JOHNSONVILLE SAUSAGE, LLC

SITE PLAN / PLANNING COMMISSION SUBMITTAL

PERRY WAY FOODS | ADDITIONS

PROJ. NO. 2024-110

Project Description:
Johnsonville operates a business utilizing agricultural services on the premises at 1222 Perry Way, Watertown, WI. Building additions will occur on the front and back sides for storage, mechanical, and wastewater screening improvements.
Exterior will match existing. An existing, unused dock will be put back into use.
Parking will be redone and expanded. Surface drainage retention will be relocated on-site.

Property Legal Description:
Lot 2 of Certified Survey Map No. 2009, recorded in Volume 6 of Certified Surveys on Page 286, as Document No. 829547 being a part of the Southeast 1/4 of the Northeast 1/4 of Section 7, and a part of Outlot 39 located in the Southwest 1/4 of the
Northwest 1/4 of Section 8, all in Township 8 North, Range 15 East, City of Watertown, Jefferson County, Wisconsin.

Tax Key No.:
28-291-0815-0714-005

Address:
1222 Perry Way, Watertown, WI 53094

SITE LOCATION MAP

SHEET INDEX:

REVISED PER CITY COMMENTS ON 2/17/25

SUBMITTAL DATE: 2/10/2025

ABACUS ARCHITECTS

EAST FACADE - PARKING LOT/ MAIN ENTRANCE

WEST FACADE - LOADING DOCKS

ABACUS ARCHITECTS

REVISIONS:

△	DATE	ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

ISSUED DATE: FEBRUARY 10TH, 2025

PERRY WAY FOODS | ADDITIONS AND ALTERATIONS

JOHNSONVILLE SAUSAGE, LLC

1222 PERRY WAY, WATERTOWN, WISCONSIN 53094

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 VEL R. PHILLIPS AVE. SUITE 210. MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: AK

CHECKED BY: KS

CITY RENDERINGS

A
901

PROJ. NO. 2024-110

GENERAL ROOF NOTES

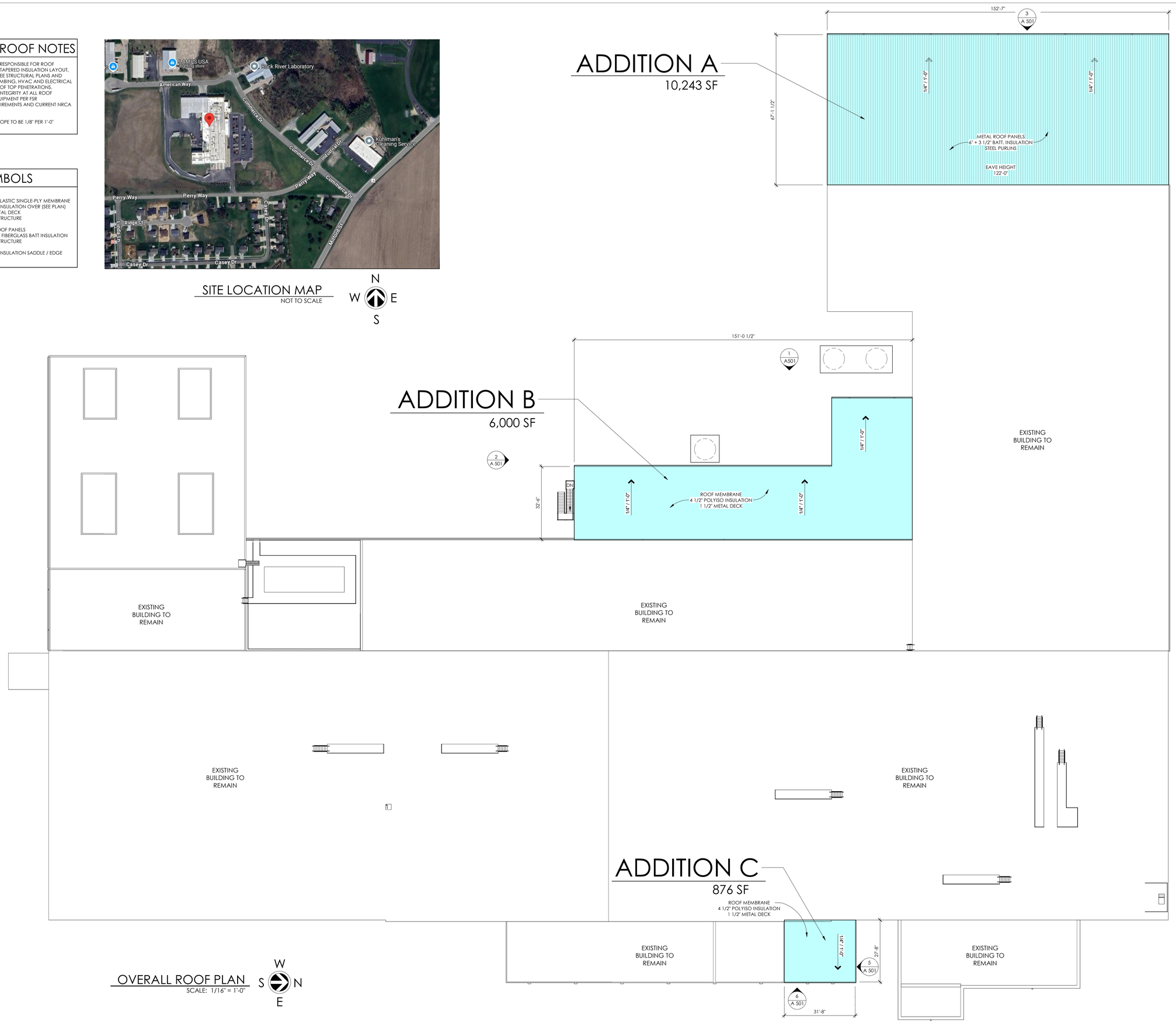
- ROOF CONTRACTOR IS RESPONSIBLE FOR ROOF DRAINAGE INCLUDING TAPERED INSULATION LAYOUT, CRICKETS & SADDLES. SEE STRUCTURAL PLANS AND COORDINATE WITH PLUMBING, HVAC AND ELECTRICAL CONTRACTORS FOR ROOF TOP PENETRATIONS. PROVIDE WATER TIGHT INTEGRITY AT ALL ROOF PENETRATIONS AND EQUIPMENT PER FSR MANUFACTURERS REQUIREMENTS AND CURRENT NRCA STANDARDS.
- TAPERED INSULATION SLOPE TO BE 1/8" PER 1'-0" MINIMUM.

ROOF SYMBOLS

- THERMOPLASTIC SINGLE-PLY MEMBRANE POLYISO INSULATION OVER (SEE PLAN) 1 1/2" METAL DECK SLOPED STRUCTURE
- METAL ROOF PANELS 6" + 3 1/2" FIBERGLASS BATT INSULATION SLOPED STRUCTURE
- TAPERED INSULATION SADDLE / EDGE STRIP

SITE LOCATION MAP
NOT TO SCALE

N W E S



OVERALL ROOF PLAN
SCALE: 1/16" = 1'-0"

W S N E

ABACUS ARCHITECTS

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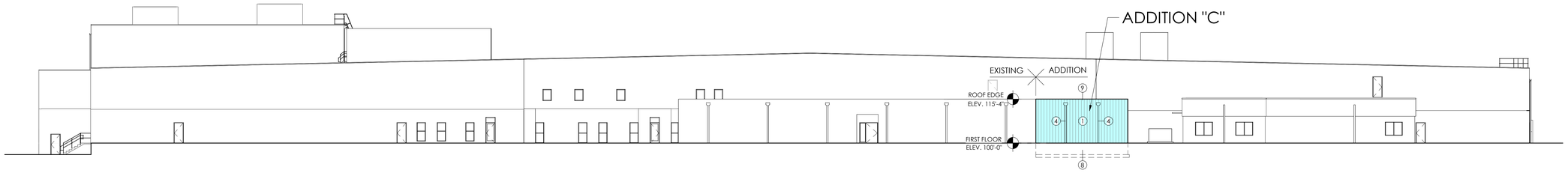
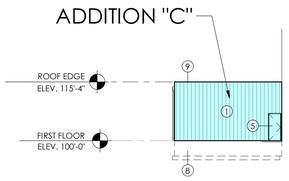
OVERALL ROOF PLAN

A
701

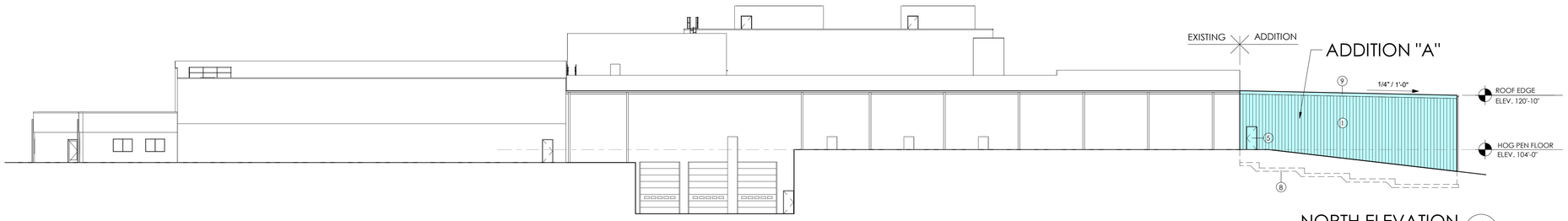
PROJ. NO. 2024-110



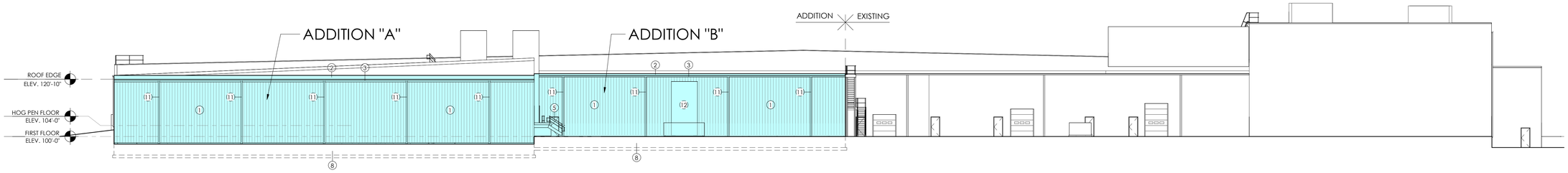
EAST ELEVATION (6 / A 501)
SCALE: 1/16" = 1'-0"



