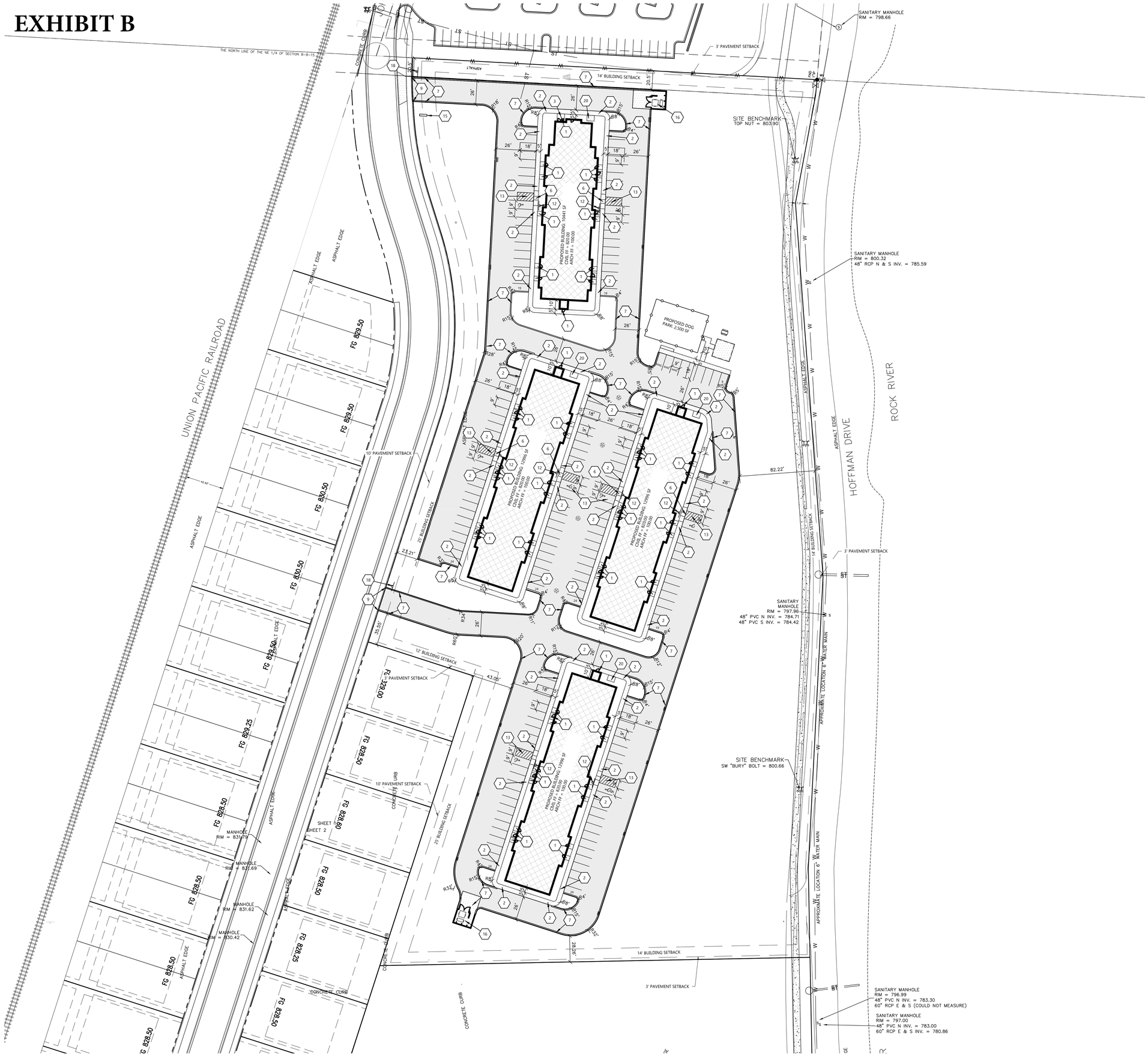
EXHIBIT B



GENERAL NOTES:

- xxxxxxxx

SITE INFORMATION:

Lot xxx of Certified Survey Map Number xxxx filed in Volume LEGAL DESCRIPTION: xx of Certified Survey Maps on Page xxxx as Document Number xxxx;

PROPERTY AREA: 406,529 S.F. (9.33 ACRES).

