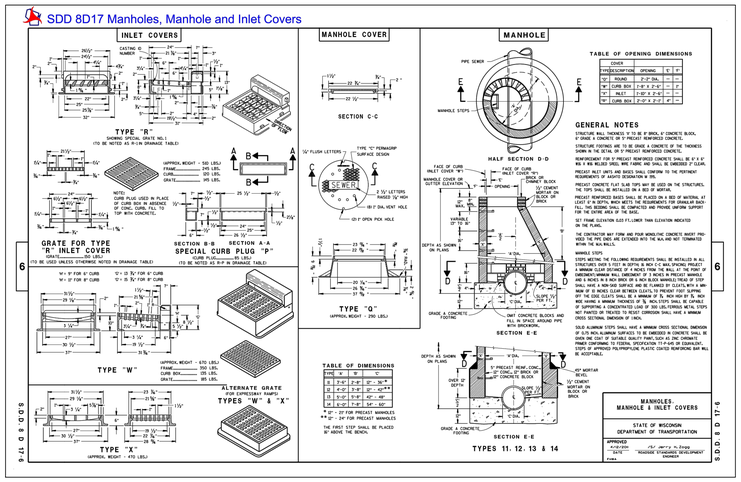
UNDER DRAIN CONNECTION DETAIL TO CATCH BASINS

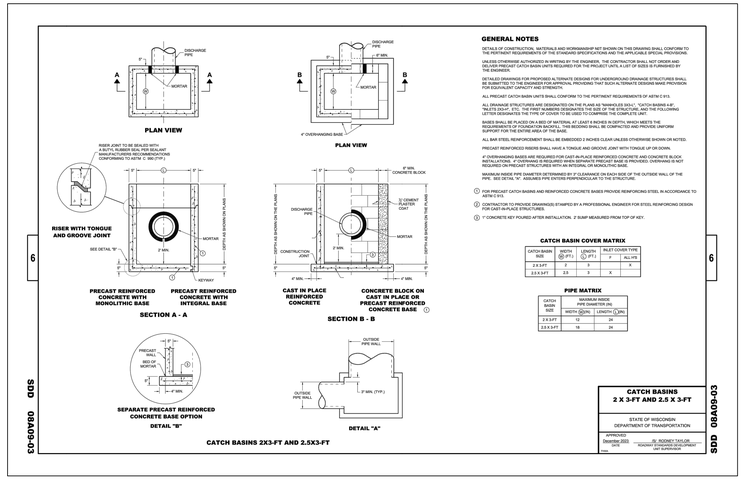
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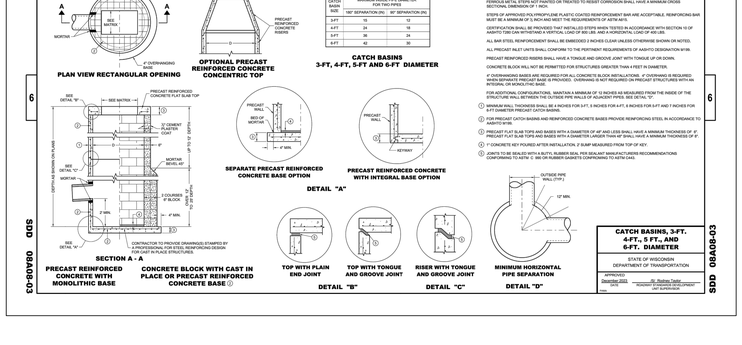


FINGER DRAIN CONNECTION DETAIL

N.T.S







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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	N.T.S.
Project No.	2501450
Date	02/23/2026
CAD File:	C2501450-110

Title

GRADING AND DRAINAGE DETAILS

Sheet No.

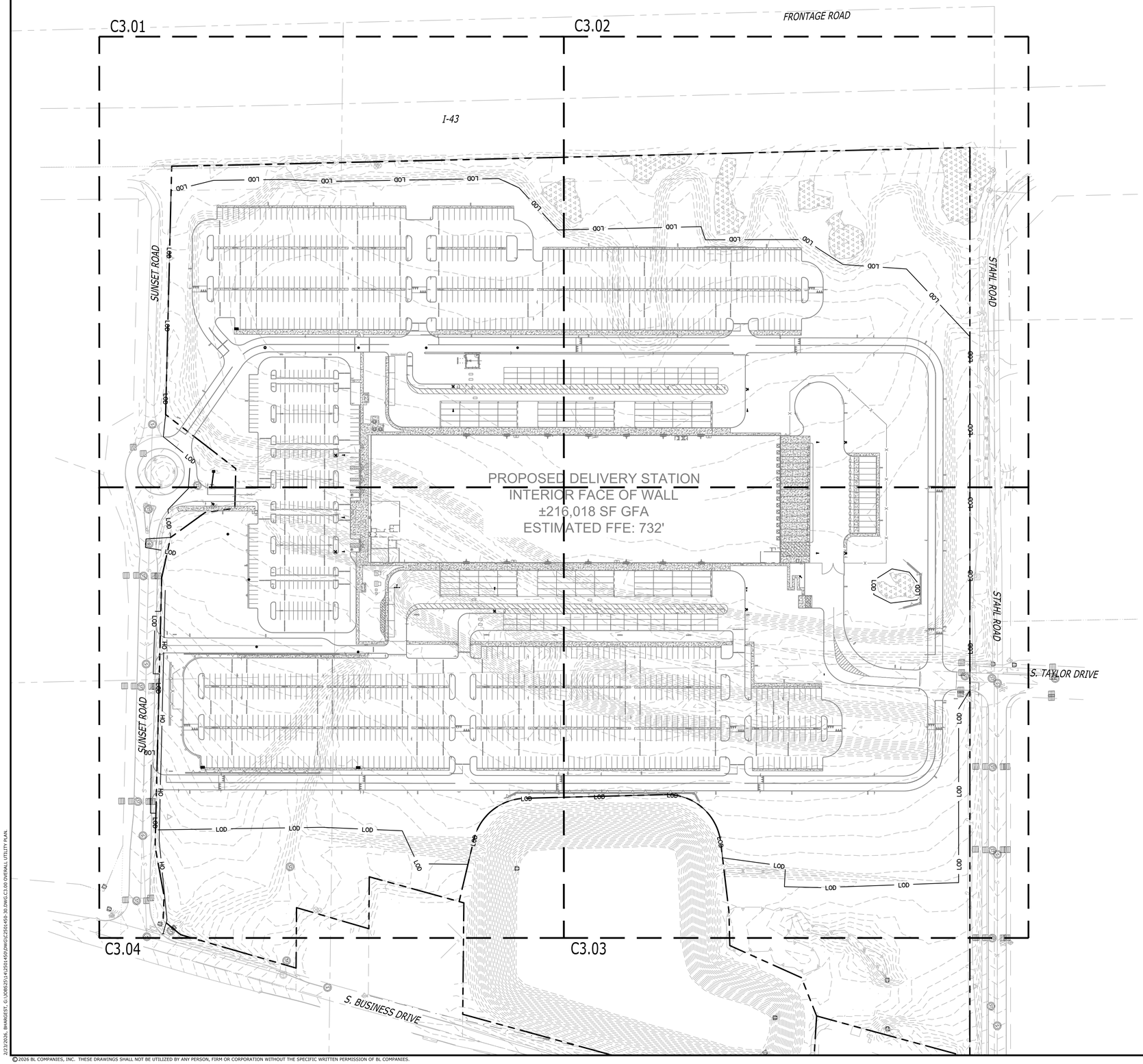
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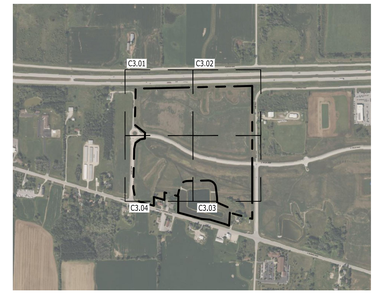
2/23/2026, BHARDEST, G:\2026\25\14\25\14\SHWW\C2501450-110.DWG,C2.100 GRADING AND DRAINAGE DETAILS,

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Xref (s): ..\XREF\450-00





KEY MAP

1" = 1000'

SITE UTILITIES LEGEND

- PROPERTY LINE
- E — ELECTRIC LINE
- G — GAS LINE
- W — WATER LINE
- F — FIRE LINE
- S — SANITARY SEWER LINE
- T — TELECOMMUNICATIONS LINE
- OH — OVERHEAD ELECTRIC LINE
- STORM LINE
- PROPOSED SANITARY MANHOLE
- CO — PROPOSED SANITARY CLEANOUT
- PROPOSED LIGHT POLE AND BASE

UTILITY ABBREVIATIONS
G.V. GATE VALVE
T.B. THRUST BLOCK

NOTES

1. ALL STORM STRUCTURES TO HAVE FINGER DRAINS INSTALLED.
2. SEE ASMEP PLANS FOR TRENCH PLUG DETAILS.
3. SEE ASMEP PLANS FOR LIGHT POLE AND LIGHT POLE BASE DETAILS.

GRAPHIC SCALE
100 50 0 100
SCALE IN FEET

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Environmental
Land Surveying

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=100'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-30

Title

OVERALL UTILITY PLAN

Sheet No.

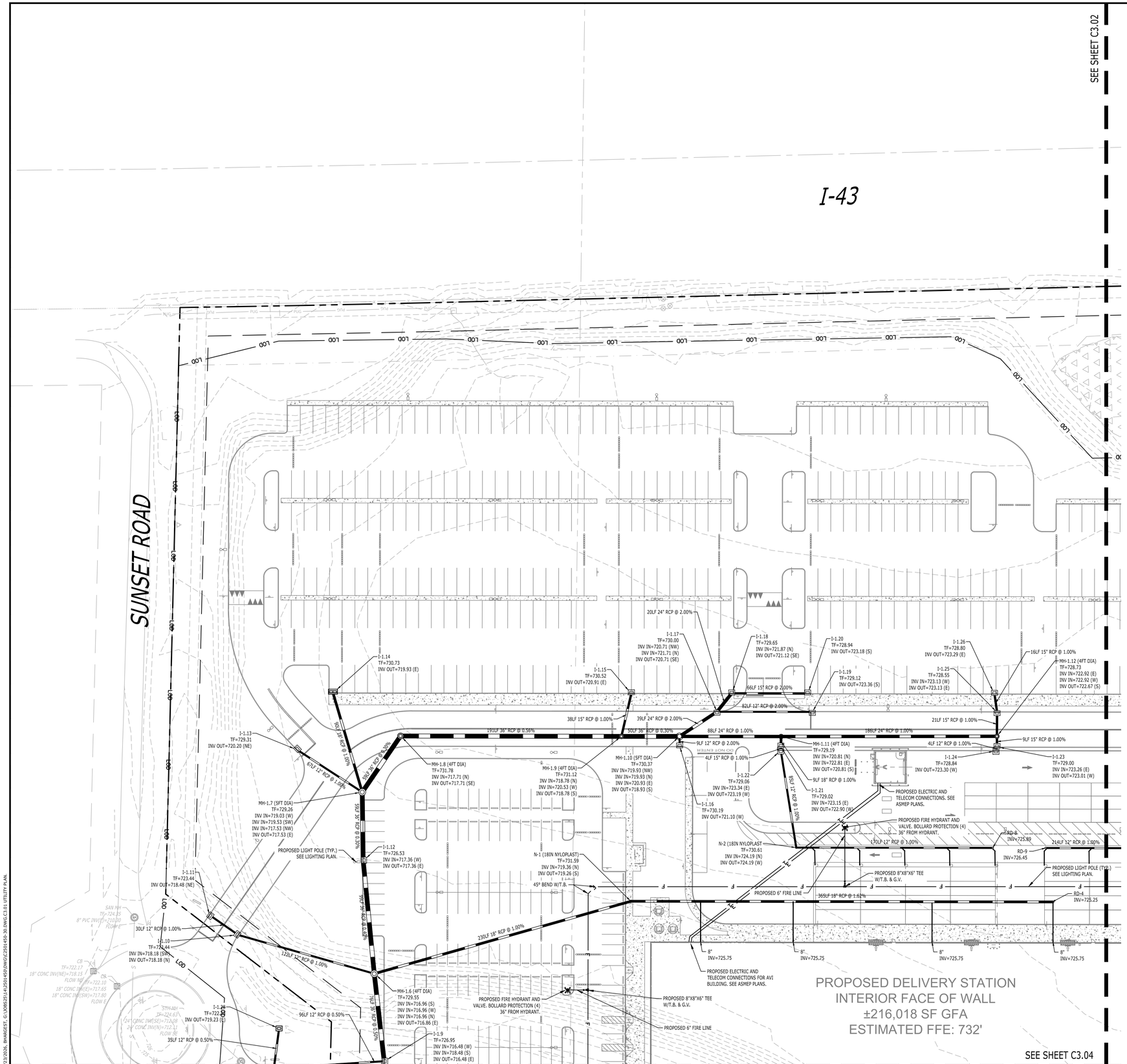
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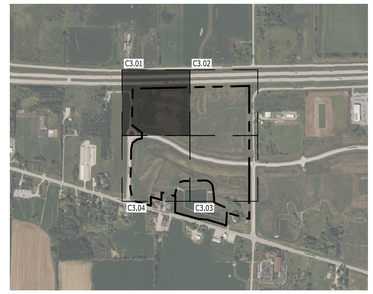
2/23/2026, BHARGEST, G:\JOBS\2501\14\2501450\DWG\C2501450-30.DWG C3.00 OVERALL UTILITY PLAN.

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Xref [5] : XR2501450-00 , XZ2501450-01 , XC2501450-00 , XC2501450-30 , XC2501450-21 , XC2501450-10





KEY MAP

1" = 1000'

SITE UTILITIES LEGEND

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UTILITY ABBREVIATIONS
G.V. GATE VALVE
T.B. THRUST BLOCK

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2. SEE ASMEP PLANS FOR TRENCH PLUG DETAILS.
3. SEE ASMEP PLANS FOR LIGHT POLE AND LIGHT POLE BASE DETAILS.

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REVISIONS
No. Date Desc.

Designed	B.M.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File:
C2501450-30

Title
UTILITY PLAN

Sheet No.
C3.01

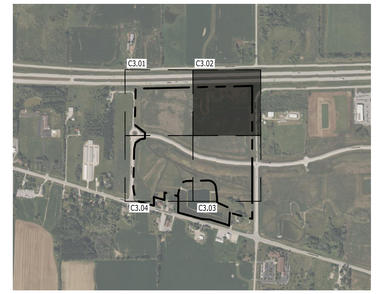
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SEE SHEET C3.01



KEY MAP

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UTILITY ABBREVIATIONS
G.V. GATE VALVE
T.B. THRUST BLOCK

NOTES

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3. SEE ASMEP PLANS FOR LIGHT POLE AND LIGHT POLE BASE DETAILS.

STAHL ROAD

LOD

I-2.28
TF=728.64
INV IN=722.37 (W)
INV OUT=722.27 (E)

I-2.29
TF=728.27
INV OUT=722.53 (E)

I-2.24
TF=729.29
INV OUT=721.74 (N)

I-2.23
TF=730.62
INV IN=720.39 (S)
INV OUT=720.29 (E)

I-2.22
TF=730.78
INV IN=720.13 (W)
INV OUT=720.03 (E)

16LF 15" RCP @ 1.00%

135LF 15" RCP @ 1.00%

16LF 18" RCP @ 1.00%

34LF 18" RCP @ 2.00%

30LF 18" RCP @ 1.00%

219LF 24" RCP @ 1.00%

4LF 18" RCP @ 1.00%

I-2.26
TF=728.64
INV IN=721.97 (W)
INV IN=721.97 (E)
INV OUT=721.87 (N)

I-2.25
TF=730.58
INV IN=719.68 (S)
INV OUT=719.58 (N)

23LF 24" RCP @ 1.00%

MH-2.6 (4FT DIA)
TF=731.34
INV IN=719.35 (S)
INV IN=719.35 (W)
INV OUT=719.25 (NE)

I-2.27
TF=728.84
INV IN=722.11 (E)
INV OUT=722.01 (W)

N-3 (18IN NYLOPLAST)
TF=730.48
INV IN=723.47 (N)
INV IN=723.47 (S)
INV OUT=723.37 (W)

84LF 15" RCP @ 1.55%

PROPOSED FIRE HYDRANT AND VALVE. BOLLARD PROTECTION (2) 36" FROM HYDRANT.

214LF 12" RCP @ 1.00%

136LF 12" RCP @ 1.00%

RD-10
INV=725.67

106LF 30" RCP @ 1.00%

MH-2.5 (5FT DIA)
TF=727.96
INV IN=717.39 (SW)
INV IN=717.49 (S)
INV IN=720.39 (N)
INV OUT=717.39 (E)

PROPOSED 6" FIRE LINE

PROPOSED 8"X8"X6" TEE W/T.B. & G.V.

PROPOSED 8" AWWA C-900 CL 150 SDR 18 FIRE LOOP

45° BEND W/T.B.

PROPOSED LIGHT POLE (TYP.) SEE LIGHTING PLAN.