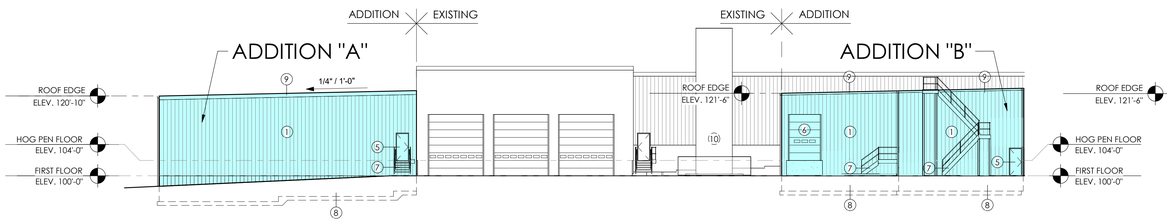
NORTH ELEVATION (5 / A 501)
SCALE: 1/16" = 1'-0"



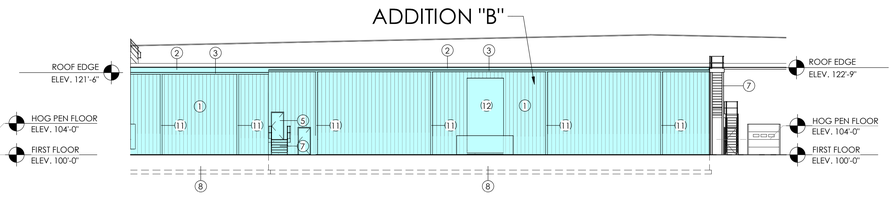
NORTH ELEVATION (4 / A 501)
SCALE: 1/16" = 1'-0"



WEST ELEVATION (3 / A 501)
SCALE: 1/16" = 1'-0"



SOUTH ELEVATION (2 / A 501)
SCALE: 1/16" = 1'-0"



WEST ELEVATION (1 / A 501)
SCALE: 1/16" = 1'-0"

ELEVATION KEYNOTES

NO.	DESCRIPTION
1	METAL WALL PANEL - MATCH EXISTING
2	METAL ROOF PANEL - MATCH EXISTING
3	METAL GUTTER
4	METAL SCUPPER WITH OPEN FACE DOWNSPOUT TO STORM LINE - MATCH EXISTING. SEE CIVIL DRAWINGS
5	INSULATED HOLLOW METAL DOOR AND FRAME
6	INSULATED OVERHEAD DOOR
7	STEEL STAIR WITH NON-SLIP PLATFORM AND TREADS
8	FOUNDATION - SEE STRUCTURAL DRAWINGS
9	METAL ROOF EDGE TO MATCH EXISTING
10	CO2 STORAGE TANKS
11	OPEN FACE DOWNSPOUT TO STORM LINE - SEE CIVIL DRAWINGS
12	CORN SYRUP TANK

ABACUS ARCHITECTS

REVISIONS:

△	DATE	ISSUE

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PERRY WAY FOODS | ADDITIONS AND ALTERATIONS

JOHNSONVILLE SAUSAGE, LLC

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1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 VEL R. PHILLIPS AVE. SUITE 210, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

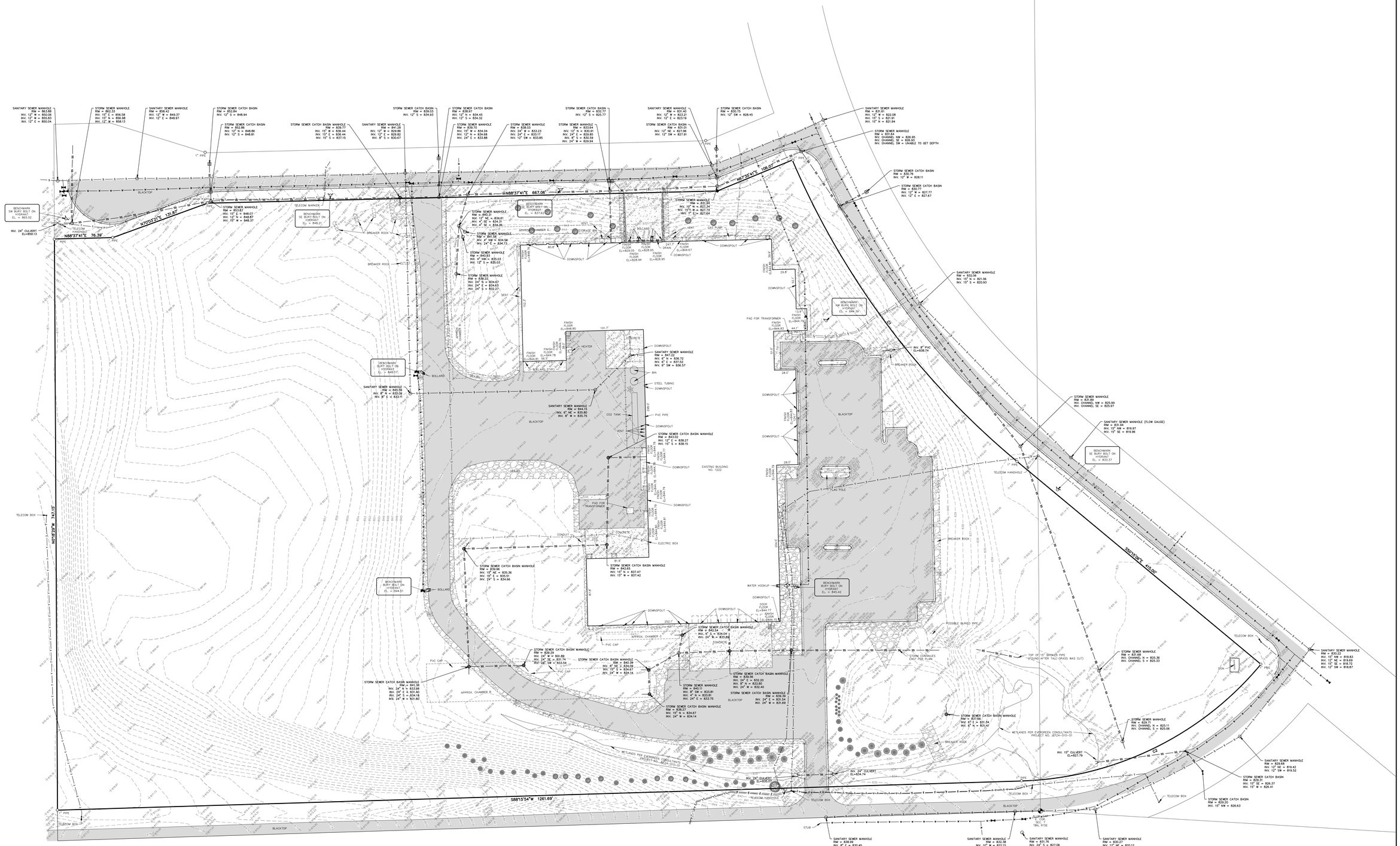
DRAWN BY: AK

CHECKED BY: KS

OVERALL EXTERIOR ELEVATIONS

A 501

PROJ. NO. 2024-110



LEGEND

- County Monument
- Iron Stake Found
- Iron Stake Set
- Light Pole
- Water Valve
- Hydrant
- Manhole
- Catch Basin
- Catch Basin Manhole
- Electric Line
- Sanitary Sewer Line
- Storm Sewer Line
- Water Line
- Telecom Line
- Gas Line
- Fence
- Top of Curb Elevation
- Gutter Elevation
- (##.##) = Recorded Dimension

Scale: 1" = 40'

Curve Table					
Curve #	Delta	Arc	Radius	Bearing	Distance
C1	27°04'44"	496.25'	1050.00'	S36°42'44"E	491.64'
C2	45°37'09"	338.98'	423.94'	S64°07'24"W	348.35'

NOTES:
1. UTILITY STRUCTURES VISIBLE ON THE GROUND SURFACE HAVE BEEN SHOWN PER ACTUAL MEASUREMENTS. UNDERGROUND UTILITY LINES HAVE BEEN SHOWN PER AVAILABLE RECORDS AND MARKINGS BY DIGGERS HOTLINE AND SHOULD NOT BE INTERPRETED AS THE EXACT LOCATION NOR THE ONLY UTILITIES IN THIS AREA.
2. PARCEL MAY BE SUBJECT TO EASEMENTS AND RIGHTS NOT SHOWN THAT A COMPLETE TITLE SEARCH MAY DISCLOSE.
3. COORDINATES ARE BASED ON JEFFERSON COUNTY COORDINATE SYSTEM.
4. ELEVATIONS ARE NAVD88(GEOID12B).

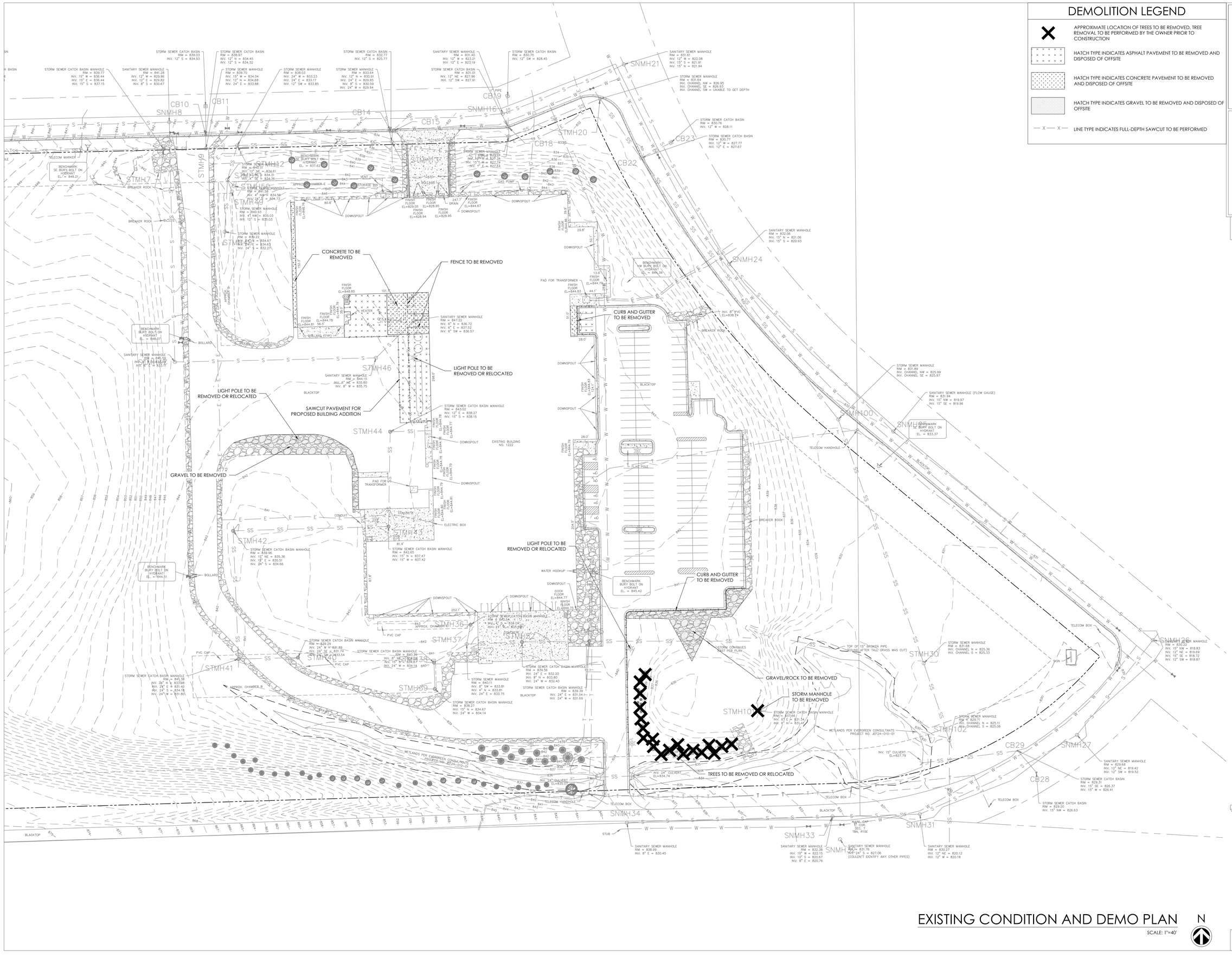
TOPOGRAPHIC SURVEY

FOR: ABACUC ARCHITECTS
1135A MICHIGAN AVE
SHEBOYGAN, WI 53081

LOT 2, C.S.M. NO. 2009, PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 7 AND PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 8, T8N, R15E, CITY OF WATERTOWN, JEFFERSON COUNTY, WISCONSIN

