

PROPOSED MULTI-FAMILY DEVELOPMENT LUMIN TERRACE WATERTOWN, WISCONSIN



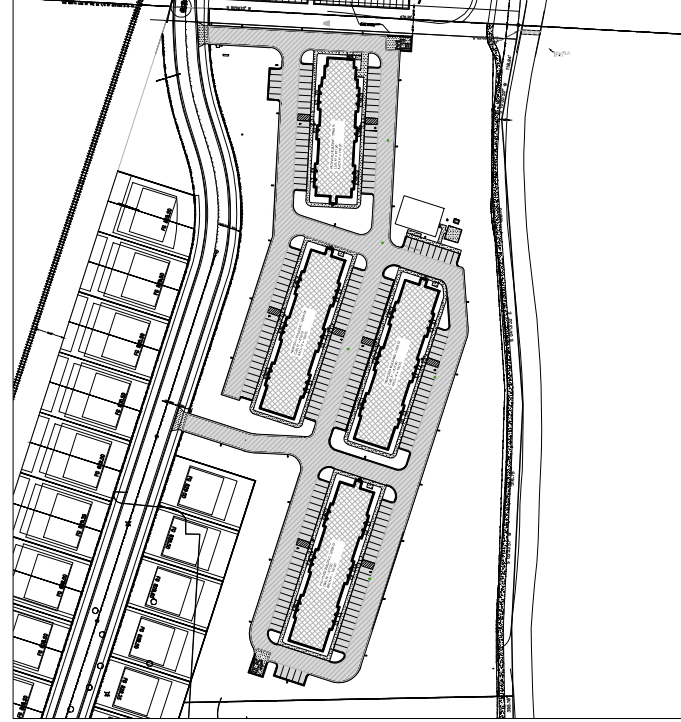
PROJECT INFORMATION

SITE INFORMATION:
 PROPERTY AREA: 406,529 S.F. (9.33 ACRES)
 EXISTING ZONING: MR-10
 PROPOSED ZONING: MR-10
 PROPOSED USE: MULTI-FAMILY APARTMENTS
 AREA OF SITE DISTURBANCE: 387,800 S.F. (8.90 ACRES)
SETBACKS:
 BUILDING: FRONT (WEST) = 25'
 SIDE (NORTH/SOUTH) = 10% LOT WIDTH, OR MIN OF 8'; MAX OF 14'
 STREET (EAST) = 10% LOT WIDTH, OR MIN OF 8'; MAX OF 14'
 PAVEMENT: FRONT (WEST) = 10'
 SIDE (NORTH/SOUTH) = 3'
 STREET (EAST) = 3'
 PROPOSED BUILDING HEIGHT: 34' (MAX. HEIGHT ALLOWED: 35')
 PARKING REQUIRED: 7.5 SPACES PER 3-BED, 2 SPACES PER 2-BED, 1-BED, OR EFFICIENCY (190)
 PARKING PROVIDED: 196 SPACES (8 H.C. ACCESSIBLE)
 HANDICAP STALLS REQUIRED: 5; HANDICAP STALLS PROVIDED: 8
 LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 50%
 MAXIMUM LOT COVERAGE - BUILDING ONLY: 40%

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.86	37,255	9.2%
TOTAL IMPERVIOUS	0.86	37,255	9.2%
LANDSCAPE/OPEN SPACE	8.48	369,272	90.8%
PROJECT SITE	9.33	406,527	100.0%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	1.14	49,548	12.2%
PAVEMENT (ASP. & CONC.)	3.04	132,373	32.6%
TOTAL IMPERVIOUS	4.18	181,921	44.8%
LANDSCAPE/OPEN SPACE	5.16	224,606	55.2%
PROJECT SITE	9.33	406,527	100.0%

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN
 CALL DIGGERS HOTLINE
 1-800-242-8511
 TOLL FREE TELEFAX (414) 259-0947
 TDD (FOR THE HEARING IMPAIRED) 1-800-542-2289
 WISCONSIN STATUTE 182.0175 (1974)
 REQUIRES MINIMUM OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE



SITE PLAN OVERVIEW
 SCALE: 1" = 100'
 NORTH

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
• (000.00)	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	• (000.00)C	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
• (000.00)G	EXISTING GRADE SPOT ELEVATIONS	• (000.00)B	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
• (000.00)S	PROPOSED SPOT ELEVATIONS (PREFERENCE R-WALL DETAIL) 8'-FINISHED SURFACE GRADE AT BACK OF WALL		
• (000.00)F	8'-FINISHED SURFACE GRADE AT FRONT OF WALL		
EXISTING SITE SYMBOLS			
—	EXISTING SIGN	—	EXISTING UTILITY POLE
♿	EXISTING HANDICAP PARKING STALL	—	EXISTING UTILITY POLE WITH GUY WIRE
•	EXISTING WATER VALVE IN BOX	—	EXISTING STREET LIGHT
•	EXISTING WATER VALVE IN MANHOLE	—	EXISTING TELEPHONE PEDESTAL
•	EXISTING WATER SERVICE VALVE	—	EXISTING ELECTRIC PEDESTAL
•	EXISTING WELL	—	EXISTING ELECTRIC BOX
•	EXISTING STORM CATCH BASIN	—	EXISTING FLOOD LIGHT
—	EXISTING STORM CURB INLET	—	EXISTING TELEPHONE MANHOLE
—	EXISTING SQUARE CATCH BASIN	—	EXISTING CABLE TV PEDESTAL
•	EXISTING LIGHT POLE	—	EXISTING GAS VALVE
—	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	—	EXISTING HEDGE
—	3/4" REBAR SET WEIGHING 1.50 LB/FT.	—	EXISTING WOODED AREA
•	1-1/4" REBAR FOUND	—	EXISTING MARSH AREA
•	3/4" REBAR FOUND	—	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
•	2" IRON PIPE FOUND	—	EXISTING CONIFEROUS TREE
•	1" IRON PIPE FOUND	—	EXISTING SHRUB
•	SECTION CORNER	—	EXISTING STUMP
PROPOSED SITE SYMBOLS			
—	PROPOSED SIGN	•	PROPOSED STORM FIELD INLET - ST FI
♿	PROPOSED HANDICAP PARKING STALL	—	PROPOSED LIGHT POLE
•	PROPOSED WATER VALVE IN BOX	—	PROPOSED DRAINAGE FLOW
•	PROPOSED WATER VALVE IN MANHOLE	—	PROPOSED APRON END SECTION
•	PROPOSED WATER SERVICE VALVE	—	SOIL BORING
•	PROPOSED WELL	—	CENTER LINE
•	PROPOSED STORM CATCH BASIN - ST CB	—	PROPOSED CLEANOUT
—	PROPOSED STORM CURB INLET - ST CI	—	PROPOSED DOWNSPOUT TO GRADE
		—	PROPOSED DOWNSPOUT TO Riser
EXISTING LINETYPES			
—	EXISTING CHAINLINK FENCE	—	EXISTING POLISH SEWER AND MANHOLE
—	EXISTING WOOD FENCE	—	EXISTING PROCESS SEWER AND MANHOLE
—	EXISTING BARBED WIRE FENCE	—	EXISTING CLEAR WATER LINE
—	EXISTING CURB AND GUTTER	—	EXISTING UNDERGROUND FIBER OPTIC LINE
—	EXISTING GUARD RAIL	—	EXISTING UNDERGROUND ELECTRIC CABLE
—	EXISTING GROUND CONTOUR	—	EXISTING UNDERGROUND TELEPHONE CABLE
—	EXISTING STORM SEWER AND MANHOLE	—	EXISTING UNDERGROUND GAS LINE
—	EXISTING SANITARY SEWER AND MANHOLE	—	EXISTING OVERHEAD UTILITY LINE
—	EXISTING WATER LINE AND HYDRANT	—	RAILROAD TRACKS
—	INTERIOR PROPERTY LINE	—	RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
—	PROPOSED CHAINLINK FENCE	—	PROPOSED POLISH SEWER AND MANHOLE
—	PROPOSED WOOD FENCE	—	PROPOSED PROCESS SEWER AND MANHOLE
—	PROPOSED BARBED WIRE FENCE	—	PROPOSED CLEAR WATER LINE
—	PROPOSED CURB AND GUTTER	—	PROPOSED UNDERGROUND FIBER OPTIC LINE
—	PROPOSED GUARD RAIL	—	PROPOSED UNDERGROUND ELECTRIC CABLE
—	PROPOSED GROUND CONTOUR	—	PROPOSED UNDERGROUND TELEPHONE CABLE
—	PROPOSED STORM SEWER AND MANHOLE - ST SM	—	PROPOSED UNDERGROUND GAS LINE
—	PROPOSED SANITARY SEWER AND MANHOLE - SAN SM	—	PROPOSED OVERHEAD UTILITY LINE
—	PROPOSED WATER LINE AND HYDRANT	—	MATCHLINE
—	PROPOSED PROPERTY LINE	—	GRADING/SEEDING LIMITS

PROJECT CONTACTS

OWNER INFORMATION:
 HORIZON DEVELOPMENT GROUP, INC.
 SCOTT KWIENSKI
 5201 EAST TERRACE DRIVE, SUITE 300
 MADISON, WI 53718
 Phone: (608) 354-0820
 Email: S.Kwiecinski@horizondev.com