EXISTING ZONING: MR-10

PROPOSED ZONING: PUD

PROPOSED USE: MULTI-FAMILY APARTMENTS

AREA OF SITE DISTURBANCE: TBD

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'

BUFFERYARDS:

FRONT (WEST) = N/A
SIDE (NORTH/SOUTH) = YES
STREET (EAST) = N/A

PROPOSED BUILDING HEIGHT: XXXXX (MAX. HEIGHT ALLOWED: 35')

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

PARKING PROVIDED: 186 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	####
PAVEMENT (ASP. & CONC.)	0.00	0	#####
TOTAL IMPERVIOUS	0.00	0	#####
LANDSCAPE/ OPEN SPACE	0.00	0	#####
PROJECT SITE	0.00	0	######

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
BUILDING FLOOR AREA	1.15	50,153	####
PAVEMENT (ASP. & CONC.)	0.00	0	####
TOTAL IMPERVIOUS	1.15	50,153	####
LANDSCAPE/ OPEN SPACE	-1.15	-50,153	######
PROJECT SITE	0.00	0	######

KEYNOTES

1	CONCRETE STOOP (SEE STRUCTURAL PLANS FOR DETAILS)
2	RAISED WALK (SEE DETAIL)
3	FLUSH WALK (SEE DETAIL)
5	CURB RAMP (SEE DETAIL)
6	ADA CURB RAMP (SEE DETAIL)
7	18" CURB & GUTTER (SEE DETAIL)
9	CURB TAPER (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

SCALE: 1" = 40'

40' 0 40' 80'

NORTH

CIVIL SITE PLAN

EXCEL

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920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT

LUMIN TERRACE

JOHNSON STREET • WATERTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 3, 2024
OCT. 11, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

240136200

SHEET NUMBER

C1.1

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 ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC 1	SILT FENCE
EC 2	DITCH CHECK
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT
EC 6	SEDIMENT LOG

SCALE: 1"= 40'

40' 0 40' 80'

NORTH

CIVIL GRADING AND EROSION CONTROL PLAN

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PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT

LUMIN TERRACE

JOHNSON STREET • WATERTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 11, 2024

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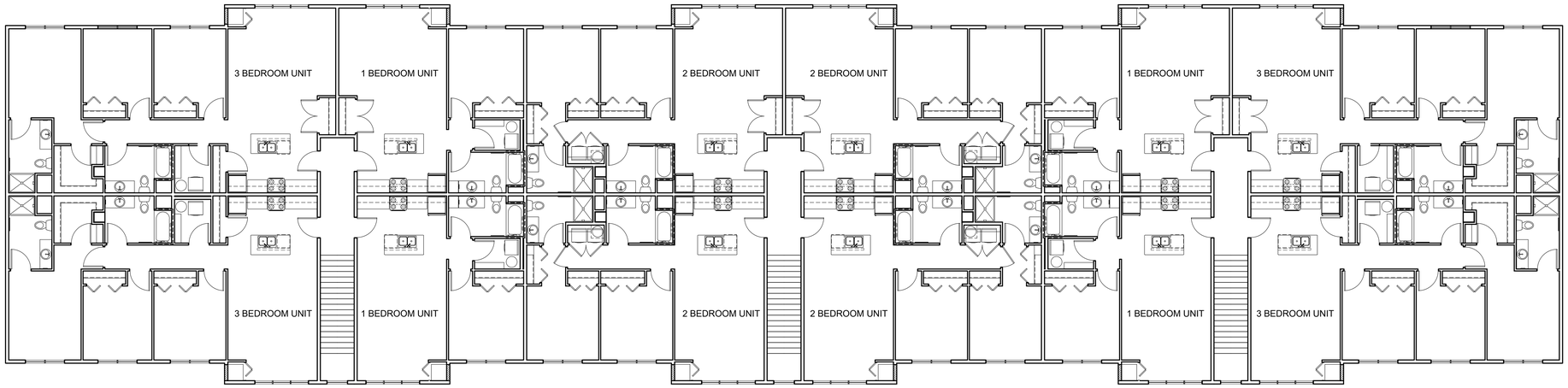
JOB NUMBER