Revisions:

100 South 10th Street
Oconomowoc, WI 53066
920-547-0998
CEDAR CREEK SURVEYING, LLC
ENGINEERS • SURVEYORS • DRAFTERS
www.cedarcreeksurveying.com



DEMOLITION LEGEND

- APPROXIMATE LOCATION OF TREES TO BE REMOVED. TREE REMOVAL TO BE PERFORMED BY THE OWNER PRIOR TO CONSTRUCTION
- HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- HATCH TYPE INDICATES GRAVEL TO BE REMOVED AND DISPOSED OF OFFSITE
- LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED

ABACUS ARCHITECTS

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PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: JMN

CHECKED BY: JRV

EXISTING SITE CONDITION AND DEMO PLAN

A 200

PROJ. NO. 2024-110

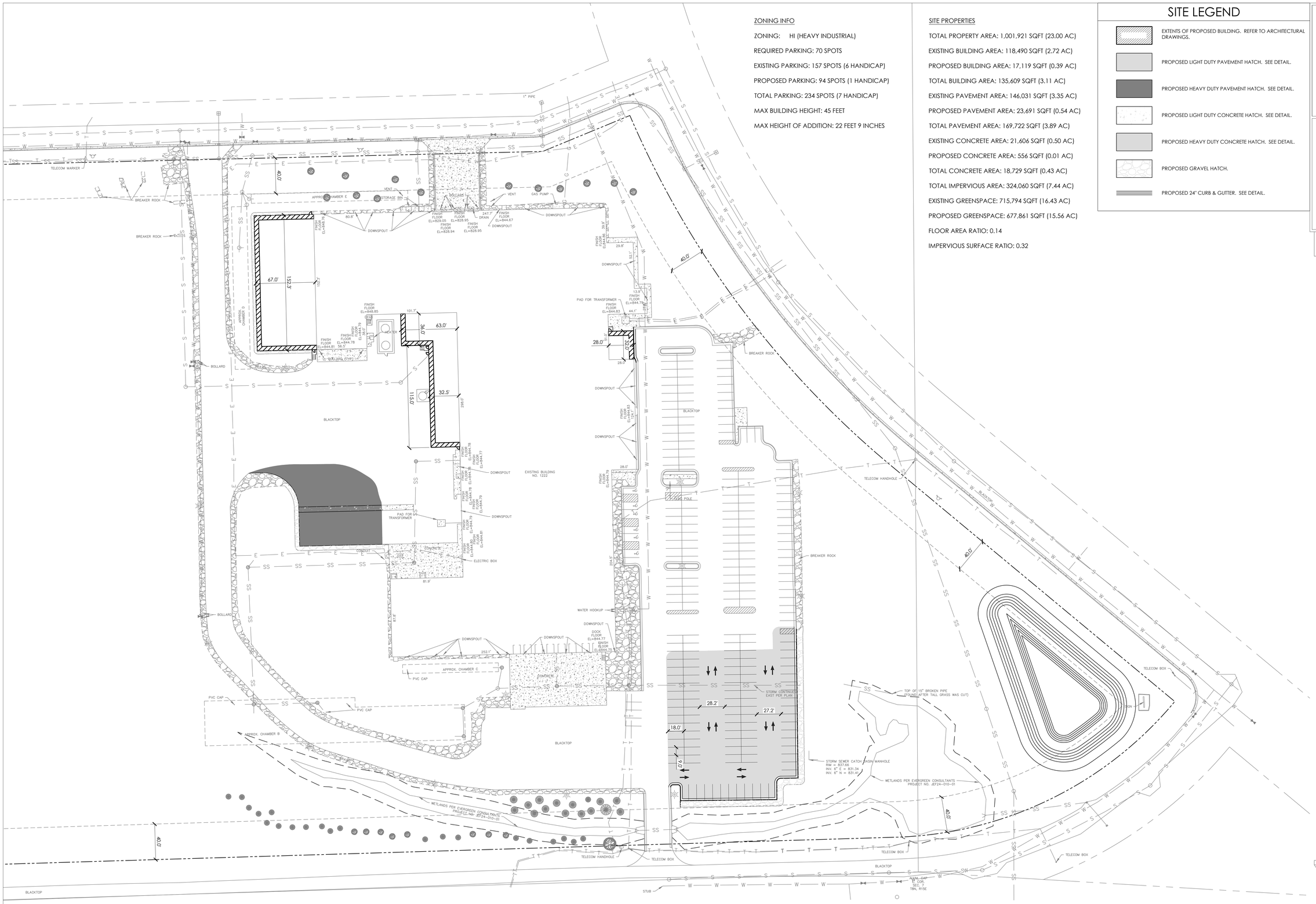
EXISTING CONDITION AND DEMO PLAN

SCALE: 1"=40'

N

February 10, 2025

P:\2024-CONTRACTS\2024-110 Johnsonville Perry Way Additions & Remod\Phase - 2\Construction Documents\3.3 Site\2024-110 - Base.dwg



ZONING INFO

ZONING: HI (HEAVY INDUSTRIAL)

REQUIRED PARKING: 70 SPOTS

EXISTING PARKING: 157 SPOTS (6 HANDICAP)

PROPOSED PARKING: 94 SPOTS (1 HANDICAP)

TOTAL PARKING: 234 SPOTS (7 HANDICAP)

MAX BUILDING HEIGHT: 45 FEET

MAX HEIGHT OF ADDITION: 22 FEET 9 INCHES

SITE PROPERTIES

TOTAL PROPERTY AREA: 1,001,921 SQFT (23.00 AC)

EXISTING BUILDING AREA: 118,490 SQFT (2.72 AC)

PROPOSED BUILDING AREA: 17,119 SQFT (0.39 AC)

TOTAL BUILDING AREA: 135,609 SQFT (3.11 AC)

EXISTING PAVEMENT AREA: 146,031 SQFT (3.35 AC)

PROPOSED PAVEMENT AREA: 23,691 SQFT (0.54 AC)

TOTAL PAVEMENT AREA: 169,722 SQFT (3.89 AC)

EXISTING CONCRETE AREA: 21,606 SQFT (0.50 AC)

PROPOSED CONCRETE AREA: 556 SQFT (0.01 AC)

TOTAL CONCRETE AREA: 18,729 SQFT (0.43 AC)

TOTAL IMPERVIOUS AREA: 324,060 SQFT (7.44 AC)

EXISTING GREENSPACE: 715,794 SQFT (16.43 AC)

PROPOSED GREENSPACE: 677,861 SQFT (15.56 AC)

FLOOR AREA RATIO: 0.14

IMPERVIOUS SURFACE RATIO: 0.32

SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED HEAVY DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
- PROPOSED HEAVY DUTY CONCRETE HATCH. SEE DETAIL.
- PROPOSED GRAVEL HATCH.
- PROPOSED 24" CURB & GUTTER. SEE DETAIL.

ABACUS ARCHITECTS

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PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: JMN

CHECKED BY: JRV

SITE PLAN

A 201

PROJ. NO. 2024-110

SITE PLAN

SCALE: 1"=40'

N

February 10, 2025

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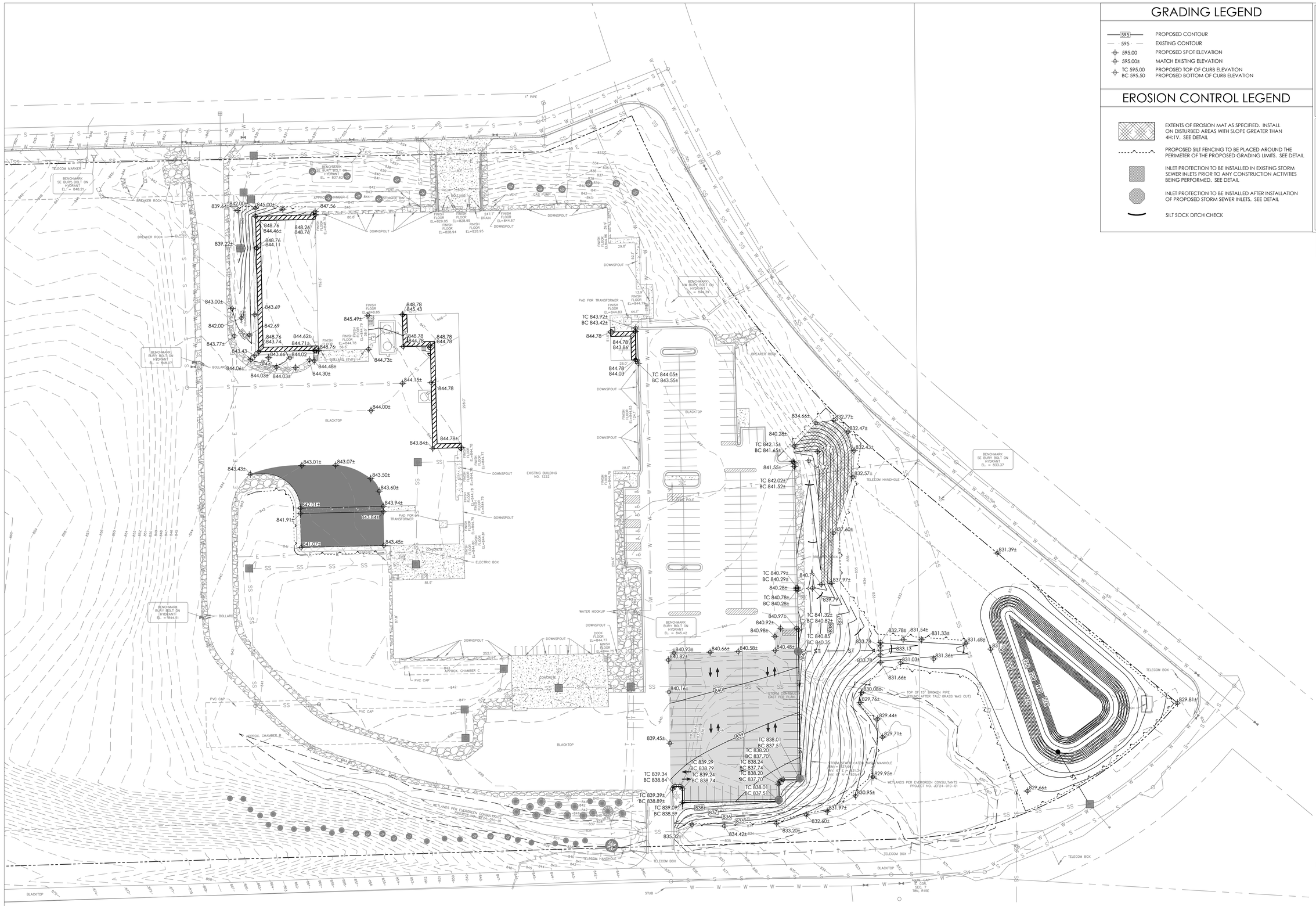

