



**CITY OF NEW BERLIN
PLAN COMMISSION MEETING
Monday, February 7, 2022**

6:00 PM

Zoom Meeting

<https://us02web.zoom.us/j/88359298160>

The Council has satisfied the requirements as directed by the Common Council on June 22, 2021 and Ordinance No. 2651 to hold this meeting via electronic means. The full text of this ordinance and the minutes from the above mentioned meeting can be viewed at www.newberlin.org

Any comments that the public wishes to make may be communicated to the city via email at citizencomments@newberlin.org and will be forwarded to the Mayor and Plan Commission. Interested parties may also participate by:

- Downloading the ZOOM app located at <https://zoom.us/> and utilize this unique ID to join: 883 5929 8160
- Following this direct link to the meeting: <https://us02web.zoom.us/j/88359298160>
- Dial by phone: (312) 626-6799 and use Meeting ID: 883 5929 8160

AGENDA

PRIVILEGE OF THE FLOOR

CALL TO ORDER; PLEDGE OF ALLEGIANCE

ROLL CALL; DECLARATION OF QUORUM

APPROVAL OF MINUTES

January 10th, 2022 Meeting Minutes

PLAN COMMISSION SECRETARY'S REPORT

CONTINUED BUSINESS

(6) KW SG-2102512 Lance McTrusty with Bauer Sign and Lighting – 13823 W. National Avenue – Sign waiver request for Minuteman Press. (Tabled 1/10/2022)

NEW BUSINESS

(5) GK/NJ UA-2200060 Peter Ogorek with Perspective Design Inc. on behalf of the City of New Berlin - 15321 W. National Avenue - Use, Site and Architecture for the Phase II building addition and parking lot modifications for the New Berlin Activity and Recreation Center.

(4) NJ/KW UA-1903329 John Ford with Moorland Hospitality Group, LLC - 5295 S. Moorland Road - Extension of approval for the Use, Site and Architecture for the construction of a Hampton Inn & Suites Hotel.

(6) GK SG-2200059 CaQuia May / Warren May with Exquisitely Krafted – 13803 W. National Avenue – Sign waiver request for Exquisitely Krafted.

(7) KH PK-2200053 Park Design - Approval of selected consultant for the design of Malone Park

PENDING

(4) KW LD-2102520 Darin Frerichs with Berengaria Development, LLC - 5200 S. Moorland Road - 2-Lot Certified Survey Map. (Tabled 1/10/2022)

COMMUNICATIONS

ADJOURN

PLEASE NOTE:

- ✓ It is possible that action will be taken on any of the items on the agenda and that the agenda may be discussed in any order. It is also possible that members of and possible a quorum of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice.
- ✓ Also, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City Clerk Georgia Stanford (262) 786-8610.



**CITY OF NEW BERLIN
PLAN COMMISSION - MINUTES
Monday, January 10, 2022**

REGULAR MEETING

Zoom Meeting

6:00 PM

Please note: Minutes are unofficial until approved by the Common Council at the next regularly scheduled meeting.

This Committee has satisfied the requirements as directed by the Common Council on June 22, 2021 and Ordinance No. 2651 to hold this meeting via electronic means. The full text of this ordinance and the minutes from the above mentioned meeting can be viewed at www.newberlin.org

To participate in the meeting, view the meeting, and/or ask questions, the public was able to do so by downloading the ZOOM app located at <https://zoom.us/> and utilize Meeting ID # 859 1230 9075: to join.

All votes were taken via a voice roll call vote.

PUBLIC HEARING(S)

(4) NJ CU-2102623 Jim Hart, New Berlin Utility Manager, on behalf of the New Berlin Utility Department -15451 W. Beloit Road (Tax Key #: 1254993001) (also referred to as 4950 S. Moorland Road (Tax Key #: 1254-982 in City files) - Conditional Use to reconstruct the Westridge Lift Station. (PUBLIC HEARING 6:00 PM)

Deputy Clerk/Licensing Specialist, Rubina Medina reviewed the procedures to be conducted as this meeting was held via zoom.

Mayor Ament read the rules for a public hearing and called the public hearing to order at 6:01 PM.

Deputy Director of Community Development, Nikki Jones read the Public Hearing Notice and gave a brief presentation to the Commission. Diane Thoun with Clark Dietz gave a presentation.

Mayor Ament asked if there were any citizens in attendance that had questions for clarification. No questions were asked.

Mayor Ament asked if any citizens in attendance wished to speak in favor of the application. There were none.

Mayor Ament asked if any citizens in attendance wished to speak in opposition of the application. There were none.

Mayor Ament asked the Commissioners if they had any questions for clarification and/or comments. Commissioners did have questions which were answered.

The Public Hearing Adjourned at 6:16 PM.

PRIVILEGE OF THE FLOOR

Mayor Ament asked if there was anyone in attendance that wanted to take part in Privilege of the Floor. There was none.

Rubina Medina stated that no comments were received via email.

CALL TO ORDER; PLEDGE OF ALLEGIANCE

Mayor Ament called the Plan Commission meeting to order at 6:17 PM and led the Pledge of Allegiance.

ROLL CALL; DECLARATION OF QUORUM

Present: Mayor Ament, Commissioners Felda, McGrath, Rafel, Anderson, Biller & Alderman Stribl.

Rubina Medina stated that there is a quorum and the meeting was properly noticed in accordance with the open meetings law.

City Staff present: Director of Community Development Greg Kessler, Deputy Director of Community Development Nikki Jones, Principal Planner Kelly Wall, City Attorney Mark Blum, and Deputy City Clerk/Licensing Specialist Rubina Medina.

APPROVAL OF MINUTES

ITEM: December 6, 2021 Meeting Minutes

MOTION: Motion to approve the minutes from the December 6, 2021 meeting.

VOTE: Motion by: Commissioner Felda
Second by: Commissioner Rafel
Motion Passed 7-0.

PLAN COMMISSION SECRETARY'S REPORT

No Report.

NEW BUSINESS

ITEM: (6) KW SG-2102512 Lance McTrusty with Bauer Sign and Lighting – 13823 W. National Avenue – Sign waiver request for Minuteman Press.

Kelly Wall introduced the item and read DCD Recommendation. Applicant is requesting a waiver from Section 275-61(2)(a) of the Zoning Code, which states that “only two signs may be permitted per business. Owners may elect for them to be any combination of wall signs, ground signs, or monument signs, not exceeding a total of two, and approved by DCD staff.” Kelly stated that staff is recommending denial of this Waiver Request for Minuteman Press located at 13823 W. National Avenue, subject to the application, plans on file and the reasons listed on the staff report which is attached to the agenda packet.

The Plan Commission reviewed the application for waiver request.

MOTION: Motion to table the waiver request from Lance McTrusty with Bauer Sign and Lighting.

VOTE: Motion by: Alderman Stribl
Second by: Mayor Ament
Motion Passed 7-0.

ITEM: (5) KW SG-2102518 Chris Hampton with Springfield Sign – 14855 W. National Avenue – Sign waiver request for Culvers.

Kelly Wall introduced the item and read DCD Recommendation. Applicant is requesting a waiver from Section 275-611(1)(g)[7] of the Zoning Code, which states that a sign containing an EMC shall not be located closer than 100 feet from a residentially zoned property. The distance shall be calculated as the shortest measurable distance between the face of the sign to the edge of the residential zoning district, in a straight line without regard to intervening structures. Right-of-way is not included and shall be subtracted from this measurement. Kelly stated that staff is recommending denial of the Waiver Request for Culvers located at 14855 W. National Avenue, subject to the application, plans on file and the following reasons listed on the staff report attached to the agenda packet.

The Plan Commission reviewed the application for waiver request.

MOTION: Motion to deny the waiver request from Culvers to have an EMC located at 14855 W. National Avenue.

VOTE: Motion by: Alderman Stribl
Second by: Commissioner Rafel
Motion Passed 7-0.

ITEM: (7) KW CU-2001518 Justin Bohler with ReVision Real Estate – 17400 W. National Avenue – Extension of approval for the Conditional Use, Site and Architecture for the construction of a new office/service commercial building.

Kelly Wall introduced the item and read DCD Recommendation. Staff is recommending approval of a 12 month extension for the approval of a Conditional Use Permit for Property ReVision to construct a new office and service commercial building, located at 17400 W. National Avenue, subject to the application, plans on file and the conditions of approval: See Original Staff Report from 2/1/2021 which is attached to the agenda packet.

The Plan Commission reviewed the application for waiver request.

MOTION: Motion to recommend approval of the 12 month extension of the Conditional use, Site and Architecture for the construction of a new office/service commercial building located at 17400 W. National Avenue subject to the application, plans on file and staff's conditions.

VOTE: Motion by: Commissioner McGrath
Second by: Commissioner Biller
Motion Passed 7-0.

ITEM: (4) KW LD-2102520 Darin Frerichs with Berengaria Development, LLC - 5200 S. Moorland Road - 2-Lot Certified Survey Map.

Kelly Wall introduced the item and stated that the applicant has requested additional time to make revisions. Staff recommendation is to table this item.

MOTION: Motion to approve the request to table the Certified Survey Map application located at 5200 S. Moorland Road.

VOTE: Motion by: Mayor Ament
Second by: Commissioner Anderson
Motion Passed 7-0.

ITEM: (4) NJ CU-2102623 Jim Hart, New Berlin Utility Manager, on behalf of the New Berlin Utility Department -15451 W. Beloit Road (Tax Key #: 1254993001) (also referred to as 4950 S. Moorland Road (Tax Key #: 1254-982 in City files) - Conditional Use to reconstruct the Westridge Lift Station. (PUBLIC HEARING 6:00 PM)

Nikki introduced the item and read staff's recommendation.

MOTION: Motion to approve the Conditional Use for the New Berlin Utility Department to reconstruct the Westridge Lift Station, located at 15451 W. Beloit Road, subject to the application, plans on file and staff's conditions.

VOTE: Motion by: Commissioner Biller
Second by: Commissioner Rafel
Motion Passed 7-0.

ADJOURN

MOTION: Motion to adjourn the Plan Commission meeting at 7:00 PM.

VOTE: Motion by: Commissioner Rafel
Second by: Commissioner Biller
Motion Passed 7-0.

Respectfully Submitted,
Rubina Medina
Deputy City Clerk/Licensing Specialist

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Lance McTrusty – Bauer Sign and Lighting / Minuteman Press Sign Waiver Request

LOCATION: 13823 W. National Avenue (Tax Key #: 1202.987)

REQUEST: Approval of a Waiver Request to allow for an additional wall sign, for a total of two wall signs, for Minuteman Press located at 13823 W. National Avenue.

D.R.C RECOMMENDATION: Recommend to Plan Commission approval of the request to table the application based on the attached letter from the applicant.

1. The applicant needs additional time to finalize a proposal.

Attachments:
Applicant's Request

Wall, Kelly

From: Dan S Minuteman Press MKE - New Berlin <dans@minutemanpress.com>
Sent: Friday, February 4, 2022 1:12 PM
To: Wall, Kelly
Subject: RE: 2/7 Plan Commission Meeting

Hi Kelly,

I would like to request that item (6) KW SG-2102512 be tabled at the next Plan Commission meeting so that I may finalize a building sign plan with the building owner.

Let me know if you have any questions or need anything else.

Sincerely,
Dan

Minuteman Press

WE DESIGN, PRINT & PROMOTE... YOU!

13823 W National Ave. New Berlin, WI 53151

414.425.2727

mke@MinutemanPress.com
www.mpMKE.com



Follow us on Facebook and Instagram: @minutemanpressMKE

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Peter Ogorek with Perspective Design Inc. on behalf of the City of New Berlin / City of New Berlin Activity and Recreation Center

LOCATION: 15321 W. National Avenue (Tax Key #: 1207-965-003)

REQUEST: Use, Site and Architecture Approval for Phase II to construct a building addition and parking lot modifications for the Activity and Recreation Center located at 15321 W. National Avenue (Tax Key #: 1207-965-003).

D.R.C. RECOMMENDATION: Recommend approval for the Use, Site and Architecture for Phase II building addition and parking lot modifications for a Activity and Recreation Center located at 15321 W. National Avenue (Tax Key #: 1207-965-003) subject to the application, plans on file and the following conditions:

1. Planning:

a. Plan of Operation:

- i. Applicant shall adhere to the general submitted plan of operation. The detailed floor plans are subject to change as the City moves through the development process.
- ii. The City will re-occupy this building for a recreational center. Building elevations and parking lot plans are attached to this report.

- b. Approval of the Landscaping Plan is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.
- c. Consider use of urban tolerant tree species in parking areas.
- d. Plans shall meet the B-1/SPO requirements outlined in Ordinance # 2631.
- e. Mechanical equipment shall be properly screened from the street and public view in accordance with Section 275-56.G of the Zoning Code.
- f. Applicant shall show any roof, ground, and wall mounted equipment on architectural plans.
- g. Architecture Review Committee (ARC) approval is required. The ARC will review the architecture on February 7, 2022.
- h. Dumpsters shall be properly screened from the street and public view in accordance with Article VIII Section 275-56 of the New Berlin Municipal Ordinance.
- i. All permanent and temporary signs require a Sign Application to be filed prior to installation.
- j. The City's Recreation Department will be coordinating any larger events and will be able to space them accordingly, as well as utilize off site-parking described within this report.

2. Storm Water Utility:

- a. Decreasing impervious by (133,110-131,360) 1,750 SF.
- b. DNR NOI Required for disturbance over an acre.
- c. MMSD Chapter 13 required if disturbance over 2 acres.

3. Engineering:

a. Sheet C2-100:

- i. There is an existing bench in the sidewalk to be removed near National Ave. Mark this bench to be removed and returned to the City.

b. Sheet C2-200:

- i. Add pavement marking arrows to show direction of travel in the parking lot.
- ii. Add stop bars where appropriate along the new entrance drive aisle parking to further enforce direction of travel.
- iii. Check the parking stall widths as measured on the angle. Stalls should be 9 feet wide. Some are scaling out at 10 feet and some at less than 9 feet. Per ADA guidelines, the ADA stalls can be 8 feet wide with a 5 foot minimum hatched area.
- iv. Consider adding a stop sign or do not enter sign near the proposed flag pole location.
- v. The sidewalk adjacent to parking stalls should be 8 feet wide to account for vehicle overhang.
- vi. Parking stall width shall not include the flange line of the curb and gutter (see the space closest to the proposed flag pole).
- vii. Provide a detail for the tree medium for the 6' diameter tree grate locations.
- viii. Consider adding stamped/colored concrete to the sloped sidewalk areas exiting the north side of the phase 1 addition. The regular colored concrete would define the ADA accessible route and the stamped/colored concrete would create a hard surface in an area that would be difficult to maintain grass.

c. Sheet C2-500:

- i. Concrete Curb and Gutter 18": The City standard curb has a thickened flange. With the 18" curb the back of curb should be 14" and the flange 8.25" for low side curb and 7.75" for high side curb.
- ii. SD Asphalt Pavement: Use 5LT 58-28S for Surface Course. Use 4LT 58-28S for Binder Course.
- iii. The detail is showing MD Asphalt Pavement but there it is not called out for use on the plan. If it should be, please show where.
- iv. Concrete Sidewalk Section: Use a 5" thick concrete pavement over 4" crushed stone base.

d. Sheet LSP1.3:

- i. Be aware that staff is discussing substituting the planters with other forms of entry way protection. They are considering sport ball themed bollards, large outcropping rocks, or a mix of these with a few planters.**
- ii. Remove the plantings just north of the 2 proposed bike racks and add additional bike racks to accommodate approximately 20 bikes.**
- iii. The plan shows planters and a tree off site just south of the fenced in play area. Discussions will be needed with Burghardts regarding this work.**

4. Inspection:

- a. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).**
- b. Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60). State letter required with permit application.**
- c. Apply and obtain appropriate building, HVAC, electric, plumbing and fire permits from the City of New Berlin Building Inspection Division.**
- d. The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1.**
- e. Access for EXIT discharge for Burghardt must be maintained per IBC 2015 1028.5. 'Access to a public way'. See chapter 2 IBC 2015 for definition for 'public way'.**

5. Fire:

- a. Maintain fire sprinkler coverage throughout.**
- b. Maintain 24' fire access width for fire lane.**
- c. Maintain fire alarm coverage throughout.**

DETAILS IN ATTACHED STAFF REPORT

**CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT**

Meeting of February 7, 2022

**Peter Ogorek with Perspective Design Inc. on behalf of the City of New Berlin /
City of New Berlin Activity and Recreation Center
15321 W. National Avenue (Tax Key #'s: 1207-965-003).**

DATE STAFF REPORT PREPARED: January 7, 2022

APPLICANT / OWNER(S): Peter Ogorek with Perspective Design Inc. on behalf of the City of New Berlin /
City of New Berlin

REQUEST/DESCRIPTION OF PROJECT: Use, Site and Architecture Approval for Phase II to construct a
building addition and parking lot modifications for the Activity and Recreation Center located at 15321 W.
National Avenue (Tax Key #: 1207-965-003).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 1/7/2022; Revised Plans 1/24/2022

DATE OF COMPLETENESS DETERMINATION: 1/7/2022; Revised Plans 1/24/2022
Application Check List Enclosed: No

PRE-APPLICATION CONFERENCE HELD: Yes
(Date(s) of Meeting(s): Numerous meetings and phone calls / Site Visit(s): Several with the most recent on
1/11/2022)

CONCEPTUAL PLAN: Yes, see attached plans.
Recommended Y / N / Other; N/A

SIZE OF DEVELOPMENT / PARCEL(S): 4.0256 Acres

CURRENT ZONING: B-1/PUD (Ordinance No. 2631 City of New Berlin Redevelopment Plan / Burghardt LLC PUD)

CURRENT LAND USE: New Berlin Activity and Recreation Center

PROPOSED ZONING: N/A

PROPOSED LAND USE:
Phase 1 - Approximately 25,000 square feet of the existing building will be utilized by the City of New Berlin
for recreational purposes. The space should be ready for use by spring 2022.

Phase 2 - The City is proposing an addition to the north end of this building for additional recreational space.
The First Floor will be 41,650 square feet and the Mezzanine will be 15,766 square feet.

PROPOSED LOT SIZE(S): N/A

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: B-1/B-2	Land Use: Shopping Center (US Bank/Sendik's Shopping Center)
South: Zoning: B-1/PUD/B-1/I-1	Land Use: Commercial/Institutional (Burghardt Sporting Goods Moorland Square/Post Office)
East: Zoning: B-2	Land Use: Commercial/Residential (Residences at City Center)
West: Zoning: B-1	Land Use: Commercial (Several Banks/Office Space)

CONFORMANCE WITH THE 2020 COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 15: Neighborhood "E": City Center Mixed Use Commercial: Yes, this request meets the intent of this Chapter. Planning Context / Vision / Development Policies:

Vision:

- *National Avenue should be an exemplary model of a suburban commercial corridor. Vehicular and pedestrian traffic should coexist in a safe and efficient manner through prominent pedestrian facilities and managed vehicular access.*
- *Public streetscape improvements should be coordinated with private landscaping and site design.*

Development Policies:

- *Emphasize building and parking orientation, with more uniform setbacks and at least some parking encouraged on the side or to the rear of buildings.*
- *Focus on completing the "retrofit" of the National Avenue/Moorland Road intersection to provide a mixed use, central point for the city. Retrofitting refers to the gradual upgrading of an area, without wholesale demolition. For example, new sidepaths, crosswalks, lighting and landscaping can be installed to enhance existing sites. Existing buildings can be renovated, and new buildings can be constructed as infill.*

Land use:

- Future Land Use Map: City Center Mixed Use Commercial

ZONING CODE (Chapter 275): Yes, this request is consistent with Sections 275-34B(1) and 275-39B(1) of the Zoning Code, along with PUD Ordinance # 2631.

SUBDIVISION CODE (CHAPTER 235): N/A

PUBLIC HEARING REQUIRED: No

CONCEPTUAL USE / SITE /ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes, plans attached.

Architectural Review Required: Yes

PROPOSED ARCHITECTURE: See attached plans.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: No

Wetland On Property: No

Conservancy Districts (C-1, C-2): No

NRCS Map Classification: Not inventoried.

Floodplain: No

Topography / Geologic: The site is relatively flat. There is a steep grade change on the western portion of the lot from National Avenue to the parking lot.

BIKE & PEDESTRIAN FACILITIES: Yes, an existing sidepath is located along Moorland Road.

PARK & OPEN SPACE PLAN: None Identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): N/A

Woodland, Tree, and Vegetation Protection: N/A

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: None.

STORM WATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development. No proposed changes at this time.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Sewershed Capacity Available: Yes

Adequate Linkage: Yes

On-site system required: No

WATER USAGE CALCULATION: 800 GPD per new connection.

TRAFFIC IMPACT: A Traffic Impact Study was not required for this development. The traffic generated from this development will be similar to that of the former use (Walmart). Parking has been evaluated by the City Engineering Division. See the "Findings" section of this staff report.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION (Most recent history):

9/29/2003	Walmart re-occupied the space and added onto the building (Zoning Permit #: U-45-03). Kmart previously had occupied the building.
4/13/2020	Plan Commission held a public hearing to rezone from B-1 to B-1/PUD.
5/4/2020	Plan Commission approved the rezoning request and a 2-Lot CSM.
5/12/2020	Common Council approved the rezoning request and a 2-Lot CSM.
12/14/2020	Plan Commission approved the Use Approval for Phase I (File #: UA-2002398).

CONSISTENCY WITH PREVIOUS ACTION: Yes

FINDINGS:

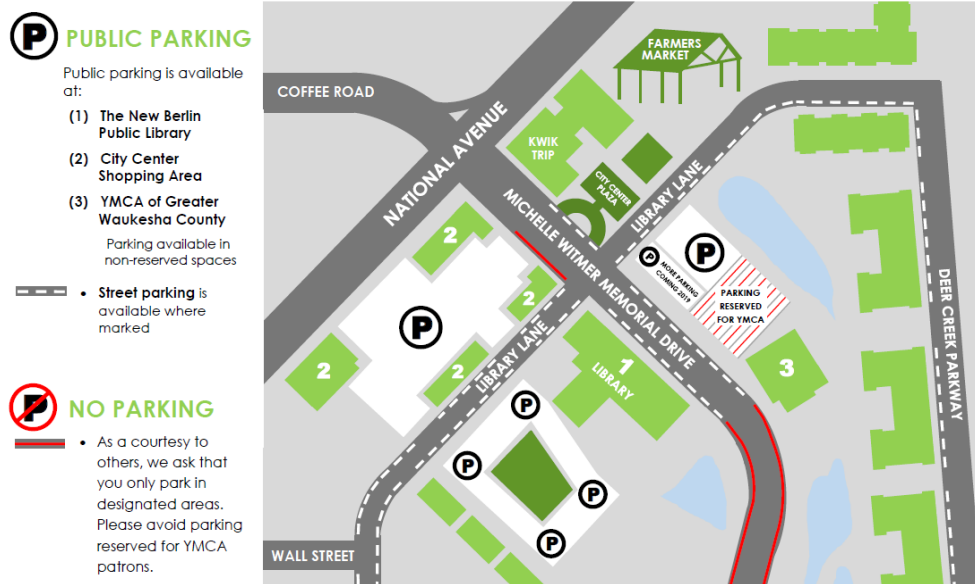
1. An auction for the property listed at 15333 W. National Avenue was held in February 2020 and the property was purchased by Burghardt LLC. The City later purchased this 4 acre property in August 2020.
2. The City will re-occupy 25,000 square feet of the existing building for a new recreation center. Burghardt Sporting Goods updated the interior and exterior of the building and has reoccupied 80,000 square feet.
3. This project is dependent on CIP funding. Funding has been approved by the Council in the 2022 budget.
4. Staff from various departments have been meeting with Peter Ogorek with Perspective Design Inc. and Mike Moore with Moore Construction Services to facilitate the design of the plans presented with this staff report. There have been numerous meetings to deal with the different facets of the

project, including targeted discussions and meetings on the site plan, utility, recreational space use, interior design, fiber optics, etc.

5. The proposed development will use existing access points along Moorland Road. No additional access points will be needed for this development at this time.
6. Phase I included some minor modifications to the parking lot as outlined in the plans. This includes striping, painted pavement markings and landscape areas to protect pedestrians. A generator, a 350 sq. ft. mechanical room addition and dumpster enclosure area are also proposed in the rear of the building.
 - a. Phase I Building Floor plan (plan sheet A1.1) indicates the following:
 - i. Indoor Playground;
 - ii. Front Desk Reception Area Office Space (with a mechanical mezzanine above);
 - iii. Dance Studio;
 - iv. Tumbling/Gymnastics Room;
 - v. Multi-Purpose Room;
 - vi. Bathrooms;
 - vii. Kitchen Space for Cooking Classes; and
 - viii. Multi-Use / Day Camp Room.
7. Phase II involves changes to the parking lot and a building addition to the north towards Wall Street. Refer to plan sheet C2-200 for site plan and elevations on plan sheet A2.1 & R2.1 for Phase II.
 - a. Phase II Building Floor plan (plan sheet A1.1) indicates the following uses:
 - i. Large gym with team rooms to accommodate basketball, volleyball and other sports;
 - ii. Outdoor Seating and Playground;
 - iii. Reception, seating, storage and concession area;
 - iv. Fitness studio spaces;
 - v. Additional bathrooms; and
 - vi. Upper mezzanine level with track and additional fitness spaces.
8. The City of New Berlin and Burghardt have a coordinated development that uses shared access points and parking.
9. Although it is the City's belief that ample parking is available for the City's recreation component, it should be noted that additional off and on street parking is available for public use in the following locations identified in exhibit below. Recreation staff should make the necessary notifications, plans, and arrangements for parking when and/or if staff believes any individual tournament or event may exceed available parking on the City's parcel.

New Berlin Farmers Market

First Saturday in May through last Saturday in October



10. The City site will have 126 parking spaces once the building addition for Phase II is constructed.
- 51 spaces will be removed with the addition.
 - Between the City on-site spaces (126) and the Burghardt spaces (160), there will be 286 spaces. According to our calculations, which Staff based on a variety of resources including City Codes, APA policy guides, and the 3rd Edition Parking Generation – ITE, staff is confident that there will be adequate parking.
 - Per the Reciprocal Easement, Party Wall and Maintenance Agreement recorded as document #: 4504051 between the City of New Berlin and Burghardt LLC the following apply for parking:
 - Per section 2.1(c) there shall be a shared mutual easement for parking of vehicles in the parking areas designated as shown on the Site Plan in Exhibit 2. Such parking areas may be modified or removed from time-to-time by either owner provided that the total net number of spaces is not reduced beyond the number stated on Exhibit 2. Notwithstanding the foregoing or any other provision of this Agreement, the Parcel 2 owner may reserve a maximum of 80 parking spaces located on Parcel 2 for the exclusive use of the Parcel 2 Owner and the Permittees of Parcel 2. Such reservation of such exclusive use parking spaces shall be accomplished by the Parcel 2 Owner posting signs to the effect that such parking is reserved for the customers and employees of any business then operation on Parcel 2 and that violators will be ticketed and/or towed at the violator's expense. The Parcel 2 Owner may enforce such reserved parking by towing violator's vehicles, provided that the Parcel 2 Owner will only enforce such reserved parking beginning one (1) hour prior to the daily opening of any business then operation on Parcel 2 and ending one (1) hour after the daily close of such business.*
 - Since this is a mixed-use development along with the access to off-site shared parking in the City Center to the east, staff is comfortable with the parking needs for this redevelopment. In addition, there are approximately 807 parking spaces identified in the redevelopment plan. It should be noted that most are private parking spaces at this time. It would take additional

conversations with business owners to allow for shared parking in those areas.

- e. In addition, staff has done a preliminary analysis of off-site parking that is located within an approximate 0.2 mile walk (average of 6 minutes to walk). This would include approximately 126 spaces under City control and an additional 345 spaces that are within the City Center area and used for development, but are also considered shared parking per the PUD that governs that area. The off-site total is approximately 561 spaces.
- f. In addition to the parking on site, the City's Recreation Department will be coordinating any larger events and will be able to space them accordingly, as well as utilize off site-parking described above.

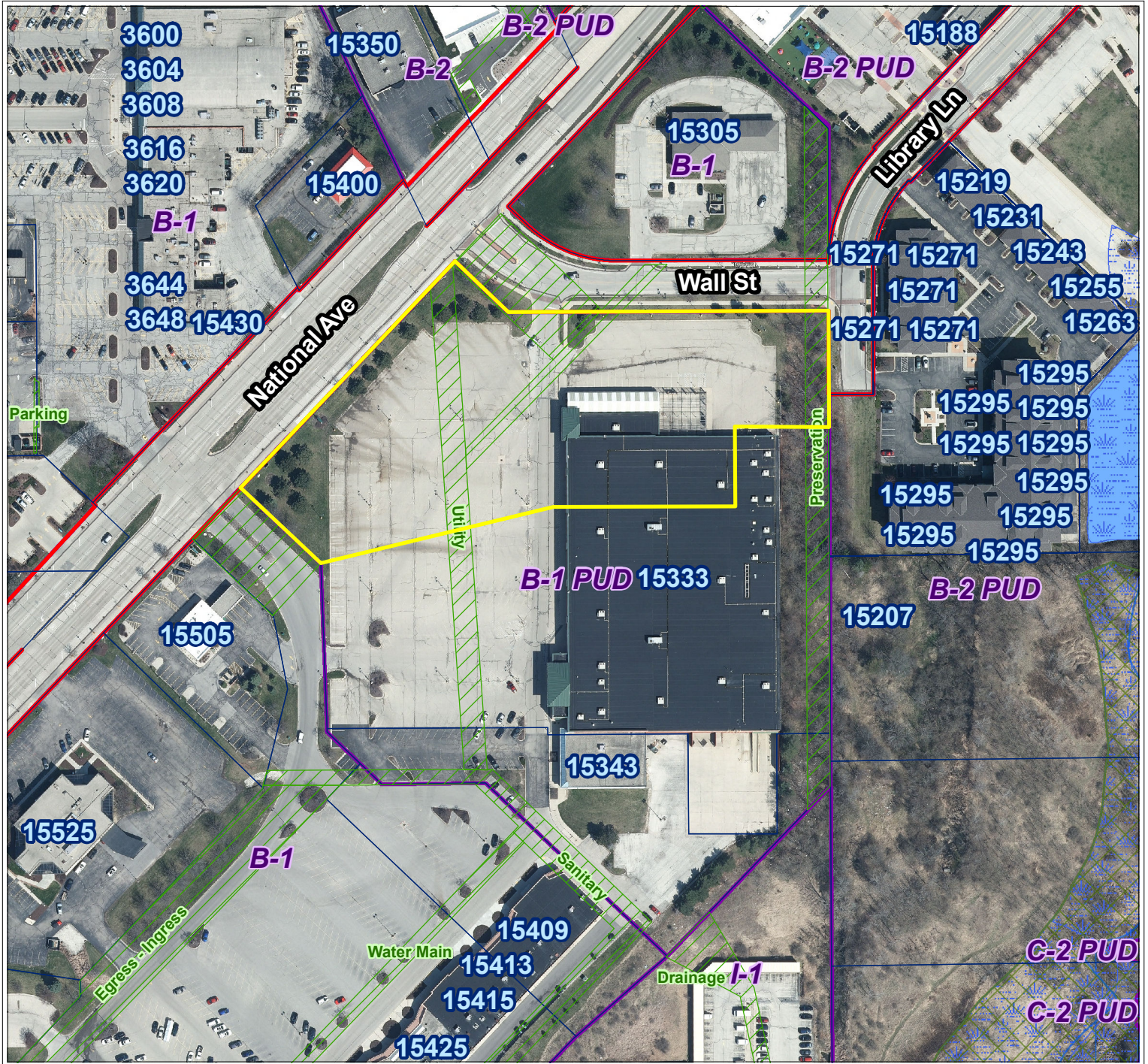
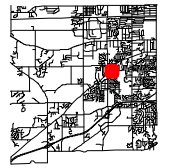
D.R.C. RECOMMENDATION:

Recommend approval for the Use, Site and Architecture for Phase II building addition and parking lot modifications for a Activity and Recreation Center located at 15321 W. National Avenue (Tax Key #: 1207-965-003) subject to the application, plans on file and the following conditions: **See Executive Summary.**

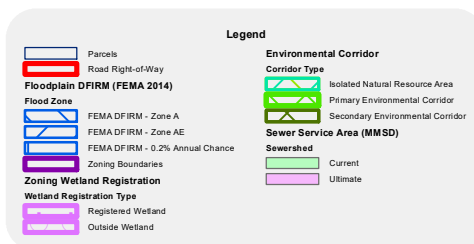
ATTACHMENTS:

Location Maps
Survey
Site Plans
Floor Plans
Elevations

UA-2200060 New Berlin Activity & Recreation Center 15321 W. National Avenue

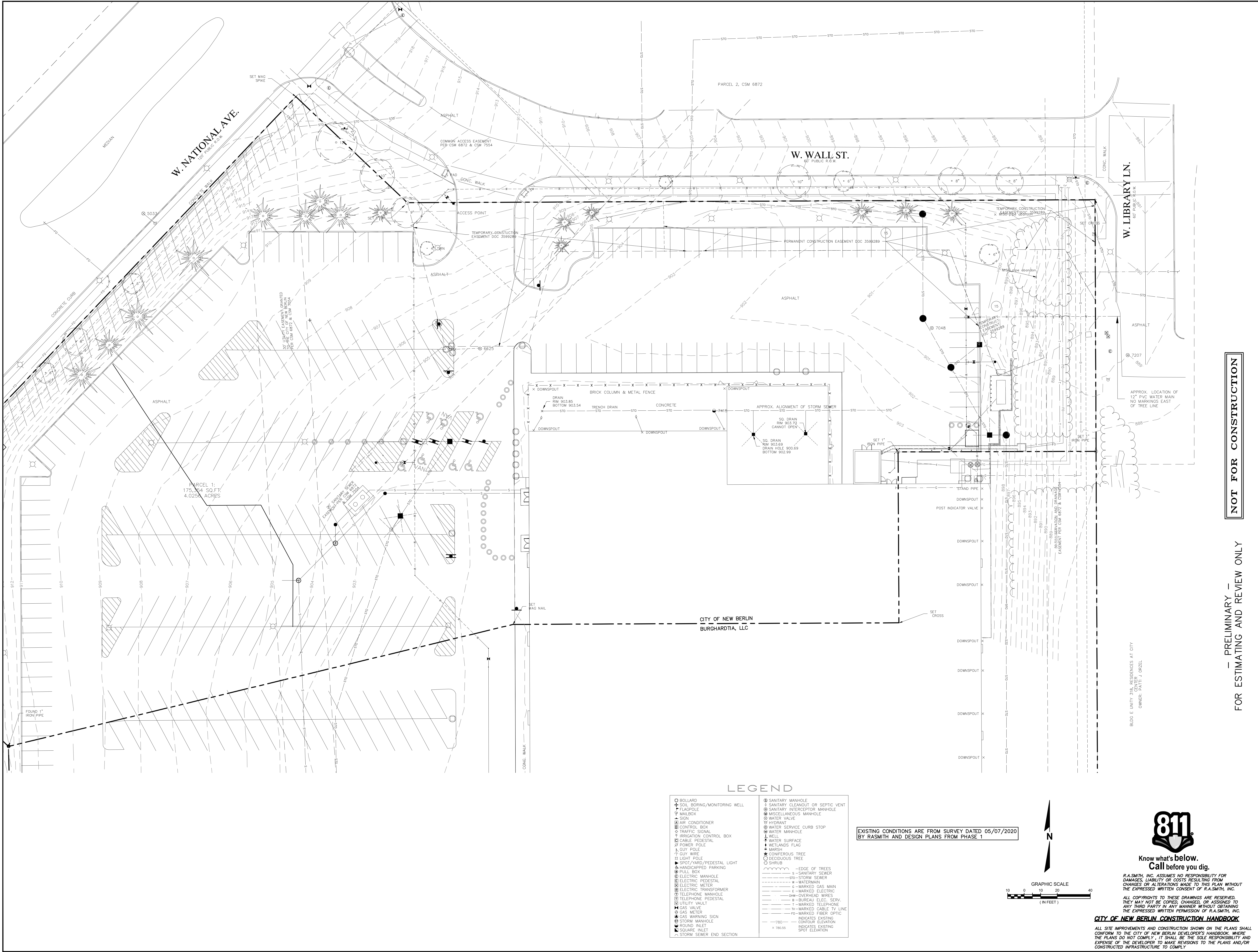


City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



0 70 140 Feet



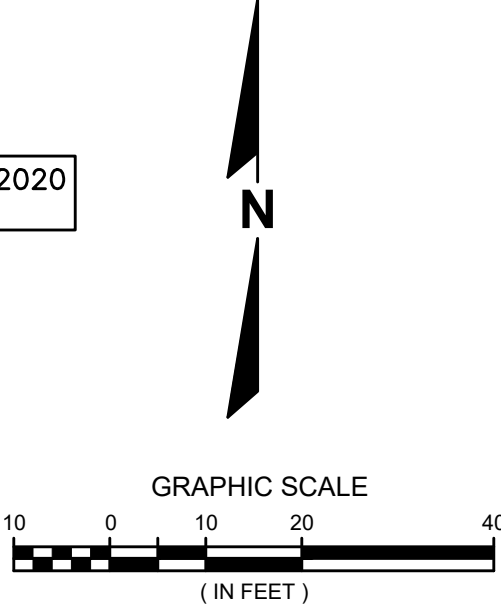


NOT FOR CONSTRUCTION

PRELIMINARY –
FOR ESTIMATING AND REVIEW ONLY

LEGEND	
○ BOLLARD ⊕ SOIL BORING/MONITORING WELL ⊕ FLAGPOLE ⊕ MAILBOX ⊕ SIGN ⊕ AIR CONDITIONER ⊕ CONTROL BOX ⊕ TRAFFIC SIGNAL ⊕ IRRIGATION CONTROL BOX ⊕ CABLE PEDESTAL ⊕ POWER POLE ⊕ GUY POLE ⊕ GUY WIRE ⊕ LIGHT POLE ⊕ SPOT/YARD/PEDESTAL LIGHT ⊕ HANDICAPPED PARKING ⊕ PULL BOX ⊕ ELECTRIC MANHOLE ⊕ ELECTRIC PEDESTAL ⊕ ELECTRIC METER ⊕ ELECTRIC TRANSFORMER ⊕ TELEPHONE MANHOLE ⊕ TELEPHONE PEDESTAL ⊕ UTILITY VAULT ⊕ GAS VALVE ⊕ GAS METER ⊕ GAS WARNING SIGN ⊕ STORM MANHOLE ⊕ ROUND INLET ⊕ SQUARE INLET ⊕ STORM SEWER END SECTION	⊕ SANITARY MANHOLE ⊕ SANITARY CLEANOUT OR SEPTIC VENT ⊕ SANITARY INTERCEPTOR MANHOLE ⊕ MISCELLANEOUS MANHOLE ⊕ WATER VALVE ⊕ HYDRANT ⊕ WATER SERVICE CURB STOP ⊕ WELL ⊕ WATER SURFACE ⊕ WETLANDS FLAG ⊕ WETLANDS ⊕ CONIFEROUS TREE ⊕ DECIDUOUS TREE ⊕ SHRUB — EDGE OF TREES — s— SANITARY SEWER — s— STORM SEWER — w— WATERMAIN — g— MARKED GAS MAIN — e— MARKED ELECTRIC — o— OVERHEAD WIRES — b— BUREAU ELEC. SERV. — t— MARKED TELEPHONE — tv— MARKED CABLE TV LINE — fo— MARKED FIBER OPTIC — — INDICATES EXISTING — — INDICATES EXISTING — — SPOT ELEVATION — — x 780.55

EXISTING CONDITIONS ARE FROM SURVEY DATED 05/07/2020
BY RASMITH AND DESIGN PLANS FROM PHASE 1



R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

CITY OF NEW BERLIN CONSTRUCTION HANDBOOK

ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CITY OF NEW BERLIN DEVELOPER'S HANDBOOK. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.