CIVIL ENGINEER:
 REDD JAHNS
 Phone: (920) 926-1109
 E-mail: Redd.Jahns@excelengineer.com

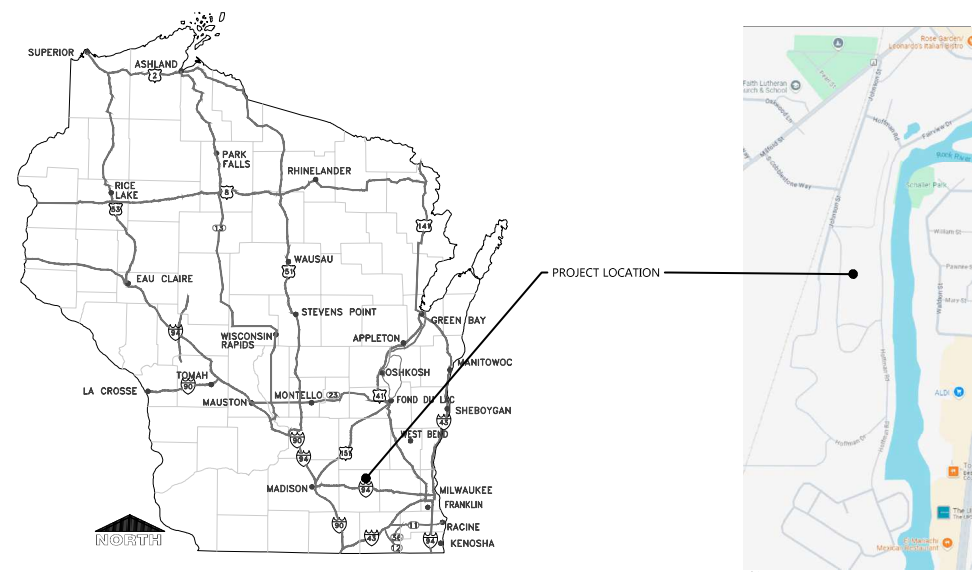
CITY ZONING ADMINISTRATOR:
 BRIAN ZRIBES
 Phone: (920) 262-4041
 E-mail: BZrubes@watertownwi.gov

CITY ENGINEER/PUBLIC WORKS DIRECTOR:
 ANDREW REYER
 Phone: (920) 262-4050
 E-mail: areyer@watertownwi.gov

CITY FIRE CHIEF:
 TANYA REYHER
 Phone: (920) 262-4243
 E-mail: treyher@watertownwi.gov

CITY BUILDING INSPECTOR:
 DOUG ZWIEG
 Phone: (920) 262-1062
 E-mail: DZwieg@watertownwi.gov

LOCATION MAP



PROJECT NOTES

- GENERAL PROJECT NOTES**
- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
 - CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AS-BUILT SURVEY OF STORMWATER POND FOLLOWING COMPLETION OF THE POND.
 - CONTRACTOR TO REFERENCE ROCK RIVER RIDGE PHASE 1 PLANS FOR SCOPE OF WORK COVERED BY ROCK RIVER RIDGE PHASE 1. CONTRACTOR TO FILL VERIFY ROCK RIVER PHASE 1 REMOVALS AND IMPROVEMENTS HAVE BEEN COMPLETED AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WISGREEN AT 920-826-9800 OR RYAN.WISGREEN@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO REISSUING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

STORMWATER POND ASBUILT NOTE

CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND, OUTLET AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED TO SURVEY A POND FULL OF WATER OR FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

SHEET INDEX

SHEETS BELOW INTENDED TO BE PRINTED IN COLOR. REFER TO DIGITAL FORMAT DRAWINGS IF PRINTED GRAYSCALE TO ENSURE SCORE CLARITY.

NUMBER	SHEET NAME / DESCRIPTION
CO.1	CIVIL COVER SHEET
CO.2	CIVIL SPECIFICATIONS
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2A	GRADING AND EROSION CONTROL PLAN - OVERALL
C1.2B	GRADING AND EROSION CONTROL PLAN - NORTH
C1.2C	GRADING AND EROSION CONTROL PLAN - SOUTH
C1.3A	UTILITY PLAN - OVERALL
C1.3B	UTILITY PLAN - NORTH
C1.3C	UTILITY PLAN - SOUTH
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C3.1	SITE PHOTOMETRIC PLAN & DETAILS

PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT
LUMIN TERRACE
 JOHNSON STREET • WATERTOWN, WI



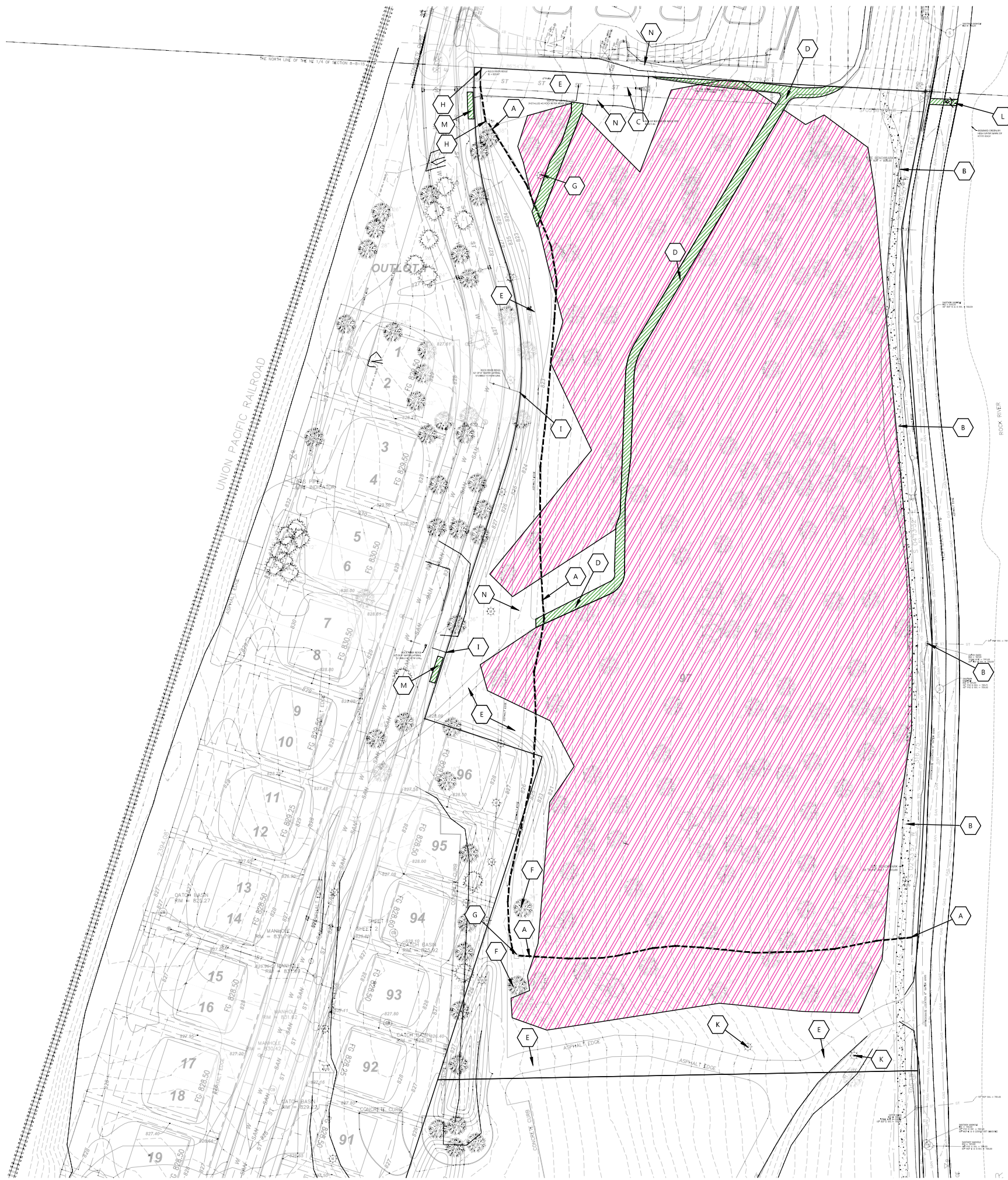
PRELIMINARY DATES
 OCT. 23, 2024
 OCT. 25, 2024
 OCT. 30, 2024
 NOV. 8, 2024

JOB NUMBER
 240136200

SHEET NUMBER

C0.1

NOT FOR CONSTRUCTION



GENERAL NOTES:
 CONTRACTOR TO REFERENCE ROCK RIVER RIDGE PHASE 1 PLANS FOR SCOPE OF REMOVALS COVERED BY ROCK RIVER RIDGE PHASE 1. CONTRACTOR TO VERIFY SANITARY AND STORM CONNECTIONS HAVE BEEN MADE PRIOR TO CONCRETE TRAIL INSTALLATION. IF NOT, CONTRACTOR TO SAWCUT AND REMOVE AND REPAIR CONCRETE AS NECESSARY FOR PROPOSED UTILITY CONNECTIONS.
 CONTRACTOR TO VERIFY ROCK RIVER RIDGE PHASE 1 REMOVALS AND IMPROVEMENTS HAVE BEEN COMPLETED AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