RD-3
INV=725.25

455LF 18" RCP @ 1.71%

66LF 12" RCP @ 3.00%

I-2.21
TF=727.92
INV OUT=722.36 (S)

6"
INV=724

PROPOSED 6" FIRE LINE

PROPOSED FIRE HYDRANT AND VALVE. BOLLARD PROTECTION (2) 36" FROM HYDRANT.

8"
INV=725.75

8"
INV=725.75

8"
INV=725.75

8"
INV=725.75

45° BEND W/T.B.

106LF 36" RCP @ 1.00%

PROPOSED 8"X8"X6" TEE W/T.B. & G.V.

6" PERFORATED FOOTING DRAIN PIPE (SEE ASMEP PLANS)

I-2.20
TF=726.56
INV IN=716.33 (W)
INV OUT=716.33 (E)

94LF 36" RCP @ 1.00%

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

SEE SHEET C3.03

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

Designed	B.M.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File:
C2501450-30

Title
UTILITY PLAN

Sheet No.
C3.02

2/23/2026, BHAGEST, G:\JOBS\2514\2501450\DWG\C2501450-30.DWG(C3.02) UTILITY PLAN.

Xref(s): ..\BASE\2501450-00; X2501450-01; XC2501450-10; XC2501450-20; XC2501450-21; XC2501450-30

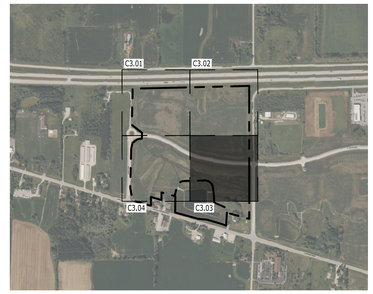
SEE SHEET C3.02

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

94LF 36" RCP @ 1.00%
7 PROPOSED 8" AWWA C-900 CL 150 SDR 18 FIRE LOOP
I-2.19 TF=726.59 INV IN=715.39 (W) INV OUT=715.39 (E)
6" PERFORATED FOOTING DRAIN PIPE (SEE ASMEP PLANS)
PROPOSED FIRE HYDRANT AND VALVE. BOLLARD PROTECTION (2) 36" FROM HYDRANT.
PROPOSED 6" FIRE LINE
PROPOSED 8"X8"X6" TEE W/T.B. & G.V.
45° BEND W/T.B.
140LF 36" RCP @ 1.00%
8" INV=725.75
10" INV=725.75
8" INV=725.75
PROPOSED 8"X8"X6" TEE W/T.B. & G.V.
PROPOSED 8"X8"X8" TEE W/T.B. & G.V.
45° BEND W/T.B.
N-5 (101N KYLPLAST) TF=731.64 INV IN=724.00 (W) INV OUT=716.75 (E)
30LF 6" PVC @ -17.62%
I-2.18 TF=726.26 INV IN=713.99 (W) INV IN=714.09 (S) INV OUT=713.99 (E)
RD-1 INV=723.25
RD-5 INV=720.32
RD-6 INV=724.50
45SLF 15" RCP @ 2.00%
145LF 12" RCP @ 1.06%
PROPOSED 8" AWWA C-900 CL 150 SDR 18 FIRE LOOP
PROPOSED FIRE HYDRANT AND VALVE. BOLLARD PROTECTION (2) 36" FROM HYDRANT.
PROPOSED 6" FIRE LINE
58LF 12" RCP @ 1.00%
240LF 15" RCP @ 1.00%
342LF 18" RCP @ 2.00%
MH-2.4 (4FT DIA) TF=726.67 INV IN=712.80 (S) INV IN=713.20 (W) INV OUT=712.70 (E)
PROPOSED LIGHT POLE (TYP.) SEE LIGHTING PLAN.
I-2.16 TF=729.26 INV IN=719.89 (S) INV IN=719.74 (W) INV OUT=719.64 (N)
PROPOSED BACKFLOW PREVENTER WITH HOTBOX
PROPOSED 8" TAP FOR FIRE SERVICE
I-2.15 TF=725.57 INV OUT=721.34 (NE)
355LF 12" RCP @ 0.50%
PROPOSED 16" TO 8" REDUCER
PROPOSED 8"X16" W/T.B. & G.V.
I-2.9 TF=719.17 INV IN=714.70 (W) INV IN=714.30 (N) INV IN=714.30 (S) INV OUT=714.20 (E)
I-2.10 TF=718.26 INV OUT=714.39 (N)
9LF 12" RCP @ 1.00%
I-2.11 TF=719.08 INV IN=714.55 (N) INV OUT=714.45 (S)
I-2.12 TF=718.25 INV OUT=714.65 (S)
10LF 12" RCP @ 1.00%
30LF 12" RCP @ 0.50%
87LF 17" RCP @ 1.06%
148LF 12" RCP @ 2.25%
I-2.30 TF=720.09 INV IN=715.06 (E) INV OUT=714.96 (S)
MH-2.3 (5FT DIA) TF=724.88 INV IN=712.02 (W) INV IN=711.62 (N) INV IN=720.52 (SW) INV OUT=711.52 (E)
I-2.31 TF=718.68 INV OUT=715.19 (W)
246LF 18" RCP @ 0.75%
30LF 12" RCP @ 2.00%
I-2.13 TF=726.00 INV IN=721.00 (N) INV OUT=720.90 (E)
I-2.14 TF=726.00 INV OUT=721.60 (S)
272LF 12" RCP @ 2.29%
LOD
STAHL ROAD

CONNECT 4" PERFORATED UNDERDRAIN INTO STORM STRUCTURE (TYP.)
I-2.3 TF=721.57 INV IN=715.53 (N) INV IN=715.53 (S) INV OUT=715.43 (E)
I-2.5 TF=722.26 INV OUT=717.03 (S)
4" PERFORATED CURB UNDERDRAIN.
57LF 15" RCP @ 3.00%
I-2.1 TF=723.24 INV OUT=714.71 (NE)
204LF 48" RCP @ 0.25%
I-2.8 TF=716.91 INV OUT=712.33 (E)
I-2.7 TF=716.67 INV IN=712.15 (W) INV OUT=712.05 (E)
18LF 12" RCP @ 1.00%
132LF 15" RCP @ 1.14%
15" RCP @ 1.14%
4" PERFORATED CURB UNDERDRAIN.
430LF 30" RCP @ 0.50%
180LF 24" RCP @ 0.30%
30LF 12" RCP @ 1.00%
68LF 24" RCP @ 0.30%
I-2.2 TF=718.89 INV IN=714.76 (W) INV OUT=714.66 (N)
CONNECT 4" PERFORATED UNDERDRAIN INTO STORM STRUCTURE (TYP.)
MH-2.1 (6FT DIA) TF=720.40 INV IN=711.11 (N) INV IN=712.51 (S) INV IN=711.01 (W) INV IN=713.01 (SW) INV OUT=711.01 (E)
4" PERFORATED CURB UNDERDRAIN.
I-2.6 TF=716.67 INV IN=711.65 (N) INV IN=711.75 (W) INV OUT=711.65 (S)
MH-2.2 (4FT DIA) TF=717.21 INV IN=712.35 (W) INV OUT=711.85 (S)
167LF 48" RCP @ 0.31%
FES-2 INV=710.50 (W)

SEE SHEET C3.04



KEY MAP
1" = 1000'

SITE UTILITIES LEGEND

	PROPERTY LINE
E	ELECTRIC LINE
G	GAS LINE
W	WATER LINE
F	FIRE LINE
S	SANITARY SEWER LINE
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OH	OVERHEAD ELECTRIC LINE
	STORM LINE
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	PROPOSED LIGHT POLE AND BASE

UTILITY ABBREVIATIONS
G.V. GATE VALVE
T.B. THRUST BLOCK

NOTES

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GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026
CAD File: C2501450-30	

Title
UTILITY PLAN

Sheet No.
C3.03

2/23/2026, BHAGEST: G:\JOBS\2501\2501450\DWG\C2501450-30 DWG C3.03 UTILITY PLAN.

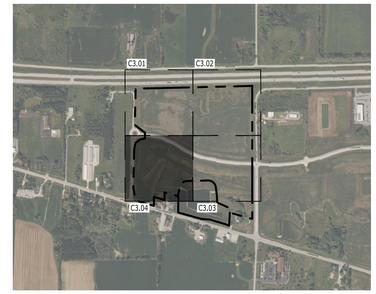
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SEE SHEET C3.01

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'



KEY MAP
1" = 1000'

SITE UTILITIES LEGEND

	PROPERTY LINE
E	ELECTRIC LINE
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GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

SEE SHEET C3.03

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Date	02/23/2026
CAD File:	C2501450-30

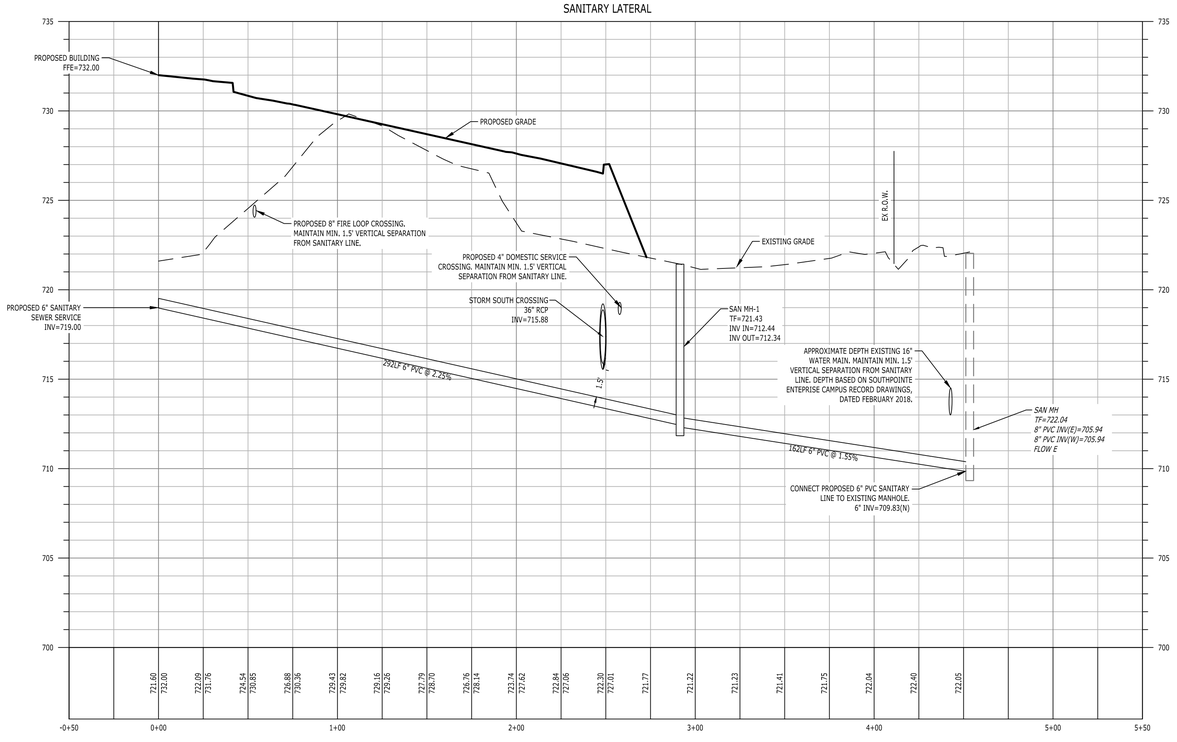
Title
UTILITY PLAN

Sheet No.
C3.04

Xref(s): ..\XB\2501450-00_XZ\2501450-01 ; XC\2501450-00, XC\2501450-21 ; XC\2501450-10

2/23/2026, BHARGEST, G:\JOBS\25\1450\2501450\DWG\C2501450-30.DWG,C3.04 UTILITY PLAN,

SANITARY LATERAL



GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

3755 Boettler Oaks Drive
Suite G
Uniontown, Ohio 44685
(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File:
C2501450-30

Title

SANITARY SEWER PROFILE

Sheet No.

C3.05

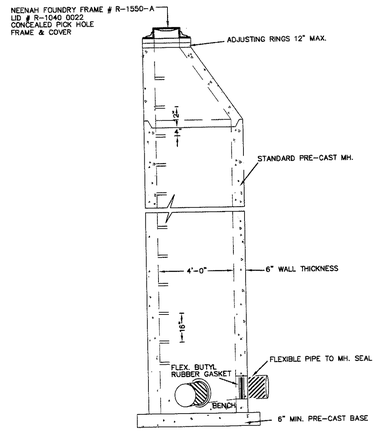
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2/23/2026, BHARGEST, G:\JOBS\2501\2501450\DWG\C2501450-30.DWG,C3.05 SANITARY SEWER PROFILE

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SECTION SANITARY SEWER DETAILS

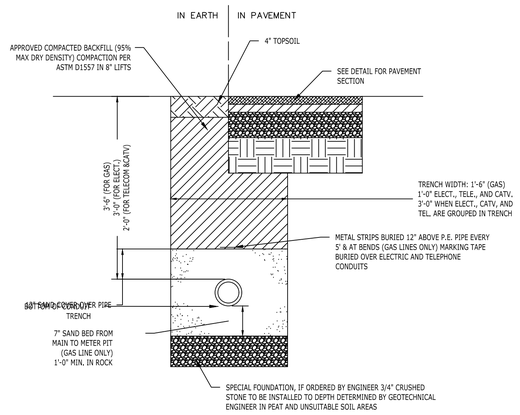


STANDARD SANITARY SEWER MANHOLE
WITH ECCENTRIC CONE

N.T.S.

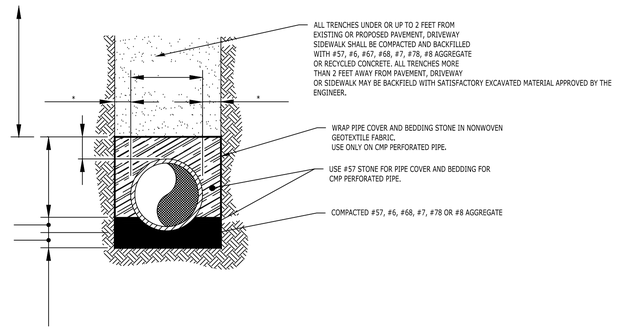
City of Sheboygan spirit on the lake

REVISED JAN.22, 2014
Page 1



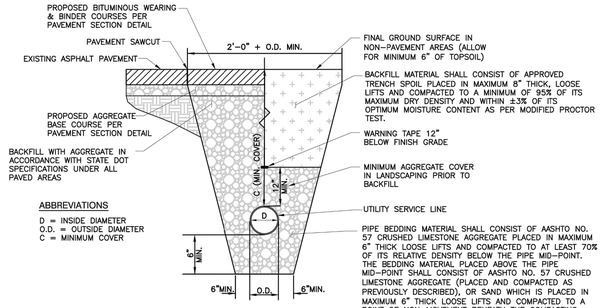
ELECTRICAL, TELEPHONE AND GAS TRENCH DETAIL

N.T.S



TYPICAL TRENCH FOR FLEXIBLE PIPE

N.T.S



ABBREVIATIONS

D = INSIDE DIAMETER
O.D. = OUTSIDE DIAMETER
C = MINIMUM COVER

COVER REQUIREMENTS

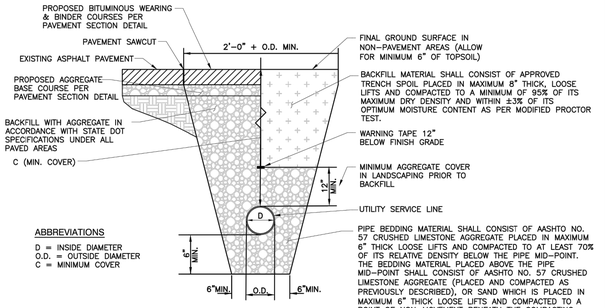
LOW VOLTAGE CONDUIT (0-1000V) LOCATION	MINIMUM COVER REQUIRED*
UNDER EV DEDICATED CONCRETE STRIP WITH NO VEHICULAR TRAFFIC (SIDEWALK)	0.67 FT.
UNDER VEHICULAR TRAFFIC SURFACES (PAVEMENT)	2.0 FT.
UNDER GREEN SPACE	1.5 FT.

