

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: 2.5 SPACES PER 3-BED, 2 SPACES PER 2-BED, 1-BED, OR EFFICIENCY (196)

PARKING PROVIDED: 196 SPACES (8 H.C. ACCESSIBLE)

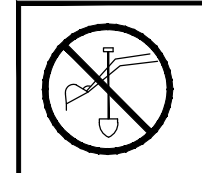
HANDICAP STALLS REQUIRED: 5, HANDICAP STALLS PROVIDED: 8
LANDSCAPE REQUIREMENTS: MIN. LANDSCAPE SURFACE RATIO: 50%
MAXIMUM LOT COVERAGE - BUILDING ONLY: 40%

EXISTING SITE DATA

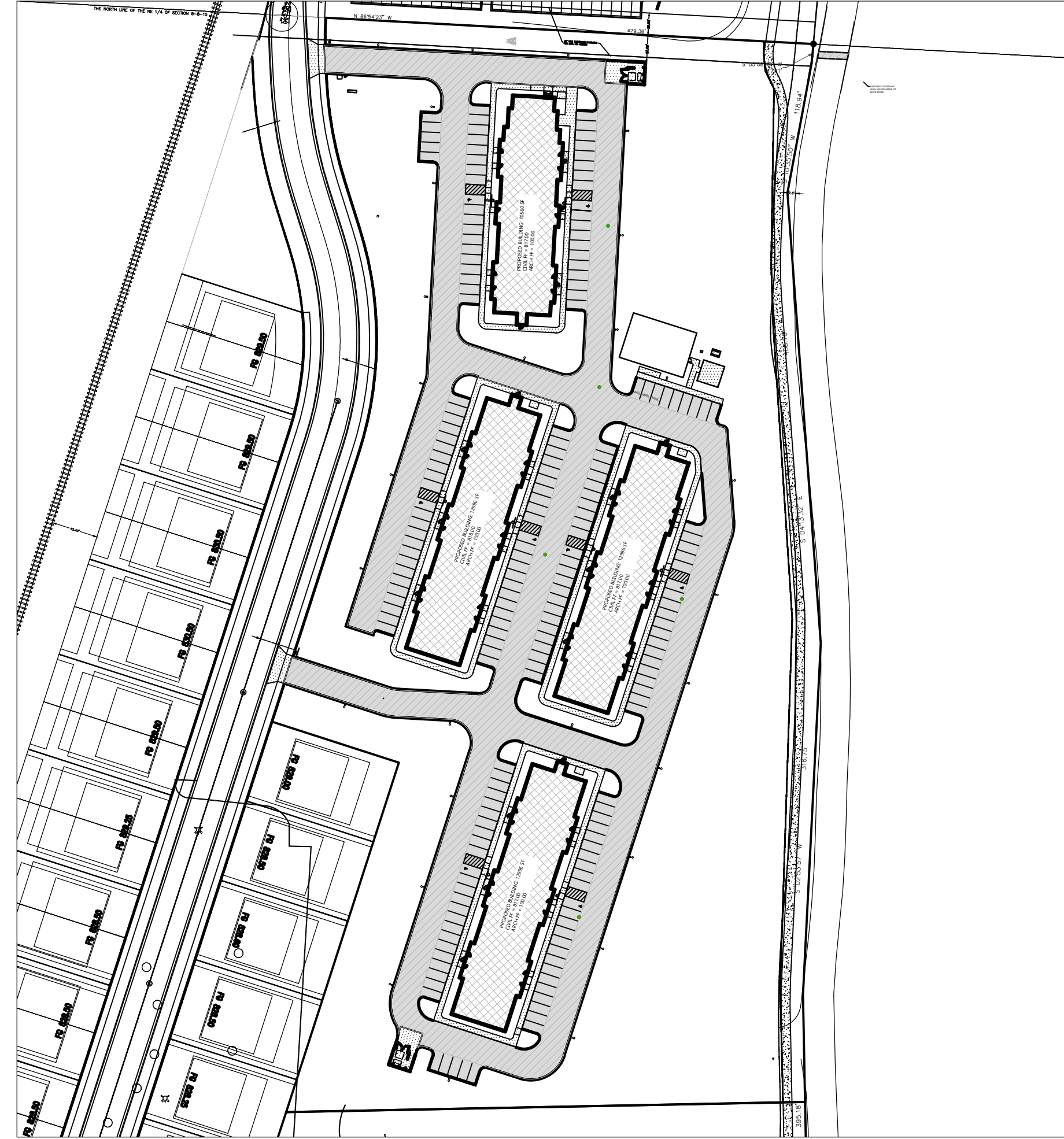
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.86	37,255	9.2%
TOTAL IMPERVIOUS	0.86	37,255	9.2%
LANDSCAPE/ OPEN SPACE	8.48	369,272	90.8%
PROJECT SITE	9.33	406,527	100.0%

PROPOSED SITE DATA

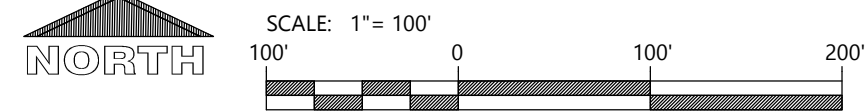
	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	1.14	49,548	12.2%
PAVEMENT (ASP. & CONC.)	3.04	132,373	32.6%
TOTAL IMPERVIOUS	4.18	181,921	44.8%
LANDSCAPE/ OPEN SPACE	5.16	224,606	55.2%
PROJECT SITE	9.33	406,527	100.0%



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 18.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



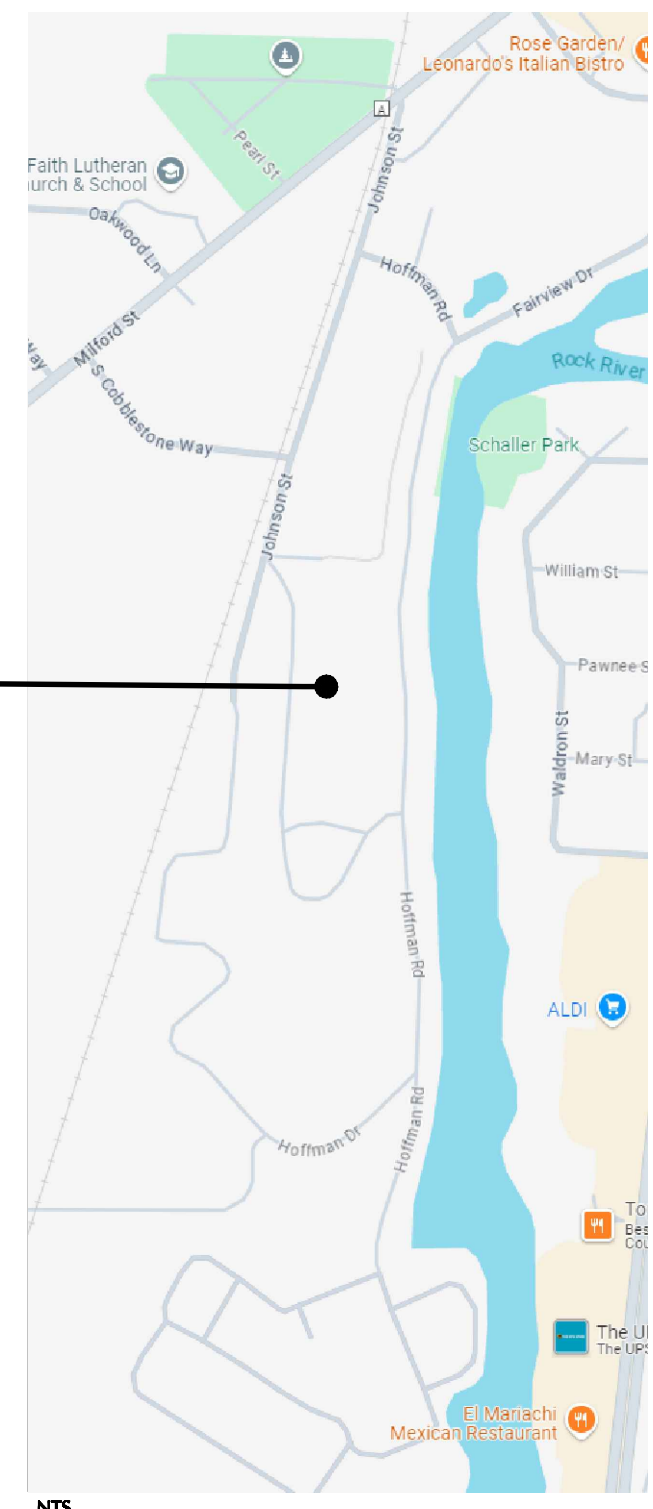
SITE PLAN OVERVIEW



PROJECT CONTACTS

OWNER INFORMATION:	CIVIL ENGINEER:	CITY ZONING ADMINISTRATOR:	CITY ENGINEER/PUBLIC WORKS DIRECTOR:	CITY FIRE CHIEF:	CITY BUILDING INSPECTOR:
HORIZON DEVELOPMENT GROUP, INC. SCOTT KWICKINSKI 5201 EAST TERRACE DRIVE, SUITE 300 MADISON, WI 53718 Phone: (608) 354-8020 Email: S.Kwickinski@horizondbm.com	REID JAHNS Phone: (920) 926-3109 E-mail: Reid.J@excelengineer.com	BRIAN ZIRBS Phone: (920) 262-4041 E-mail: BZirbs@watertownwi.gov	ANDREW BEYER Phone: (920) 926-4050 E-mail: abeyer@watertownwi.gov	TANYA REYNEN Phone: (920) 266-4243 E-mail: treynen@watertownwi.gov	DOUG ZWIEG Phone: (920) 926-4062 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 VERIFY THAT ALL 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 WILGREEN AT 920-926-9800 OR RYAN.WILGREEN@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING 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.

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM	IDENTIFICATION	SYM	IDENTIFICATION
SPOT ELEVATIONS			
1000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	1000.00TC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
1000.00EG	EXISTING GRADE SPOT ELEVATIONS	1000.00FL	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
1000.00BG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL BIG-FINISHED SURFACE GRADE AT BACK OF WALL)	1000.00TW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
1000.00FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL BIG-FINISHED SURFACE GRADE AT FRONT OF WALL)		
EXISTING SITE SYMBOLS			
EXISTING SIGN	EXISTING SIGN	EXISTING UTILITY POLE	EXISTING UTILITY POLE
EXISTING HANDICAP PARKING STALL	EXISTING HANDICAP PARKING STALL	EXISTING UTILITY POLE WITH GUY WIRE	EXISTING UTILITY POLE WITH GUY WIRE
EXISTING WATER VALVE IN BOX	EXISTING WATER VALVE IN BOX	EXISTING STREET LIGHT	EXISTING STREET LIGHT
EXISTING WATER VALVE IN MANHOLE	EXISTING WATER VALVE IN MANHOLE	EXISTING TELEPHONE PEDESTAL	EXISTING TELEPHONE PEDESTAL
EXISTING WATER SERVICE VALVE	EXISTING WATER SERVICE VALVE	EXISTING ELECTRIC PEDESTAL	EXISTING ELECTRIC PEDESTAL
EXISTING WELL	EXISTING WELL	EXISTING ELECTRIC BOX	EXISTING ELECTRIC BOX
EXISTING STORM CATCH BASIN	EXISTING STORM CATCH BASIN	EXISTING FLOOD LIGHT	EXISTING FLOOD LIGHT
EXISTING STORM CURB INLET	EXISTING STORM CURB INLET	EXISTING TELEPHONE MANHOLE	EXISTING TELEPHONE MANHOLE
EXISTING SQUARE CATCH BASIN	EXISTING SQUARE CATCH BASIN	EXISTING CABLE TV PEDESTAL	EXISTING CABLE TV PEDESTAL
EXISTING LIGHT POLE	EXISTING LIGHT POLE	EXISTING GAS VALVE	EXISTING GAS VALVE
1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.	EXISTING HEDGE	EXISTING HEDGE
3/4" REBAR SET WEIGHING 1.50 LB/FT.	3/4" REBAR SET WEIGHING 1.50 LB/FT.	EXISTING WOODED AREA	EXISTING WOODED AREA
1-1/4" REBAR FOUND	1-1/4" REBAR FOUND	EXISTING MARSH AREA	EXISTING MARSH AREA
3/4" REBAR FOUND	3/4" REBAR FOUND	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
2" IRON PIPE FOUND	2" IRON PIPE FOUND	EXISTING CONIFEROUS TREE	EXISTING CONIFEROUS TREE
1" IRON PIPE FOUND	1" IRON PIPE FOUND	EXISTING SHRUB	EXISTING SHRUB
SECTION CORNER	SECTION CORNER	EXISTING STUMP	EXISTING STUMP
PROPOSED SITE SYMBOLS			
PROPOSED SIGN	PROPOSED SIGN	PROPOSED STORM FIELD INLET - ST FI	PROPOSED STORM FIELD INLET - ST FI
PROPOSED HANDICAP PARKING STALL	PROPOSED HANDICAP PARKING STALL	PROPOSED LIGHT POLE	PROPOSED LIGHT POLE
PROPOSED WATER VALVE IN BOX	PROPOSED WATER VALVE IN BOX	PROPOSED DRAINAGE FLOW	PROPOSED DRAINAGE FLOW
PROPOSED WATER VALVE IN MANHOLE	PROPOSED WATER VALVE IN MANHOLE	PROPOSED APRON END SECTION	PROPOSED APRON END SECTION
PROPOSED WATER SERVICE VALVE	PROPOSED WATER SERVICE VALVE	SOIL BORING	SOIL BORING
PROPOSED WELL	PROPOSED WELL	CENTER LINE	CENTER LINE
PROPOSED STORM CATCH BASIN - ST CB	PROPOSED STORM CATCH BASIN - ST CB	PROPOSED CLEANOUT	PROPOSED CLEANOUT
PROPOSED STORM CURB INLET - ST CI	PROPOSED STORM CURB INLET - ST CI	PROPOSED DOWNSPOUT TO GRADE	PROPOSED DOWNSPOUT TO GRADE
		PROPOSED DOWNSPOUT TO RISER	PROPOSED DOWNSPOUT TO RISER
EXISTING LINETYPES			
EXISTING CHAINLINK FENCE	EXISTING CHAINLINK FENCE	POL	EXISTING POLISH SEWER AND MANHOLE
EXISTING WOOD FENCE	EXISTING WOOD FENCE	P	EXISTING PROCESS SEWER AND MANHOLE
EXISTING BARBED WIRE FENCE	EXISTING BARBED WIRE FENCE	CLW	EXISTING CLEAR WATER LINE
EXISTING CURB AND GUTTER	EXISTING CURB AND GUTTER	FD	EXISTING UNDERGROUND FIBER OPTIC LINE
EXISTING GUARD RAIL	EXISTING GUARD RAIL	E	EXISTING UNDERGROUND ELECTRIC CABLE
EXISTING GROUND CONTOUR	EXISTING GROUND CONTOUR	T	EXISTING UNDERGROUND TELEPHONE CABLE
800	EXISTING STORM SEWER AND MANHOLE	G	EXISTING UNDERGROUND GAS LINE
ST	EXISTING SANITARY SEWER AND MANHOLE	OU	EXISTING OVERHEAD UTILITY LINE
SA	EXISTING WATER LINE AND HYDRANT		RAILROAD TRACKS
	INTERIOR PROPERTY LINE		RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
PROPOSED CHAINLINK FENCE	PROPOSED CHAINLINK FENCE	POL	PROPOSED POLISH SEWER AND MANHOLE
PROPOSED WOOD FENCE	PROPOSED WOOD FENCE	P	PROPOSED PROCESS SEWER AND MANHOLE
PROPOSED BARBED WIRE FENCE	PROPOSED BARBED WIRE FENCE	CLW	PROPOSED CLEAR WATER LINE
PROPOSED CURB AND GUTTER	PROPOSED CURB AND GUTTER	FD	PROPOSED UNDERGROUND FIBER OPTIC LINE
PROPOSED GUARD RAIL	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
800	PROPOSED STORM SEWER AND MANHOLE - ST MH	T	PROPOSED UNDERGROUND TELEPHONE CABLE
ST	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	G	PROPOSED UNDERGROUND GAS LINE
SA	PROPOSED WATER LINE AND HYDRANT	OU	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED PROPERTY LINE		MATCHLINE
			GRADING/SEEDING LIMITS