LEGEND:
 REMOVE PAVEMENT & BASE
 CLEAR AND GRUB TREES WITHIN HATCHED AREA

KEYNOTES

A	ROCK RIVER RIDGE PHASE 1 PLANS DENOTE EXISTING TELECOM TO BE ABANDONED. OWNER/CONTRACTOR TO COORDINATE WITH ADJACENT DEVELOPER.
B	PROTECT CONCRETE TRAIL INSTALLED AS PART OF ROCK RIVER RIDGE PHASE 1 PLANS. FIELD VERIFY SANITARY AND STORM CONNECTIONS HAVE BEEN MADE PRIOR TO CONCRETE TRAIL INSTALLATION. IF NOT, CONTRACTOR TO SAWCUT AND REMOVE AND REPAIR CONCRETE AS NECESSARY FOR PROPOSED UTILITY CONNECTIONS.
C	PROTECT STORM PIPE INSTALLED AS PART OF ROCK RIVER RIDGE PHASE 1 PLANS.
D	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT AND REMOVE BASE. VERIFY WITH NORTH NEIGHBOR THAT TRAIL WILL BE DISCONNECTED AS NEEDED.
E	FIELD VERIFY ASPHALT REMOVED AS PART OF ROCK RIVER RIDGE PHASE 1 PLANS.
F	FIELD VERIFY TREE REMOVED AS PART OF ROCK RIVER RIDGE PHASE 1 PLANS.
G	FIELD VERIFY LIGHT POLE REMOVED AS PART OF ROCK RIVER RIDGE PHASE 1 PLANS.
H	CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR TELECOM LINE TO BE ABANDONED AND REMOVED AS NECESSARY FOR PROPOSED GRADING AND IMPROVEMENTS. REMOVE REDISTAL.
I	FIELD VERIFY IF WATER PIPE STUBBED TO PROPERTY LINES AS PART OF ROCK RIVER RIDGE PHASE 1 PLANS.
K	REMOVE LIGHT POLE WIRING & CONDUIT
L	SAWCUT (AS NECESSARY) AND REMOVE ASPHALT FOR INSTALLATION OF STORM SEWER.
M	CONTRACTOR TO SAWCUT AND REMOVE SIDEWALK IF INSTALLED THROUGH PROPOSED ENTRANCE TO DEVELOPMENT.
N	CONTRACTOR TO DETERMINE IF STORM SEWER EXISTS OR WAS REMOVED AS PART OF NEIGHBORING DEVELOPMENT. NOTIFY ENGINEER WITH FINDINGS.

EXISTING CONDITIONS NOTE:
 EXISTING CONDITIONS SURVEY WAS COMPLETED BY CAPITOL SURVEY ENTERPRISES.
 CONTACT:
 MICHAEL BERRY
 MIKEB@CAPITOLSURVEY.COM
 2015 LA CHANDELLE CT
 BROOKFIELD, WI 53045
 PHONE: 262-786-6600
 CAPITOLSURVEY.COM
 ROCK RIVER RIDGE PHASE 1 CONTACT:
 BRAD SEUBERT
 BRAD.SEUBERT@HECL.COM
 255 NORTH 21ST STREET
 MILWAUKEE, WISCONSIN 53233
 PHONE: 414-475-5554



PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT
LUMIN TERRACE
 JOHNSON STREET • WATERTOWN, WI

PROFESSIONAL SEAL

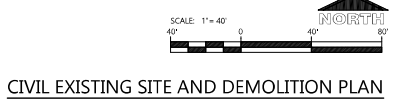
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CIVIL EXISTING SITE AND DEMOLITION PLAN

PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT
LUMIN TERRACE
JOHNSON STREET • WATERTOWN, WI



KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
3	FLUSH WALK (SEE DETAIL)
4	TAPER ASPHALT BY 12" TO CREATE RAISED WALK
5	ADA CURB RAMP (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
8	CURB TAPER (SEE DETAIL)
9	CURB CUT (SEE DETAIL)
10	CURB CUT (SEE DETAIL)
11	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
12	HANDICAP SIGN PER STATE CODE (SEE DETAIL)
13	HANDICAP STALL & STRIPPING PER STATE CODES
15	MONUMENT SIGN (DETAILS FINAL LOCATION & APPROVAL BY SIGN VENDOR)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	6" CONCRETE BOLLARDS (TYP.) (SEE ARCH PLANS FOR DETAILS)
18	STOP SIGN PER MUTCD
20	BIKE RACK (TYP.) (TYPE & COLOR BY OWNER)
22	TRAFFIC FLOW ARROWS (TYP.) COLOR TO MATCH PARKING STALL STRIPPING
30	FDC LOCATION FDC SHALL HAVE AN ANGLED 5 INCH STORZ CONNECTION AND SHALL BE MARKED WITH A STROKE OR REFLECTIVE SIGN
31	FIRE HYDRANT LOCATION FIRE HYDRANTS SHALL NOT BE PLACED CLOSER THAN 40 FEET TO ANY BUILDING AND SHALL BE NO MORE THAN 100 FEET FROM THE FDC
32	PAVILION ON CONCRETE PAD. SEE ARCH PLANS
33	PARK GRILL, TYPE BY OWNER
34	PICNIC TABLE ON CONCRETE PAD. TABLE BY OWNER
35	MALIBOX AND PARCEL CLUSTERS ON CONCRETE PAD. SEE ARCH PLANS
36	PROPOSED DOG PARK WITH 4" BLACK VINYL CHAINLINK FENCE
37	ASPHALT/BASE SECTION TO MATCH EXISTING ROAD SECTION PER CITY OF WATERTOWN SPECIFICATIONS

LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
[Hatch]	STANDARD ASPHALT	[Hatch]	HEAVY DUTY CONCRETE
[Hatch]	HEAVY DUTY ASPHALT	[Hatch]	DUMPSTER PAD / APRON CONCRETE
[Hatch]	SIDEWALK CONCRETE	[Hatch]	SHEDDING CURB & GUTTER
[Hatch]	INVERTED CURB & GUTTER		

PROFESSIONAL SEAL

PRELIMINARY DATES

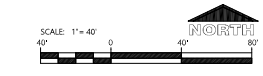
OCT. 3, 2024
OCT. 11, 2024
OCT. 14, 2024
OCT. 18, 2024
OCT. 23, 2024
OCT. 25, 2024
OCT. 30, 2024
NOV. 8, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240136200

SHEET NUMBER

C1.1



CIVIL SITE PLAN



- GENERAL NOTES:**
- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION).
 - ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1:50% AND RUNNING SLOPE OF 4:50% UNLESS OTHERWISE SPECIFIED.
 - CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCES AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
 - CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
 - CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS. INSET & OFFSET IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC 1	SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION



PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT
LUMIN TERRACE
JOHNSON STREET • WATERTOWN, WI

PROFESSIONAL SEAL

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SHEET NUMBER
C1.2A



GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1:50 AND RUNNING SLOPE OF 4:50 UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCES AT CONSTRUCTION ENTRANCES FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ON SITE & OFFSET IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC-1	SILT FENCE
EC-3	STABILIZED CONSTRUCTION ENTRANCE
EC-4	INLET PROTECTION



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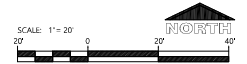
PROFESSIONAL SEAL

PRELIMINARY DATES
 NOV. 8, 2024

JOB NUMBER
 240136200

SHEET NUMBER

C1.2B



CIVIL GRADING AND EROSION CONTROL PLAN - NORTH

NOT FOR CONSTRUCTION



GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1:50 IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1:50 AND RUNNING SLOPE OF 4:50 UNLESS OTHERWISE SPECIFIED
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ON-SITE & OFF-SITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC-1	SILT FENCE
EC-3	STABILIZED CONSTRUCTION ENTRANCE
EC-4	INLET PROTECTION