* AS MEASURED FROM TOP OF PIPE TO FINAL GROUND SURFACE

NOTES

1. ALL MATERIALS EXCAVATED FROM THE UTILITY TRENCH SHALL BE STOCKPILED A MINIMUM SUFFICIENT DISTANCE FROM ALL TRENCHES TO PREVENT SLIDES OR CAVE-INS.
2. ALL BACKFILL MATERIALS SHALL BE APPROVED BY THE OWNER OR THEIR REPRESENTATIVE BEFORE BEING PLACED.
3. THE MAXIMUM DRY DENSITY AND OPTIMUM MOISTURE CONTENT FOR THE BACKFILL MATERIALS SHALL BE DETERMINED BY ASTM D1557, AND THE RELATIVE DENSITY OF THE AASHTO NO. 57 AGGREGATE SHALL BE DETERMINED BY ASTM D4253 AND ASTM D4254.
4. THE CONTRACTOR SHALL CONSTRUCT THE UTILITY TRENCHES AND PROVIDE ADEQUATE SHORING (WHERE NECESSARY) IN CONFORMANCE WITH THE LATEST REQUIREMENTS FOR CONSTRUCTION STANDARD FOR EXCAVATIONS (29 CFR PART 1926.650-.652 SUBPART P) PROMULGATED BY OSHA.
5. THE CONTRACTOR SHALL VERIFY THAT THE MINIMUM SPECIFIED PIPE COVER IS PROVIDED BETWEEN THE FINAL GROUND SURFACE AND TOP OF PIPE BEFORE LAYING PIPE. PROVIDE A MINIMUM OF 2 FT. OF COVER ABOVE ALL PIPES DURING CONSTRUCTION.
6. INCREASE TRENCH WIDTH AS NECESSARY TO ALLOW FOR PROPER COMPACTION OF BEDDING/BACKFILL.
7. FURNISH AND INSTALL DETECTABLE WARNING TAPE FOR EACH UNDERGROUND UTILITY LINE, PER MANUFACTURER'S SPECIFICATIONS.
8. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CONDUIT SIZE AND MATERIAL.
9. CONTRACTOR TO PROVIDE BORING ALTERNATIVE TO OPEN CUT UTILITIES AS VALUE ENGINEERING OPTION. CONTRACTOR SHALL INCLUDE UTILITY INVESTIGATION IN BID TO VERIFY LOCATION AND DEPTHS OF EXISTING UTILITIES TO AVOID CONFLICTS WITH PROPOSED SCOPE OF WORK.

1 C8.00 LOW VOLTAGE CONDUIT TRENCHING DETAIL
NOT TO SCALE



ABBREVIATIONS

D = INSIDE DIAMETER
O.D. = OUTSIDE DIAMETER
C = MINIMUM COVER

COVER REQUIREMENTS

MEDIUM VOLTAGE CONDUIT (1000V-40kV) LOCATION	MINIMUM COVER REQUIRED*
ALL UNDERGROUND LOCATIONS	2.0 FT.

* AS MEASURED FROM TOP OF PIPE TO FINAL GROUND SURFACE

NOTES

1. ALL MATERIALS EXCAVATED FROM THE UTILITY TRENCH SHALL BE STOCKPILED A MINIMUM SUFFICIENT DISTANCE FROM ALL TRENCHES TO PREVENT SLIDES OR CAVE-INS.
2. ALL BACKFILL MATERIALS SHALL BE APPROVED BY THE OWNER OR THEIR REPRESENTATIVE BEFORE BEING PLACED.
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8. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL CONDUIT SIZE AND MATERIAL.
9. CONTRACTOR TO PROVIDE BORING ALTERNATIVE TO OPEN CUT UTILITIES AS VALUE ENGINEERING OPTION. CONTRACTOR SHALL INCLUDE UTILITY INVESTIGATION IN BID TO VERIFY LOCATION AND DEPTHS OF EXISTING UTILITIES TO AVOID CONFLICTS WITH PROPOSED SCOPE OF WORK.

2 C8.00 MEDIUM VOLTAGE CONDUIT TRENCHING DETAIL
NOT TO SCALE

Architecture
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Land Surveying

BL Companies

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(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	N.T.S.
Project No.	2501450
Date	02/23/2026
CAD File:	C2501450-110

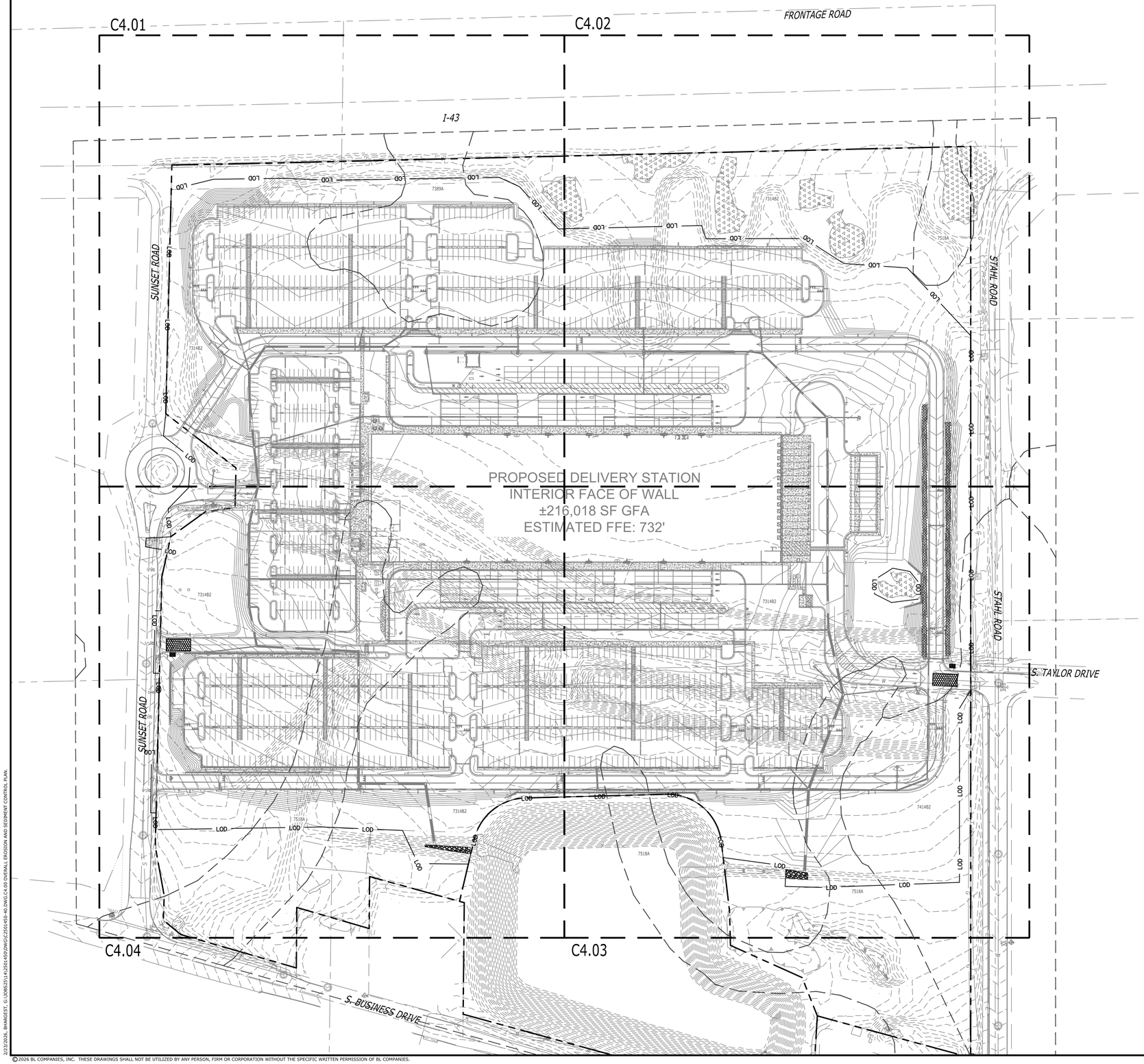
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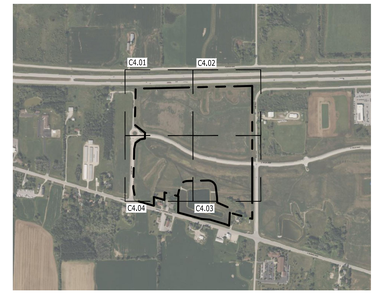
UTILITY PLAN DETAILS

Sheet No.

C3.100

2/23/2026, BHARGREST, G:\JOBS\25\1450\SHEBOYGAN\C2501450-110 DWG\C3.100 UTILITY PLAN DETAILS.
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KEY MAP

1" = 1000'

EROSION CONTROL LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SF — SILT FENCE BARRIER
- SILT SACK INLET PROTECTION
- CONCRETE WASH PIT
- TEMPORARY MATERIAL STOCKPILE
- EROSION CONTROL BLANKET
- CONSTRUCTION ENTRANCE

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

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(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=100'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-40

Title

OVERALL EROSION AND SEDIMENT CONTROL PLAN

Sheet No.

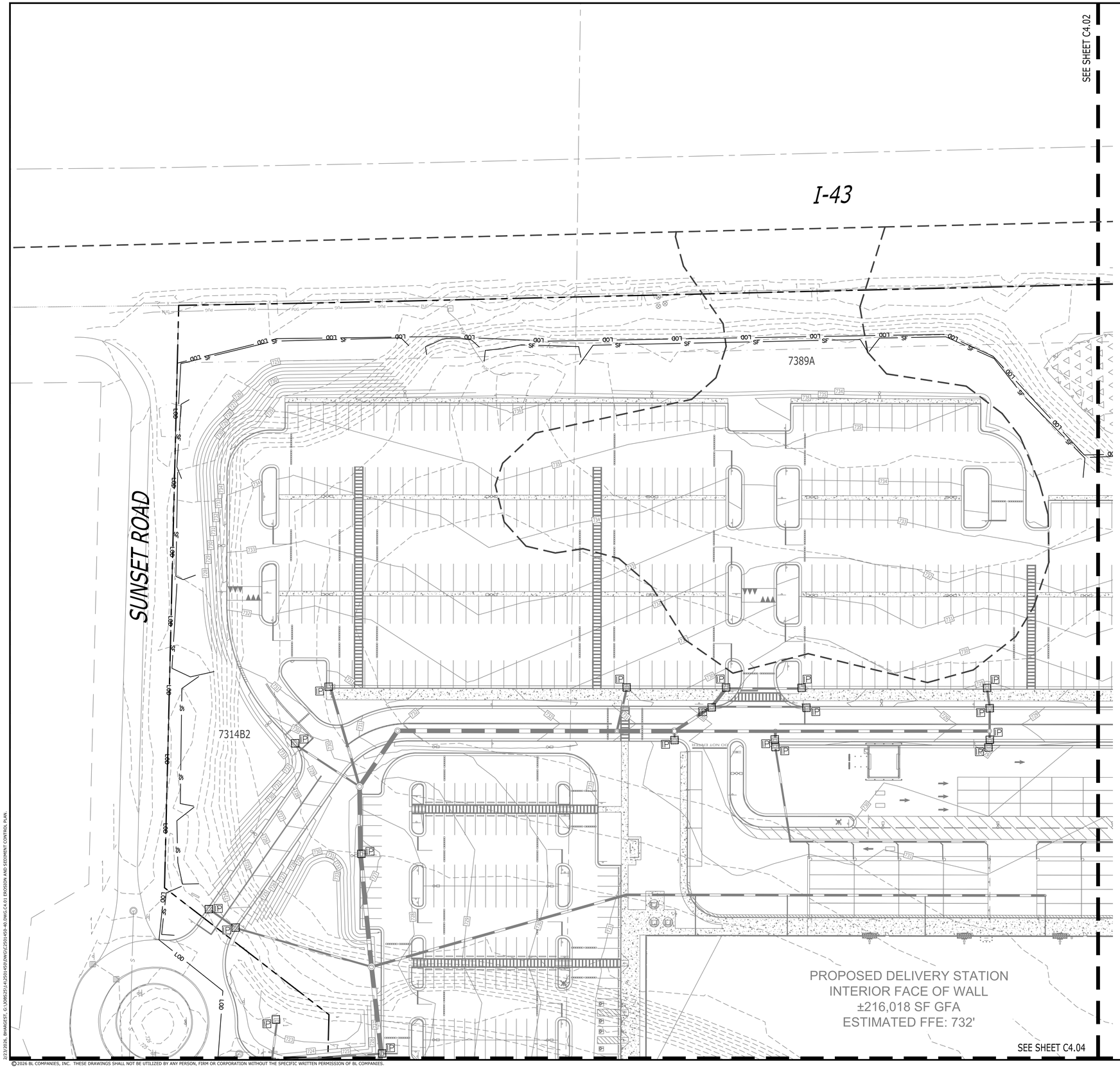
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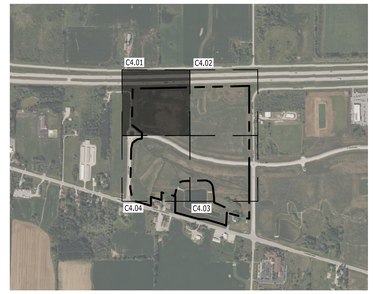
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Xref: (S) : XR2501450-00 , XZ2501450-31 , XC2501450-10 , XC2501450-00 , XC2501450-40 , XC2501450-20 , XC2501450-21

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KEY MAP

1" = 1000'

EROSION CONTROL LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SF — SILT FENCE BARRIER
- SILT SACK INLET PROTECTION
- CONCRETE WASH PIT
- TEMPORARY MATERIAL STOCKPILE
- EROSION CONTROL BLANKET
- CONSTRUCTION ENTRANCE

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

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(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-40

Title

EROSION AND SEDIMENT CONTROL PLAN

Sheet No.

C4.01

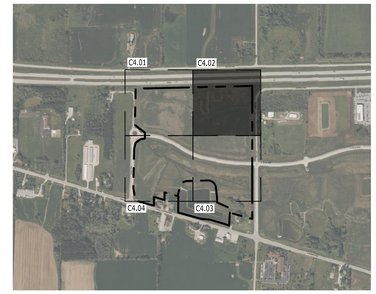
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2/23/2026, BHARGEST, G:\JOBS\2501450\2501450\DWG\C2501450-40.DWG C4.01 EROSION AND SEDIMENT CONTROL PLAN.

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SEE SHEET C4.01



KEY MAP

1" = 1000'

EROSION CONTROL LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SF — SILT FENCE BARRIER
- SILT SACK INLET PROTECTION
- CONCRETE WASH PIT
- TEMPORARY MATERIAL STOCKPILE
- EROSION CONTROL BLANKET
- CONSTRUCTION ENTRANCE

7314B2

7518A

STAHL ROAD

PROPOSED 90 LF RETAINING WALL

DO NOT ENTER

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

PROPOSED NAG S75 EROSION MATTING

PROPOSED DITCH CHECK (TYP.)

PROPOSED DITCH CHECK (TYP.)

PROPOSED NAG S75 EROSION MATTING

SEE SHEET C4.03

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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BL Companies

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(234) 294-6340

PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

No.	Date	Desc.
REVISIONS		

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-40

Title

EROSION AND SEDIMENT CONTROL PLAN

Sheet No.

C4.02

Xref (s) : XB2501450-40 , XC2501450-01 , XC2501450-90 , XC2501450-40 , XC2501450-20 , XC2501450-21

SEE SHEET C4.02

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

PROPOSED 132 LF RETAINING WALL

7314B2

STAHL ROAD

PROPOSED 400 LF RETAINING WALL

7414B2

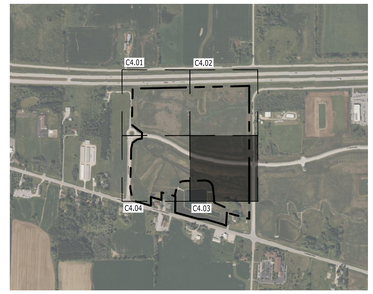
EXISTING STORM WATER BASIN

PROPOSED MEDIUM RIPRAP PROTECTION

7518A

7518A

SEE SHEET C4.04



KEY MAP
1" = 1000'

EROSION CONTROL LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SF — SILT FENCE BARRIER
- SILT SACK INLET PROTECTION
- CONCRETE WASH PIT
- TEMPORARY MATERIAL STOCKPILE
- EROSION CONTROL BLANKET
- CONSTRUCTION ENTRANCE

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

Designed	B.M.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-40

Title

EROSION AND SEDIMENT CONTROL PLAN

Sheet No.

C4.03

Xref (s): ..\XB2501450-00 ; XC2501450-01 ; XC2501450-00 ; XC2501450-40 ; XC2501450-20 ; XC2501450-21

2/23/2026, BHARGEST, G:\JOBS\2501450\DWG\C2501450-40.DWG\C4.03 EROSION AND SEDIMENT CONTROL PLAN

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SEE SHEET C4.01

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

SUNSET ROAD

PROPOSED 318 LF RETAINING WALL

PROPOSED 130 LF RETAINING WALL

PROPOSED 275 LF RETAINING WALL

PROPOSED 400 LF RETAINING WALL

PROPOSED MEDIUM RIPRAP PROTECTION

EXISTING STORM WATER BASIN

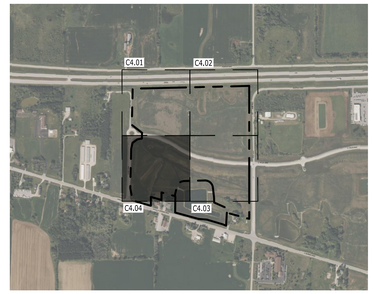
7314B2

7518A

7314B2

DO NOT ENTER

SEE SHEET C4.03



KEY MAP

1" = 1000'

EROSION CONTROL LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- SF — SILT FENCE BARRIER
- SILT SACK INLET PROTECTION
- CONCRETE WASH PIT
- TEMPORARY MATERIAL STOCKPILE
- EROSION CONTROL BLANKET
- CONSTRUCTION ENTRANCE

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

Architecture
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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. | Date | Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026
CAD File: C2501450-40	

Title

EROSION AND SEDIMENT CONTROL PLAN

Sheet No.