GRADING LEGEND

595	PROPOSED CONTOUR
595	EXISTING CONTOUR
595.00	PROPOSED SPOT ELEVATION
595.00±	MATCH EXISTING ELEVATION
TC 595.00 BC 595.50	PROPOSED TOP OF CURB ELEVATION PROPOSED BOTTOM OF CURB ELEVATION

EROSION CONTROL LEGEND

- EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL
- PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL
- SILT SOCK DITCH CHECK

ABACUS ARCHITECTS

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DRAWN BY: JMN

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GRADING AND EROSION CONTROL PLAN

A 202

PROJ. NO. 2024-110

GRADING AND EROSION CONTROL PLAN

SCALE: 1"=40'

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February 10, 2025

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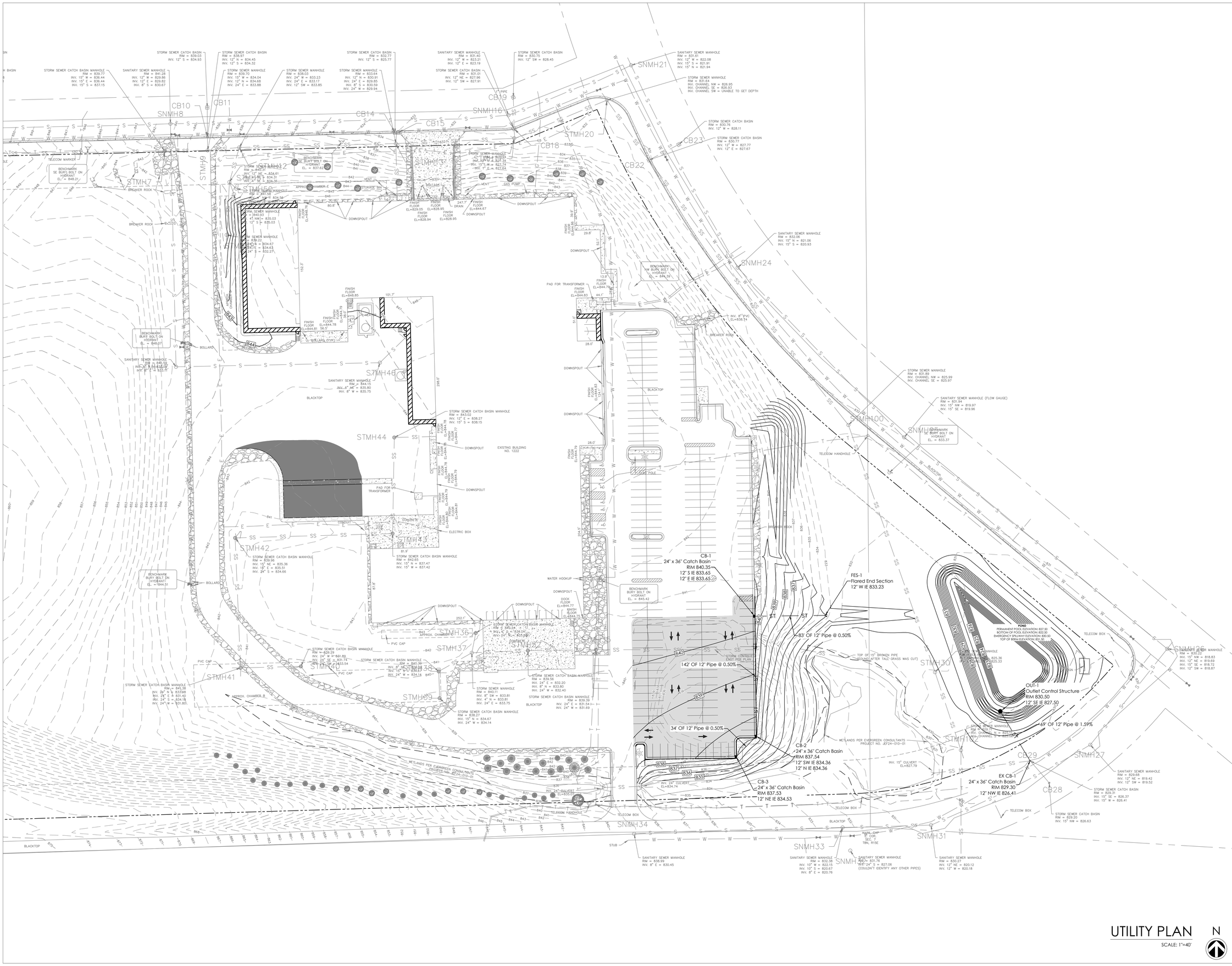

February 10, 2025

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DRAWN BY: JMN

CHECKED BY: JRV

UTILITY PLAN

A

203

PROJ. NO. 2024-110

UTILITY PLAN

SCALE: 1"=40'

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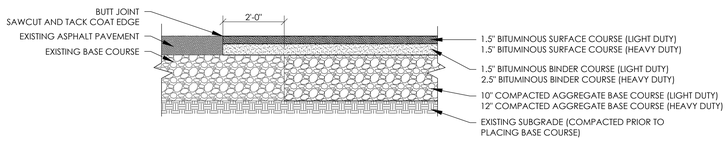
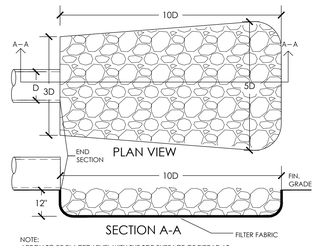
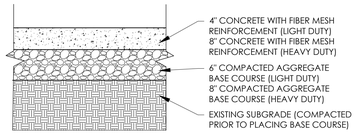


ASPHALT PAVEMENT CROSS SECTION

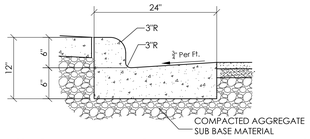


NOTE:
APRON TO BE PLACED LEVEL WITH THE TOP SURFACE OF RIPRAP AT SAME LEVEL AS SURROUNDING LAND SURFACE NO OVERFALL SHOULD EXIST.

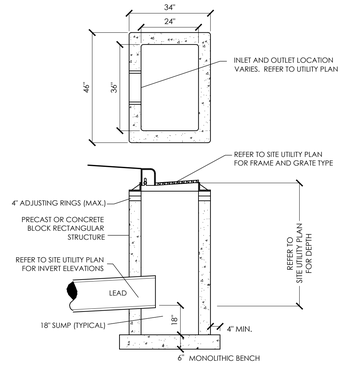
STORM SEWER OUTFALL



CONCRETE PAVEMENT CROSS SECTION

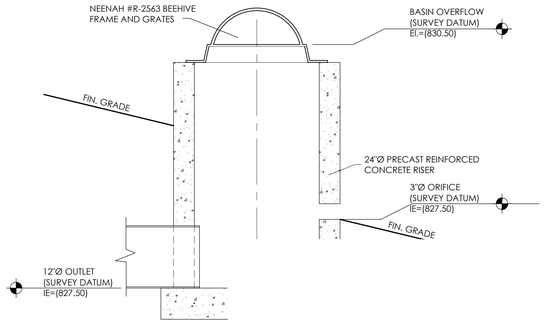


24" CURB & GUTTER SECTION



PRECAST REINFORCED CONCRETE ACCEPTABLE

CURB INLET SECTION



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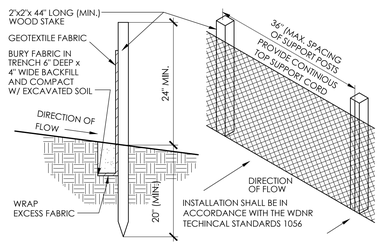
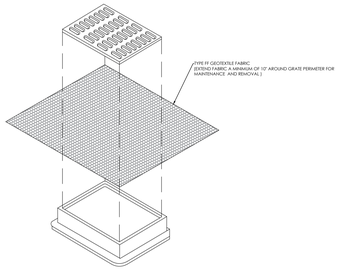
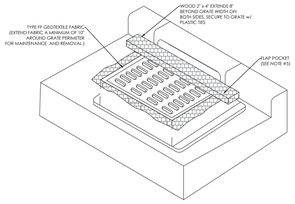


SILT FENCE SECTION & DETAIL



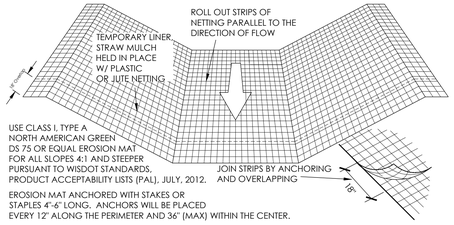
INLET PROTECTION TYPE "B"



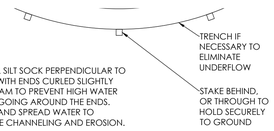
INLET PROTECTION TYPE "C"

MAINTENANCE NOTES:

