

**SITE DATA**

<b>SITE</b>	
SITE AREA:	33.3 AC 1,451,358 SF
BUILDING FLOOR AREA	79,651 SF
FLOOR AREA RATIO	5.49 %
<b>IMPERVIOUS AREA:</b>	
EXISTING:	18,334 SF (1.26%)
PROPOSED:	310,137 SF (21.37%)
PROPOSED IMPERVIOUS RATIO	21.37 %
PROPOSED BUILDING HEIGHT	35 FEET
<b>PARKING</b>	
PARKING PROVIDED:	202 STANDARD SURFACE STALLS 7 ACCESSIBLE STALLS (2 VAN) 80 DETACHED GARAGE STALLS 86 ATTACHED GARAGE STALLS
TOTAL PROPOSED PARKING PROVIDED:	368 PARKING STALLS
PARKING RATIO	1.88 STALLS/UNIT
<b>PARKING REQUIRED:</b>	
(1 STALL/UNIT) (196 TOTAL UNITS)	196 STALLS
ADA STALLS: (BASED ON 196 CUSTOMER & EMPLOYEE PARKING)	6 ADA STALLS

**LEGAL DESCRIPTION**

Legal Description as described in Title Commitment File No.: 37381C, dated: January 30, 2024 @ 7:00 AM, issued by Fidelity Title, Ltd. :

Lot 1 of CERTIFIED SURVEY MAP No. \_\_\_\_\_ recorded in Volume \_\_\_\_\_ of Certified Surveys on Page \_\_\_\_\_ as Document No. \_\_\_\_\_, being a part of \_\_\_\_\_ City of Watertown, Jefferson County, Wisconsin.

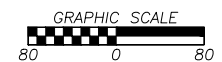
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**ZONING**

MR-10 (MULTIFAMILY RESIDENTIAL-10 DISTRICT)

**SITE LEGEND**

- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED BUILDING
- PARKING STALL COUNT
- STANDARD CURB & GUTTER





**GRADING NOTES**

1. Contractor shall obtain a copy of the Geotechnical Services Report for the project and be familiar with the existing conditions and recommendations contained in the report if such a report has been prepared.
2. Contractor is responsible for any over excavation of existing unsuitable soils will be required under building and pavement areas. Contractor shall perform over excavation of unsuitable soils as a part of this work.
3. Contractor shall obtain soils suitable as structural fill from off-site sources. All borrow materials must be tested and approved by the Geotechnical Engineer prior to importing the soils to the project site.
4. Contractor shall operate under the terms and permits included in the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project and permitted through the State of Wisconsin. Contractor shall employ a qualified person to conduct regular inspections of the site erosion control measures and document such inspections in the SWPPP document maintained by the Contractor.
5. All topsoil, vegetation, root structures, and deleterious materials shall be stripped from the ground surface prior to the placement of embankments. Contractor shall obtain the on-site geotechnical representative's acceptance of the existing ground surface materials and the proposed fill material prior to the placement of fill.
6. All proposed contour lines and spot elevations shown are finish ground elevations. Contractor shall account for pavement depths, building pads, topsoil, etc when grading the site.
7. All disturbed areas that are not to be paved (green spaces) shall be finish graded with a minimum of six inches of topsoil.
8. All excavation and embankments shall comply with the recommendations provided by the geotechnical engineer.