C4.04

Xref (s) : XB2501450-00 ; XZ2501450-01 ; XC2501450-10 ; XC2501450-00 ; XC2501450-40 ; XC2501450-20 ; XC2501450-21

2/23/2026, BHARGEST, G:\2026\2514\2501450\DWG\C2501450-40.DWG,C4.04 EROSION AND SEDIMENT CONTROL PLAN,

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SEDIMENT AND EROSION CONTROL NOTES

SEDIMENT & EROSION CONTROL NARRATIVE

THE SEDIMENT AND EROSION CONTROL PLAN WAS DEVELOPED TO PROTECT THE EXISTING ROADWAY AND STORM DRAINAGE SYSTEMS, ADJACENT PROPERTIES, AND ANY ADJACENT WETLAND AREA AND ANY ADJACENT WATER COURSE FROM SEDIMENT LADEN SURFACE RUNOFF AND EROSION. A CONSTRUCTION SEQUENCE IS PROVIDED TO PROVIDE SURFACE RUNOFF EROSION CONTROLS PRIOR TO THE BEGINNING OF PROJECT DEMOLITION AND/OR CONSTRUCTION.

CONSTRUCTION SCHEDULE

THE ANTICIPATED STARTING DATE FOR CONSTRUCTION IS TBD WITH COMPLETION ANTICIPATED TBD. APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES AS DESCRIBED HEREIN SHALL BE INSTALLED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ALL DEMOLITION OR CONSTRUCTION ACTIVITY. SCHEDULE WORK TO MINIMIZE THE LENGTH OF TIME THAT BARE SOIL WILL BE EXPOSED.

CONTINGENCY EROSION PLAN

THE CONTRACTOR SHALL INSTALL ALL SPECIFIED SEDIMENT AND EROSION CONTROL MEASURES AND WILL BE REQUIRED TO MAINTAIN THEM IN THEIR INTENDED FUNCTIONING CONDITION. THE AGENTS OF THE MUNICIPALITY AND/OR WDNR AND/OR CIVIL ENGINEER SHALL HAVE THE AUTHORITY TO REQUIRE SUPPLEMENTAL MAINTENANCE OR ADDITIONAL MEASURES IF FIELD CONDITIONS ARE ENCOUNTERED BEYOND WHAT WOULD NORMALLY BE ANTICIPATED.

CONSTRUCTION SEQUENCE

THE FOLLOWING CONSTRUCTION SEQUENCE IS RECOMMENDED:

1. CONTACT MUNICIPALITY AND/OR WDNR AGENT AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CONSTRUCTION OR REGULATED ACTIVITY ON THIS PROJECT.
2. CLEARING LIMITS SHALL BE PHYSICALLY MARKED IN THE FIELD AND APPROVED BY THE MUNICIPALITY AND/OR WDNR AGENT PRIOR TO THE START OF WORK ON THE SITE. INSTALL TREE PROTECTION AND PERIMETER SILT FENCE.
3. CONSTRUCT STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS AT CONSTRUCTION ENTRANCES/EXITS AND INSTALL FILTER FABRIC AROUND GRATES OF CATCH BASINS OR INSTALL SILT SACKS ON EXISTING CATCH BASIN INLETS. INSTALL SILT FENCE AND OTHER EROSION CONTROL DEVICES INDICATED ON THESE PLANS AT PERIMETER OF PROPOSED SITE DISTURBANCE AND INSTALL ALL EROSION CONTROL MEASURES AND TREE PROTECTION INDICATED ON THESE PLANS. INSTALL SEDIMENT BASINS AND SEDIMENT TRAPS IF REQUIRED AT LOW AREAS OF SITE OR AS ORDERED BY THE ENGINEER OR AS SHOWN ON THESE PLANS.
4. CLEAR AND GRUB SITE. STOCKPILE CHIPS. STOCKPILE TOPSOIL. INSTALL SEDIMENT AND EROSION CONTROLS AT STOCKPILES.
5. SITE DEMOLITION AND REMOVAL. PAVEMENT REMOVAL.
6. INSTALL SILT FENCE, CONSTRUCT DIVERSION SWALES AND SEDIMENT BASINS AND SEDIMENT TRAPS. COMMENCE INSTALLATION OF STORM DRAINAGE SYSTEM.
7. COMMENCE EARTHWORK. CONSTRUCT FILL SLOPE, ROADWAY AND RETAINING WALLS. INSTALL ADDITIONAL SEDIMENT AND EROSION CONTROLS AS WORK PROGRESSES AND CONTINUE STORM DRAINAGE SYSTEM CONSTRUCTION, TOPSOIL AND SEED SLOPES WHICH HAVE ACHIEVED FINAL SITE GRADING.
8. CONSTRUCTION STAKING OF ALL BUILDING CORNERS, UTILITIES, ACCESS DRIVES, AND PARKING AREAS.
9. ROUGH GRADING AND FILLING OF SUBGRADES AND SLOPES.
10. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
11. BEFORE DISPOSING OF SOIL OR RECEIVING BORROW FOR THE SITE, THE CONTRACTOR MUST PROVIDE EVIDENCE THAT EACH SPOIL OR BORROW AREA HAS A SEDIMENT AND EROSION CONTROL PLAN APPROVED BY THE MUNICIPALITY AND/OR WDNR AND WHICH IS BEING IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL ALSO NOTIFY THE MUNICIPALITY AND/OR WDNR IN WRITING OF ALL RECEIVING SPOIL AND BORROW AREAS WHEN THEY HAVE BEEN IDENTIFIED.
12. CONTINUE INSTALLATION OF STORM DRAINAGE AS SUBGRADE ELEVATIONS ARE ACHIEVED.
13. BUILDING FOUNDATION SUBGRADE AND PAD SUBGRADE PREPARATION.
14. BUILDING FOUNDATION CONSTRUCTION. BEGIN BUILDING SUPERSTRUCTURE
15. THROUGHOUT CONSTRUCTION SEQUENCE, REMOVE SEDIMENT FROM BEHIND SILT FENCES, HAY BALES AND OTHER EROSION CONTROL DEVICES, AND FROM SEDIMENT BASINS AND SEDIMENT TRAPS AS REQUIRED. REMOVAL SHALL BE ON A PERIODIC BASIS (EVERY SIGNIFICANT RAINFALL OF 0.25 INCH OR GREATER). INSPECTION OF SEDIMENT AND EROSION CONTROL MEASURES SHALL BE ON A WEEKLY BASIS AND AFTER EACH RAINFALL OF 0.25 INCHES OR GREATER. SEDIMENT COLLECTED SHALL BE DEPOSITED AND SPREAD EVENLY UPLAND ON SLOPES DURING CONSTRUCTION.
16. INSTALL SANITARY LATERAL AND UTILITIES. COMPLETE STORM DRAINAGE SYSTEM.
17. INSTALL SITE LIGHTING AND TRASH ENCLOSURE.
18. COMPLETE GRADING TO SUBGRADES AND CONSTRUCT PARKING AREA SUBGRADE.
19. CONSTRUCT CURBS, PAVEMENT STRUCTURE AND SIDEWALKS.
20. CONDUCT FINE GRADING.
21. PAVING OF PARKING AREAS AND DRIVEWAYS
22. FINAL FINE GRADING OF SLOPE AND NON-PAVED AREAS.
23. PLACE 4" TOPSOIL ON SLOPES AFTER FINAL GRADING IS COMPLETED. FERTILIZE SEED AND MULCH. SEED MIXTURE TO BE INSTALLED APRIL 15- JUNE 1 OR AUGUST 15-OCTOBER 1. USE EROSION CONTROL BLANKETS AS REQUIRED OR ORDERED FOR SLOPES GREATER THAN 3:1 AND AS SHOWN ON LANDSCAPE PLANS OR EROSION CONTROL PLANS. FOR TEMPORARY STABILIZATION BEYOND SEEDING DATES USE ANNUAL RYE AT 4.0 LBS/1,000 S.F. FERTILIZE WITH 10-10-10 AT 1.0 LBS. OF NITROGEN PER 1,000 S.F. AND LIME AT 100 LBS/1,000 S.F. (MAX.).
24. LANDSCAPE ISLANDS, INTERIOR NON-PAVED AREAS, AND PERIMETER AREAS.
25. INSTALL SIGNING AND PAVEMENT MARKINGS
26. CLEAN STORM DRAINAGE PIPE STRUCTURES, DETENTION SYSTEMS AND WATER QUALITY DEVICES OF DEBRIS AND SEDIMENT.
27. UPON DIRECTION OF THE MUNICIPALITY AND/OR WDNR AGENT, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE REMOVED FOLLOWING STABILIZATION OF THE SITE.

OPERATION REQUIREMENTS

CLEARING AND GRUBBING OPERATIONS

1. ALL SEDIMENT AND EROSION CONTROL MEASURES, INCLUDING THE CONSTRUCTION OF TEMPORARY SEDIMENTATION BASINS AND STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS, WILL BE INSTALLED PRIOR TO THE START OF CLEARING AND GRUBBING AND DEMOLITION OPERATIONS.
2. FOLLOWING INSTALLATION OF ALL SEDIMENT AND EROSION CONTROL MEASURES, THE CONTRACTOR SHALL NOT PROCEED WITH GRADING, FILLING OR OTHER CONSTRUCTION OPERATIONS UNTIL THE ENGINEER HAS INSPECTED AND APPROVED ALL INSTALLATIONS.
3. THE CONTRACTOR SHALL TAKE EXTREME CARE DURING CLEARING AND GRUBBING OPERATIONS SO AS NOT TO DISTURB UNPROTECTED WETLAND AREAS OR SEDIMENT AND EROSION CONTROL DEVICES.
4. FOLLOWING THE COMPLETION OF CLEARING AND GRUBBING OPERATIONS, ALL AREAS SHALL BE STABILIZED WITH TOPSOIL AND SEEDING OR CRUSHED STONE AS SOON AS PRACTICAL.

ROUGH GRADING OPERATIONS

1. DURING THE REMOVAL AND/OR PLACEMENT OF EARTH AS INDICATED ON THE GRADING PLAN, TOPSOIL SHALL BE STRIPPED AND APPROPRIATELY STOCKPILED FOR REUSE.
2. ALL STOCKPILED TOPSOIL SHALL BE SEEDED, MULCHED WITH HAY, AND ENCLOSED BY A SILTATION FENCE.

FILLING OPERATIONS

1. PRIOR TO FILLING, ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE PROPERLY IMPLEMENTED, MAINTAINED AND FULLY INSTALLED, AS DIRECTED BY THE ENGINEER AND AS SHOWN ON THIS PLAN.
2. ALL FILL MATERIAL ADJACENT TO ANY WETLAND AREAS, IF APPLICABLE TO THIS PROJECT, SHALL BE GOOD QUALITY, WITH LESS THAN 5% FINES PASSING THROUGH A #200 SIEVE (BANK RUN), SHALL BE PLACED IN LIFT THICKNESSES NOT GREATER THAN THAT SPECIFIED IN PROJECT SPECIFICATIONS AND/OR THE PROJECT GEOTECHNICAL REPORT. LIFTS SHALL BE COMPACTED TO 95% MAX. DRY DENSITY MODIFIED PROCTOR OR AS SPECIFIED IN THE CONTRACT SPECIFICATIONS OR IN THE GEOTECHNICAL REPORT.
3. AS GENERAL GRADING OPERATIONS PROGRESS, ANY TEMPORARY DIVERSION DITCHES SHALL BE RAISED OR LOWERED, AS NECESSARY, TO DIVERT SURFACE RUNOFF TO THE SEDIMENT BASINS OR SEDIMENT TRAPS.

PLACEMENT OF DRAINAGE STRUCTURES, UTILITIES, AND BUILDING CONSTRUCTION OPERATIONS.

1. SILT FENCES SHALL BE INSTALLED AT THE DOWNHILL SIDES OF BUILDING EXCAVATIONS, MUD PUMP DISCHARGES, AND UTILITY TRENCH MATERIAL STOCKPILES. HAY BALES/STRAW BALES MAY BE USED IF SHOWN ON THE SEDIMENT AND EROSION CONTROL PLANS OR IF DIRECTED BY THE CIVIL ENGINEER.

FINAL GRADING AND PAVING OPERATIONS

1. ALL INLET AND OUTLET PROTECTION SHALL BE PLACED AND MAINTAINED AS SHOWN ON SEDIMENT AND EROSION CONTROL PLANS AND DETAILS, AND AS DESCRIBED IN SPECIFICATIONS AND AS DESCRIBED HEREIN.
2. NO CUT OR FILL SLOPES SHALL EXCEED 2:1 EXCEPT WHERE STABILIZED BY ROCK FACED EMBANKMENTS OR EROSION CONTROL BLANKETS, OR JUTE MESH AND VEGETATION. ALL SLOPES SHALL BE SEEDED, AND ANY ROAD OR DRIVEWAY SHOULDER AND BANKS SHALL BE STABILIZED IMMEDIATELY UPON COMPLETION OF FINAL GRADING UNTIL TURF IS ESTABLISHED.
3. PAVEMENT SUB-BASE AND BASE COURSES SHALL BE INSTALLED OVER AREAS TO BE PAVED AS SOON AS FINAL SUB-GRADES ARE ESTABLISHED AND UNDERGROUND UTILITIES AND STORM DRAINAGE SYSTEMS HAVE BEEN INSTALLED.
4. AFTER CONSTRUCTION OF PAVEMENT, TOPSOIL, FINAL SEED, MULCH AND LANDSCAPING, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES ONLY AFTER ALL AREAS HAVE BEEN PAVED AND/OR GRASS HAS BEEN WELL ESTABLISHED AND THE SITE IS STABLE AND HAS BEEN INSPECTED AND APPROVED BY THE MUNICIPALITY AND/OR WDNR.

INSTALLATION OF SEDIMENTATION AND EROSION CONTROL MEASURES

I. SILTATION FENCE
A. DIG A SIX INCH TRENCH ON THE UPHILL SIDE OF THE DESIGNATED FENCE LINE LOCATION.

B. POSITION THE POST AT THE BACK OF THE TRENCH (DOWNHILL SIDE), AND HAMMER THE POST AT LEAST 1.5 FEET INTO THE GROUND.

C. LAY THE BOTTOM SIX INCHES OF THE FABRIC INTO THE TRENCH TO PREVENT UNDERMINING BY STORM WATER RUN-OFF.

D. BACKFILL THE TRENCH AND COMPACT.

OPERATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES

II. SILTATION FENCE
A. ALL SILTATION FENCES SHALL BE INSPECTED AS A MINIMUM WEEKLY OR AFTER EACH RAINFALL. ALL DETERIORATED FABRIC AND DAMAGED POSTS SHALL BE REPLACED AND PROPERLY REPOSITIONED IN ACCORDANCE WITH THIS PLAN.

B. SEDIMENT DEPOSITS SHALL BE REMOVED FROM BEHIND THE FENCE WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT.

II. SEDIMENT BASINS/SEDIMENT TRAPS
A. CONTRACTOR TO KEEP WEEKLY CHECKLIST LOGS FOR INSPECTIONS OF ALL SEDIMENT AND EROSION CONTROL DEVICES AND HAVE THEM READILY AVAILABLE ON-SITE AT ALL TIMES FOR INSPECTION BY WDNR, LOCAL AUTHORITIES OR ENGINEER.

B. ALL SEDIMENT BASINS AND/OR SEDIMENT TRAPS SHALL BE INSPECTED FOLLOWING EACH RAINFALL. REPAIR OF SLOPES SHALL BE PROMPTLY MADE AS NEEDED.

C. SEDIMENT DEPOSITS SHALL BE REMOVED FROM SEDIMENT BASINS AND/OR SEDIMENT TRAPS WHEN THEY REACH A MAXIMUM HEIGHT OF ONE FOOT UNLESS OTHERWISE INDICATED ON THE EROSION CONTROL PLANS AND DETAILS TO BE AT A SPECIFIC ELEVATION PER CLEAN OUT MARKERS.

D. SEDIMENT SHALL BE DISPOSED OF ON-SITE OR AS DIRECTED BY THE ENGINEER AND LOCAL GOVERNING OFFICIALS. SEE SEDIMENT AND EROSION CONTROL NOTES HEREIN REGARDING DISPOSAL REQUIREMENTS FOR OFF SITE SPOIL DISPOSAL.

