



# **TOWN OF RIB MOUNTAIN**

Where Nature, Family & Sport Come Together

[www.townofribmountain.org](http://www.townofribmountain.org)

3700 North Mountain Road  
Wausau, Wisconsin 54401  
(715) 842-0983  
Fax(715) 848-0186

## **PLAN COMMISSION**

### **OFFICIAL NOTICE & AGENDA**

A meeting of the Town of Rib Mountain Plan Commission will be held on **Wednesday, November 8<sup>th</sup>, 2017; 6:30 P.M. at 3700 North Mountain Road, Town of Rib Mountain Municipal Center.** The Town Board may attend for purposes of gathering information. Subject matter for consideration and possible action follows:

- 1.) Call to Order
- 2.) Roll Call
- 3.) Minutes
  - a. **Approval of minutes from the 10-25-2017 Plan Commission meetings.**
- 4.) New Business:
  - a. **Shane VanderWaal, agent, requests conditional use modification for Docket #2013-07 – Kocourek Air Strip, to reduce the amount of land associated with the air strip. Parcel #34.192807.003.002.00.00.**
  - b. **Pinnacle Engineering Group, agent, requests site plan approval for a building addition for Aldi Inc. at the property addressed 4401 Rib Mountain Drive. Parcel #34.112807.011.005.00.00. Docket #2017-39.**
- 5.) Old Business:
  - a. **Discussion on the Rib Mountain Comprehensive Plan project; specifically, land use. Docket #2017-05.**
- 6.) Correspondence/ Questions/Town Board Update:
- 7.) Public Comment
- 8.) Adjourn

TOWN OF RIB MOUNTAIN  
PLANNING COMMISSION MEETING  
October 25, 2017

Acting Chairperson Jay Wittman, called the meeting of the Plan Commission to order at 6:30 pm. Other Plan Commission members present included Ryan Burnett, Jim Hampton, and Tom Steele. Laura McGucken and Harlan Hebbe were excused. Also present were Community Development Director, Steve Kunst and Building Inspector / Assistant Zoning Administrator, Paul Kufahl.

MINUTES:

**Motion by Tom Steele, second by Jim Hampton to approve the minutes of the October 11, 2017 Plan Commission meeting, as presented. Motion carried 4-0.**

PUBLIC HEARINGS:

- a. *Rib Mountain Metropolitan Sewerage District, owner, requests conditional use approval to construct a new operations building at the property addressed 2001 Aster Road. Parcel 34.342807.0GL.004.00.00. Docket #2017-38.*

Community Development Director, Steve Kunst, provided a project narrative, stating the Rib Mountain Metropolitan Sewerage is planning to make a number of upgrades to the existing waste water treatment plant at the end of Aster Road and construct a new Operations Building. The proposal calls for a 3,547-square foot building with a brick exterior and standing seam metal roof consistent with the existing structures on site. The new structure would house future laboratories, offices, restrooms, and a break room.

Eric Donaldson of the Rib Mountain Metropolitan Sewerage District noted the Wisconsin Department of Natural Resources has approved the project and they have been awarded a Clean Water Fund Loan to pay for the project. They have selected Miron Construction to complete the project.

Tom Steele asked if there would be any stormwater runoff issues created by the new building and parking lot. Donaldson also at one point in the planning process, the project was large enough to require a stormwater detention facility, but they chose to reduce the project scope to affect less than one acre of land area.

Ryan Burnett asked how many employees work there on an average day. Donaldson said there are seven (7) employees currently, but the new building is planning for future expansion and won't be a functioning laboratory space until necessary. Jay Wittman asked if the proposed addition of seven (7) parking stalls was sufficient, to which both staff and Donaldson indicated the current site has sufficient parking for the current employees and that the addition of parking spaces would accommodate future growth.

Acting Chairperson Wittman opened the Public Hearing was at 6:36pm.

Leroy Markowski, 2203 Aster Rd, asked the following questions.

- Will the new building be attached to an existing structure or be a separate structure?
- Where will the building be located on the site?
- How large is the building?
- What is the timeframe for the project completion?
- Are there plans to connect with Marathon City?

Donaldson noted the new building would be an approximately 3,500 square foot standalone structure and identified its location on the presented grading plan. Donaldson also indicated the project should be completed within one year and there are no current plans to connect with Marathon City, but that it is an option for future growth.

The Public Hearing was closed at 6:39pm

Kunst reviewed the Public Service and Utilities Standards of the Zoning Ordinance as they pertained to the proposal, noting the proposed development meets all applicable standards.

**Motion by Tom Steele, second by Jim Hampton to approve the conditional use request to construct a new operations building at the property addressed 2001 Aster Road, as presented.**

**Motion carried 4-0**

NEW BUSINESS:

- a. *Pre-application discussion regarding a potential Unified Development District project at the property addressed 1701 Oriole Lane. Docket #2017-39.*

Kunst stated the applicant seeks feedback from the Plan Commission on a potential UDD project for the development of six (6) four (4) unit buildings on 4.32 vacant acres of land off Oriole Lane behind the Barnes and Noble / JoAnn Fabrics site. The property is currently zoned MR-4, allowing for single family or duplex style development at a density of four (4) units per acre (17 total units rounded up). The combination of a navigable stream at the south of the property limiting the developable area and the applicant's desire for increased density necessitates a UDD conversation.

Faye Harder, of SC Swiderski, presented the company's history, construction background, and identified similar projects in Weston, Wausau and Merrill. She presented a preliminary site layout including three buildings with driveway access to Oriole Lane with three additional buildings accessed by a private road with two connections to Oriole Lane. Other site features included stormwater retention ponds, a garbage enclosure and a mail collection building/structure. Harder noted all buildings have attached garages and feature exterior materials that will fit well in the neighborhood. She indicated anticipated rent rates will be \$1,025 to \$1,150 per month and typical applicants at their other facilities are a

combination of 55 and older and young professionals. Harder briefly walked through some of the features of the floor plan, highlighting its storage space and a layout. She noted occupancy rates are 94% or better in their existing units, with typical lease durations of two (2) years.

Plan Commissioners had the following comments and/or questions.

- Are the stormwater ponds, as indicated on the site plan, sized appropriately and correctly located?
- How are the ponds to be landscaped?
- Do you allow pets?
- Is there any available basement storage?
- Does your lease agreement address storage of additional equipment (e.g. boats, recreational vehicles)?
- What is the anticipated build timeframe?
- Concerns about construction noise and road usage
- Buffer between the proposed private road and the residents to the west or modify the road location
- How are the sites landscaped?
- Concerns about outdoor storage of recreational equipment and additional vehicles
- Would like to see an attractive and efficient garbage collection area
- Concerns about the overall density of the development, indicating a preference for the currently zoned MR-4 density
- Encouraged the applicant to seek neighborhood feedback

Harder addressed the questions as follows;

- The stormwater ponds are conceptual in size based on previous experiences and are subject to changed based on final site analysis.
- The ponds are typically seeded and maintained above the current water level
- Children are allowed and they do allow small pets in most situations, typically less than 35 pounds
- There are no basements storage opportunities planned
- They require completion of a non-standard lease agreement which addresses storage of recreational equipment. She noted they monitor these things closely to create a neighborly environment for all residents. Harder indicated large recreational vehicles are encouraged to be stored off-site.
- Each building takes about 5 months to complete with staggered starts creating a build time up to 18 months for the six units.
- Buildings are landscaped with a 2'-3' wide mulch or landscape rock and a poured curb border which allows for easier maintenance of the site. They incorporate tree and shrub plantings and sprinkler systems. Harder noted the properties are considered assets to the company and they are well maintained.

Plan Commissioners noted the applicant should consider the previously noted items if they chose to move forward with their project, and strongly encouraged having a neighborhood meeting with current residents.

OLD BUSINESS:

- a. *Robert Alexejun, applicant, requests conditional use modification for the outdoor display of product for sale at the property addressed 3404 Eagle Avenue. Per RMMC Section 17.056(4)(d) – Outdoor Display. Parcel 34.102807.008.002.00.00. Docket #2017-30.*

Kunst indicated the conditional use modification is to allow for additional height of the product display due to the grade change and fence between the subject property and the Hwy 51/39 corridor.

Robert Alexejun, applicant, noted without an elevated location to display the product it would not be visible to its intended audience. He indicated the platform is currently seven (7) feet above the ground and that the hunting blind is approximately 6'-8" in height. Alexejun presented an image to the Plan Commission noting the signage would be about 3" above the fence line and the hunting blind positioned directly above that.

Tom Steele asked the applicant if he intends to have the product displayed year-round, and Alexejun indicated it was his intent. Alexejun also noted the property owner has the right to pull the plug at any point on the display and as payment for the space; he is to maintain the grounds around the building.

Commissioners discussed if there was any concern about the total height of the display agreeing the maximum allowable should be 15 feet. The applicant was asked if the product is in its desired location. Alexejun noted he would prefer it on the south side of the building but was told it needed to be on the north based on the previous conditions. Commissioners briefly discussed a modification to the location requirement and agreed either side of the building was acceptable.

**Motion by Jim Hampton, second by Tom Steele to approve the conditional use modification request for the outdoor display of product for sale at the property addressed 3404 Eagle Ave, to allow for a 15 foot maximum height of the display and placement on either side of the current building.**

**Motion carried 4-0**

- b. Discussion on the Rib Mountain Comprehensive Plan project, including transportation, economic development, and intergovernmental cooperation. Docket #2017-05.*

Kunst noted the Commission held initial discussions on the transportation, economic development, and intergovernmental cooperation elements of the Comprehensive Plan at the September 13th meeting. Kunst indicated the draft chapters were generated by the Regional Planning Commission staff based on those initial discussions for review and comment.

Commissioners agreed not to spend too much time discussing the presented chapters given the absent members and current meeting duration. They identified a number of grammatical errors and suggested the plan address trail maintenance and funding, incorporate more detail when referencing other plans and agencies, and take a stance on Rib Mountain State Park and Lake Wausau Development.

**CORRESPONDENCE / QUESTIONS / TOWN BOARD UPDATE:**

Kunst noted that the Town Board has decided to appeal the latest ruling regarding Marathon County's Uniform Addressing Project.

**PUBLIC COMMENT:** None Received

**ADJOURN:**

**Motion by Jim Hampton, second by Tom Steele to adjourn the Plan Commission Meeting. Motion carried 4-0. Meeting adjourned at 8:17pm.**

Respectfully Submitted,

Paul Kufahl, Building Inspector / Assistant Zoning Administrator

**REPORT TO PLANNING COMMISSION**

**FROM:** Steve Kunst, Community Development Director  
**DATE:** November 3, 2017  
**SUBJECT:** Conditional Use Modification

**REQUEST:** Conditional Use modification for PC Docket #2013-07 to reduce the overall area included in the approved conditional use (air strip area).

**APPLICANT:** Shane VanderWaal, agent  
**PROPERTY OWNER:** Kocourek Holdings LLC

**PROPERTY ADDRESS(S):** 6510 Red Bud Road  
**PARCEL #(S):** 34.902807.003.002.00.00

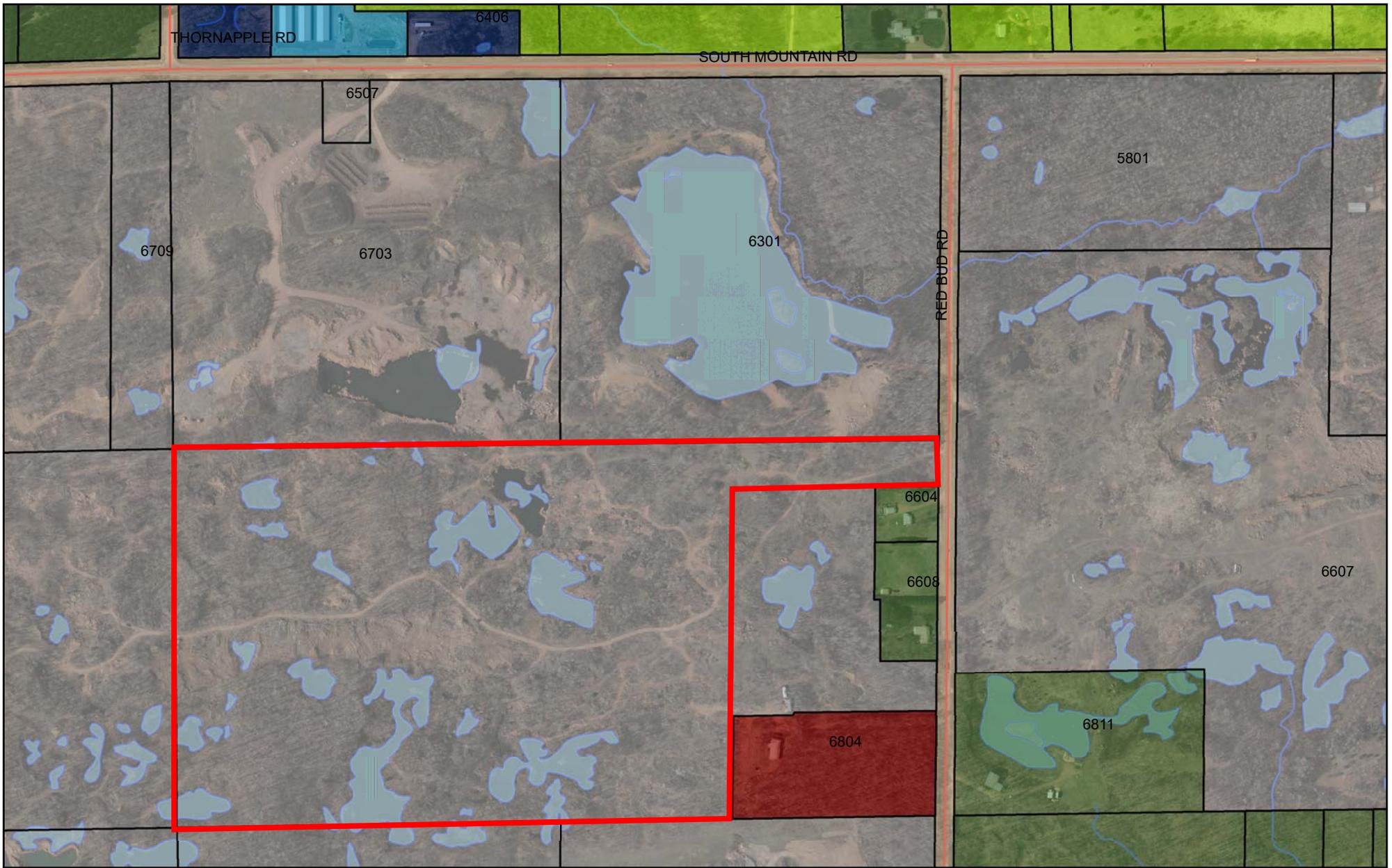
**CURRENT ZONING:** Rural Agricultural-1 (RA-1)  
**ADJACENT ZONING:** RA-1 (North, South, East, & West); CR-5 (East)