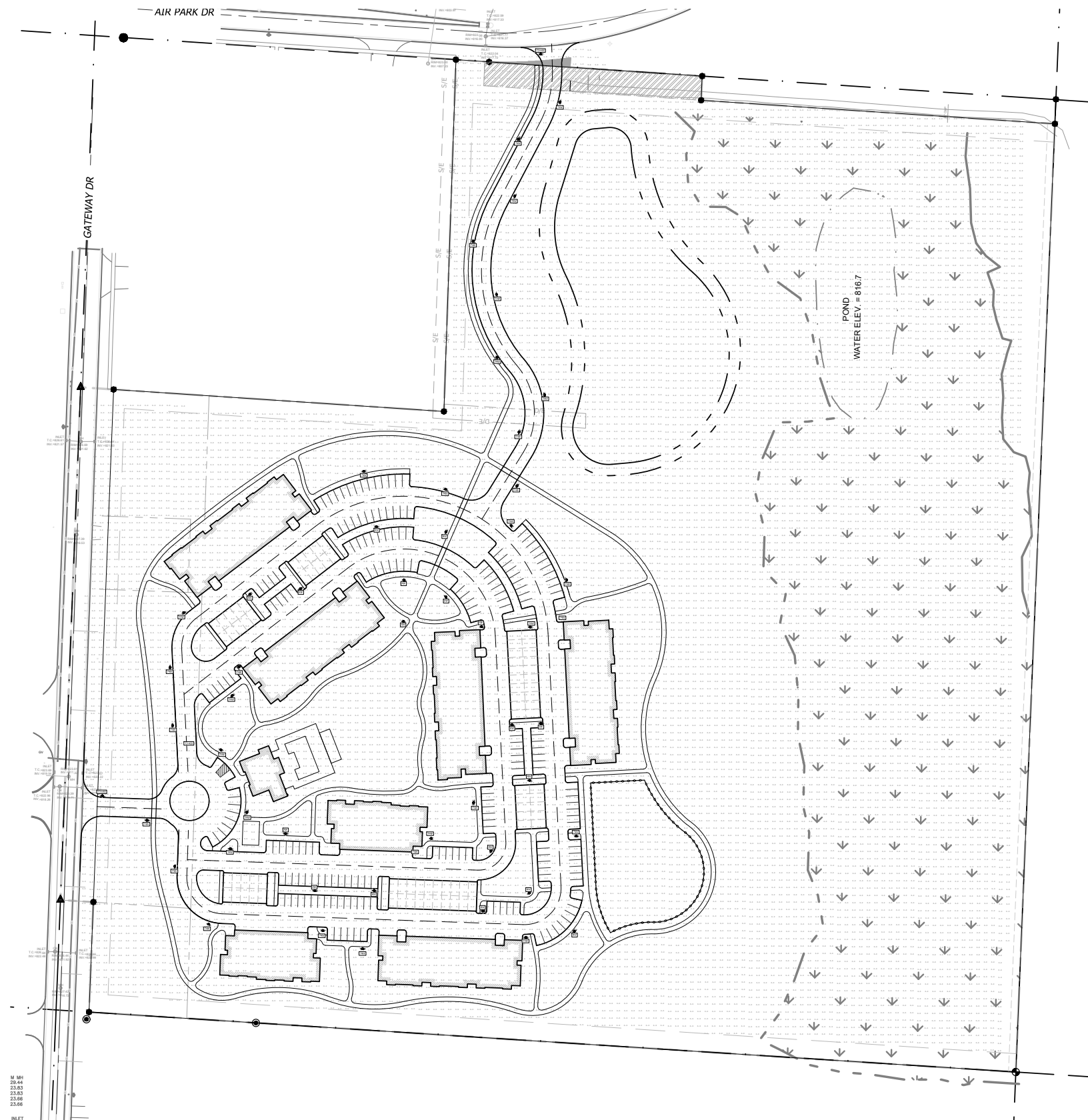
**EROSION CONTROL LEGEND**

---	SF	SILT/SEDIMENT FENCE
□		INLET PROTECTION FILTER BAGS
—	980	FINISH GRADE MAJOR CONTOURS
—	982	FINISH GRADE MINOR CONTOURS
- - -	980	EXISTING GRADE MAJOR CONTOURS
- - -	982	EXISTING GRADE MINOR CONTOURS

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**BHC**  
 CIVIL ENGINEERING / SURVEYING / UTILITIES  
 7101 College Blvd., Suite 400  
 Overland Park, Kansas 66210  
 P: (913) 663-1900  
 BHC is a trademark of Brungart-Horowitz & Company, P.A.



Luminaire Schedule					
Symbol	Qty	Label	Description	Mounting Height	Arm
□	16	D	GLEON-SA2D-740-U-RW	30	1
□	36	E	GLEON-SA2C-740-U-T4W	30	1
□	2	A	GLEON-SA2C-740-U-T3-HSS	30	1

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Calculation Grid	Illuminance	Fc	1.84	4.1	0.4	4.60
Drive isles	Illuminance	Fc	1.86	4.1	0.4	4.65

Project		Type
Prepared by		Date

Catalog #	
Notes	

**McGraw-Edison**  
**GLEON Galleon**  
Area / Site Luminaire

**Product Features**

- LED Technology
- Light Arkitect™
- BAA

**Product Certifications**

- ISU
- DLC Listed
- DLC Efficacy
- 36 VIB
- IP66
- UL
- ULC
- IEC

**Interactive Menu**

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

**Quick Facts**

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 lumens per watt
- Options to meet Buy American and other domestic preference requirements

**Connected Systems**

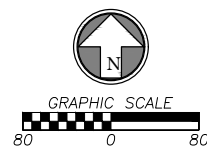
- WaveLinx
- Enlighted

**Dimensional Details**

Number of Light Sources	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length	"B" DM Arm Length	"B" OML Length	"B" OMLA Length
1-4	15-1/2"	7"	10"	10-5/8"	-	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	-	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	-
9-10	33-3/4"	7"	16"	-	10-5/16"	-

NOTE: For all dimension requirements and additional line art, see Mounting Details section.