SEDIMENT AND EROSION CONTROL PLAN

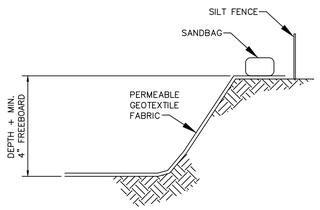
1. SILTATION FENCE SHALL BE INSTALLED ALONG THE TOE OF ALL CRITICAL CUT AND FILL SLOPES.
2. CULVERT DISCHARGE AREAS WILL BE PROTECTED WITH RIP RAP CHANNELS. ENERGY DISSIPATORS WILL BE INSTALLED AS SHOWN ON THESE PLANS AND AS NECESSARY.
3. CATCH BASINS WILL BE PROTECTED WITH HAY BALE/STRAW BALE FILTERS, SILT SACKS, SILTATION FENCE, OR OTHER INLET PROTECTION DEVICES PER DETAILS, THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
4. ALL SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE WISCONSIN STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION.
5. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO DEMOLITION AND/OR CONSTRUCTION WHENEVER POSSIBLE.
6. ALL CONTROL MEASURES WILL BE MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE DEMOLITION AND CONSTRUCTION PERIOD UNTIL THE SITE IS DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION.
7. ADDITIONAL CONTROL MEASURES WILL BE INSTALLED DURING THE CONSTRUCTION PERIOD, IF NECESSARY OR REQUIRED OR AS DIRECTED BY THE CIVIL ENGINEER OR BY THE AUTHORITY HAVING JURISDICTION.
8. SEDIMENT REMOVED FROM EROSION CONTROL STRUCTURES WILL BE DISPOSED IN A MANNER WHICH IS CONSISTENT WITH THE INTENT AND REQUIREMENTS OF THE SEDIMENT AND EROSION CONTROL PLANS, NOTES, AND DETAILS.
9. CONTRACTOR IS ASSIGNED THE RESPONSIBILITY FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE INSTALLATION AND MAINTENANCE OF CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED ON THE CONSTRUCTION SITE OF THE REQUIREMENTS AND OBJECTIVES OF THE PLAN, NOTIFICATION OF THE MUNICIPALITY AND/OR WDNR OFFICE OR AUTHORITY HAVING JURISDICTION OF ANY TRANSFER OF THIS RESPONSIBILITY AND FOR CONVEYING A COPY OF THE SEDIMENT AND EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.

SEDIMENT AND EROSION CONTROL NOTES

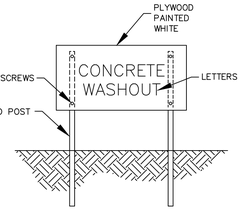
1. THE SEDIMENT AND EROSION CONTROL PLAN IS ONLY INTENDED TO DESCRIBE THE SEDIMENT AND EROSION CONTROL TREATMENT FOR THIS SITE. SEE SEDIMENT AND EROSION CONTROL DETAILS AND CONSTRUCTION SEQUENCE. REFER TO SITE PLAN FOR GENERAL INFORMATION AND OTHER CONTRACT PLANS FOR APPROPRIATE INFORMATION.
2. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THIS SEDIMENT AND EROSION CONTROL PLAN. THIS RESPONSIBILITY INCLUDES THE PROPER INSTALLATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES, INFORMING ALL PARTIES ENGAGED WITH CONSTRUCTION ON THE SITE OF THE REQUIREMENTS AND OBJECTIVES OF THIS PLAN, INFORMING THE AUTHORITY HAVING JURISDICTION OR COUNTY SOILS CONSERVATION DISTRICT OR INLAND WETLANDS AGENCY OF ANY TRANSFER OF THIS RESPONSIBILITY, AND FOR CONVEYING A COPY OF THE SEDIMENT & EROSION CONTROL PLAN IF THE TITLE TO THE LAND IS TRANSFERRED.
3. VISUAL SITE INSPECTIONS SHALL BE CONDUCTED WEEKLY, AND AFTER EACH MEASURABLE PRECIPITATION EVENT OF 0.25 INCHES OR GREATER BY QUALIFIED PERSONNEL, TRAINED AND EXPERIENCED IN SEDIMENT AND EROSION CONTROL, TO ASCERTAIN THAT THE SEDIMENT AND EROSION CONTROL (E&S) BMPS ARE OPERATIONAL AND EFFECTIVE IN PREVENTING POLLUTION. A WRITTEN REPORT OF EACH INSPECTION SHALL BE KEPT, AND INCLUDE:
A) A SUMMARY OF THE SITE CONDITIONS, E&S BMPS, AND COMPLIANCE; AND
B) THE DATE, TIME, AND THE NAME OF THE PERSON CONDUCTING THE INSPECTION
5. THE CONTRACTOR SHALL CONSTRUCT ALL SEDIMENT AND EROSION CONTROLS IN ACCORDANCE WITH WISCONSIN STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL, LATTEST EDITION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AND AS DIRECTED BY THE MUNICIPALITY AND/OR WDNR. THE CONTRACTOR SHALL KEEP A COPY OF THE GUIDELINES ON-SITE FOR REFERENCE DURING CONSTRUCTION.
6. ADDITIONAL AND/OR ALTERNATIVE SEDIMENT AND EROSION CONTROL MEASURES MAY BE INSTALLED DURING THE CONSTRUCTION PERIOD IF FOUND NECESSARY BY THE CONTRACTOR, OWNER, SITE ENGINEER, MUNICIPALITY AND/OR WDNR, OR GOVERNING AGENCIES. THE CONTRACTOR SHALL CONTACT THE OWNER AND APPROPRIATE GOVERNING AGENCIES FOR APPROVAL IF ALTERNATIVE CONTROLS OTHER THAN THOSE SHOWN ON THE PLANS ARE PROPOSED.
7. THE CONTRACTOR SHALL INSPECT ALL SEDIMENT AND EROSION CONTROLS BEFORE AND AFTER EACH STORM (0.25 INCHES OR GREATER RAINFALL), OR AT LEAST WEEKLY, TO VERIFY THAT THE CONTROLS ARE OPERATING PROPERLY AND MAKE REPAIRS WHERE NECESSARY.
8. THE CONTRACTOR SHALL KEEP A SUPPLY OF SEDIMENT AND EROSION CONTROL MATERIAL (HAY BALES, SILT FENCE, JUTE MESH, RIP RAP, ETC.) ON-SITE FOR MAINTENANCE AND EMERGENCY REPAIRS.
9. PROTECT EXISTING TREES THAT ARE TO BE SAVED BY FENCING AT THE DRIP LINE OR AS SHOWN WITH SNOW FENCE, ORANGE SAFETY FENCE, OR EQUIVALENT FENCING. ANY LIMB TRIMMING SHOULD BE DONE BEFORE CONSTRUCTION BEGINS IN THAT AREA; FENCING SHALL BE MAINTAINED AND REPAIRED DURING CONSTRUCTION.
10. INSTALL PERIMETER SEDIMENT AND EROSION CONTROLS PRIOR TO CLEARING OR CONSTRUCTION. ALL CONSTRUCTION SHALL BE CONTAINED WITHIN THE LIMIT OF DISTURBANCE, WHICH SHALL BE MARKED WITH SILT FENCE, SAFETY FENCE, HAY BALES, RIBBONS, OR OTHER MEANS PRIOR TO CLEARING. CONSTRUCTION ACTIVITY SHALL REMAIN ON THE UPHILL SIDE OF THE SILT FENCE UNLESS WORK IS SPECIFICALLY CALLED FOR ON THE DOWNHILL SIDE OF THE FENCE.
11. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED AT START OF CONSTRUCTION AND MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. THE LOCATION OF THE TRACKING PADS MAY CHANGE AS VARIOUS PHASES OF CONSTRUCTION ARE COMPLETED.
12. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING. ALL EARTH STOCKPILES SHALL HAVE HAY BALES OR SILT FENCE AROUND THE LIMIT OF PILE. PILES SHALL BE TEMPORARILY SEEDED IF PILE IS TO REMAIN IN PLACE FOR MORE THAN ONE (1) MONTH.
13. SEDIMENT BASINS AND SEDIMENT TRAPS SHALL PROVIDE 134 CUBIC YARDS OF SEDIMENT STORAGE PER ACRE CONTRIBUTING TO THE BASIN. PROVIDE BASIN VOLUMES FOR ALL DISTURBANCE ON SITE.
14. COMPLY WITH REQUIREMENTS FOR STORMWATER DISCHARGE FROM CONSTRUCTION ACTIVITIES AND WITH WDNR RECORD KEEPING AND INSPECTION REQUIREMENTS.
15. STONE CONSTRUCTION ENTRANCE ANTI-TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY ON SITE EXCAVATION AND SHALL BE MAINTAINED DURING ALL DEMOLITION. EXCAVATION AND CONSTRUCTION ACTIVITIES.
16. MINIMIZE LAND DISTURBANCES. SEED AND MULCH DISTURBED AREAS WITH TEMPORARY MIX AS SOON AS PRACTICABLE (ONE WEEK MAXIMUM UNSTABILIZED PERIOD) USING PERENNIAL RYEGRASS AT 40 LBS PER ACRE. MULCH ALL CUT AND FILL SLOPES AND SWALES WITH LOOSE HAY AT A RATE OF 2 TONS PER ACRE. IF NECESSARY, REPLACE LOOSE HAY ON SLOPES WITH EROSION CONTROL BLANKETS OR JUTE CLOTH. MODERATELY GRADED AREAS, ISLANDS, AND TEMPORARY CONSTRUCTION STAGING AREAS MAY BE HYDROSEEDED WITH TACKIFIER.
17. MAINTAIN EXISTING PAVED AREAS FOR CONSTRUCTION STAGING FOR AS LONG AS POSSIBLE.
18. SILT FENCE AND OTHER SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH CONTRACT DRAWINGS AND MANUFACTURER'S RECOMMENDATIONS PRIOR TO WORK IN ANY UPLAND AREAS.
19. EXCAVATED MATERIAL FROM TEMPORARY SILT TRAPS MUST BE STOCKPILED ON UPHILL SIDE OF SILT FENCE.
20. INSTALL SILT FENCE ACCORDING TO MANUFACTURER'S INSTRUCTION, PARTICULARLY, BURY LOWER EDGE OF FABRIC INTO GROUND. SILT FENCE SHALL BE TENCATE ENVIROFENCE, PROPEX GEOTEX OR EQUIVALENT APPROVED BY THE CIVIL ENGINEER. FILTER FABRIC USED SHALL BE TENCATE 140N OR 170N, OR APPROVED EQUIVALENT. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
21. WHERE INDICATED ON SEDIMENT AND EROSION CONTROL PLANS USE NEW HAY/STRAW BALES AND REPLACE THEM WHENEVER THEIR CONDITION DETERIORATES BEYOND REASONABLE USABILITY. STAKE BALES SECURELY INTO GROUND AND BUTT TIGHTLY TOGETHER TO PREVENT UNDERCUTTING AND BYPASSING.
22. INSTALL TEMPORARY DIVERSION DITCHES, PLUNGE POOLS, SEDIMENT BASINS, SEDIMENT TRAPS, CONCRETE WASH PITS AND DEWATERING PITS AS SHOWN AND AS NECESSARY DURING VARIOUS PHASES OF CONSTRUCTION TO CONTROL RUNOFF UNTIL UPHILL AREAS ARE DETERMINED TO BE STABILIZED BY THE AUTHORITY HAVING JURISDICTION. LOCATION OF TEMPORARY SEDIMENT BASINS WILL REQUIRE REVIEW AND APPROVAL BY THE CIVIL ENGINEER AND AUTHORITY HAVING JURISDICTION.
23. DIRECT ALL DEWATERING PUMP DISCHARGE TO A SEDIMENT CONTROL DEVICE SUCH AS TEMPORARY PITS, SEDIMENT TRAP, SEDIMENT BASINS OR GRASS FILTERS WITHIN THE APPROVED LIMIT OF DISTURBANCE. DISCHARGE TO STORM DRAINAGE SYSTEM OR SURFACE WATERS FROM SEDIMENT CONTROLS SHALL BE CLEAR.
24. SWEEP AFFECTED PORTIONS OF OFF SITE ROADS ONE OR MORE TIMES A DAY (OR LESS FREQUENTLY IF TRACKING IS NOT A PROBLEM) DURING CONSTRUCTION. OTHER DUST CONTROL MEASURES TO BE USED AS NECESSARY INCLUDE WATERING DOWN DISTURBED AREAS, USING CALCIUM CHLORIDE, AND COVERING LOADS ON DUMP TRUCKS.
25. PERIODICALLY CHECK ACCUMULATED SEDIMENT LEVELS IN THE SEDIMENT BASINS AND SEDIMENT TRAPS DURING CONSTRUCTION AND CLEAN ACCUMULATED SILT WHEN NECESSARY OR WHEN ONE FOOT OF SEDIMENT HAS ACCUMULATED OR PER SPECIFIC CLEANOUT MARKER ELEVATION. CLEAN ACCUMULATED SEDIMENT FROM CATCH BASIN SUMPS AS NECESSARY AND AS DIRECTED BY THE CIVIL ENGINEER OR OWNER'S CONSTRUCTION REPRESENTATIVE. REMOVE ACCUMULATED SEDIMENT FROM BEHIND HAY/STRAW BALES AND SILT FENCE WHEN LEVEL REACHES HALF THE HEIGHT OF THE BALE OR ONE FOOT AT SILT FENCE. DISPOSE OF SEDIMENT LEGALLY EITHER ON OR OFF SITE.
26. IMMEDIATELY UPON DISCOVERING UNFORESEEN CIRCUMSTANCES POSING THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION, THE OPERATOR SHALL IMPLEMENT APPROPRIATE BEST MANAGEMENT PRACTICES TO ELIMINATE THE POTENTIAL FOR ACCELERATED EROSION AND/OR SEDIMENT POLLUTION.
27. ALL PUMPING OF SEDIMENT LADEN WATER SHALL BE THROUGH A SEDIMENT CONTROL BMP, SUCH AS A PUMPED WATER FILTER BAG OR EQUIVALENT SEDIMENT REMOVAL FACILITY, OVER UNDISTURBED VEGETATED AREAS.
28. ALL EXCAVATED MATERIAL SHALL BE PLACED ON THE HIGH SIDE OF UTILITY AND STORM PIPE TRENCHES SO AS TO ALLOW THE TRENCH TO INTERCEPT ALL SILT LADEN RUNOFF.
29. CONTRACTOR SHALL ONLY EXCAVATE AS MUCH UTILITY AND STORM PIPE TRENCH WORK AS CAN BE COMPLETED, BACKFILLED AND STABILIZED IN ONE DAY SO AS TO LIMIT THE AMOUNT OF OPEN, DISTURBED TRENCHING.
30. ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL. HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST. TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST. DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.
31. AN AREA SHALL BE CONSIDERED TO HAVE ACHIEVED FINAL STABILIZATION WHEN IT HAS A MINIMUM OF 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER PERMANENT NON-VEGETATIVE COVER WITH A DENSITY SUFFICIENT TO RESIST ACCELERATED SURFACE EROSION AND SUBSURFACE CHARACTERISTICS SUFFICIENT TO RESIST SLIDING OR OTHER MOVEMENTS UNLESS OTHERWISE DETERMINED BY THE AUTHORITY HAVING JURISDICTION.
32. MAINTAIN ALL PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF WORK SWEEP PARKING LOT AND REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROLS WHEN AUTHORIZED BY AUTHORITY HAVING JURISDICTION. FILE NOT (NOTICE OF TERMINATION) WITH AUTHORITY HAVING JURISDICTION RESPONSIBLE FOR REGULATING STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES PER NPDES.