**NARRATIVE:**

The applicant seeks Plan Commission approval for a modification of a conditional use from 2013. Docket #2013-07 approved a private airstrip on the property addressed 6510 Red Bud Road. The original approval included all of the land highlighted in the attached zoning overview map (page 4a-2). Since that time, the original applicant has decided to build a new single-family residence on a neighboring property, but in order to do so needs some additional land. The proposal calls for removing land from the property originally approved for the private air strip and adding it to the proposed single-family parcel (see attached CSM). The result would be Docket #2013-07 being amended to only apply to Lot 1 of the attached CSM. Lot 2 is the lot intended for a single-family residence. No other changes are proposed for the air strip property and each proposed parcel meets the Town’s minimum zoning standards.

**POSSIBLE ACTION:**

1. Recommend approval of the conditional use modification at the property addressed 6510 Red Bud Road, as presented
2. Recommend approval of the conditional use modification at the property addressed 6510 Red Bud Road, with conditions/modifications.
3. Recommend denial of the conditional use modification at the property addressed 6510 Red Bud Road.



*Rib Mountain: "Where Nature, Family, and Sport Come Together"*

Prepared by:  
 www.mi-tech.us

Map Printed: 11/3/2017

|   |   |  |  |  |  |
|---|---|--|--|--|--|
| <ul style="list-style-type: none"> <li>Parcel Outline</li> <li>Parcel Address</li> </ul> <p><b>Zoning Districts</b></p> <ul style="list-style-type: none"> <li>Unzoned</li> <li>CR-5ac Countryside Residential</li> </ul> | <ul style="list-style-type: none"> <li>EO Estate Office Residential</li> <li>ER-1 Estate Residential</li> <li>MR-4 Mixed Residential</li> <li>NC Neighborhood Commercial</li> </ul> | <ul style="list-style-type: none"> <li>OR Outdoor Recreation</li> <li>RA-1 Rural Agricultural</li> <li>RA-2 Rural Agricultural</li> <li>ROW</li> </ul> | <ul style="list-style-type: none"> <li>RR Rural Residential</li> <li>SC Suburban Commercial</li> <li>SI Suburban Industrial</li> <li>SO Suburban Office Residential</li> </ul> | <ul style="list-style-type: none"> <li>SR-2 Suburban Residential</li> <li>SR-3 Suburban Residential</li> <li>UC Urban Commercial</li> <li>UDD Unified Development</li> </ul> | <ul style="list-style-type: none"> <li>UR-8 Urban Residential</li> <li>Building Outline</li> <li>Road Centerline</li> <li>Water Feature</li> </ul> |
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17797



DOC# 1742059

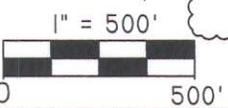
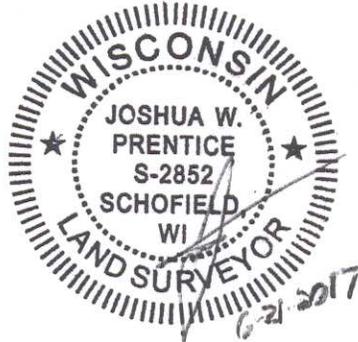
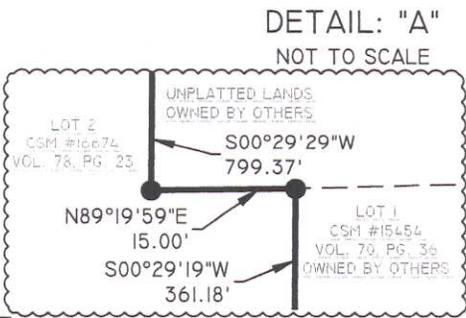
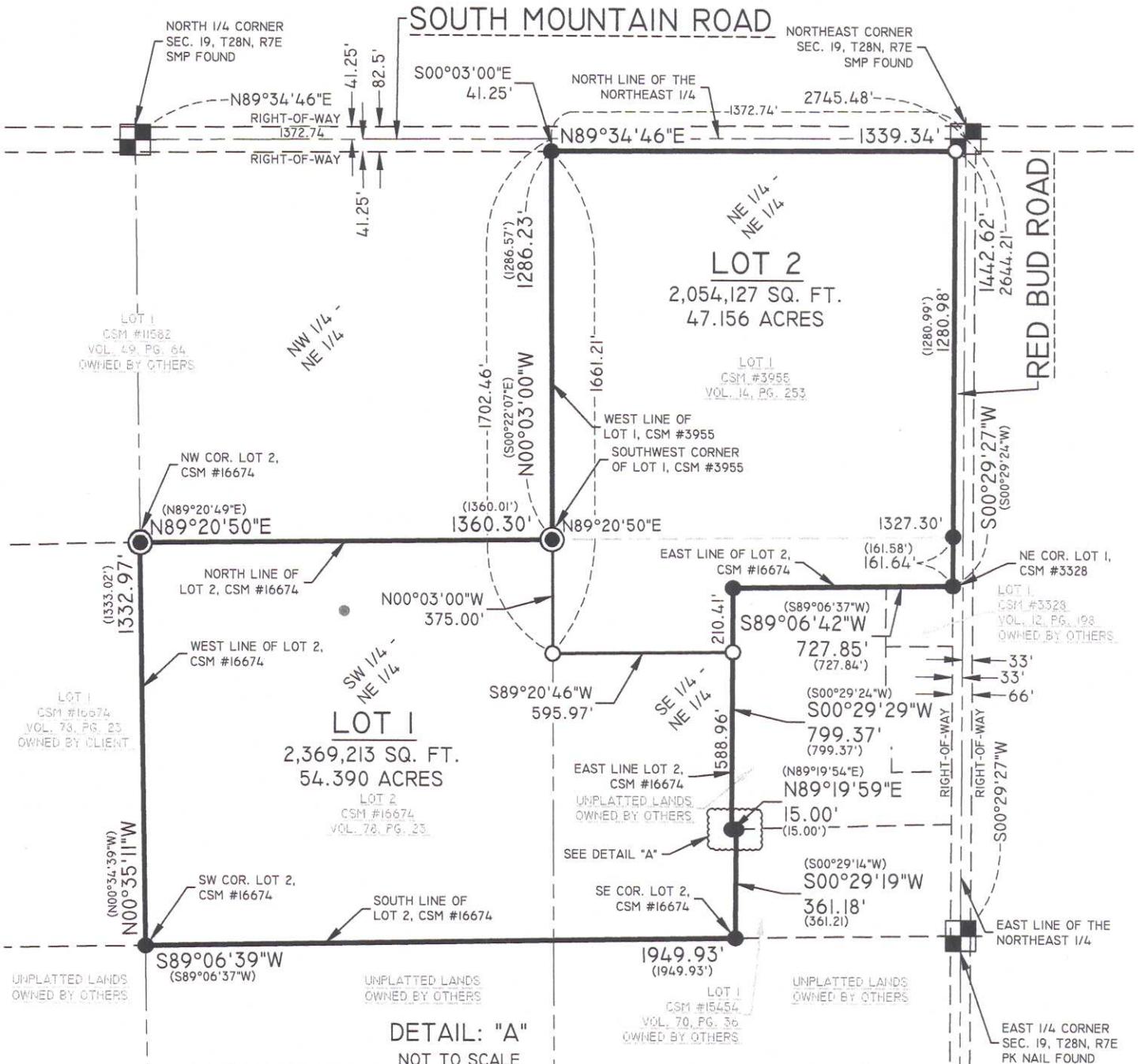
*Dean J. Stratz*

R.E.I. 4080 N. 20th AVE WAUSAU, WI 54401 (715)675-9784  
**MARATHON CO. CERTIFIED SURVEY MAP**

MAP NO. 17797 VOLUME 86 PAGE 42

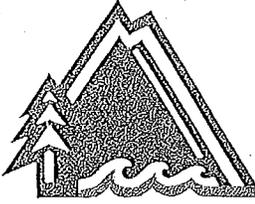
PREPARED FOR: KOCOUREK HOLDINGS LLC LAND OWNER: KOCOUREK HOLDINGS LLC

OF ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 3955, RECORDED IN VOLUME 14, ON PAGE 253, AS DOCUMENT NUMBER 842429 AND ALL OF LOT 2 OF CERTIFIED SURVEY MAP NUMBER 16674, RECORDED IN VOLUME 78, ON PAGE 23, AS DOCUMENT NUMBER 1659074, BOTH FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, BEING PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 19, TOWNSHIP 28 NORTH, RANGE 7 EAST, TOWN OF RIB MOUNTAIN, MARATHON COUNTY, WISCONSIN.



| LEGEND |  |
|--------|--|
|        | - 3/4 IN. REBAR FOUND  |
|        | - 1 1/4 IN. O.D. IRON PIPE FOUND                                   |
|        | - 1 1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET |
|        | 126.00' - MEASURED BEARING/LENGTH                                  |
|        | (126.00') - RECORDED BEARING/LENGTH                                |

NOTES:  
 1. FIELD SURVEY WAS COMPLETED ON 6-20-2017.  
 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83 (2011) DATUM, AND REFERENCED TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 MEASURED TO BEAR NORTH 89°34'46" EAST.  
 3. AN ACCESS TO LOT 1 VIA INGRESS/EGRESS EASEMENT TO A PUBLIC ROADWAY SHALL BE PROVIDED AT THE TIME OF SALE IF ADJACENT CONTIGUOUS LANDS ARE NOT HELD IN COMMON OWNERSHIP.



## TOWN OF RIB MOUNTAIN

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3700 North Mountain Road  
Wausau, Wisconsin 54401

(715) 842-0983

Fax(715) 848-0186

June 27, 2013

Kocourek Properties Inc.  
Attn: Keith Kocourek  
1500 Morning Glory Lane  
Wausau, WI 54401

REI Engineering (petitioner)  
4080 N. 20<sup>th</sup> Avenue  
Wausau, WI. 54401

Re: Conditional Use approval for the construction of a private air strip in a Rural Ag -- 2 District per Plan Commission docket # 2013-07; Parcel # 34.192807.003, .004.007, & .008; also known as 6510 Red Bud Road.

Dear Mr. Kocourek:

This letter is to confirm the actions of the Plan Commission, on February 13<sup>th</sup>, 2013, which at a public hearing, recommended approval of your proposed private air strip, subject to the conditions attached within those minutes. After a number of subsequent postponements, the Town Board reviewed your revised submittal (accommodating plan commission restrictions) at their June 4<sup>th</sup>, 2013 meeting and approved the conditional use request, subject to the following conditions: (complete minutes attached).

- 1.) usage subject to daytime operations only;
- 2.) aircraft restricted to a Piper Cub or similar aircraft;
- 3.) the air strip is allowed for private use only and not to be used for commercial or training activities;
- 4.) any accessory structure to the air strip or any modifications to the air strip use will require another conditional use approval;
- 5.) approval of all other permitting regulations through county, state, and federal must be obtained;
- 6.) no fuel tanks can be stored on-site;
- 7.) maximum of five (5) round trip flights per week; and
- 8.) moving the air strip to the west on the property as far as possible.

**REPORT TO: PLAN COMMISSION**

**FROM:** Steve Kunst, Community Development Director

**DATE:** November 3, 2017

**SUBJECT:** Aldi Site Plan Review

**APPLICANT:** Pinnacle Engineering Group, Agent

**PROPERTY OWNER:** Aldi Inc.

**PROPERTY ADDRESS:** 4401 Rib Mountain Drive

**PARCEL #:** 34.112807.011.005.00.00

**REQUEST:** Site plan approval for proposed building expansion at the existing Aldi grocery site. This request requires only Plan Commission action (no recommendation to Town Board).