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



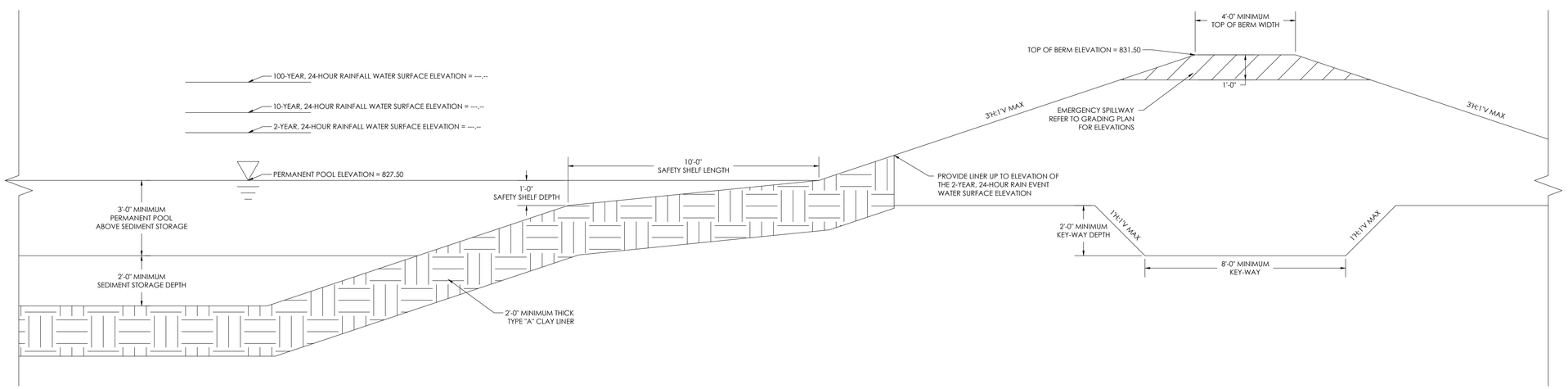
EROSION MATTING DETAIL
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)



NOTE:

INSTALL SILT SOCK PERPENDICULAR TO FLOW WITH ENDS CURLED SLIGHTLY UPSTREAM TO PREVENT HIGH WATER FROM GOING AROUND THE ENDS. SLOW AND SPREAD WATER TO REDUCE CHANNELING AND EROSION.

SILT SOCK DITCH CHECK



WET DETENTION POND CROSS SECTION

DETAILS

ABACUS ARCHITECTS

REVISIONS:

DATE	ISSUE

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND CIFCATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

ISSUE DATE: FEBRUARY 10, 2025

PERRY WAT FOODS | ADDITIONS AND ALTERATIONS

JOHNSONVILLE SAUSAGE, LLC

1222 PERRY WAY, WATERTOWN, WISCONSIN 53094

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 | 640 N VEL R. PHILLIPS AVE. SUITE 210 MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

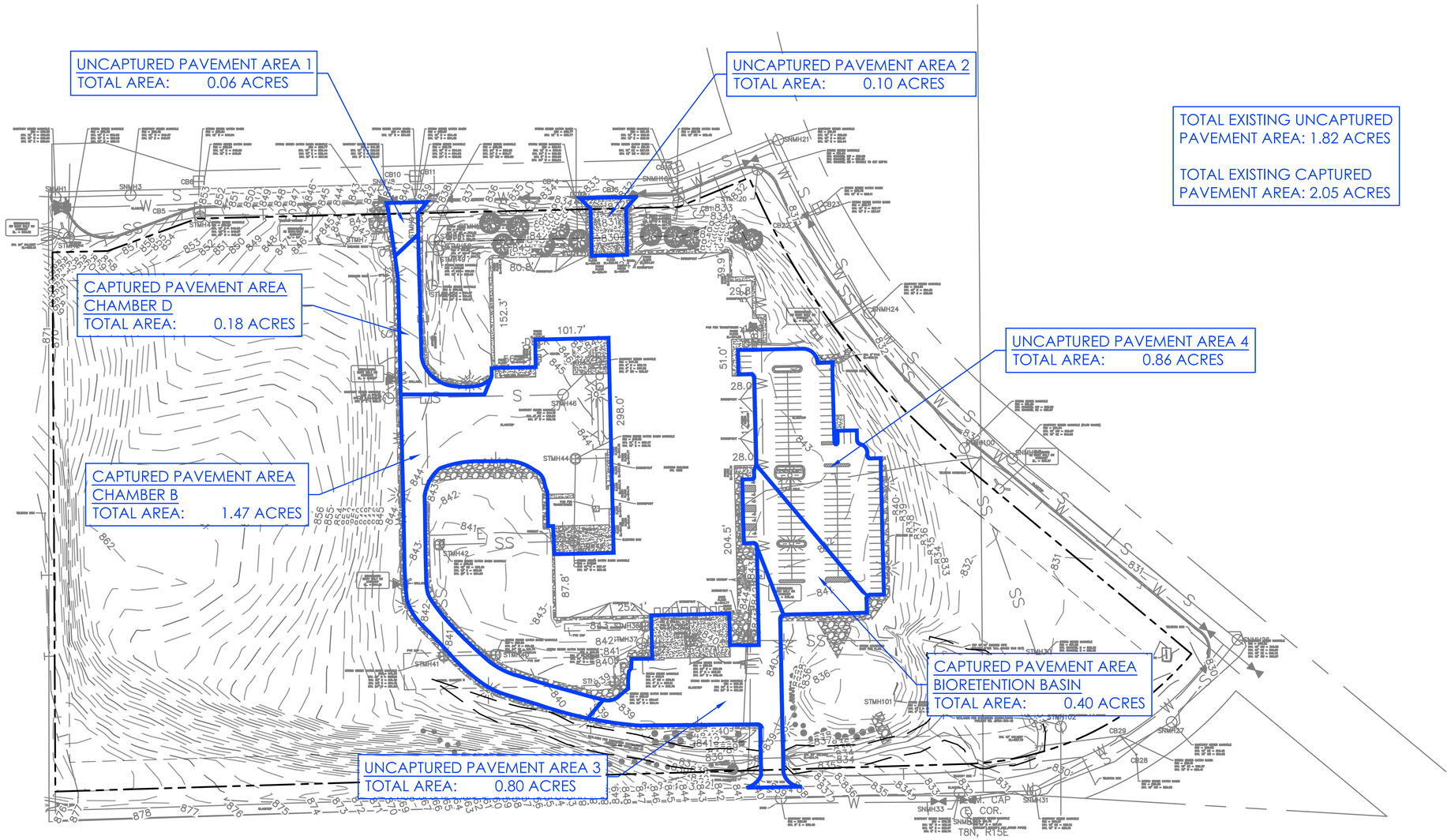
DRAWN BY: JMN

CHECKED BY: JRV

DETAILS

A
204

PROJ. NO. 2024-110



TOTAL EXISTING UNCAPTURED PAVEMENT AREA: 1.82 ACRES

TOTAL EXISTING CAPTURED PAVEMENT AREA: 2.05 ACRES

EXISTING STORMWATER DRAINAGE MAP

N

SCALE: 1"=150'

February 10, 2025

Johnsonville

Watertown, WI

Proj. No. 2024-110

ABACUS ARCHITECTS

REVISIONS:

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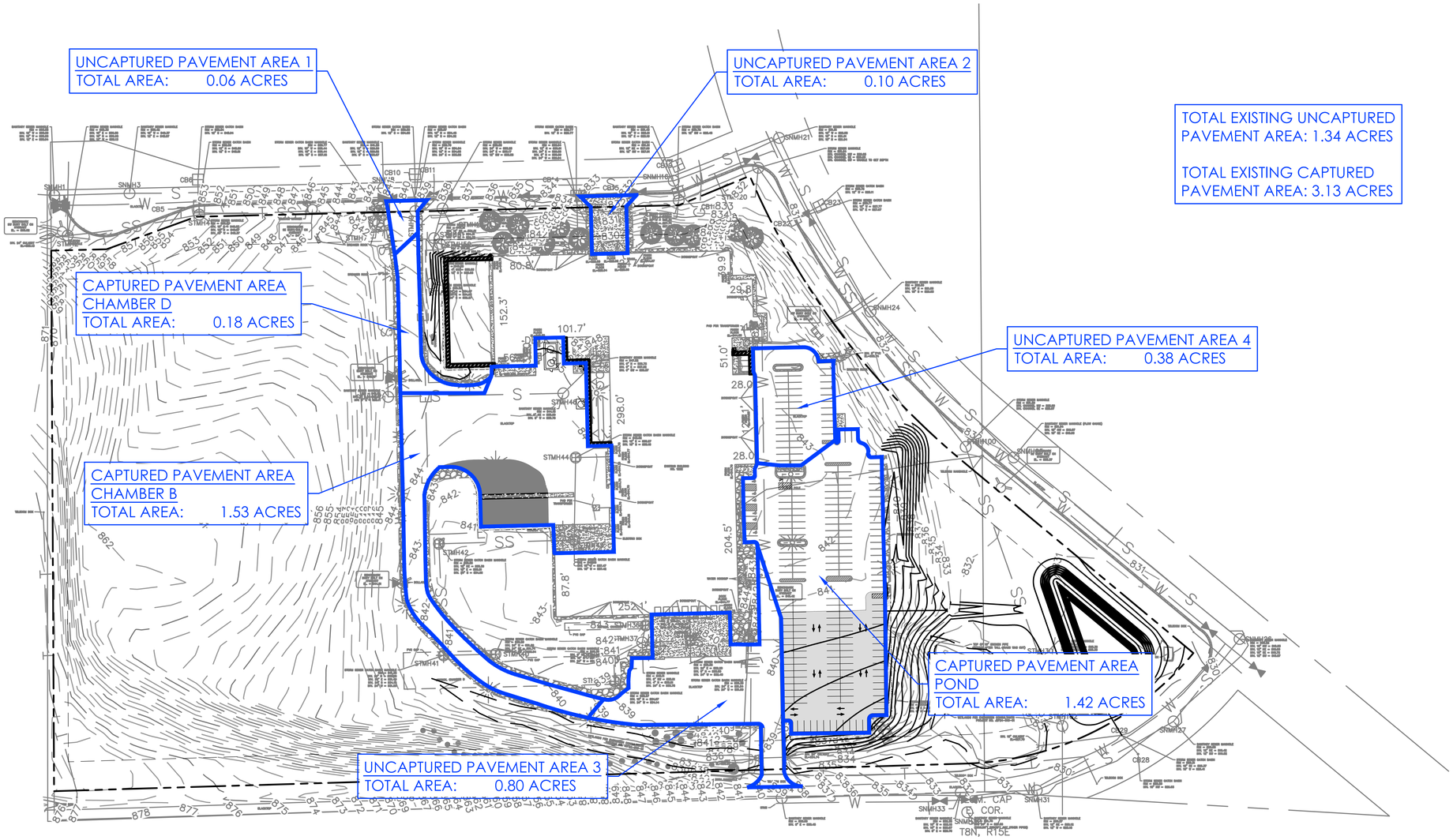
EXISTING STORMWATER DRAINAGE MAP

A 205

PROJ. NO. 2024-110



TOTAL EXISTING UNCAPTURED PAVEMENT AREA: 1.34 ACRES

TOTAL EXISTING CAPTURED PAVEMENT AREA: 3.13 ACRES

PROPOSED STORMWATER DRAINAGE MAP

February 10, 2025

Johnsonville

Watertown, WI

Proj. No. 2024-110

N

SCALE: 1"=150'

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PROPOSED STORMWATER DRAINAGE MAP

A 206

PROJ. NO. 2024-110

GENERAL NOTES:

1. PROVIDE 36" CONCRETE BASE PER DETAIL 1/E1.0 FOR ALL LIGHT POLES SHOWN.
2. PROVIDE ALL EXCAVATION AND TRENCHING FOR INSTALLATION OF POLE BASES AND CONDUIT. BRING SITE EXCAVATION AND TOPPING BACK TO ORIGINAL CONDITION IF EXCAVATION OR TRENCHING IS DONE ON COMPACTED SURFACES. BACK FILL AS REQUIRED.
3. ALL BUILDING MOUNTED LIGHT FIXTURES WITH THE EXCEPTION OF THOSE MOUNTED ABOVE GARAGE DOORS TO BE MOUNTED AT 10'-0" AFG TO BOTTOM OF FIXTURE. ALL BUILDING MOUNTED LIGHT FIXTURES MOUNTED ABOVE GARAGE DOORS TO BE MOUNTED AT 15'-0" AFG TO BOTTOM OF FIXTURE.