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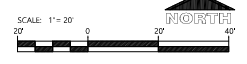
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PRELIMINARY DATES
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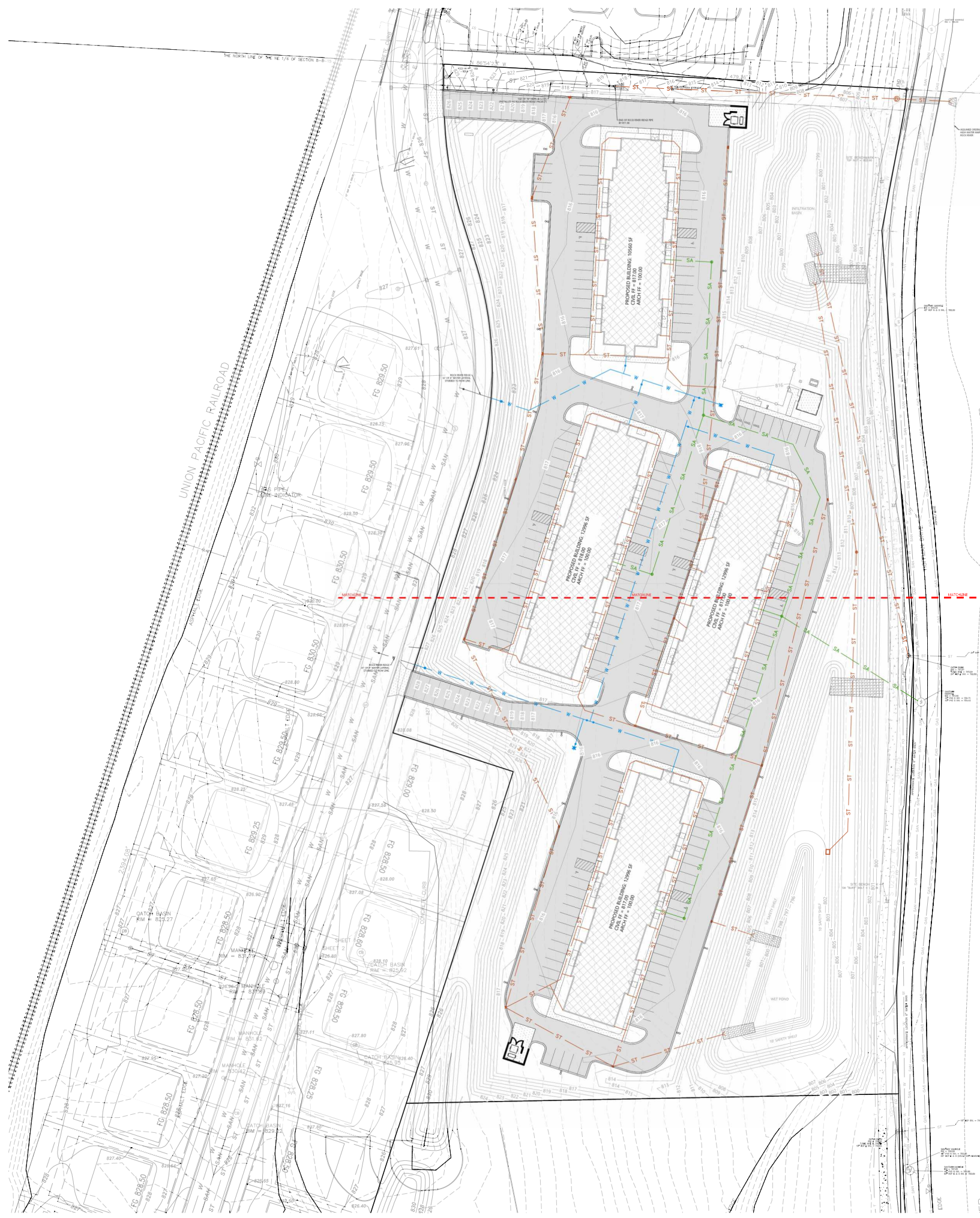
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C1.2C

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CIVIL GRADING AND EROSION CONTROL PLAN - SOUTH



GENERAL NOTES:

- ALL DOWNEPOUT LEADERS WITH DS TAG SHALL BE 4" MDPE PIPES WITH LENGTH OF LEADER NOTED AFTER DS PREFIX.
- CONTRACTOR TO VERIFY WATER AND SANITARY PIPE SIZING WITH INTERIOR PLUMBER PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF INTERIOR PLUMBER REQUIRES DIFFERENT PIPE SIZES.



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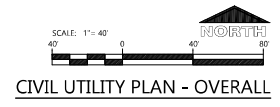
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OCT. 17, 2024
OCT. 18, 2024
OCT. 23, 2024
OCT. 25, 2024
OCT. 30, 2024
NOV. 7, 2024

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SHEET NUMBER
C1.3A



GENERAL NOTES:

- ALL DOWNSPOUT LEADERS WITH DS TAG SHALL BE 6" HDPE PIPES WITH LENGTH OF LEADER NOTED AFTER DS PREFIX.
- CONTRACTOR TO VERIFY WATER AND SANITARY PIPE SIZING WITH INTERIOR PLUMBER PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF INTERIOR PLUMBER REQUIRES DIFFERENT PIPE SIZES.



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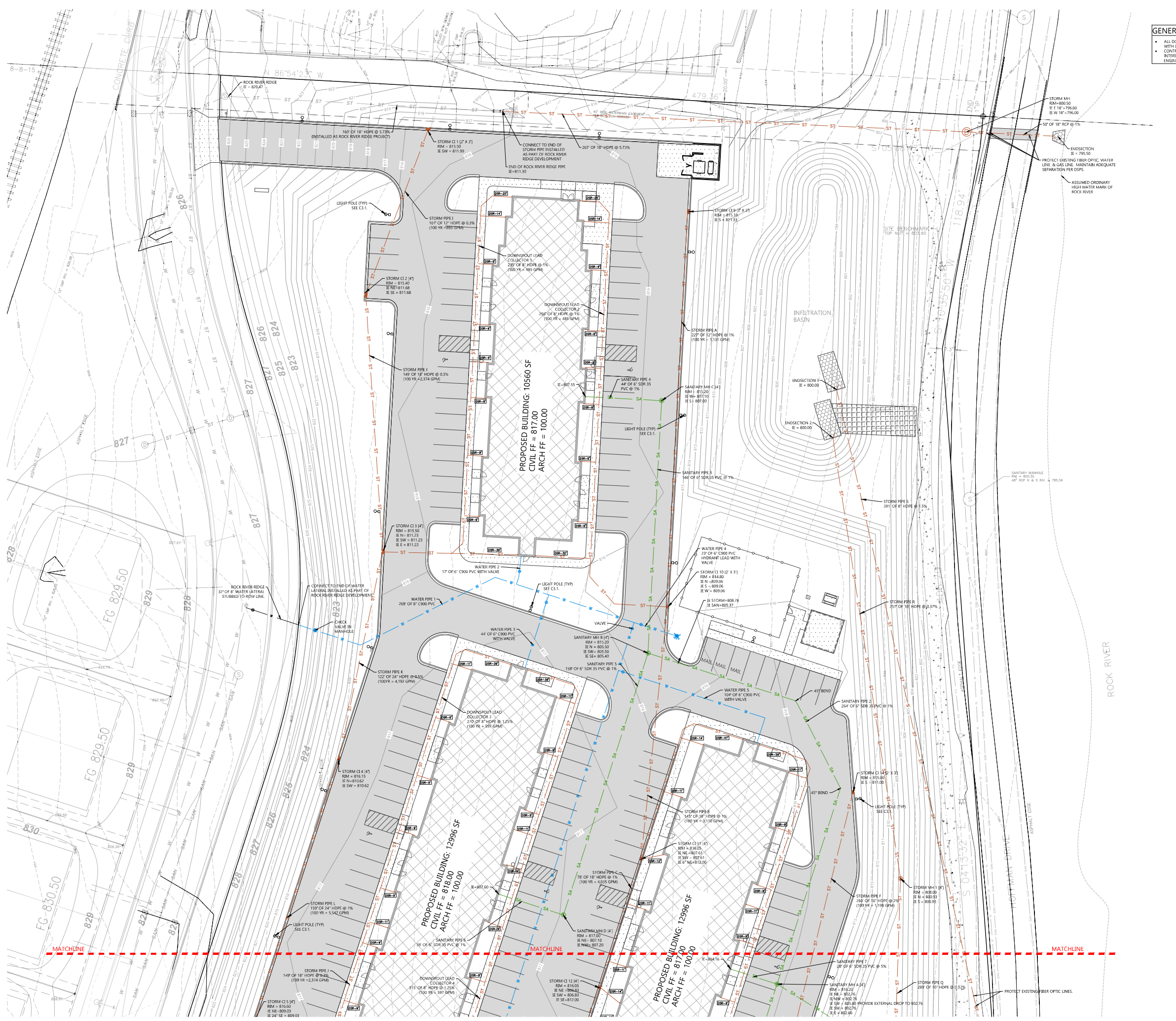
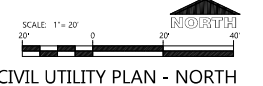
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PRELIMINARY DATES
 NOV. 8, 2024