**ZONING:** Suburban Commercial (SC)

**ADJACENT ZONING:** SC (North, & East); UDD (West); UC (South)

**FUTURE LAND USE MAP DESIGNATION:** Commercial

**NARRATIVE:**

The Rib Mountain Aldi grocery store seeks Site Plan approval for a building expansion at their property addressed 4401 Rib Mountain Drive. The proposal calls for a 2,470-square foot addition to the north, resulting in a 19,266-square foot facility. In an effort to maintain a safe intersection of the two private drives at the northeast corner of the subject property, the proposed expansion was reduced to 15 feet as opposed to the 18 feet proposed for the rest of the expansion. The applicant made this concession based on Town staff feedback. In addition, staff recommends removing multiple climax trees from the northeast corner currently inhibiting a safe viewing corridor for drivers.

**Current Land Use:** Indoor Sales and Service

**Proposed Land Use:** Same, the request is to simply expand upon the existing building footprint.

**Hours of Operation:** *Monday – Saturday 9:00 am – 8:00 pm Sunday 9:00 am – 7:00 pm*

**Intersection Proximity (northeast corner):**

- The applicant has worked closely with Street and Park Superintendent Turner and Building and Zoning staff to ensure the expansion does not negatively impact the intersection of two private drives.
- As part of this effort, staff also recommends removing multiple climax trees from the site currently inhibiting safe viewing distances at the intersection.
  - As a result, total landscape points may fall short of typical standards.

**Parking (1 space per 300 ft<sup>2</sup> of floor area + 1 space per employee at largest shift):**

- 1) Total Parking Required = 67 spaces
- 2) Total Parking Proposed = 122 spaces

**Landscaping**

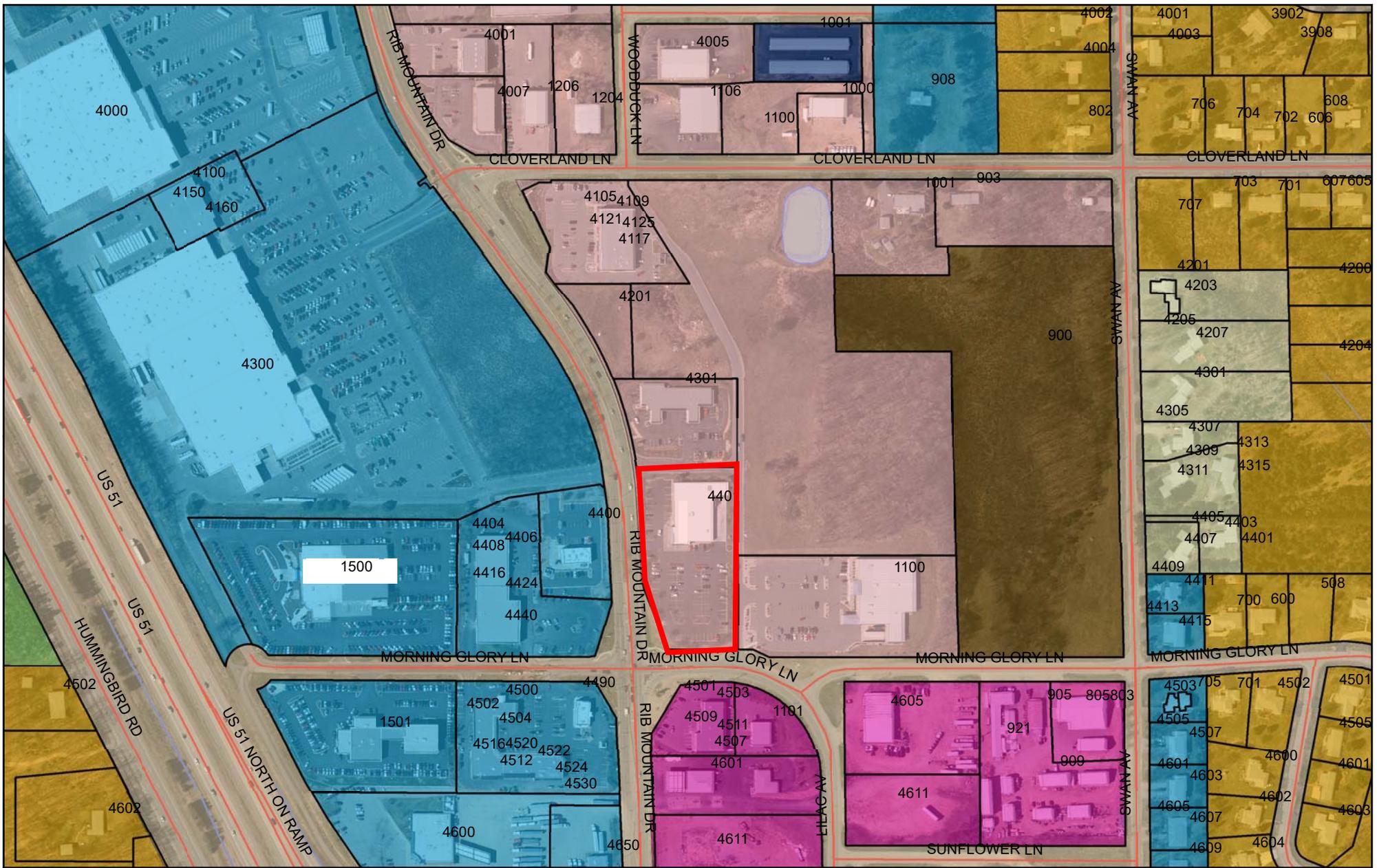
- 1) Landscape Surface Ratio
  - Required - 0.25
  - Proposed - 0.20
    - Again, staff recommends removing some existing landscaping to create an uninhibited vision triangle at the intersection of the two private drives.

**Lighting**

- 1) Parking Lot Requirement – 0.4 footcandles
  - o The proposal meets this requirement

**ACTIONS TO BE TAKEN:**

1. Approval of the Site Plan application for building expansion at the property addressed 4401 Rib Mountain Drive, as presented.
2. Approval of the Site Plan application for building expansion at the property addressed 4401 Rib Mountain Drive, with conditions/modifications.
3. Denial of the Site Plan application for building expansion at the property addressed 4401 Rib Mountain Drive.



*Rib Mountain: "Where Nature, Family, and Sport Come Together"*

Prepared by: **MI-TECH**  
www.mi-tech.us

Map Printed: 11/3/2017

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|--|---|--|--|--|--|
| <ul style="list-style-type: none"> <li>▭ Parcel Outline</li> <li>▭ Parcel Address</li> <li><b>Zoning Districts</b></li> <li>▭ Unzoned</li> <li>▭ CR-5ac Countryside Residential</li> </ul> | <ul style="list-style-type: none"> <li>▭ EO Estate Office Residential</li> <li>▭ ER-1 Estate Residential</li> <li>▭ MR-4 Mixed Residential</li> <li>▭ CR-5ac Countryside Residential</li> <li>▭ NC Neighborhood Commercial</li> </ul> | <ul style="list-style-type: none"> <li>▭ OR Outdoor Recreation</li> <li>▭ RA-1 Rural Agricultural</li> <li>▭ RA-2 Rural Agricultural</li> <li>▭ ROW</li> </ul> | <ul style="list-style-type: none"> <li>▭ RR Rural Residential</li> <li>▭ SC Suburban Commercial</li> <li>▭ SI Suburban Industrial</li> <li>▭ SO Suburban Office</li> </ul> | <ul style="list-style-type: none"> <li>▭ SR-2 Suburban Residential</li> <li>▭ SR-3 Suburban Residential</li> <li>▭ UC Urban Commercial</li> <li>▭ UDD Unified Development</li> </ul> | <ul style="list-style-type: none"> <li>▭ UR-8 Urban Residential</li> <li>▭ Building Outline</li> <li>▭ Road Centerline</li> <li>▭ Water Feature</li> </ul> |
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October 23, 2017

Mr. Steve Kunst  
Town of Rib Mountain  
3700 N Mountain Road  
Wausau, WI 54401

RE: ALDI Rib Mountain Expansion

Dear Mr. Kunst:

The purpose of our request is to expand the current ALDI Food Market located at 4401 Rib Mountain Drive by adding an additional 18'-0" to the existing rear wall which faces an existing car care facility. We have been working diligently with town staff to provide a practical, safe solution that will work for ALDI and also the Town. At the northeast corner of the existing building, the 18'-0" expansion will be tapered down to 15'-0" to accommodate staff concerns with vehicular safety and to provide a safe intersection. Additionally, existing plantings near the intersection will be removed to further increase visibility at the intersection. The proposed addition will be adding approximately 2,470 SF to the existing building, updating mechanicals and providing customers with a new open concept sales floor. The additional space will provide us the opportunity to add more refrigerated fresh offerings, increase our overall linear square footage of merchandisable space, increase our aisle widths, provide an open traffic flow to our sales floor and enhance the overall shopping experience for current and future customers.

The current plan of operations will remain the same after the proposed project.

|                   |            |
|-------------------|------------|
| Monday – Saturday | 9am to 8pm |
| Sunday            | 9am to 7pm |

The proposed number of employees, parking stalls & building height at the facility is to remain unchanged. The building expansion will be composed of brick materials matching the existing building. By adding the 2,470 SF of building, the total building area is proposed to be 19,266 SF. The proposed landscaping area will be 23,049 SF or 20.14% of the total site area.

Sincerely,



Mark T. Seidl  
Senior Project Engineer  
Pinnacle Engineering Group

4b-4

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

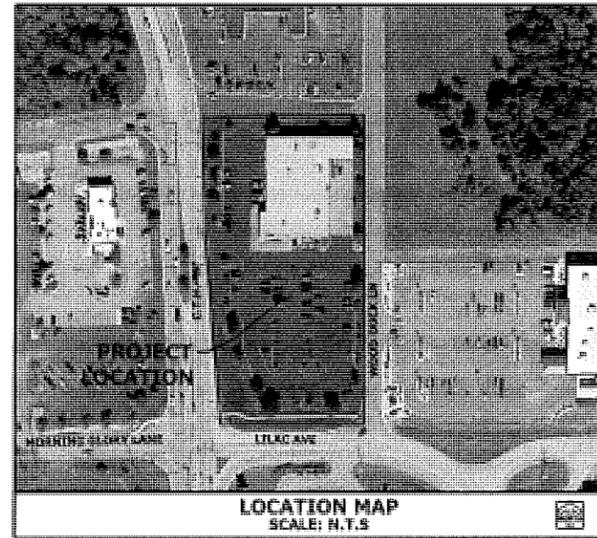
# ALDI #38 EXPANSION

4401 RIB MOUNTAIN DR, RIB MOUNTAIN, WISCONSIN

PLANS PREPARED FOR

**ALDI INC.**

9342 SOUTH 13th STREET  
OAK CREEK, WI 53154



| INDEX OF SHEETS |   |
|-----------------|---|
| C-1             | COVER SHEET                             |
| C-2             | GENERAL NOTES                           |
| C-3             | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C-4             | SITE DIMENSION PAVING & UTILITY PLAN    |
| C-5             | GRADING & EROSION CONTROL PLAN          |
| C-6             | CONSTRUCTION DETAILS                    |

| GOVERNMENT CONTACTS       |  |
|---------------------------|--|
| <b>GOVERNMENT AGENTS:</b> | <p><b>STEVE KUNST</b><br/>DIRECTOR OF COMMUNITY DEVELOPMENT<br/>TOWN OF RIB MOUNTAIN<br/>3700 N. MOUNTAIN ROAD<br/>WAUSAU, WI 54401<br/>MAIN: (715) 842-9283<br/>E-MAIL: skunst@townofribmountain.org</p> <p><b>SCOTT TURNER</b><br/>STREET &amp; PARK SUPERINTENDENT<br/>TOWN OF RIB MOUNTAIN<br/>3700 N. MOUNTAIN ROAD<br/>WAUSAU, WI 54401<br/>MAIN: (715) 842-9283<br/>E-MAIL: sturner@townofribmountain.org</p> |

| PROJECT TEAM CONTACTS  |   |
|--|---|
| <p><b>CIVIL ENGINEER:</b><br/>MARK SEID<br/>PINNACLE ENGINEERING GROUP<br/>15850 BLUEHOUND ROAD, SUITE 210<br/>BROOKFIELD, WI 53005<br/>MAIN: (262) 754-8888<br/>E-MAIL: mseid@pinnacle-engr.com</p> | <p><b>SURVEYOR:</b><br/>JOHN KONOPOSKI, P.L.S.<br/>PINNACLE ENGINEERING GROUP<br/>15850 BLUEHOUND ROAD, SUITE 210<br/>BROOKFIELD, WI 53005<br/>MAIN: (262) 754-8888<br/>E-MAIL: john.konopadi@pinnacle-engr.com</p> |
| <p><b>APPLICANT/OWNER:</b><br/>TOM HOWARD<br/>ALDI INC.<br/>9342 SOUTH 13th STREET<br/>OAK CREEK, WI 53154<br/>E-MAIL: Tom.Howard@ald.us</p>   | <p><b>CONSTRUCTION MANAGER:</b><br/>ROB MERKEL<br/>ALDI INC.<br/>9342 SOUTH 13th STREET<br/>OAK CREEK, WI 53154<br/>MAIN: (414) 570-1860<br/>E-MAIL: Rob.Merkel@ald.us</p>  |