SITE FIXTURE SCHEDULE

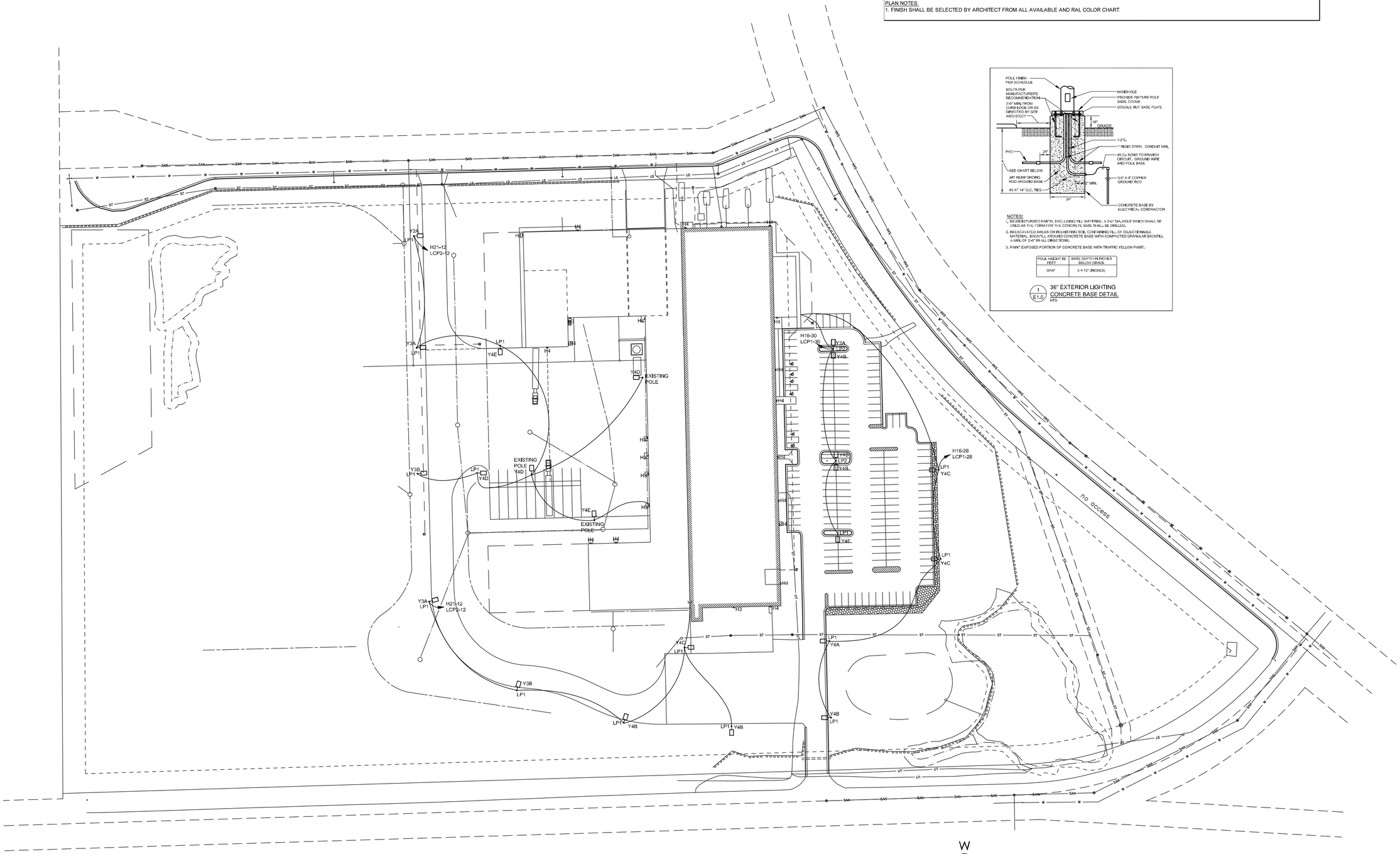
TYPE	DESCRIPTION	LAMP TYPE	LAMP QTY.	MANUFACTURER	CATALOG NUMBER	NOTE
H3	EXTERIOR LED WALL PACK - TYPE III DISTRIBUTION	51W LED/4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	IST-E01-LED-E1-BL3-XX	1
H4	EXTERIOR LED WALL PACK - TYPE IV DISTRIBUTION	51W LED/4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	IST-E01-LED-E1-BL4-XX	1
Y2A	LED AREA FIXTURE - TYPE II W/ SPILL CONTROL - LIGHT LEVEL 2	107W LED/4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-02-LED-E1-SL2	1
Y3A	LED AREA FIXTURE - TYPE III W/ SPILL CONTROL - LIGHT LEVEL 1	56W LED/4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-01-LED-E1-SL3	1
Y3B	LED AREA FIXTURE - TYPE III W/ SPILL CONTROL - LIGHT LEVEL 2	107W LED/4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-02-LED-E1-SL3	1
Y4A	LED AREA FIXTURE - TYPE IV W/ SPILL CONTROL - LIGHT LEVEL 1	56W LED/4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-01-LED-E1-SL4	1
Y4B	LED AREA FIXTURE - TYPE IV W/ SPILL CONTROL - LIGHT LEVEL 2	107W LED/4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-02-LED-E1-SL4	1
Y4C	LED AREA FIXTURE - TYPE IV FORWARD THROW - LIGHT LEVEL 2	107W LED/4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-02-LED-E1-T4FT	1
Y4D	LED AREA FIXTURE - TYPE IV W/ SPILL CONTROL - LIGHT LEVEL 3	157W LED/4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-03-LED-E1-SL4	1
Y4E	LED AREA FIXTURE - TYPE IV FORWARD THROW - LIGHT LEVEL 3	157W LED/4000K	W/ UNIT	McGRAW-EDISON OR EQUAL	GLEON-AE-03-LED-E1-T4FT	1
LP1	30' STRAIGHT SQUARE STEEL 5" POLE - SINGLE	-	-	COOPER OR EQUAL	SSS5M30S-X-N-1	1
LP2	30' STRAIGHT SQUARE STEEL 5" POLE - DOUBLE @ 180°	-	-	COOPER OR EQUAL	SSS5M30S-X-N-2	1

GENERAL NOTES:
1. ALL POLE MOUNTED FIXTURES SHALL BE SAME FINISH.

PLAN NOTES:
1. FINISH SHALL BE SELECTED BY ARCHITECT FROM ALL AVAILABLE AND RAL COLOR CHART.

2016
REVISED TO CONFORM TO CONSTRUCTION RECORDS PROVIDED BY ALTMEYER ELECTRIC

MUERMANN ENGINEERING



NOTES:
1. IN UNDISTURBED EARTH, EXCLUDING FILL MATERIAL, A 24" DIA. HOLE WHICH SHALL BE USED AS THE FORM FOR THE CONCRETE BASE SHALL BE DRILLED.
2. IN EXCAVATED AREAS OR IN EXISTING SOIL CONTAINING FILL OR COLLECTIONABLE MATERIAL, BACKFILL AROUND CONCRETE BASE WITH COMPACTED GRANULAR BACKFILL A MIN. OF 24" IN ALL DIRECTIONS.
3. PAINT EXPOSED PORTION OF CONCRETE BASE WITH TRAFFIC YELLOW PAINT.

POLE HEIGHT IN FEET	BASE DEPTH IN INCHES BELOW GRADE
30'-0"	X = 72" (INCHES)

1/E1.0 36" EXTERIOR LIGHTING CONCRETE BASE DETAIL
NTS

EXISTING SITE PLAN - ELECTRICAL
SCALE: 1" = 50'-0"

W S N E

Altmeyer Electric, Inc.
ELECTRICAL CONTRACTOR
827 S 21st Street
Sheboygan, WI 53081

MUERMANN ENGINEERING
Solid planning, superior solutions
P.O. Box 23 | 170 Forest St. Hall, WI 53042
Phone 920.894.7865