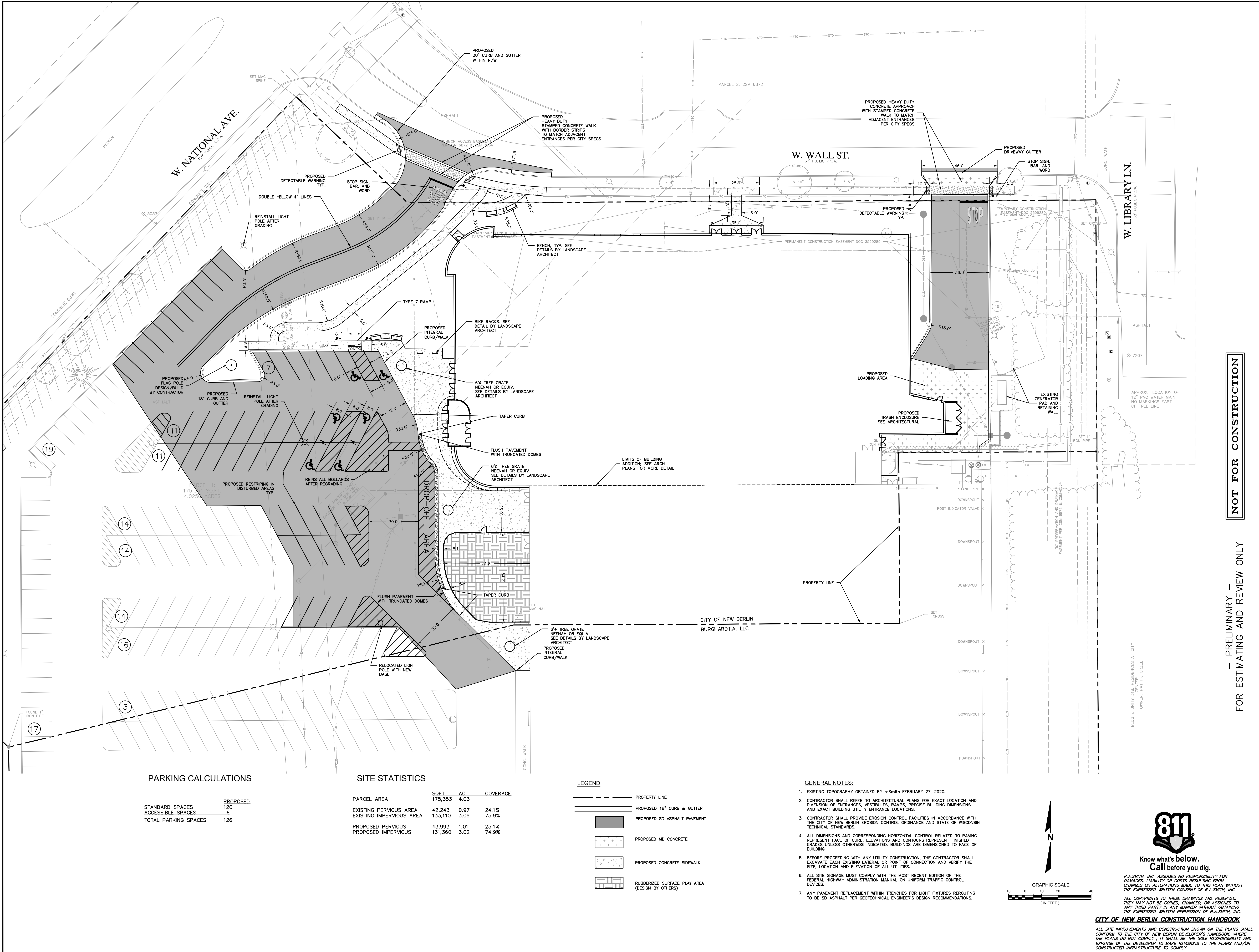
REV. BY:	DESCRIPTION	REV. #	REV. DATE
CBW	CITY COMMISSION SUBMITTAL	1/2/22	
Phase 2 Building Addition for City of New Berlin Recreational Center 15321 W National Ave New Berlin, WI 53151			
15321 W National Ave New Berlin, WI 53151 (262) 781-1000 raSmith.com			
raSmith CREATIVITY BEYOND ENGINEERING			
MOORE CONSTRUCTION SERVICES YOUR CONSTRUCTION PARTNER 1125 N. North Avenue Menomonee Falls, WI 53051 Tel: (262) 245-2280			
PERSPECTIVE DESIGN, INC. 1125 N. North Avenue Menomonee Falls, WI 53051 Tel: (262) 245-2280			
City of New Berlin 3805 S Casper Drive New Berlin, WI 53151 Tel: (262) 786-8610			
Drawing Title: EXISTING CONDITIONS PLAN			
PHASE 2			
Date: 01/21/2022			
Scale: 1" = 20'			
Drawn: CBW			
Job: 20-033			
Sheet: C2-010			



– PRELIMINARY –
FOR ESTIMATING AND REVIEW ONLY

PCA SOIL STABILIZATION

ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CITY OF NEW BERLIN DEVELOPER'S HANDBOOK, WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY



PARKING CALCULATIONS

STANDARD SPACES	PROPOSED
ACCESSIBLE SPACES	120
TOTAL PARKING SPACES	126

SITE STATISTICS

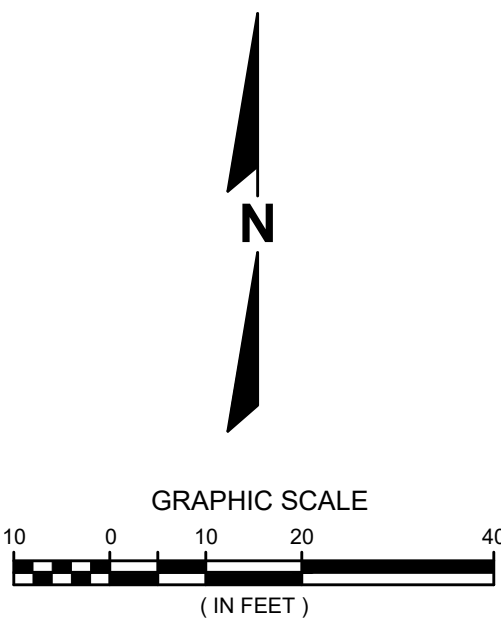
PARCEL AREA	SQFT	AC	COVERAGE
EXISTING PERVIOUS AREA	42,243	0.97	24.1%
EXISTING IMPERVIOUS AREA	133,110	3.06	75.9%
PROPOSED PERVIOUS	43,993	1.01	25.1%
PROPOSED IMPERVIOUS	131,360	3.02	74.9%

LEGEND

- PROPERTY LINE
- PROPOSED 18" CURB & GUTTER
- PROPOSED SD ASPHALT PAVEMENT
- PROPOSED MD CONCRETE
- PROPOSED CONCRETE SIDEWALK
- RUBBERIZED SURFACE PLAY AREA (DESIGN BY OTHERS)

GENERAL NOTES:

- EXISTING TOPOGRAPHY OBTAINED BY raSmith FEBRUARY 27, 2020.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSION OF ENTRANCES, VESTIBULES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL FACILITIES IN ACCORDANCE WITH THE CITY OF NEW BERLIN EROSION CONTROL ORDINANCE AND STATE OF WISCONSIN TECHNICAL STANDARDS.
- ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATIONS AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
- BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
- ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ANY PAVEMENT REPLACEMENT WITHIN TRENCHES FOR LIGHT FIXTURES ROUTING TO BE SD ASPHALT PER GEOTECHNICAL ENGINEER'S DESIGN RECOMMENDATIONS.



RA.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF RA.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF RA.SMITH, INC.

CITY OF NEW BERLIN CONSTRUCTION HANDBOOK

ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CITY OF NEW BERLIN DEVELOPER'S HANDBOOK. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.

NOT FOR CONSTRUCTION

PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY

REV. BY: CBW

DESCRIPTION: CITY COMMISSION SUBMITTAL

REV. #/REV. DATE: 1/17/22

Phase 2 Building Addition for City of New Berlin Recreational Center

15321 W National Ave New Berlin, WI 53151

15321 W National Ave New Berlin, WI 53151 (262) 781-1000

raSmith

CREATIVITY BEYOND ENGINEERING

MOORE

YOUR CONSTRUCTION PARTNER

1446 N. 55th Avenue Wauwatosa, WI 53095 (262) 444-3821

PERSPECTIVE DESIGN, INC.

1125 N. North Avenue Wauwatosa, WI 53095 (262) 444-3821

City of New Berlin

3805 S Casper Drive New Berlin, WI 53151 Tel: (262) 786-8610

Drawing Title: SITE PLAN

PHASE 2

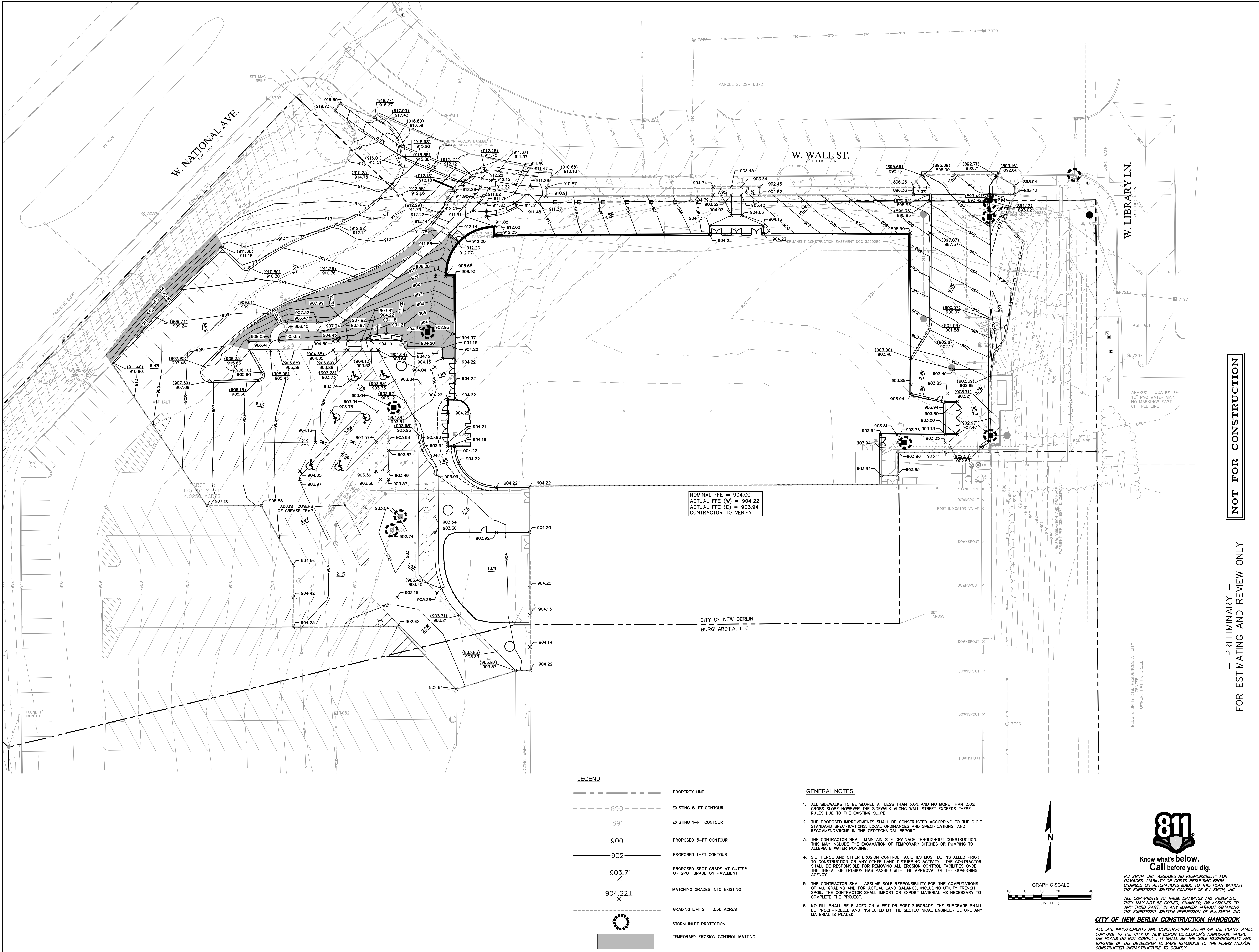
Date: 01/21/2022

Scale: 1" = 20'

Drawn: CBW

Job: 20-033

Sheet: C2-200



REV. BY:
CBW

DESCRIPTION
CITY COMMISSION SUBMITTAL

REV. #/REV. DATE
1/2/22

Phase 2 Building Addition for
City of New Berlin
Recreational Center
15321 W National Ave
New Berlin, WI 53151

15321 W National Ave
New Berlin, WI 53151
(262) 781-1000
raSmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

MOORE
CONSTRUCTION SERVICES

YOUR CONSTRUCTION PARTNER
3805 S Casper Drive
New Berlin, WI 53151
Tel: (262) 786-8610

**PERSPECTIVE
DESIGN, INC.**


City of New Berlin
3805 S Casper Drive
New Berlin, WI 53151
Tel: (262) 786-8610

Drawing Title:
GRADING AND
EROSION
CONTROL PLAN

PHASE 2

Date:
01/21/2022

Scale: 1" = 20'

Drawn: CBW

Job: 20-033

Sheet:
C2-300

NOT FOR CONSTRUCTION

PRELIMINARY –
FOR ESTIMATING AND REVIEW ONLY

- LEGEND
- 890

891

900

902

903.71

904.22±





PROPERTY LINE

EXISTING 5-FT CONTOUR

EXISTING 1-FT CONTOUR

PROPOSED 5-FT CONTOUR

PROPOSED 1-FT CONTOUR

PROPOSED SPOT GRADE AT GUTTER
OR SPOT GRADE ON PAVEMENT

MATCHING GRADES INTO EXISTING

GRADING LIMITS = 2.50 ACRES

STORM INLET PROTECTION

TEMPORARY EROSION CONTROL MATTING

- GENERAL NOTES:
1. ALL SIDEWALKS TO BE SLOPED AT LESS THAN 5.0% AND NO MORE THAN 2.0% CROSS SLOPE HOWEVER THE SIDEWALK ALONG WALL STREET EXCEEDS THESE RULES DUE TO THE EXISTING SLOPE.

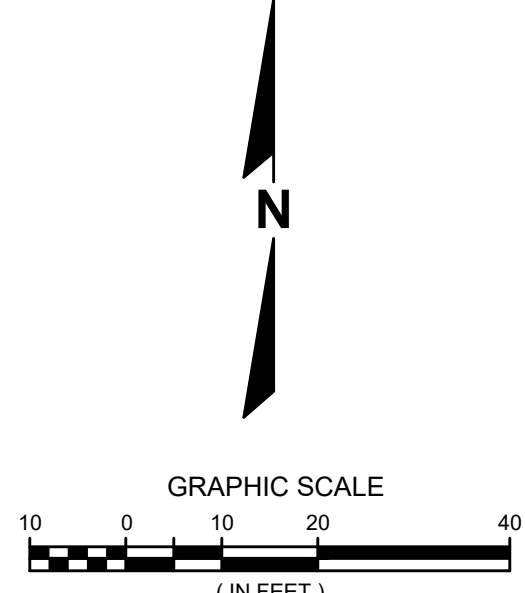
2. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE D.O.T. STANDARD SPECIFICATIONS, LOCAL ORDINANCES AND SPECIFICATIONS, AND RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.

3. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.

4. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. 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.

5. 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.

6. 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.



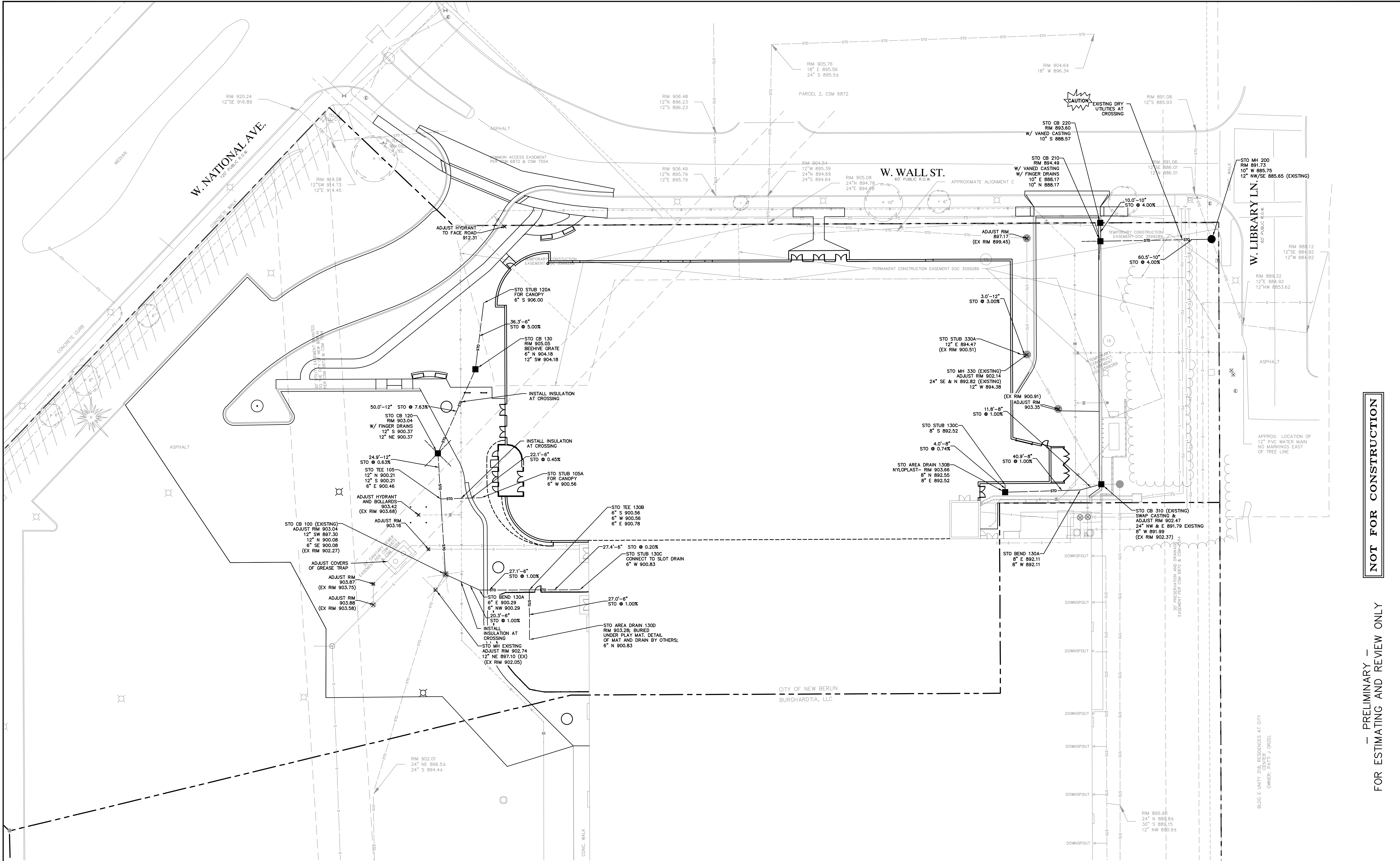
Know what's below.
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

CITY OF NEW BERLIN CONSTRUCTION HANDBOOK

ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CITY OF NEW BERLIN DEVELOPER'S HANDBOOK. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.



1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO CITY OF NEW BERLIN DEVELOPMENT HANDBOOK AND OTHER APPLICABLE REGULATIONS. REFER TO PROJECT SPECIFICATIONS.
2. 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.
3. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS.
4. PROPOSED SANITARY SEWER, WATER, AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL (UNLESS OTHERWISE NOTED). STORM SEWER CONNECTING TO EXTERIOR DOWN SPOUTS SHALL BE PER DETAILS ON THE ARCHITECTURAL PLANS. THE EXACT LOCATION OF ALL DOWN SPOUTS SHALL BE PER THE ARCHITECTURAL PLANS.
5. CONTRACTOR TO MAINTAIN MINIMUM 18" CLEARANCE WHEN WATER LATERAL CROSSES UNDER SEWER. MAINTAIN MINIMUM 12" CLEARANCE WHEN WATER LATERAL CROSSES OVER SEWER. PROVIDE INSULATION BETWEEN WATER MAIN & LATERALS AND SEWER CROSSINGS WHERE THE VERTICAL SEPARATION IS LESS THAN 2.0'. THIS INCLUDES PROPOSED CROSSINGS AT EXISTING WATER MAINS.
6. 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. THE COST OF THIS GRANULAR MATERIAL AND ITS COMPACTION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF THE PROPOSED UTILITY.

LEGEND

- | | |
|-----|-----------------------------|
| --- | PROPERTY LINE |
| --- | EXISTING STORM SEWER |
| --- | EXISTING SANITARY SEWER |
| --- | EXISTING WATER |
| --- | EXISTING TELEPHONE |
| --- | EXISTING ELECTRIC |
| --- | EXISTING GAS |
| --- | EXISTING CATCH BASIN |
| --- | EXISTING STORM MANHOLE |
| --- | EXISTING SANITARY MANHOLE |
| --- | EXISTING WATER APPURTENANCE |
| --- | PROPOSED STORM SEWER |
| --- | PROPOSED CATCH BASIN |
| --- | PROPOSED STORM MANHOLE |

PRIVATE STORM MANHOLE & INLET NOTES:

NOTES:

INLET (IN.)

REFER TO FILE NO. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, DETAIL ON THIS SHEET), EXCEPT:

A. USE CASTING AS INDICATED BELOW:

- 1.) INLETS IN CURB - NEENAH R-3067, TYPE C GRATE
- 2.) INLETS IN PAVEMENT - NEENAH R-2501, TYPE C GRATE
- 3.) INLETS IN LAWN - NEENAH R-2560-S WITH BEEHIVE GRATE
- 4.) AREA INLETS - NYLOPLAST INLINE DRAINS WITH 8" DUCTILE IRON GRATE
- 5.) USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN

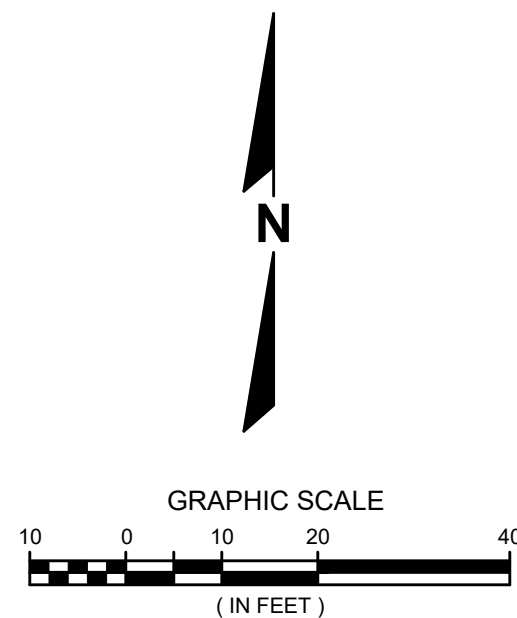
B. CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.

MANHOLE (MH)

REFER TO FILE NO. 12 (STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN), EXCEPT:

A. USE CASTING AS INDICATED BELOW:

- 1.) ALL MANHOLES - NEENAH R-1642, WITH SOLID LID
- 2.) USE 48" MINIMUM DIAMETER UNLESS INDICATED OTHERWISE ON PLAN
- 3.) CONTRACTOR RESPONSIBLE FOR VERIFYING REQUIRED CASTING IS COMPATIBLE WITH STRUCTURE. IF NOT COMPATIBLE, CONTACT ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.



Know what's below.
Call before you dig.

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

CITY OF NEW BERLIN CONSTRUCTION HANDBOOK

ALL SITE IMPROVEMENTS AND CONSTRUCTION SHOWN ON THE PLANS SHALL CONFORM TO THE CITY OF NEW BERLIN DEVELOPER'S HANDBOOK. WHERE THE PLANS DO NOT COMPLY, IT SHALL BE THE SOLE RESPONSIBILITY AND EXPENSE OF THE DEVELOPER TO MAKE REVISIONS TO THE PLANS AND/OR CONSTRUCTED INFRASTRUCTURE TO COMPLY.

NOT FOR CONSTRUCTION

PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

REV. BY:	DESCRIPTION	REV. #	REV. DATE
CBW	CITY COMMISSION SUBMITTAL	1/1/22	

Phase 2 Building Addition for City of New Berlin Recreational Center 15321 W National Ave New Berlin, WI 53151
--

15045 W. National Ave. New Berlin, WI 53005-0905 (262) 781-1000 rsamith.com
--

MOORE CONSTRUCTION PARTNER YOUR CONSTRUCTION PARTNER 1000 W. North Avenue Menomonee Falls, WI 53051 Tel: (262) 245-2280

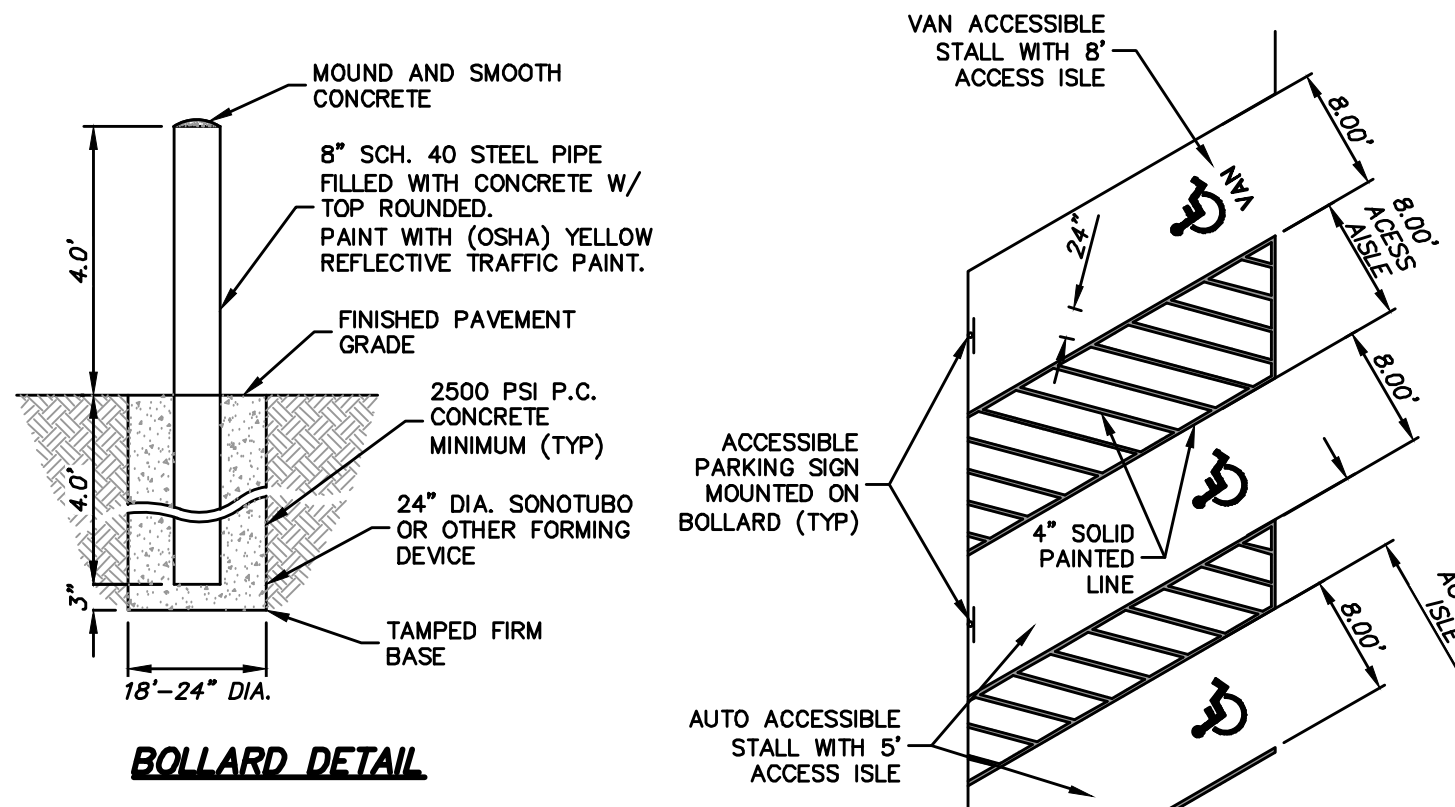
PERSPECTIVE DESIGN, INC. 1000 W. North Avenue Menomonee Falls, WI 53051 Tel: (262) 245-2280
--