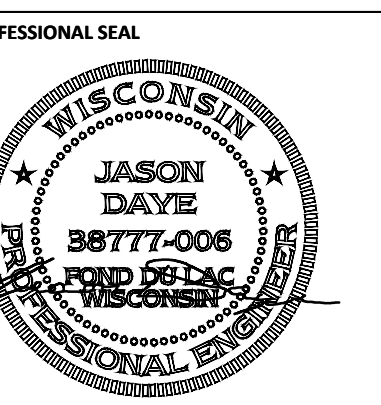
SHEET INDEX

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

NUMBER	SHEET NAME / DESCRIPTION
C0.1	CIVIL COVER SHEET
C0.2	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

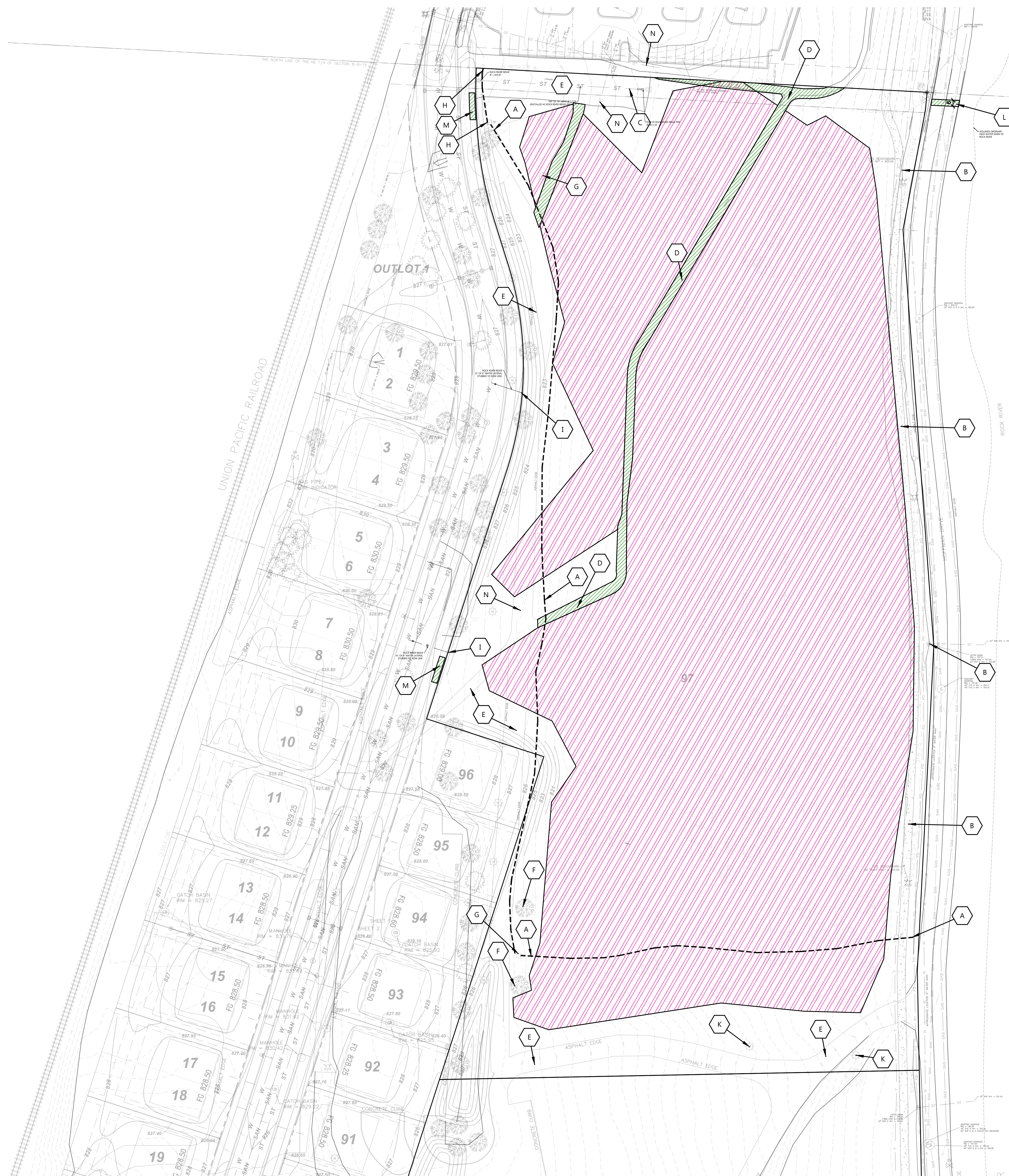
OCT. 23, 2024
OCT. 25, 2024
OCT. 30, 2024
NOV. 8, 2024

JOB NUMBER

240136200

SHEET NUMBER

C0.1



GENERAL NOTES:
 CONTRACTOR TO REFERENCE ROCK RIVER RIDGE PHASE 1 PLANS FOR SCOPE OF REMOVALS COVERED BY ROCK RIVER RIDGE PHASE 1 CONTRACTOR. CONTRACTOR TO FIELD VERIFY ROCK RIVER PHASE 1 REMOVALS AND IMPROVEMENTS HAVE BEEN COMPLETED AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

LEGEND:
 [Pink Hatched Area] REMOVE PAVEMENT & BASE
 [Pink Hatched Area] 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 REPLACE 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 PEDESTAL.
I	FIELD VERIFY 8" WATER PIPE SLUBBED 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 SEWERS.
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
 MKEB@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

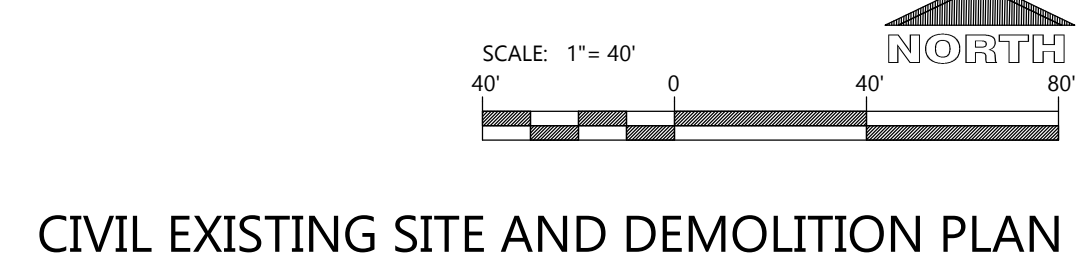
PRELIMINARY DATES

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

NOT FOR CONSTRUCTION

JOB NUMBER
 240136200

SHEET NUMBER
C1.0



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 IN 12" TO CREATE RAISED WALK
6	ADA CURB RAMP (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
9	CURB TAPER (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 & STRIPING 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 STRIPING
30	FDC LOCATION: FDC SHALL HAVE AN ANGLED 5 INCH STORZ CONNECTION AND SHALL BE MARKED WITH A STROBE 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	MAILBOX 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:

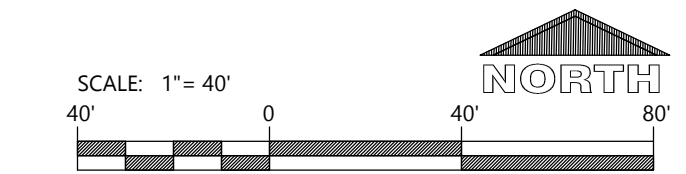
HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
[Hatch]	STANDARD ASPHALT	[Hatch]	HEAVY DUTY CONCRETE
[Hatch]	HEAVY DUTY ASPHALT	[Hatch]	DUMPSTER PAD / APRON CONCRETE
[Hatch]	SIDEWALK CONCRETE	[Hatch]	SHEDDING CURB & GUTTER
[Hatch]	INVERTED CURB & GUTTER		