**DIGGERS & DIRTLINE**

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EXPIRATION DATE: JULY 31, 2018

PINNACLE ENGINEERING GROUP, LLC  
ENGINEER'S EXEMPTION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DULIGENCE. IF ANY NOTICES, CONDITIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY ADVISED PRIOR TO 5:00 PM THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY OF THE ENGINEER/OWNER OF THE PROJECTS RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

| LEGEND                                  |           |           |
|---|-----------|-----------|
|   | EXISTING  | PROPOSED  |
| SANITARY SEWER MANHOLE                  | ⊙         | ⊙         |
| STORM SEWER MANHOLE                     | ⊙         | ⊙         |
| STORM SEWER AREA DRAIN                  | ⊙         | ⊙         |
| STORM SEWER INLET (ROUND CASTING)       | ○         | ○         |
| STORM SEWER INLET (RECTANGULAR CASTING) | □         | □         |
| PRECAST FLARED END SECTION              | ⊙         | ⊙         |
| CONCRETE HEADWALL                       | ⊙         | ⊙         |
| VALVE VAULT                             | ⊙         | ⊙         |
| VALVE BOX                               | ⊙         | ⊙         |
| FIRE HYDRANT                            | ⊙         | ⊙         |
| BUFFALO BOX                             | ⊙         | ⊙         |
| CLEANOUT                                | ⊙         | ⊙         |
| SANITARY SEWER                          | —         | —         |
| FORCE MAIN                              | —         | —         |
| STORM SEWER                             | —         | —         |
| DRAIN TILE                              | —         | —         |
| WATER MAIN                              | —         | —         |
| UTILITY CROSSING                        | —         | —         |
| LIGHTING                                | —         | —         |
| ELECTRICAL CABLE                        | —         | —         |
| OVERHEAD WIRES                          | —         | —         |
| CAUTION EXISTING UTILITIES NEARBY       | —         | —         |
| ELECTRICAL TRANSFORMER OR PEDESTAL      | —         | —         |
| POWER POLE                              | —         | —         |
| POWER POLE WITH LIGHT                   | —         | —         |
| STREET SIGN                             | —         | —         |
| GAS MAIN                                | —         | —         |
| TELEPHONE LINE                          | —         | —         |
| CONTOUR                                 | —         | —         |
| SPOT ELEVATION                          | X(750.00) | X(750.00) |
| WETLANDS                                | —         | —         |
| FLOODWAY                                | —         | —         |
| FLOODPLAIN                              | —         | —         |
| HIGH WATER LEVEL (HWL)                  | —         | —         |
| NORMAL WATER LEVEL (NWL)                | —         | —         |
| DIRECTION OF SURFACE FLOW               | —         | —         |
| DITCH OR SWALE                          | —         | —         |
| DIVERSION SWALE                         | —         | —         |
| OVERFLOW RELIEF ROUTING                 | —         | —         |
| TREE WITH TRUNK SIZE                    | —         | —         |
| SOIL BORING                             | —         | —         |
| TOPSOIL PROBE                           | —         | —         |
| FENCE LINE, TEMPORARY SILT              | —         | —         |
| FENCE LINE, WIRE                        | —         | —         |
| FENCE LINE, CHAIN LINK OR IRON          | —         | —         |
| FENCE LINE, WOOD OR PLASTIC             | —         | —         |
| CONCRETE SIDEWALK                       | —         | —         |
| CURB AND GUTTER                         | —         | —         |
| DEPRESSED CURB                          | —         | —         |
| REVERSE PITCH CURB & GUTTER             | —         | —         |
| EASEMENT LINE                           | —         | —         |

| ABBREVIATIONS |                     |     |                                |
|---------------|---------------------|-----|--------------------------------|
| BL            | BASE LINE           | NWL | NORMAL WATER LEVEL             |
| C             | LONG CHORD OF CURVE | PC  | POINT OF CURVATURE             |
| C & G         | CURB AND GUTTER     | PT  | POINT OF TANGENCY              |
| CB            | CATCH BASIN         | PVI | POINT OF VERTICAL INTERSECTION |
| CL            | CENTERLINE          | R   | RADIUS                         |
| D             | DEGREE OF CURVE     | ROW | RIGHT-OF-WAY                   |
| EP            | EDGE OF PAVEMENT    | SAW | SANITARY SEWER                 |
| FF            | FINISHED FLOOR      | ST  | STORM SEWER                    |
| FG            | FINISHED GRADE      | T   | TANGENCY OF CURVE              |
| FL            | FLOW LINE           | TB  | TOP OF BANK                    |
| FP            | FLOODPLAIN          | TC  | TOP OF CURB                    |
| FR            | FRAME               | TF  | TOP OF FOUNDATION              |
| FW            | FLOODWAY            | TP  | TOP OF PIPE                    |
| HWL           | HIGH WATER LEVEL    | TS  | TOP OF SIDEWALK                |
| IW            | INVERT              | TW  | TOP OF WALK                    |
| L             | LENGTH OF CURVE     | WM  | WATER MAIN                     |
| MH            | MANHOLE             | Δ   | INTERSECTION ANGLE             |
| MTS           | HOT TO SCALE        |     |                                |

| GENERAL NOTES  |  |
|--|--|
| 1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.   | 8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNOBSERVED FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED, AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.   |
| 2. A GEOTECHNICAL REPORT HAS NOT BEEN PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER. | 9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED. |
| 3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.  | 10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.   |
| 4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.  | 11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGERS' HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.  |
| 5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.   | 12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.   |
| 6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.  | 13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL 'GOOD HOUSEKEEPING'.   |
| 7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.  | 14. THE CONTRACTOR SHALL IDEALIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.  |

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www.pinnacle-engr.com

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## ALDI #38 EXPANSION

4401 RIB MOUNTAIN DR, WAUSAU, WI

## COVER SHEET

| REVISIONS |  |
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|   |                             |
|---|-----------------------------|
| <p>JOB NO: 140306.00 - WI<br/>METS<br/>START DATE: 08/22/17<br/>SCALE</p> | <p>SHEET<br/><b>C-1</b></p> |
|---|-----------------------------|

**GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES**

- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 350, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
- THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
- SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-9111 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
- SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
- ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
- TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
- THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
- ALL DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
- SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
- WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PERMITS AND GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
- CONTRACTOR SHALL COMPLY WITH ALL MARATHON COUNTY CONSTRUCTION STANDARDS/ORDINANCES.
- LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 1-INCH TOPSOIL REPLACEMENT.

**SPECIFICATIONS FOR GRADING & EROSION CONTROL**

- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
- SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 20' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE PROTECTED WITH SILT FENCE AND OTHER EROSION CONTROL MEASURES.
- THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
- IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) OF 30 AND 10 RESPECTIVELY. UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSION PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER, THE TOP TWELVE (12) INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3) INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6) INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN OW, GP, SW, OR GP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL, THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SURFACES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-998) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 6 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOILS SHALL NOT VARY BY MORE THAN +1 TO +3 PERCENT AND GRANULAR SOILS +1 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISKING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTION. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTION TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-998) MAXIMUM DENSITY.
- NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
- SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
- TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
- THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
- CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEEP IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

**SPECIFICATIONS FOR PRIVATE UTILITIES**

- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
- ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE WET TAPED WITH A STAINLESS STEEL TAPPING SLEEVE.
- PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
- CONTRACTOR SHALL NOT SMPT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
- MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12, WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS II OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADS NYLON/PLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
- CLEANOUTS FOR SANITARY SEWER LATERALS SHALL BE PLACED AT MAXIMUM SEPARATION OF EVERY 90'.
- 45' BENDS SHALL BE USED IN PLACE OF 90' BENDS WHEREVER POSSIBLE.
- MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MADE WITH AN INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
- MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C111, CLASS 12 OR AS REQUIRED BY LOCAL CODES. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP. CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONBURSTING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINPECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
- EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
- MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
- UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

**SPECIFICATIONS FOR PAVING**

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
- AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1/2 INCH DIAMETER UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
- SUBGRADE SHALL BE PROOF-ROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
- EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
- ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 TYPE 116 REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
- CONCRETE FOR CURBS, DRIVEWAYS, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 416 OF THE STANDARD SPECIFICATIONS. GRADE A, ASTM C-64, 8 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 P.S.I. JOINTING SHALL BE PER SECTION 416.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
- PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

- ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-5067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSIGNED TO THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
- PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
- ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS. ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:  
  - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
  - BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
  - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
- AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
- IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
- EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
- MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
- PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
- GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
- ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN 5758N EROSION MATTINGS (OR APPROVED EQUAL) AND CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN 0235N (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
- DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
- DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
- QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
- SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

**DEMOLITION NOTES**

- PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
- EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY OBTAIN NECESSARY TO AVOID DAMAGE THEREOF. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY DEMOLITION.
- CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
- COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES, BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
- VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
- DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
- CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
- CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
- CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
- CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.

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**GENERAL NOTES**

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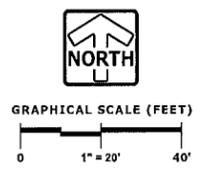
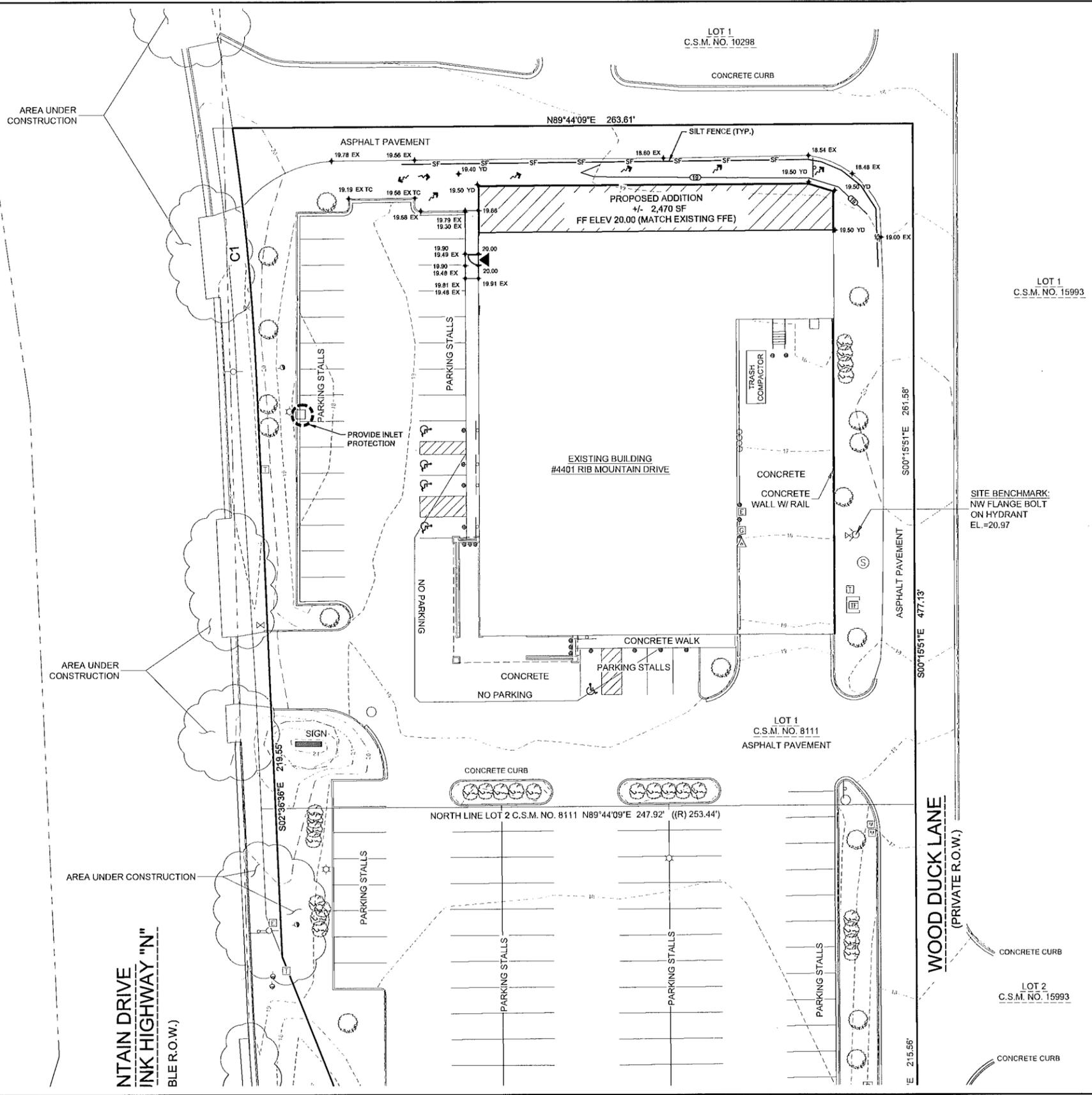