City of New Berlin 3805 S Casper Drive New Berlin, WI 53151 Tel: (262) 786-8610

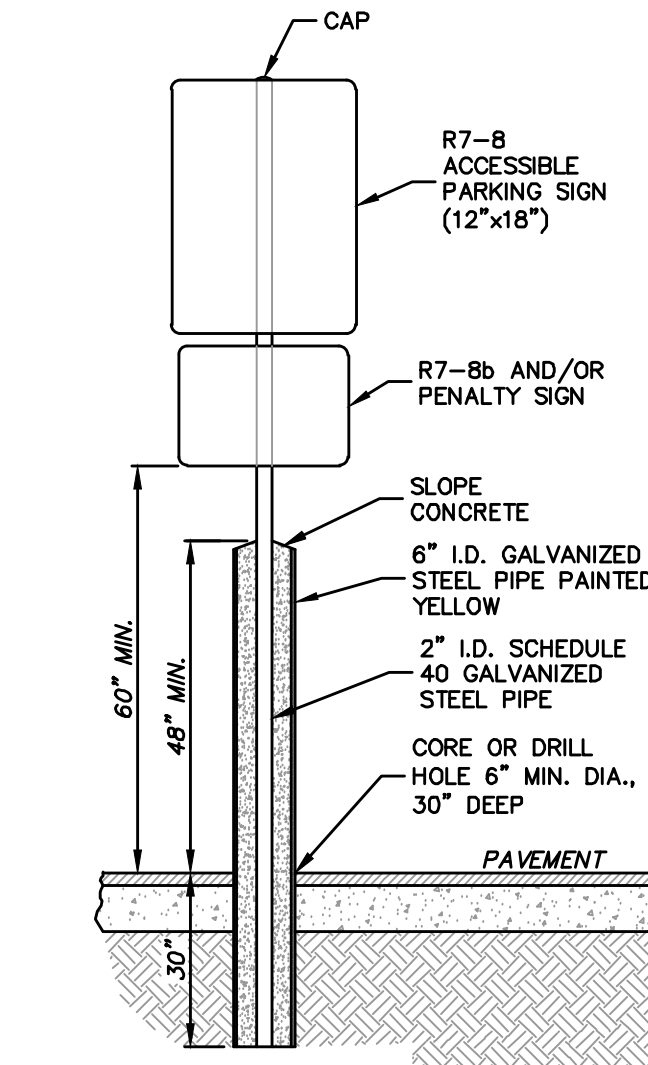
Drawing Title: UTILITY PLAN

PHASE 2

Date: 01/21/2022
Scale: 1" = 20'
Drawn: CBW
Job: 20-033
Sheet: C2-400

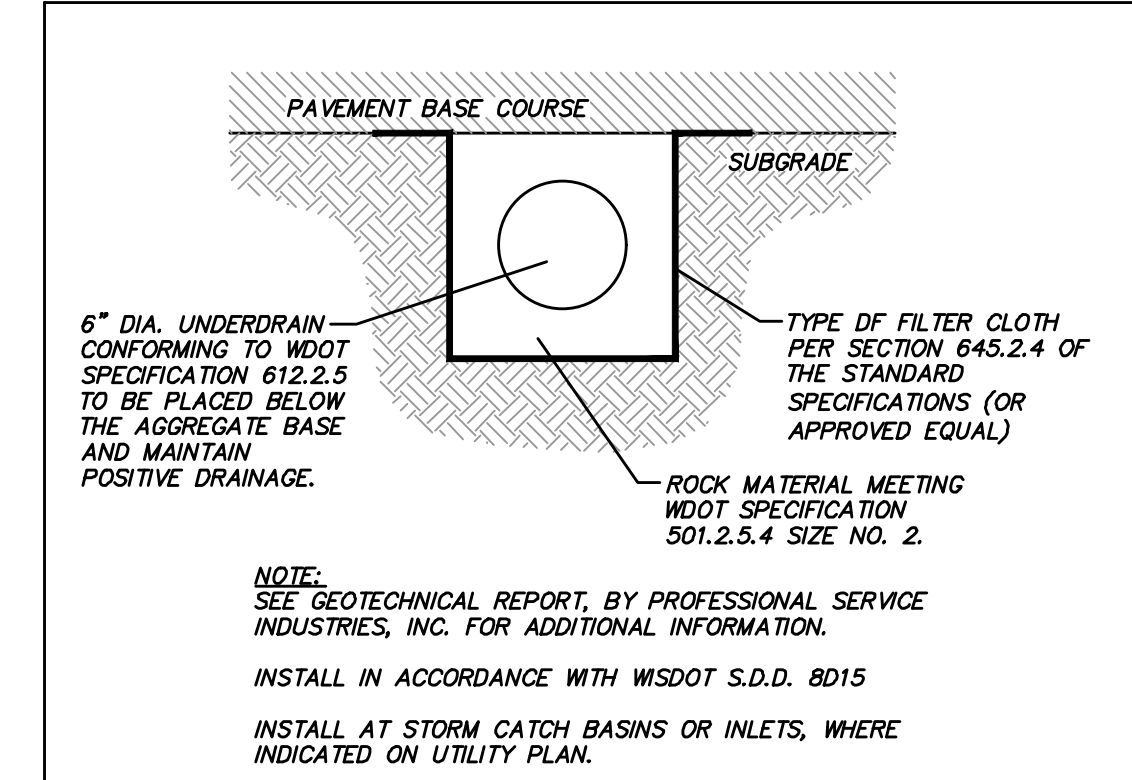


BOLLARD DETAIL

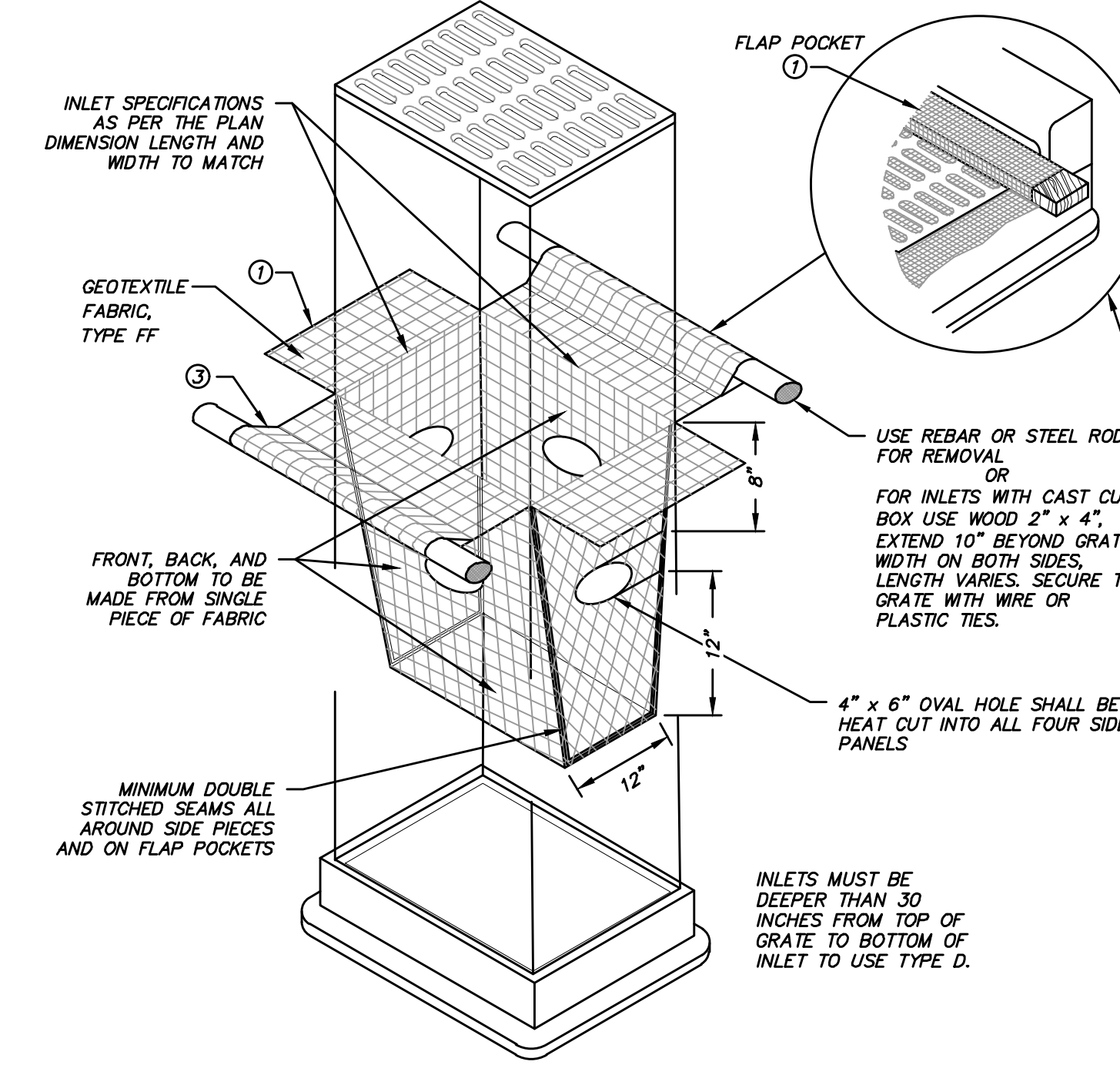


ACCESSIBLE PARKING SIGN AND POST INSTALLATION IN BOLLARD

TYPE 2



UNDERDRAIN DETAIL

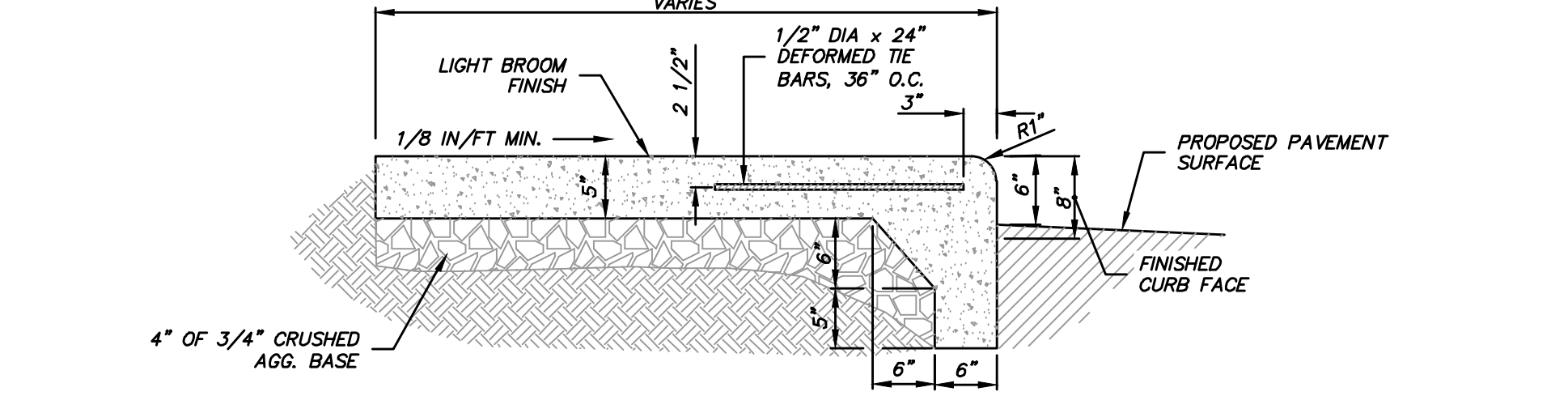


INLET PROTECTION TYPE D

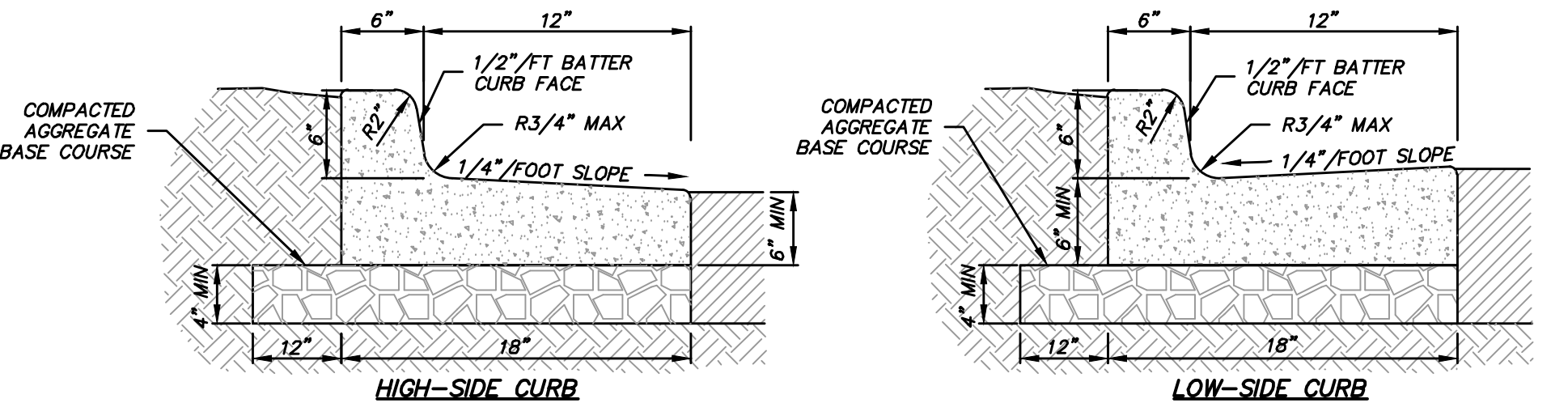
1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

STORM DRAIN INLET PROTECTION DETAILS

(NOT TO SCALE)



CONCRETE WALK W/ INTEGRAL CURB

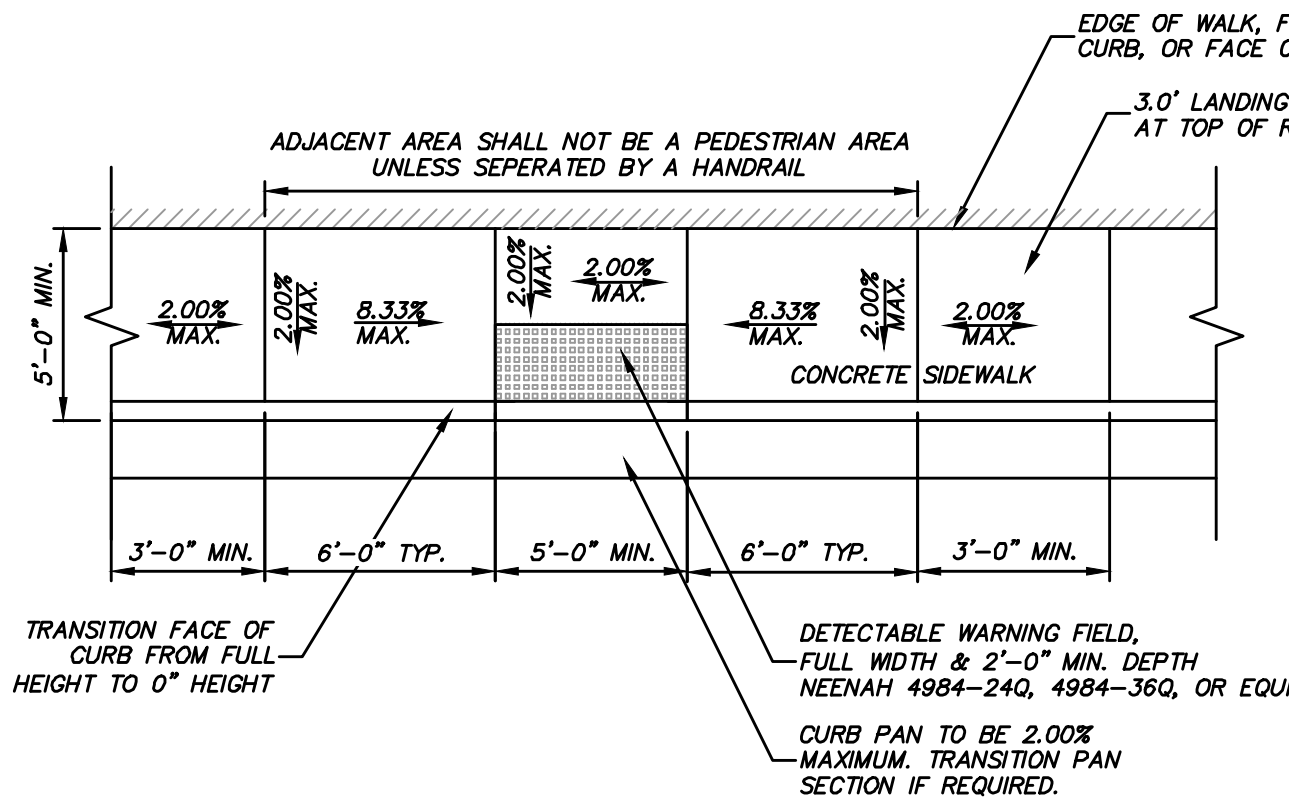


HIGH-SIDE CURB

LOW-SIDE CURB

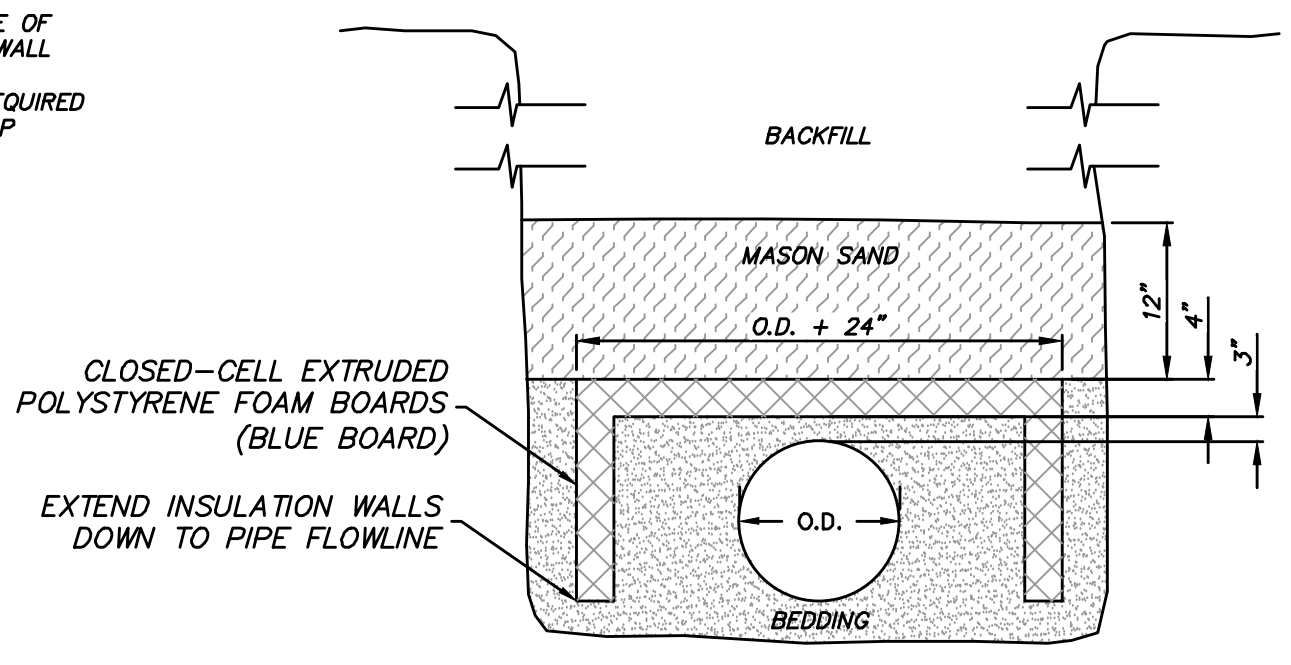
- NOTES:
- A) 3500 PSI CONCRETE SHALL BE USED IN CONSTRUCTION OF THE CURB & GUTTER.
 - B) THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE SLOPE OF THE GUTTER PAN.
 - C) FOR DERESSED CURB HEAD SLOPE, USE THE SAME SLOPE AS ADJACENT SIDEWALK.
 - D) THE BOTTOM OF THE CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDE MINIMUM 6" GUTTER THICKNESS MAINTAINED. TRANSVERSE CONTRACTION JOINTS SHALL BE CUT OR SAWED AT MAXIMUM 20 FOOT INTERVALS.
 - E) 1/2" PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED TRANSVERSELY IN THE CURB ABUTTING EXISTING CURB AND SIDEWALK, WALLS OR BUILDINGS, AND AT INTERVALS NOT TO EXCEED 300 FEET, WITH PREFERRED LOCATIONS BEING AT RADIUS POINTS OR ANGLE POINTS.

CONCRETE CURB & GUTTER 18"



TYPE 7 CURB RAMP

- NOTES:
1. SURFACE OF CURB RAMP SHALL HAVE A BROOM FINISH OR SIMILAR SLIP RESISTANT SURFACE.

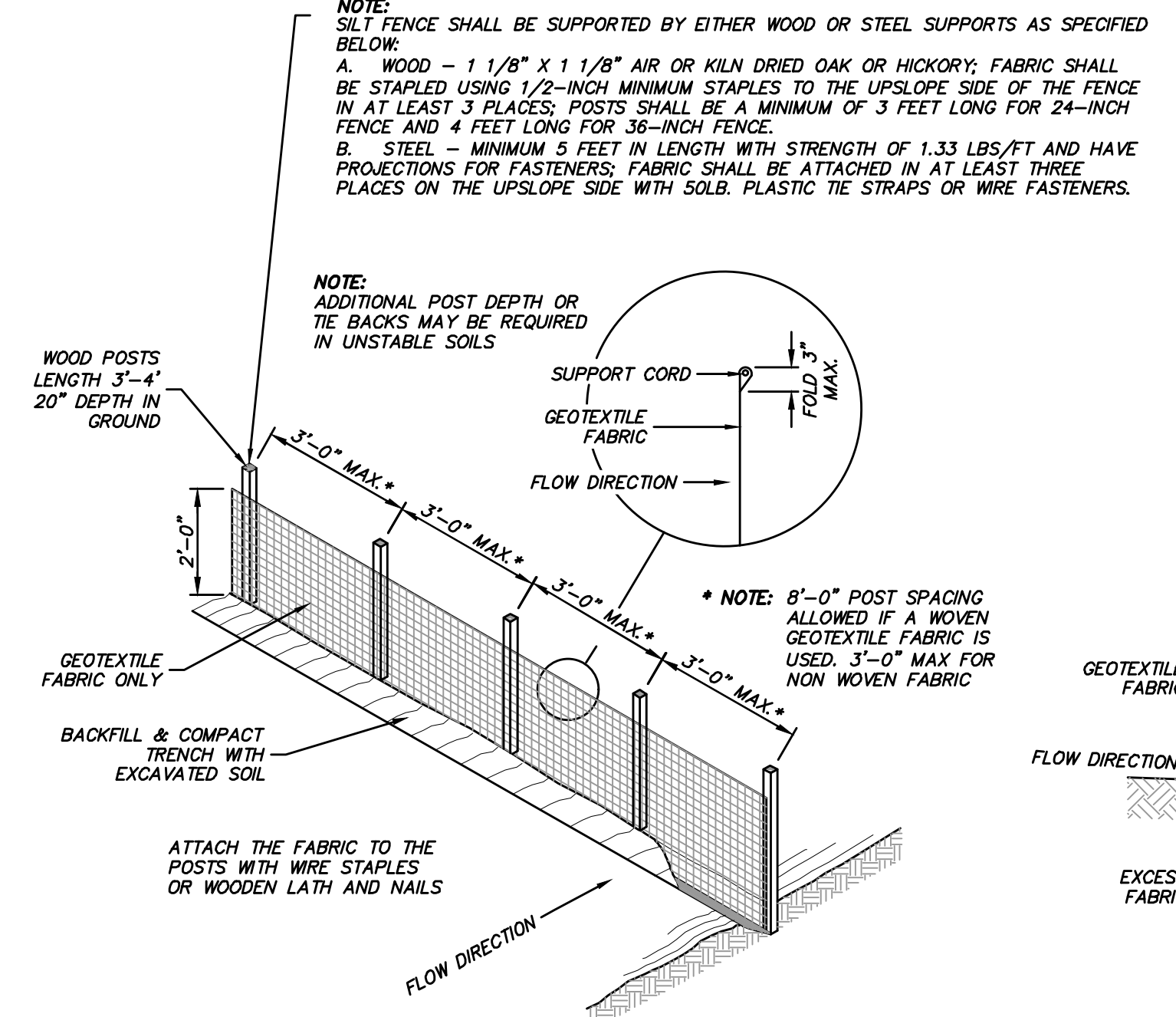


POLYSTYRENE PIPE INSULATION (BOXED)

- NOTES:
1. SILT FENCE INSTALLATION AND MATERIALS SHALL CONFORM TO MNR CONSERVATION STANDARD 1056
 2. SILT FENCE SHALL BE PLACED ON THE CONTOUR AND NOT PERPENDICULAR TO THE CONTOUR. THE ENDS SHALL BE EXTENDED UPSLOPE TO PREVENT WATER FROM FLOWING AROUND THE ENDS OF THE FENCE.
 3. WHEN SILT FENCE IS INSTALLED ON A SLOPE, THE PARALLEL SPACING SHALL NOT EXCEED THE REQUIREMENTS IN THE TABLE BELOW:

SLOPE	FENCE SPACING
< 2%	100 FEET
2 TO 5%	75 FEET
5 TO 10%	50 FEET
10 TO 33%	25 FEET
> 33%	20 FEET

4. INSTALLED SILT FENCES SHALL BE MINIMUM 14 INCHES HIGH AND A MAXIMUM OF 28 INCHES IN HEIGHT MEASURED FROM THE INSTALLED GROUND ELEVATION.
5. A MINIMUM OF 20 INCHES OF THE POST SHALL EXTEND INTO THE GROUND AFTER INSTALLATION.
6. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF THE FABRIC IN A 4-INCH TRENCH MADE BY 6-INCH DEEP TRENCH, OR 6-INCH V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCH SHALL BE BACKFILLED AND COMPACTED. TRENCHES SHALL NOT BE EXCAVATED WIDER THAN NECESSARY FOR PROPER INSTALLATION.
7. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
 - A) TWIST METHOD—OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES.
 - B) HOOK METHOD—HOOK THE END OF EACH SILT FENCE LENGTH.
8. SILT FENCE SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EACH PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
9. DAMAGED OR DECOMPOSED FENCES, UNDERCUTTING, OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
10. SEDIMENT SHALL BE PROPERLY DISPOSED OF ONCE THE DEPOSITS REACH ONE HALF THE HEIGHT OF THE FENCE.
11. SILT FENCES SHALL BE REMOVED ONCE THE DISTURBED AREA IS PERMANENTLY STABILIZED AND IS NO LONGER SUSCEPTIBLE TO EROSION.

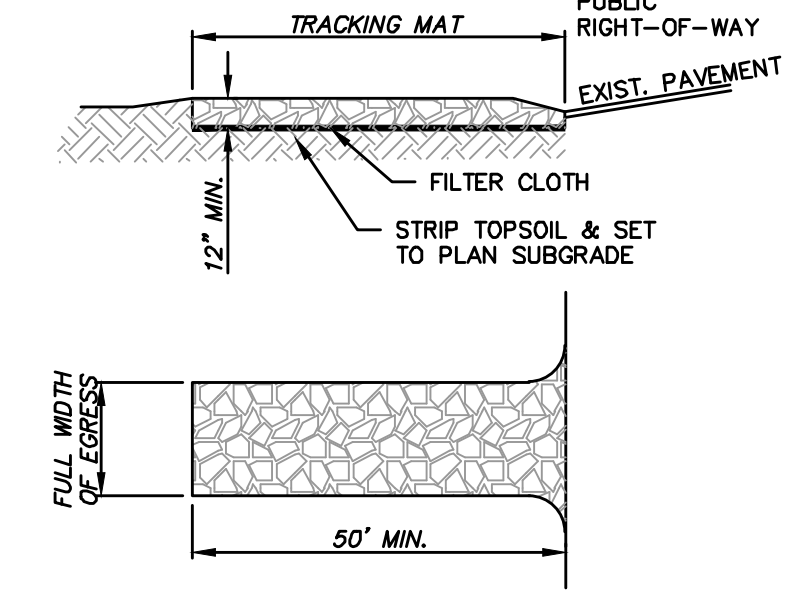


SILT FENCE

(NOT TO SCALE)

STONE TRACKING PAD AND TIRE WASHING

(NOT TO SCALE)

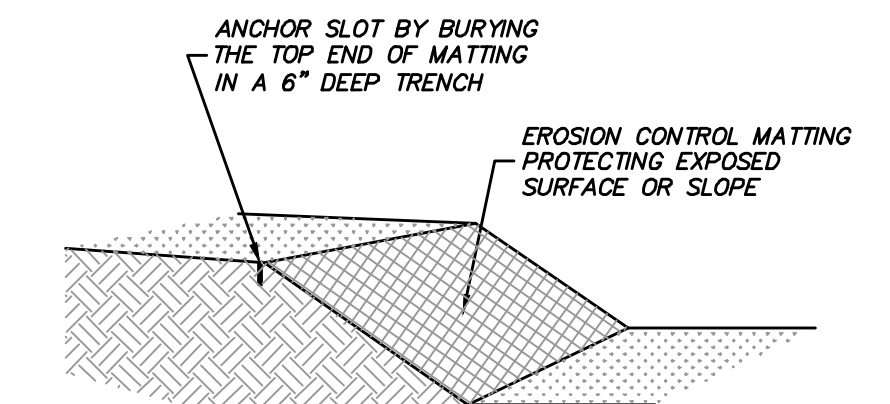


CONSIDERATIONS:

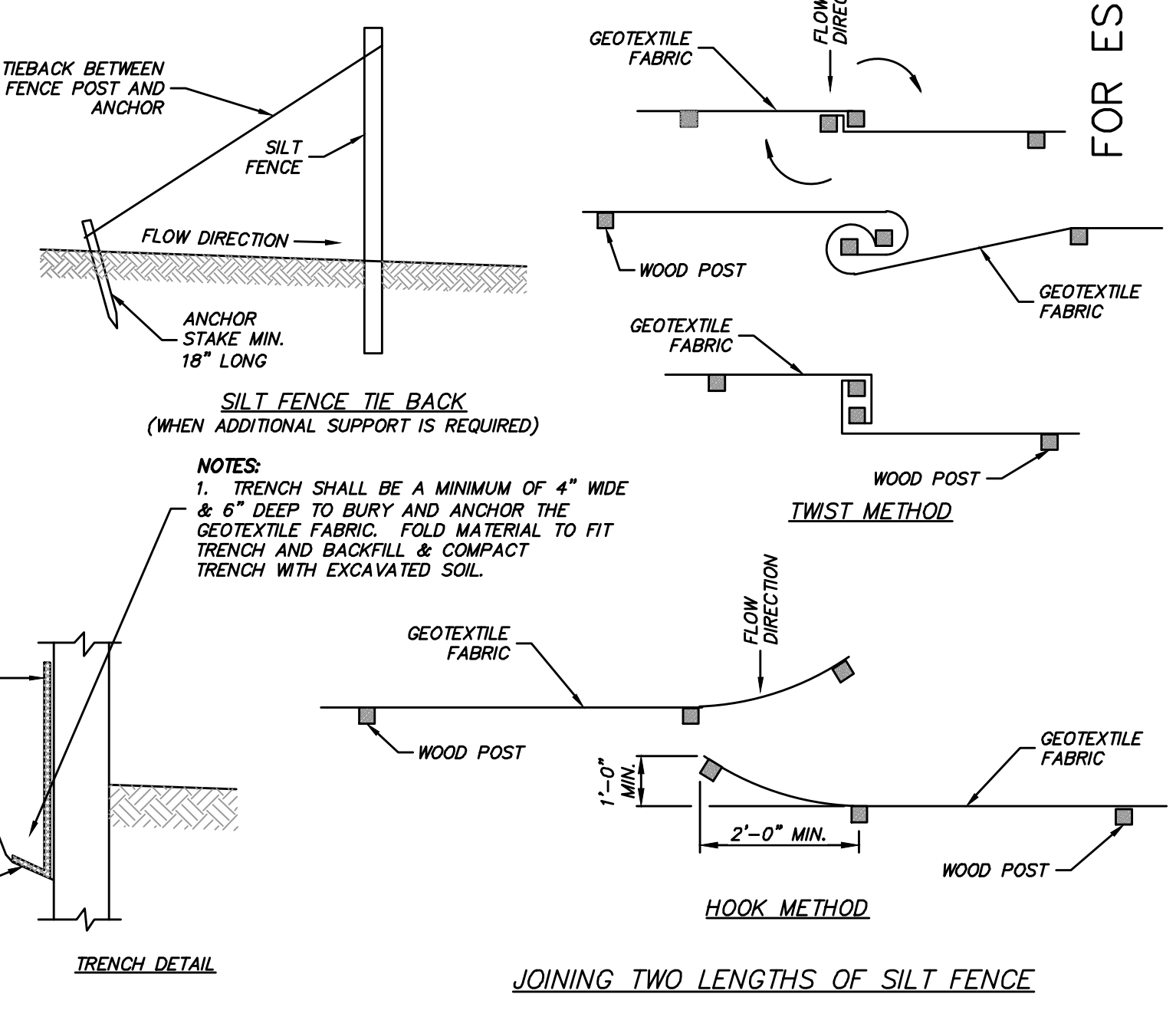
1. TIRE WASHING AND TRACKING PAD TO CONFORM TO MNR CONSERVATION PRACTICE STANDARD 1057.
 2. VEHICLES TRAVELING ACROSS THE TRACKING PAD SHOULD MAINTAIN A SLOW CONSTANT SPEED.
 3. THE BEST APPROACH TO PREVENTING OFF-SITE TRACKING IS TO RESTRICT VEHICLES TO STABILIZED AREAS.
 4. IT IS ALWAYS PREFERABLE TO PREVENT SEDIMENT FROM BEING DEPOSITED UPON THE ROAD THAN CLEANING THE ROAD LATER. SEDIMENT ON A ROAD CAN CREATE A SAFETY HAZARD AS WELL AS A POLLUTION PROBLEM.
 5. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, BEFORE THE END OF EACH WORKING DAY.
- B. TIRE WASHING:**
- IF CONDITIONS ON THE SITE ARE SUCH THAT THE SEDIMENT IS NOT REMOVED FROM VEHICLE TIRES BY THE TRACKING PAD, THEN TIRES SHALL BE WASHED UTILIZING PRESSURIZED WATER BEFORE ENTERING A PUBLIC ROAD.
1. THE WASHING STATION SHALL BE LOCATED ON-SITE ON AN AREA THAT IS STABILIZED AND DRAINS INTO A SUITABLE SEDIMENT TRAPPING OR SETTLING DEVICE.
 2. THE WASH RACK SHALL CONSIST OF A HEAVY GRATING OVER A LOWERED AREA. THE RACK SHALL BE STRONG ENOUGH TO SUPPORT THE VEHICLES THAT WILL CROSS IT.
- C. MAINTENANCE**
1. ROCKS LODGED BETWEEN THE TIRES IF DUAL WHEEL VEHICLES SHALL BE REMOVED PRIOR TO LEAVING THE CONSTRUCTION SITE.
 2. TRACKING PADS AND TIRE WASHING STATIONS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
 3. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.
 4. A MINIMUM 12-INCH THICK PAD SHALL BE MAINTAINED.

EROSION CONTROL MATTING

(NOT TO SCALE)



- NOTES:
1. PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL MATTING, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS WHICH WOULD PREVENT THE MAT FROM LAYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED.
 2. EROSION CONTROL MATTING SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 628 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS, DNR TECHNICAL STANDARD 1052 (NON CHANNEL APPLICATIONS), DNR TECHNICAL STANDARD 1053 (CHANNEL APPLICATIONS), AND LATEST MANUFACTURER SPECIFICATIONS, ESPECIALLY NOTING REQUIRED STAPLE PATTERNS AND ANCHOR TRENCH REQUIREMENTS.
 3. INSTALLATION PROCEDURES MUST INSURE THAT THE MAT WILL REMAIN IN CONTACT WITH THE SOIL.
 4. THE MATTING SHALL BE ANCHORED TO THE GROUND PER MANUFACTURER REQUIREMENTS.
 5. TEMPORARY EROSION CONTROL MATTING SHALL BE CLASS 1 TYPE B (WSDOT CLASSIFICATIONS).
 6. MATTED AREAS MUST BE INSPECTED ON A WEEKLY BASIS, AND AFTER EACH SIGNIFICANT RAINFALL. SPOTS, MISSING OR LOOSENED MATTING MUST BE IMMEDIATELY REPLACED AND/OR RE-ANCHORED.
 7. FOR CHANNEL APPLICATIONS, EXTEND MAT UPSLOPE ONE-FOOT MINIMUM VERTICALLY FROM DITCH BOTTOM OR SIX-INCHES HIGHER THAN DESIGN FLOW, WHICHEVER IS GREATER.

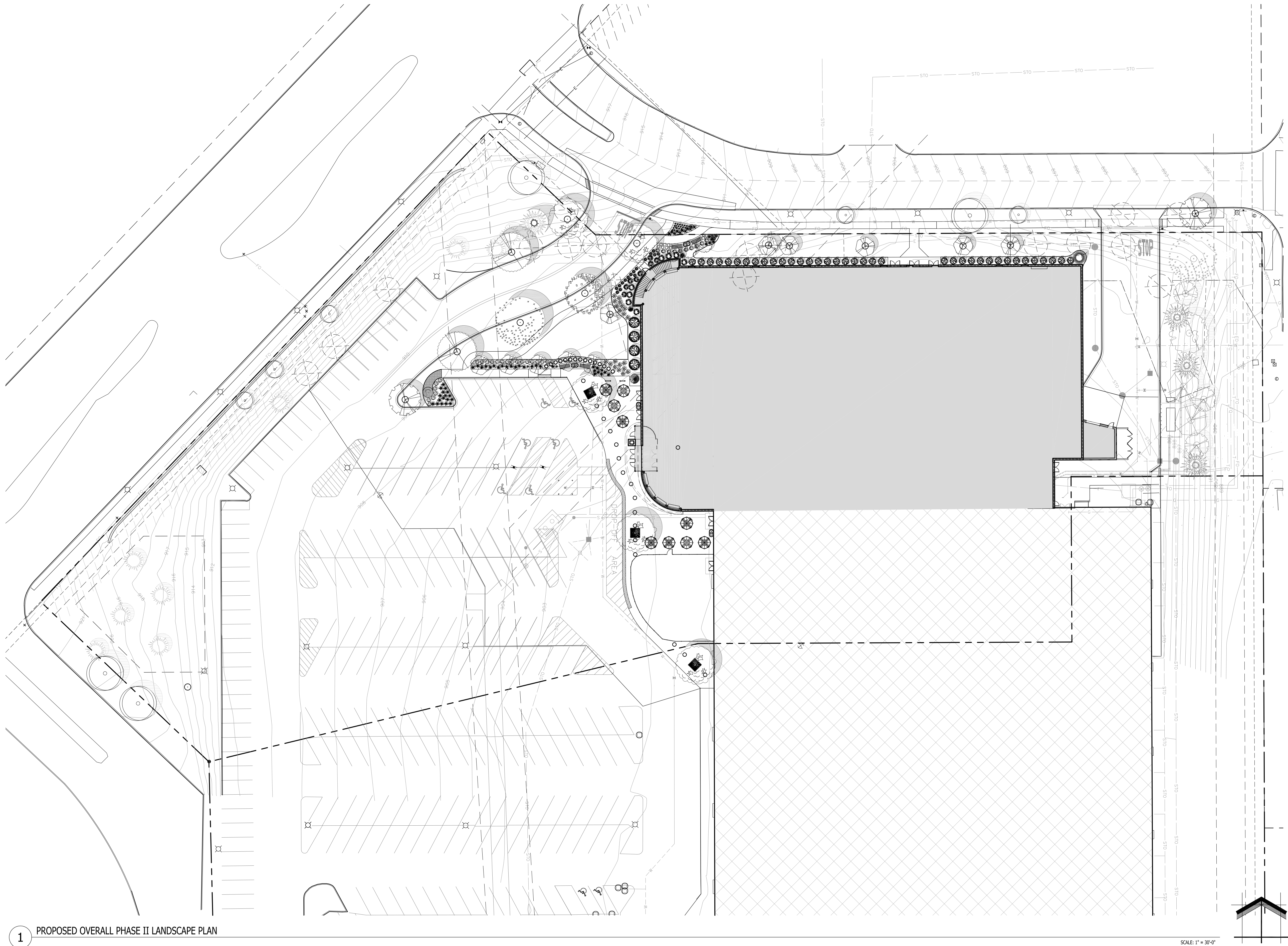


NOTES:

1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

NOT FOR CONSTRUCTION

PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY



1 PROPOSED OVERALL PHASE II LANDSCAPE PLAN

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 ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL, AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANTINGS SPECIFIED FOR THE CITY OF NEW BERLIN RECREATIONAL CENTER PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK (ANSI Z60.1) 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- ALL DEVIATIONS FROM THE APPROVED CITY OF NEW BERLIN RECREATIONAL CENTER 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. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE GROWN THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SOILED/SEEDED 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 MATERIAL.
- 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 CONDITION.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS 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 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 BALE OF PEAT MOSS, 2 POUNDS OF 5-10-5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- 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'-0" - 5'-4" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
- 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 SHREDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER, PESTICIDALS, 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.
- LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. EROSION CONTROL MESH SHOULD BE USED IN SLOPES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.

- DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION C/T SHEETS FOR FURTHER FORMATION
- 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 THYING SHALL IMMEDIATELY BE REPLACED. NEW LAWN SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
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 TOP 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.
- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPARENT 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 PLANT 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.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE RELOCATED. ALL PLANT MATERIAL TO BE RELOCATED IS TO BE CLEARLY TAGGED WITH MARKING TAPE MOVED BEFORE SITE DEMOLITION IS TO BEGIN.