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

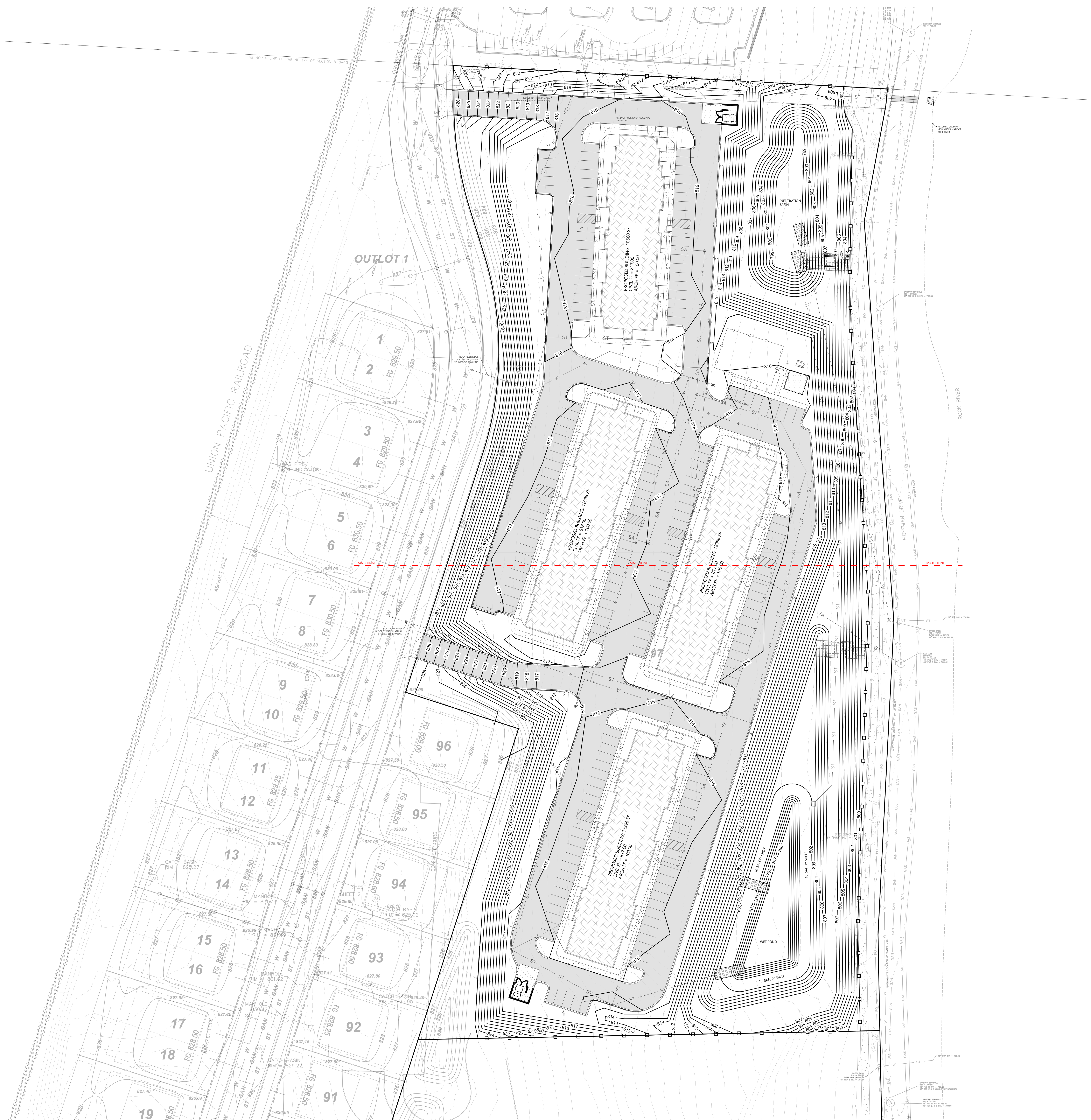
JOB NUMBER
240136200

SHEET NUMBER
C1.1



CIVIL SITE PLAN

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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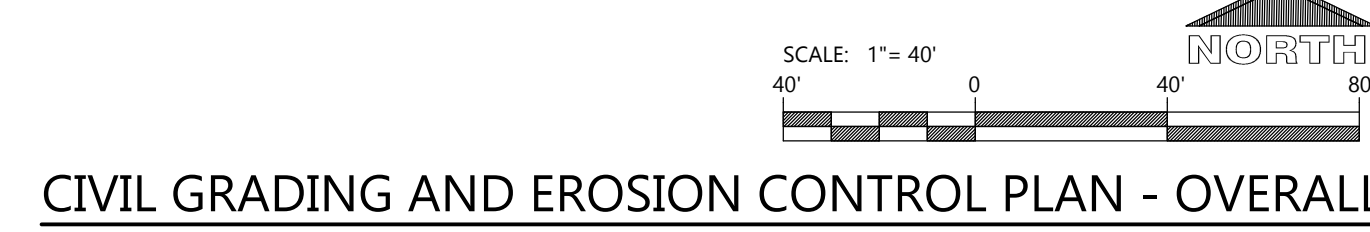
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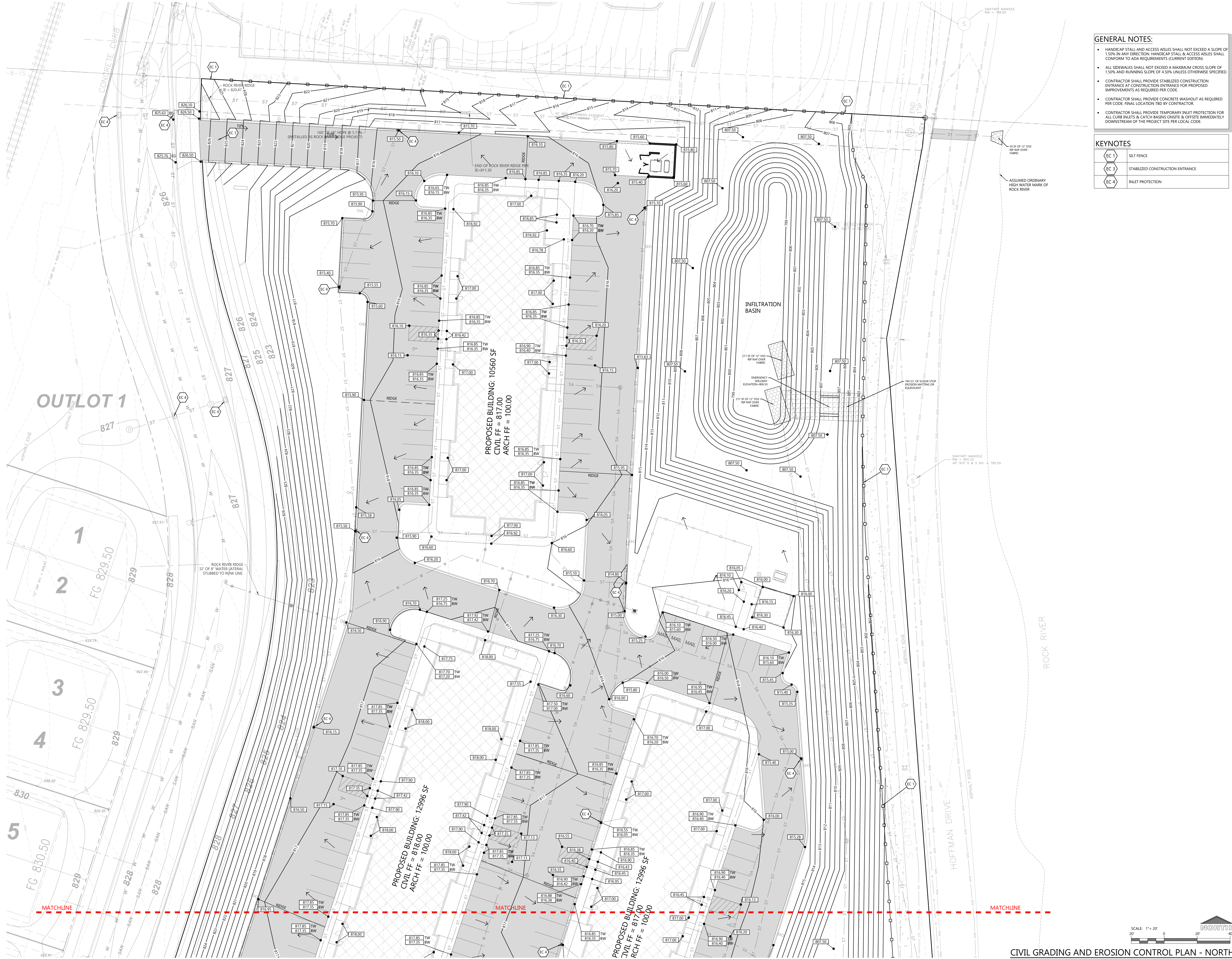
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JOB NUMBER
240136200

SHEET NUMBER
C1.2A



CIVIL GRADING AND EROSION CONTROL PLAN - OVERALL



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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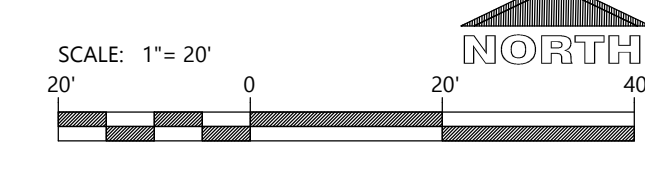
PROFESSIONAL SEAL

PRELIMINARY DATES
 NOV. 8, 2024

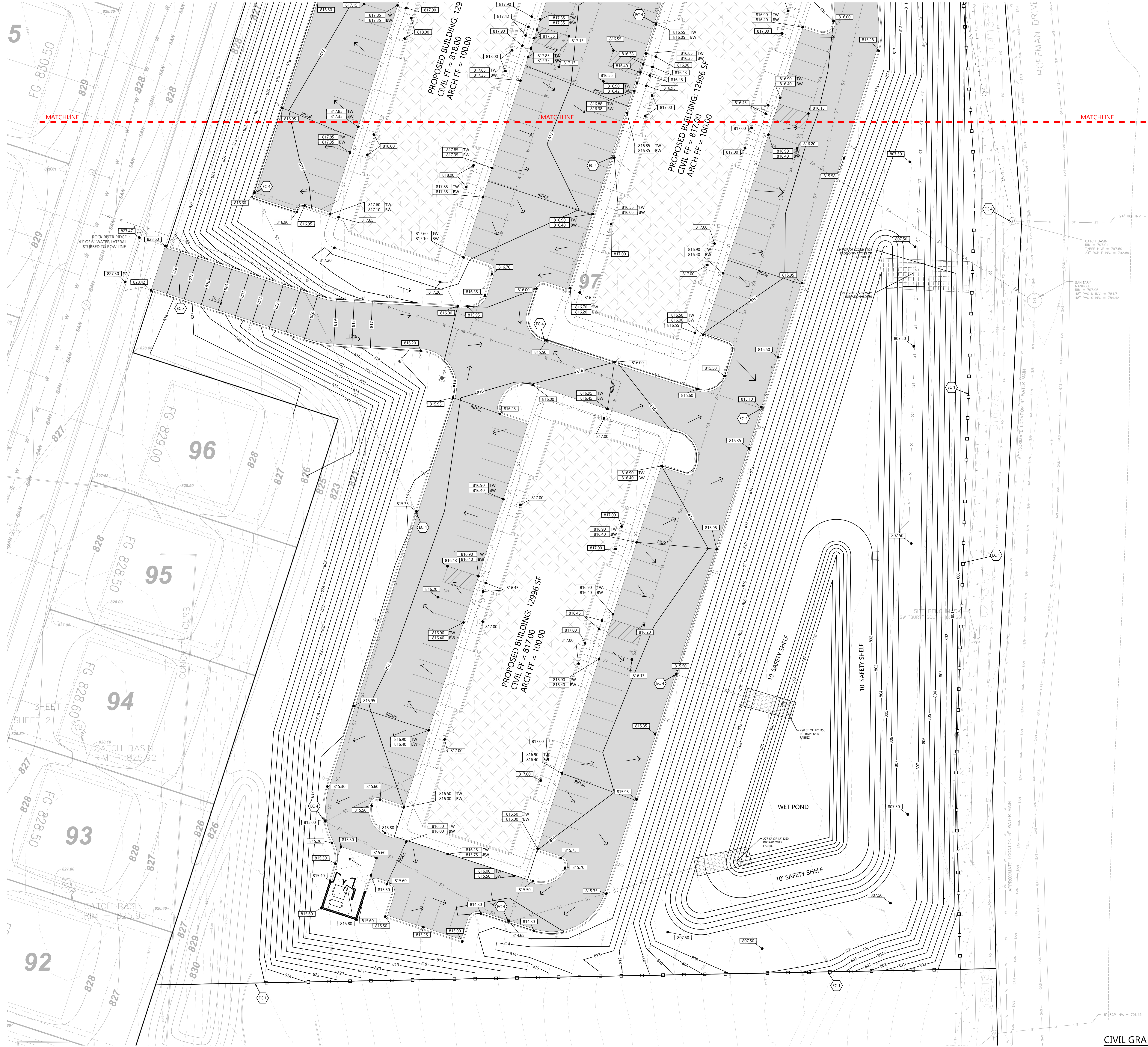
NOT FOR CONSTRUCTION

JOB NUMBER
 240136200

SHEET NUMBER
C1.2B



CIVIL GRADING AND EROSION CONTROL PLAN - NORTH



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



PROJECT INFORMATION

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

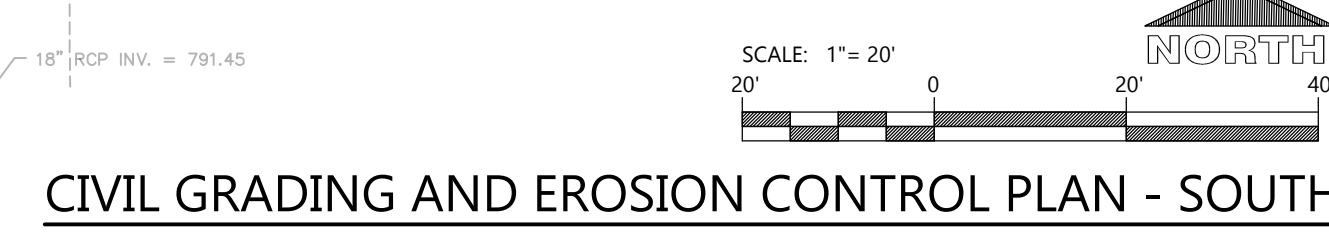
PROFESSIONAL SEAL

PRELIMINARY DATES
 NOV. 8, 2024

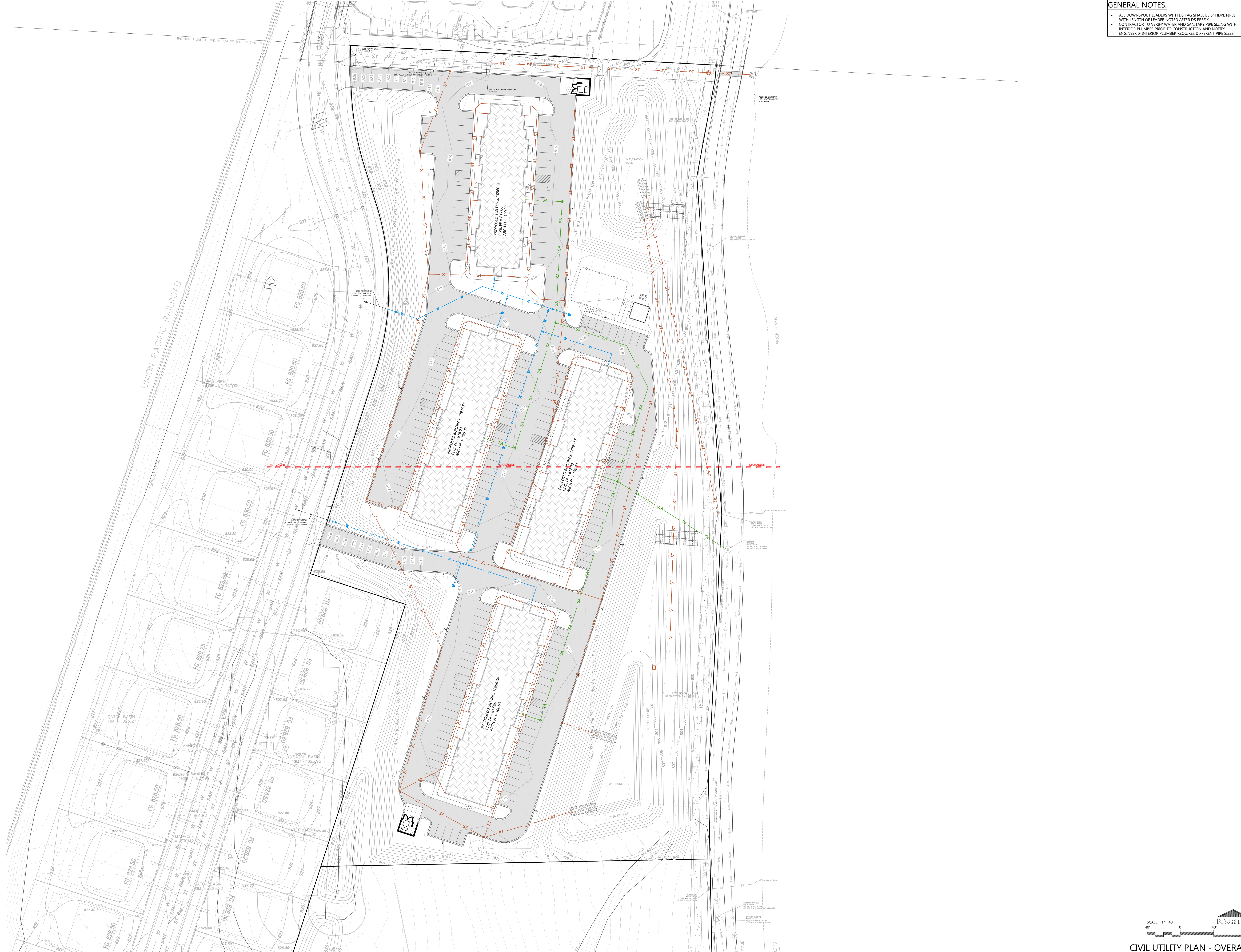
NOT FOR CONSTRUCTION

JOB NUMBER
 240136200

SHEET NUMBER
C1.2C



CIVIL GRADING AND EROSION CONTROL PLAN - SOUTH



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.