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| LEGEND |                           |
|--------|---------------------------|
|        | PROPOSED CONTOUR          |
|        | PROPOSED SPOT ELEVATION   |
|        | SILT FENCE                |
|        | INLET PROTECTION          |
|        | DIRECTION OF SURFACE FLOW |

**CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2**



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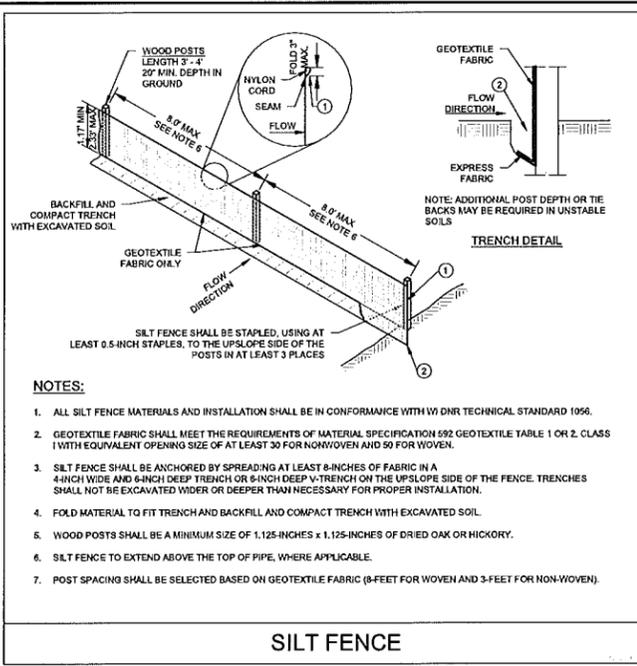
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**GRADING & EROSION CONTROL PLAN**

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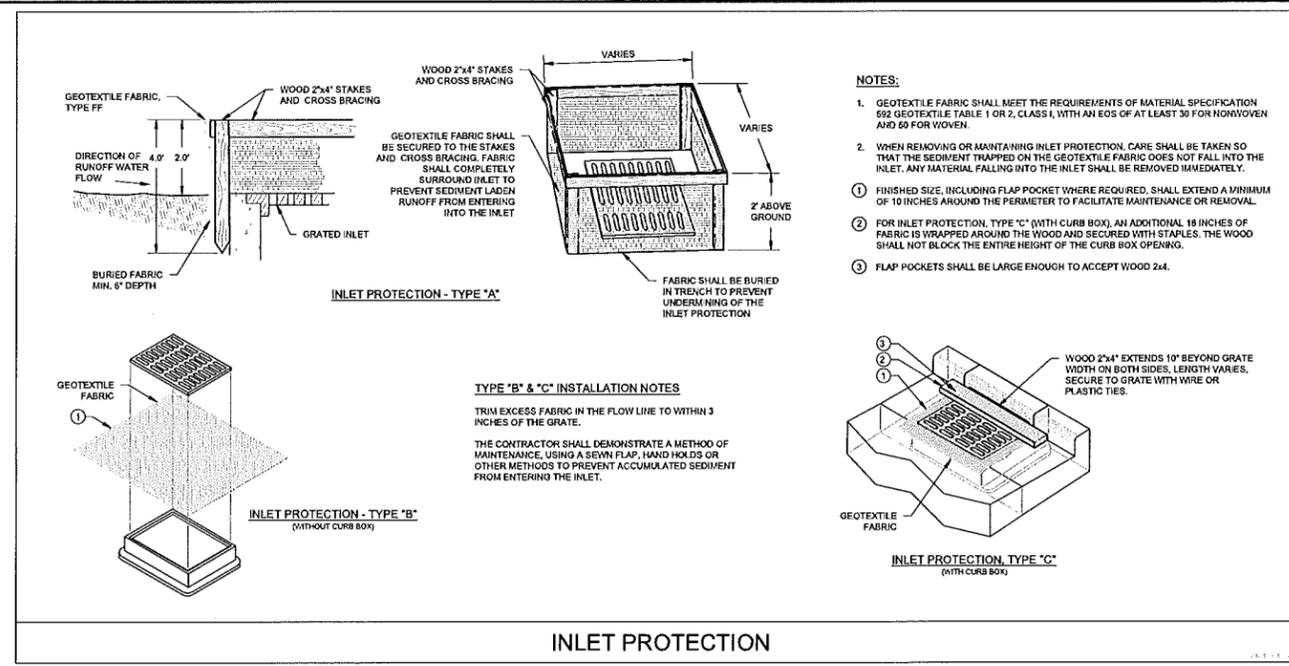
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 C-6

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 DESIGNED: LITS    REVIEWED: MAC    DATE: 08/22/17

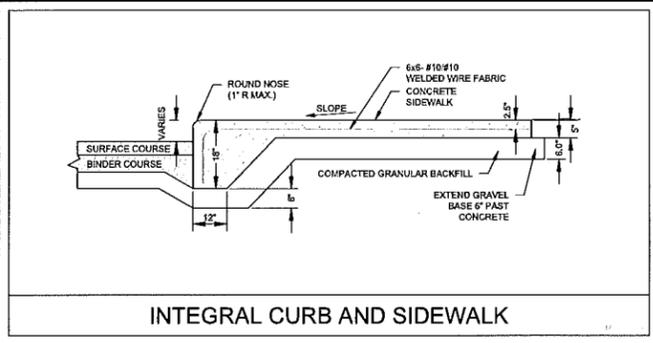


- NOTES:**
1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
  2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
  3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 6-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
  4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
  5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
  6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
  7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8- FEET FOR WOVEN AND 3- FEET FOR NON-WOVEN).

**SILT FENCE**



**INLET PROTECTION**



**INTEGRAL CURB AND SIDEWALK**

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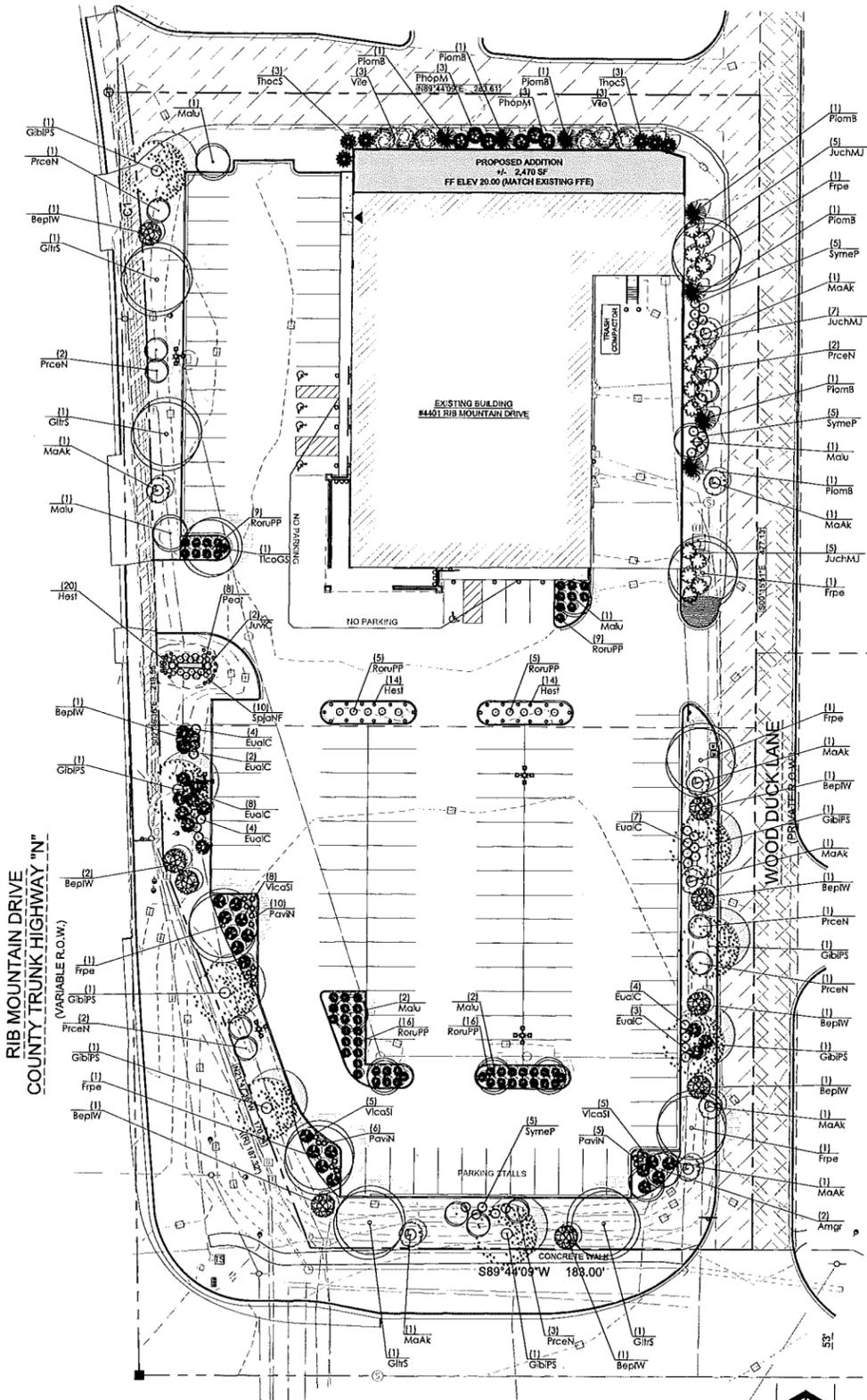
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**CONSTRUCTION DETAILS**

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 REG JOB NO: 086-003-VL  
 REG PM: MAC  
 START DATE: 08/22/17  
 SCALE:

FOR CONSTRUCTION    www.pinnacle-engr.com    CONSTRUCTION DETAILS



**1 PROPOSED LANDSCAPE PLAN**

**SITE INFORMATION**

|                           |                              |
|---------------------------|------------------------------|
| LSDA PLANT HARDINESS ZONE | 4a (-25 to -30 Degrees F)    |
| LOT ZONING                | SC - Suburban Commercial     |
| LOT AREA                  | 114,454 SQ. FT. (3.32 Acres) |
| TOTAL IMPERVIOUS          | 91,405 SQ. FT. (2.10 Acres)  |
| TOTAL GREENSPACE          | 23,049 SQ. FT. (1.22 Acres)  |
| SITE LANDSCAPE PERCENTAGE | 20.1%                        |
| TOTAL PARKING STALLS      | 122 STALLS                   |
| SITE BUILDING AREA        | 19,266 SQ. FT.               |

SCALE: 1" = 30'-0"

North

**LANDSCAPE REQUIREMENT INFORMATION**

**LANDSCAPING REQUIREMENTS FOR BUILDING FOUNDATIONS**  
 FOR EACH 100 LINEAL FEET OF BUILDING FOUNDATION PERIMETER, THE FOLLOWING NUMBER OF LANDSCAPING POINTS, 80 (SC) SHALL BE PROVIDED ON A PRORATED BASIS, AND INSTALLED AND PERMANENTLY MAINTAINED PER SECTION 17.152:  
 TOTAL OVERALL LENGTH OF BUILDING FOUNDATION: 620 LINEAL FEET

FOUNDATION POINTS REQUIRED (NEW & EXISTING) 496 POINTS REQUIRED  
 FOUNDATION POINTS PROVIDED (NEW & EXISTING) 487 POINTS PROVIDED

**LANDSCAPING REQUIREMENTS FOR DEVELOPED LOTS:**  
 FOR EACH 1000 SQUARE FEET OF GROSS BUILDING FLOOR AREA, THE FOLLOWING NUMBER OF LANDSCAPING POINTS, 20 (SC) SHALL BE PROVIDED ON A PRORATED BASIS, AND INSTALLED AND PERMANENTLY MAINTAINED PER SECTION 17.152:  
 TOTAL GROSS BUILDING AREA: 19,266 SQ. FT.

DEVELOPED LOTS POINTS REQUIRED (NEW & EXISTING) 386 POINTS REQUIRED  
 DEVELOPED LOTS POINTS PROVIDED (NEW & EXISTING) 286 POINTS PROVIDED

**LANDSCAPING REQUIREMENTS FOR STREET FRONTAGES:**  
 FOR EVERY 100 LINEAL FEET OF STREET FRONTAGE, THE FOLLOWING NUMBER OF LANDSCAPING POINTS, 80 (SC) SHALL BE PROVIDED ON A PRORATED BASIS, AND INSTALLED AND PERMANENTLY MAINTAINED PER SECTION 17.152:  
 TOTAL OVERALL LENGTH OF COUNTY TRUNK HIGHWAY "N": 488 LINEAL FEET

STREET FRONTAGE POINTS REQUIRED (NEW & EXISTING) 391 POINTS REQUIRED  
 STREET FRONTAGE POINTS PROVIDED (NEW & EXISTING) 395 POINTS PROVIDED

TOTAL OVERALL LENGTH OF MORNING GLORY LANE : 183 LINEAL FEET  
 STREET FRONTAGE POINTS REQUIRED (NEW & EXISTING) 147 POINTS REQUIRED  
 STREET FRONTAGE POINTS PROVIDED (NEW & EXISTING) 150 POINTS PROVIDED

TOTAL OVERALL LENGTH OF WOOD DUCK LANE: 477 LINEAL FEET  
 STREET FRONTAGE POINTS REQUIRED (NEW & EXISTING) 382 POINTS REQUIRED  
 STREET FRONTAGE POINTS PROVIDED (NEW & EXISTING) 385 POINTS PROVIDED

**LANDSCAPING REQUIREMENTS FOR PAVED AREAS:**  
 FOR EACH 10,000 SQUARE FEET OF PAVEMENT AREA, THE FOLLOWING NUMBER OF LANDSCAPING POINTS, 160 (SC) SHALL BE PROVIDED ON A PRORATED BASIS, AND INSTALLED AND PERMANENTLY MAINTAINED PER SECTION 17.152:  
 TOTAL GROSS PAVEMENT AREA: 72,139 SQ. FT.