SITE INFORMATION

USDA PLANT HARDINESS ZONE: 5b (-15 to -10 Degrees F)
LOT TOWNING: 8-1/PUD - Shopping Center
LOT AREA PARCEL 1
LOT AREA PARCEL 2

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE CITY OF NEW BERLIN LANDSCAPE REQUIREMENTS SET FOR IN SECTION 275.56 LANDSCAPE AND BUFFERING; 275.54 NATURAL RESOURCE PROTECTION

CONTRACTOR NOTE: THE LANDSCAPE CONTRACTOR/GENERAL CONTRACTOR ARE RESPONSIBLE TO INSTALL THE LANDSCAPE AS PER THE APPROVED PLAN. IF ANY CHANGES OR DEVIATIONS ARE MADE FROM THE THIS APPROVED PLAN, THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE RESPONSIBLE FOR UPDATING THE PLANS ACCORDINGLY AND SUBMITTING THOSE REVISED PLANS FOR APPROVAL AND "SIGN OFF" WITH THE CITY OF NEW BERLIN IN COMPLIANCE WITH LANDSCAPE REQUIREMENTS SET FOR IN SECTION 275.56 (b). THE LANDSCAPE CONTRACTOR / GENERAL CONTRACTOR ARE ALSO RESPONSIBLE FOR VERIFYING THAT ANY PLANT MATERIAL SUBSTITUTIONS OR MODIFICATIONS THAT ARE MADE TO THE APPROVED LANDSCAPE DESIGN DOCUMENTS WILL NOT CHANGE OR ALTER ANY OF THE REQUIRED SUPPORTING LANDSCAPE REQUIREMENT CALCULATIONS. UPON COMPLETION OF THE CONSTRUCTION PROJECT AND FILE THAT AFFIDAVIT WITH THE CITY OF NEW BERLIN

DESIGN COMPLIANCE: THIS LANDSCAPE PLAN IS ACCURATE AND IN COMPLIANCE WITH THE CITY OF NEW BERLIN LANDSCAPE REQUIREMENTS SET FOR IN SECTION 275.56 LANDSCAPE AND BUFFERING; Plant sizes. At the time of installation, plantings required by this section shall be no smaller than the following:
(a) Deciduous trees (1) A minimum of 50% of the proposed deciduous trees shall have a minimum size of four inches' DBH.
(1) All remaining deciduous trees shall have a minimum size of two inches' DBH.
(b) Evergreen trees (1) A minimum of 50% of the proposed evergreen trees shall have a minimum height of eight feet.
(2) All remaining evergreen trees shall have a minimum height of six feet.
(c) All ornamental trees. All ornamental trees shall have a minimum size of two inches' DBH.

275.56(15)D Any existing trees and shrubs that shall be preserved and are protected during construction according to specifications in § 275-54A(5) shall be credited against this landscaping requirement.
E. Parking lot landscaping.
(2) Perimeter landscaping.
(b) (1) A minimum of one shade or evergreen tree per 20 linear feet of parking surfaces and one shrub per five linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to an arterial street. A minimum of one shade or evergreen tree per 30 linear feet of parking surfaces and one shrub per 10 linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to any nonarterial street.
(2) For parking lots adjacent to a side or rear lot line, a minimum of one evergreen or shade tree per 30 linear feet of parking surfaces and one shrub per five linear feet of parking surfaces shall be planted along the perimeter of any parking area when adjacent to a side or rear lot line.
(F) Buffering and Screening
Minimum required bufferyard. (a) Moderate bufferyard. An "A" in a cell indicates a moderate bufferyard is required with a minimum width of 10 feet.
(4) Minimum planting requirements. For every 100 linear feet of a buffer yard:

- (3) Trees(Deciduous or Ornamental) (per 100 linear feet)Minimum
- (3) Evergreen Trees(per 100 linear feet)Minimum
- (3) Minimum Shrubs

275.54(7) Replacement of significant trees
Tree Type, Size of Tree Removed (DBH)
Size of Replacement Tree(s)(DBH)
Deciduous:
-5 to 7 inches - 1 tree of 5 to 7 inches or 3 trees of 2 1/2 to 4 inches
-8 to 11 inches - 3 trees of 5 to 7 inches or 9 trees of 2 1/2 to 4 inches
-12 inches or larger - 6 trees of 5 to 7 inches or 12 trees of 2 1/2 to 4 inches

Required Replacement Trees in Total Required Replacement Trees in Total (39) at 2 1/2 to 4 inches
Replacement Trees in Total (22) at 2 1/2 to 4 inches Provided this Phase II Plan Does NOT Meet City Requirement

Conifers: 10 feet or taller 1 tree that is 10 feet or taller, or 3 trees that are 6 to 10 feet, or 6 trees that are 6 to 8 feet

Required Replacement Trees in Total (11) at 10'-0" or Taller
Replacement Trees in Total (5) at 10'-0" or Taller Provided this Phase II Plan Does NOT Meet City Requirement

EXISTING CONDITIONS GENERAL NOTES

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE 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.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
- 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.
- INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

InSITE
LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Services
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

NEW BERLIN
ACTIVITY &
RECREATION
CENTER

15321 W. National Avenue
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
01/20/22		Client Review Submittal
01/21/22		Plan Commission Submittal

COPYRIGHT InSite Landscape Design Inc. 2021
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

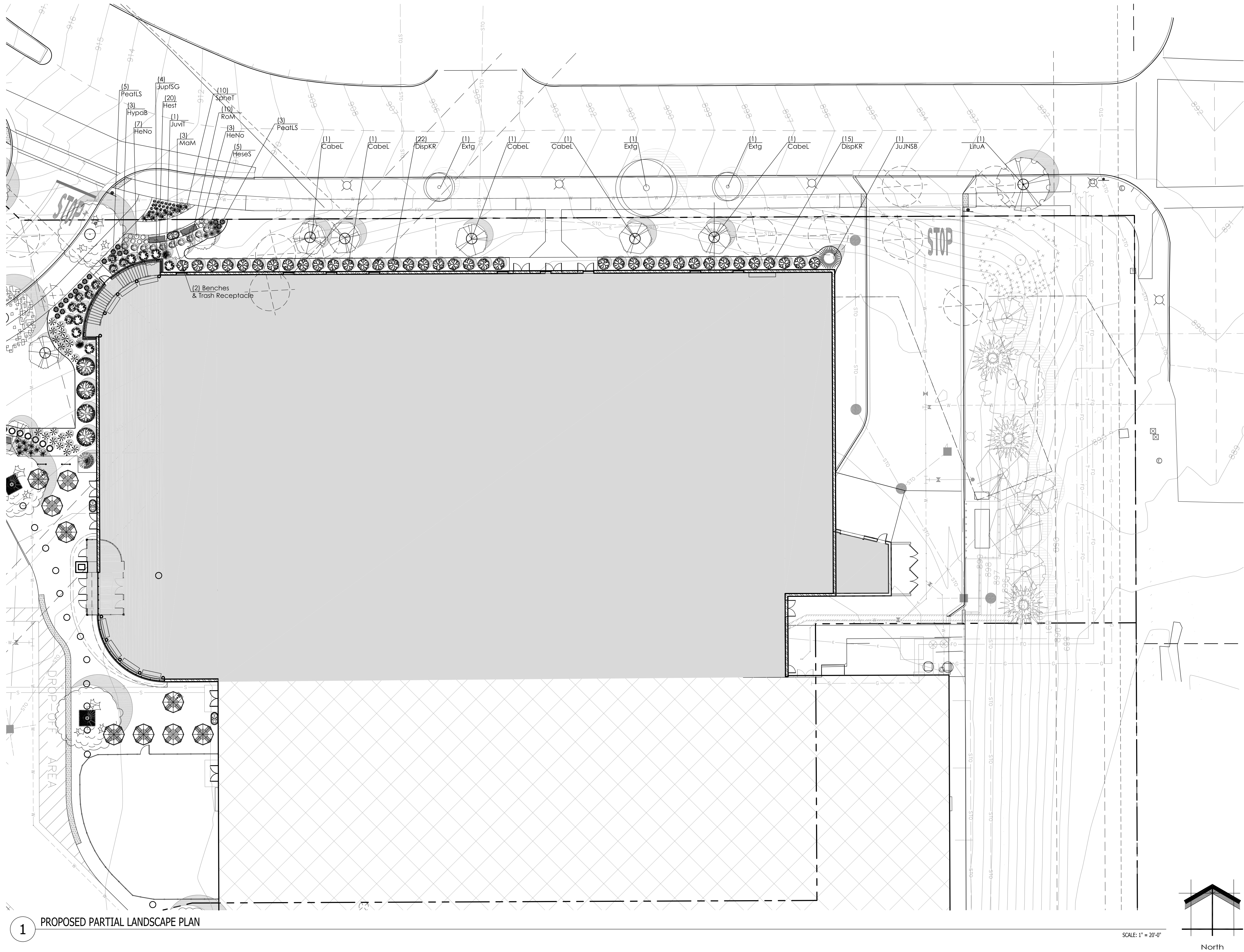
Sheet Title:

PROPOSED OVERALL PHASE II
LANDSCAPE PLAN,
GENERAL NOTES
AND SITE INFORMATION

Date of Drawing:	01/21/22
Scale:	1" = 30'-0"
Drawn By:	MCD
Job Number:	L21-010
Sheet Number:	

LSP1.1

NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS - These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.



Proposed Plant Material Table - LSP1.2

Broadleaf Deciduous Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
5	Cabel		Carpinus betulus 'Lucas'	Lucas Columnar European Hornbeam	2 1/2"-Cal - B&B
1	LitUA		Liriodendron tulipifera 'Aureomarginatum'	Majestic Beauty Tulip Tree	2 1/2"-Cal - B&B
3	MaM		Morus 'Marilee'	Marilee Flowering Crab	1 1/2" Cal - B&B
3	Extg		Existing Picea to Remain	Existing Picea to Remain	Existing
1	Extg		Existing Picea to be Removed	Existing Picea to be Removed	Extg 6" DBH
2	Extg		Existing Picea to be Removed	Existing Picea to be Removed	Extg 8" DBH

Conifer Evergreen Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
1	JuJNSB		Juniperus 'J.N. Select Blue'	Star Power Juniper	5' - 6' - B&B
1	Juvif		Juniperus virginiana taylor	Taylor Redcedar	8' - 10' - B&B
-	Extg		Existing Picea to Remain	Existing Picea to Remain	Existing
5	Extg		Existing Picea to be Removed	Existing Spruce to be Removed	Extg 10+ in Height

- Comments
1. Straight central leader, full & even crown. Prune only after planting.
 2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and visibility for both pedestrians and motorists.
 3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil and sow turf grass seed as required.
 4. Evenly shaped upright tree with full branching to the ground.
 5. Full, well-rooted plant, evenly shaped.
 6. Full, well-rooted plant.
 7. Male only.

Broadleaf Deciduous Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
37	DispKR		Diervilla splendens 'G2X8541 1'	Kodiak Red Diervilla	18" - Cont
3	HypaB		Hydrangea paniculata 'Bobo'	Bobo Hardy Hydrangea	18" - Cont
10	RoM		Rosa 'Meimran'	Apricot Drift Groundcover Ros	18" - Cont

Conifer Evergreen Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
4	JupISG		Juniperus x pfitzeriana 'Monšan'	Sea of Gold Juniper	18" - 24" - B&B

Perennial Grass					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
5	HeseS		Helictotrichon sempervirens 'Saphisprude'	Sapphire Fountain Blue Oat Grass	2-Gal - Cont
11	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont

Perennial					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
10	HeNo		Hemerocallis x 'Nosteratu'	Trophytaker Nosteratu Daylily	4 1/2" pot
20	Hest		Hemerocallis x Stella D' Oro	Stella D' Oro Daylily	4 1/2" pot
8	PeatLS		Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1-Gal - Cont

Product Information

Planter
TF 4306



Size:	36" L x 24" H
Weight:	600 Lbs.
Material:	Reinforced concrete
Reinforcing:	1/4" Dia. steel rebar
Drain Hole:	(1) 2" Drain Hole
Hardware:	(2) 5/8" Dia. lifting inserts

Note:
Lifting inserts are to ONLY be used when planter is EMPTY

Accepts Reservoir System

Finish Options

Standard
-Exposed Aggregate
-Weatherstone



P: 800.388.8728 | E: wtile@wausautile.com | WAUSAUTILE.COM
P.O. Box 1520, Wausau, WI 54402-1520

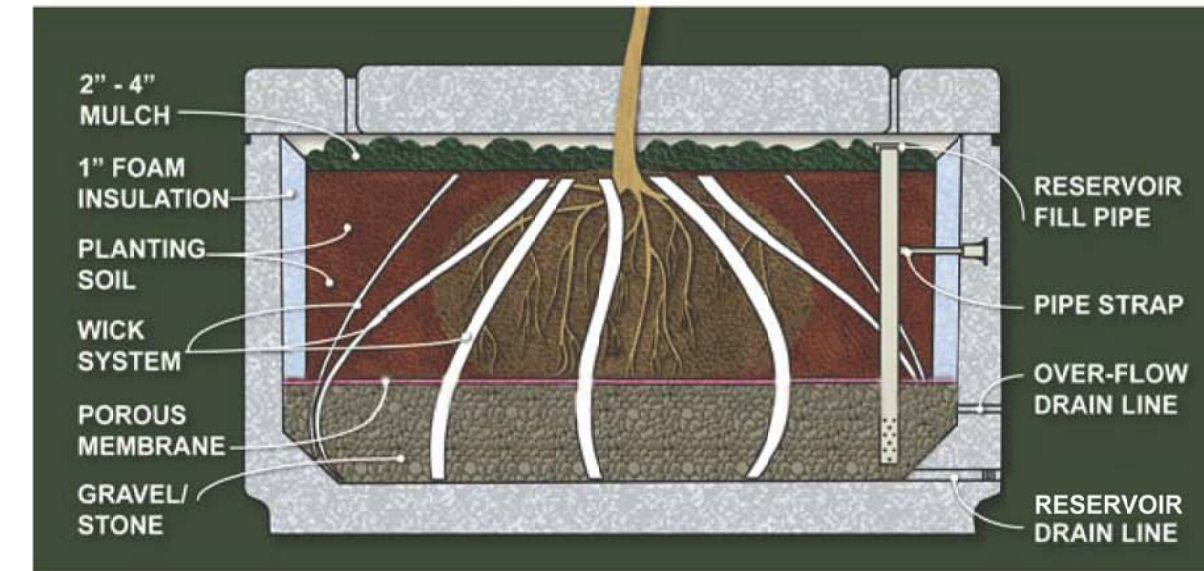
CS-2020

2 WAUSAU TILE: TF4306 CONCRETE PLANTER



RESERVOIR SYSTEM

Assembly Instructions TF4900



FEATURES

Foam Insulation
Wick System
Over-Flow Drain
Reservoir Drain
Reservoir Fill Pipe
Drain Plugs
Membrane
Felt Disc

BENEFITS

- Available for most larger-sized planters
- Keeps plantings well watered with hidden pipe and wick system
- Reduces evaporation
- Special drainage eliminates over watering
- Keep healthy, beautiful landscaping with minimal maintenance

Wausau Tile Inc. - PO Box 1520, Wausau, WI 54402-1520 - (800-388-8728) - www.wausautile.com



Wausau Tile Inc. - PO Box 1520, Wausau, WI 54402-1520 - (800-388-8728) - www.wausautile.com

3 WAUSAU TILE: TF4900 RESERVOIR SYSTEM

InSITE
LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Services
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel: (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

Project:

NEW BERLIN
ACTIVITY &
RECREATION
CENTER

15321 W. National Avenue
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
01/20/22		Client Review Submittal
01/21/22		Plan Commission Submittal

COPYRIGHT InSite Landscape Design Inc. 2021
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COSTS, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

Sheet Title:

PROPOSED PARTIAL
LANDSCAPE PLAN
AND PLANT MATERIAL TABLE

Date of Drawing: 01/21/22
Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L21-010
Sheet Number:

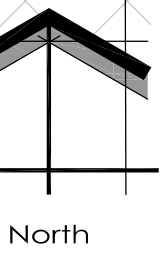
LSP1.2

1212400 - NEW BERLIN ACTIVITY & RECREATION CENTER 01/20/22
NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY - DO NOT SCALE THESE DRAWINGS - These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.



1 PROPOSED PARTIAL LANDSCAPE PLAN

SCALE: 1" = 20'-0"



Proposed Plant Material Table - LSP1.3						
Broadleaf Deciduous Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
1	AcMIM		Acer miyabei 'Morton'	State Street Miyabe Maple	4" DBH - B&B	1
6	Cabel		Carpinus betulus 'Lucas'	Lucas Columnar European Hornbeam	2 1/2" - Cal - B&B	1
1	Caja		Cercidiphyllum japonicum	Katsura Tree	2 1/2" - Cal - B&B	1
5	GibPS		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	4" DBH - B&B	1, 7
1	LilUA		Lilioidendron tulipifera 'Aureomarginatum'	Majestic Beauty Tulip Tree	2 1/2" - Cal - B&B	1
2	NysyW		Nyssa sylvatica 'Wildfire'	Wildfire Black Gum	2 1/2" - Cal - B&B	1
6	Extg		Existing Picea to Remain	Existing Picea to Remain	Existing	2
1	Extg		Existing Picea to be Removed	Existing to be Removed	Extg 9" DBH	3
1	Extg		Existing Picea to be Removed	Existing to be Removed	Extg 10" DBH	3

Conifer Evergreen Tree						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	JuscGG		Juniperus scopulorum 'Gray Gleam'	Gray Gleam Juniper	10' - B&B	
1	Juvil		Juniperus virginiana taylor	Taylor Redcedar	10' - B&B	
1	Plom		Picea mariana	Serbian Spruce	10' - B&B	
9	Extg		Existing Picea to Remain	Existing Picea to Remain	Existing	2
6	Extg		Existing Picea to be Removed	Existing Spruce to be Removed	Extg 10' + in Height	3

Broadleaf Deciduous Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
5	HypaB		Hydrangea paniculata 'Bobo'	Bobo Hardy Hydrangea	18" - Cont	
4	PhopC		Physocarpus opulifolius 'Minda'	Copperfinis Ninebark	18" - 24" - Cont	
23	SpjaCC		Spiraea japonica 'NCSX1'	Double Play Candy Corn Spirea	18" - Cont	

Conifer Evergreen Shrub						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	JupISG		Juniperus x pfitzeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	
15	ThocB		Thuja occidentalis 'Bobazam'	Mr. Bowling Ball Arborvitae	18" - Cont	

Perennial Grass						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
20	PavIN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont	
43	SpheT		Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1-Gal - Cont	

Perennial						
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	PeatLS		Perovskia atriplicifolia 'Little Spike'	Little Spike Russian Sage	1-Gal - Cont	

- Comments
1. Straight central leader, full & even crown. Prune only after planting.
 2. Prune existing tree, remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and visibility for both pedestrians and motorists.
 3. Remove tree in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil and sow turf grass seed as required.
 4. Evenly shaped upright tree with full branching to the ground.
 5. Full, well rooted plant, evenly shaped.
 6. Full, well rooted plant.
 7. Male only

Proposed Plant Material Table Planter "R"

Annals						
Quantity	Code Name	Scientific Name	Common Name	Planting Size		
1	D	Fernietum alpecurades 'National Arboretum'	National Arboretum Fountain Grass	2-Gal - Cont		
5	E	Ipomoea Sweet Heart Purple	Sweet Heart Purple Palato vine	4 1/2" pot		
5	F	Pelargonium peltatum 'Caliente Rose'	Caliente Rose Ivy Geranium	4 1/2" pot		



Proposed Plant Material Table Planter "S"

Annals						
Quantity	Code Name	Scientific Name	Common Name	Planting Size		
1	Z	Cordylone australis 'Southern Splendor'	Southern Splendor Grass Palm	1-Gal - Cont		
2	b	Torenia hybrid 'Summer Wave Blue'	Summer Wave Blue Weibone Flower	4 1/2" pot		
2	c	Asparagus sprengert	Asparagus Fern	4 1/2" pot		
2	d	Solenostemon scutellarioides 'Strawbery Drop'	ColorBlaze Strawberry Drop Coleus	4 1/2" pot		
4	e	Impatiens walleriana 'Rockapulco Rose'	Rockapulco Rose Double Impatiens	4 1/2" pot		



Project:

NEW BERLIN ACTIVITY & RECREATION CENTER

15321 W. National Avenue
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
01/20/22		Client Review Submittal
01/21/22		Plan Commission Submittal

COPYRIGHT InSite Landscape Design Inc. 2021
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED,
CHANGED, COPIED OR ASSIGNED TO ANY
THIRD PARTY IN ANY FORM OR MANNER
WITHOUT FIRST OBTAINING THE EXPRESSED
WRITTEN PERMISSION OF InSite Landscape Design
Inc. THE CLIENT AGREES TO INDEMNIFY AND
HOLD THE LANDSCAPE ARCHITECT HARMLESS
FROM ANY DAMAGES, LIABILITY, OR COST,
INCLUDING ATTORNEY'S FEES AND COSTS OF
DEFENSE, ARISING FROM ANY CHANGES OR
ALTERATIONS MADE BY ANYONE OTHER THAN
THE LANDSCAPE ARCHITECT, OR FROM ANY
REUSE OF THE DRAWINGS OR DATA WITHOUT
THE PRIOR WRITTEN CONSENT OF THE
LANDSCAPE ARCHITECT.

Sheet Title:

PROPOSED PARTIAL
LANDSCAPE PLAN
AND PLANT MATERIAL TABLE

Date of Drawing:	01/21/22
Scale:	1" = 20'-0"
Drawn By:	MCD
Job Number:	L21-010
Sheet Number:	

LSP1.3



Project:

NEW BERLIN
ACTIVITY &
RECREATION
CENTER

15321 W. National Avenue
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
01/20/22		Client Review Submittal
01/21/22		Plan Commission Submittal

COPYRIGHT InSite Landscape Design Inc. 2021
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED,
CHANGED, COPIED OR ASSIGNED TO ANY
THIRD PARTY IN ANY FORM OR MANNER
WITHOUT FIRST OBTAINING THE EXPRESSED
WRITTEN PERMISSION OF InSite Landscape Design
Inc. THE CLIENT AGREES TO INDEMNIFY AND
HOLD THE LANDSCAPE ARCHITECT HARMLESS
FROM ANY DAMAGES, LIABILITY, OR COST,
INCLUDING ATTORNEY'S FEES AND COSTS OF
DEFENSE ARISING FROM ANY CHANGES OR
ALTERATIONS MADE BY ANYONE OTHER THAN
THE LANDSCAPE ARCHITECT, OR FROM ANY
REUSE OF THE DRAWINGS OR DATA WITHOUT
THE PRIOR WRITTEN CONSENT OF THE
LANDSCAPE ARCHITECT.

Sheet Title:

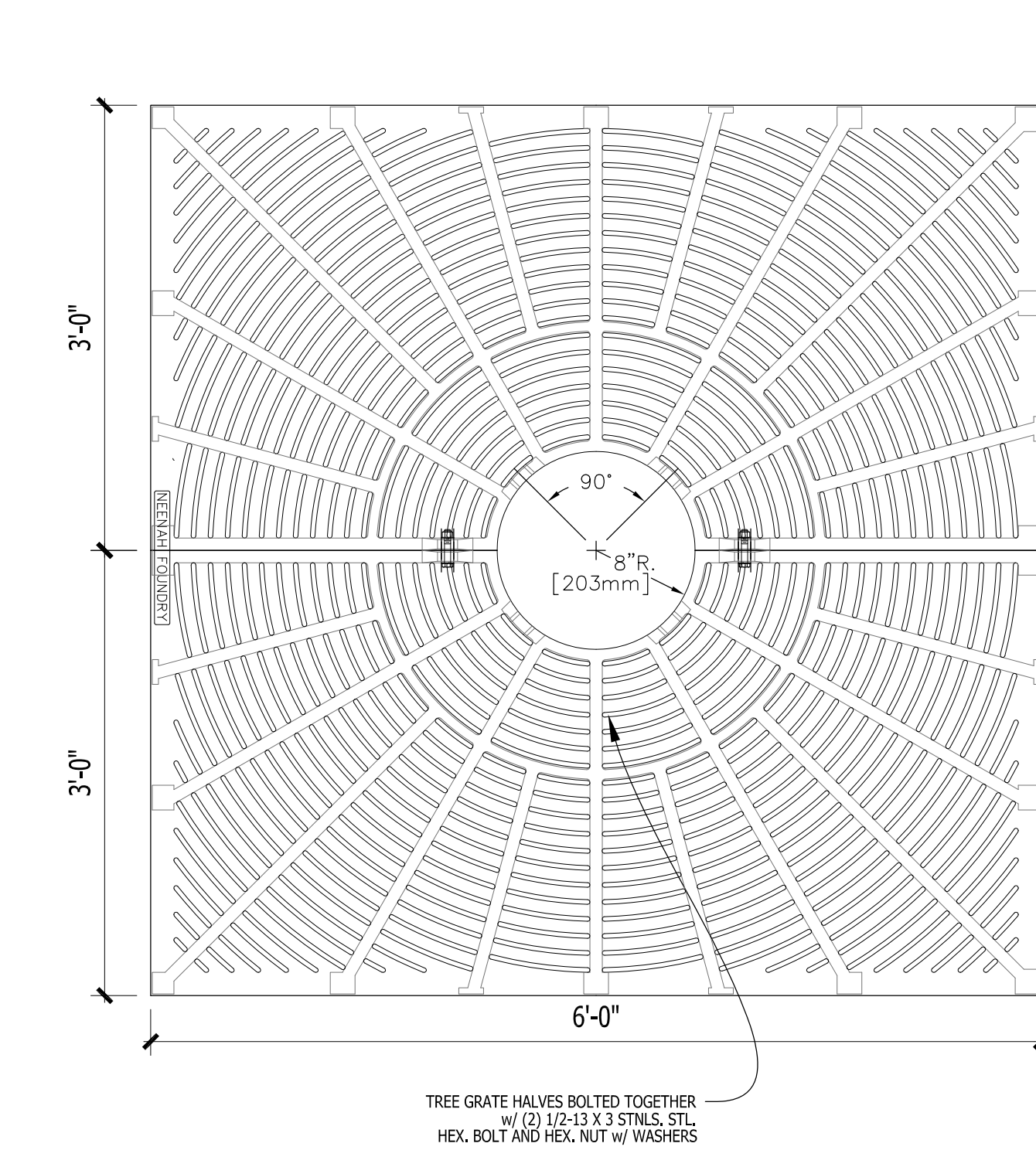
PROPOSED LANDSCAPE PLAN
SITE AMENITIES

Date of Drawing:	01/21/22
Scale:	As Noted
Drawn By:	MCD
Job Number:	L21-010
Sheet Number:	

LSP1.5

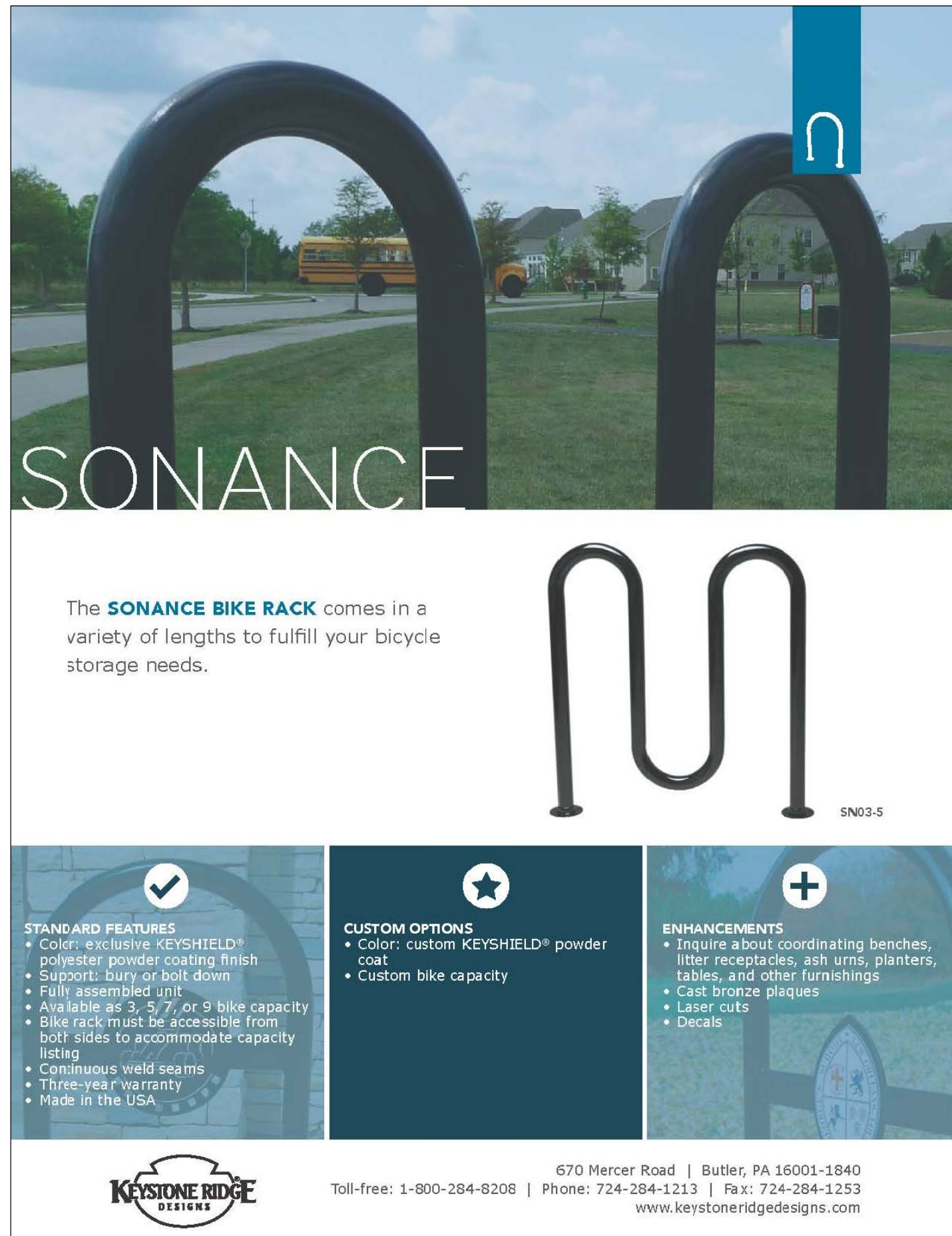
NOT FOR CONSTRUCTION - PRELIMINARY - FOR ESTIMATING AND REVIEW ONLY- DO NOT SCALE THESE DRAWINGS-
These progress documents reflect progress & intent & may be subject to change, including additional notes and detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

L21-010 - NEW BERLIN ACTIVITY & RECREATION CENTER 01/20/22

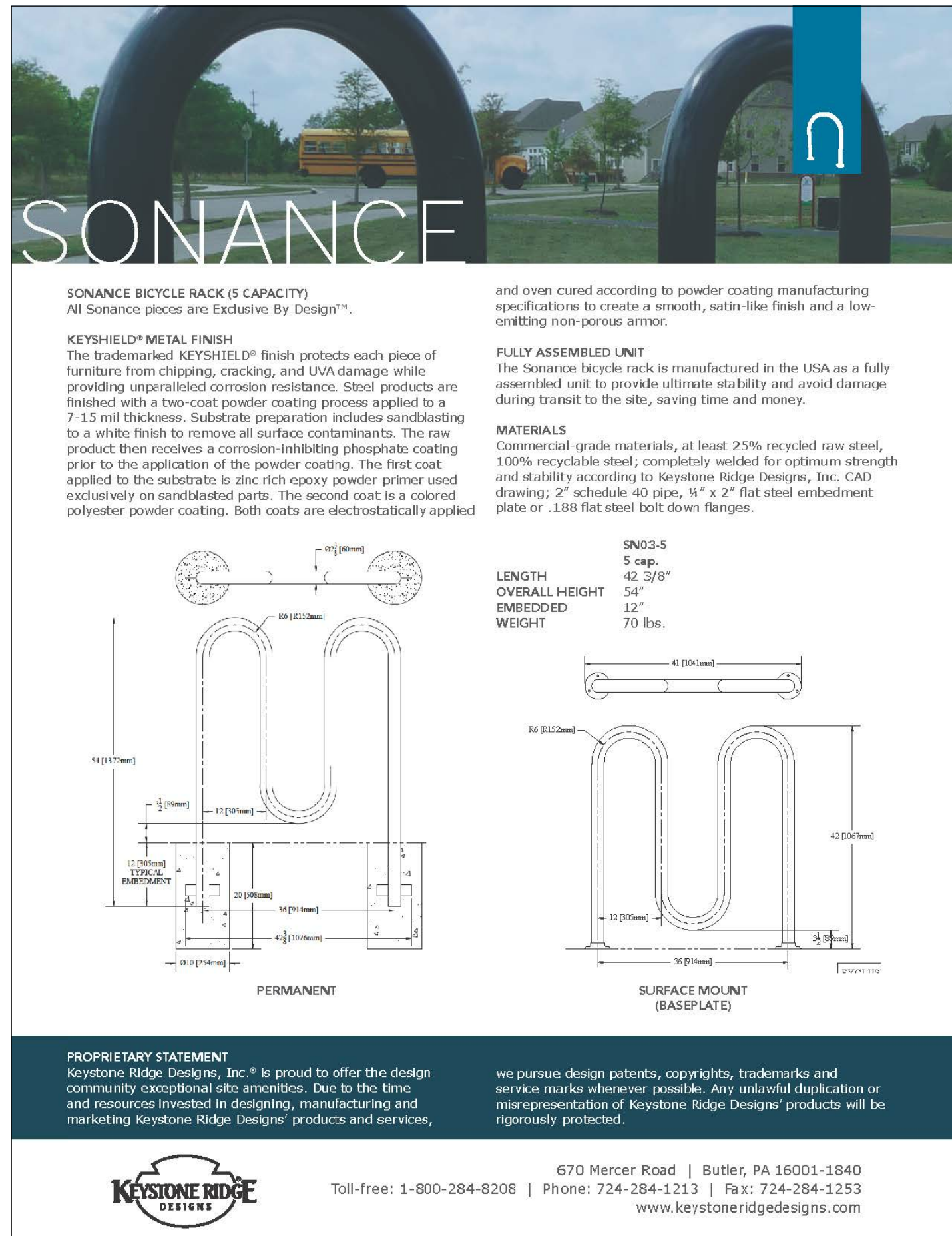


1 TREE GRATE 7X27

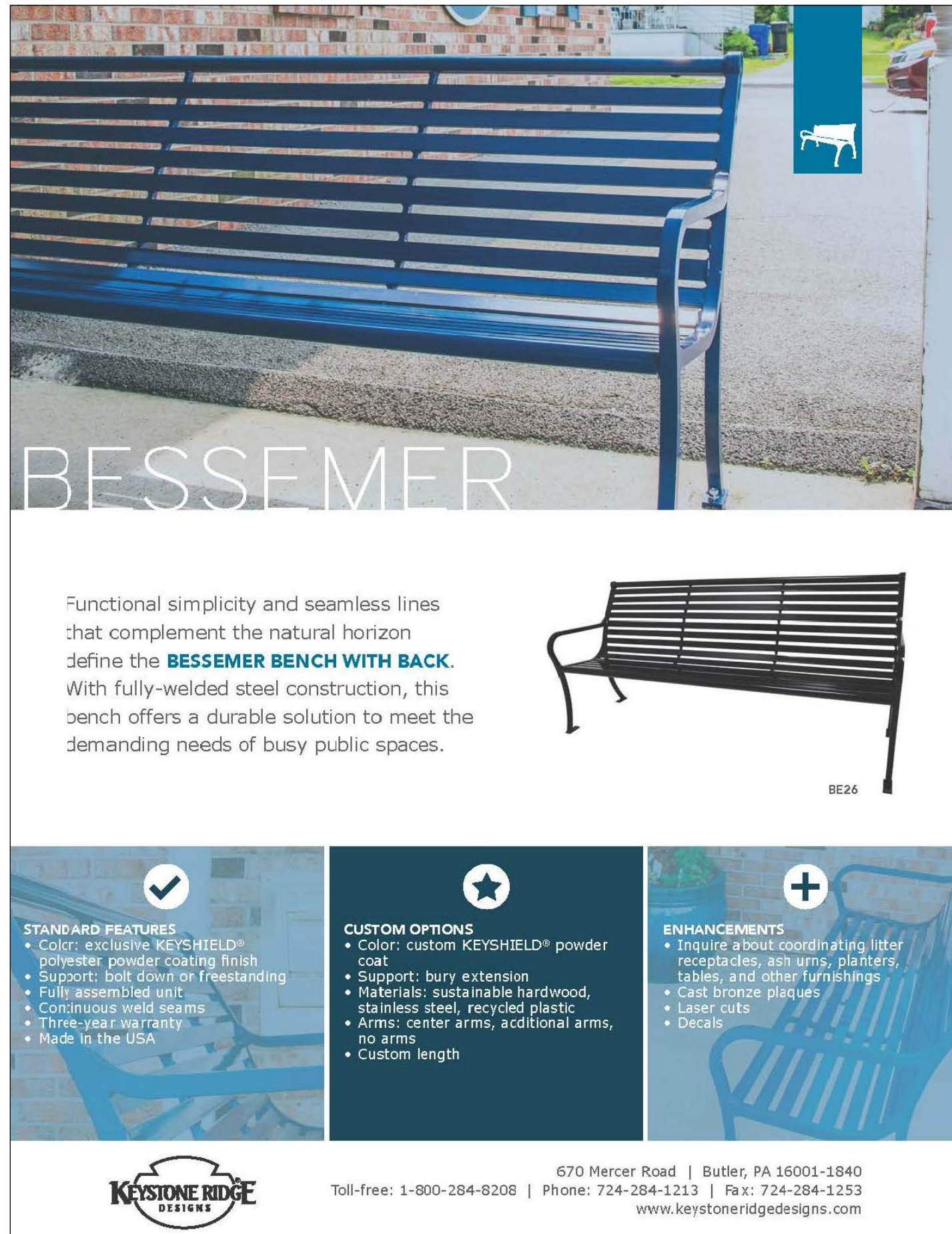
KEENAH ENTERPRISES, INC. BOULEVARD COLLECTION TREE GRATE 8-8716-A



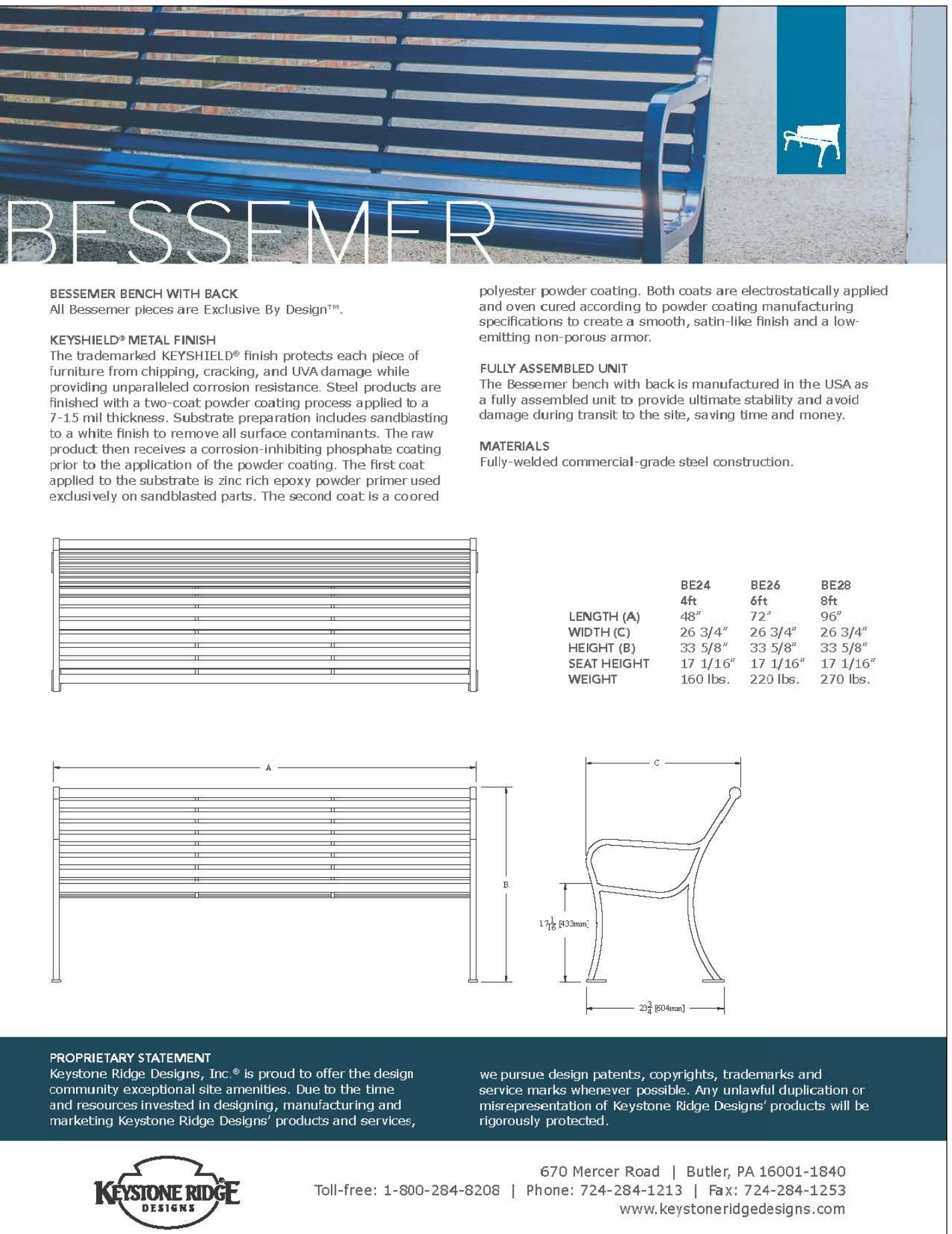
3 KEYSTONE RIDGE SONANCE SN03-5 BIKE RACK