EXCEL
 Always a Better Plan
 100 Camelot Drive
 Fond du Lac, WI 54935
 920-926-9800
 excelengineer.com

PROJECT INFORMATION

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

PROFESSIONAL SEAL

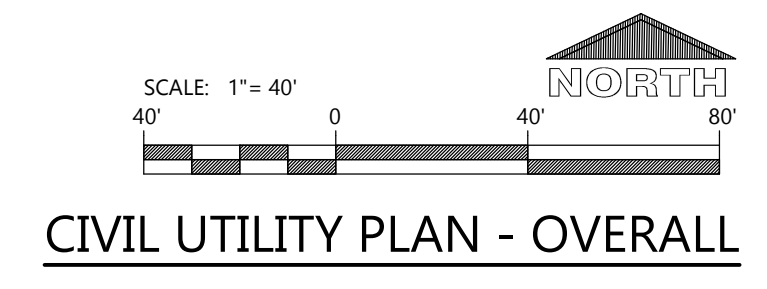
PRELIMINARY DATES

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

NOT FOR CONSTRUCTION

JOB NUMBER
240136200

SHEET NUMBER
C1.3A



HATCH KEY:

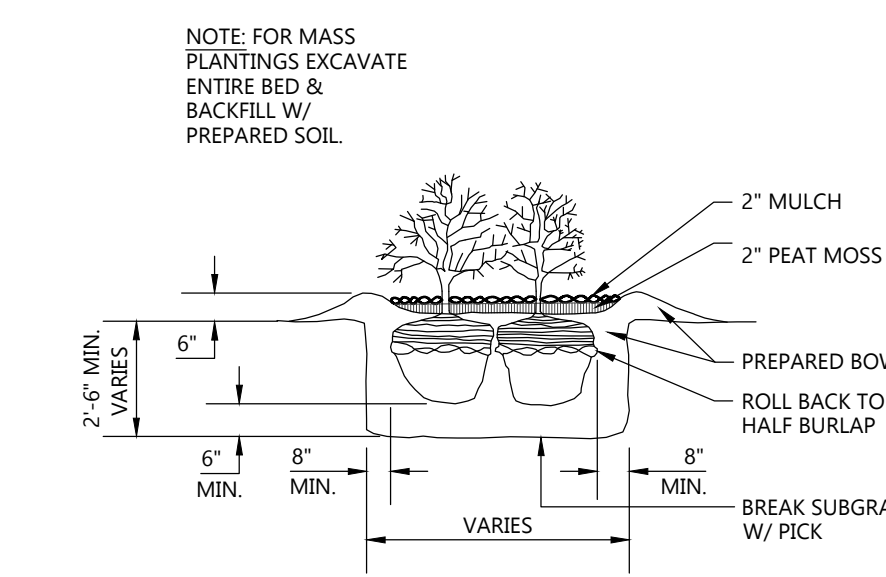
HATCH	LANDSCAPE MATERIAL
	ORGANIC MULCH
	SEEDED LAWN
	EROSION MATTING (TAG C150) OVER NO MOW SEED LAWN CONTRACTOR TO SUBMIT NO MOW SEED MIX TO ENGINEER FOR APPROVAL (1" OR + 4" SLOPES OUTSIDE OF SWM)
	EROSION MATTING (TAG C125) OVER NO MOW SEED LAWN CONTRACTOR TO SUBMIT NO MOW SEED MIX TO ENGINEER FOR APPROVAL (SWALE BOTTOMS & SWM)

LANDSCAPING CALCULATIONS

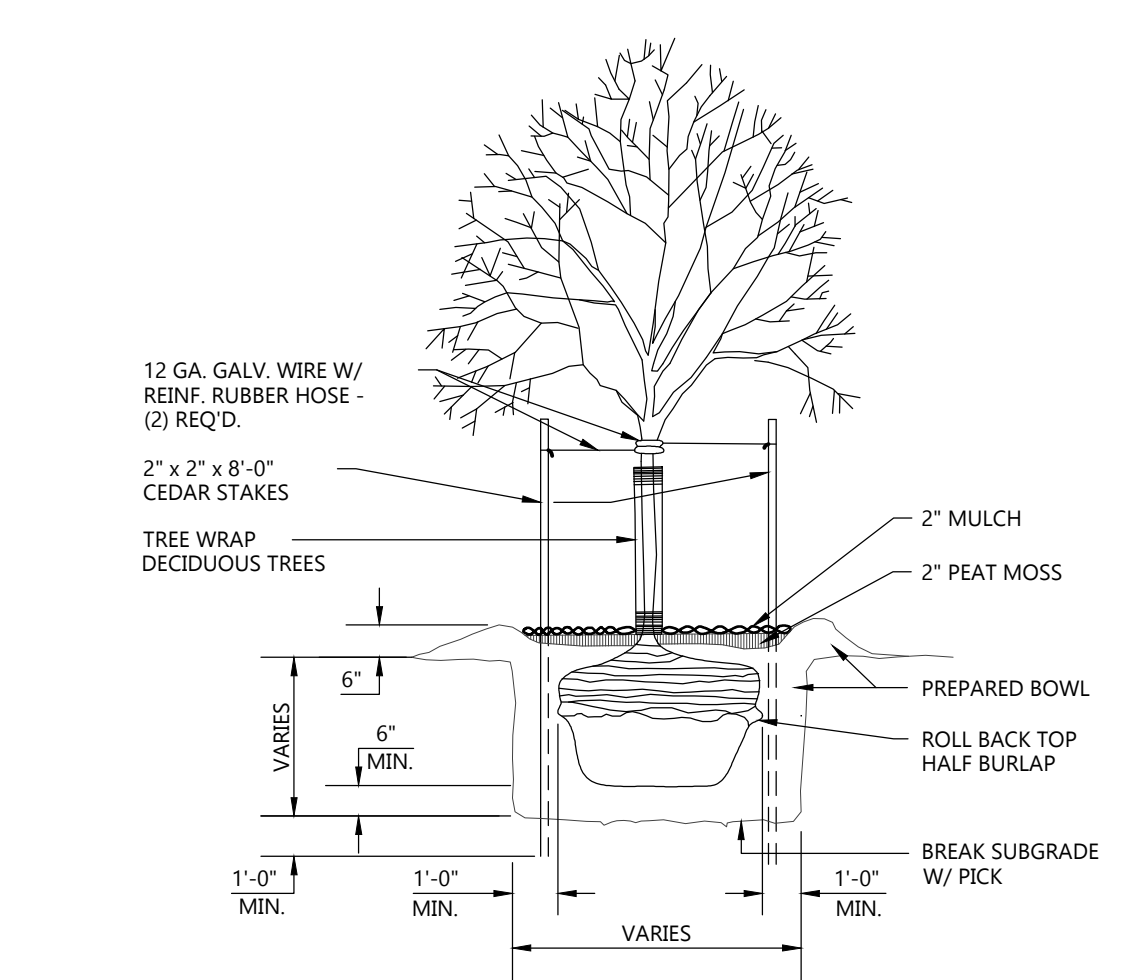
ZONE	REQ. PLANTS	PLANTS PROVIDED
PAVED AREAS	GREATER OF: 100 POINTS PER 20 PARKING STALLS OR 10,000 SQUARE FEET OF PARKING AREA A MINIMUM OF 30% OF POINTS DEVOTED TO CLIMAX/TALL TREES AND 40% TO SHRUBS 100-980 1000*100=1324 POINTS TOTAL REQUIRED 1324*3=398 POINTS MINIMUM TALL TREES 1324*4=530 POINTS MINIMUM SHRUBS	66 (5-POINT) DECIDUOUS SHRUBS 40 (5-POINT) EVERGREEN SHRUBS 530 TOTAL SHRUB POINTS PROVIDED 11 (75-POINT) CLIMAX TREE 825 TOTAL TREE POINTS 1355 POINTS TOTAL PROVIDED
DEVELOPED LOTS	20 POINTS PER 1,000 SQUARE FEET OF BUILDING FOOTPRINT 1000*20=20000 POINTS REQ'D	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*50=327 MINIMUM 164 TALL CLIMAX MINIMUM 99 MEDIUM	HOFFMAN ROAD 5 (75-POINT) CLIMAX=375 8 (20-POINT) MEDIUM=160 535 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*4=2548+536)/100*50=1,234 POINTS REQ'D	131 (5-POINT) DECIDUOUS SHRUBS 9 (3-POINT) DECIDUOUS SHRUBS 81 (5-POINT) EVERGREEN SHRUBS 55 (3-POINT) EVERGREEN SHRUBS TOTAL 1,234 POINTS PROVIDED

LANDSCAPING PLANTING SCHEDULE

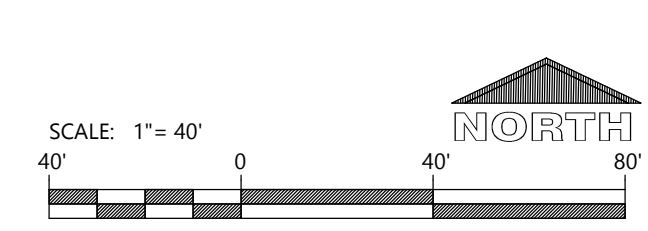
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY	POINTS
DECIDUOUS TREES					
	Sugar Maple	Acer saccharum	2"	6	75
	Red Oak	Quercus rubra	2"	8	75
	Ginkgo	Ginkgo biloba	2"	5	75
	River Birch	Betula nigra	2"	7	15
EVERGREEN TREES					
	American Arborvitae	Thuja occidentalis	2"	15	4'-10"
	Austrian Pine	Pinus nigra	4"	7	40
	Black Hills Spruce	Picea glauca	4"	11	40
DECIDUOUS SHRUBS					
	Common Lilac	Syringa vulgaris	24"	81	5
	Weigela	Weigela Florida 'courtaot'	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" x 15"	48	5
	Arcadia Juniper	Juniperus sabinna 'arcadia'	24"	55	3
	Ware American Arborvitae	Thuja occidentalis 'Robusta'	36"	19	5
	Hummelwell Yew	Taxus cuspidata 'Expansa'	24"	21	5
	Mugo Pine	Pinus mugo	12"	33	5
PERENNIALS					
	Hostas	Hostas 'Royal Standard'	1 gal pot	11	



SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



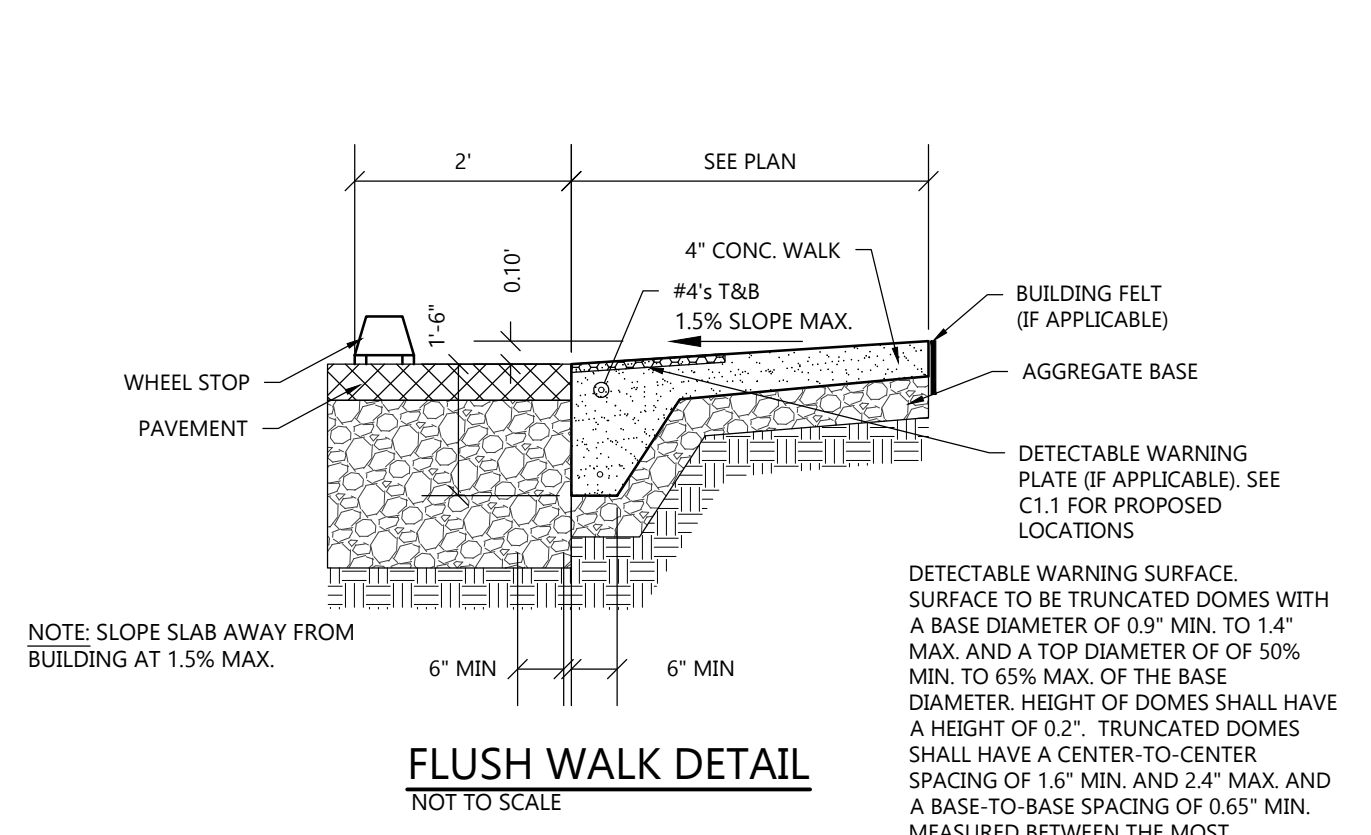
PROFESSIONAL SEAL

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

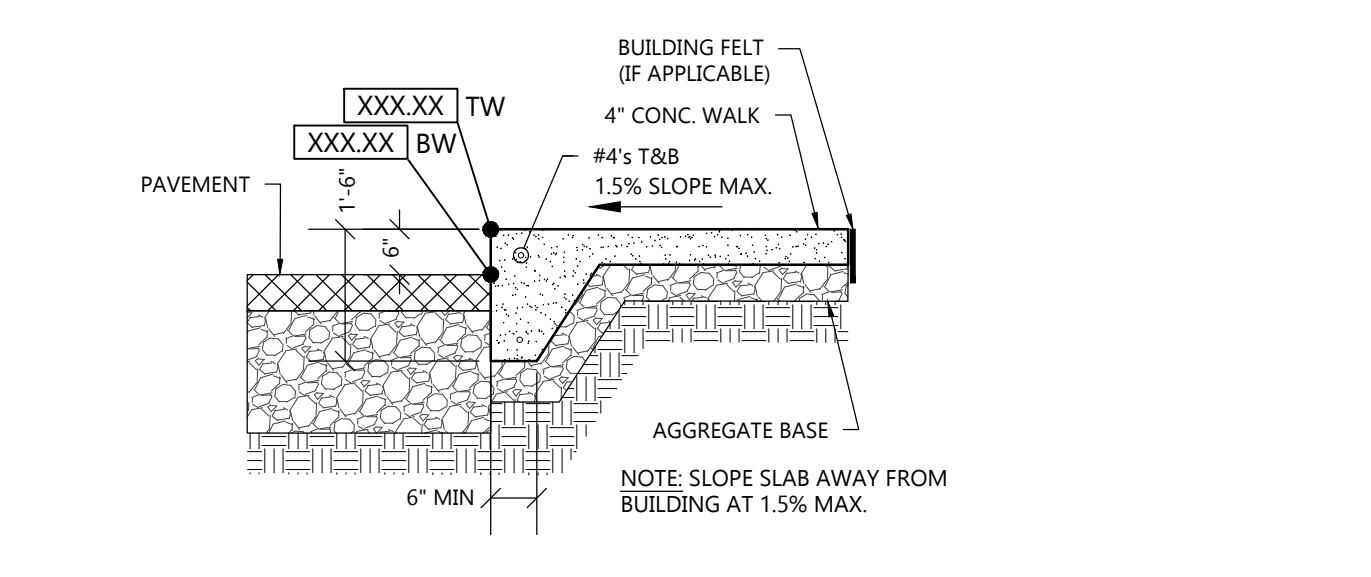
NOT FOR CONSTRUCTION

JOB NUMBER
240136200

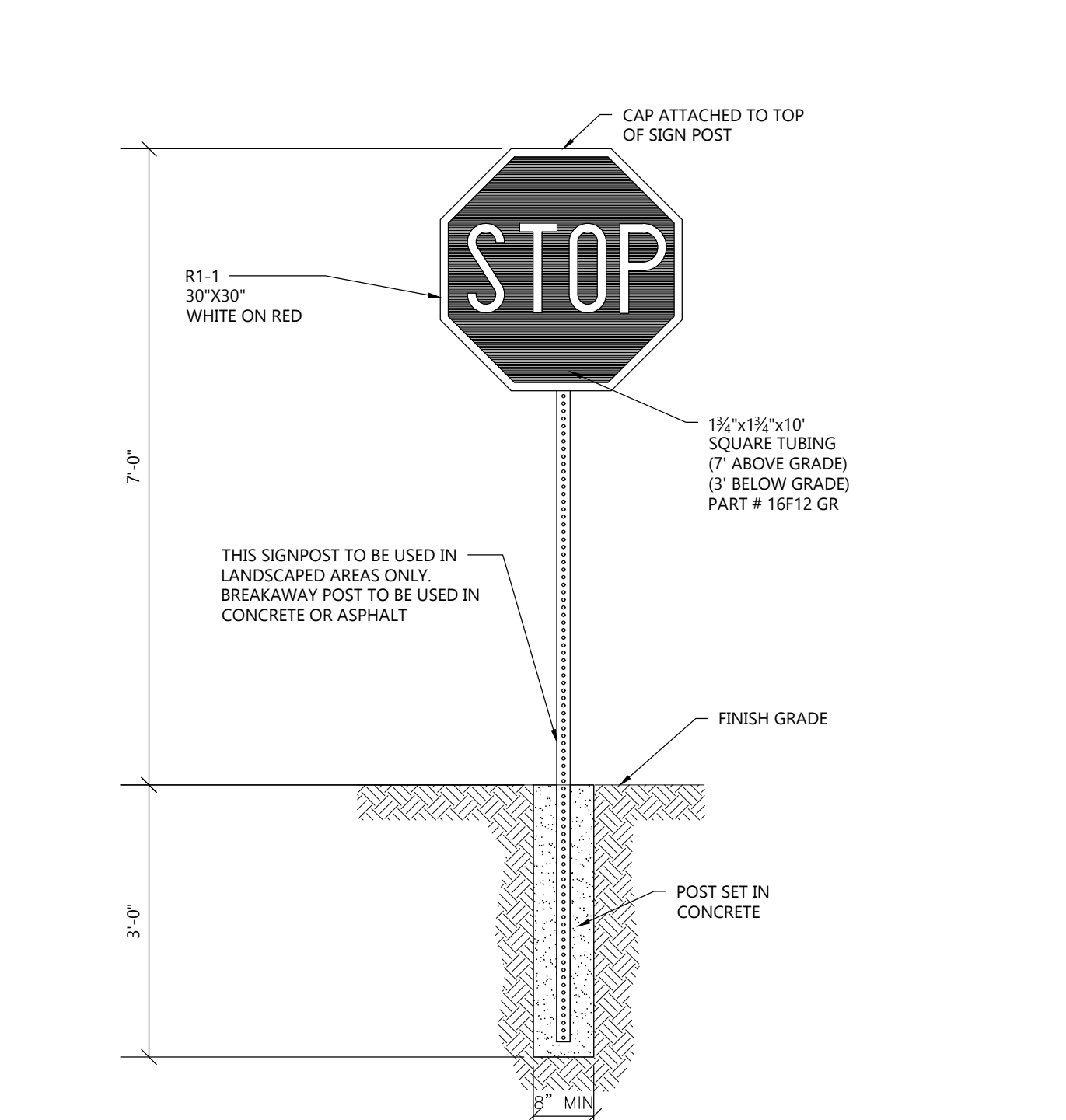
SHEET NUMBER
C1.4



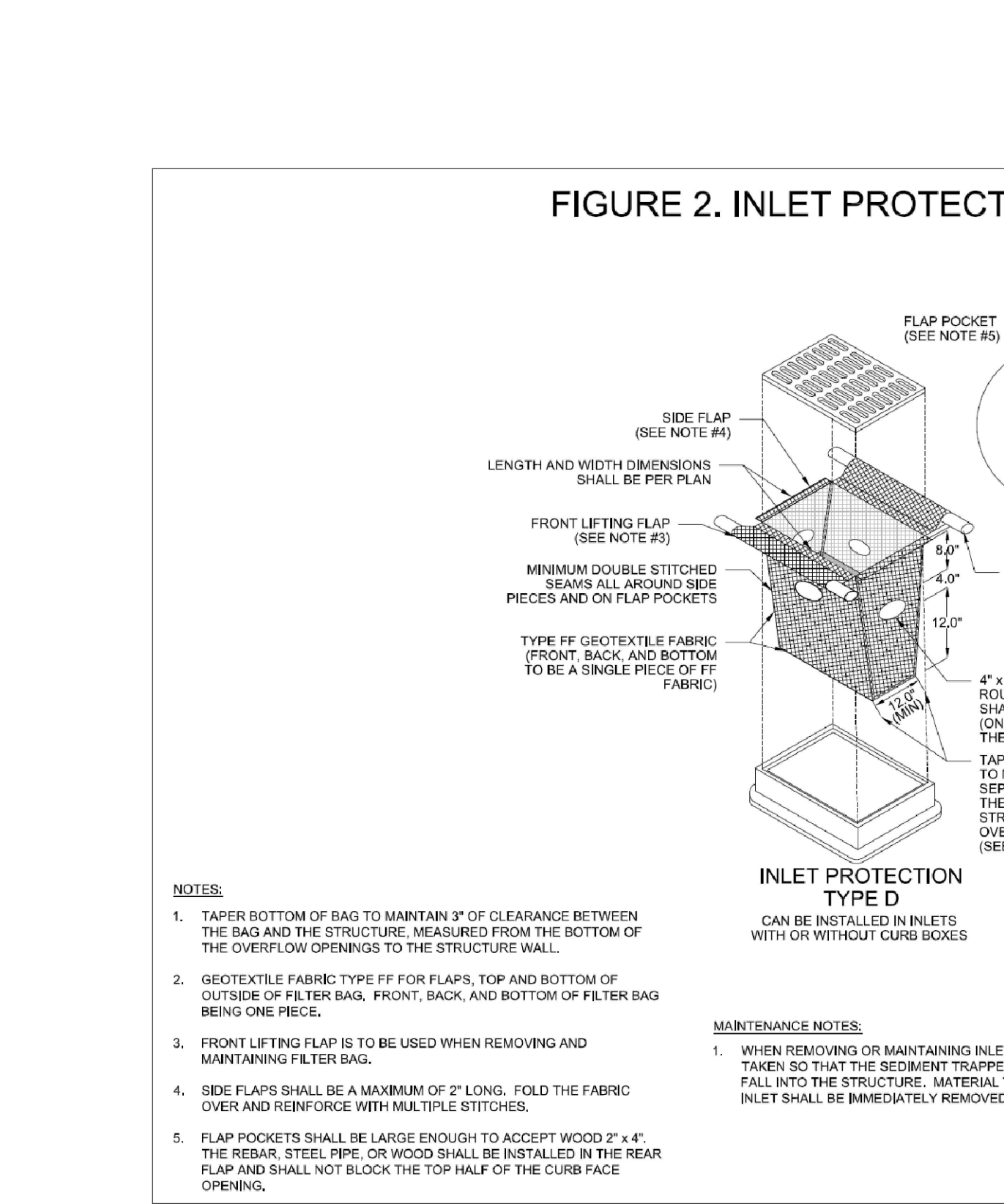
FLUSH WALK DETAIL
NOT TO SCALE



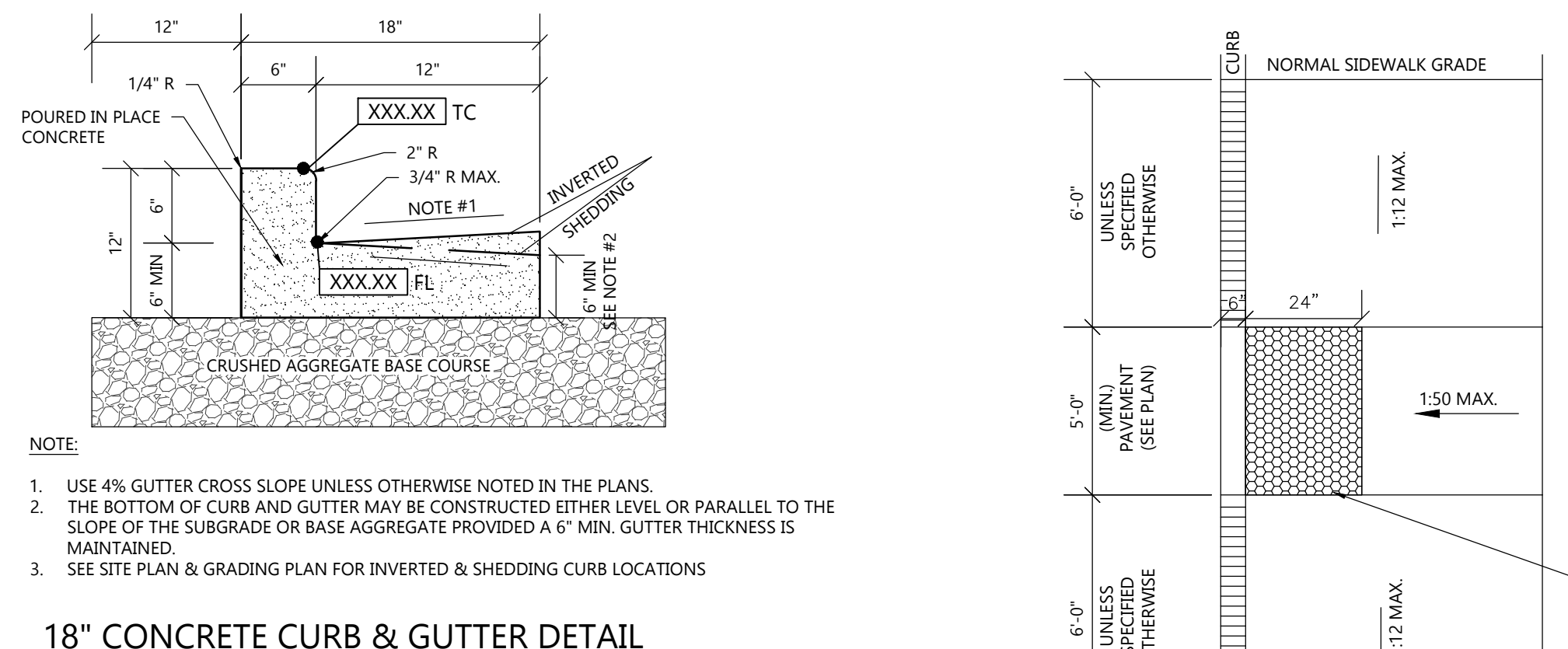