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CONCEPT PLANT SCHEDULE		
+	<b>CLIMAX TREES: 75 POINTS</b> 2" caliper @ planting Acer saccharum / Sugar Maple Ginkgo biloba / Autumn Gold / Autumn Gold Maidenhair Tree Quercus rubra / Northern Red Oak Quercus x schuettei / Swamp Bur Oak	36
+	<b>TALL DECIDUOUS TREES: 30 POINTS</b> 1 1/2" caliper @ planting Carya ovata / Shagbark Hickory Gleditsia triacanthos / Honey Locust Populus grandidentata / Largetooth Aspen Tilia americana / American Linden	12
+	<b>MEDIUM DECIDUOUS TREES: 15 POINTS</b> 6" tall @ planting Larix laricina / Tamarack Nyssa sylvatica / Tupelo Prunus pensylvanica / Pin Cherry Prunus serotina / Black Cherry Prunus virginiana / Chokecherry	33
+	<b>LOW DECIDUOUS TREES: 10 POINTS</b> 4" tall @ planting Alnus incana rugosa / Speckled Alder Amelanchier laevis / Allegheny Serviceberry Multi-trunk Crataegus crus-galli inermis / Thornless Cockspur Hawthorn Malus ioensis / Prairie Crabapple	83
+	<b>TALL EVERGREEN TREE: 40 POINTS</b> 5" tall @ planting Abies balsamea / Balsam Fir Picea glauca / White Spruce Pinus strobus / White Pine	38
+	<b>MEDIUM EVERGREEN TREES: 20 POINTS</b> 4" tall @ planting Thuja occidentalis / American Arborvitae	41
+	<b>LOW EVERGREEN TREES: 12 POINTS</b> 3" tall @ planting Juniperus chinensis 'Mountbatten' / Mountbatten Juniper	10
+	<b>TALL DECIDUOUS SHRUB: 5 POINTS</b> 36" tall @ planting Cornus sericea / Red Twig Dogwood Hamamelis virginiana / Common Witch Hazel Rhus glabra / Smooth Sumac Sambucus canadensis / American Elderberry Staphylea trifolia / American Bladdernut Viburnum prunifolium / Blackhaw Viburnum	66
+	<b>MEDIUM DECIDUOUS SHRUB: 3 POINTS</b> 24" tall @ planting Aronia melanocarpa elata / Glossy Black Chokeberry Corylus americana / American Hazelnut Rhamnus alnifolia / Alder-leaved Buckthorn	374
+	<b>LOW DECIDUOUS SHRUB: 1 POINT</b> 18" tall @ planting Comptonia peregrina / Sweet Fern Diervilla lonicera / Bush Honeysuckle Hypericum kalmianum / Kalm St. Johnswort Lonicera oblongifolia / Swampfly Honeysuckle Myrica gale / Sweetgale Rhus aromatica / Fragrant Sumac Rosa galustris / Swamp Rose Spiraea alba / White Meadowsweet Spiraea tomentosa / Steeplebush Symphoricarpos albus / Common White Snowberry	730
+	<b>LOW EVERGREEN SHRUB: 3 POINTS</b> 12" tall/wide @ planting Juniperus communis depressa / Common Juniper Juniperus horizontalis / Creeping Juniper	37

Project Zone:	Developed Lot Plant Units		Building Foundation Plant Units			
	SF	Required	Provided	LF	Required	Provided
<b>MR-10</b>						
CLUBHOUSE	2883	58		252	126	144
BLDG 1	12743	255		625	313	316
BLDG 2	12516	251		607	304	312
BLDG 3	12743	255		607	304	312
BLDG 4	12516	251		625	313	319
BLDG 5	8170	164		435	218	228
BLDG 6	12516	251		607	304	312
BLDG 7	8170	164		435	218	232
<b>TOTALS</b>	<b>82257</b>	<b>1649</b>	<b>1650</b>	<b>4193</b>	<b>2100</b>	<b>2175</b>

Project Zone:	Bufferyard Plant Units				
	Zone	Buffer Width	LF	Required	Provided
<b>MR-10</b>					
Health Facility NW	PO	15'	207	410	1370
Health Facility NW	PO	40+'	692	934	
Walmart - W	GB	40+'	2114	1777	1980
<b>TOTALS</b>				<b>3121</b>	<b>3350</b>

Project Zone:	Street Foundation Plant Units				
	Zone	Width	LF	Required	Provided
<b>MR-10</b>					
Gateway Drive	CB	10'	850	425	495
<b>TOTALS</b>				<b>425</b>	<b>495</b>

Project Zone:	Paved Area Plant Units		
	# Stalls	Required	Provided
<b>MR-10</b>			
Parking Stalls	290	1450	1450
<b>TOTALS</b>		<b>1450</b>	<b>1450</b>