KEYSTONE RIDGE SONANCE SN03-5 BIKE RACK



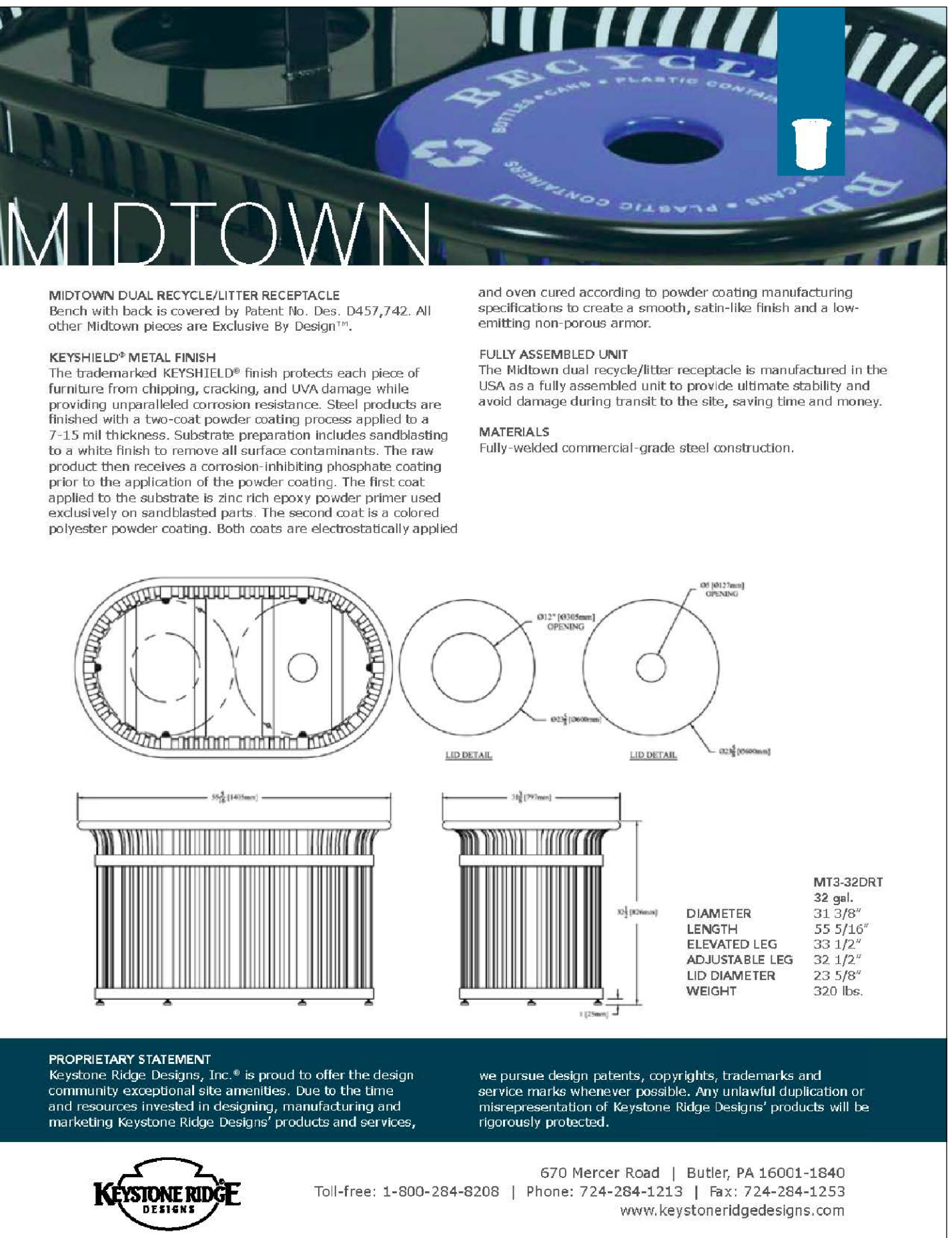
2 KEYSTONE RIDGE 6' BESSEMER BENCH



2 KEYSTONE RIDGE 6' BESSEMER BENCH



4 KEYSTONE MIDTOWN DUAL RECYCLE/LITTER RECEPTACLE



KEYSTONE MIDTOWN DUAL RECYCLE/LITTER RECEPTACLE



HAPSBURG

The **HAPSBURG TABLE WITH BACK** provides adaptability, durability, and comfort for dining and gathering spaces.



HP6-25Q

STANDARD FEATURES

- Color: exclusive KEYSHIELD® polyester powder coating finish
- Top: round or square powder coated steel with a without umbrella hole
- Seat: with back, without arms, powder coated steel
- Support: bolt down or freestanding
- Some assembly required
- Continuous weld seams
- Three-year warranty
- Made in the USA

CUSTOM OPTIONS

- Color: custom KEYSHIELD® powder coat
- Top: Corane® solid surface, stainless steel, solid hardwood
- Support: bury extension

ENHANCEMENTS

- Inquire about coordinating benches, litter receptacles, ash bins, planters, and other furnishings
- Laser cut steel table top

670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com

1 KEYSTONE HAPSBURG TABLE WITH SEAT BACKS



HAPSBURG

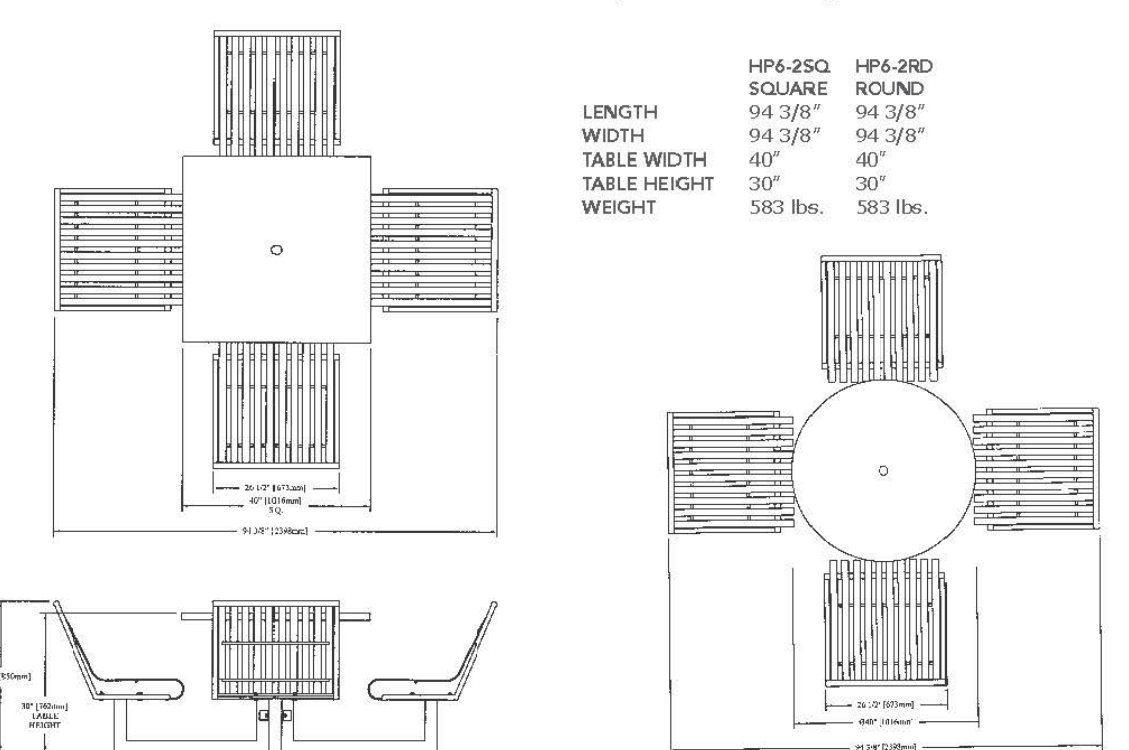
HAPSBURG TABLE WITH BACK
All Hapsburg pieces are Exclusive By Design®.

KEYSHIELD® METAL FINISH
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UV-damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat

SOME ASSEMBLY REQUIRED
The Hapsburg table with back is manufactured to provide ultimate stability and avoid damage during transit to the site. Minor assembly is required. Instructions are included with each shipment.

MATERIALS
Fully welded commercial-grade steel construction.

	HP6-25Q SQUARE	HP6-26D ROUND
LENGTH	94 3/8"	94 3/8"
WIDTH	94 3/8"	94 3/8"
TABLE WIDTH	40"	40"
TABLE HEIGHT	30"	30"
WEIGHT	583 lbs.	583 lbs.



PROPRIETARY STATEMENT
Keystone Ridge Design, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources involved in designing, manufacturing and marketing Keystone Ridge Design® products and services, we pursue design patents, copyrights, trademarks and service marks wherever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Design® products will be rigorously protected.

670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com

2 KEYSTONE HAPSBURG ADA ACCESSIBLE TABLE WITH SEAT BACKS



HAPSBURG

The **HAPSBURG ADA ACCESSIBLE TABLE** provides adaptability, durability, and comfort for dining and gathering spaces.



HP6-25Q-3

STANDARD FEATURES

- Color: exclusive KEYSHIELD® polyester powder coating finish
- Top: round or square powder coated steel with a without umbrella hole
- Seat: flat, without arms, powder coated steel
- Support: bolt down or freestanding
- Some assembly required
- Continuous weld seams
- Three-year warranty
- Made in the USA

CUSTOM OPTIONS

- Color: custom KEYSHIELD® powder coat
- Top: Corane® solid surface, stainless steel, solid hardwood
- Support: bury extension

ENHANCEMENTS

- Inquire about coordinating benches, litter receptacles, ash bins, planters, and other furnishings
- Laser cut steel table top

670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com



HAPSBURG

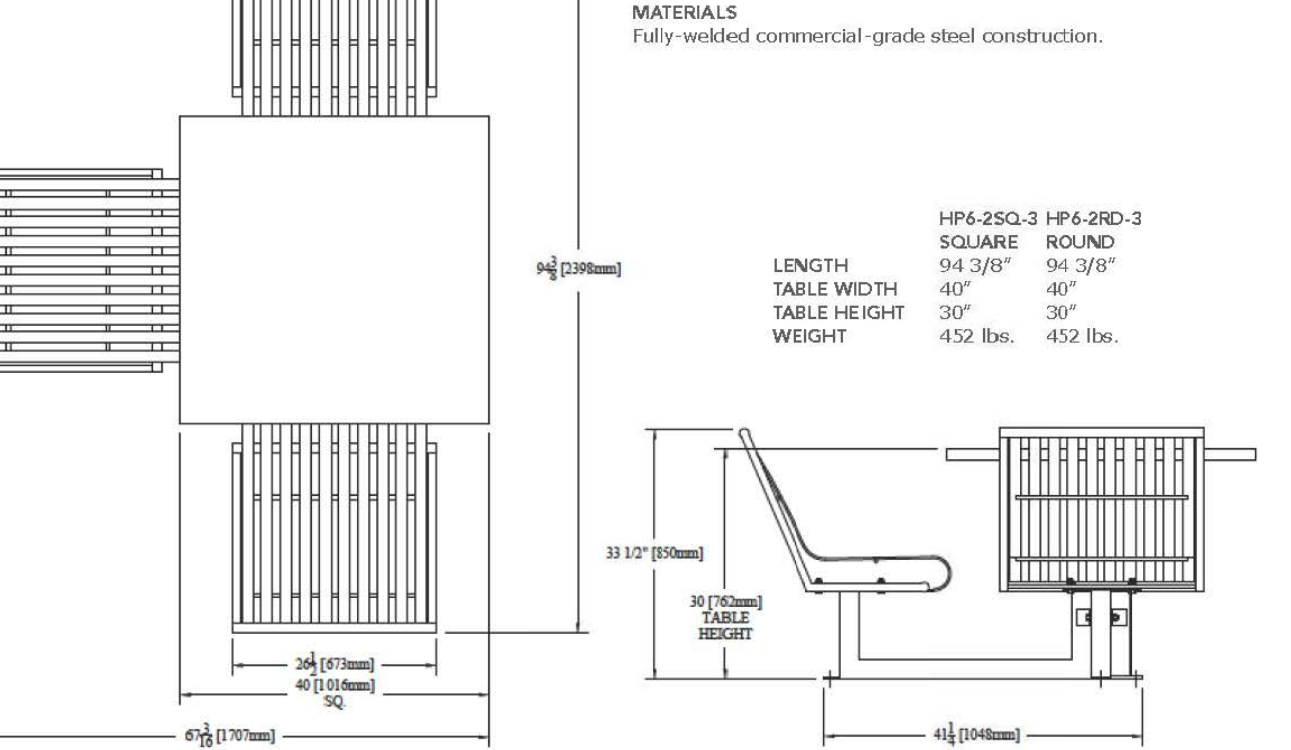
HAPSBURG ADA ACCESSIBLE TABLE
All Hapsburg pieces are Exclusive By Design®.

KEYSHIELD® METAL FINISH
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UV-damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat, applied to the substrate is zinc-rich epoxy primer used exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-erecting non-porous armor.

SOME ASSEMBLY REQUIRED
The Hapsburg ADA Accessible table is manufactured to provide ultimate stability and avoid damage during transit to the site. Minor assembly is required. Instructions are included with each shipment.

MATERIALS
Fully welded commercial-grade steel construction.

	HP6-25Q-3 SQUARE	HP6-26D-3 ROUND
LENGTH	94 3/8"	94 3/8"
TABLE WIDTH	40"	40"
TABLE HEIGHT	30"	30"
WEIGHT	452 lbs.	452 lbs.



PROPRIETARY STATEMENT
Keystone Ridge Design, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources involved in designing, manufacturing and marketing Keystone Ridge Design® products and services, we pursue design patents, copyrights, trademarks and service marks wherever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Design® products will be rigorously protected.

670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com



UMBRELLAS

The **ALUMINUM MARKET UMBRELLA** is built to last, bringing strength and durability to the integrated site. The exclusive rotating canopy releases stress from the pole making this umbrella a great choice for locations where weather changes without warning.



UMBALB
Shown with optional umbrella base

STANDARD FEATURES

- Full assembled unit
- 1 1/2" diameter pole
- Single pulley rope system installed for ease of operation
- Size: 6 1/2' or 8 1/2' diameter
- Finish: powder coated aluminum
- Sunbrella® fabric

CUSTOM OPTIONS

- Color: custom Sunbrella® fabric color
- Alternate finish: white polyurethane powder coat

ENHANCEMENTS

- Inquire about coordinating tables, sets
- Custom silkscreened logo
- Umbrella base sold separately

670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com

3 KEYSTONE ALUMINUM MARKET UMBRELLA



UMBRELLAS

ALUMINUM MARKET UMBRELLA

- 1 1/2" diameter pole
- Single pulley rope system installed for ease of operation
- 6 1/2' or 8 1/2' diameter, market grade
- 30" square aluminum framework that rotates
- Constructed with high quality Sunbrella® furniture grade fabric, available in a variety of solid colors and patterns. Please call for a Sunbrella® furniture fabric chart for color choices
- Sandblast® canopy with double response pole goes into the fabric
- Double vents attached to frame with aluminum screws
- Brushed aluminum finish or white polyurethane powder coat finish
- Umbrella must be used with 80 lb base (sold separately) to void warranty

	UMBALB 6 1/2' ft	UMBALB 8 1/2' ft
LENGTH	76"	96"
WIDTH	76"	96"
HEIGHT	120"	140"
WEIGHT	35 lbs.	42 lbs.



PROPRIETARY STATEMENT
Keystone Ridge Design, Inc.® is proud to offer the design community exceptional site amenities. Due to the time and resources involved in designing, manufacturing and marketing Keystone Ridge Design® products and services, we pursue design patents, copyrights, trademarks and service marks wherever possible. Any unlawful duplication or misrepresentation of Keystone Ridge Design® products will be rigorously protected.

670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com

Project:

NEW BERLIN ACTIVITY & RECREATION CENTER

15321 W. National Avenue
New Berlin, WI 53151

Issuance and Revisions:

Date	Number	Description
01/20/22		Client Review Submittal
01/21/22		Plan Commission Submittal

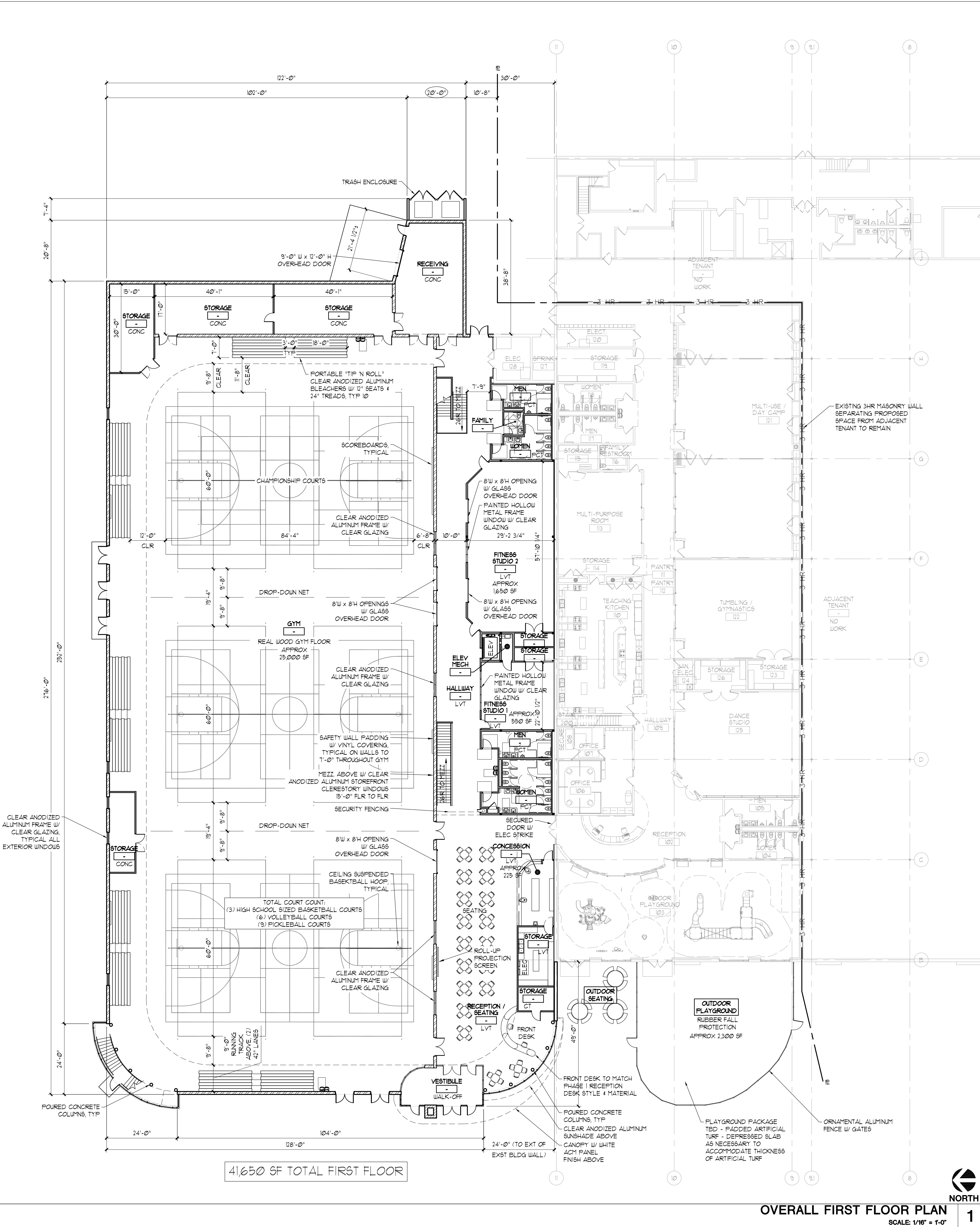
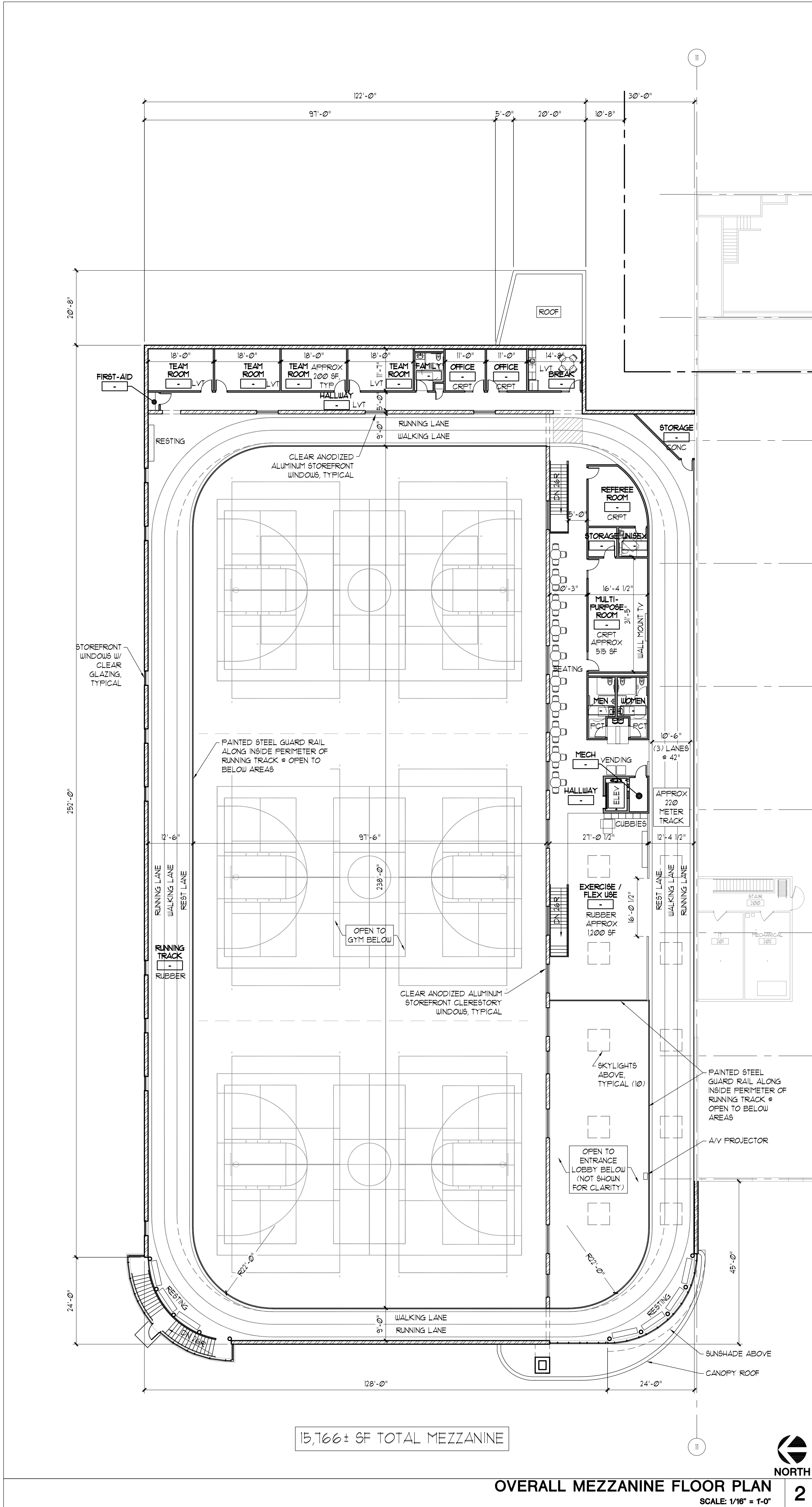
COPYRIGHT InSite Landscape Design Inc. 2021
ALL RIGHTS RESERVED
THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF InSite Landscape Design Inc. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE LANDSCAPE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COSTS, INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE LANDSCAPE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE LANDSCAPE ARCHITECT.

Sheet Title:

PROPOSED LANDSCAPE PLAN
SITE AMENITIES

Date of Drawing:	01/21/22
Scale:	As Noted
Drawn By:	MCD
Job Number:	L21-010
Sheet Number:	

LSP1.6



NOT FOR CONSTRUCTION

PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

FULL SIZE PRINT = 30" x 42" SHEET

COPYRIGHT PERSPECTIVE DESIGN, INC. 2021. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

REV. #	REV. DATE	DESCRIPTION	REV. BY
1	12/1/22	CITY COMMISSION SUBMITTAL	KEJ

Project: **City of New Berlin Activity & Recreation Center**
15321 W National Ave
New Berlin, WI 53151

Phase 2 Building Addition for
City of New Berlin Activity & Recreation Center
15321 W National Ave
New Berlin, WI 53151

W148 N5500 Enterprise Ave
New Berlin, WI 53151
Tel: (262) 345-1280

MOORE
YOUR CONSTRUCTION PARTNER

PERSPECTIVE DESIGN, INC.
11025 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1750 Fax: (414) 302-1751

City of New Berlin
3805 S Casper Drive
New Berlin, WI 53151
Tel: (262) 786-8610

Drawing Title:
OVERALL FIRST FLOOR & MEZZANINE FLOOR PLANS

Date: 01/21/22
Scale: 1/16"=1'-0"
Drawn: KBJ
Job: 21-110
Sheet: **A1.1**

THIS BOX IS 1/2" x 1/2"



NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

 City of New Berlin 3805 S Casper Drive New Berlin, WI 53151 Tel: (262) 786-8610	 PERSPECTIVE DESIGN, INC. 11325 W. Valley Road Wauwatosa, WI 53226 Tel: (414) 302-1750 Fax: (414) 302-1751	 W146 N5500 Enterprise Ave Menomonee Falls, WI 53051 Tel: (262) 345-1280	Project: Phase 2 Building Addition for: City of New Berlin Activity & Recreation Center 15321 W National Ave New Berlin, WI 53151	REV. #	REV. DATE	DESCRIPTION	REV. BY:
Drawing Title: EXTERIOR ELEVATIONS							
THIS BOX IS 1/2" x 1/2"							
Date:		01/21/22					
Scale:		3/32"=1'-0"					
Drawn:		KBJ					
Job:		21-110					
Sheet:		A2.1					



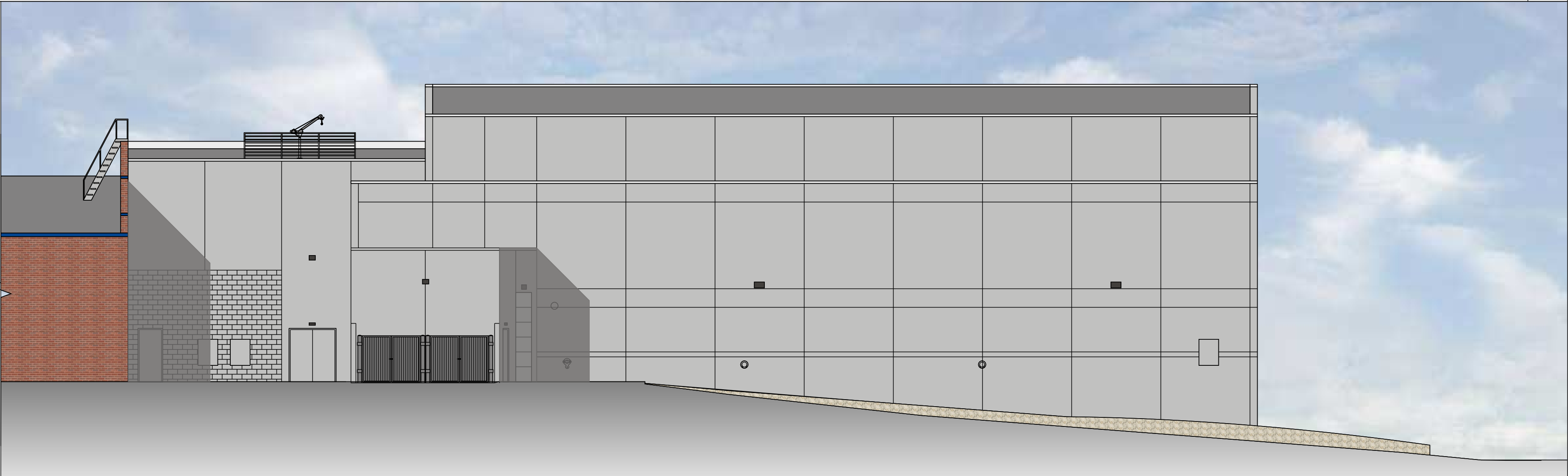
NORTH ELEVATION (DUSK W/ LIGHTING)
SCALE: 3/32" = 1'-0"

5



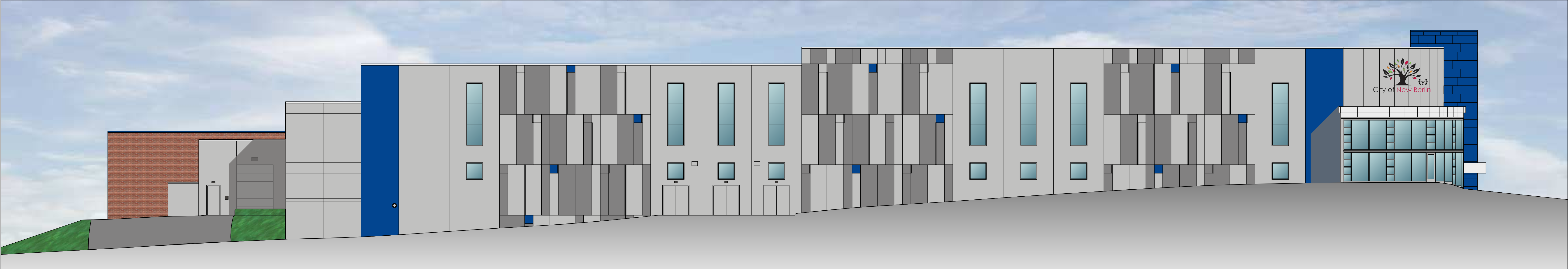
SOUTH ELEVATION @ WEST ENTRANCE
SCALE: 3/32" = 1'-0"

4



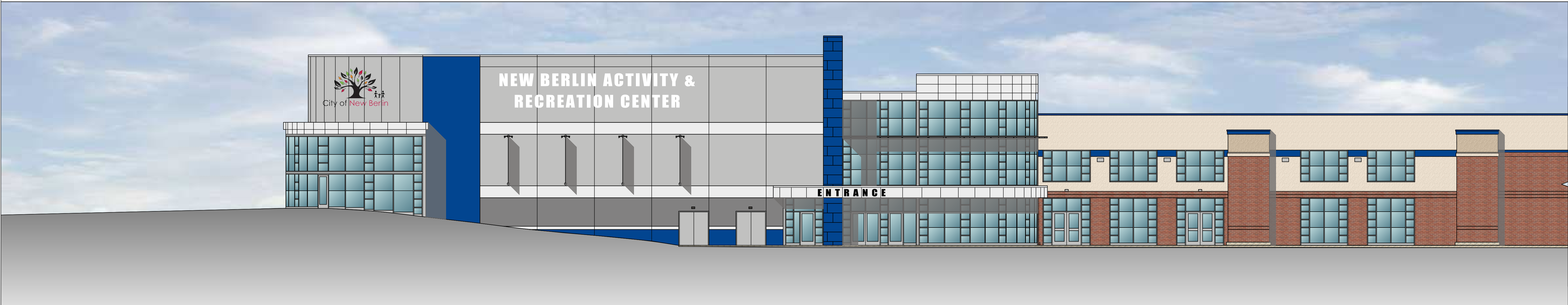
EAST ELEVATION
SCALE: 3/32" = 1'-0"

3



NORTH ELEVATION
SCALE: 3/32" = 1'-0"

2



WEST ELEVATION
SCALE: 3/32" = 1'-0"

1

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

FULL SIZE PRINT = 30" x 42" SHEET

COPYRIGHT PERSPECTIVE DESIGN, INC. 2021. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, CHANGED, COPIED OR ASSIGNED TO ANY THIRD PARTY IN ANY FORM OR MANNER WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO INDEMNIFY AND HOLD THE ARCHITECT HARMLESS FROM ANY DAMAGES, LIABILITY, OR COST INCLUDING ATTORNEY'S FEES AND COSTS OF DEFENSE ARISING FROM ANY CHANGES OR ALTERATIONS MADE BY ANYONE OTHER THAN THE ARCHITECT, OR FROM ANY REUSE OF THE DRAWINGS OR DATA WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECT.