RAISED WALK DETAIL
NOT TO SCALE



STOP SIGN WITH CONCRETE BASE DETAIL
NOT TO SCALE



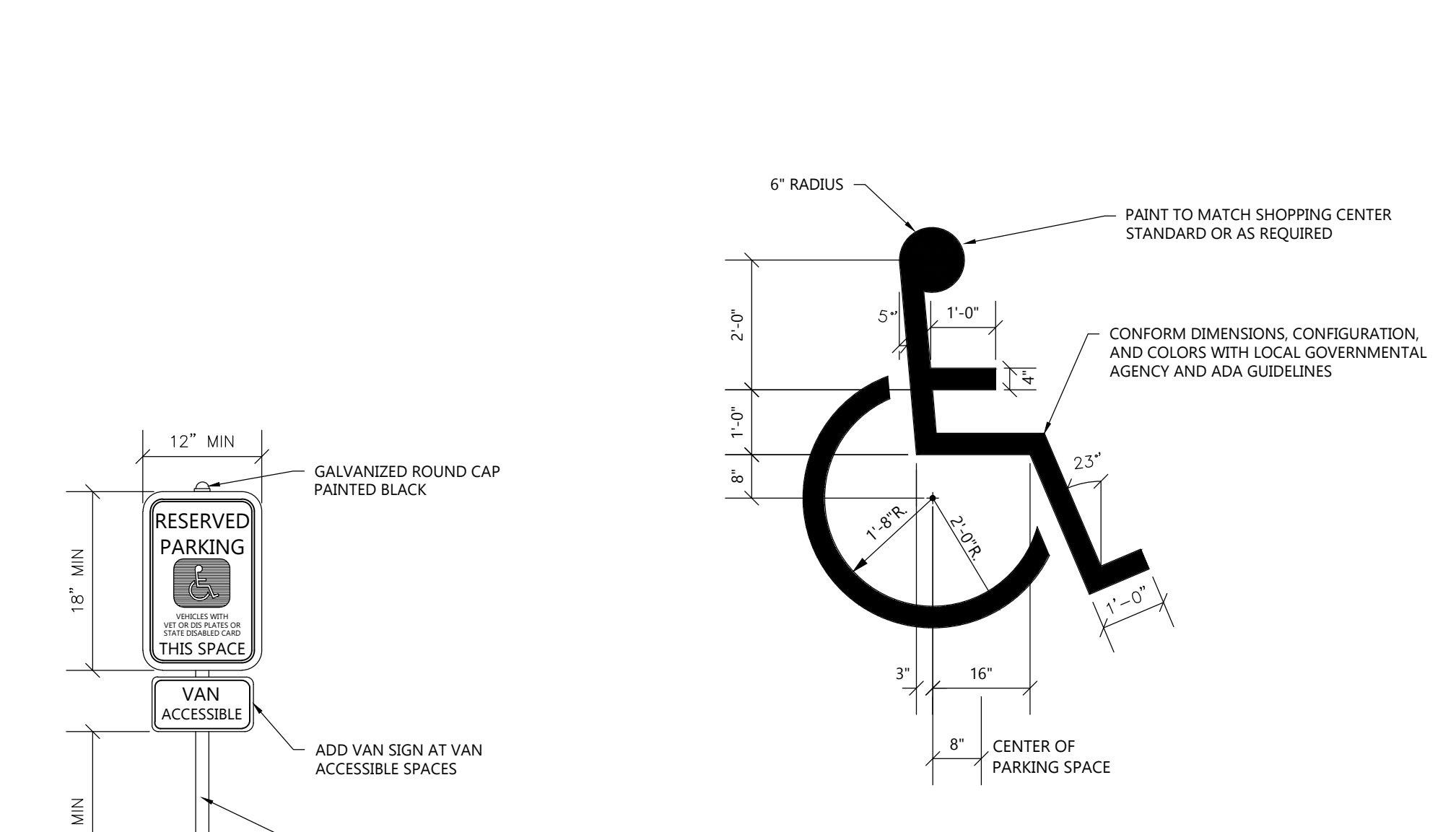
INLET PROTECTION DETAIL
NOT TO SCALE



18\"/>



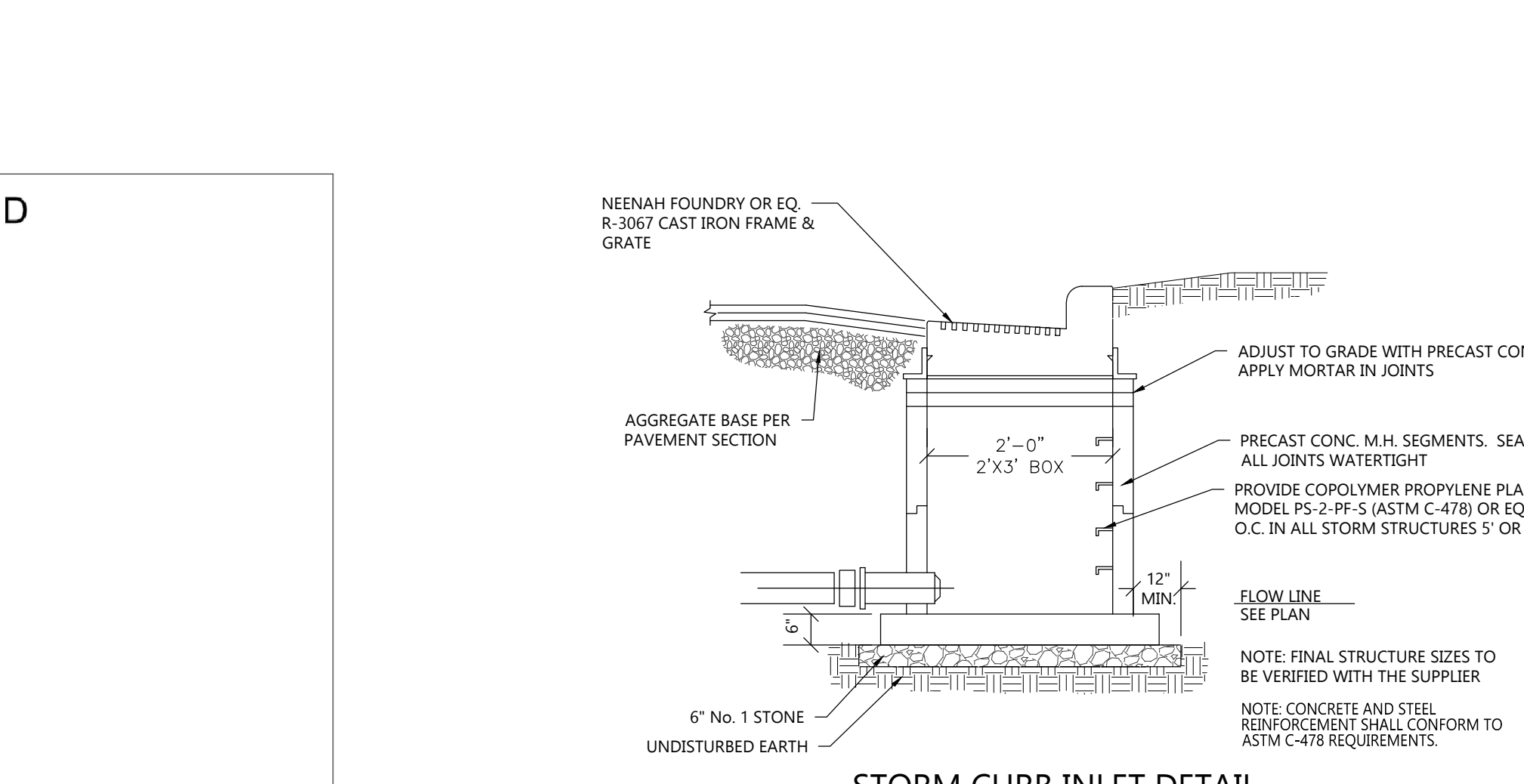
ADA SIDEWALK RAMP DETAIL
NOT TO SCALE



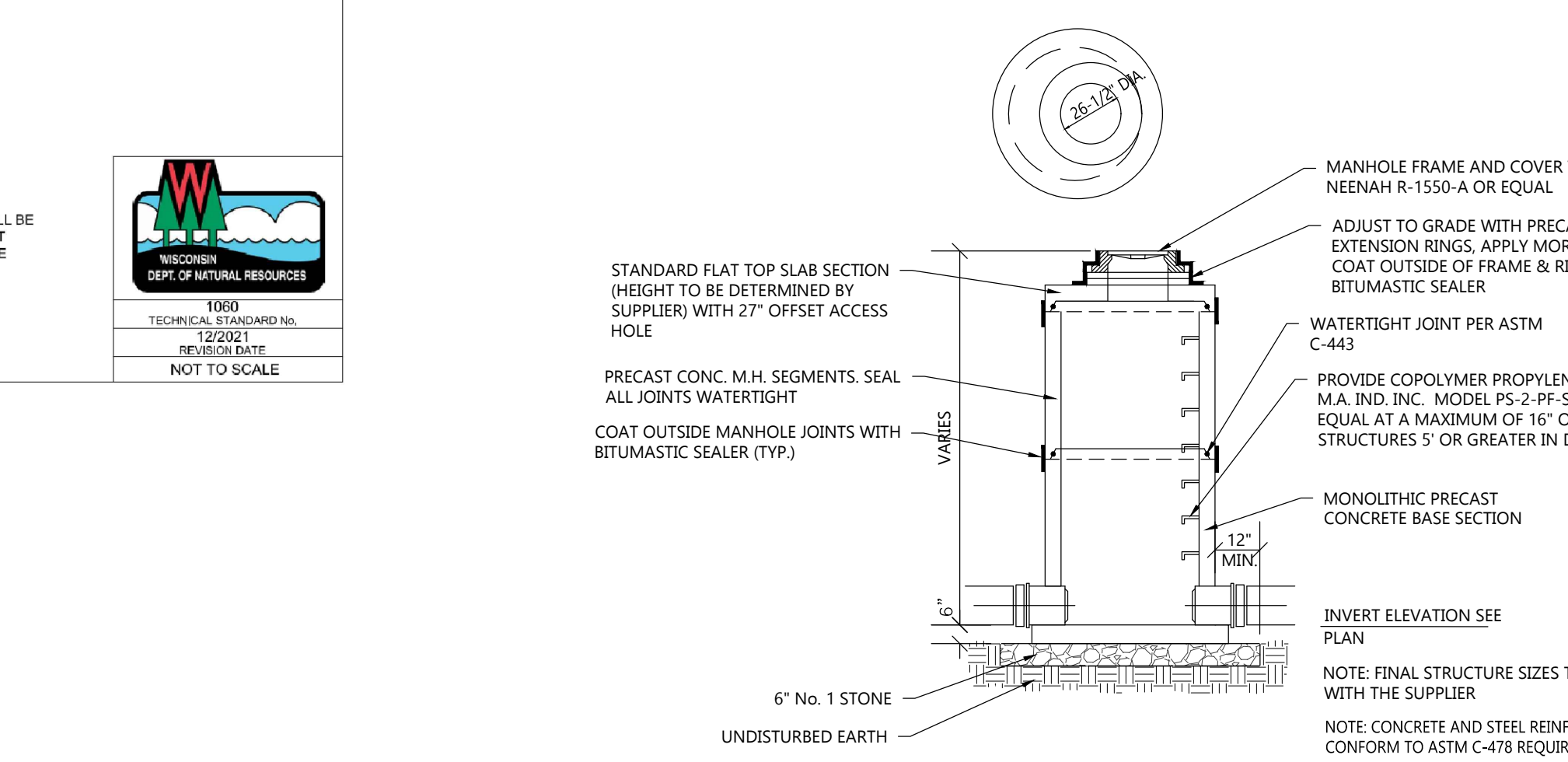
HANDICAP STALL SYMBOL
NOT TO SCALE



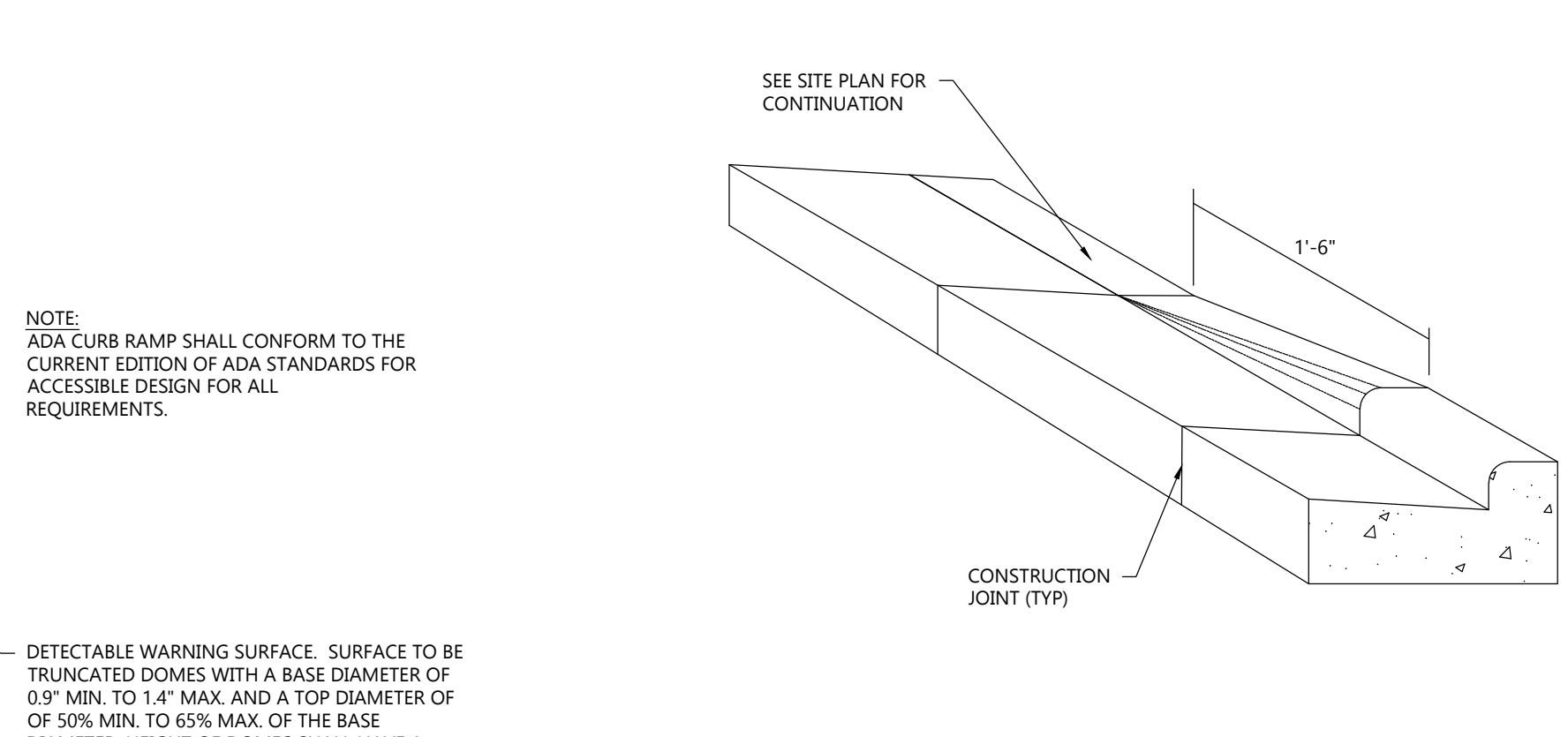
HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL
NOT TO SCALE