PAVED AREA POINTS REQUIRED (NEW & EXISTING) 1,155 POINTS REQUIRED  
 PAVED AREA POINTS PROVIDED (NEW & EXISTING) 227 POINTS PROVIDED

**Proposed Plant Material Table**

| Quantity | Code Name | Symbol | Scientific Name                          | Common Name                      | Planting Size      | Comments |
|----------|-----------|--------|--|----------------------------------|--------------------|----------|
| 2        | Amgr      | ☉      | Existing Amelanchier                     | Existing Serviceberry            | Existing           |          |
| 10       | BepW      | ☉      | Behula platyphylla japonica 'Whitespire' | Whitespire Japanese White Birch  | 1 1/2" Cal - B&B   |          |
| 6        | Fipe      | ☉      | Existing Fraxinus                        | Existing Ash                     | Existing to Remain |          |
| 8        | GibPS     | ☉      | Ginkgo biloba 'Princeton Sentry'         | Princeton Sentry Maidenhair Tree | 2" Cal - B&B       | 1        |
| 4        | GltS      | ☉      | Existing Glehnia                         | Existing Honeylocust             | Existing to Remain |          |
| 8        | MaU       | ☉      | Existing Malus                           | Existing Flowering crab apple    | Existing to Remain |          |
| 12       | PrceN     | ☉      | Existing Prunus                          | Existing Plum                    | Existing to Remain |          |
| 1        | TicoGS    | ☉      | Existing Tilia                           | Existing Linden                  | Existing to Remain |          |

| Quantity | Code Name | Symbol | Scientific Name              | Common Name           | Planting Size | Comments |
|----------|-----------|--------|------------------------------|-----------------------|---------------|----------|
| 7        | PlomB     | ☉      | Picea omorika 'Bruns'        | Brun's Serbian Spruce | 4' - B&B      |          |
| 6        | ThocS     | ☉      | Thuja occidentalis 'Sunkist' | Sunkist Arborvitae    | 4' - B&B      |          |

| Quantity | Code Name | Symbol | Scientific Name                 | Common Name                        | Planting Size      | Comments |
|----------|-----------|--------|---------------------------------|------------------------------------|--------------------|----------|
| 13       | EuaC      | ☉      | Euonymus alatus 'compactus'     | Dwarf Burning Bush                 | 24" - B&B          |          |
| 19       | EuaC      | ☉      | Existing Euonymus               | Existing Burning Bush              | Existing to Remain |          |
| 10       | PhopM     | ☉      | Physocarpus opulifolius 'Monro' | Diabolo Ninebark                   | 36" - B&B          |          |
| 6        | RoruPP    | ☉      | Existing Rosa                   | Existing Rose                      | Existing to Remain |          |
| 58       | RoruPP    | ☉      | Rosa rugosa 'Purple Pavement'   | Purple Pavement Rose               | 24" - Cont         |          |
| 10       | SjohNF    | ☉      | Existing Spiraea                | Existing Spiraea                   | Existing to Remain |          |
| 15       | SymeP     | ☉      | Existing Syringa                | Existing Lilac                     | Existing to Remain |          |
| 18       | VicoS     | ☉      | Viburnum cedars 'J.N. Select A' | Spice Island Korean spice viburnum | 24" - B&B          |          |
| 6        | Vie       | ☉      | Viburnum lentago                | Nannyberry                         | 3' - B&B           |          |

| Quantity | Code Name | Symbol | Scientific Name                  | Common Name        | Planting Size      | Comments |
|----------|-----------|--------|----------------------------------|--------------------|--------------------|----------|
| 17       | JuchMJ    | ☉      | Juniperus chinensis 'Mint Julep' | Mint Julep Juniper | 18" - 24" - B&B    |          |
| 2        | Juvic     | ☉      | Existing Juniperus               | Existing Juniper   | Existing to Remain |          |

| Quantity | Code Name | Symbol | Scientific Name              | Common Name            | Planting Size | Comments |
|----------|-----------|--------|------------------------------|------------------------|---------------|----------|
| 21       | PavN      | ☉      | Panicum virgatum 'Northwind' | Northwind Switch Grass | 1 Gal Cont    |          |

| Quantity | Code Name | Symbol | Scientific Name       | Common Name           | Planting Size      | Comments |
|----------|-----------|--------|-----------------------|-----------------------|--------------------|----------|
| 48       | Hest      | ☉      | Existing Hemerocallis | Existing Daylily      | Existing to Remain |          |
| 8        | Peat      | ☉      | Existing Perovskia    | Existing Russian Sage | Existing to Remain |          |

Comments  
 1. Made Only

**LANDSCAPE PLAN GENERAL NOTES**

- \*\* PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH. \*\*
- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE CONTRACTOR AND PERMANENTLY MAINTAINED PER SECTION 17.152: DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. PRIOR TO COMMENCING CONSTRUCTION, REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANTINGS SPECIFIED FOR THE ALDI FOOD STORE #38 PROJECT PLANTING TABLES (SHEETS LSP1.1) SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- ALL PLANTINGS FROM THE APPROVED ALDI FOOD STORE #38 PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPDRESSED WITH SEEDING MIXTURE AND SODD/SEEDING WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIALS.
- QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND OTHER DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL SHRUBS TO BE PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
- EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION TIES.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4" - 5" DIAMETER MULCH BINS ALL LAWN TREES.
- ALL PERENNIAL ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PER EVERY 100 SQUARE FEET ADD:  
 ONE - 2 CUBIC FOOT BALS OF PEAT MOSS. 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED ORGANIC MATERIAL.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PER ALDI SPECIFICATIONS, TWO LAYERS OF WEED BARRIER MADE FROM FIBERGLASS AND ULTRAVIOLET LIGHT RESISTANT MATERIAL SHALL BE PLACED IN ALL PLANTING BEDS UNDERNEATH SHREDDED BARK MULCH. MAKE PROPER OPENINGS FOR ALL PLANT MATERIAL TO ALLOW FOR GROWTH AND PLANT SURVIVABILITY.
- LAWN INSTALLATION: PER ALDI SPECIFICATIONS, CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (4" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNFORMALLY. PER ALDI SPECIFICATION REQUIREMENTS:  
 METHOD OF INSTALLATION BE SEED BY BROADCAST SPREADER METHOD; ALL SEEDING OPERATIONS SHALL BE PERFORMED IN SUCH A MANNER THAT THE SEED IS APPLIED IN THE SPECIFIED QUANTITIES EVENLY DISTRIBUTED THROUGHOUT THE AREA SHOWN AND UNIFORM TEXTURE LAWN IN THE DESIGNATED TURF GRASS AREAS. APPLICATION FERTILIZER SHALL BE PLACED AT A MINIMUM OF 80 POUNDS PER ACRE AND SEED AT A MINIMUM OF 200 POUNDS PER ACRE. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF.
- PROVIDE A 100% BIODEGRADABLE WOOD FIBER EROSION CONTROL BLANKET AND 5 STAPLES. A 100% BIODEGRADABLE TURF STAPLE FOR ALL TURF AREAS SUCH THAT IT PROVIDES TEMPORARY PROTECTION FOR TURF GRASS SEED AND TOPSOIL DURING THE GERMINATION AND ROOT SYSTEM DEVELOPMENT STAGE. SPECIFIED BLANKET: CURLEX (C) BLANKET AND STAPLE FROM AMERICAN EXCELSOR COMPANY - LOCAL SUPPLIER: REINDEER'S (800) 785-3301. A CURLEX CONTROL MATTING AND STAPLES SHOULD BE USED IN SWALES AND STEEP GRADES WITH SLOPES GREATER THAN THREE (3) FEET HORIZONTAL TO ONE (1) FOOT VERTICAL RISE AND WHERE APPLICABLE.
- REQUIRED SEED MIXES:  
**DELUXE 50 GRASS SEED MIX REINDEER'S (800) 785-3301**  
 20% KENTUCKY BLUE GRASS  
 15% NEWPORT KENTUCKY BLUE GRASS  
 15% SR 2100 Kentucky Bluegrass  
 25% Creeping Red Fescue  
 15% Replicolor Perennial Ryegrass  
 10% Fiesta 4 Perennial Ryegrass  
 APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.
- DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THIRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST BE CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBORVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- MAINTENANCE: THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLANTING TABLES. ALL PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.

**MAINTENANCE NOTE:**

- MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
- NECESSARY IRRIGATION (IF REQUIRED)
- INTEGRATED PEST MANAGEMENT,
- PROPER FERTILIZATION
- TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED,
- REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
- WEED MANAGEMENT AND BED CARE.

**DIGGERS HOTLINE**  
 WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE. (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN CALL THE MILWAUKEE UTILITY ALERT NETWORK (800) 242-8511, (262) 432-7910 (877) 503-9592  
 www.diggershotline.com

**811**  
 Know what's below. Call before you dig!



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 www.insitelandscape.com  
 mDavis@insitelandscape.com

Project:  
**ALDI Food Store #38**  
 4401 Rib Mountain Drive  
 Wausau, WI 54401

Issuance and Revisions:

| Date     | Number | Description             |
|----------|--------|-------------------------|
| 10/24/17 |        | Client Review Submittal |

Sheet Title:  
 PROPOSED LANDSCAPE PLAN, GENERAL NOTES AND PLANT MATERIAL TABLE

Date of Drawing: 10/24/17  
 Scale: 1" = 30'-0"  
 Drawn By: MCD  
 Job Number: L17-073  
 Sheet Number:

**LSP1.1**

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L17-073 - ALDI Food Store #38 - 10/24/2017

Project:

**ALDI**  
**Food Store #38**

4401 Rib Mountain Drive  
Wausau, WI 54401

Issuance and Revisions:

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| 10/24/17 |        | Client Review Submittal |

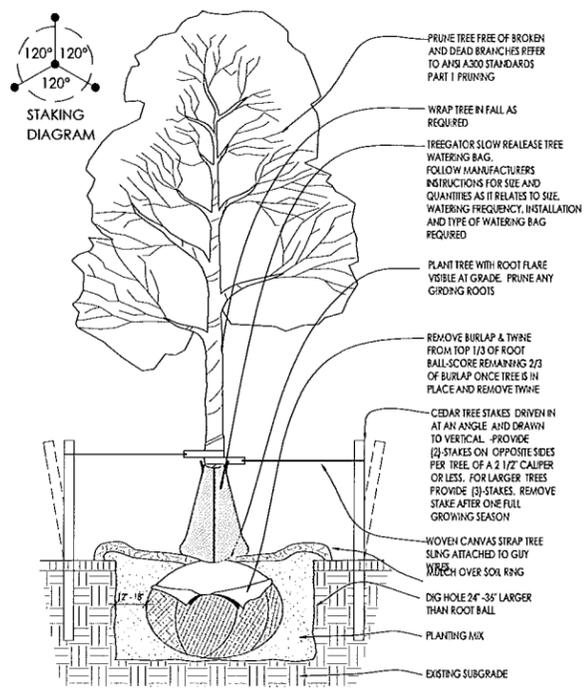
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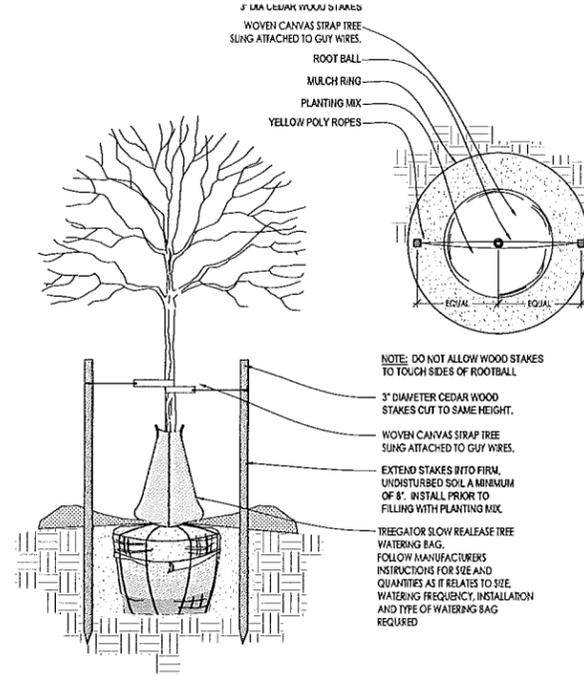
PROPOSED LANDSCAPE PLAN,  
PLANTING DETAILS