EROSION CONTROL NOTES - WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR)

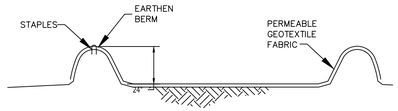
1. POST WDNR CERTIFICATE OF PERMIT COVERAGE ON SITE AND MAINTAIN UNTIL CONSTRUCTION ACTIVITIES HAVE CEASED, THE SITE IS STABILIZED, AND A NOTICE OF TERMINATION IS FILED WITH WDNR.
2. KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
3. SUBMIT PLAN REVISIONS OR AMENDMENTS TO THE WDNR AT LEAST 5 DAYS PRIOR TO FIELD IMPLEMENTATION.
4. CONTRACTOR IS RESPONSIBLE FOR ROUTINE SITE INSPECTIONS AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. KEEP INSPECTION REPORTS ON-SITE AND MAKE THEM AVAILABLE UPON REQUEST.
5. INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
6. WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE TOPSOIL.
7. REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT HTTP://DNR.WI.GOV/TOPIC/STORMWATER/STANDARDS/CONST_STANDARDS.HTML.
8. INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S).
9. INSTALL INLET PROTECTION PRIOR TO LAND-DISTURBING ACTIVITIES IN THE CONTRIBUTING DRAINAGE AREA AND/OR IMMEDIATELY UPON INLET INSTALLATION. COMPLY WITH WDNR TECHNICAL STANDARD STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES #1060.
10. STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
12. PROVIDE ANTI-SCOUR PROTECTION AND MAINTAIN NON-EROSIVE FLOW DURING DEWATERING. PERFORM DEWATERING OF ACCUMULATED SURFACE RUNOFF IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DE-WATERING #1061. (REV. FEBRUARY 2017)
14. PROTECT THE BIOINFILTRATION BASIN AND VEGETATION FROM RUNOFF AND SEDIMENT DURING CONSTRUCTION. REFERENCE THE WDNR TECHNICAL STANDARD BIORETENTION FOR INFILTRATION



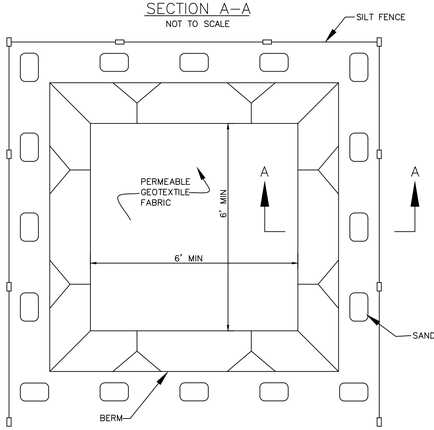
SECTION A–A
NOT TO SCALE



CONCRETE WASHOUT SIGN (OR EQUIVALENT)

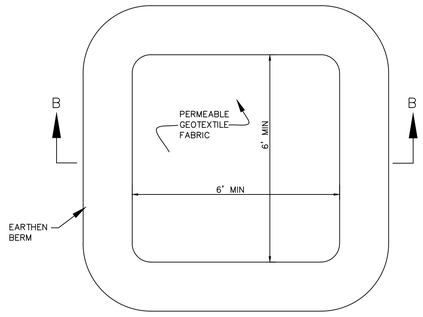


SECTION B–B
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

TYPE "BELOW GRADE"



PLAN VIEW
NOT TO SCALE

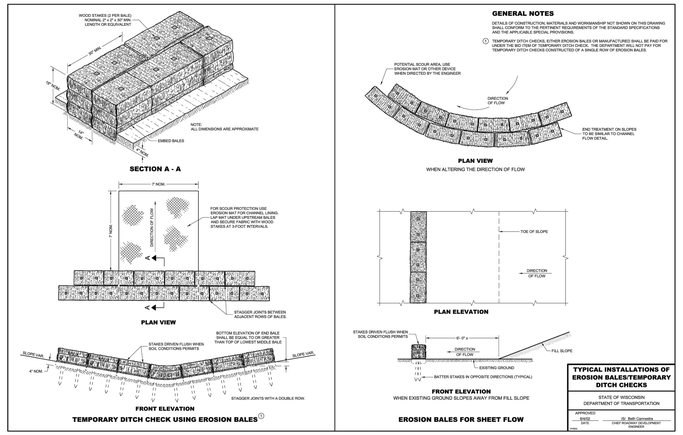
TYPE "ABOVE GRADE WITH EATHERN BERMS

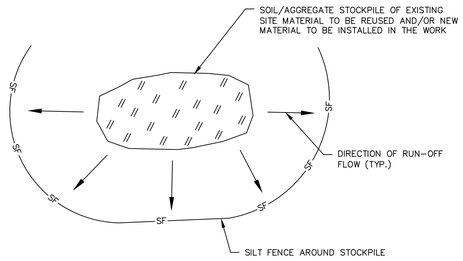
NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. SIGNAGE IDENTIFYING THE CONCRETE WASHOUT AREA SHALL BE INSTALLED WITHIN 5FT OF THE WASHOUT FACILITY.

CONCRETE WASHOUT DETAIL

N.T.S

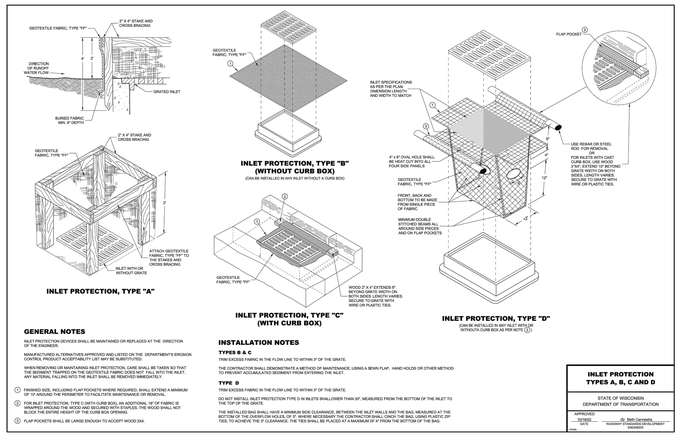


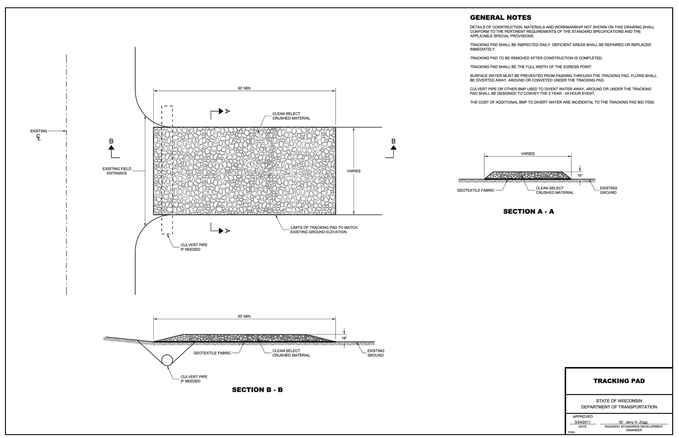


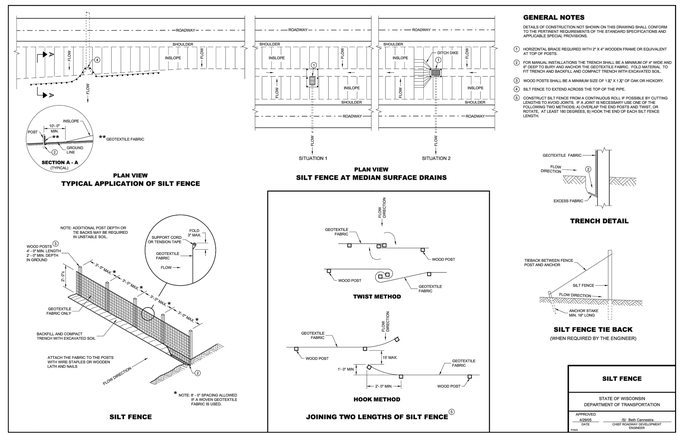
NOTES:
1. ALL EXISTING EXCAVATED MATERIAL THAT IS NOT TO BE REUSED IN THE WORK IS TO BE IMMEDIATELY REMOVED FROM THE SITE AND PROPERLY DISPOSED OF.
2. SOIL/AGGREGATE STOCKPILE SITES TO BE WHERE SHOWN ON THE DRAWINGS.
3. RESTORE STOCKPILE SITES TO PRE-EXISTING PROJECT CONDITION AND RESEED AS REQUIRED.
4. STOCKPILE HEIGHTS MUST NOT EXCEED 35'. STOCKPILE SLOPES MUST BE 2:1 OR FLATTER.

MATERIAL STOCKPILE DETAIL

N.T.S







Architecture
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BL Companies

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

No.	REVISIONS Date	Desc.

Designed	B.H.H
Drawn	B.L.B
Reviewed	T.B.D
Scale	N.T.S.
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-110

Title

EROSION AND SEDIMENT CONTROL PLAN DETAILS

Sheet No.

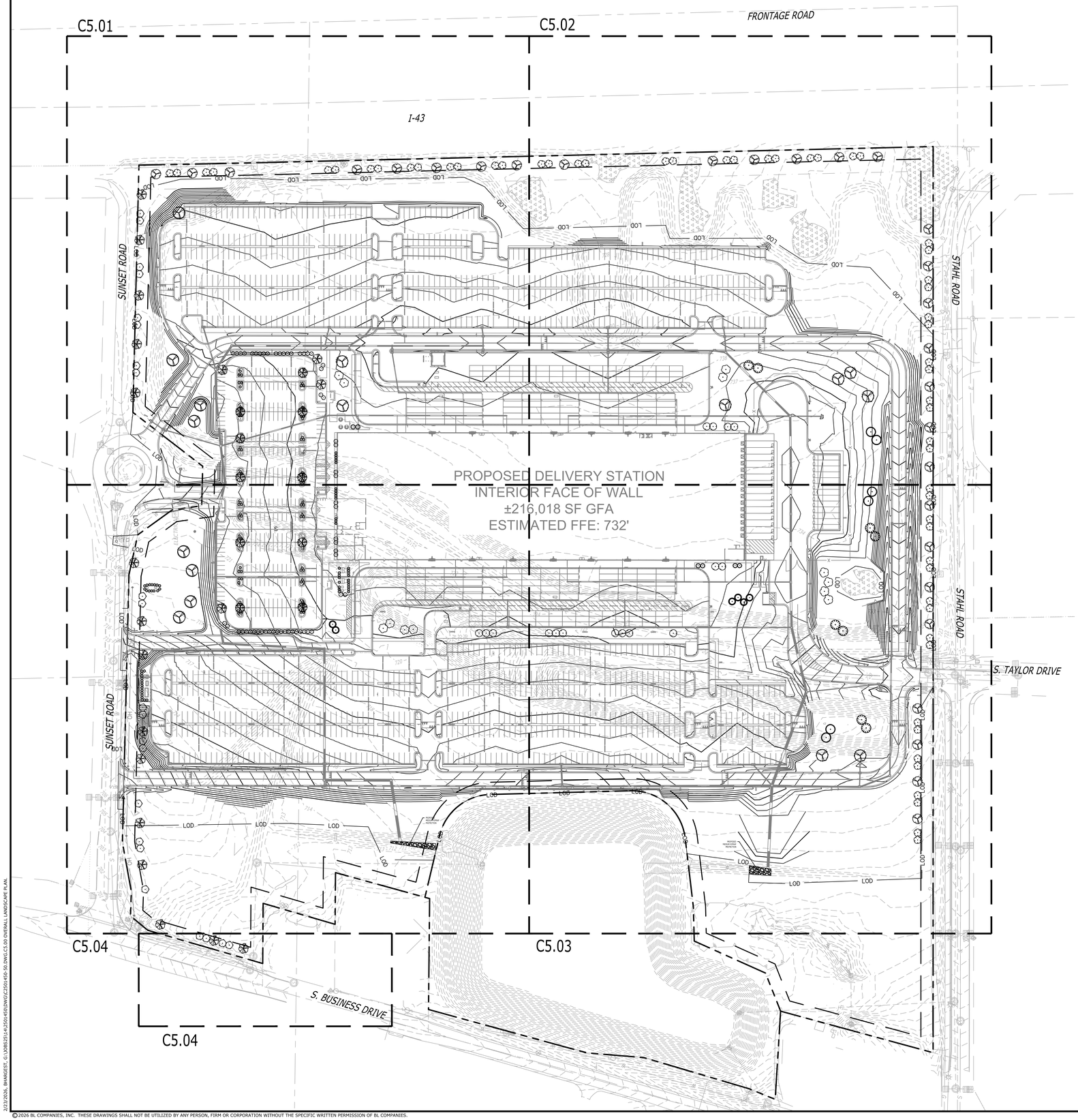
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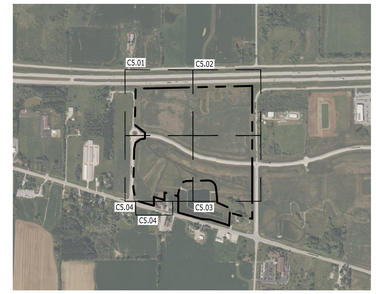
2/23/2026, BHAMGERT, G:\JOBS\25\1450\SHW\C2501450-110 SHW C4-101 EROSION AND SEDIMENT CONTROL PLAN DETAILS.

xref (s): - XREF2501450-00

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KEY MAP

1" = 1000'

ORDINANCE REQUIREMENTS - CITY OF SHEBOYGAN ZONING CODE

ARTICLE 105-VII LANDSCAPE AND BUFFERYARDS		REQUIRED	PROPOSED	VARIANCE
Sec 105-886 Building Foundations Landscape	SI Suburban Industrial Other Land Use 40 pt/100 lf of building foundation (no climax trees)	BLDG perimeter without loading frontage & bays 598 lf 598/100x40=240 pt	6 tall de trees 6 low eg trees 10 tall de shrubs 13 medium eg shrubs 6x10+6x12+10x5+13X5=247 pt	NO
Sec 105-887 Developed Lots Landscape	SI Suburban Industrial Other Land Use 10 pt/1000 GFA	216,018 sf GFA 216,018/1000x10=2160 pt	16 climax trees 14 tall eg trees 12 medium de trees 6 medium eg trees 10 low de trees 16x75+14x40+12x15+6x20+10x10=2160 pt	NO
Sec 105-888 Street Frontages Landscape	SI Suburban Industrial Other Land Use 40 pt/100 lf of street frontage within 10 ft of ROW (no use of shrubs, min 50% pt of tall or climax trees, min. 30% pt small trees)	North: Stahl Rd 1855 lf frontage 1855/100x40=742 pt	15 tall de trees 30 small de trees 15x30+30x10=750 pt 60% tall tree pt 40% small tree pt	NO
		West: Rt I-43 1630 lf frontage 1630/100x40=652 pt	14 tall de trees 28 small de trees 14x30+28x10=700 pt 60% tall tree pt 40% small tree pt	NO
		South: Sunset Rd 1292 lf frontage 1292/100x40=517 pt	12 tall de trees 18 small de trees 12x30+18x10=540 pt 67% tall tree pt 33% small tree pt	NO
		East: S Business Dr 283 lf frontage 283/100x40=114 pt	3 tall de trees 4 small de trees 3x30+4x10=130 pt 70% tall tree pt 30% small tree pt	NO
Sec 105-889 Paved Areas Landscape	SI Suburban Industrial 80 pt/20 parking stalls 360 sf needed for 100 pt within 10 ft of parking paved area (min 30% pt of tall or climax trees, min. 40% pt shrubs)	252 parking spaces (not including A Lot, B Lot, nor loading area) 252/20x80=1008 pt 1008 pt/100x360=3629 sf area required	14 tall de trees 44 tall de shrubs 76 medium eg shrubs 14x30+44x5+76x5=1015 pt 41% tall tree pt 58% shrub pt	NO
Sec 105-890 Permanently Protected Green Spaces Landscape	N/A			NO
Sec 105-891 Required Reforestation Landscape	N/A			NO
Sec 105-892 Bufferyards Landscape	SI Suburban Industrial	Buffer is not required per surrounding zoning district, per City Code but screening might be requested by a few residential properties own along the west side	None	NO

GRAPHIC SCALE

100 50 0 100

SCALE IN FEET

Architecture
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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	G.J.Q.
Drawn	G.J.Q.
Reviewed	T.B.D
Scale	1"=100'
Project No.	2501450
Date	02/23/2026

CAD File:
C2501450-50

Title

OVERALL LANDSCAPE PLAN

Sheet No.

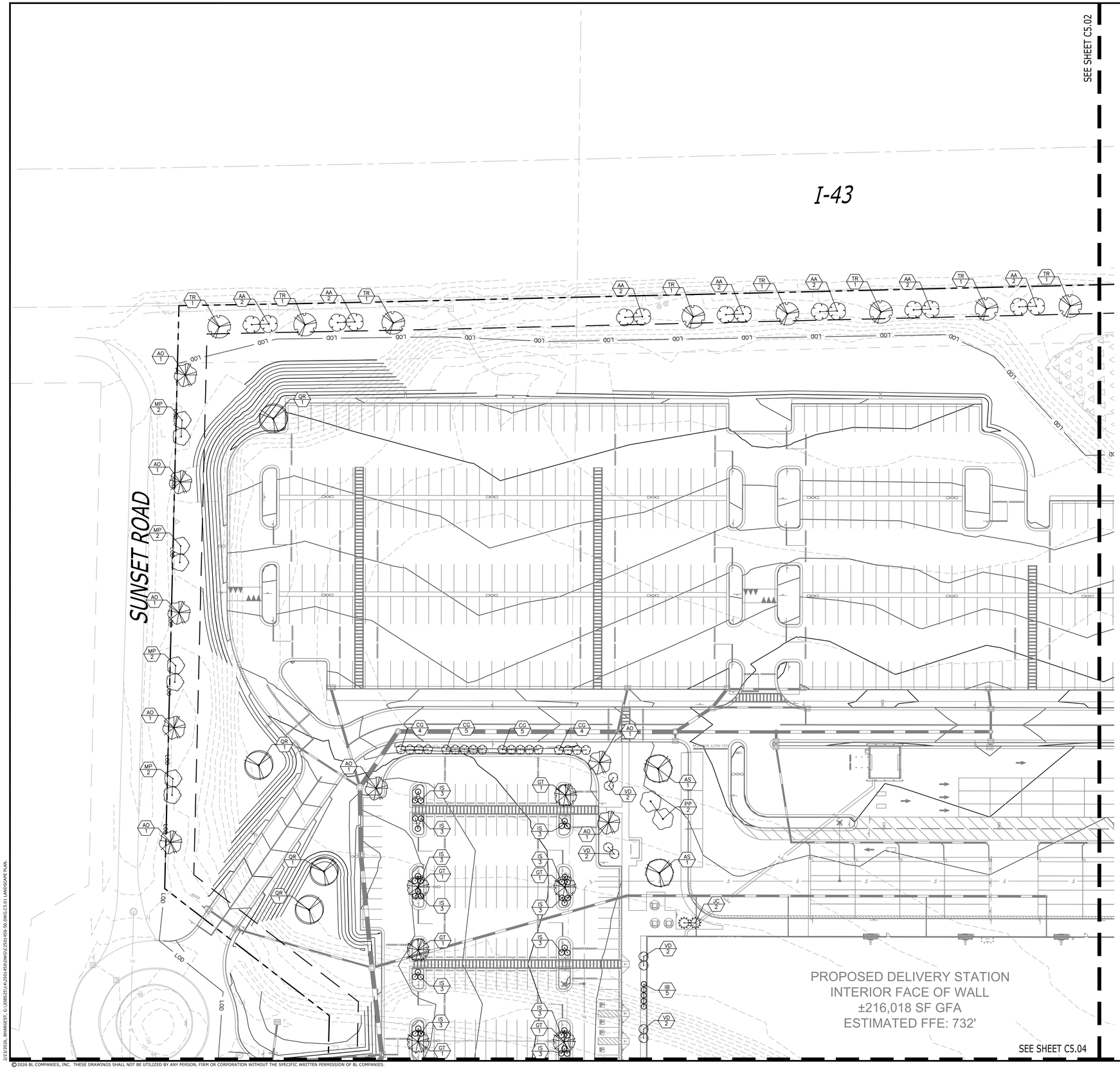
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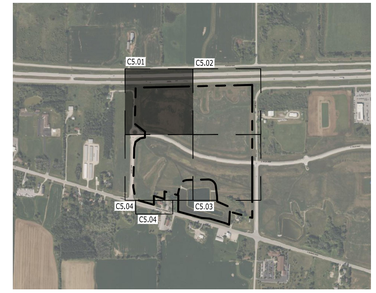
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2/23/2026, BHARGEST, G:\JOBS\2501-2599\2501450\DWG\C2501450-50.DWG C5.00 OVERALL LANDSCAPE PLAN.