STORM CURB INLET DETAIL
NOT TO SCALE



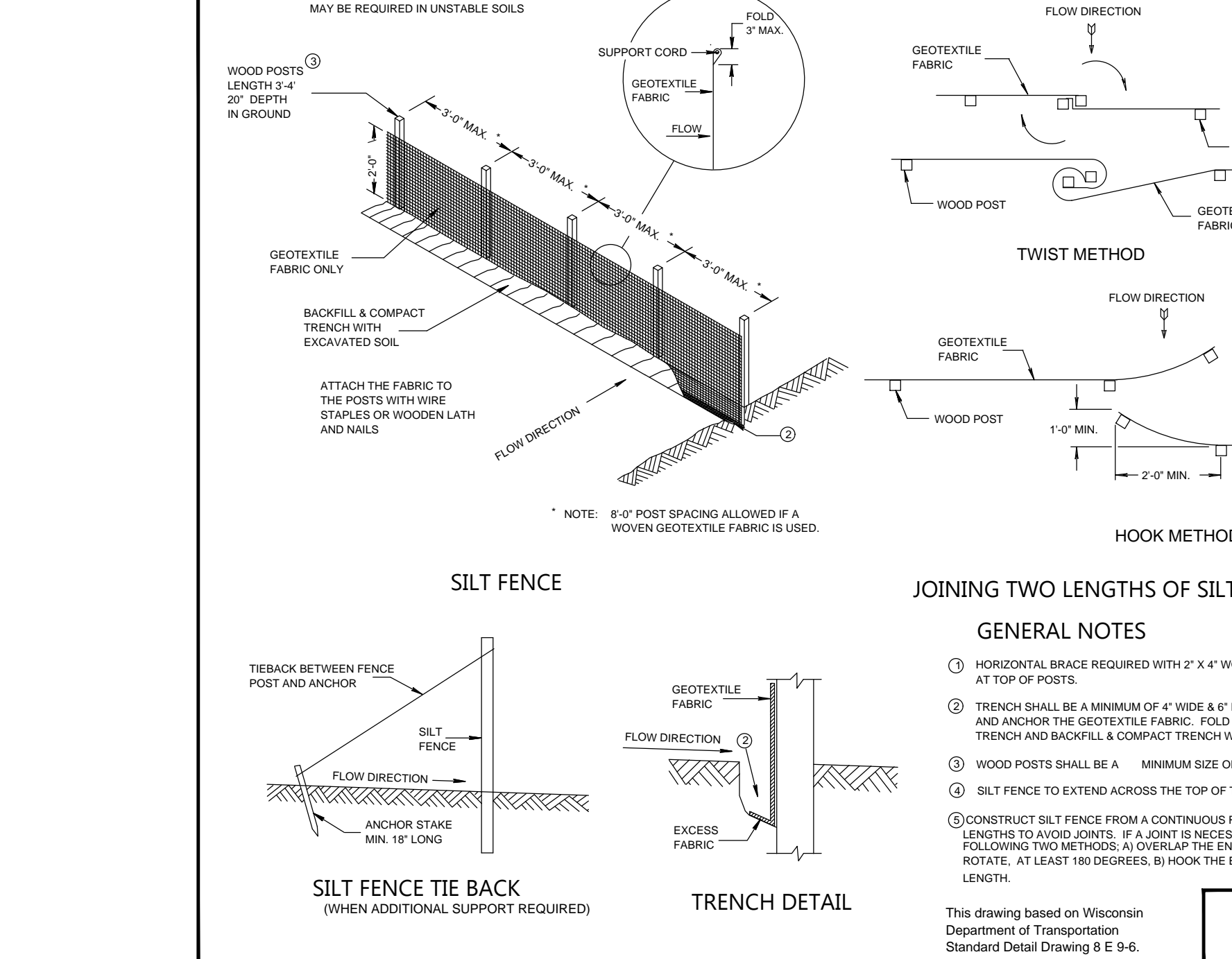
SANITARY MANHOLE DETAIL
NOT TO SCALE



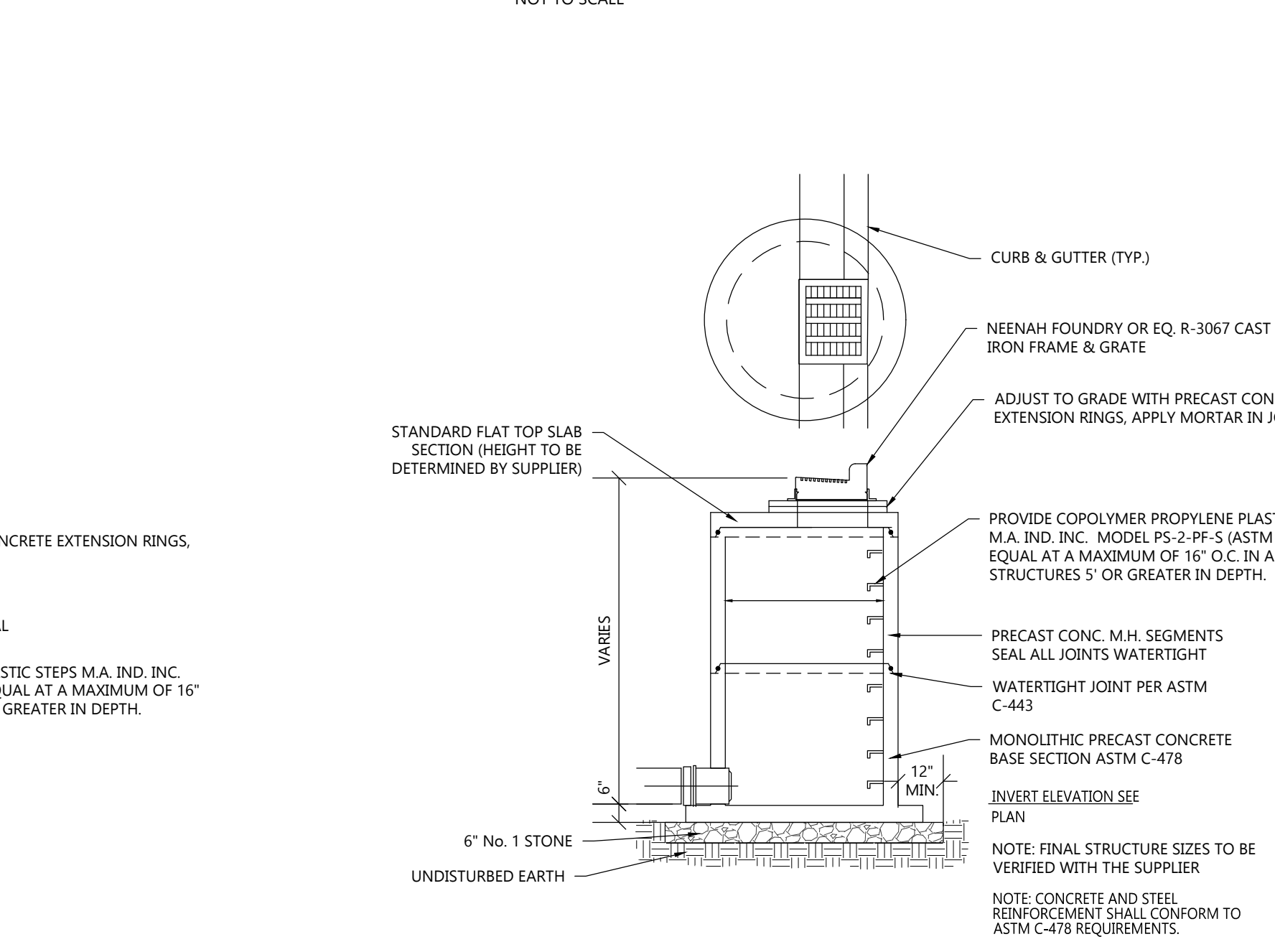
CURB TAPER DETAIL
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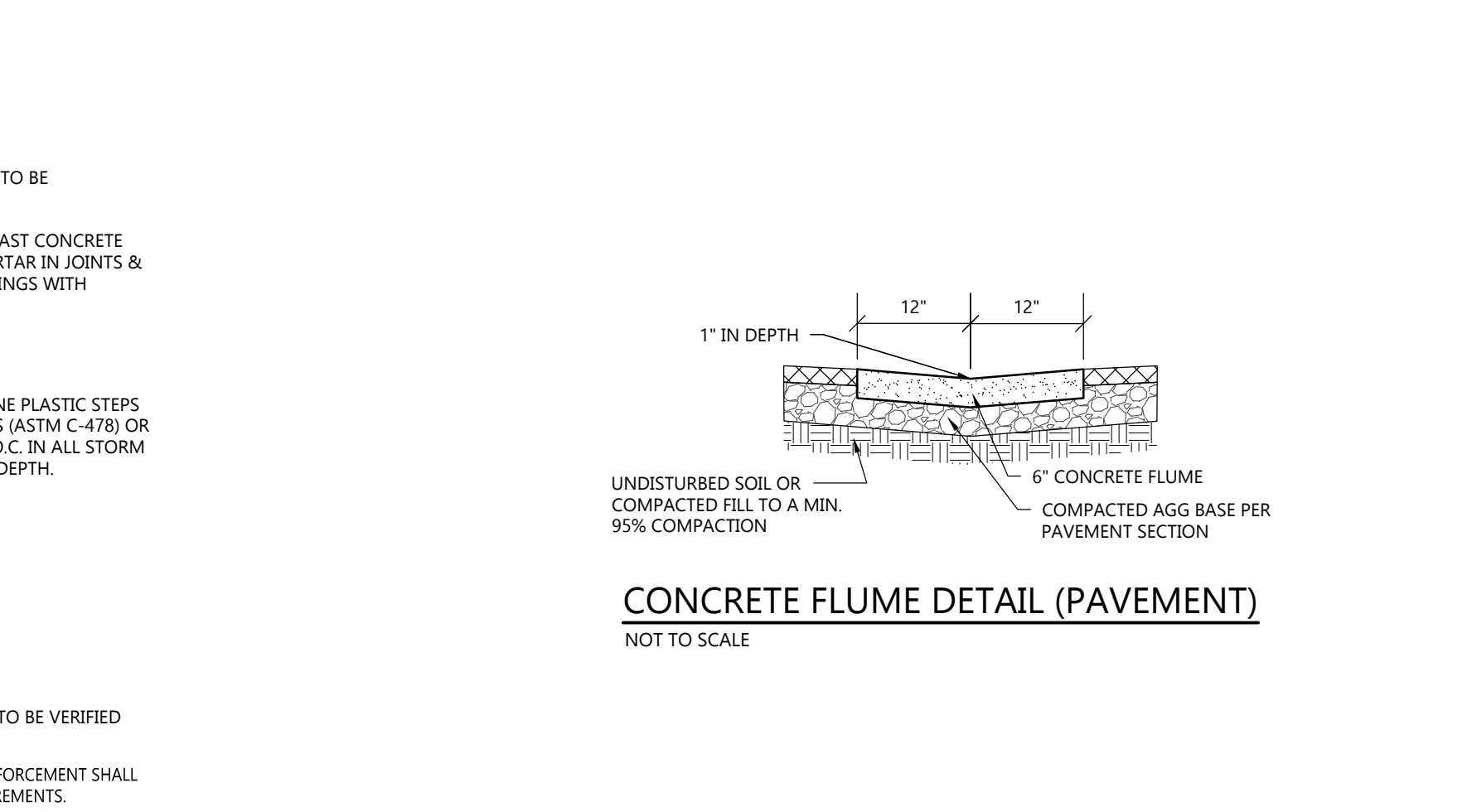
CURB CUT DETAIL
NOT TO SCALE