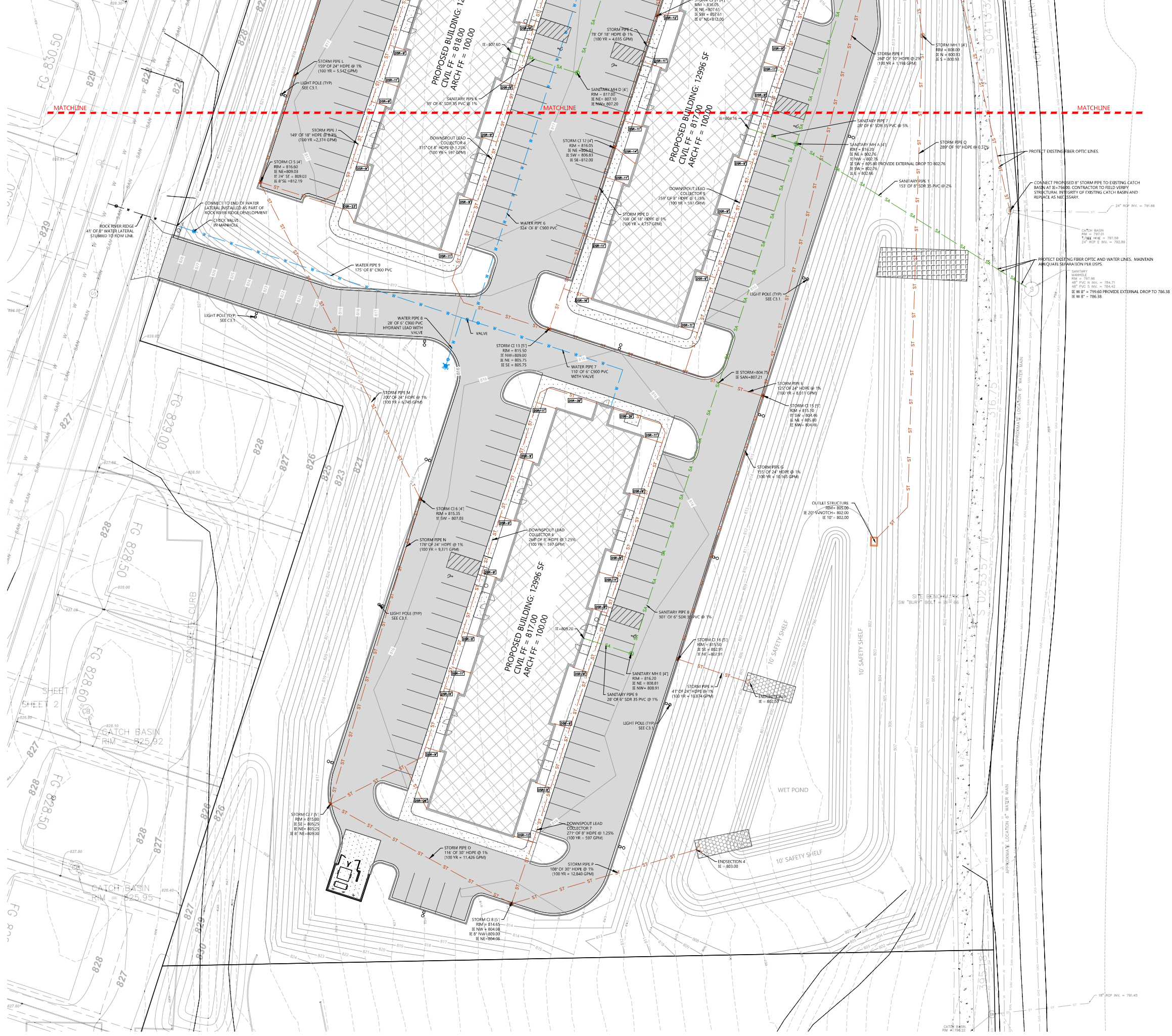
NOT FOR CONSTRUCTION

JOB NUMBER
 240136200

SHEET NUMBER
C1.3B



CIVIL UTILITY PLAN - NORTH



GENERAL NOTES:

- ALL DOWNSPOUT LEADERS WITH DS TAG SHALL BE 6" HDPE PIPES WITH LENGTH OF LEADER NOTED AFTER DS PREFIX.
- CONTRACTOR TO VERIFY WATER AND SANITARY PIPE SIZING WITH INTERIOR PLUMBER PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IF INTERIOR PLUMBER REQUIRES DIFFERENT PIPE SIZES.



PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT
LUMIN TERRACE
 JOHNSON STREET • WATERTOWN, WI

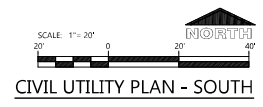
PROFESSIONAL SEAL

PRELIMINARY DATES
 NOV. 8, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
 240136200

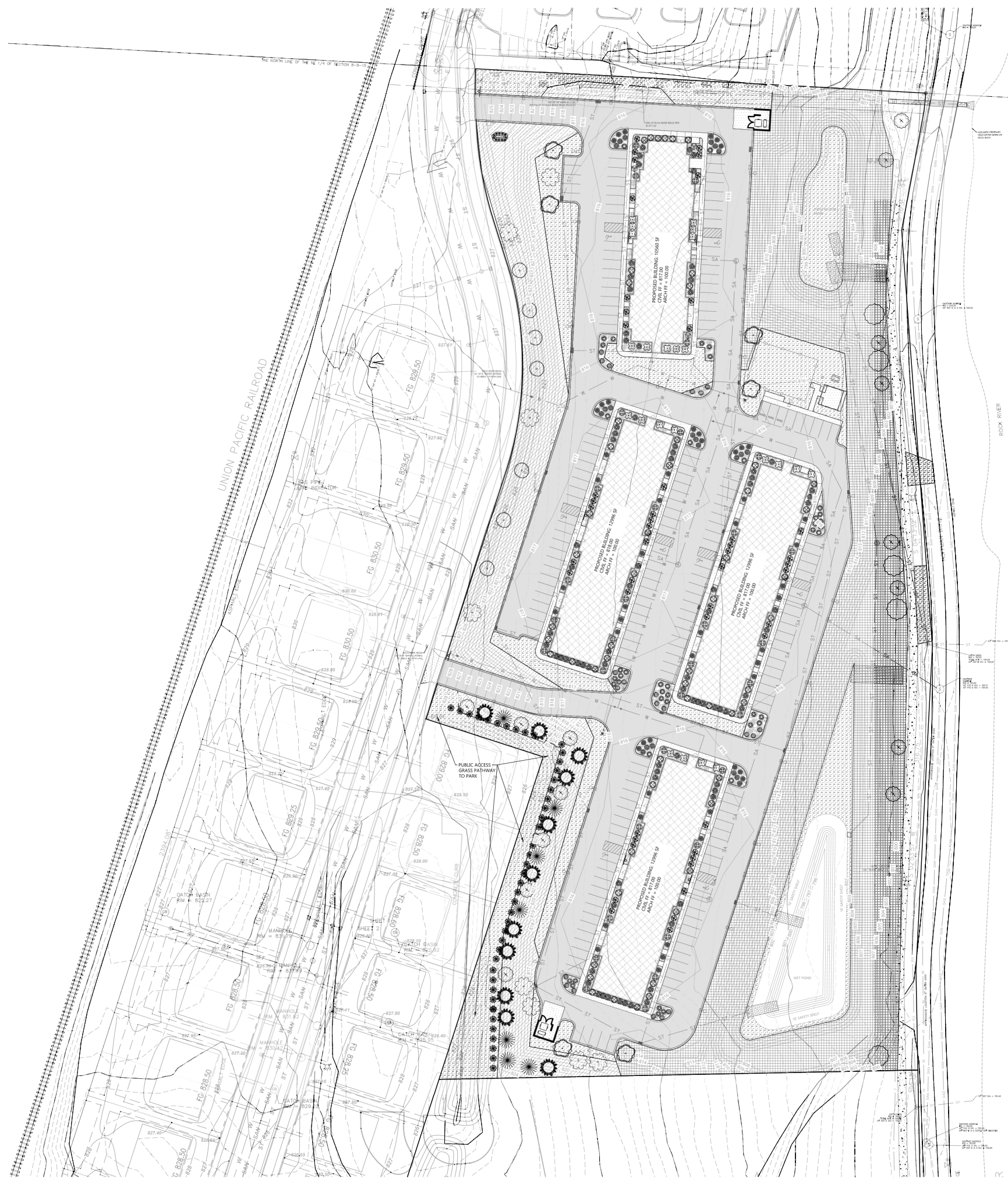
SHEET NUMBER
C1.3C



CIVIL UTILITY PLAN - SOUTH

PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT
LUMIN TERRACE
 JOHNSON STREET • WATERTOWN, WI



HATCH KEY:

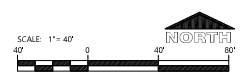
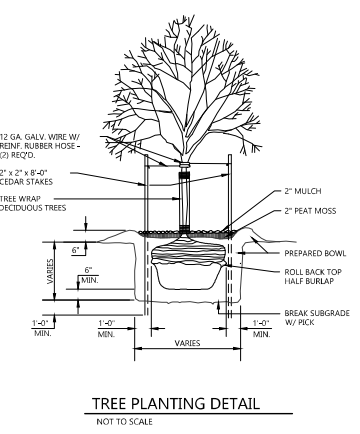
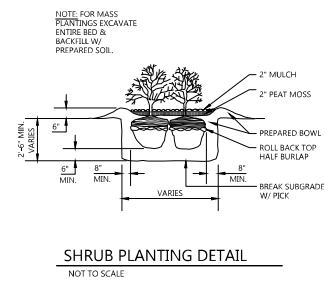
[Hatch Pattern]	LANDSCAPE MATERIAL
[Hatch Pattern]	ORGANIC MULCH
[Hatch Pattern]	SEEDED LAWN
[Hatch Pattern]	EROSION MATTING (R#45 ST50) OVER NO MOW SEEDED LAWN CONTRACTOR TO SUBMIT NO MOW SEED MIX TO ENGINEER FOR APPROVAL (2" OR + 4" DEPTH OUTSIDE OF SWMI)
[Hatch Pattern]	EROSION MATTING (R#45 C125) OVER NO MOW SEEDED LAWN CONTRACTOR TO SUBMIT NO MOW SEED MIX TO ENGINEER FOR APPROVAL (SWALE BOTTOMS & SWMI)