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KEY MAP

1" = 1000'

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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Environmental
Land Surveying

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PROJECT MALIBU - SHEBOYGAN WI
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SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	G.J.Q.
Drawn	G.J.Q.
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File:
CZ501450-50

Title

LANDSCAPE PLAN

Sheet No.

C5.01

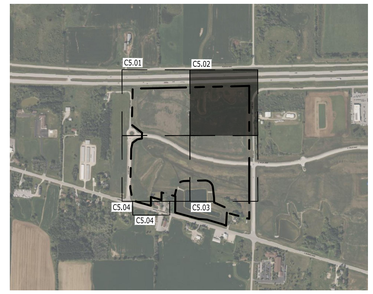
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2/23/2026, BHARGEST, G:\JOBS\2501\CZ501450\DWG\CZ501450-50.DWG,C5.01 LANDSCAPE PLAN.

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SEE SHEET C5.01



KEY MAP

1" = 1000'

STAHL ROAD

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

SEE SHEET C5.03

GRAPHIC SCALE

40 20 0 40

SCALE IN FEET

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS

No.	Date	Desc.

Designed	G.J.Q.
Drawn	G.J.Q.
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File:
C2501450-50

Title

LANDSCAPE PLAN

Sheet No.

C5.02

Xref(s): ...\BIM360\450-00 : XC2501450-01 ; XC2501450-01 : XC2501450-10 ; XC2501450-10 : XC2501450-30 ; XC2501450-30 : XC2501450-20 ; XC2501450-20 : XC2501450-21

2/23/2026, BHAGEST, G:\JOBS\2514\2501450\DWG\C2501450-50.DWG\C5.02 LANDSCAPE PLAN.

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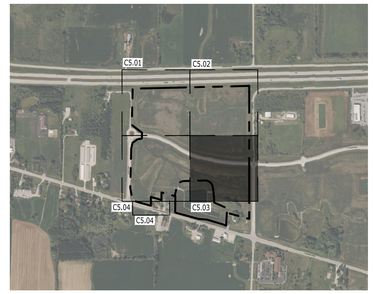
SEE SHEET C5.02

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

STAHL ROAD

SEE SHEET C5.04

PROPOSED MEDIUM RIPRAP PROTECTION



KEY MAP
1" = 1000'

GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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2/23/2026, BHARGEST, G:\JOBS\2501450\DWG\C2501450-50.DWG\C5.03 LANDSCAPE PLAN.

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SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

Designed	G.J.Q.
Drawn	G.J.Q.
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File: C2501450-50

Title
LANDSCAPE PLAN

Sheet No.
C5.03

Xref(s): ..\BASE\2501450-00 - XC2501450-01 - XC2501450-10 - XC2501450-20 - XC2501450-30 - XC2501450-40 - XL2501450-01 - XC2501450-21 - XC2501450-20

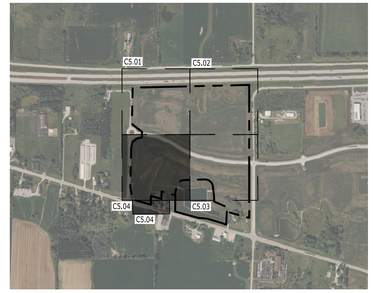
SEE SHEET C5.01

PROPOSED DELIVERY STATION
INTERIOR FACE OF WALL
±216,018 SF GFA
ESTIMATED FFE: 732'

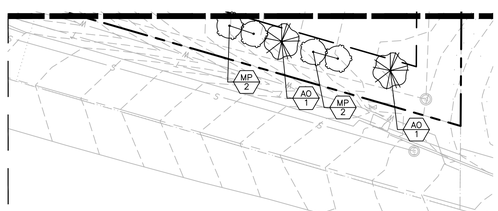
SUNSET ROAD

PROPOSED MEDIUM RIPRAP PROTECTION

SEE SHEET C5.03



KEY MAP
1" = 1000'



GRAPHIC SCALE
40 20 0 40
SCALE IN FEET

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2/23/2026, BHARGEST, C:\JOBS\2514\2501450\DWG\C2501450-50.DWG\C5.04 LANDSCAPE PLAN.

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PROJECT MALIBU - SHEBOYGAN WI
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REVISIONS
No. Date Desc.

Designed	G.J.Q.
Drawn	G.J.Q.
Reviewed	T.B.D
Scale	1"=40'
Project No.	2501450
Date	02/23/2026

CAD File:
C2501450-50

Title
LANDSCAPE PLAN

Sheet No.
C5.04

Xref(s): ..\BASE\2514-50-BASE.dwg, ..\XZ\2501450-01_XZ2501450-01.dwg, ..\XZ\2501450-10_XZ2501450-10.dwg, ..\XZ\2501450-30_XZ2501450-30.dwg, ..\XZ\2501450-21_XZ2501450-21.dwg, ..\XZ\2501450-20_XZ2501450-20.dwg

PLANT SCHEDULE DEVELOPED LOT

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CLIMAX TREE							
	AS	8	ACER SACCHARUM	SUGAR MAPLE	2" CAL. 8' HT	B&B	
	QR	8	QUERCUS RUBRA	NORTHERN RED OAK	2" CAL. 8' HT	B&B	
LOW DECIDUOUS TREE							
	CP	10	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	4' HT.	B&B / CONT.	
MEDIUM DECIDUOUS TREE							
	BC	4	BETULA NIGRA 'CULLY'	HERITAGE®RIVER BIRCH	1.5" CAL. 6" HT MIN.	B&B	
	PP	8	PRUNUS PENSYLVANICA	PIN CHERRY	1.5" CAL. 6" HT MIN.	B&B	
MEDIUM EVERGREEN TREE							
	TO	6	THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	4' HT. MIN.	B&B / CONT.	
TALL EVERGREEN TREE							
	AC	8	ABIES CONCOLOR	WHITE FIR	5' HT.	B&B	
	PW	6	PINUS ALBA	WHITE PINE	5' HT.	B&B	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
MEDIUM EVERGREEN SHRUB							
	IS	11	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	18" HT X 18" SPD.	CONT.	60" o.c.
TALL DECIDUOUS SHRUB							
	VD	2	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	36" HT.	CONT.	96" o.c.

PLANT SCHEDULE BLDG FOUNDATION

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
LOW DECIDUOUS TREE							
	CP	6	CRATAEGUS PHAENOPYRUM	WASHINGTON HAWTHORN	4' HT.	B&B / CONT.	
LOW EVERGREEN TREE							
	JC	6	JUNIPERUS CHINENSIS 'MOUNTBATTEN'	MOUNTBATTEN JUNIPER	4' HT. MIN.	B&B / CONT.	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
MEDIUM EVERGREEN SHRUB							
	IB	13	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	18" HT X 18" SPD.	CONT.	60" o.c.
TALL DECIDUOUS SHRUB							
	VD	10	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	36" HT.	CONT.	96" o.c.

PLANT SCHEDULE PAVED AREA

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
TALL DECIDUOUS TREE							
	AO	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1.5" CAL. 8' HT. MIN.	B&B	
	GT	10	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	1.5" CAL. 8' HT. MIN.	B&B	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
MEDIUM EVERGREEN SHRUB							
	IS	75	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	18" HT X 18" SPD.	CONT.	60" o.c.
TALL DECIDUOUS SHRUB							
	CG	38	CORNUS RACEMOSA	GRAY DOGWOOD	36" HT.	CONT.	96" o.c.
	VD	6	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	36" HT.	CONT.	96" o.c.

PLANT SCHEDULE STREET-STAHL

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
LOW DECIDUOUS TREE						
	AA	30	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	4' HT.	B&B / CONT.
TALL DECIDUOUS TREE						
	TR	15	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	1.5" CAL. 8' HT. MIN.	B&B

PLANT SCHEDULE STREET-I 43

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
LOW DECIDUOUS TREE						
	AA	28	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	4' HT.	B&B / CONT.
TALL DECIDUOUS TREE						
	TR	14	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	1.5" CAL. 8' HT. MIN.	B&B

PLANT SCHEDULE STREET-S BUSINESS

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
LOW DECIDUOUS TREE						
	MP	4	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	4' HT.	B&B / CONT.
TALL DECIDUOUS TREE						
	AO	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1.5" CAL. 8' HT. MIN.	B&B

PLANT SCHEDULE STREET-SUNSET

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
LOW DECIDUOUS TREE							
	MP	18	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	4' HT.	B&B / CONT.	
TALL DECIDUOUS TREE							
	AO	12	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1.5" CAL. 8' HT. MIN.	B&B	
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
MEDIUM EVERGREEN SHRUB							
	IS	30	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	18" HT X 18" SPD.	CONT.	60" o.c.

NOTES:
1) ALL SUBSTITUTIONS MUST RECEIVE APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY TO SITE.

2) PROVIDE AND INSTALL ALL PLANTS SHOWN ON THE PLANTING PLAN DRAWINGS; THE QUANTITIES IN THE PLANT LIST ARE PROVIDED FOR THE CONTRACTOR'S CONVENIENCE ONLY. IF DISCREPANCIES OCCUR, THE LARGER QUANTITY SHALL APPLY.

3) IF THERE IS A DISCREPANCY BETWEEN BOTANICAL AND COMMON NAME, BOTANICAL NAME PREVAILS.

4) FOR ALL EXISTING PLANTING AREAS WITHIN THE PROPERTY LINE, THE CONTRACTOR IS RESPONSIBLE TO REPLACE DISEASED OR DEAD TREES AND SHRUBS WITH MATCHING SPECIES.

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PROJECT MALIBU - SHEBOYGAN WI
STAHL ROAD & SOUTH TAYLOR
SHEBOYGAN, WISCONSIN 53081

REVISIONS
No. Date Desc.

Designed	G.J.Q.
Drawn	G.J.Q.
Reviewed	T.B.D
Scale	N/A
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Title

LANDSCAPE SCHEDULES

Sheet No.

C5.100

2/23/2026, BHANSEN, G:\JOBS\2501\14\2501450\DWG\C2501450-50 DWG C5.100 LANDSCAPE PLAN NOTES.

Xref [5] : XR2501450-00 , XZ2501450-01 , XC2501450-10 , XC2501450-00 , XL2501450-10 , XC2501450-00 , XC2501450-21 , XC2501450-20

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LANDSCAPE NOTES

THE LANDSCAPE PLAN AND DETAIL SHEET ARE FOR LANDSCAPING INFORMATION ONLY. REFER TO THE SITE PLAN, GRADING AND DRAINAGE PLAN, SITE UTILITIES PLAN, LIGHTING PLAN AND DEMOLITION PLAN FOR ALL OTHER INFORMATION.

1. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. UTILITY LOCATIONS SHOWN ON THE DRAWINGS ARE APPROXIMATE. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE. PRIOR TO DIGGING AND INSTALLATION OF PLANT MATERIAL, THE CONTRACTOR SHALL CONTACT "HTTPS://WWW.SUNSHINE811.COM"72 HOURS BEFORE COMMENCEMENT OF WORK AT AND VERIFY ALL UTILITY SYSTEM LOCATIONS.

2. THE LOCATIONS FOR PLANT MATERIAL ARE APPROXIMATE AND ARE SUBJECT TO FIELD ADJUSTMENT DUE TO UTILITY LOCATIONS AND SITE CONDITIONS. THE CONTRACTOR SHALL ACCURATELY STAKE OUT THE LOCATIONS FOR ALL PLANTS FOR THE REVIEW, ADJUSTMENT, AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.

3. THE CONTRACTOR SHALL GUARANTEE THAT ALL PLANTS SHALL BE HEALTHY AND FREE OF DISEASE FOR A PERIOD OF ONE YEAR OR JUNE 1ST OF THE YEAR FOLLOWING INSTALLATION, WHICHEVER IS LONGER, AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE BY OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL REPLACE ANY DEAD OR UNHEALTHY PLANTS AT CONTRACTOR'S EXPENSE. PLANT MATERIAL REPLACEMENTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF REPLACEMENT. REPLACEMENT PLANTS SHALL BE THE SAME AS SPECIFIED FOR THE ORIGINAL PLANTING. REPLACEMENTS SHALL BE MADE AS MANY TIMES AS NECESSARY TO ENSURE HEALTHY PLANTS. FINAL ACCEPTANCE SHALL BE MADE IF ALL PLANTS MEET THE GUARANTEE REQUIREMENTS INCLUDING MAINTENANCE. MAINTENANCE RESPONSIBILITIES INCLUDE CULTIVATING, SPRAYING, WEEDING, WATERING, TIGHTENING GUYS, PRUNING, FERTILIZING, MULCHING, AND ANY OTHER OPERATIONS NECESSARY TO MAINTAIN PLANT VIABILITY. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING AND CONTINUE UNTIL THE END OF THE GUARANTEE PERIOD. DURING THE LANDSCAPE MAINTENANCE PERIOD (GUARANTEE) THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF ANY SITE CONSTRAINTS (PHYSICAL, ENVIRONMENT, ETC.) OR MAINTENANCE DEFICIENCIES THAT MAY AFFECT LANDSCAPE VEGETATION ESTABLISHMENT.

4. WHEREVER NEW MEDIUM OR LARGE TREES ARE INSTALLED, THEY SHALL BE PROVIDED WITH ANCHORING ONLY WHEN NECESSARY TO MAINTAIN THE TREE IN A VERTICAL UPRIGHT POSITION.

5. TREES USED TO SATISFY THE REQUIREMENTS OF THIS SECTION SHALL BE IN GOOD HEALTH.

6. PLANT MATERIALS USED IN CONFORMANCE WITH PROVISIONS OF THIS ARTICLE SHALL EQUAL OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE (FDOA) GRADES AND STANDARDS. TURF GRASS SOD SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS OR DISEASE. TURF GRASS SEED USED SHALL MEET REQUIREMENTS OF THE FDOA QUALITY CONTROL PROGRAM.

7. GROUND COVERS SHALL BE PLANTED IN A MANNER SO AS TO PRESENT A FINISHED APPEARANCE WITH REASONABLY COMPLETE COVERAGE UNDER NORMAL GROWING CONDITIONS WITHIN 12 MONTHS AFTER PLANTING.

8. SHRUBS USED TO FORM HEDGES SHALL BE OF A NON-DECIDUOUS SPECIES, SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT ABOVE GRADE AT THE TIME OF PLANTING AND SHALL BE SPACED NOT MORE THAN 36 INCHES APART AND MAINTAINED SO AS TO FORM A CONTINUOUS VISUAL SCREEN 30 INCHES IN HEIGHT ABOVE GRADE, UNDER NORMAL GROWING CONDITIONS, WITHIN ONE YEAR AFTER PLANTING.

TURF GRASS SHALL BE OF A SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. TURF GRASS AREAS MAY BE SODDED, PLUGGED, SPRIGGED OR SEEDED EXCEPT THAT SOLID SOD SHALL BE USED IN SWALES OR OTHER AREAS SUBJECT TO EROSION.

9. GROW BAGS AND CONTAINERS INCLUDING SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM THE ROOT BALL PRIOR TO PLANTING. ALL TWINE OR WIRE SHALL BE CUT OFF FROM AROUND THE TRUNK AT THE TOP OF THE ROOT BALL. TREES AND SHRUBS SHALL BE MULCHED TO A MINIMUM DEPTH OF TWO INCHES WITH ORGANIC MULCH AT LEAST TO THE PERIMETER OF THE ROOT BALL.