Project
PROJECT PHOENIX - ADDITIONS AND ALTERATIONS

1222 PERRY WAY, WATERTOWN, WISCONSIN 53094

Project Number
2015191

Owner
JOHNSONVILLE SAUSAGE, LLC

Seal/Signature

Issued for
-

Item	Date
-	-

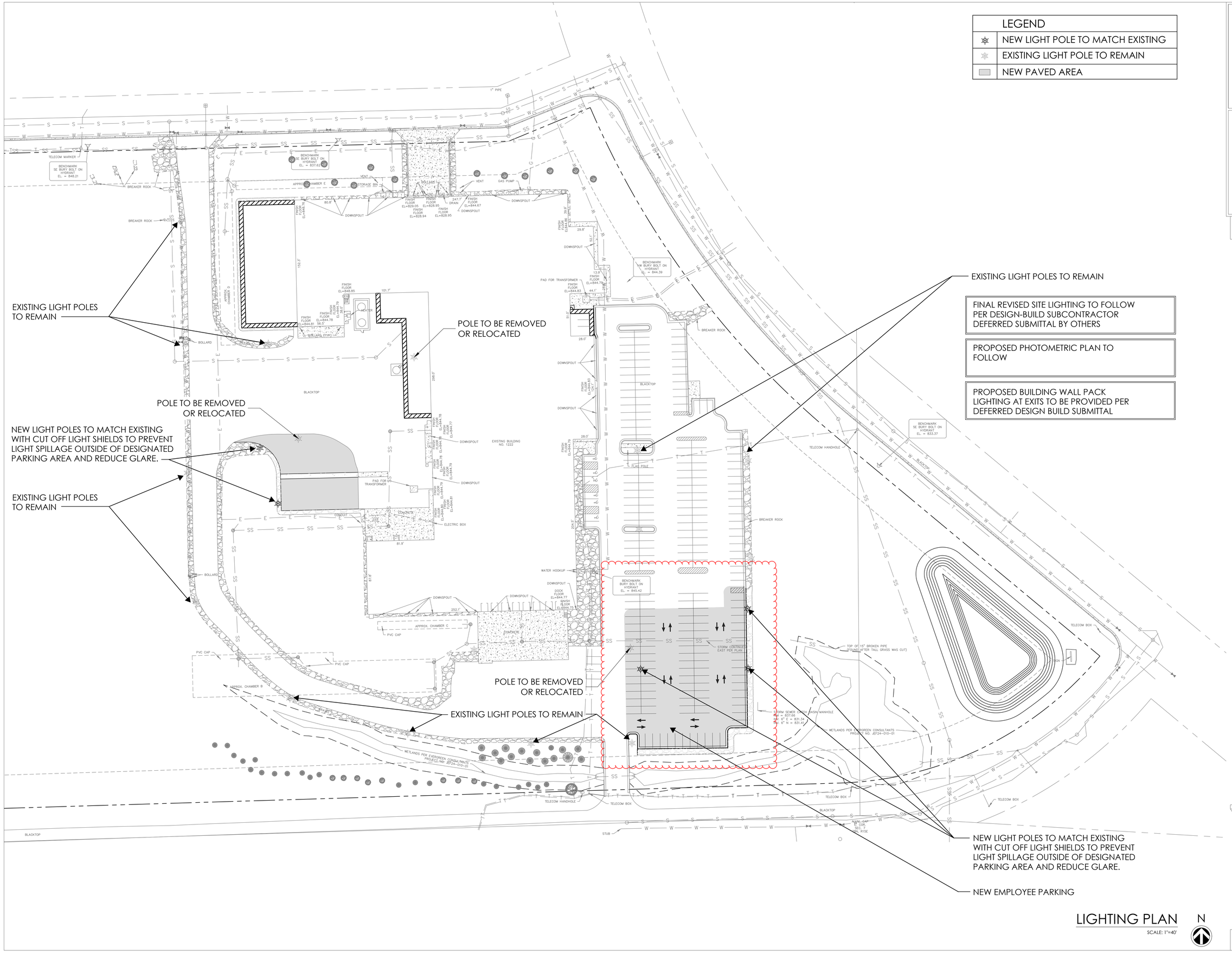
Drawn by: DAC
Checked by: RJJ

Sheet Title
EXISTING SITE PLAN -ELECTRICAL

VERIFY SCALE
BAR IS ONE INCH ON ORIGINAL DRAWING.
0 1"

Sheet Number
E1.0

LEGEND	
✲	NEW LIGHT POLE TO MATCH EXISTING
✲	EXISTING LIGHT POLE TO REMAIN
▭	NEW PAVED AREA



LIGHTING PLAN

SCALE: 1"=40'

N

ABACUS ARCHITECTS

REVISIONS:

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PERRY WAT FOODS | ADDITIONS AND ALTERATIONS

JOHNSONVILLE SAUSAGE, LLC

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DRAWN BY: JMN

CHECKED BY: JRV

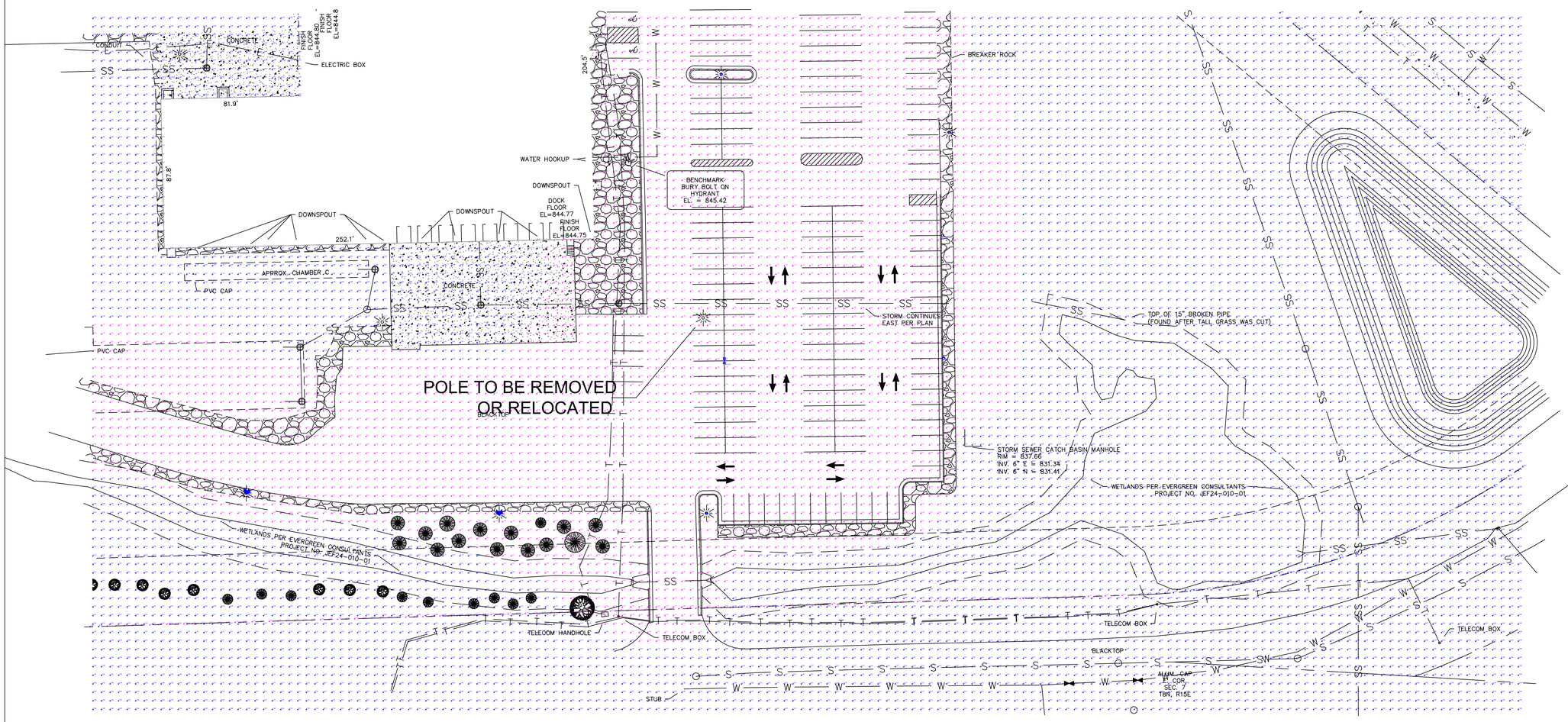
PROPOSED SITE LIGHTING PLAN

A 207

PROJ. NO. 2024-110

NOTES:

- Customers are responsible for confirming mounting heights, fixture suspension types/ lengths, color temperature, CRI, linear fixture lengths, pole lengths, and bollard heights/ lengths prior to ordering.
- Mounting height (MH) is measured from the bottom of the fixture to the floor.
- This Lighting layout assumes the following unless values are specified and must be confirmed by the customer prior to ordering.
  - Room reflectance of 80, 50, 20 for standard ceilings and 50, 50, 20 for exposed ceilings
  - Wall sconces are mounted at 7' for calculation purposes. Customer must confirm desired mounting height before rough in.



Schedule

Symbol	Label	QTY	Manufacturer	Catalog	Lamp Output	LLF	Input Power
	OA4	2	Lithonia Lighting	DSX1 LED P4 XXK XXCRI T4M XXXX + 25 FT POLE (ASSUMES 3FT BASE)	14930	0.95	123.94
	OA5	1	Lithonia Lighting	(2) DSX1 LED P4 XXK XXCRI T5W XXXX + 25 FT POLE (ASSUMES 3FT BASE)	15610	0.95	247.88

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
New Parking and Drive_At Grade	+	1.38 fc	2.60 fc	0.37 fc	7.0:1	3.7:1
S Property Line_At Grade	+	0.04 fc	0.46 fc	0.00 fc	N/A	N/A
E Property Line_At Grade	+	0.02 fc	0.19 fc	0.00 fc	N/A	N/A

PROPOSED SITE LIGHTING PHOTMETRIC PLAN

A
207A

#	DATE	COMMENTS

REVISIONS

DRAWN BY : CAS

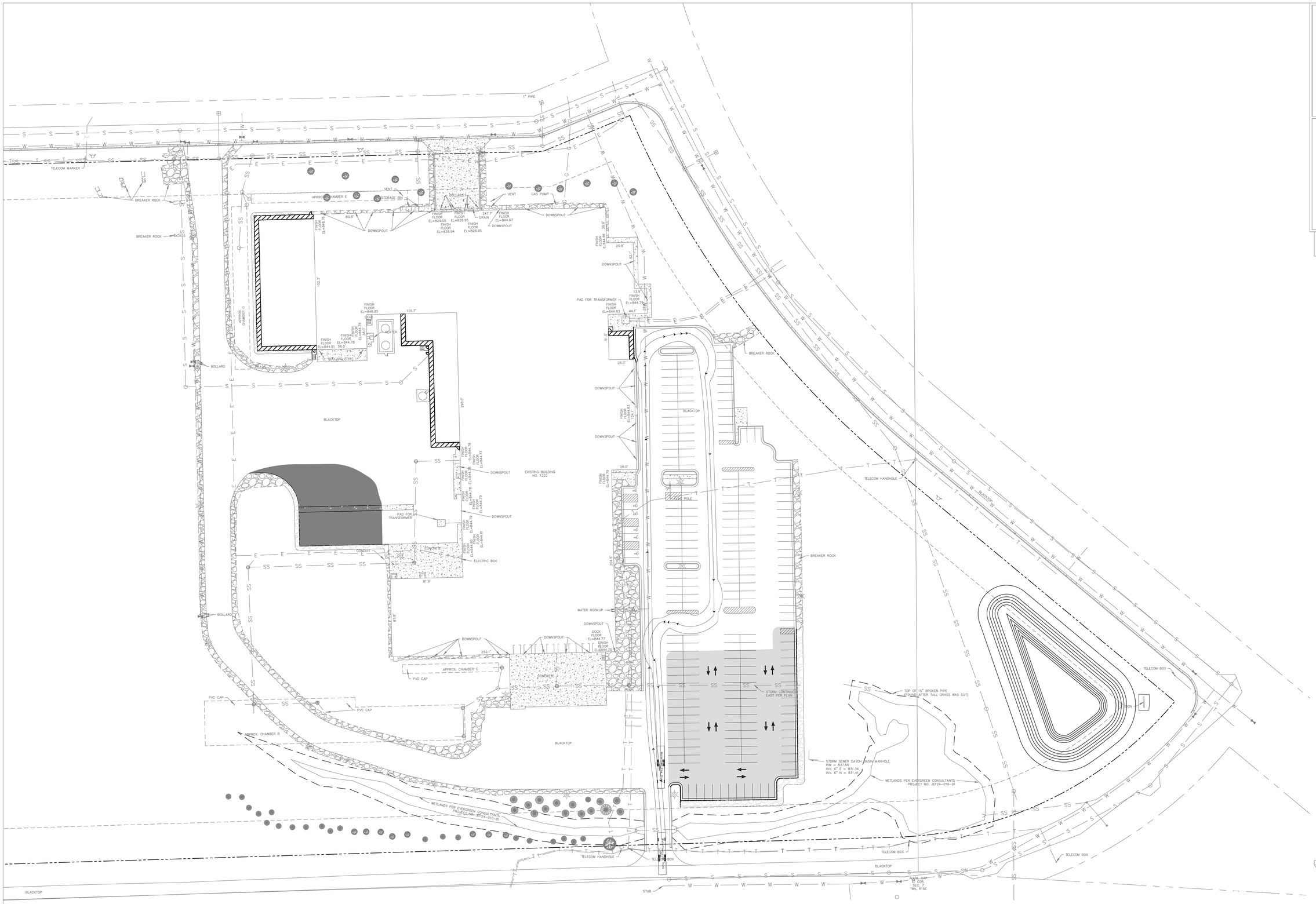
FEBRUARY 17, 2025

SCALE : 1/32" = 1'-0"