LANDSCAPING CALCULATIONS

ZONE	REQ. PLANTS	PLANTS PROVIDED
PAVED AREAS	GREATER OF: 100 POINTS PER 20 PARKING STALLS OR 10,000 SQUARE FEET OF PARKING AREA. A MINIMUM OF 30% OF POINTS DEVOTED TO CLIMAX/TALL TREES AND 40% TO SHRUBS. 100-100-980 1000-100-1324 POINTS TOTAL REQUIRED 1324-3-398 POINTS MINIMUM TALL TREES 1324-4-530 POINTS MINIMUM SHRUBS	66 (5-POINT) DECIDUOUS SHRUBS 40 (5-POINT) EVERGREEN SHRUBS 320 TOTAL SHRUB POINTS PROVIDED 11 (7.5 POINT) CLIMAX TREE 825 TOTAL TREE POINTS 135- POINTS TOTAL PROVIDED
DEVELOPED LOTS	20 POINTS PER 1,000 SQUARE FEET OF BUILDING FOOTPRINT 20-991 POINTS REQD	48 (3 POINT) DECIDUOUS SHRUBS-144 7 (20 POINT) MEDIUM TREES - 140 1840 POINTS TALL EVERGREEN TREES-760
STREET	50 POINTS PER 100 LINEAR FEET OF STREET FRONTAGE SHRUBS NOT ALLOWED: A MINIMUM OF 50% OF POINTS DEVOTED TO CLIMAX/TALL TREES AND 30% TO MEDIUM TREES HOFFMAN ROAD-100-50-479 MINIMUM 240 TALL/CLIMAX MINIMUM 144 MEDIUM JOHNSON STREET-100-100-327 MINIMUM 164 TALL/CLIMAX MINIMUM 99 MEDIUM	HOFFMAN ROAD 5 (75 POINT) CLIMAX-375 8 (20 POINT) MEDIUM-160 375 TOTAL JOHNSON STREET 3 (75 POINT) CLIMAX-225 7 (15 POINT) MEDIUM-105 330 TOTAL
BUILDING FOUNDATION	50 POINTS PER 100 FEET OF BUILDING FOUNDATION CLIMAX TREES AND TALL TREES SHALL NOT BE USED TO MEET THIS REQUIREMENT (637-637-637-556/100'50'-1,234 POINTS REQD)	131 (5-POINT) DECIDUOUS SHRUBS 9 (24-POINT) DECIDUOUS SHRUBS 81 (5-POINT) EVERGREEN SHRUBS 55 (5-POINT) EVERGREEN SHRUBS TOTAL 1,234 POINTS PROVIDED

LANDSCAPING PLANTING SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY	POINTS
DECIDUOUS TREES					
⊙	Sugar Maple	Acer saccharum	2"	6	75
⊙	Red Oak	Quercus rubra	2"	8	75
⊙	Ginkgo	Ginkgo biloba	2"	5	75
⊙	River Birch	Betula nigra	2"	7	15
EVERGREEN TREE					
⊙	American Arborvitae	Thuja occidentalis	2"	15	4*10
⊙	Austrian Pine	Pinus nigra	4"	7	40
⊙	Black Hills Spruce	Picea glauca	4"	11	40
DECIDUOUS SHRUBS					
⊙	Common Lilac	Syringa vulgaris	24"	81	5
⊙	Weigela Carnival	Weigela Florida 'carnival'	24"	3	3
⊙	Smooth Sumac	Rhus glabra	24"	21	5
⊙	Tamarisk	Tamarix ramosissima	24"	23	5
⊙	Gray Dogwood	Cornus racemosa	24"	24	5
⊙	Eastern Ninebark	Physocarpus opulifolius	24"	51	5
⊙	Hedge Cotoneaster	Cotoneaster lucida	24"	48	3
EVERGREEN SHRUBS					
⊙	Pfitzer Juniper	Juniperus chinensis 'Pfitzeriana'	12"-13"	48	5
⊙	Arcadia Juniper	Juniperus sabinia 'arcadia'	24"	55	3
⊙	Ware American Arborvitae	Thuja occidentalis 'Robusta'	36"	19	5
⊙	Hummel's Yew	Taxus cuspidata 'Expansa'	28"	21	5
⊙	Mugo Pine	Pinus mugo	12"	33	5
PERENNIALS					
⊙	Hostas	Hostas 'Royal Standard'	1 g4 pot	11	



PROFESSIONAL SEAL

PRELIMINARY DATES
 OCT. 23, 2024
 OCT. 25, 2024
 OCT. 30, 2024
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NOT FOR CONSTRUCTION

JOB NUMBER
240136200

SHEET NUMBER

C1.4

PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT
LUMIN TERRACE
 JOHNSON STREET • WATERTOWN, WI

PROFESSIONAL SEAL

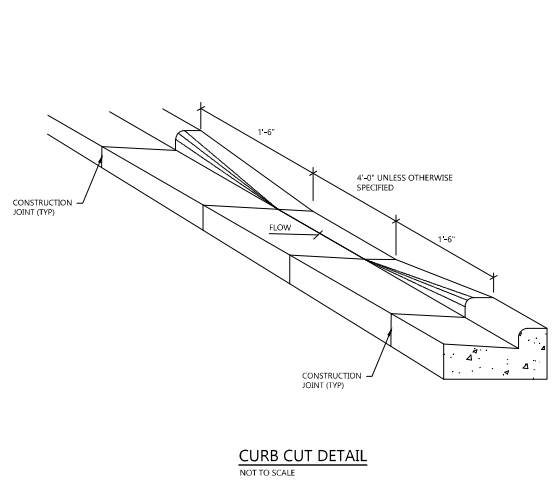
PRELIMINARY DATES
 OCT. 23, 2024
 OCT. 25, 2024
 OCT. 30, 2024
 NOV. 8, 2024

JOB NUMBER
 240136200

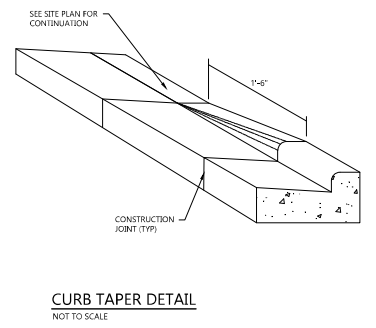
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C2.0

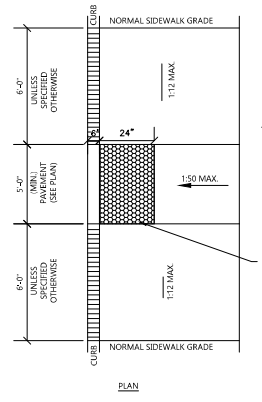
CIVIL DETAILS



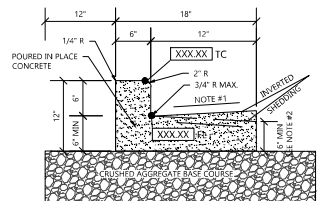
CURB CUT DETAIL
 NOT TO SCALE



CURB TAPER DETAIL
 NOT TO SCALE

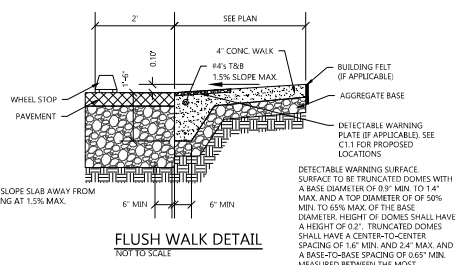


ADA SIDEWALK RAMP DETAIL
 NOT TO SCALE

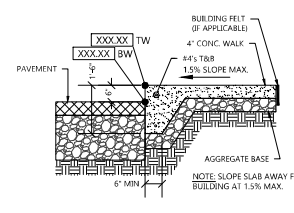


- NOTE:**
1. USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
 2. THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
 3. SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS.

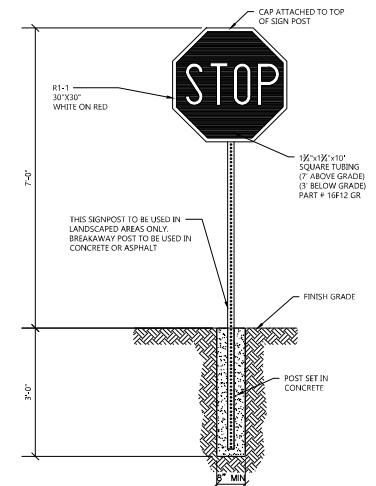
18" CONCRETE CURB & GUTTER DETAIL
 NOT TO SCALE