Drawing Title:
COLOR
EXTERIOR
ELEVATIONS

Date: 01/21/22

Scale: 3/32"=1'-0"

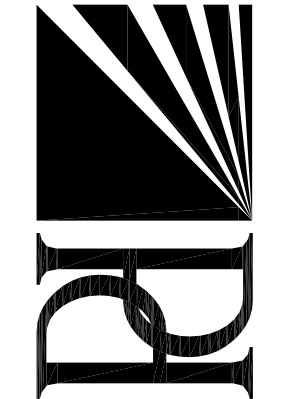
Drawn: KBJ

Job: 21-110

Sheet:

R2.1

City of New Berlin
3805 S Casper Drive
New Berlin, WI 53151
Tel: (262) 786-8610



PERSPECTIVE
DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1750 Fax: (414) 302-1751



W146 N5600 Enterprise Ave
New Berlin, WI 53151
Tel: (262) 345-1280

Phase 2 Building Addition for
City of New Berlin
Activity & Recreation Center
15321 W National Ave
New Berlin, WI 53151

Project:
REV. # REV. DATE
1/2/22

DESCRIPTION
CITY COMMISSION SUBMITTAL

REV. BY:
KEJ



MEZZANINE PERSPECTIVE
NTS 6



GYM PERSPECTIVE
NTS 3



NORTH WALL PERSPECTIVE (DUSK)
NTS 5



NORTHWEST PERSPECTIVE
NTS 2



NORTH WALL PERSPECTIVE (DAY)
NTS 4



SOUTHWEST PERSPECTIVE
NTS 1

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

Phase 2 Building Addition for
City of New Berlin
Activity & Recreation Center
15321 W National Ave
New Berlin, WI 53151

Project:

REV. # REV. DATE DESCRIPTION

1/2/22 CITY COMMISSION SUBMITTAL

REV. BY: KEJ

City of New Berlin
3805 S Casper Drive
New Berlin, WI 53151
Tel: (262) 786-8610

Drawing Title:
3D RENDERINGS

This
BOX IS
1/2" x 1/2"

Date: 01/21/22

Scale: NONE

Drawn: KBJ

Job: 21-110

Sheet:

R2.2

PERPECTIVE
DESIGN, INC.
11525 W. North Avenue
Wauwatosa, WI 53226
Tel: (414) 302-1150 Fax: (414) 302-1751

W146 N5500 Enterprise Ave
New Berlin, WI 53151
Tel: (262) 345-1280

YOUR CONSTRUCTION PARTNER

Copyright Perspective Design, Inc. 2021. All rights reserved. This drawing is not to be reproduced, changed, copied or assigned to any third party in any form or manner without first obtaining the expressed written permission of Perspective Design, Inc. The client agrees to indemnify and hold the architect harmless from any damages, liability, or cost including attorney's fees and costs of defense arising from any changes or alterations made by anyone other than the architect, or from any reuse of the drawings or data without the prior written consent of the architect.

PULL SIZE PRINT = 30" x 42" SHEET

26

STAFF REPORT EXECUTIVE SUMMARY

APPLICANT/PROJECT:	John Ford – Moorland Hospitality Group LLC / Use Approval
LOCATION:	5295 S. Moorland Road (Tax Key #: 1260.998)
REQUEST:	Limited extension (through May 31, 2022) of the Use, Site and Architecture approval for the construction of a 66,866 square foot (109 room) hotel located at 5295 S. Moorland Road (Tax Key #: 1260.998).
D.R.C. RECOMMENDATION:	Approval of the limited extension (through May 31, 2022) of the Use, Site and Architecture for the construction of a 66,866 square foot (109 room) hotel located at 5295 S. Moorland Road (Tax Key #: 1260.998) subject to the application, plans on file and the following conditions of approval: <i>See Original Staff Report.</i> 1. The City approved a 12-month extension on March 1, 2021, to allow the developer more time to move forward with the approved project. 2. A limited extension is necessary to grant additional time for the Developer Agreement to be approved by the Board of Public Works and Common Council.

DETAILS IN ATTACHED ORIGINAL STAFF REPORT DATED 3/2/2020:

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: John Ford – Moorland Hospitality Group LLC / Use Approval

LOCATION: 5295 S. Moorland Road (Tax Key #: 1260.998)

REQUEST: Use Approval for a 66,866 square foot (109 room) hotel located at 5295 S. Moorland Road (Tax Key #: 1260.998).

D.R.C. RECOMMENDATION: Recommend approval for the Use, Site and Architecture for the construction of a 66,866 square foot (109 room) hotel located at 5295 S. Moorland Road (Tax Key #: 1260.998), subject to the application, plans on file and the following conditions:

1. Planning:

- a. Common Council approval required of the land division request (File #: LD-1903326) prior to the issuance of the Zoning Permit. CSM shall be recorded with Waukesha County.
- b. Plan of Operation:
 - i. Applicant shall adhere to the submitted plan of operation.
 - ii. The applicant is proposing to construct a 66,866 square foot (109 room) hotel.
 - iii. Employee and customer parking shall be contained on site.
 - iv. On-site grading work can begin prior to issuance of zoning permits; however, the grading and stormwater plan shall be approved prior to any site disturbance. No work on public improvements shall begin until a Development Agreement is approved.
- c. The project was reviewed and approved by the Architecture Review Committee on February 3, 2020.
- d. Approval of the Landscaping Plan and payment of all installation and maintenance sureties is required. Landscape plans shall meet all the requirements of Article VIII Section 275-53 through 275-56 of the City's Zoning Code.
- e. Applicant shall prepare a detailed tree inventory analysis. The applicant will be required to adhere to the City Tree Replacement Schedule listed in Section 275-54.B of the Zoning Code.
 - i. The plant schedule shall refer to trees in DBH (diameter breast height).
 - ii. The tree replacement schedule requires a minimum plant size of replacement trees to be 2.5" DBH.
 - iii. The applicant and the developer/property owner(s) of these parcels may coordinate with the City on a potential public / private partnership. If an agreement is reached, the applicant's tree replacement fee may be reduced.
- f. Mechanical equipment shall be properly screened from the street and public view in accordance with Section 275-56.G of the Zoning Code.
- g. Applicant shall show any roof, ground, and wall mounted equipment on architectural plans.
- h. Dumpsters shall be properly screened from the street and public view in accordance with

Article VIII Section 275-56 of the New Berlin Municipal Ordinance.

- i. All permanent and temporary signs require a Sign Application to be filed prior to installation.**
- j. Applicant shall provide copies of any applicable WDNR and Army Corp of Engineers permits prior to issuance of the Zoning Permit.**
- k. Wetlands shall be clearly marked in the field with construction fencing and signage during site work.**

2. Stormwater:

- a. WDNR NOI is required.**
- b. MMSD Chapter 13 funding letter required.**
- c. SWMP and Maintenance Agreement is required; City of New Berlin boilerplate agreement is available online.**
- d. A grading recertification is required per Developer Handbook Section VI.D.7. If stormwater management devices are to be used as sediment control devices for erosion control during construction, a certification is required prior to Building Permit and a recertification is required prior to Occupancy.**
- e. All areas of site disturbance shall be included in the SWMP. Currently does not include the grading on the east and northeast end of the site.**

3. Engineering:

- a. All parking stalls shall be 9 feet wide as measured from the flange line of the curb. A note was added to the plan set but with the scale of the drawing, it is difficult to see if it was drawn correctly.**
- b. The plan shows off-site grading. Applicant shall provide proof of permission from the property owner, or limit grading to the site.**
- c. Provide plans for left turn lane extension at the intersection of Moorland Rd and Westridge/Small Rd.**
- d. Install fire hydrants every 300 feet as measured from the existing fire hydrant at Moorland Rd. A hydrant is needed on the north side of the building.**
- e. The photometric plan shows an area below the 0.4 fc minimum in front of the main entrance and at the rear door. A revised lighting plan was not submitted.**
- f. Record easement documents once water and sanitary are installed.**
- g. A DNR and SEWRPC permit will be required for sanitary and water main extensions.**
- h. Provide documentation and exhibits to the City for submission.**
- i. A Development Agreement application will be required to install public infrastructure.**
- j. If a retaining wall is required, plans shall be designed by a structural engineer.**
 - i. Retaining wall design and specifications are required as part of the initial project submittal. They cannot be submitted by the contractor.**

4. Utilities:

- a. Per City Development Handbook Spec. 3.1.1.2.7: Centerline of manhole shall coincide with the street centerline.**
- b. Move main line valve on east side of lot 2 stub to the west side of stub or add another valve at that location.**

- c. Indicate where the designated water meter room is.

5. Inspection:

- a. Building plans shall be signed and stamped by a licensed architect or professional engineer per the Wisconsin Enrolled Commercial Building Code (SPS.361.31).
- b. Building plans shall be approved by the State of Wisconsin Department of Commerce Safety and Buildings Division (SPS.361.60).
- c. Apply and obtain appropriate building, electric and plumbing permits from the City of New Berlin Building Inspection Division.
- d. The building shall be fully accessible from the parking lot to the interior elements SPS.363.1101 and ICC/ANSI A117.1).

6. Fire:

- a. Maintain fire sprinkler coverage throughout.
- b. Separate fire hydrant placement plan shall be submitted to NBFD and shall be approved by AHJ. Utility plan hydrant placement does not meet local ordinance requirements.
- c. Key for Knox box is required.
- d. Maintain 24' fire access width for fire lane.
- e. Maintain fire alarm coverage throughout.
- f. Fire hydrants shall be placed every 300 feet from Moorland Road edge and located per NBFD.

DETAILS IN ATTACHED STAFF REPORT:

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT
Meeting of March 2, 2020

John Ford – Moorland Hospitality Group LLC / Use Approval
5395 S. Moorland Road (Tax Key #: 1260.998)

DATE STAFF REPORT PREPARED: January 3, 2020

APPLICANT / OWNER(S): John Ford – Moorland Hospitality Group LLC

REQUEST / DESCRIPTION OF PROJECT: The applicant is requesting Use Approval for a 66,866 square foot (109-room) hotel located at 5295 S. Moorland Road (Tax Key #: 1260.998).

DATE OF APPLICATION / DATE FILED WITH CITY CLERK: 12/20/2019

DATE OF COMPLETENESS DETERMINATION: 12/20/2019

PRE-APPLICATION CONFERENCE HELD: Yes

Date(s) of Meeting(s): July 16, 2019 and August 8, 2019, along with multiple phone calls.

CONCEPTUAL PLAN: N/A

SIZE OF DEVELOPMENT / PARCEL(S): 3.3683 acres (Hotel site after CSM approval – Lot 1 of CSM LD-1903326)

CURRENT ZONING: M-1 (Light Manufacturing District)

CURRENT LAND USE: Single-family residential

PROPOSED ZONING: N/A

PROPOSED LAND USE: Construction of a 66,866 SF Hampton Inn and Suites Hotel.

PROPOSED LOT SIZES: Lot 1: 3.3683 Acres / Lot 2: 2.3175 Acres (See File #: LD-1903326)

PROPOSED DENSITY: N/A

ADJACENT ZONING AND LAND USE:

North: Zoning: N/A	Land Use: Interstate 43
South: Zoning: M-1	Land Use: Light Manufacturing (Veritiv)
East: Zoning: M-1	Land Use: Light Manufacturing (Roadrunner Express Car Wash)
West: Zoning: N/A	Land Use: Interstate 43

CONFORMANCE WITH COMPREHENSIVE PLAN AND MUNICIPAL CODE: Yes

Chapter 18: Neighborhood H: Westridge & Moorland Road

Planning Context / Vision / Development Policies:

Neighborhood H:

- *Westridge/Towne Corporate Business Park should be expanded as a major economic center for the City. The Business Park should continue to set an example of high standards in architecture, site planning, and sustainable practices. Primary uses should promote light manufacturing and office complexes. Hotels, clinics, entertainment (i.e. restaurants, shopping center, and cinemas), and retail should serve as supporting uses.*

- The vision for the South Moorland Road Corridor includes the following elements that have been incorporated into the development of the plan:
 - ✓ A business community that focuses on sustainable site and building design.
 - ✓ Emphasis on preservation of significant environmental features such as: wetlands, woodlands, tree rows, floodplain and environmental corridors.
 - ✓ Focus on green infrastructure and creative storm water management elements.
 - ✓ A system of meaningful pedestrian connections to create a walkable and connected community.
 - ✓ Focus on sound planning and architecture practices.
 - ✓ Layout that includes a mix of retail, commercial, office and light manufacturing within the Business Park/Industrial area.
 - ✓ Allow for flexible site design for both residential and nonresidential development by creating Zoning Code standards that promote creativity and sustainability.
 - ✓ Require significant buffers between contrasting uses and main thoroughfares.

Development Policies:

- Emphasize mixed use developments with light industrial and office as the dominant land uses. Supporting hospitality related uses (i.e., hotels and table service restaurants) should complement the primary uses.
- Use low-intensity office or neighborhood-oriented retail as a buffer between the industrial areas and the residential areas to the north and west.
- Require traffic impact studies to be submitted for new construction as indicated in the City Zoning Code requirements. The City should ensure that impact studies include consideration of the surrounding area at full build-out.
- Require coordinated, pre-planned concepts/development proposals to ensure a cohesive and coordinated development pattern. Developments must take into consideration how adjacent parcels would be developed.
- Development proposals shall include appropriate utility easements and/or roadway reservations or dedications to ensure public infrastructure (utility or roadway) extensions/connections and a coordinated development pattern are achieved.
- Any future development requiring coordinated access and/or utility extensions in this area may require the applicant to submit a surety instrument to the City to cover future public improvements and cost contributions.

Land Use

- Future Land Use Map: Business Park Industrial

ZONING CODE (Chapter 275): Yes, this request is consistent with Section 275-35B(4) of the Zoning Code.

DEVELOPMENT CODE (CHAPTER 235): Yes

REZONING REQUIRED: No

CONDITIONAL USE REQUIRED: No

PUBLIC HEARING REQUIRED: No

USE / SITE / ARCHITECTURAL REVIEW:

Use Approval Required: Yes

Site Plan Required: Yes

Architectural Review Required: Yes, this item was reviewed and approved at the February 3, 2020 meeting.

PROPOSED ARCHITECTURE: Please refer to attached plans.

UNIQUE SITE CHARACTERISTICS:

Environmental Corridor: Yes, the majority of the site is considered environmental corridor. However, much of the site has already been clear cut / disturbed at an earlier date.

Wetland On Property: Yes, the applicant completed a wetland delineation on May 22, 2019 by Wetland & Waterway Consulting, LLC. Wetlands will be registered on the City's Zoning Map.

Conservancy Districts (C-1, C-2): No

NRCS Map Classification: Not Inventoried

Floodplain: No

Topography / Geologic: Site slopes to the southeast.

BIKE & PEDESTRIAN FACILITIES PLAN: None identified.

PARK & OPEN SPACE PLAN: None identified.

NATURAL RESOURCES PROTECTION:

Limits of Disturbance (LOD): Yes, applicant will provide an erosion control plan.

Woodland, Tree, and Vegetation Protection: The applicant has submitted a Tree Inventory along with a landscape plan and tree-planting schedule.

Wildlife Habitat Protection: N/A

Wildlife Management Plan: N/A

ENVIRONMENTAL IMPACT: The applicant completed a wetland delineation on May 22, 2019 by Wetland & Waterway Consulting, LLC. Wetlands will be registered on the City's Zoning Map.

STORMWATER MANAGEMENT / DRAINAGE PLAN: Applicant is required to adhere to all City of New Berlin Codes, Ordinances and Plans regarding storm water conveyance and maintenance as identified by the Department of Community Development.

SANITARY SEWER PROVISION:

Within Current Sewer Service Area: Yes

Basin Capacity Available: Yes

Adequate Linkage: Yes

Onsite System Required: No

WATER USAGE CALC.: Will be furthered reviewed at the time of building permit.

TRAFFIC IMPACT: Applicant has submitted a TIA supplement that was reviewed by the City of New Berlin and Waukesha County. (Section 275-58 requires a TIA with rezoning petitions, a development that exceed 100 peak hour trips or any development that Staff determines may have an adverse impact on traffic in the surrounding area). This is on file with DCD. The applicant will be required to add 150' to the left turn lane on Moorland Road, for Small Road.

SCHOOL DISTRICT IMPACT: N/A

PREVIOUS ACTION: N/A

CONSISTENCY WITH PREVIOUS ACTION: N/A

FINDINGS:

1. The applicant has simultaneously applied for a 2-Lot Certified Survey Maps. (See File #'s: LD-1903326).
2. The applicant is proposing a 66,866 SF (109 room) hotel on 3.3683 acres (after the CSM's are recorded). See File #: LD-1903326.
3. The architectural plans were approved by the Architectural Review Committee on February 3, 2020.
4. Applicant completed a wetland delineation on May 22, 2019 by Wetland & Waterway Consulting, LLC.

Wetlands will be registered on the City's Zoning Map. (See File #: WD-1903347)

5. Applicant has met the minimum open space requirement of 30% for the M-1 district.
6. Applicant is proposing 110 parking spaces for the hotel. One space per hotel room or suite is required.
7. The applicant has submitted a TIA supplement outlining the impacts of this development on the existing infrastructure. This is on file with DCD.
8. Any further development may require an update to the TIA and may require the applicant to seek a secondary access point on to Westridge Drive pending the TIA's recommendations and the City's Comprehensive Plan.

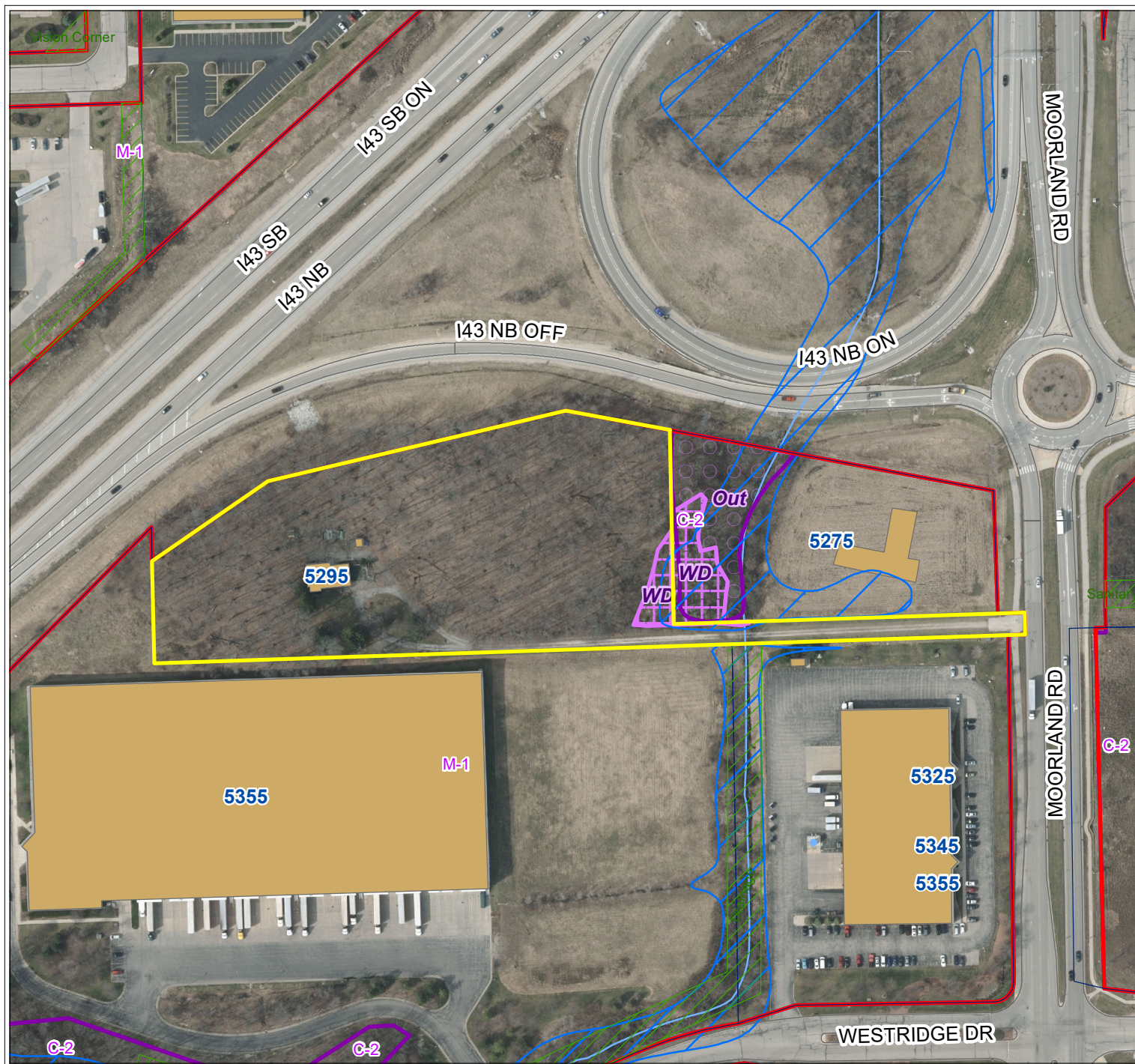
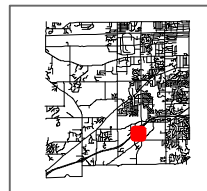
STAFF RECOMMENDATION:

Recommend approval for the Use, Site and Architecture for the construction of a 66,866 square foot (109 room) hotel located at 5295 S. Moorland Road (Tax Key #: 1260.995), subject to the application, plans on file and the following conditions: **See Executive Summary.**

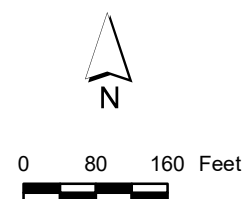
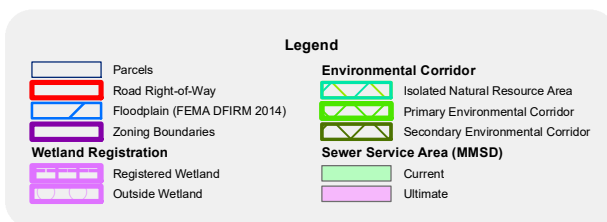
ATTACHMENTS:

Location Map
Plans
Rendering

UA-1903328
Hampton Inn and Suites
5295 S. Moorland Road



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.

THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

-STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSVCW)

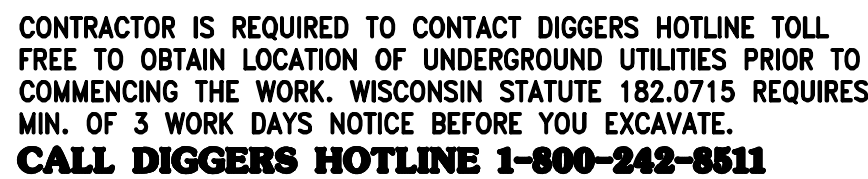
-THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION

-WDRM STORMWATER RUNOFF TECHNICAL STANDARDS.

-WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.

-CITY OF NEW BERLIN STANDARDS & REQUIREMENTS FOR DEVELOPMENT, LATEST EDITION.

2. THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
3. EROSION CONTROL PLAN: THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY IMPLEMENTING ALL EROSION CONTROL MEASURES AS ILLUSTRATED ON THE APPROVED PLAN. THE VILLAGE ENGINEER RESERVES THE RIGHT TO REQUIRE ANY ADDITIONAL EROSION CONTROL MEASURES AS DEEMED NECESSARY DURING THE COURSE OF CONSTRUCTION.
4. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH WORK.
5. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION (CALL DIGGERS HOTLINE AT 800-242-8511). COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
6. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS, AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
7. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
8. ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION.
9. ALL TRENCHING SHALL BE PERFORMED ACCORDING TO OSHA STANDARDS.
10. ALL ITEMS SHALL INCLUDE ALL THE NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.
11. THE CONTRACTOR SHALL CLEAN ALL ADJACENT STREETS OF ANY SEDIMENT OR DEBRIS DAILY (OR AS ORDERED BY ENGINEER) AS REQUIRED BY MUNICIPAL ORDINANCE.
12. THE CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND ADVANCE WARNING SIGNAGE ALONG SILVER SPRING DR. & HICKORY DR. DURING TRUCKING OPERATIONS AND PAVING, GRADING, & UTILITY WORK ALONG & WITHIN PUBLIC RIGHT-OF-WAY. THIS PLAN SHALL BE APPROVED BY THE VILLAGE OF UNION GROVE. TRAFFIC CONTROL MUST BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS.



NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

A map of the New Berlin South area showing the project location. The project site is highlighted in red and is located south of W Belmont Rd and east of S Moorland Rd. The Rock Fwy runs diagonally through the center of the map. Other roads shown include W Belmont Rd, W Grange Ave, W Small Rd, S Moorland Rd, S Westridge Dr, S Calhoun Rd, and S Sunny Slope Rd. The map also shows various green spaces, water bodies, and other local roads like W Armour Ave, W Arrowhead Ln, W Hickory Hills Dr, W Elmwood Dr, W Grange Ave, W Sundown Dr, W Shadow Dr, W Barris Rd, S Forest Ridge, S Hunter Ln, S Lyna Dr, S Small Rd, S Red Fox Rd, and S Sunny Slope Rd.

SITE VICINITY MAP

NOT TO SCALE

CIVIL		
T1	-	COVER SHEET
C1.0	-	EXISTING SITE PLAN
C1.1	-	DEVELOPMENT PLAN
C2.0	-	GRADING PLAN
C2.1	-	EROSION CONTROL PLAN
C2.2	-	POND PLAN
C3.0	-	UTILITY PLAN
C3.1	-	WATER MAIN & SANITARY SEWER PLAN & PROFILE
C3.2	-	WATER MAIN & SANITARY SEWER PLAN & PROFILE
C4.0	-	CONSTRUCTION NOTES & DETAILS
C4.1	-	CONSTRUCTION NOTES & DETAILS
C4.2	-	PROJECT SPECIFICATIONS



**PROJECT:
NEW BERLIN SOUTH**
5295 S MOORLAND ROAD (CTH O)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MOORLAND HOSPITALITY GROUP, LLC
833 E. MICHIGAN STREET, SUITE 1000
MILWAUKEE, WI 53202

DATE	DESCRIPTION
01/08/2020	INITIAL SUBMITTAL
01/27/2020	PER CITY REVIEW

DATE:
JANUARY 27, 2020

JOB NUMBER:
19018

DESCRIPTION:

COVER SHEET

SHEET

T1



4100 N. Calhoun Road, STE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
NEW BERLIN SOUTH
5295 S MOORLAND ROAD (CTH O)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MOORLAND HOSPITALITY GROUP, LLC
833 E. MICHIGAN STREET, SUITE 1000
MILWAUKEE, WI 53202

REVISION HISTORY

DATE	DESCRIPTION
01/08/2020	INITIAL SUBMITTAL
01/27/2020	PER CITY REVIEW

DATE:

JANUARY 27, 2020

JOB NUMBER:

19018

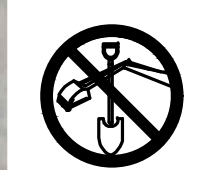
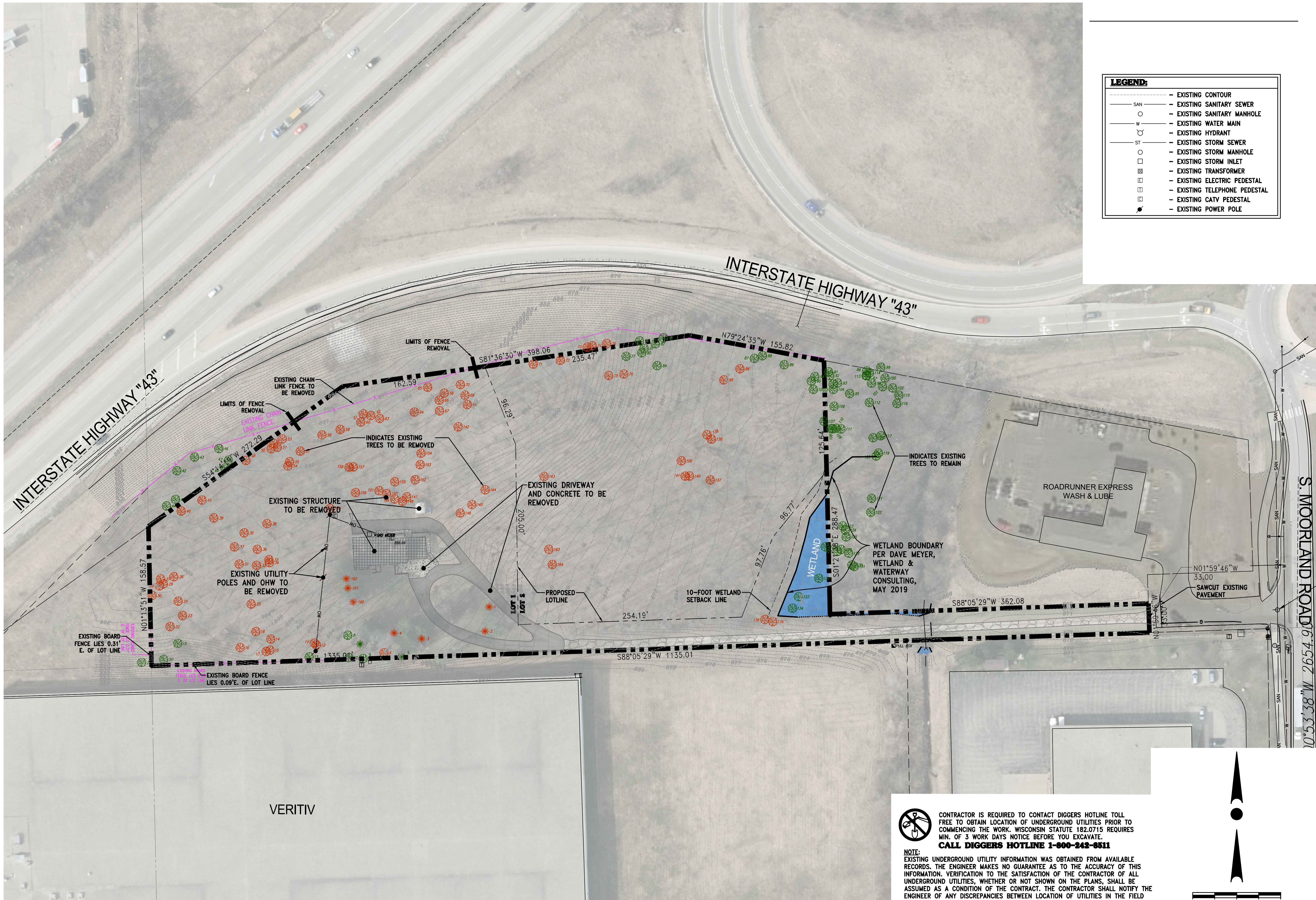
DESCRIPTION:

**EXISTING
SITE PLAN**

SHEET

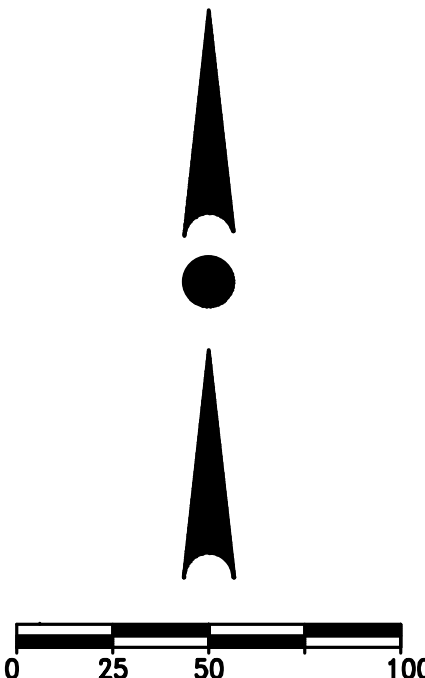
C1.0

LEGEND:	
—	EXISTING CONTOUR
— SAN —	EXISTING SANITARY SEWER
○	EXISTING SANITARY MANHOLE
— W —	EXISTING WATER MAIN
⊗	EXISTING HYDRANT
— ST —	EXISTING STORM SEWER
○	EXISTING STORM MANHOLE
□	EXISTING STORM INLET
⊞	EXISTING TRANSFORMER
⊞	EXISTING ELECTRIC PEDESTAL
⊞	EXISTING TELEPHONE PEDESTAL
⊞	EXISTING CATV PEDESTAL
⊞	EXISTING POWER POLE



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-6511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.