240136200

SHEET NUMBER

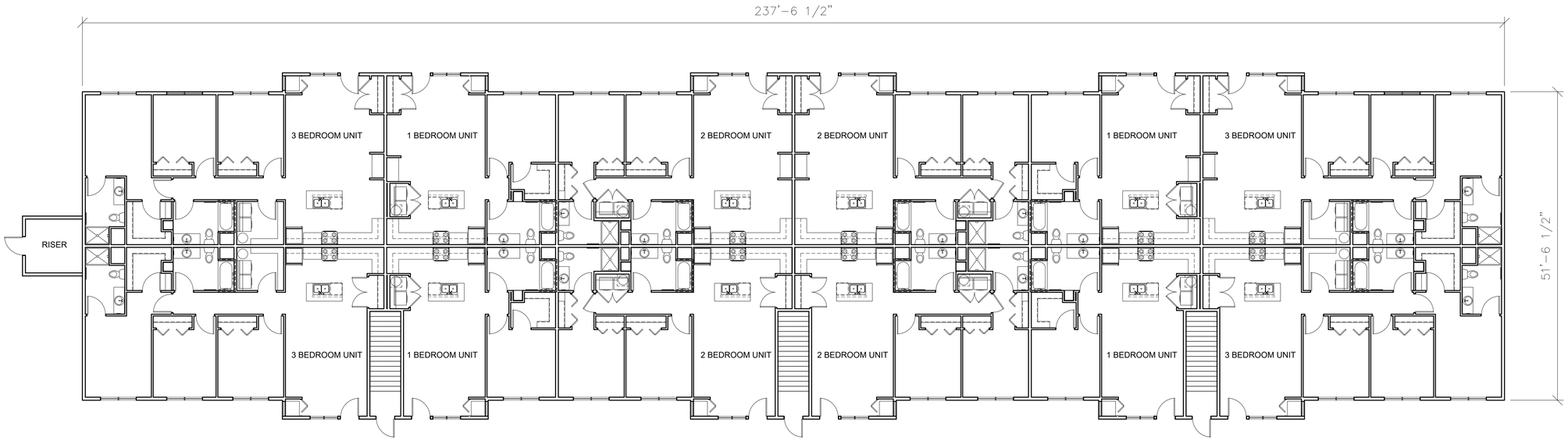
C1.2



SECOND FLOOR PLAN – BUILDING A

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

8' 0' 8' 16'



FIRST FLOOR PLAN – BUILDING A

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

8' 0' 8' 16'