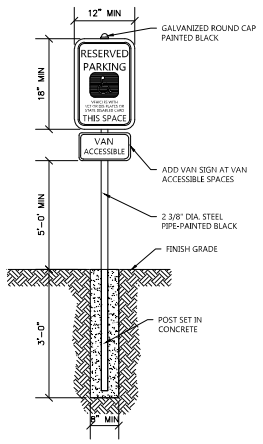
FLUSH WALK DETAIL
 NOT TO SCALE



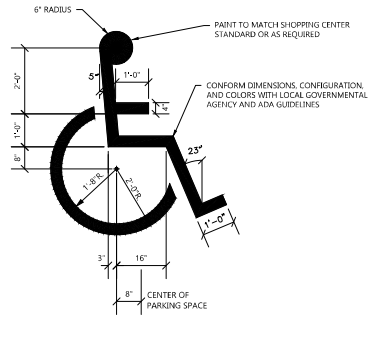
RAISED WALK DETAIL
 NOT TO SCALE



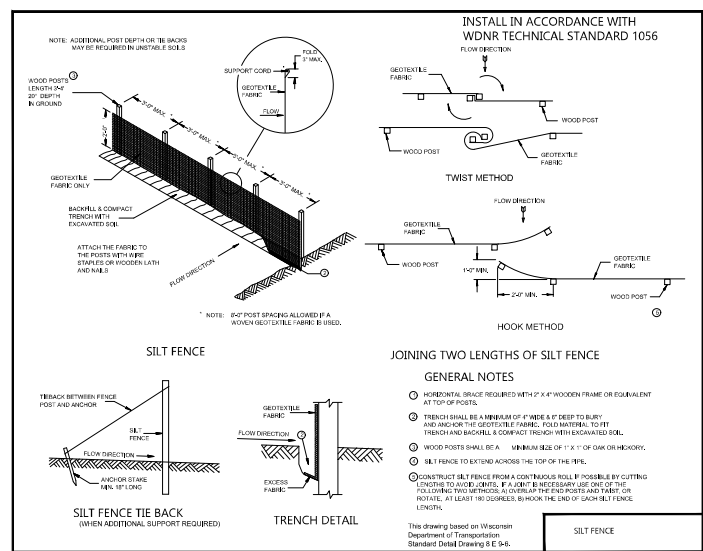
STOP SIGN WITH CONCRETE BASE DETAIL
 NOT TO SCALE



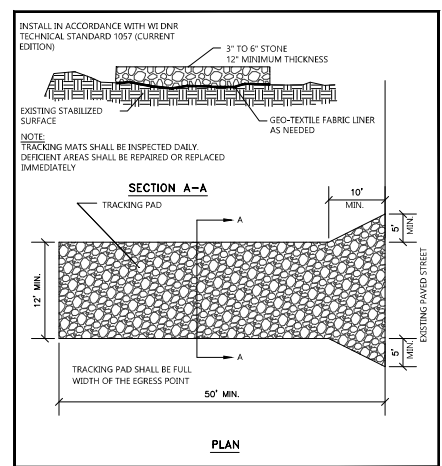
HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL
 NOT TO SCALE



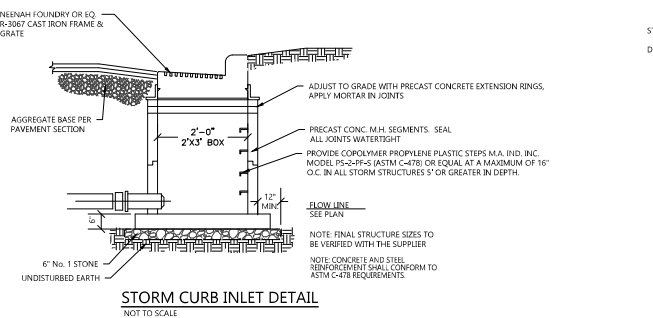
HANDICAP STALL SYMBOL
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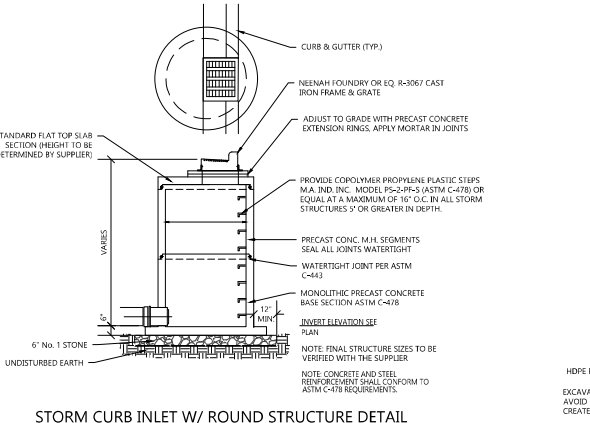
SILT FENCE - INSTALLATION DETAIL
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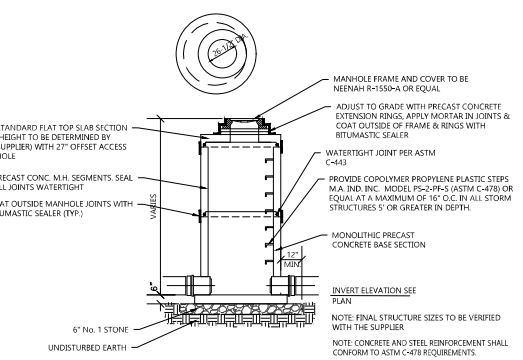
TRACKPAD DETAILS
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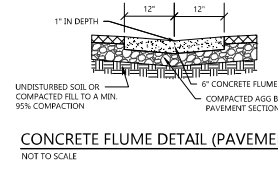
STORM CURB INLET DETAIL
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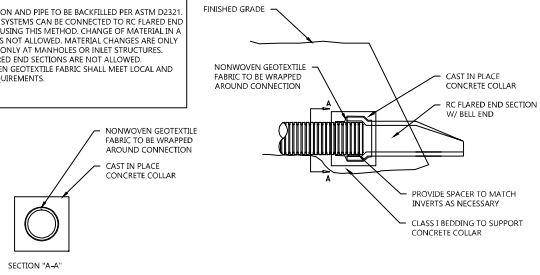
STORM CURB INLET W/ ROUND STRUCTURE DETAIL
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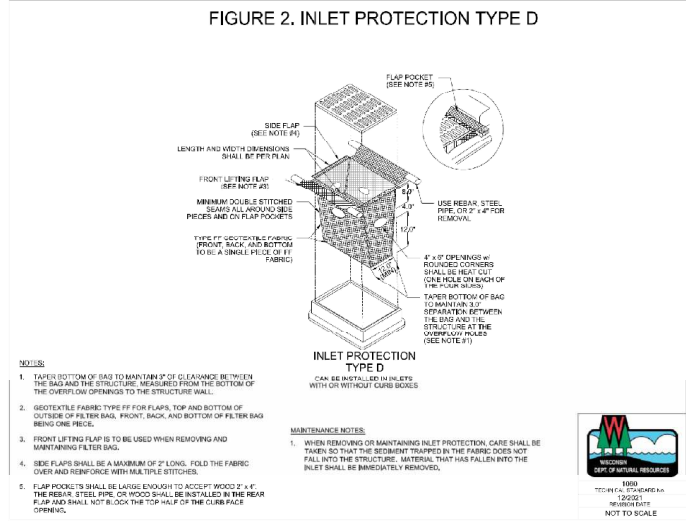
SANITARY MANHOLE DETAIL
 NOT TO SCALE



CONCRETE FLUME DETAIL (PAVEMENT)
 NOT TO SCALE



CONNECTION DETAIL FOR HDPE PIPE TO RC FLARED END SECTION BELL END
 NOT TO SCALE



INLET PROTECTION DETAIL
 NOT TO SCALE

- NOTES:**
1. TAPER BOTTOM OF BAG TO MAINTAIN 5% CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE CURB OR STRONG TO THE STRUCTURE WALL.
 2. GEOTEXTILE FABRIC: TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG, FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
 3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND REINSTALLING FILTER BAG.
 4. REAR FLAPS SHALL BE LAMINATED BY 2" FLAPS, FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
 5. FLAP POCKET SHALL BE LARGE ENOUGH TO ACCEPT 1000' 2" IF THE REAR STEEL PIPE OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT
LUMIN TERRACE
JOHNSON STREET • WATERTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 23, 2024
OCT. 25, 2024
OCT. 30, 2024
NOV. 8, 2024