JOHNSONVILLE SAUSAGE

WATERTOWN, WI

EXTERIOR LAYOUT



February 11, 2025

F:\2024-CONTRACTS\2024-110 Johnsonville Perry Way Additions & Remod\Phase - 2\Construction Documents\5.3.3 Site\2024-110 - Base.dwg

TRUCK TURN PLAN

SCALE: 1"=40'

N

ABACUS ARCHITECTS

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TRUCK TURN PLAN

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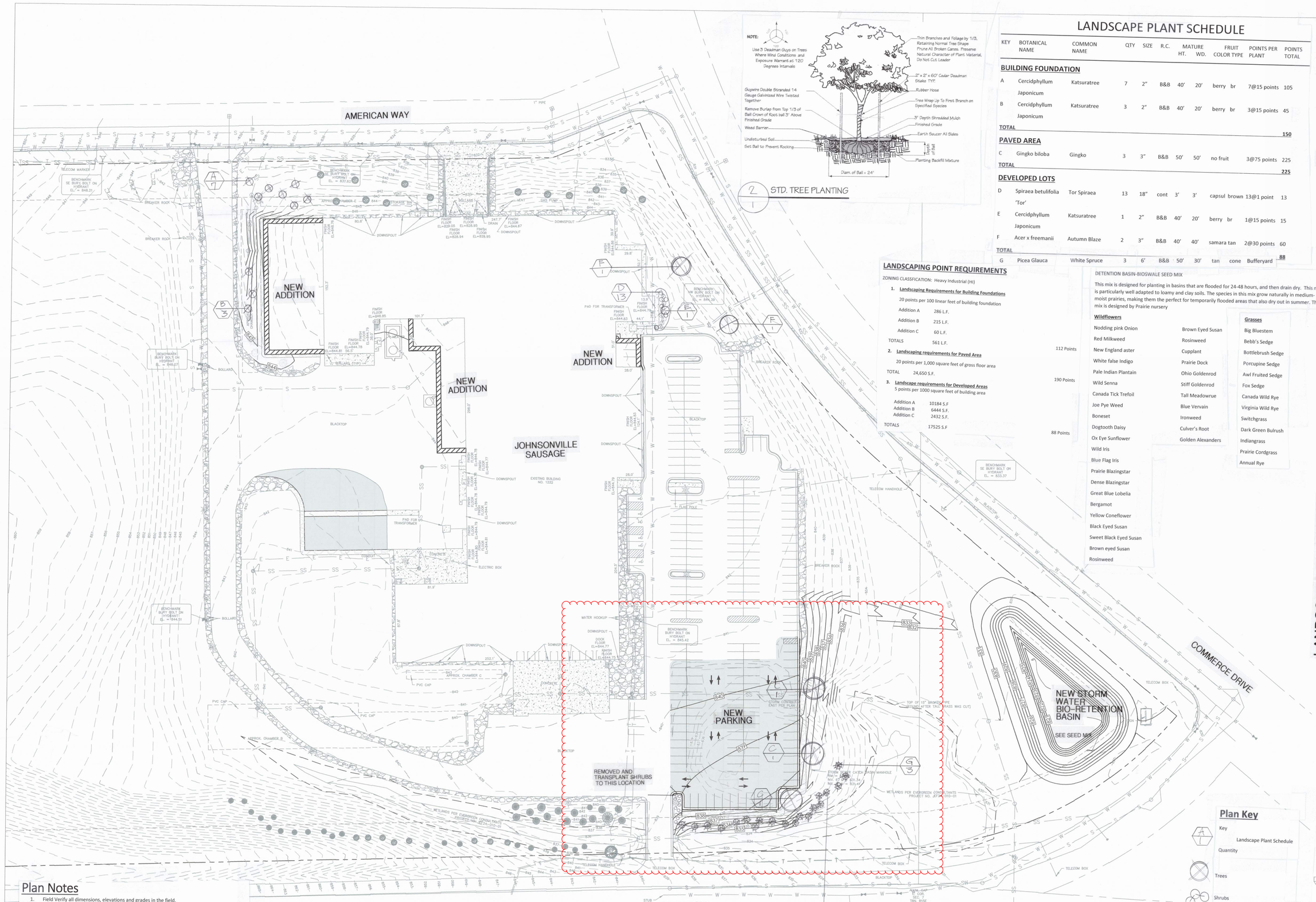
208

PROJ. NO. 2024-110



LANDSCAPE PLAN

SCALE: 1" = 40' – 0"

2/1 STD. TREE PLANTING

LANDSCAPE PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY	SIZE	R.C.	MATURE HT.	MATURE WD.	FRUIT COLOR TYPE	POINTS PER PLANT	POINTS TOTAL
BUILDING FOUNDATION										
A	Cercidphyllum Japonicum	Katsuratree	7	2"	B&B	40'	20'	berry br	7@15 points	105
B	Cercidphyllum Japonicum	Katsuratree	3	2"	B&B	40'	20'	berry br	3@15 points	45
TOTAL										150
PAVED AREA										
C	Gingko biloba	Gingko	3	3"	B&B	50'	50'	no fruit	3@75 points	225
TOTAL										225
DEVELOPED LOTS										
D	Spiraea betulifolia 'Tor'	Tor Spiraea	13	18"	cont	3'	3'	capsul brown	13@1 point	13
E	Cercidphyllum Japonicum	Katsuratree	1	2"	B&B	40'	20'	berry br	1@15 points	15
F	Acer x freemanii	Autumn Blaze	2	3"	B&B	40'	40'	samara tan	2@30 points	60
TOTAL										88
G	Picea Glauca	White Spruce	3	6'	B&B	50'	30'	tan cone	Bufferyard	

LANDSCAPING POINT REQUIREMENTS

ZONING CLASSFICATION: Heavy Industrial (HI)

1. **Landscaping Requirements for Building Foundations**

   20 points per 100 linear feet of building foundation

Addition A	286 L.F.
Addition B	215 L.F.
Addition C	60 L.F.
TOTALS	561 L.F.

   112 Points

2. **Landscaping requirements for Paved Area**

   20 points per 1,000 square feet of gross floor area

   TOTAL 24,650 S.F.

   190 Points

3. **Landscape requirements for Developed Areas**

   5 points per 1000 square feet of building area

Addition A	10184 S.F
Addition B	6444 S.F.
Addition C	2432 S.F.
TOTALS	17525 S.F

   88 Points

DETENTION BASIN-BIOSWALE SEED MIX

This mix is designed for planting in basins that are flooded for 24-48 hours, and then drain dry. This mix is particularly well adapted to loamy and clay soils. The species in this mix grow naturally in medium-moist prairies, making them the perfect for temporarily flooded areas that also dry out in summer. This mix is designed by Prairie nursery

Wildflowers

Nodding pink Onion
Red Milkweed
New England aster
White false Indigo
Pale Indian Plantain
Wild Senna
Canada Tick Trefoil
Joe Pye Weed
Boneset
Dogtooth Daisy
Ox Eye Sunflower
Wild Iris
Blue Flag Iris
Prairie Blazingstar
Dense Blazingstar
Great Blue Lobelia
Bergamot
Yellow Coneflower
Black Eyed Susan
Sweet Black Eyed Susan
Brown eyed Susan
Rosinweed
Brown Eyed Susan
Rosinweed
Cupplant
Prairie Dock
Ohio Goldenrod
Stiff Goldenrod
Tall Meadowrue
Blue Vervain
Ironweed
Culver's Root
Golden Alexanders

Grasses

Big Bluestem
Bebb's Sedge
Bottlebrush Sedge
Porcupine Sedge
Awl Fruited Sedge
Fox Sedge
Canada Wild Rye
Virginia Wild Rye
Switchgrass
Dark Green Bulrush
Indiangrass
Prairie Cordgrass
Annual Rye

Plan Notes

1. Field Verify all dimensions, elevations and grades in the field.
2. Patio to be concrete and installed by the sidewalk contractor.
3. Turf to be in areas as shown.
4. Install plants at the correct elevation and according to the specifications.
5. All plantings away from the building to be mulched with twice-shredded hardwood. Color as dark as possible. Apply 4" thick.
6. Areas around the building to have a 2" stone mulch area where there si not hard surfaces.
7. All plantings near the building to be installed in stone mulch. Apply ¾" in size, 2" thick over weed barrier.
8. See specifications for fence installation.
9. Seed bio-retention pond with seed mixture specified for this area.
10. Seed sloped areas with No-mow grass seed as specified.
11. Seed mowed areas with turf specification.
12. Seed areas outside the bio-retention pond with prairie specification.
13. See landscape and perennial schedule for the trees, shrubs, evergreens and perennials to be Installed.

Plan Key

Key
Landscape Plant Schedule
Quantity

Trees

Shrubs

LANDSCAPE ARCHITECT

Kelly's Landscape Design

920-918-2613(cell)
Website:kellyslandscapedesign.com
E-mail: kellyslandscapedesign@yahoo.com

ABACUS ARCHITECTS

PROJECT #: 3319–25
DATE:10 FEBRUARY 2025
12 FEBRUARY 2025

SCALE: 1" = 40' – 0"
PAGES: 1 OF 1
DRAWN BY:
K. BAHRS #336–14

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LANDSCAPE PLAN FOR:

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LANDSCAPE PLAN

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101

PROJ. NO. 2024-110

February 6, 2025

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