10. TREES INSTALLED OR RETAINED AS REQUIRED UNDER THIS SECTION SHALL NOT BE TOPPED OR SEVERELY PRUNED SO AS TO APPEAR STUNTED. TREES SHALL BE PRUNED AS NEEDED TO MAINTAIN HEALTH AND FORM IN SUCH A WAY THAT RETAINS OR IMPROVES THE NATURAL FORM OF THE PARTICULAR SPECIES; PROVIDED, TOPIARY MAY BE PRACTICED UPON SUITABLE SPECIES IF PROFESSIONALLY AND CONSISTENTLY MAINTAINED. THE BRANCHES OF A TREE EXTENDING OVER ANY PUBLIC SIDEWALK SHALL BE TRIMMED TO AT LEAST THE HEIGHT OF EIGHT FEET ABOVE THE SIDEWALK. THE BRANCHES OF A TREE EXTENDING OVER THE TRAVEL PORTION OF ANY PUBLIC STREET OR ALLEY USED FOR VEHICULAR TRAFFIC SHALL BE TRIMMED TO THE HEIGHT OF AT LEAST 15 FEET ABOVE THE STREET OR ALLEY. ALL LANDSCAPING INSTALLED OR RETAINED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION.

11. THE CONTRACTOR SHALL SUPPLY ALL LABOR, PLANTS, AND MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE DRAWINGS AND LISTED IN THE PLANT SCHEDULE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN IN THE PLANT SCHEDULE AND THOSE REQUIRED BY THE DRAWINGS, THE LARGER SHALL APPLY. ALL PLANTS SHALL BE ACCLIMATED BY THE SUPPLY NURSERY TO THE LOCAL HARDINESS ZONE AND BE CERTIFIED THAT THE PLANTING MATERIAL HAS BEEN GROWN FOR A MINIMUM OF TWO YEARS AT THE SOURCE AND OBTAINED WITHIN 200 MILES OF PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT.

12. PLANTS SHALL HAVE TAGS THAT IDENTIFY PLANT GENUS, SPECIES, CULTIVAR (IF APPLICABLE), PLANT COMMON NAME, NAME OF SOURCE NURSERY, AND SIZE OF PLANT FOR REVIEW OF OWNER OR LANDSCAPE ARCHITECT.

13. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT. STAKING THE LOCATION OF ALL TREES AND SHRUBS SHALL BE COMPLETED PRIOR TO PLANTING FOR APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT.

14. FINAL GRADES SHALL BLEND SMOOTHLY WITH EXISTING GRADES, AND TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED.

15. ALL TREE AND SHRUB MASSINGS SHALL BE MULCHED TO A DEPTH OF 3". ANNUAL AND PERENNIAL BEDS SHALL BE MULCHED TO A DEPTH OF 2". MULCH SHALL BE UNCOLORED TRIPLE-SHREDDED HARDWOOD BARK MULCH, AGED AT LEAST 6 MONTHS.

16. IF TREE STAKING IS PROPOSED, TREE STAKING MUST BE COMPLETED THE SAME DAY AS THE TREE IS INSTALLED. ALL TREES SHALL BE STAKED OR GUYED PER DETAIL.

17. LANDSCAPE PLANTING AREAS MUST BE FREE DRAINING. PAVEMENT, COMPACTED SUBGRADE, DEAD OR DYING PLANT MATERIAL, BLASTED ROCK, STONES GREATER THAN 1" IN DIAMETER, AND ANY OTHER MATERIAL HARMFUL TO PLANT GROWTH AND DEVELOPMENT SHALL BE REMOVED FROM AREAS TO BE LANDSCAPED AS REQUIRED BY PLANTING DETAILS OR SPECIFICATIONS.

18. PLANTING SOIL:

DEPTH: PLANTING SOIL SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4" OR AS NOTED IN THE LANDSCAPE DETAILS. PLANTING SOIL SHALL BE UTILIZED IN ALL PLANTING AREAS INCLUDING SEEDED AREAS.

TESTING: CONTRACTOR SHALL SUBMIT (2) SOIL SAMPLES PER SOIL STOCKPILE TO A CERTIFIED TESTING LABORATORY TO DETERMINE ACIDITY, ORGANIC CONTENT, MECHANICAL ANALYSIS, AVAILABLE NUTRIENTS (N,P,K,Ca,Mg,S,Fe,Mn,Zn,Cu,B,Al,Pb) AND NECESSARY AMENDMENTS TO SOIL. THE CONTRACTOR SHALL SUBMIT THE TEST RESULTS TO THE OWNER OR LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. TEST RESULTS SHALL RECOMMEND AMENDMENTS THAT WILL ALTER THE SOIL CHARACTERISTICS SUCH THAT THE CHARACTERISTICS DESCRIBED BELOW ARE ACHIEVED AND THE SPECIFIED PLANTS (CONTRACTOR TO PROVIDE LIST TO TESTING LABORATORY) WILL ACHIEVE PROPER GROWTH THAT IS NEITHER DEFICIENT NOR EXCESSIVE. THE CONTRACTOR SHALL INCORPORATE THESE AMENDMENTS AT NO INCREASE IN CONTRACT PRICE.

CHARACTERISTICS: PLANTING SOIL MAY CONSIST OF EXISTING ON-SITE SOILS, AMENDED ON-SITE SOILS, OR IMPORTED SOILS MEETING THE FOLLOWING CRITERIA:

A. NOT TO CONTAIN MATERIALS HARMFUL TO PLANT LIFE, TO BE CLEAN, FERTILE, FRIABLE, AND WELL DRAINING. ALL PLANTING SOIL SHALL BE FREE OF ANY SUBSOIL EARTH CLODS, SODS, STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, WEEDS, LITTER AND OTHER DELETERIOUS MATERIAL. PLANTING SOIL SHALL BE UNIFORM IN QUALITY AND TEXTURE.
B. PLANTING SOIL SHALL HAVE THE FOLLOWING OPTIMUM RANGES UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT.

ORGANIC CONTENT	3% – 6% FOR LAWN OR GRASS AREAS. 4% – 8% FOR TREE AND SHRUB PLANTERS. 8%–16% FOR RETENTION OR DETENTION BASINS.
(BY LOSS OF IGNITION AT 375 C METHOD OF TESTING)	
PH	6.0 – 7.3

C. NUTRIENT LEVELS SHALL BE ACHIEVED BY THE CONTRACTOR'S ADDITION OF AMENDMENTS TO THE PLANTING SOIL TO MEET THE OPTIMUM NUTRIENT LEVELS SPECIFIED IN THE TESTING LABORATORY REPORT FOR EACH OF PLANTS TO BE INSTALLED.
D. SOIL SHALL BE COMPACTED TO A SURFACE PENETRATION RESISTANCE OF 75–125 LBS/SQ.IN.
E. SOIL MAY BE TREATED FOR WEEDS WITH PRE-EMERGENT OR POST-EMERGENT HERBICIDE, AS NEEDED AND AS APPROPRIATE FOR THE APPLICATION SEASON OR LOCATION, OR ELIMINATE GROWTH OF UNWANTED PLANT MATERIAL. APPLY HERBICIDES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. HERBICIDE APPLICATOR MUST BE LICENSED IN THE STATE OF FLORIDA.AND PERFORM APPLICATIONS IN ACCORDANCE WITH LOCAL REQUIREMENTS, PERMITTING STIPULATIONS, AND ANY OTHER RESTRICTIONS INCLUDING AND IN EXCESS OF STATE AND FEDERAL REGULATIONS.
F. PROPOSED TOPSOIL SHALL MEET THE USDA SOILS TEXTURAL PERCENTAGES OF SAND, SILT, AND CLAY FOR FOLLOWING CLASSIFICATIONS:
   – LOAM
   – SANDY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS NOT LESS THAN 5%
   – SANDY CLAY LOAM WHERE SAND DOES NOT EXCEED 70% AND CLAY IS LESS THAN 28%
G. BIORETENTION SOILS: SOIL TO BE INSTALLED IN RETENTION BASINS, PONDS, OR OTHER STORMWATER MANAGEMENT ENVIRONS SHALL MEET THE ABOVE DESCRIBED CHARACTERISTICS AND AS FOLLOWS:
   – SOIL SHALL NOT CONTAIN MORE THAN 20% CLAY AND LESS THAN 40% SILT.
   – SOIL SHALL HAVE AN INFILTRATION RATE BETWEEN 1/2" AND 3" PER HOUR.
H. MODIFICATION TO THE PLANTING SOIL CHARACTERISTICS DESCRIBED ABOVE MAY BE SUBMITTED FOR APPROVAL BY THE LANDSCAPE ARCHITECT. CONTRACTOR MUST DEMONSTRATE PROPOSED CHARACTERISTICS ARE EQUAL TO OR SUPERIOR TO THE SPECIFIED CHARACTERISTICS WITH RESPECT TO SUPPORTING PLANT GROWTH, AND STORMWATER MANAGEMENT.

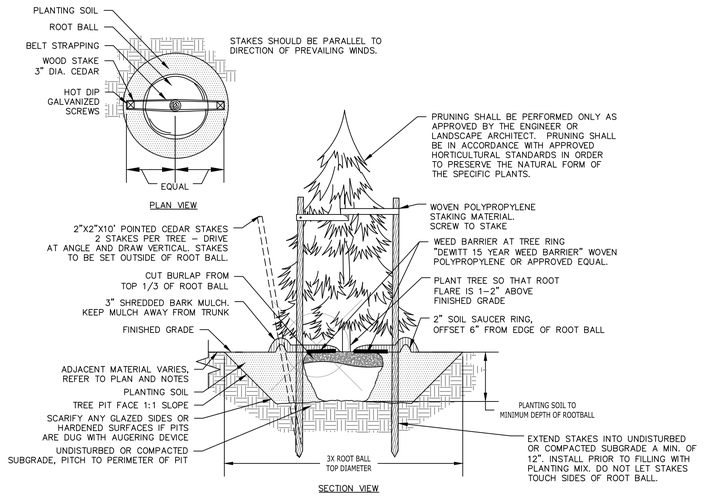
12. PLANTING AMENDMENTS:
APPLY FERTILIZER AND OTHER AMENDMENTS AS RECOMMENDED FOR EACH PLANTING AREA BY SOIL ANALYSIS. APPLY AMENDMENTS IN A MANNER CONSISTENT WITH MANUFACTURER'S RECOMMENDATIONS. ANY ORGANIC AMENDMENTS SHALL HAVE A pH BETWEEN 4.5 AND 5.5 UNLESS OTHERWISE RECOMMENDED.

13. PLANT REQUIREMENTS: ALL TREES AND SHRUBS SHALL HAVE BEEN GROWN AT A COMMERCIAL NURSERY WITHIN 200 MILES OF THE PROJECT SITE UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. THEY SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY. THEY SHALL BE HEALTHY, SYMMETRICAL, EVENLY AND DENSELY BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF BARK INJURY, DISEASE, AND INSECT PESTS. ALL TREES SHALL HAVE A STRAIGHT TRUNK WITH A SINGLE MAIN LEADER UNLESS OTHERWISE CHARACTERISTIC OF THE SPECIES OR VARIETY. THE OWNER OR LANDSCAPE ARCHITECT WILL ALLOW SUBSTITUTIONS ONLY UPON WRITTEN APPROVAL. SIZES SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE DRAWINGS. PLANTS LARGER THAN SPECIFIED MAY BE USED IF APPROVED, BUT THE USE OF SUCH PLANTS SHALL NOT INCREASE THE CONTRACT PRICE. ALL OVERSTORY TREES PLANTED ALONG PARKING AREAS, SIDEWALKS AND PEDESTRIAN ACCESSES SHALL NOT BRANCH BELOW 7' FEET IF THE TREE CALIPER IS 3" INCHES OR GREATER. ALL PLANT MATERIALS ARE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE. THE CONTRACTOR SHALL COORDINATE SOURCE VISITS WITH THE LANDSCAPE ARCHITECT AND SHALL ACCOMPANY THE OWNER AND/OR LANDSCAPE ARCHITECT FOR ALL INSPECTIONS. CERTIFICATES OF COMPLIANCE WITH SPECIFICATIONS ARE REQUIRED FOR ALL PLANTS.

14. INSPECTION AND REVIEW:
ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND ACCEPTANCE BY THE OWNER OR LANDSCAPE ARCHITECT AT THE NURSERY SOURCE OR PLACE OF GROWTH. THE CONTRACTOR SHALL COORDINATE WITH THE LANDSCAPE ARCHITECT ON A SCHEDULE FOR SOURCE VISITS AND ACCOMPANY THE OWNER OR LANDSCAPE ARCHITECT FOR ALL SOURCE INSPECTIONS. CERTIFICATES OF COMPLIANCE ARE REQUIRED FOR ALL PLANT MATERIALS. PHOTOGRAPHIC REVIEW OF PLANT MATERIAL IS ACCEPTABLE IF APPROVED BY LANDSCAPE ARCHITECT. PHOTOGRAPHS MUST BE PROVIDED IN QUANTITY AND VARIETY TO ALLOW LANDSCAPE ARCHITECT SUFFICIENT INFORMATION TO MAKE A REASONABLE DETERMINATION AS TO THE PLANTS' QUALITY. OWNER AND LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL DELIVERED TO THE SITE BUT PREVIOUSLY ACCEPTED IF DAMAGED OR NOT PROPERLY MAINTAINED DURING THE DELIVERY PROCESS.

15. PLANTING SEASONS (UNLESS OTHERWISE APPROVED BY THE OWNER OR LANDSCAPE ARCHITECT)

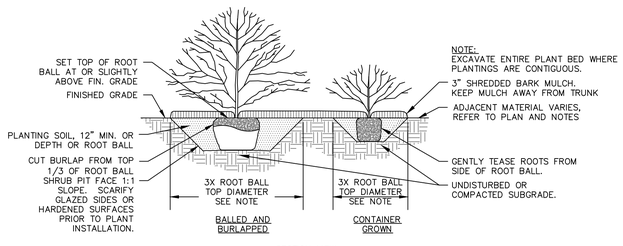
EVERGREEN TREES AND SHRUBS	APRIL 15 TO NOVEMBER 15
DECIDUOUS TREES AND SHRUBS	APRIL 15 TO NOVEMBER 15
GROUNDCOVERS	APRIL 15 TO NOVEMBER 15
PERENNIALS	APRIL 15 TO NOVEMBER 15
BULBS	APRIL 15 TO NOVEMBER 15



NOTES:
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS TO BE PERFORMED AT CONTRACTOR'S DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESICCANT, COMPLETELY REMOVE IT FROM ROOT BALL.

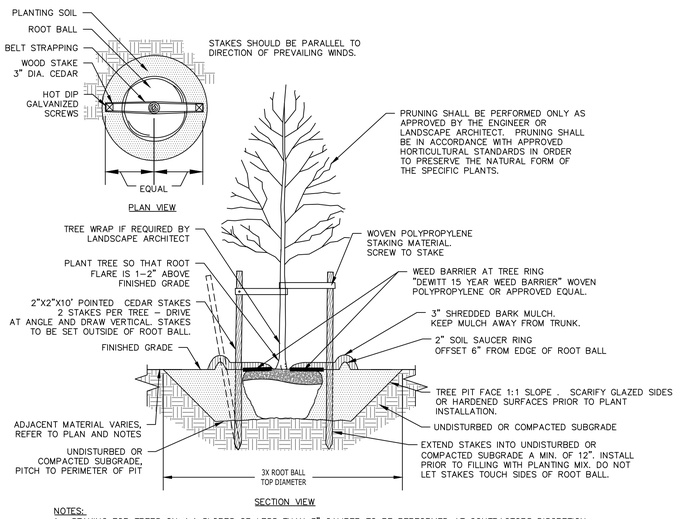
EVERGREEN TREE PLANTING

N.T.S



SHRUB PLANTING

N.T.S



NOTES:
1. STAKING FOR TREES ON 4:1 SLOPES OR LESS THAN 3" CALIPER TO BE PERFORMED AT CONTRACTORS DISCRETION.
2. WOVEN POLYPROPYLENE STAKING MATERIAL SHALL BE DEEPROOT ARBORTIE (GREEN) OR APPROVED EQUIVALENT. MATERIAL SHALL BE LOOPED AROUND TREE THROUGH EACH OTHER, TWISTED, AND SECURED TO THE STAKE. INSTALL SPECIFIED MATERIAL IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS.
3. BEFORE IN HOLE, REMOVE BOTTOM OF CAGE. ONCE IN HOLE, REMOVE REST OF CAGE FROM ROOT BALL. REMOVE TWINE AND BURLAP FROM TOP 1/3 OF ROOT BALL – SCORE REMAINING 2/3 OF BURLAP. IF BURLAP IS SYNTHETIC OR HAS BEEN TREATED WITH ANTI-DESICCANT, COMPLETELY REMOVE IT FROM ROOT BALL.

DECIDUOUS TREE PLANTING

N.T.S

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No.	Date	REVISIONS Desc.

Designed	G.J.Q.
Drawn	G.J.Q.
Reviewed	T.B.D
Scale	N.T.S.
Project No.	2501450
Date	02/23/2026
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Title

LANDSCAPE PLAN DETAILS

Sheet No.

C5.101

Xref (s): - XB2501450-01 , XC2501450-01 , XC2501450-02 , XC2501450-03 , XC2501450-20 , XC2501450-21 , XC2501450-30

2/23/2026, BHARGEST, G:\JOBS\2501\14\2501450\DWG\C2501450-50 DWG,C5.101 LANDSCAPE PLAN DETAILS.

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