ARCHITECTURAL FIRST FLOOR PLAN

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PROJECT INFORMATION

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

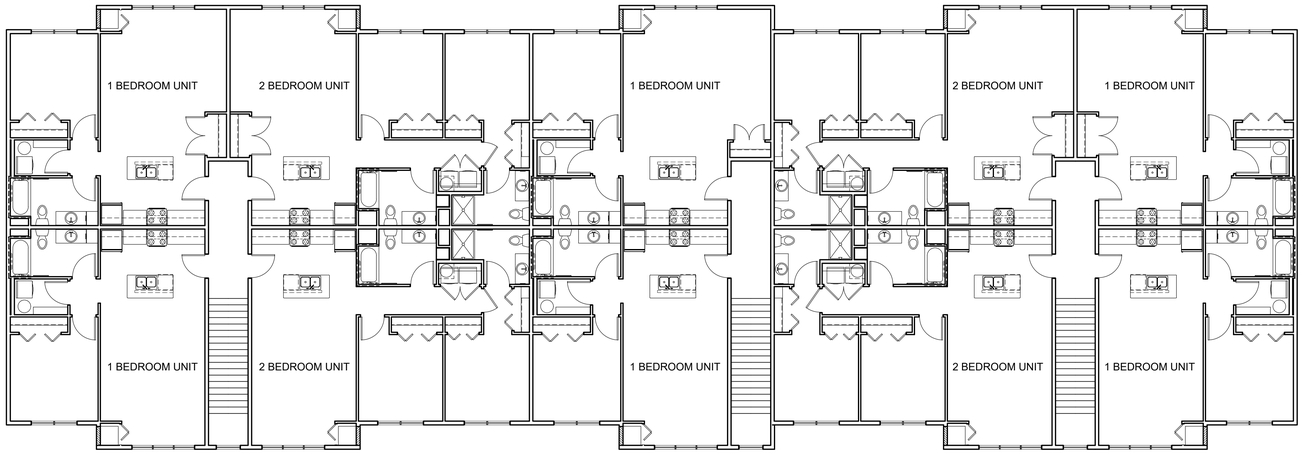
PROFESSIONAL SEAL

PRELIMINARY DATES
OCT. 14, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240136200

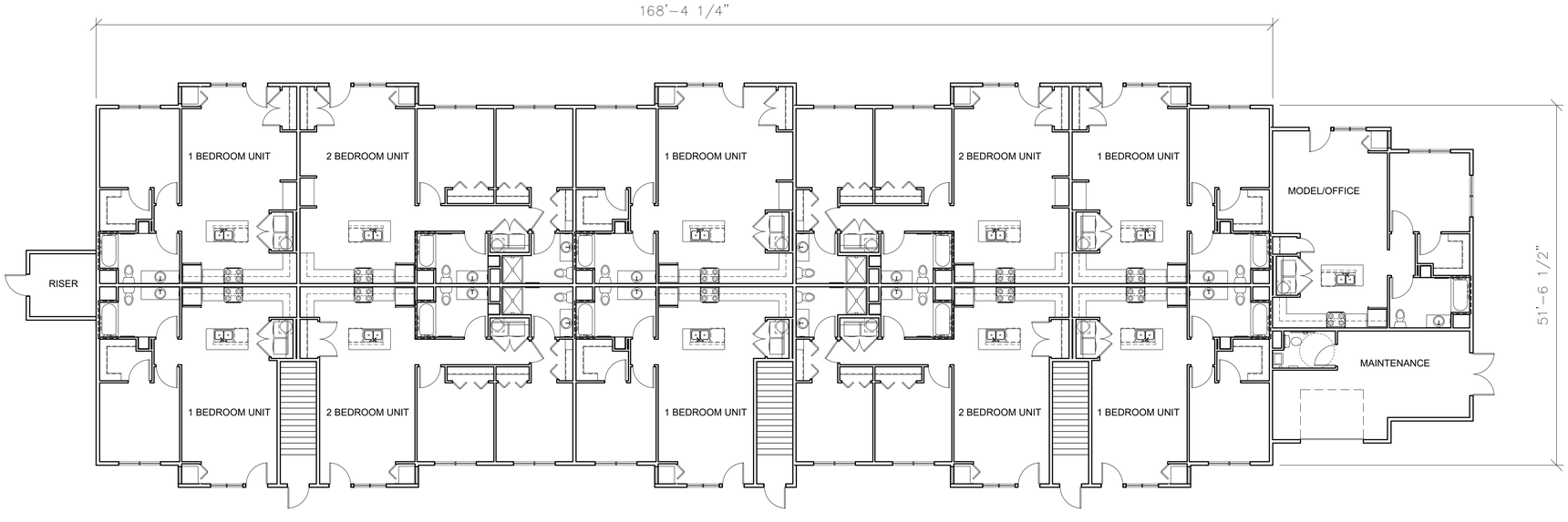
SHEET NUMBER
A1.1A



SECOND FLOOR PLAN – BUILDING B

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

8' 0' 8' 16'



FIRST FLOOR PLAN – BUILDING B

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

8' 0' 8' 16'

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PROJECT INFORMATION

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

PROFESSIONAL SEAL

PRELIMINARY DATES
OCT. 14, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240136200

SHEET NUMBER
A1.1B

ARCHITECTURAL FIRST FLOOR PLAN

FRONT ELEVATION

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

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PROJECT INFORMATION

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

PROFESSIONAL SEAL

PRELIMINARY DATES
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NOT FOR CONSTRUCTION

JOB NUMBER
240136200

SHEET NUMBER
A2.0

ARCHITECTURAL EXTERIOR ELEVATIONS