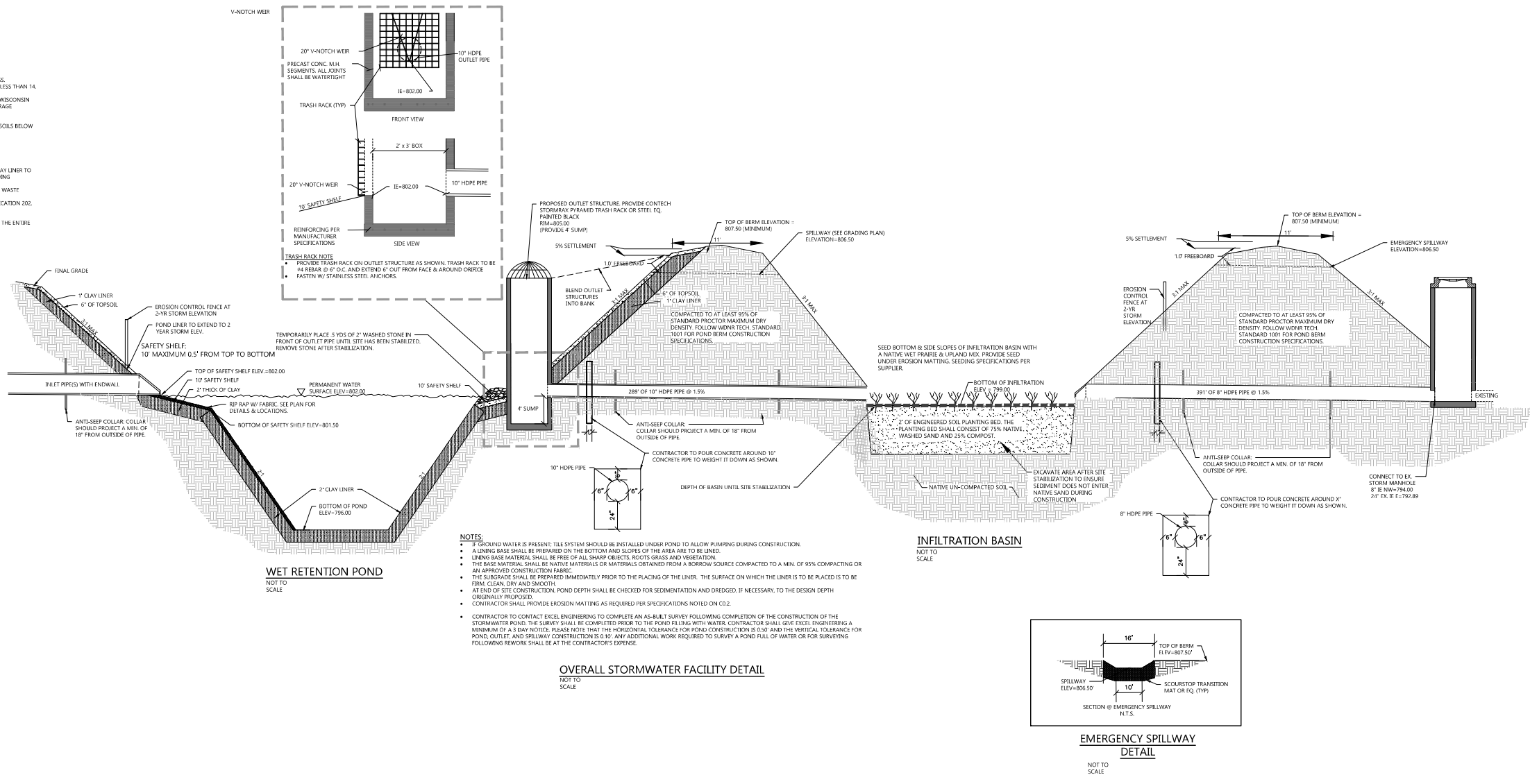
NOT FOR CONSTRUCTION

JOB NUMBER
240136200

SHEET NUMBER

C2.1

- POND LINER CRITERIA FOR SAFETY SHELF AND BELOW (CLAY):**
- 50% FINES 200% SIEVE OR MORE
 - AN IN-PLACE HYDRAULIC CONDUCTIVITY OF 1-10⁻¹⁰ CM/SEC. OR LESS
 - AVERAGE LIQUID LIMIT VALUE OF 16 OR GREATER WITH PD VALUE LESS THAN 14
 - AVERAGE PI OF 7 OR MORE WITH NO VALUES LESS THAN 5
 - CLAY COMPACTION AND DOCUMENTATION AS SPECIFIED IN NRCS WISCONSIN CONSTRUCTION SPECIFICATION 204, EARTHWORK FOR WASTE STORAGE FACILITIES
 - MINIMUM THICKNESS OF TWO FEET.
 - SPECIFY METHOD FOR KEEPING POOL FULL OR USE OF COMPOSITE SOILS BELOW LINER.
- POND LINER ALTERNATE:**
- CONTRACTOR TO PROVIDE 40 MIL HDPE POND LINER IN LIEU OF CLAY LINER TO LINE ENTIRE POND AREA UP TO THE 2-YEAR, 24-HOUR WATER PONDING ELEVATION (SEE ELEVATION ON DETAIL).
 - DESIGN ACCORDING TO THE CRITERIA IN TABLE 3 OF THE NRCS 313, WASTE STORAGE FACILITY TECHNICAL STANDARD
 - INSTALL ACCORDING TO NRCS WISCONSIN CONSTRUCTION SPECIFICATION 202, POLYETHYLENE GEOMEMBRANE LINING.
- 4-6" ROUND STONE OVER FILTER FABRIC SHALL BE PROVIDED TO COVER THE ENTIRE LINER. TOP OF STONE SHALL MATCH PROPOSED POND ELEVATIONS.



PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT
LUMIN TERRACE
 JOHNSON STREET • WATERTOWN, WI

Project	Catalog #	Type
Prepared by	Notes	Date



Lumark
 Preval Discrete LED

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Configurations page 4
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 8

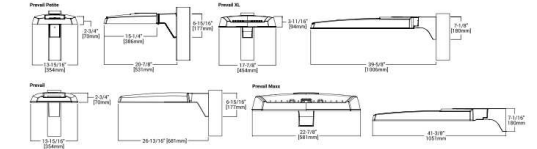
Quick Facts

- Direct-mounted discrete light engine for improved optical uniformity and visual comfort
- Lumen packages range from 4,300 - 68,000 nominal lumens (30W - 550W)
- Replaces T10W up to 1,000W HID equivalents
- Efficacies up to 157 lumens per watt
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless

Dimensional Details



NOTES
 1. See COOPER Lighting Solutions website for complete specifications. Not all product variations are included.



FIGURE 0000000 page 1
 1/24/2024 10:00 AM

Symbol	Label	Quantity	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Manufacturer	Light Loss Factor	Wattage	Wattage
	L13	21	PRV-R-PA1A-73D-U-T3	PREVAL AREA AND WALL LUMINAIRE (1) 70 CR1, 3000K, 375mA LIGHT ENGINE WITH 24 LEDs AND TYPE III U OPTICS	24	169	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	1	30.7	
	L12	7	PRV-R-PA1A-73D-U-T2U	PREVAL AREA AND WALL LUMINAIRE (1) 70 CR2, 3000K, 375mA LIGHT ENGINE WITH 24 LEDs AND TYPE II U OPTICS	24	171	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	1	30.7	
	WP1	6	PRV-R-PA1A-73D-U-T4W	PREVAL AREA AND WALL LUMINAIRE (1) 70 CR1, 3000K, 375mA LIGHT ENGINE WITH 24 LEDs AND TYPE IV WIDE OPTICS	24	165	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	1	30.7	

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PARKING LOT	X	0.7 fc	1.8 fc	0.2 fc	9.0:1	3.5:1
Cek Zone #1	+	0.2 fc	2.0 fc	0.0 fc	N/A	N/A

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 25, 2024
 NOV. 8, 2024

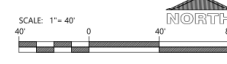
NOT FOR CONSTRUCTION

JOB NUMBER

240136200

SHEET NUMBER

C3.1



PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT
LUMIN TERRACE
 JOHNSON STREET • WATERTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 14, 2024
NOV. 7, 2024

JOB NUMBER
240136200

SHEET NUMBER

A2.0

NOT FOR CONSTRUCTION



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



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



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



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

PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT
LUMIN TERRACE
 JOHNSON STREET • WATERTOWN, WI

PROFESSIONAL SEAL

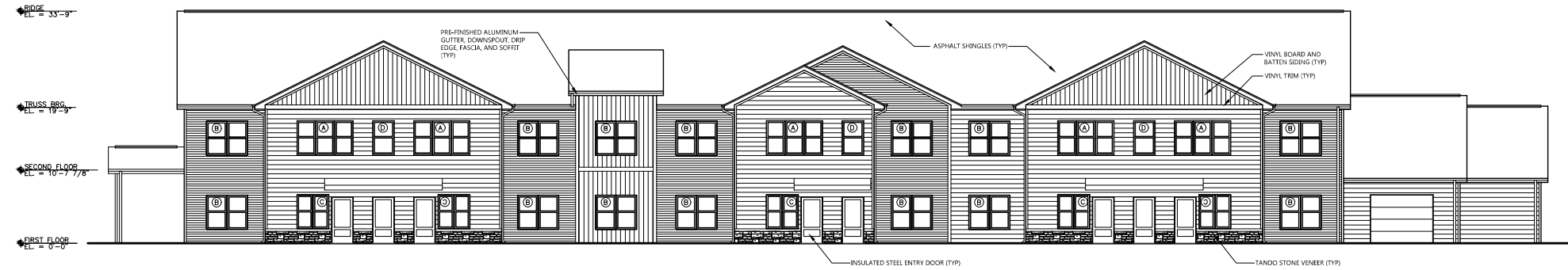
PRELIMINARY DATES
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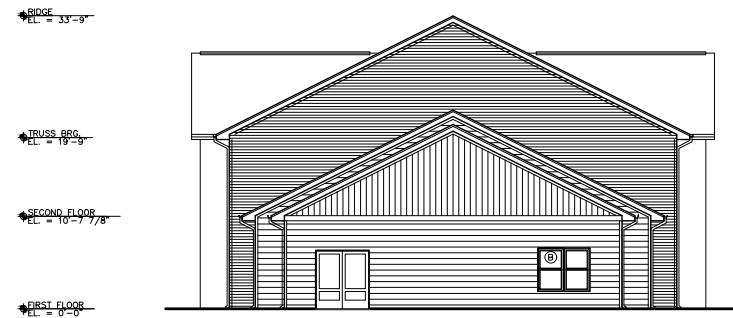
NOT FOR CONSTRUCTION



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



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



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



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