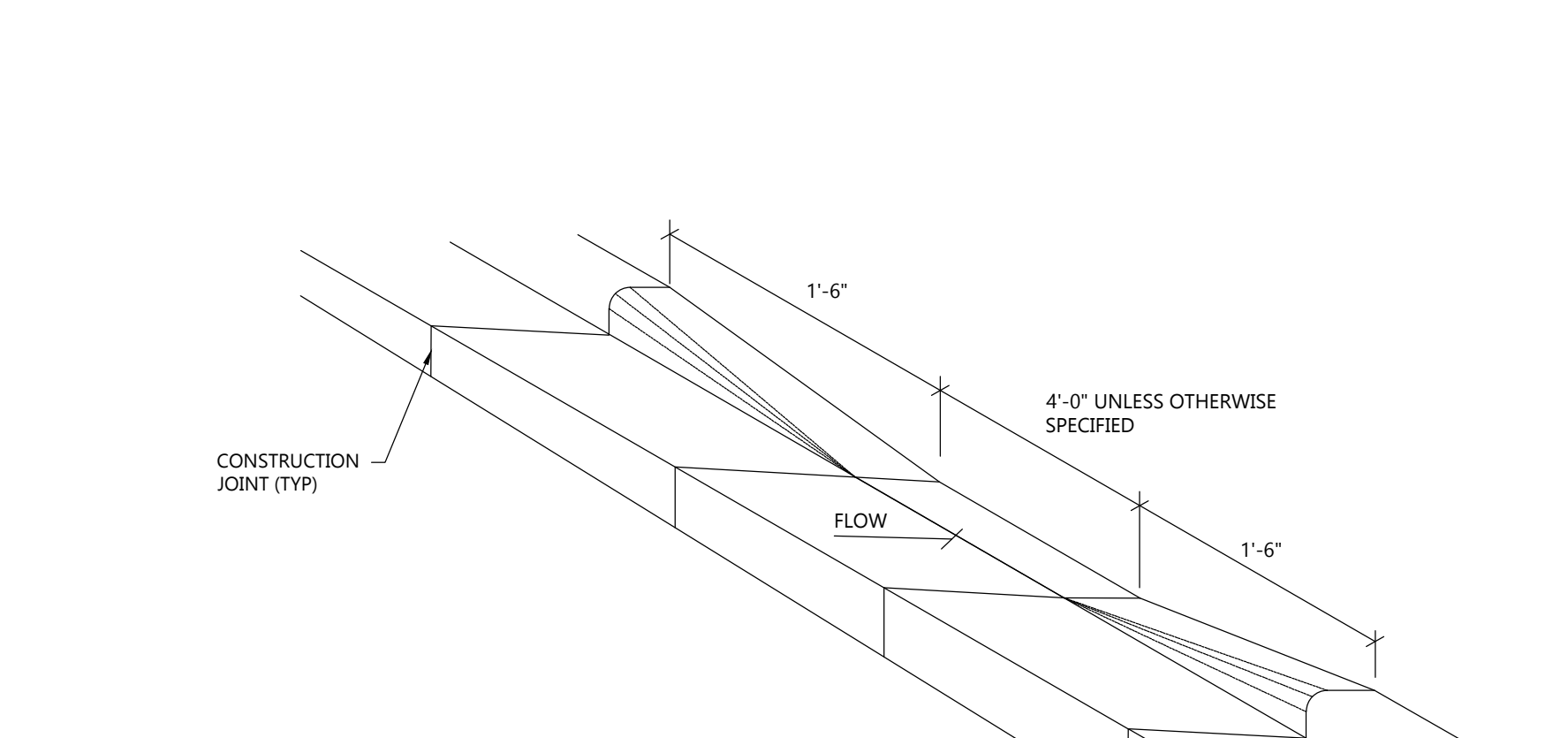
SILT FENCE - INSTALLATION DETAIL
NOT TO SCALE



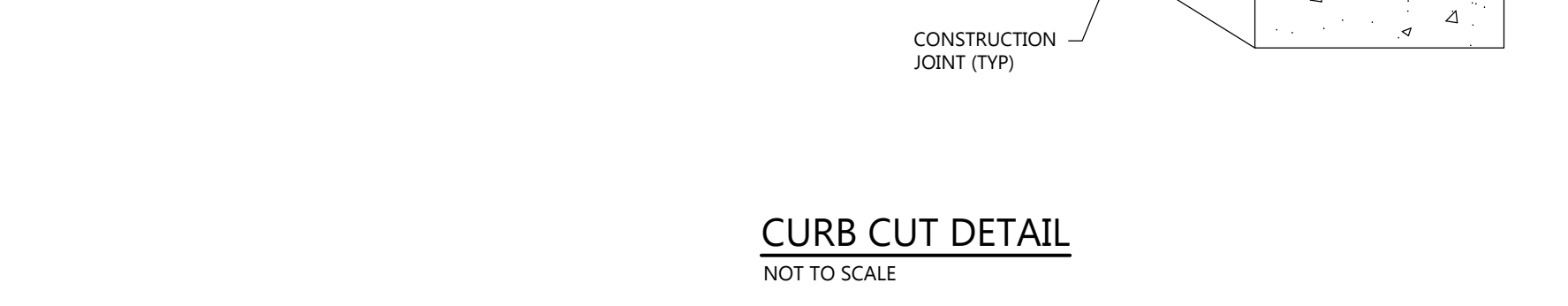
STORM CURB INLET W/ ROUND STRUCTURE DETAIL
NOT TO SCALE



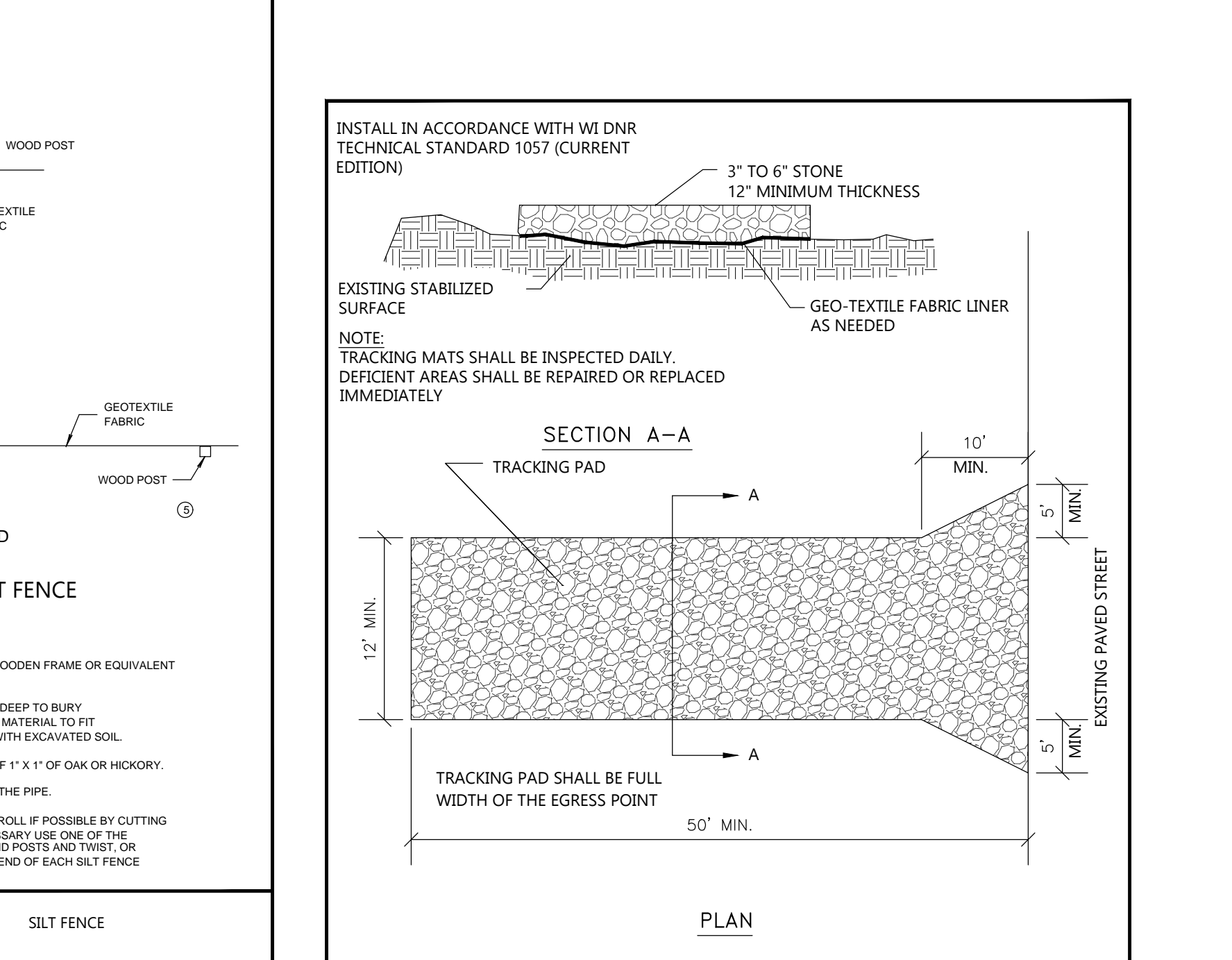
CONCRETE FLUME DETAIL (PAVEMENT)
NOT TO SCALE



CURB CUT DETAIL
NOT TO SCALE



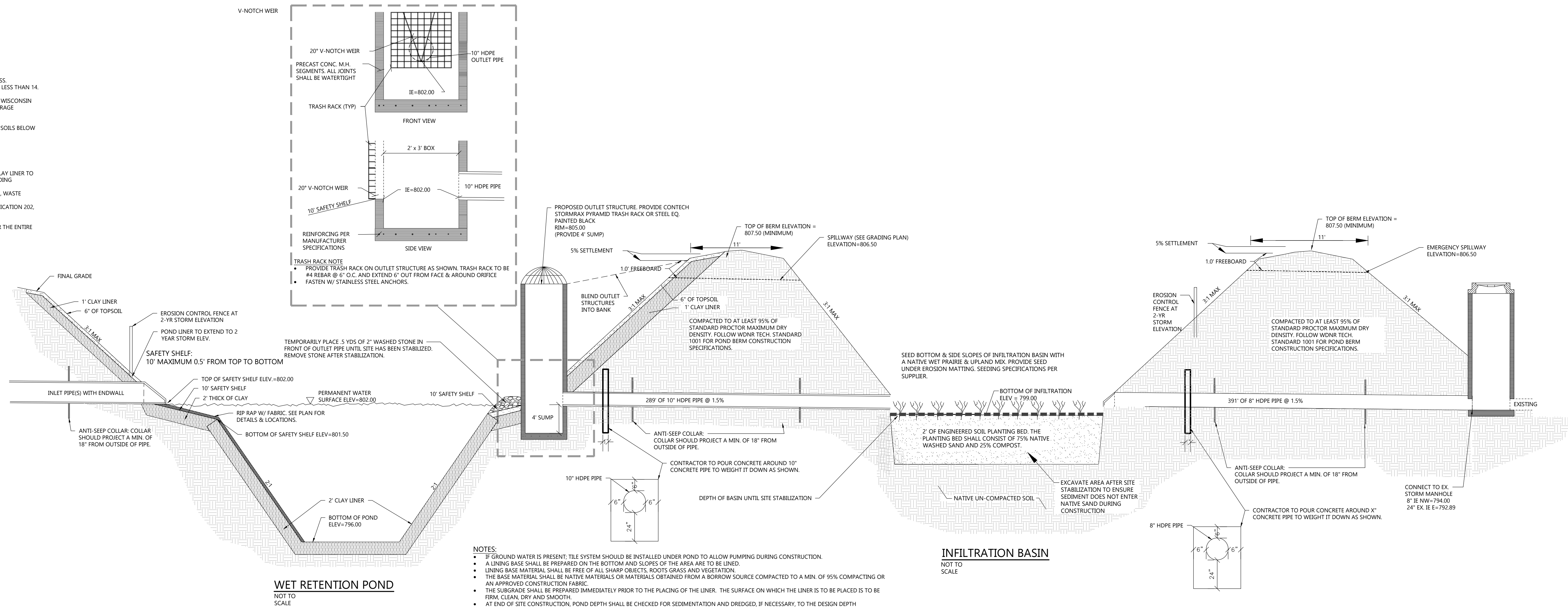
TRACKPAD DETAILS
NOT TO SCALE



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

- 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 NO VALUE LESS THAN 14
 - AVERAGE PL 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.



PROFESSIONAL SEAL

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

JOB NUMBER
240136200

SHEET NUMBER

C2.1

PROJECT INFORMATION

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

Project	Catalog #	Type
Prepared by	Notes	Date



Lumark
Prevail Discrete LED

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

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

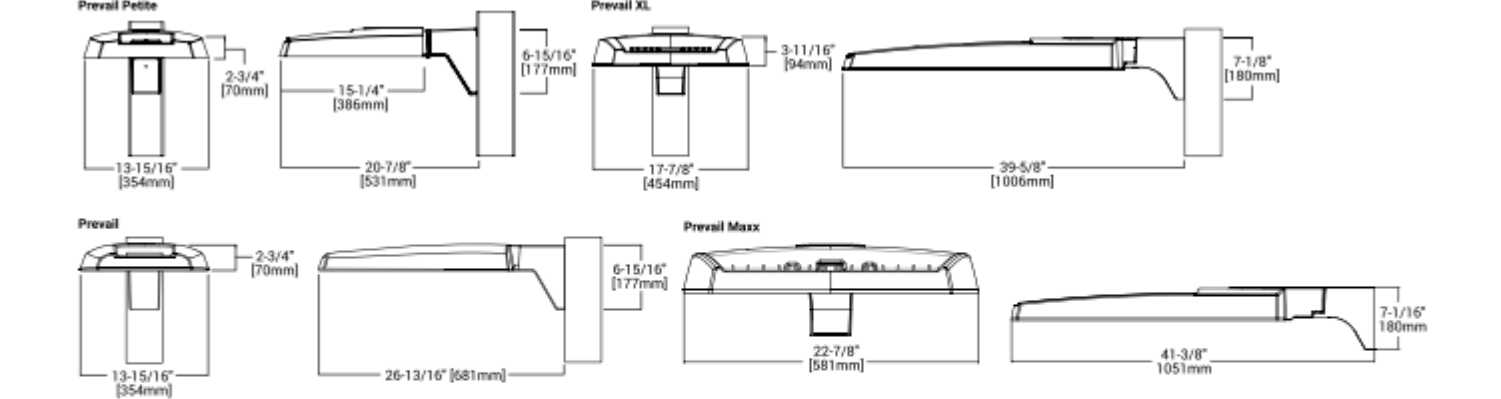
Quick Facts

- 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 TOW 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



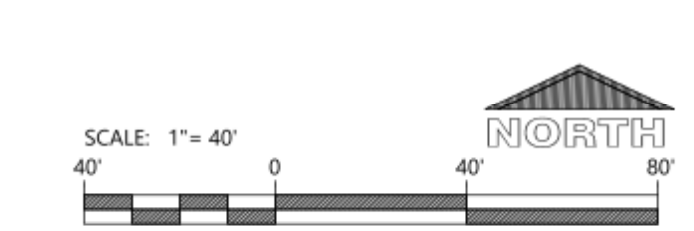
NOTES:
1. See Cooper Lighting website for uniformity qualifications. Not for product variations or ETC qualified.
2. See Lumark for 3000K CCT and warmer only.



FIG00000EN page 1
JANUARY 2024

Symbol	Label	Quantity	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Manufacturer	Light Loss Factor	Wattage	Wattage
	L13	21	PRV-P-PA1A-730-U-T3	PREVAIL AREA AND WALL LUMINAIRE (1) 70 CRI, 3000K, 375mA LIGHT ENGINE WITH 24 LEDs AND TYPE III OPTICS	24	169	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	1	30.7	
	L12	7	PRV-P-PA1A-730-U-T2U	PREVAIL AREA AND WALL LUMINAIRE (1) 70 CRI, 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-P-PA1A-730-U-T4W	PREVAIL AREA AND WALL LUMINAIRE (1) 70 CRI, 3000K, 375mA LIGHT ENGINE WITH 24 LEDs AND TYPE IV WIDE OPTICS	24	165	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	1	30.7	

Statistics										
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				
Calc Zone #1	+	0.2 fc	2.0 fc	0.0 fc	N/A	N/A				



CIVIL SITE PHOTOMETRIC PLAN & DETAILS

PROFESSIONAL SEAL

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

JOB NUMBER
240136200

SHEET NUMBER
C3.1

NOT FOR CONSTRUCTION