Date of Drawing: 10/24/17  
Scale: As Noted  
Drawn By: MCD  
Job Number: L17-073  
Sheet Number:

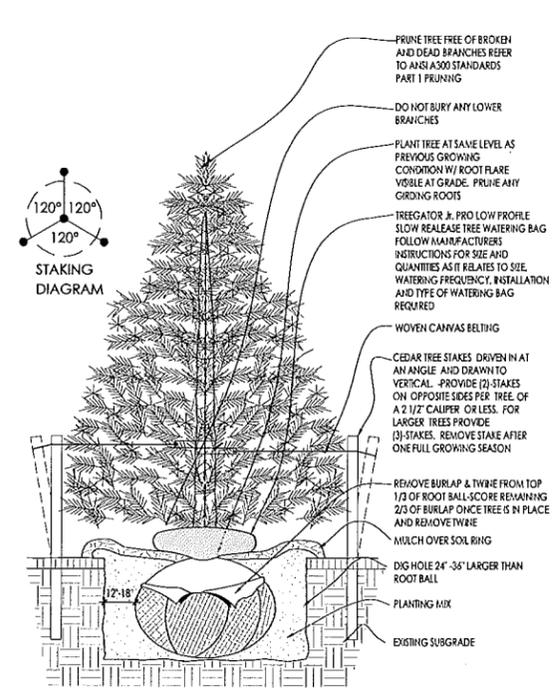
**LSP1.2**



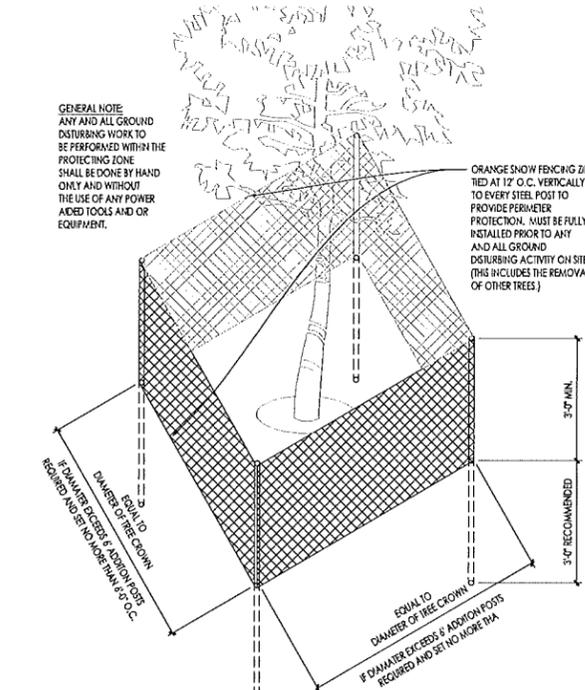
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



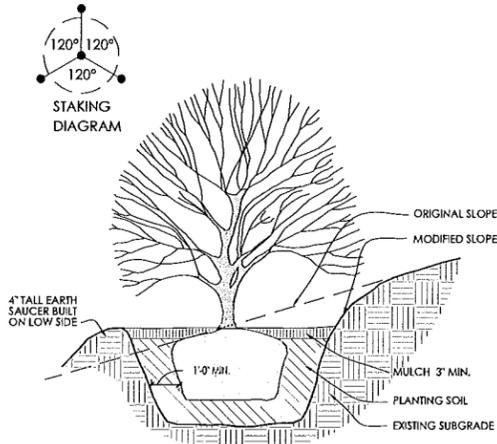
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



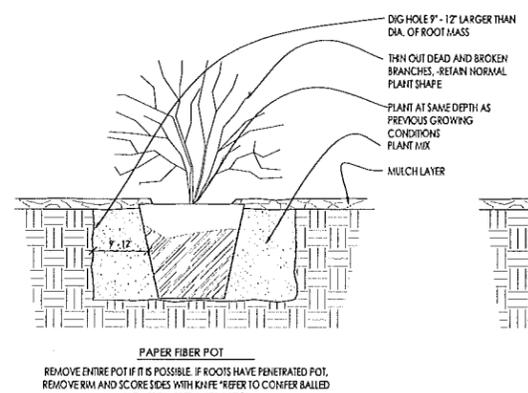
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



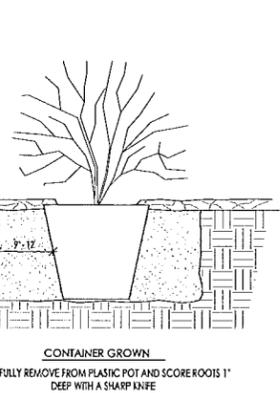
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



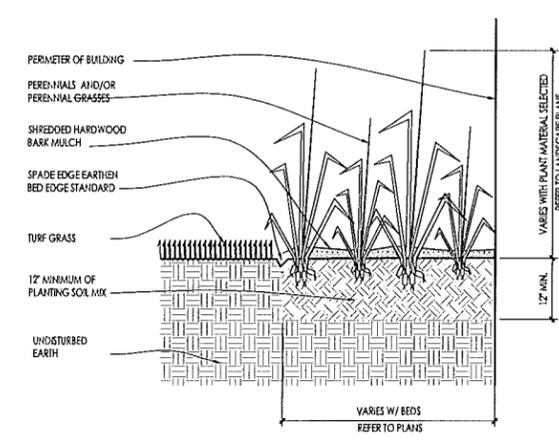
5 SLOPE PLANTING DETAIL SCALE: NONE  
REFER TO TYPICAL DECIDUOUS TREE DETAIL FOR STAKING



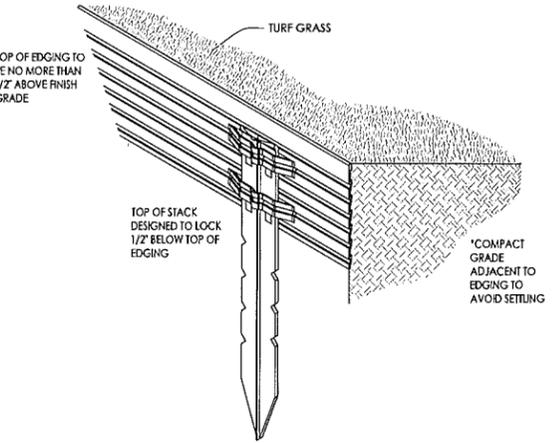
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE

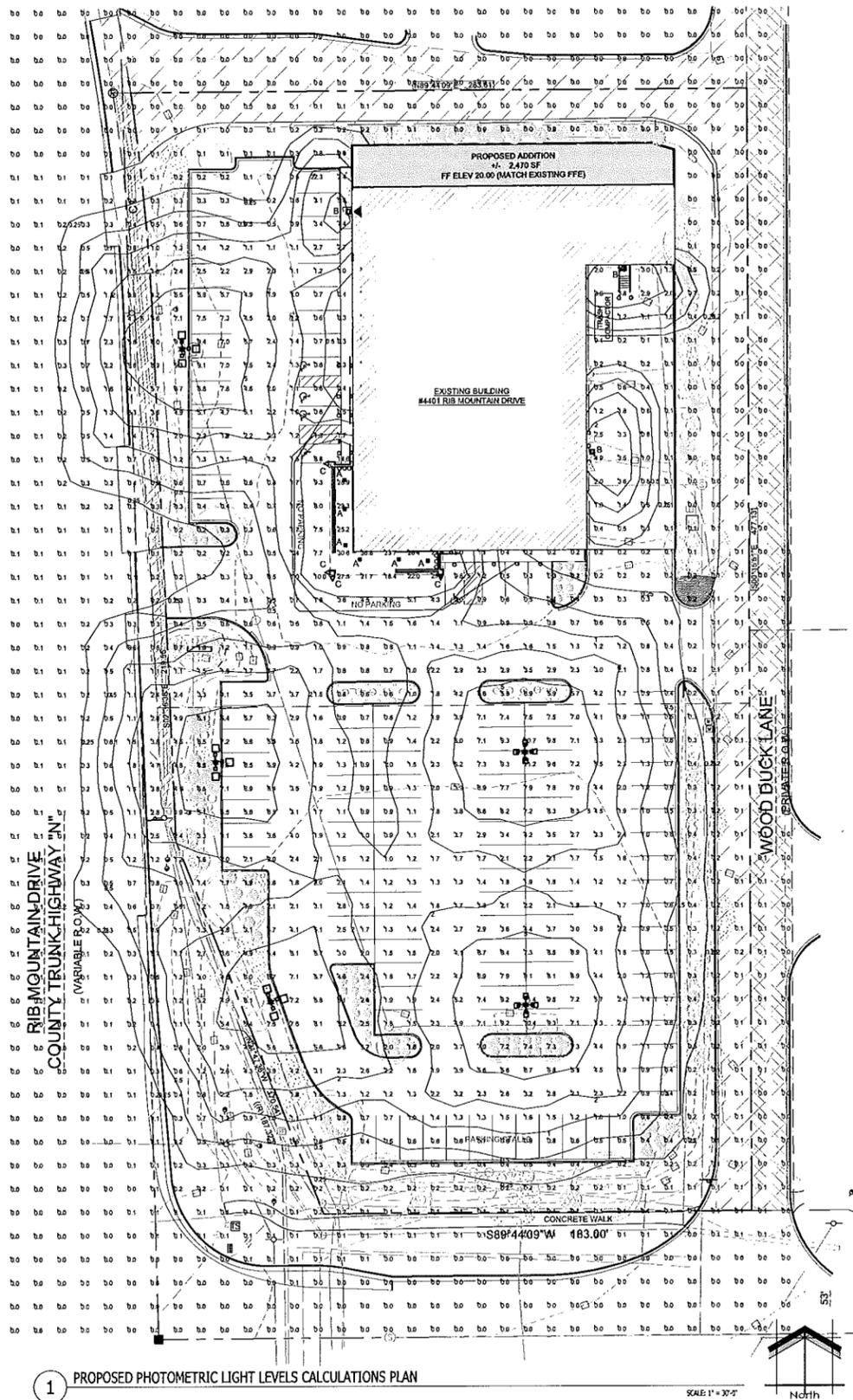


8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 METAL LANDSCAPE EDGING DETAIL SCALE: 1/2\"/>

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1 PROPOSED PHOTOMETRIC LIGHT LEVELS CALCULATIONS PLAN

**PHOTOMETRIC GENERAL NOTES:**

- BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS AND LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.
- THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.
- IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMERS PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.
- ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.

**EXISTING CONDITIONS GENERAL NOTES:**

INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS. VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. CONTRACTOR TO VERIFY DEPTH OF EXISTING REINFORCED POURED CONCRETE LIGHT POLE BASES IN THE AREAS WHERE GRADES ARE BEING ALTERED DURING NEW CONSTRUCTION OF THE PARKING LOT FIELD AND DETERMINE IF THEY ARE DEEP ENOUGH TO WITHSTAND FROST HEAVE CONDITIONS AND LATERAL LOADS DUE TO WIND AND OTHER EXTERNAL FORCES. IF IT IS DETERMINED THE CONTRACTOR IS TO CONTACT THE ALDI CONSTRUCTION MANAGER TO DISCUSS OPTIONS AND THE POSSIBILITY OF A NEW POLE LOCATION.

| LUMINAIRE SCHEDULE - EXISTING TO REMAIN, SHOWN FOR REFERENCE ONLY |       |     |                       |  |   |   |          |      |       |
|---|-------|-----|-----------------------|--|---|---|----------|------|-------|
| Symbol  | Label | Qty | Catalog Number        | Description  | Lamp  | File  | Lumens   | LLF  | Watts |
| □   | A     | 3   | CPY250-A-DM-F-C-UL-CS | Cree CPY250 Canopy / 500ft Luminaire w- Flat Lens, 122W, 5700K, Platinum Silver Factory Finish, Provide Canopy   | 72 type XTE AWIT LEDs on white square PCB, 5700K color temperature. | CPY250-A-xx-F-A-UL-xx-57K_RESTL-2013-0002.ies | Absolute | 1.00 | 43.4  |
| □   | B     | 3   | XSPWA-0-3-M-C-UL-CS   | Walpack Series Wallpack Luminaire, Type III Medium, 5700K, C Input Power Designator, Platinum Silver Factory Finish, U.L. listed for Wet Locations   | 4 type MDA LEDs   | XSPWA-0-3FC-U_RESTL-2014-0018.ies             | Absolute | 1.00 | 42.7  |
| △   | C     | 4   | AL-42WL-ED-UD-CG-120  | Silver painted metal housing. Two circuit boards each with 20 LEDs and one gray painted trim plate. One board faces up, the other faces down. One clear non-integral optic above/below each LED. |   | AL_Scove_up-down.ies                          | Absolute | 1.00 | 43.07 |

| LUMINAIRE SCHEDULE - PROPOSED NEW |       |     |                          |   |   |  |          |      |       |
|-----------------------------------|-------|-----|--------------------------|---|---|--|----------|------|-------|
| Symbol                            | Label | Qty | Catalog Number           | Description   | Lamp                                      | File                                     | Lumens   | LLF  | Watts |
| □                                 | D     | 3   | OSQ A NM 4ME A 57K-UL-CS | CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 5700K | CONFIGURED FROM Eight type MDA 5700K LEDs | OSQ A xx 4ME A w- OSO 57K_CONFIG RED.ies | Absolute | 1.00 | 336   |
| □                                 | E     | 2   | OSQ A NM 4ME A 57K-UL-CS | CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 5700K | CONFIGURED FROM Eight type MDA 5700K LEDs | OSQ A xx 4ME A w- OSO 57K_CONFIG RED.ies | Absolute | 1.00 | 448   |

**LUMINAIRE NOTES**

- FIXTURES "D" & "E" NEW POLE MOUNTED FIXTURES (HEADS AND TENONS) AND ARE TO BE INSTALLED ON THE EXISTING POURED CONCRETE LIGHT POLE BASE FOUNDATIONS AND EXISTING SQUARE LIGHT POLES (GENERAL CONTRACTOR TO FIELD VERIFY FOR POSSIBLE CONFLICTS AND INCOMPATIBILITY OF EXISTING POLES WITH NEW FIXTURES).
- ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACE IS TO BE PROPERLY PREPARED TO RECEIVE A HAND TROWELED, MASONRY SKIM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
- ALL EXISTING LIGHT POLES AND ASSOCIATED HARDWARE THAT IS TO REMAIN IS TO BE PAINTED GRAY TO MATCH PROPOSED BUILDING COLOR SCHEME. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SPECIFIC GRAY COLOR.
- ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH IESNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISH IS TO MATCH EXISTING W/ OPTIONAL PHOTOCCELL CONTROL.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS. THIS ACCORDING TO THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

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Sheet Title:  
PROPOSED PHOTOMETRIC LIGHT LEVEL CALCULATIONS PLAN, GENERAL NOTES, AND LIGHT FIXTURE TABLE

Date of Drawing: 10/24/17  
Scale: 1" = 30'-0"  
Drawn By: MCD  
Job Number: L17-073  
Sheet Number:

**PH01.1**

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN:

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Know what's below.  
Call before you dig.

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Project:  
**ALDI**  
**Food Store #38**  
4401 Rib Mountain Drive  
Wausau, WI 54401

Issuance and Revisions:

| Date     | Number | Description             |
|----------|--------|-------------------------|
| 10/24/17 |        | Client Review Submittal |

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**OSQ™ LED Area/Flood Luminaire - Medium**

**Photometry**  
The photometric data for this luminaire is based on a 1000 lux target illuminance. The beam spread is defined as the angle between the 10% and 90% beam candlepower (BCP) values.

**Beam Spread**

| Beam Spread (ft) | Beam Spread (m) | Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|------------------|-----------------|
| 10               | 3.05            | 15               | 4.57            |
| 20               | 6.10            | 30               | 9.14            |
| 30               | 9.14            | 45               | 13.71           |
| 40               | 12.19           | 60               | 18.28           |
| 50               | 15.24           | 75               | 22.86           |
| 60               | 18.28           | 90               | 27.43           |
| 70               | 21.33           | 105              | 32.00           |
| 80               | 24.38           | 120              | 36.57           |
| 90               | 27.43           | 135              | 41.14           |
| 100              | 30.48           | 150              | 45.71           |

**Beam Spread (ft) vs. Beam Spread (m)**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 20° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 30° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 40° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 50° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 60° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 70° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 80° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 90° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 100° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 110° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 120° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 130° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 140° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 150° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 160° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 170° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 180° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 190° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 200° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 210° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 220° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 230° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 240° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 250° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 260° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 270° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 280° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 290° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 300° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 310° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 320° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 330° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
| 50               | 15.24           |
| 60               | 18.28           |
| 70               | 21.33           |
| 80               | 24.38           |
| 90               | 27.43           |
| 100              | 30.48           |

**Beam Spread (ft) vs. Beam Spread (m) - 340° Beam**

| Beam Spread (ft) | Beam Spread (m) |
|------------------|-----------------|
| 10               | 3.05            |
| 20               | 6.10            |
| 30               | 9.14            |
| 40               | 12.19           |
|                  |                 |

**REPORT TO PLAN COMMISSION & TOWN BOARD**

**FROM:** Steve Kunst, Community Development Director  
**DATE:** November 3, 2017  
**SUBJECT:** Rib Mountain Comprehensive Plan Update Project

**NARRATIVE:**

The intent of this meeting is to begin discussion on the Land Use element of the Town's Comprehensive Plan. Just as with the most recent meeting with the Regional Planning Commission, the initial discussion Land Use will focus on the goals and objectives from the previous plan (see attached). Regional Planning Commission (RPC) staff will then amend the goals and objectives, as necessary, and incorporate important discussion items into a draft chapter. After these initial discussion items are drafted into the chapter, the Plan Commission will meet to review the full chapter.

A primary goal of staff is for the Land Use chapter to contain more specific goals, objectives, and/or statements pertaining to regular and potential future development patterns. The original plan lacks this specificity; and thus, it is difficult to use the Comprehensive Plan as justification in many land use decisions. This is the time for the Plan Commission to identify important topics and take stances to guide decision makers moving forward. Staff anticipates additional meetings specifically related to the Land Use chapter.

**POSSIBLE ACTION:** No formal action to be taken. Item is for discussion only.

**Town of Rib Mountain Draft  
Land Use Goals, Objectives, and Actions (Strategies?)**

**Goal 1. Enhance the quality of Rib Mountain’s residential living environment.**

*The Town of Rib Mountain encourages high-quality, attractive development.*

**Objectives:**

- A. Identify areas where specific types of residential development, such as small lots, large lots, or subdivisions should be encouraged.
- B. Identify and designate areas for small-lot suburban housing that provide a healthy, safe, convenient, efficient, and attractive environment.
- C. Manage the location and density of residential development in order to minimize the Town’s development-related costs (e.g., public safety services, paved roads, etc.).
- D. Provide adequate roadways, parks and other amenities in new subdivisions.

**Actions/Strategies:**

- 1. Concentrate small lot residential development within the boundaries of the Sanitary District.
- 2. Maintain and consistently enforce strict standards for subdivision design. Continue to require developers to pay for all necessary public improvements (e.g., roads, parks, etc.).

**Goal 2. Provide tools for managing growth.**

*The Town of Rib Mountain strives to maintain comprehensive, continuous and coordinated community planning, and encourage new development to locate in close proximity to existing developed areas by adopting, consistently enforcing and updating various codes and ordinances needed to achieve plan goals.*

**Objectives:**

- A. Base land use decisions on Rib Mountain’s adopted comprehensive plan.
- B. Update the zoning and subdivision regulations on a regular basis to ensure they support the community vision expressed by the adopted future land use map.
- C. Direct more intensive future growth to areas that are contiguous to existing developed areas.

D. Identify areas to target for redevelopment.

E. Ensure sensitive resources such as wetlands, rivers, and wooded slopes are adequately buffered from more intensive development.

**Actions/Strategies:**

1. Identify areas/parcels where redevelopment is desired and zone accordingly to foster desired future development.

2. Identify and zone areas near existing commercial and industrial development to accommodate new commercial development.

3. Continue to enforce and update, as needed, buffer requirements between adjacent uses of different intensities.

4. Continue to identify areas where insufficient access management is creating safety and traffic flow problems and work with property owners to encourage improvements (i.e., driveway consolidations) where possible.

5. Continue to routinely update subdivision ordinance and building code to ensure they remain up-to-date.

**Goal 3. Proactively plan for commercial uses.**

*The Town of Rib Mountain strives to ensure commercial development occurs in an environmentally sensitive manner with minimal impacts on surrounding properties, and encourages the concentration of commercial development in areas with good transportation access.*

**Objectives:**

A. Direct heavy commercial uses to locations that will not degrade the Town's natural or residential living environment.

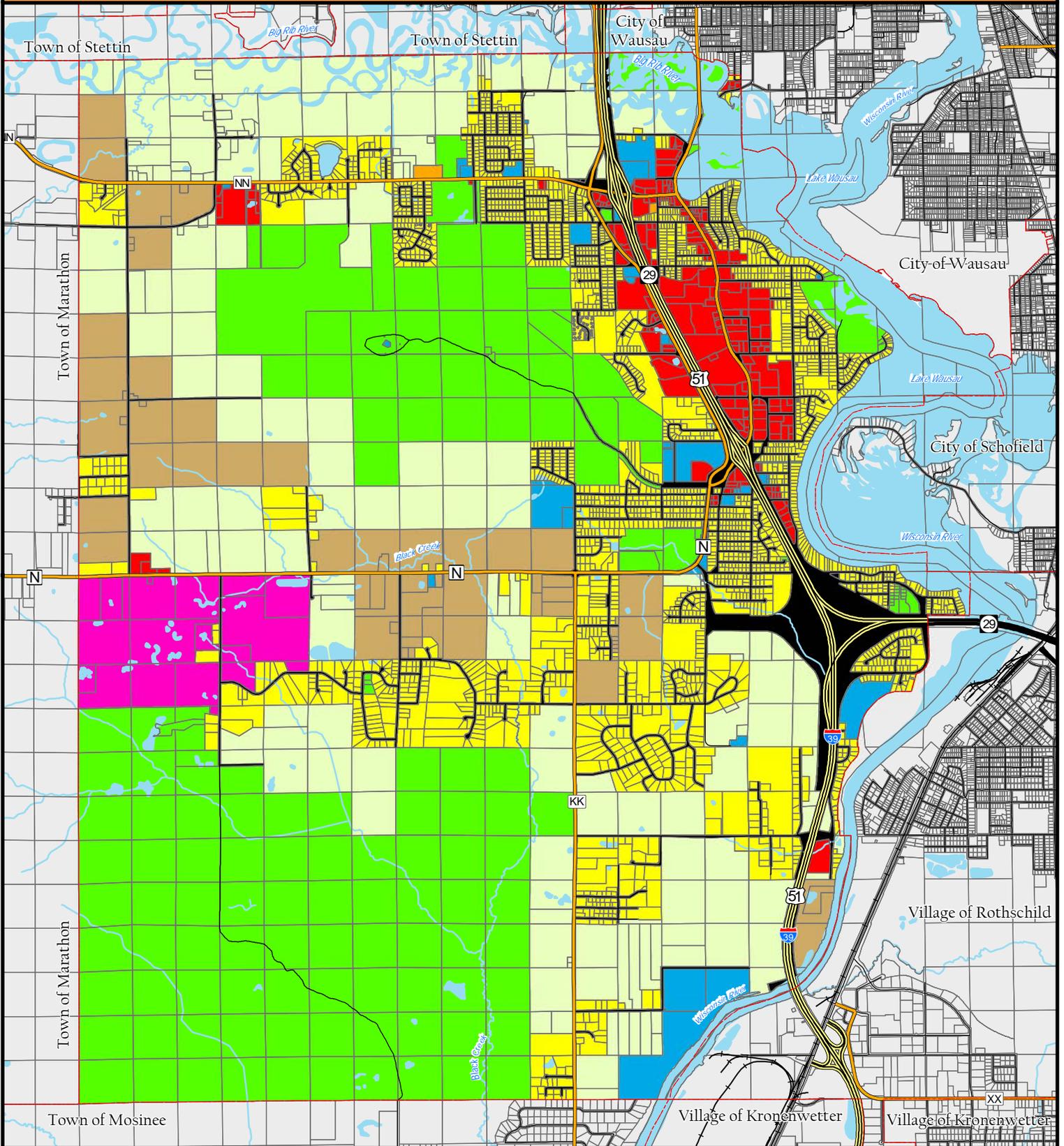
B. Establish commercial areas that provide goods and services in a convenient, safe and attractive environment.

C. Explore opportunities for redevelopment around major intersections, including along US 51/STH 29 at Rib Mountain Drive (CTH N) and North Mountain Road (CTH NN).

D. To continue to encourage office development along North Hummingbird.

**Actions/Strategies:**

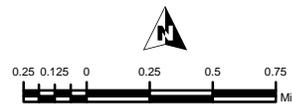
1. Identify and zone areas near existing commercial to accommodate new commercial/industrial development.
2. Amend zoning ordinance as necessary to ensure intensive commercial uses are not allowed in areas desired for residential use or where the natural character should be preserved.
3. Continue to enforce zoning regulations related to signage, site lighting, landscaping, parking lot design, and building design.
4. Compile a map or list of parcels with potential for redevelopment. Continue to maintain communication with affected property owners regarding their plans, and whether they intend to sell the property.



- Minor Civil Divisions
- Agriculture
- Outdoor Recreation
- Residential
- Commercial
- Governmental / Institutional
- Transportation
- Water
- Industrial
- Multi-Family
- Woodlands
- US Highway
- State Highways
- County Highways
- Local Roads
- Railroad

Source: WI DNR, NCWRPC, 2015 Airphoto Interpretation

This map is neither a legally recorded map nor a survey of the actual boundary of any property depicted. This drawing is a compilation of records, information and data used for reference purposes only. NCWRPC is not responsible for any inaccuracies herein contained.



**North Central  
Wisconsin Regional  
Planning Commission**

715-849-5510 - staff@ncwrpc.org - www.ncwrpc.org