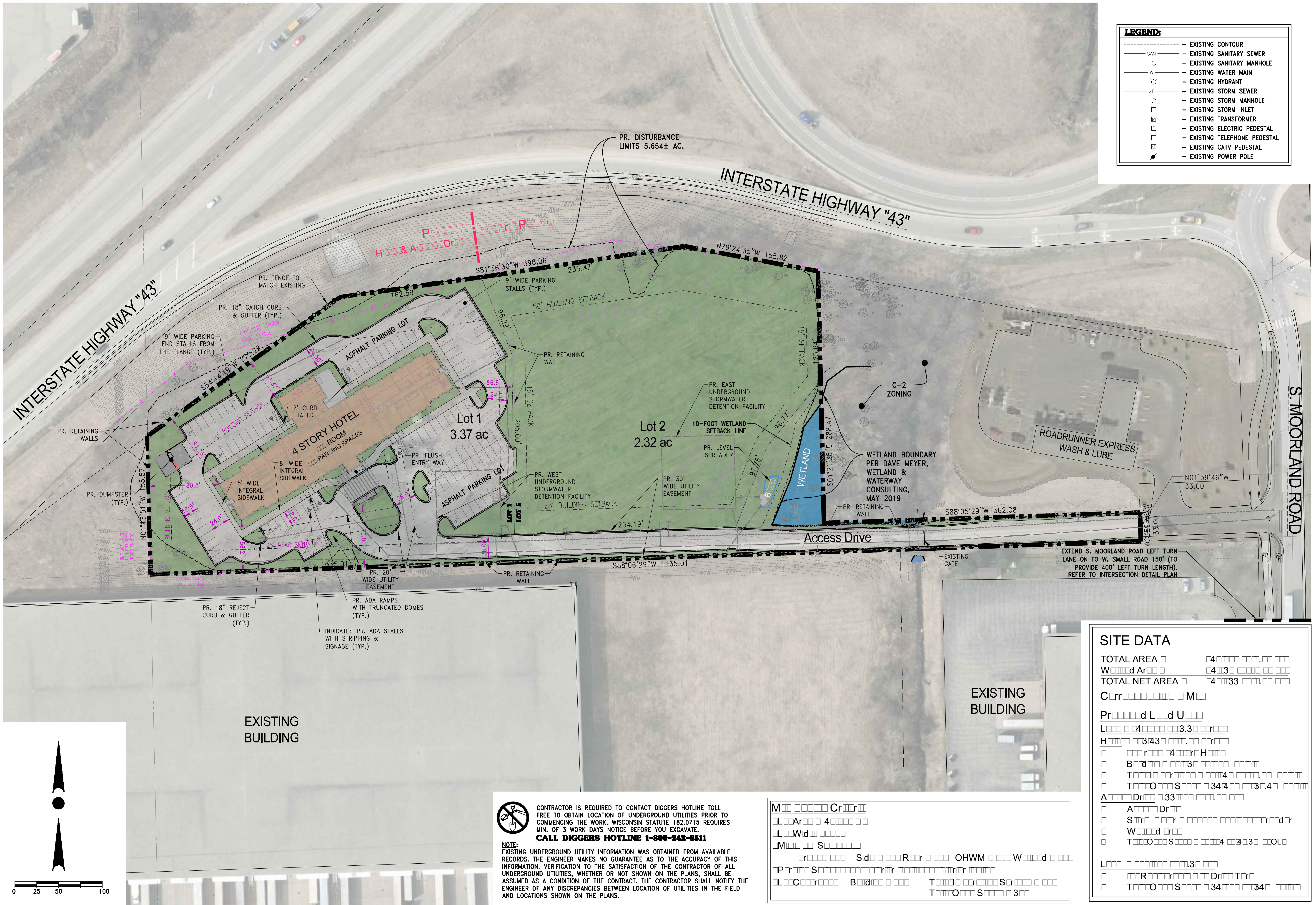
PROJECT:
NEW BERLIN SOUTH
5295 S MOORLAND ROAD (CTH O)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MOORLAND HOSPITALITY GROUP, LLC
833 E. MICHIGAN STREET, SUITE 1000
MILWAUKEE, WI 53202

DATE:
JANUARY 27, 2020

DESCRIPTION:

DEVELOPMENT PLAN

C1.1



 CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

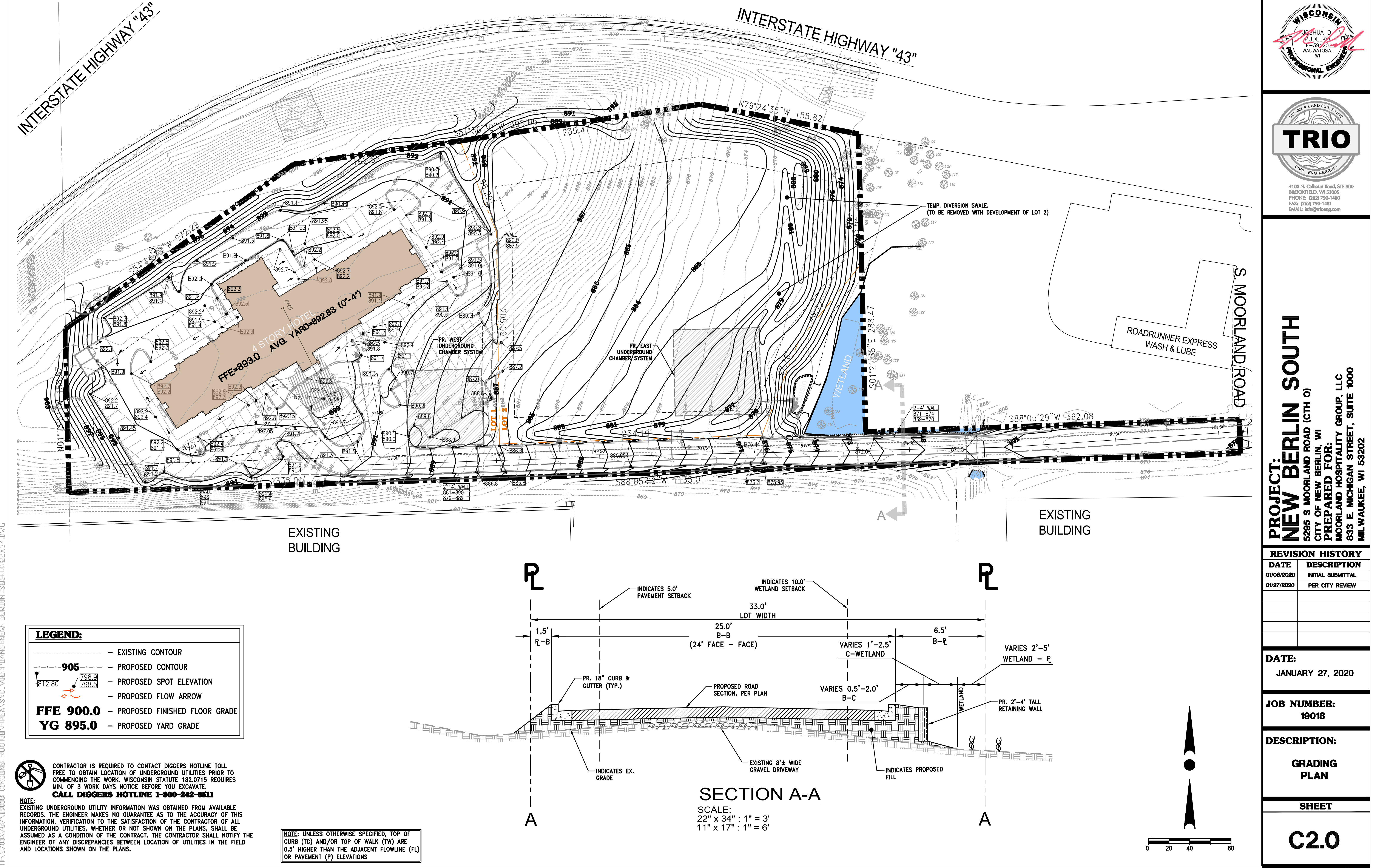
CALL DIGGERS HOTLINE 1-800-242-3511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

Mittelwertbildung
Lernaktivitäten 4
LernWd
Mittelwertbildung
Cr
S
R
OHWM
W
P
S
C
B
T
O
S

TOTAL AREA 4 0000 0000 00 00
 W 0000 d Ar 00 00 4 00 3 0000 00 00
 TOTAL NET AREA 4 0000 33 0000 00 00
 Crr 00000000 0 M
 Pr 00000 d L 000 U
 L 000 0 4 0000 000 3.3 0000
 H 0000 0 3.43 0000 00 00
 0000 r 0000 4 0000 000 H
 B 0000 0 0000 3 000000 00000
 T 0000 0 r 0000 0 0000 4 00000 00 00000
 T 0000 O 0000 S 0000 0 34 4 0000 3.4 00000
 A 0000 Dr 00 00 33 0000 0000 00 00
 A 0000 Dr
 S 000 0 000 r 000000 000000000000 r 00 d r
 W 0000 d 000
 T 0000 O 0000 S 0000 0 0000 4 0000 3 0000 O

[illegible]



INTERSTATE HIGHWAY "43"

INTERSTATE HIGHWAY "43"

S. MOORLAND ROAD

ROADRUNNER EXPRESS
WASH & LUBE

TEMP. DIVERSION SWALE.
(TO BE REMOVED WITH DEVELOPMENT OF LOT 2)

EXISTING
BUILDING

EXISTING
BUILDING

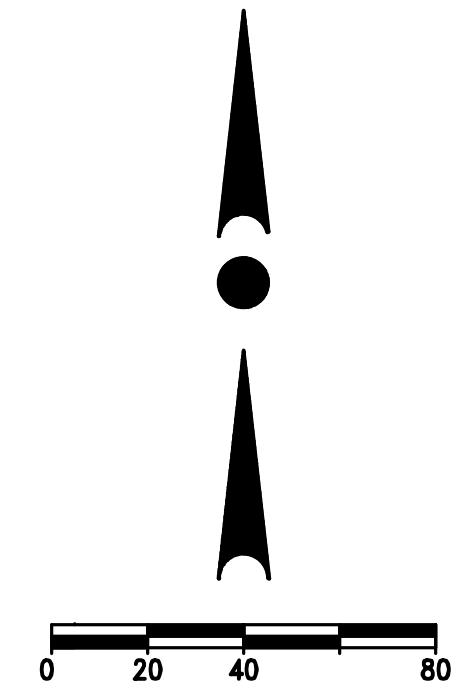
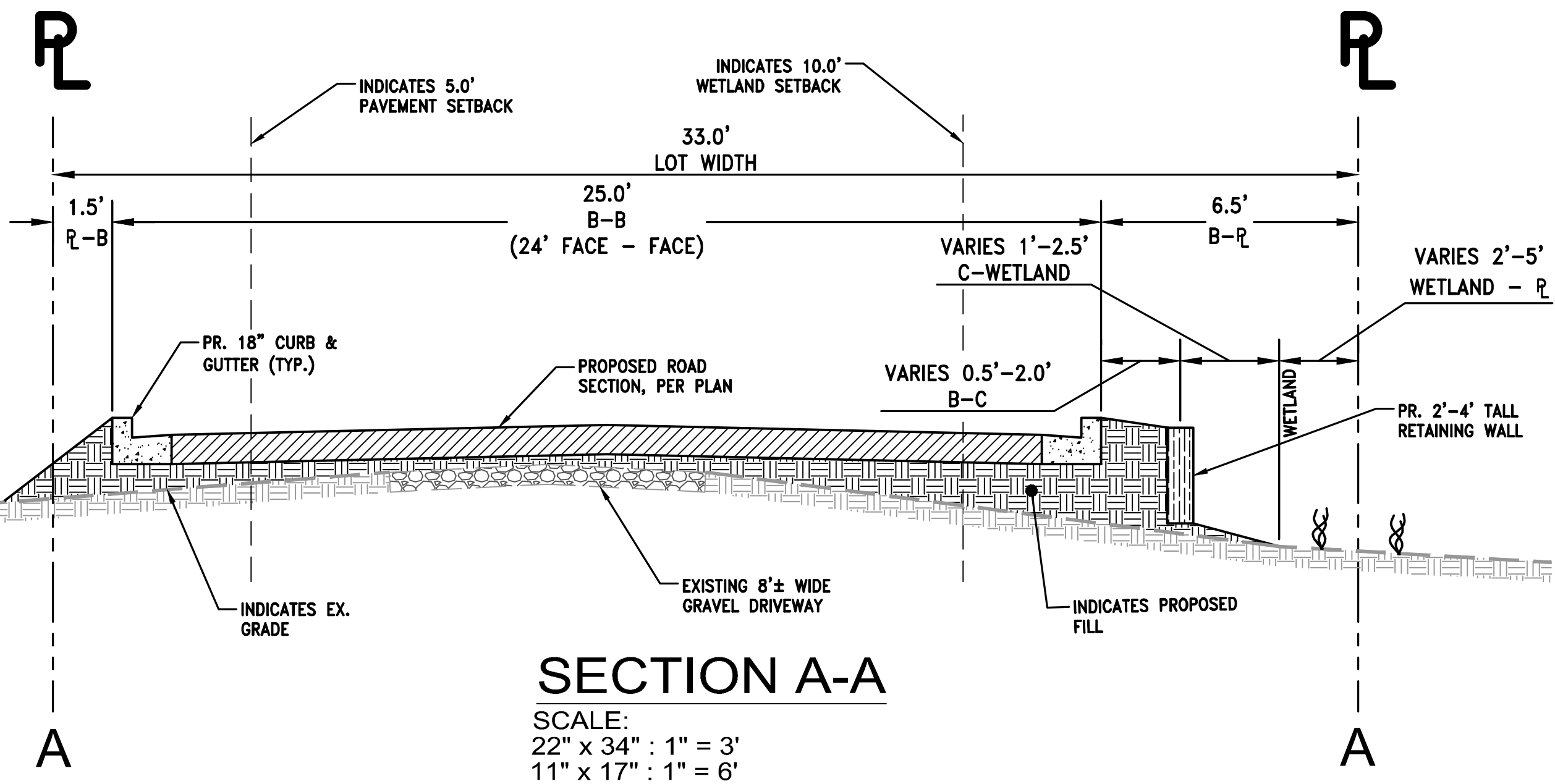
LEGEND:

- - - - - EXISTING CONTOUR
- - - - - **905** - PROPOSED CONTOUR
- - PROPOSED SPOT ELEVATION
- - PROPOSED FLOW ARROW
- - - - - **FFE 900.0** - PROPOSED FINISHED FLOOR GRADE
- - - - - **YG 895.0** - PROPOSED YARD GRADE

NOTE: CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. **CALL DIGGERS HOTLINE 1-800-242-8511**

EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

NOTE: UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK (TW) ARE 0.5' HIGHER THAN THE ADJACENT FLOWLINE (FL) OR PAVEMENT (P) ELEVATIONS



4100 N. Calhoun Road, STE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
NEW BERLIN SOUTH
5295 S MOORLAND ROAD (CTH O)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MOORLAND HOSPITALITY GROUP, LLC
833 E. MICHIGAN STREET, SUITE 1000
MILWAUKEE, WI 53202

REVISION HISTORY	
DATE	DESCRIPTION
01/08/2020	INITIAL SUBMITTAL
01/27/2020	PER CITY REVIEW

DATE:
JANUARY 27, 2020

JOB NUMBER:
19018

DESCRIPTION:
GRADING PLAN

SHEET
C2.0

TEMPORARY DEWATERING GEOTEXTILE BAG

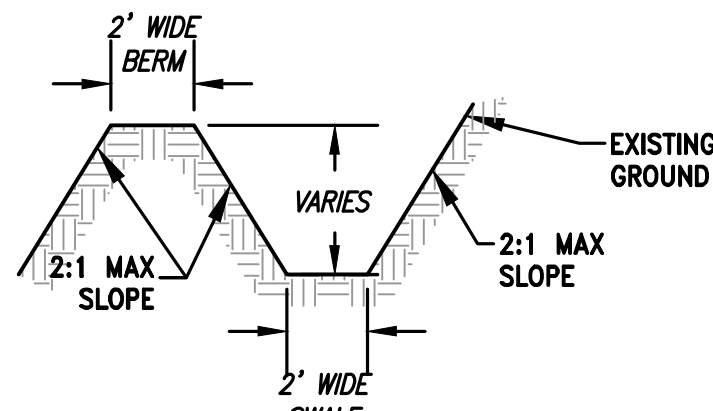
- IF DEWATERING IS REQUIRED, A GEOTEXTILE DEWATERING BAG MEETING THE SPECIFICATIONS IN THE TABLE TO THE RIGHT SHALL BE UTILIZED AS STATED ON THE EROSION CONTROL PLAN.
- REFER TO WDMR TECHNICAL STANDARDS 1061 AND MANUFACTURERS REQUIREMENTS FOR INSTALLATION AND MAINTENANCE REQUIREMENTS.
- CONTRACTOR MAY USE THRACE-LINQ, INC 275EX GEOTEXTILE BAG, OR FUNCTIONAL EQUIVALENT TO MEET TECHNICAL STANDARD REQUIREMENTS.
- CONTRACTOR MAY INSTALL HAY BALES AROUND DEWATERING BAG FOR STABILIZATION AS DICTATED BY SITE CONDITIONS.
- MAX FLOW RATE SHALL NOT EXCEED 70GPM
- GEOTEXTILE BAG SHALL BE LOCATED ON UNDISTURBED GROUND WITH ESTABLISHED VEGETATIVE COVER. DISCHARGES OF TREATED WATER FROM THE GEOTEXTILE FILTER BAG SHALL NOT FLOW OVER UNSTABILIZED GROUND.

Property	Test Method	Type I Value
Maximum Apparent Opening Sizes	ASTM D-4751	0.212 mm
Grab Tensile Strength	ASTM D-4632	200 lbs.
Mullen Burst	ASTM D-3786	350 psi
Permeability	ASTM D-4491	0.28 cm/sec
Fabric	Nominal Representative Weight	8 oz

STREET WEEPING NOTE:
PUBLIC STREET SWEEPING SHALL OCCUR DAILY AND/OR AT VILLAGE ENGINEERS REQUEST.

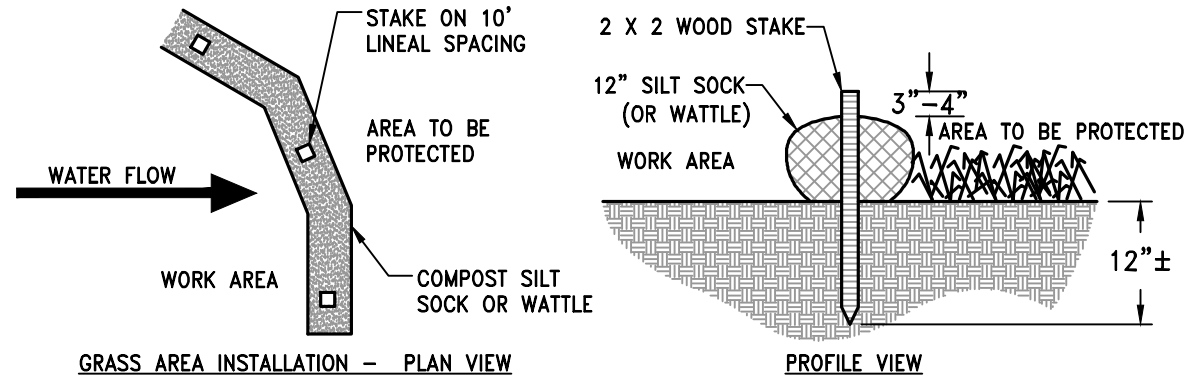
WINTER STABILIZATION PROVISIONS:
IF FINAL SITE STABILIZATION OCCURS AFTER OCTOBER 15, CONTRACTOR SHALL UTILIZE ANIONIC POLYACRYLAMIDE AND TEMPORARY SEEDING, AS WELL AS, COORDINATE WITH VILLAGE ENGINEER FOR LATE SEASON STABILIZATION REQUIREMENTS.

WISCONSIN DEPARTMENT OF NATURAL RESOURCES.
CONSERVATION PRACTICE STANDARD:
1052 - NON-CHANNEL EROSION MAT
1056 - SILT FENCE
1057 - STONE TRACKING PAD AND TIRE WASHING
1058 - MULCHING FOR CONSTRUCTION SITES
1059 - TEMPORARY SEEDING
1060 - STORM DRAIN INLET PROTECTION FOR CONST. SITES
1061 - DEWATERING
1063 - SEDIMENT TRAP



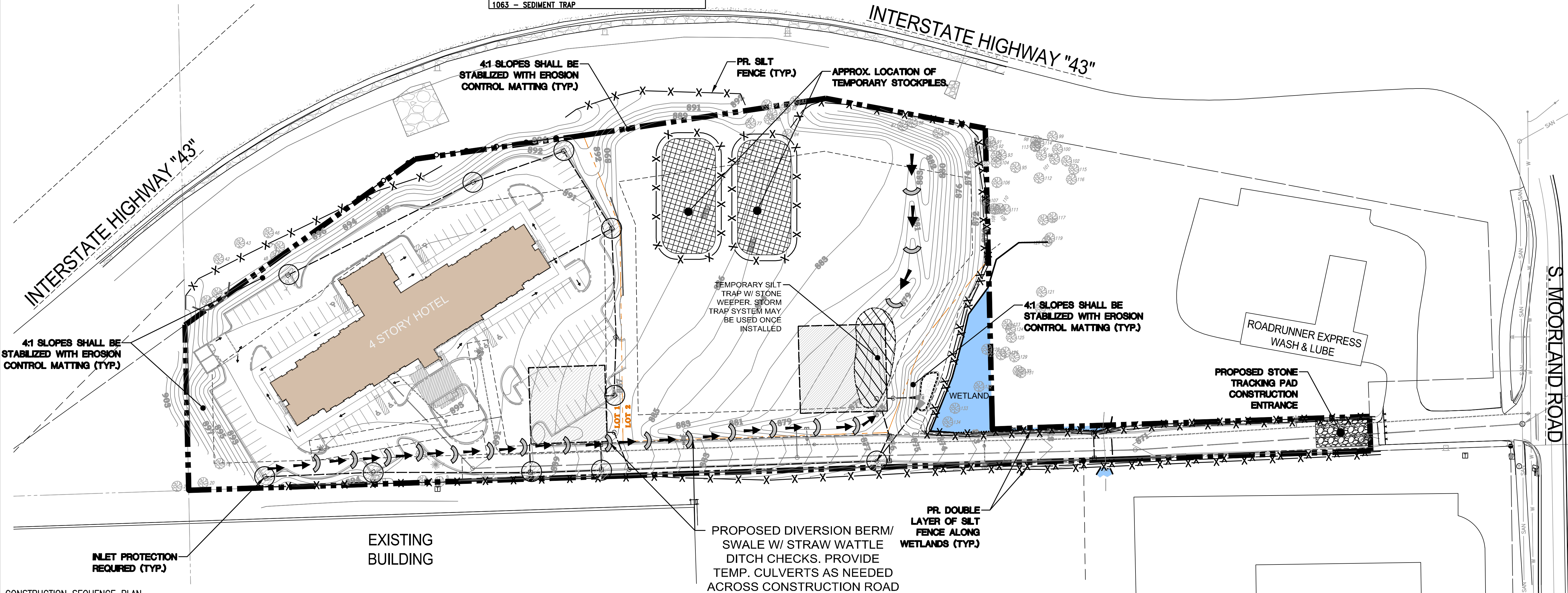
- NOTES:**
- TEMPORARY SEED/STABILIZE BERMS AND DITCHES IMMEDIATELY AS ANY SECTION IS COMPLETED PER WISDOT STD. SPEC.
 - REFER TO WISCONSIN DNR TECHNICAL STANDARD 1066 FOR ADDITIONAL INFORMATION.

DIVERSION BERM/SWALE DETAIL



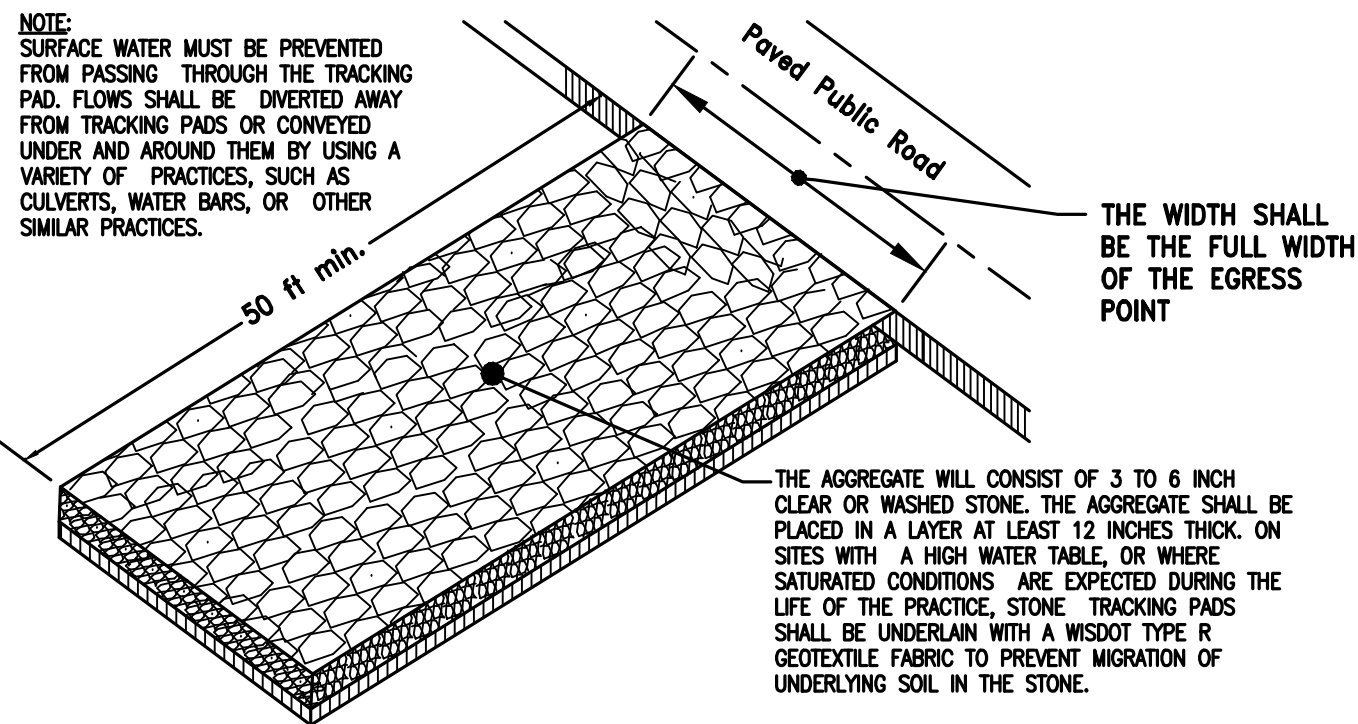
- NOTES:**
- ALL MATERIAL TO MEET MANUFACTURER'S SPECIFICATIONS
 - REFER TO MANUFACTURERS AND/OR SUPPLIERS. SPECIFICATIONS FOR INSTALLATION RECOMMENDATIONS.
 - ACTUAL LOCATION MAY BE FIELD ADJUSTED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION.

SILT SOCK/STRAW WATTLE INSTALLATION DETAIL
NO SCALE

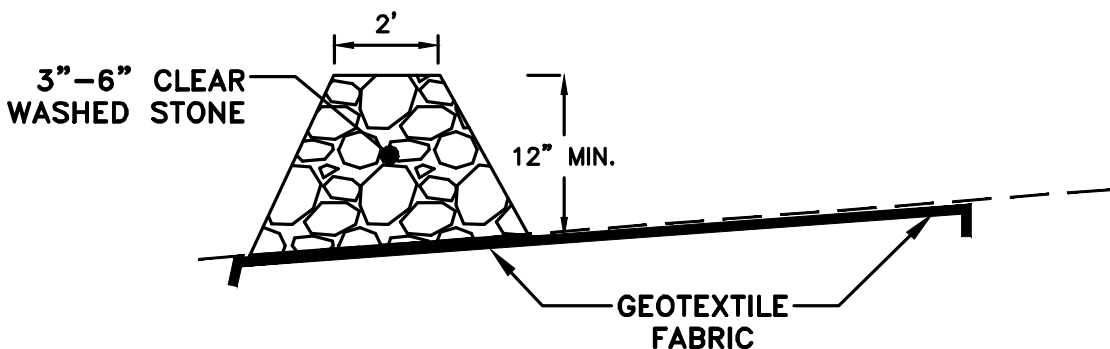


CONSTRUCTION SEQUENCE PLAN

- INSTALL PERIMETER SILT FENCE, TRACKING PAD & TEMPORARY DIVERSION SWALES & CULVERT AT TRACKING PAD.
- CLEAR AND GRUB EXISTING VEGETATION CONCURRENT WITH STEP 1.
- CONSTRUCT SEDIMENT TRAPS. SEDIMENT TRAPS SHALL USE THE PROPOSED POND FOOTPRINTS. INSTALL OVERFLOW STONE WEEPERS PER PLAN (MAY OCCUR CONCURRENT WITH TOPSOIL STRIPPING AND INITIAL ROUGH GRADING).
- STRIP TOPSOIL, STOCKPILE AND CREATE TEMPORARY DIVERSION BERM AS INDICATED TO DIRECT SITE RUNOFF TO THE SEDIMENT TRAPS.
- TEMP SEED DIVERSION BERM AND TOPSOIL STOCKPILES AND INSTALL SILT FENCE AROUND PILES AS NOTED ON THIS PLAN.
- ROUGH GRADE SITE. PROVIDE TEMPORARY SEED AND BLANKET FOR ALL EXPOSED SLOPES 4:1 OF GREATER. IF SITE STABILIZATION OCCURS AFTER OCTOBER 15, CONTRACTOR SHALL UTILIZE ANIONIC POLYACRYLAMIDE AND TEMPORARY SEEDING, AS WELL AS, COORDINATE WITH CITY ENGINEER FOR LATE SEASON STABILIZATION REQUIREMENTS.
- INSTALL SANITARY SEWER, WATERMAIN AND STORM SEWER. NOTE THAT UTILITY INSTALLATION MAY COMMENCE CONCURRENT WITH SITE GRADING. ONCE STORM SEWER AND POND OUTFALL STRUCTURES HAVE BEEN INSTALLED, PROVIDE INLET PROTECTION AND REMOVE STONE WEEPER OUTLETS.
- BUILDING CONSTRUCTION MAY COMMENCE AS ALLOWED BY CITY BUILDING PERMIT (NON-SEQUENTIAL). AS AREAS OF CONSTRUCTION ARE COMPLETED, THE DISTURBED AREAS SHALL BE BROUGHT TO FINAL GRADES AND FINAL STABILIZATION PRACTICES SHALL BE EMPLOYED.
- FINISH GRADE SITE. REMOVE TEMPORARY DIVERSION SWALES AS THE SITE IS SHAPED TO DRAIN TO THE PROPOSED DRAINAGE SYSTEMS. RESPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AREAS UPON COMPLETION OF FINISH GRADING. INSTALL EROSION MATTING AS INDICATED ON PLAN AND AS NECESSARY TO STABILIZE SITE.
- INSTALL NEW GAS/ELECTRIC/TELEPHONE UTILITIES PER PLANS BY OTHERS. (SCHEDULE TO BE DETERMINED BY OWNER)
- INSTALL STONE BASE, SIDEWALK, CURB AND PAVEMENT FOR ENTRY DRIVE AND LOOP ROAD (WITH PARKING)
- COMPLETE LANDSCAPING AND FINAL STABILIZATION AROUND BUILDINGS CONCURRENT WITH EACH INDIVIDUAL BUILDING CONSTRUCTION.
- REMOVE ALL SEDIMENT FROM TEMPORARY SEDIMENT TRAPS. IF UNDERGROUND CHAMBER IS USED, REMOVE ALL SEDIMENT.
- REMOVE PERIMETER SILT FENCE AND CLOSE OUT CONSTRUCTION SITE PERMITS ONCE THE SITE IS SUBSTANTIALLY VEGETATED (>70% GROUND COVER).



CONSTRUCTION ENTRANCE DETAIL
NO SCALE



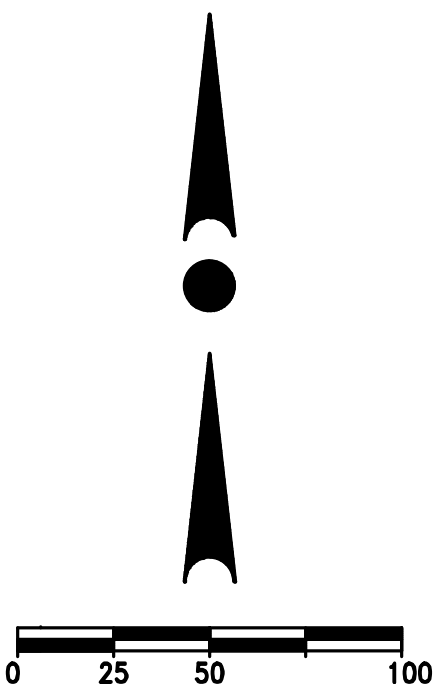
STONE WEEPER DETAIL
NO SCALE



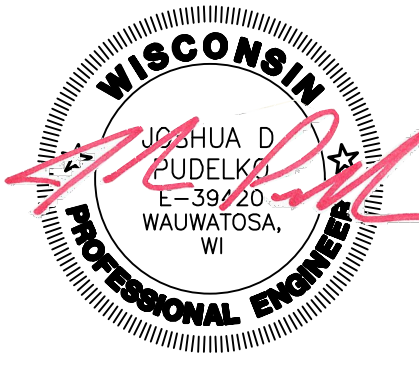
CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

LEGEND:	
	817 - EXISTING CONTOUR
	817 - PROPOSED CONTOUR
	PROPOSED SILT FENCE
	PROPOSED INLET PROTECTION
	PROPOSED SILT SOCK
	PROPOSED TRACKING PAD



Scale: 1" = 50' (22"x34")
Scale: 1" = 100' (11"x17")



PROJECT:
NEW BERLIN SOUTH
5295 S MOORLAND ROAD (CTH O)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MOORLAND HOSPITALITY GROUP, LLC
833 E. MICHIGAN STREET, SUITE 1000
MILWAUKEE, WI 53202

REVISION HISTORY	
DATE	DESCRIPTION
01/08/2020	INITIAL SUBMITTAL
01/27/2020	PER CITY REVIEW

DATE:
JANUARY 27, 2020

JOB NUMBER:
19018

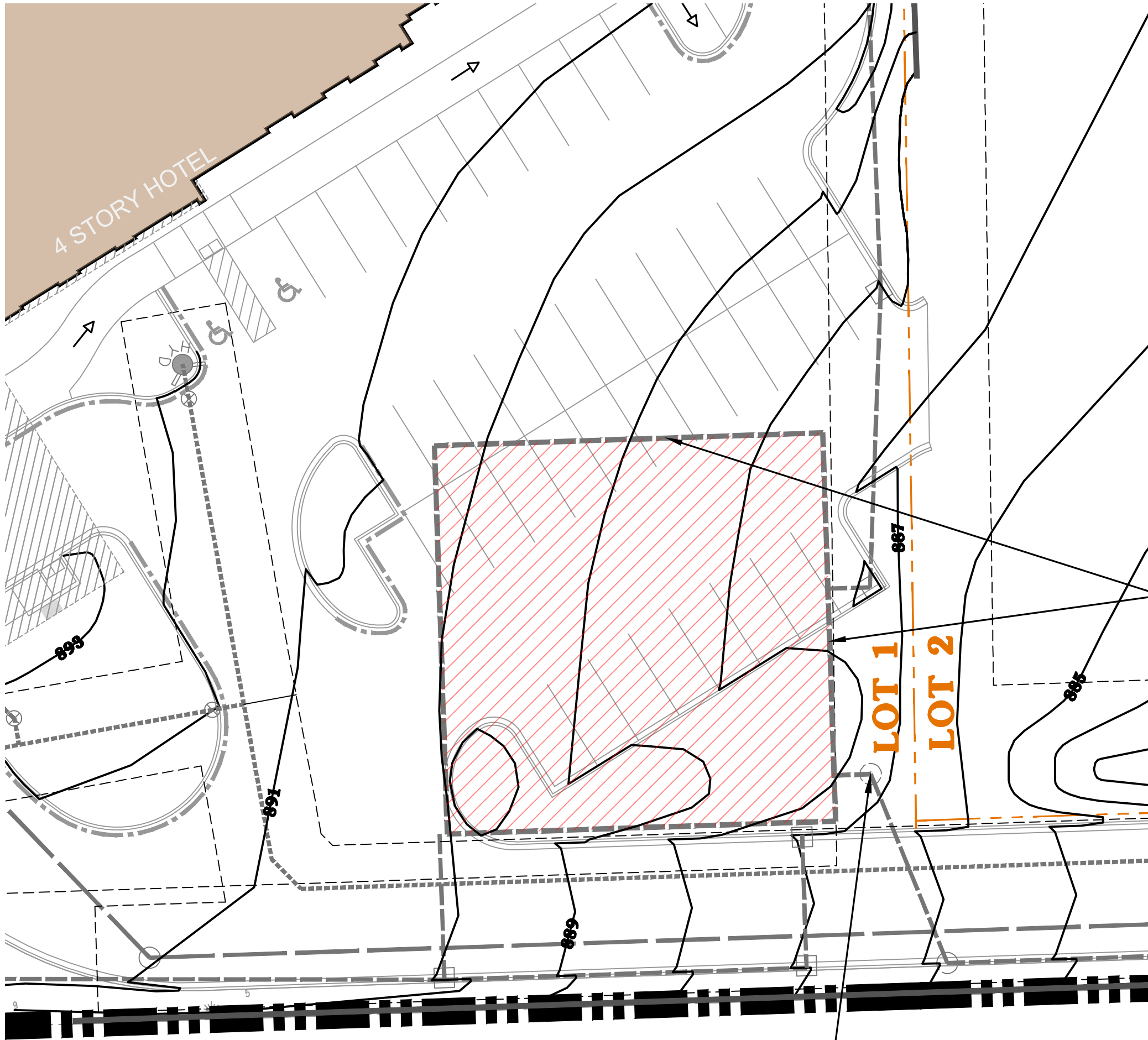
DESCRIPTION:

EROSION CONTROL PLAN

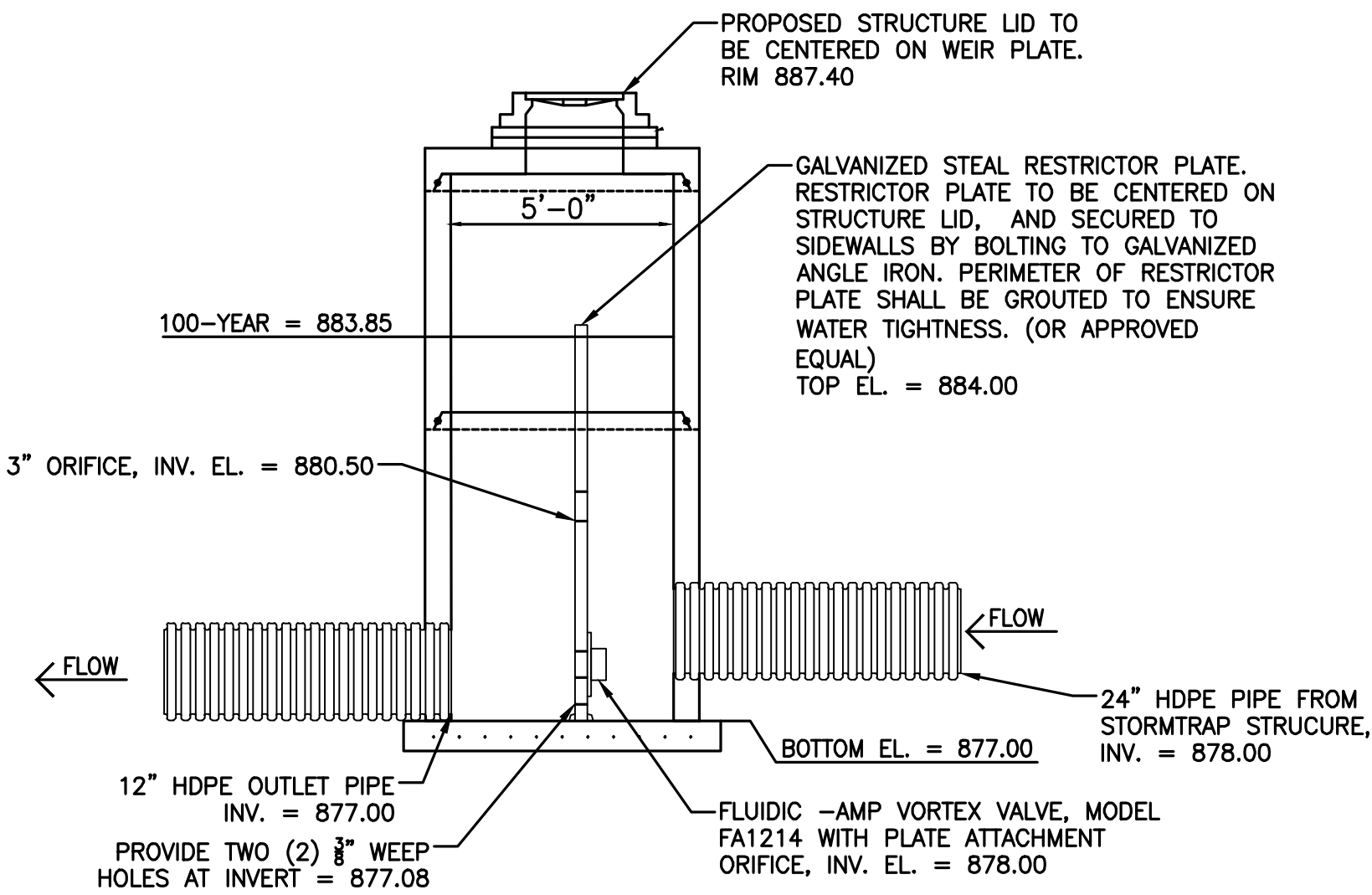
SHEET

C2.1

H:\C700\787\19018-01\CONSTRUCTION PLANS\CIVIL PLANS-NEW BERLIN SOUTH-22X34.DWG



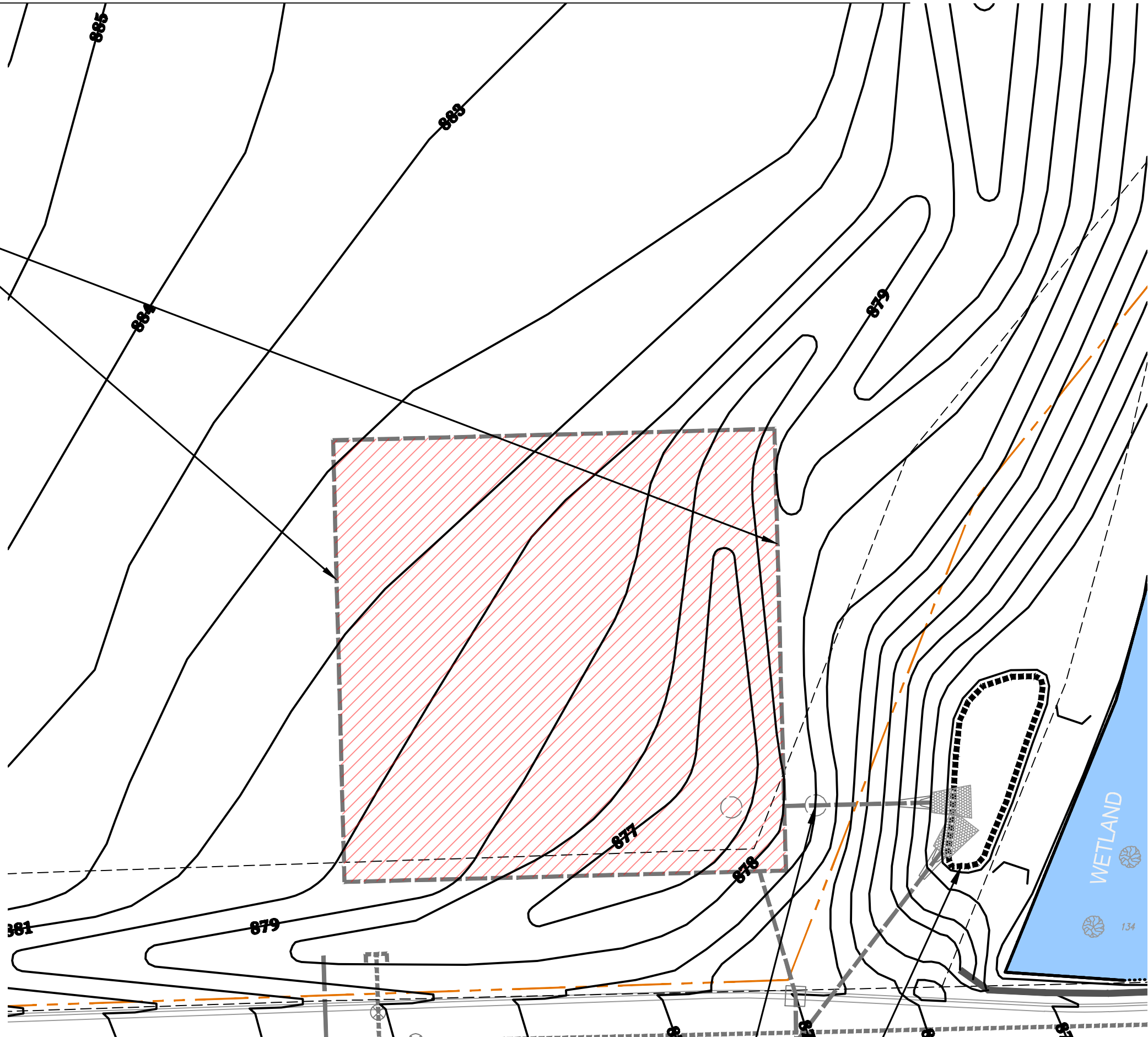
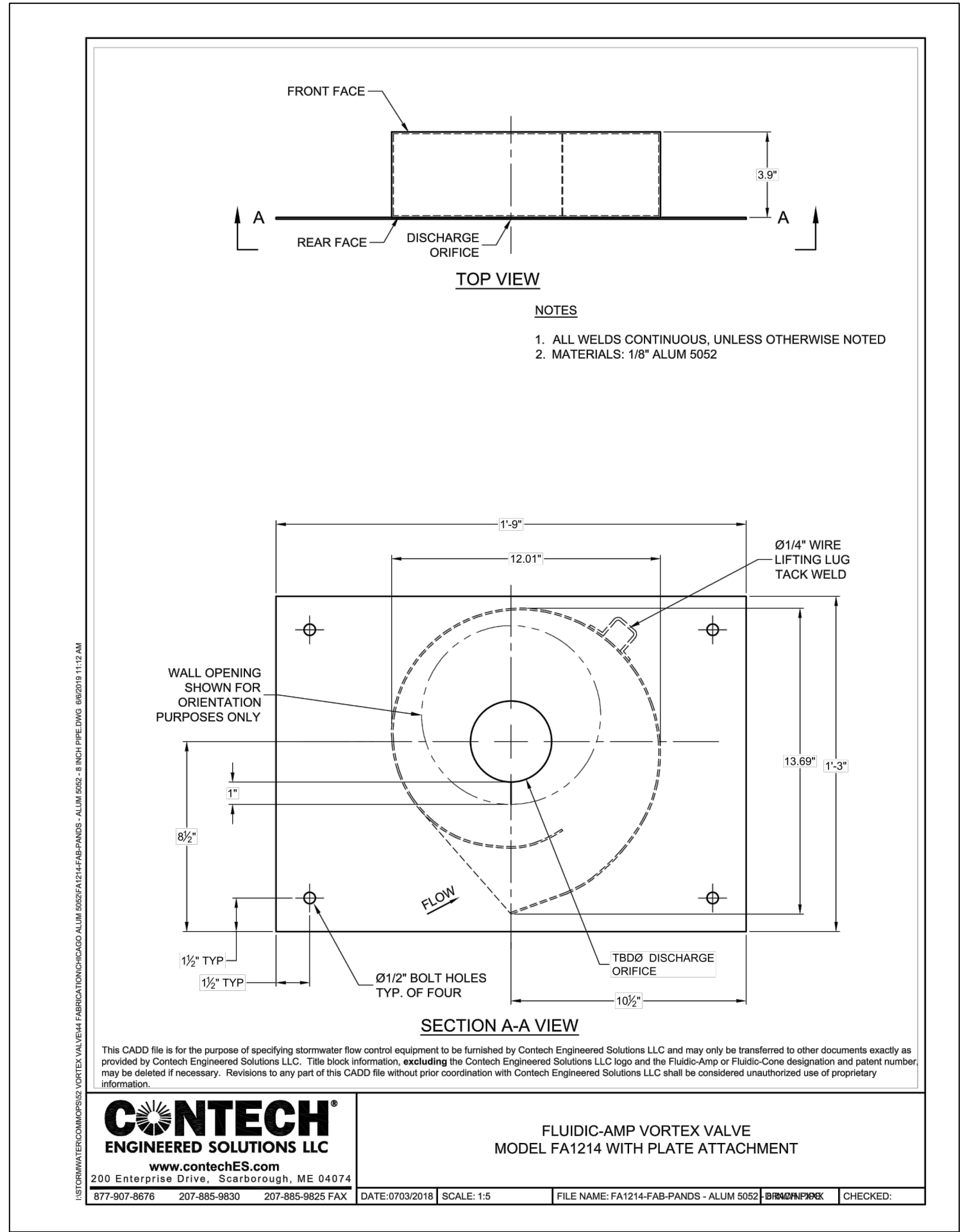
WEST UNDERGROUND STORMWATER MANAGEMENT SYSTEM



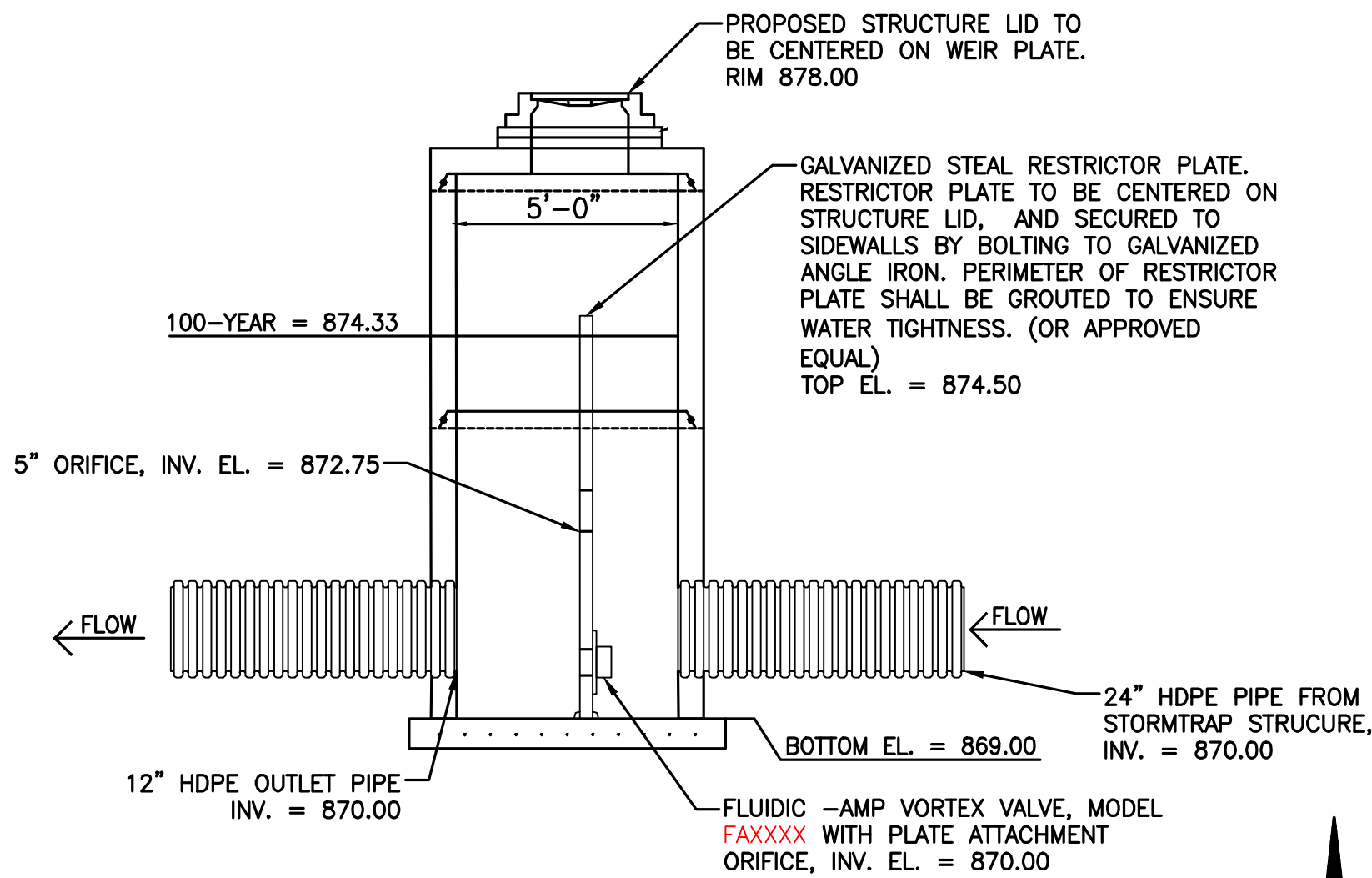
RESTRICTOR STRUCTURE R-1
NO SCALE

EAST UNDERGROUND STORMWATER
MANAGEMENT FACILITY, BY STORMTRAP
(SEE STORMTRAP PLANS FOR DETAILS)
MINIMUM REQUIRED VOLUME = 0.75 AC.FT
TOP = 874.50
PERMANENT POOL = 870.00
BOTTOM = 866.00
2-YR -872.15 (0.06 CFS)
10-YR - 872.86 (0.40 CFS)
100-YR - 874.33 (1.47 CFS)

WEST UNDERGROUND STORMWATER
MANAGEMENT FACILITY, BY STORMTRAP
(SEE STORMTRAP PLANS FOR DETAILS)
MINIMUM REQUIRED VOLUME = 0.73 AC.FT
TOP = 884.00
PERMANENT POOL = 878.00
BOTTOM = 874.00
2-YR -879.79 (0.11 CFS)
10-YR - 881.02 (0.29 CFS)
100-YR - 883.85 (0.63 CFS)



EAST UNDERGROUND STORMWATER MANAGEMENT SYSTEM



RESTRICTOR STRUCTURE R-2
NO SCALE

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511



4100 N. Calhoun Road, STE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
NEW BERLIN SOUTH
5295 S MOORLAND ROAD (CTH O)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MOORLAND HOSPITALITY GROUP, LLC
833 E. MICHIGAN STREET, SUITE 1000
MILWAUKEE, WI 53202

REVISION HISTORY

DATE	DESCRIPTION
01/08/2020	INITIAL SUBMITTAL
01/27/2020	PER CITY REVIEW

DATE:

JANUARY 27, 2020

JOB NUMBER:

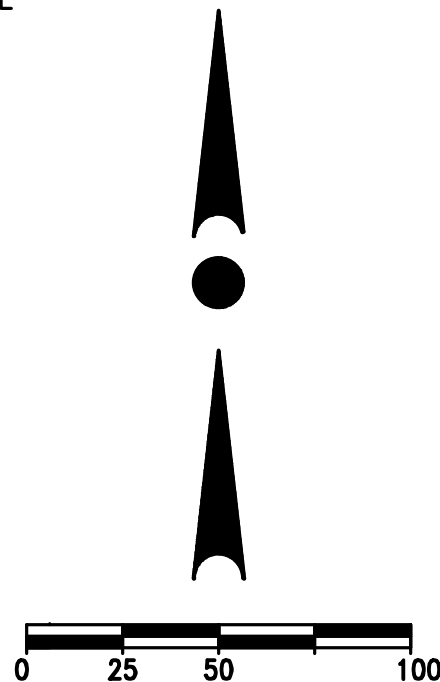
19018

DESCRIPTION:

POND
PLAN

SHEET

C2.2





4100 N. Calhoun Road, STE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
NEW BERLIN SOUTH
5295 S MOORLAND ROAD (CTH O)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MOORLAND HOSPITALITY GROUP, LLC
833 E. MICHIGAN STREET, SUITE 1000
MILWAUKEE, WI 53202

REVISION HISTORY

DATE	DESCRIPTION
01/08/2020	INITIAL SUBMITTAL
01/27/2020	PER CITY REVIEW

DATE:

JANUARY 27, 2020

JOB NUMBER:

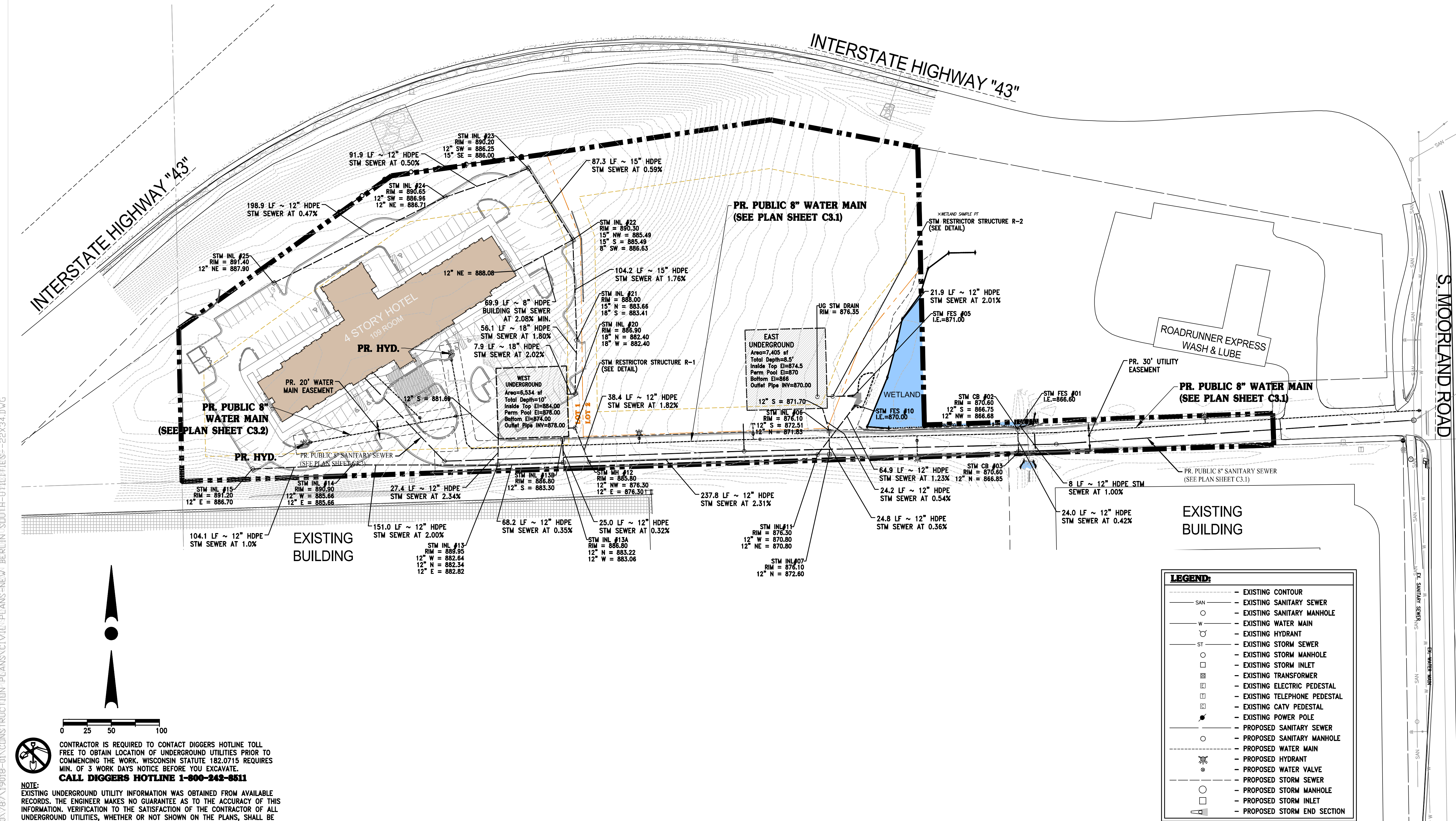
19018

DESCRIPTION:

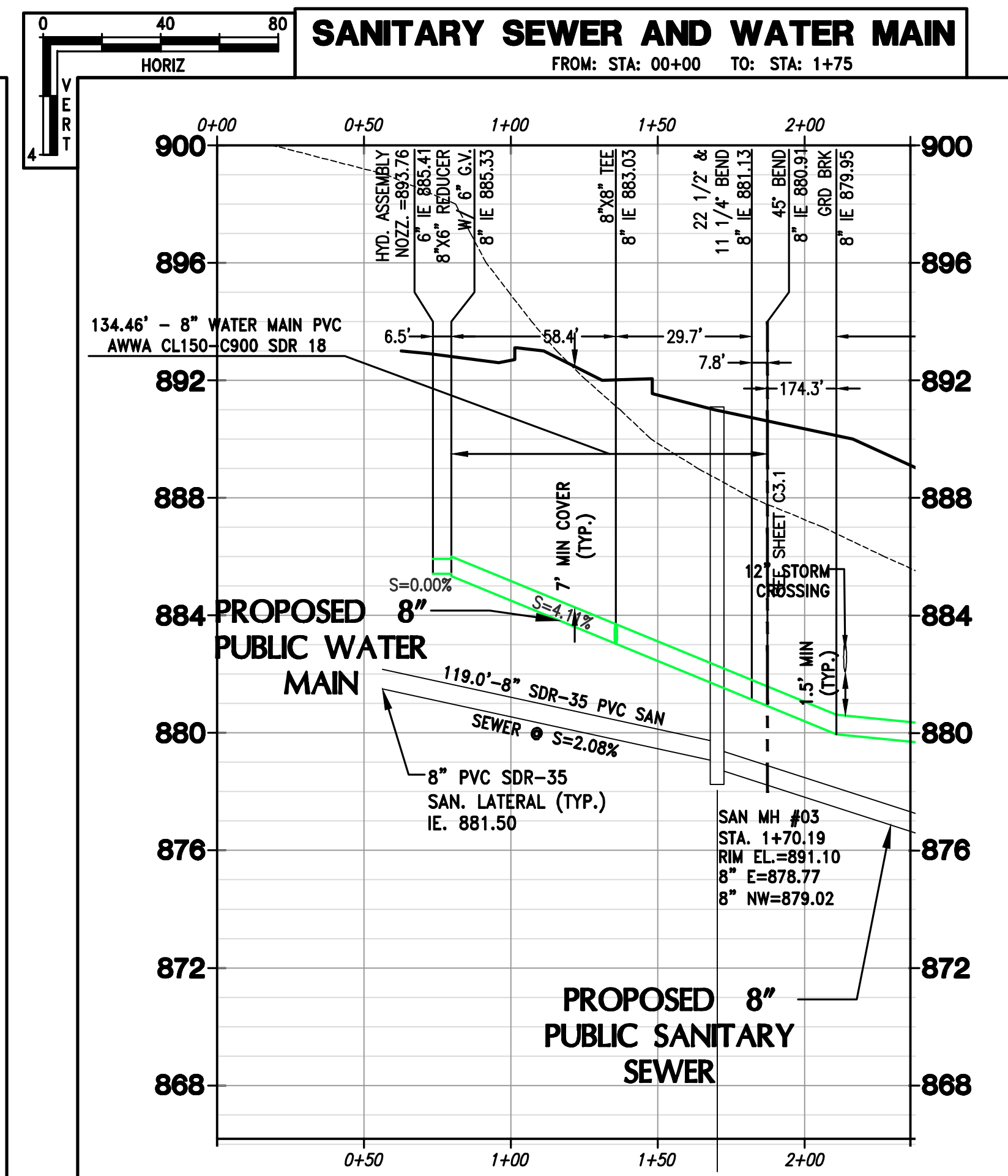
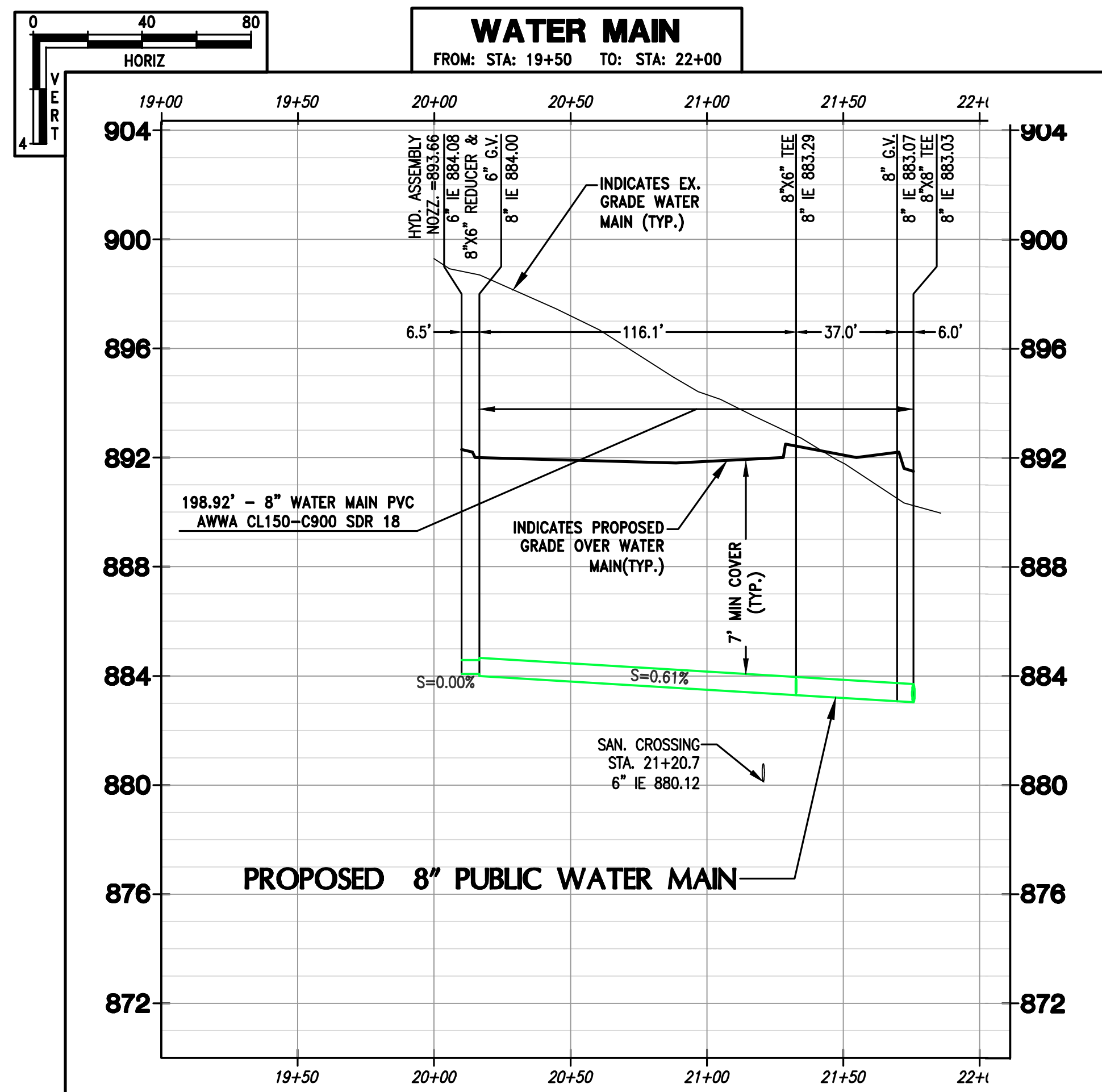
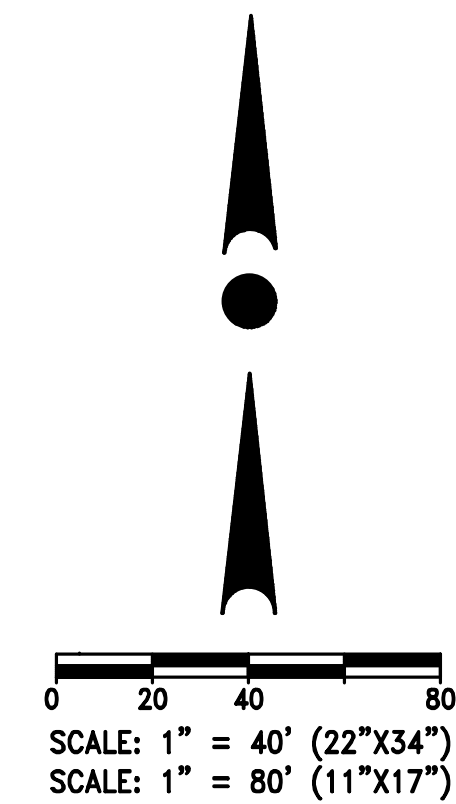
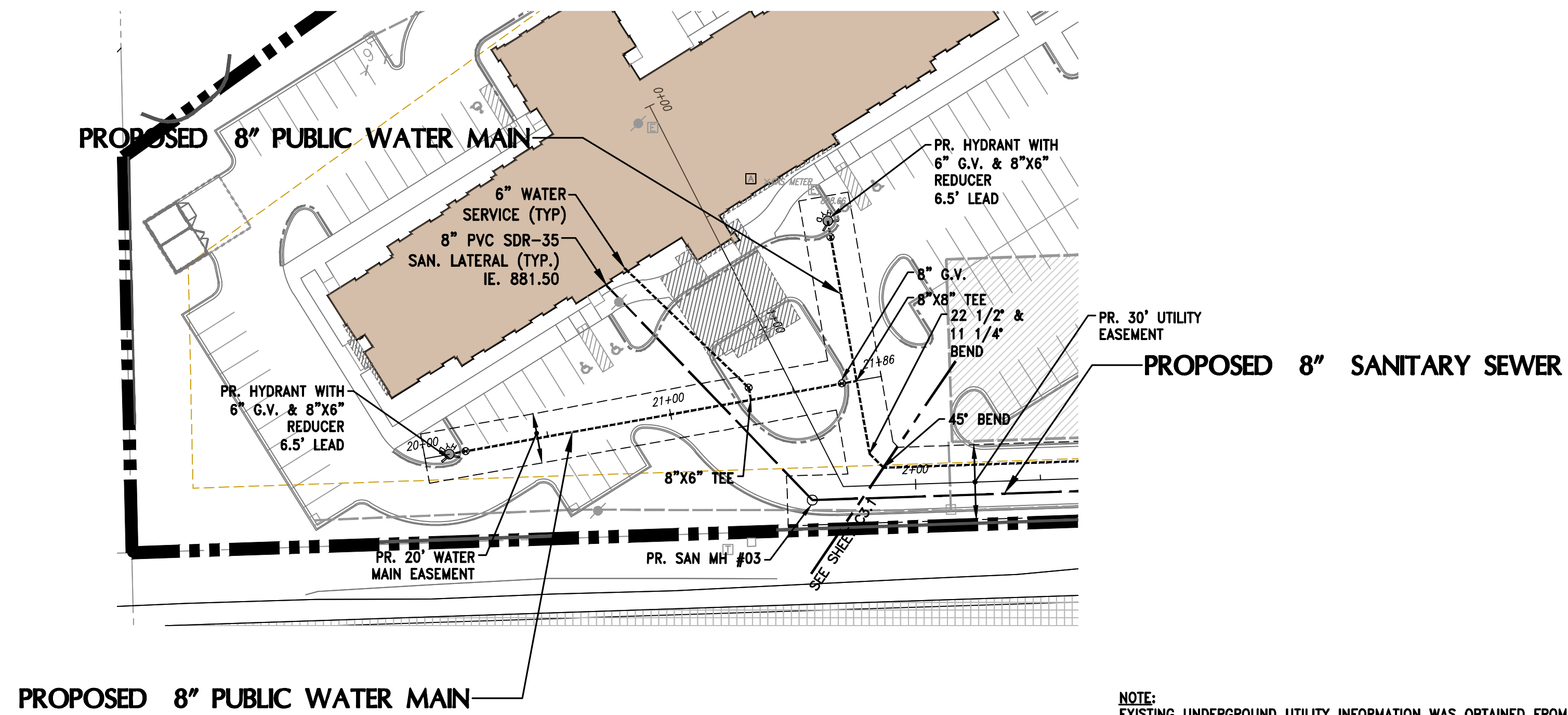
UTILITY
PLAN

SHEET

C3.0



H:\C700\787\19018-01\CONSTRUCTION\PLANS\CIVIL\PLANS-NEW\BERLIN SOUTH-UTILITIES--22X34.DWG



**PROJECT:
NEW BERLIN SOUTH**
5295 S MOORLAND ROAD (CTH O)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MOORLAND HOSPITALITY GROUP, LLC
833 E. MICHIGAN STREET, SUITE 1000
MILWAUKEE, WI 53202

REVISION HISTORY	
DATE	DESCRIPTION
1/08/2020	INITIAL SUBMITTAL
1/27/2020	PER CITY REVIEW

DATE:
JANUARY 27, 2020

JOB NUMBER:
19018

**DESCRIPTION:
WATER MAIN AND
SANITARY SEWER
PLAN AND PROFILE**

SHEET

C3.2

COMPLIANT DOCUMENTATION:

THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED.

- STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN, 6TH EDITION (SSSWCW)
- THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION
- WDNR STORMWATER RUNOFF TECHNICAL STANDARDS.
- WISDOT PAL APPROVED EROSION CONTROL MEASURES LIST, LATEST EDITION.
- CITY OF NEW BERLIN DEVELOPMENT STANDARDS.

CONTRACTOR RESPONSIBILITY:

-EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS AND FIELD SURVEY. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

-THE LOCATION, SUPPORT, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN THE UNIT PRICE BID FOR THE VARIOUS ITEMS.

-THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR AND SUB-CONTRACTOR(S) TO INITIATE, MAINTAIN AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL REQUIRED PERMITS, UNLESS OTHERWISE SPECIFIED.

-THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER AS CONSTRUCTION ACTIVITIES ARE COMPLETED TO PROVIDE CONSTRUCTION OVERSIGHT AND INSPECTION IN ACCORDANCE WITH THE CONSTRUCTION INSPECTION PLAN.

-THE OWNER WILL PROVIDE ALL SURVEYING AND CONSTRUCTION STAKING FOR THIS CONTRACT. THE CONTRACTOR SHALL EXERCISE CARE AND DILIGENCE IN PROTECTING THE SAME. ANY EXPENSE INCURRED FOR ADDITIONAL RESTAKING CAUSED BY CONTRACTOR'S NEGLIGENCE MAY BE CHARGED TO THE CONTRACTOR AND DEDUCTED FROM THE SUMS DUE HIM UNDER THIS CONTRACT.

-ALL TRENCHES SHALL BE BACKFILLED OR SECURELY PLATED DURING NON-WORKING HOURS.

-CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE FOR DEWATERING AND REMOVAL OF ALL SEDIMENT PER CITY, COUNTY AND WDNR REQUIREMENTS PER TECHNICAL STANDARD 1061.

TRAFFIC CONTROL:

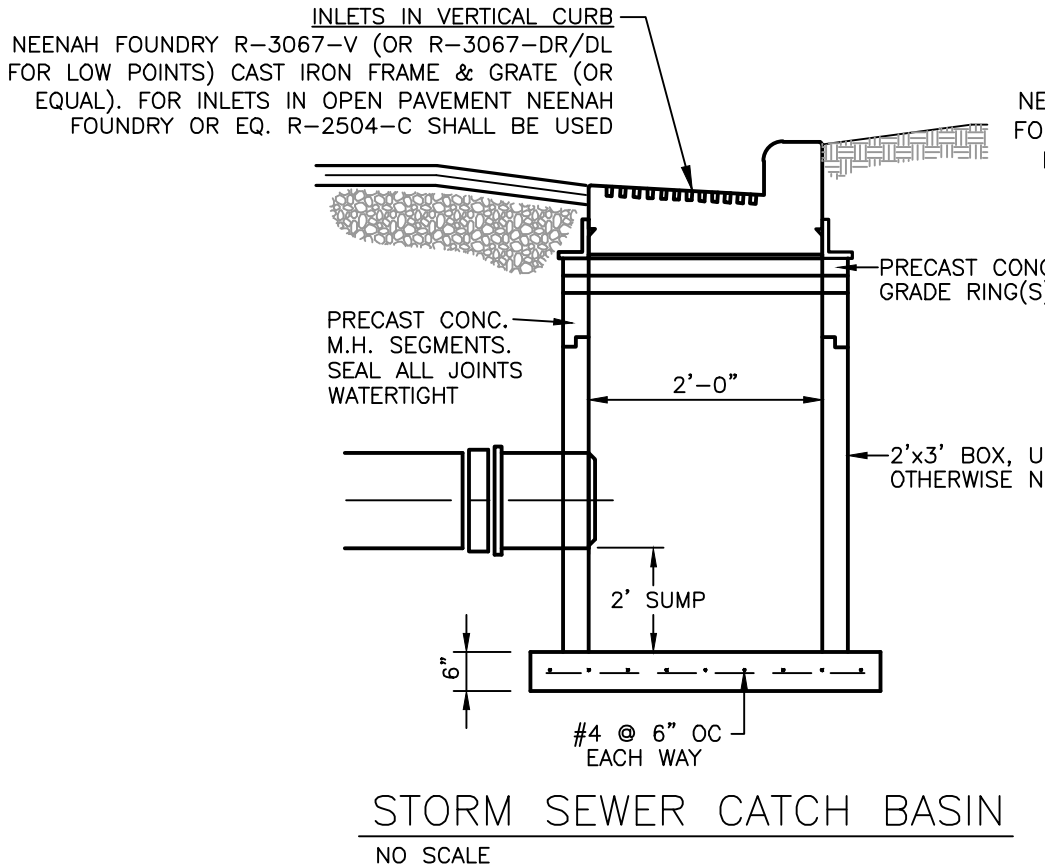
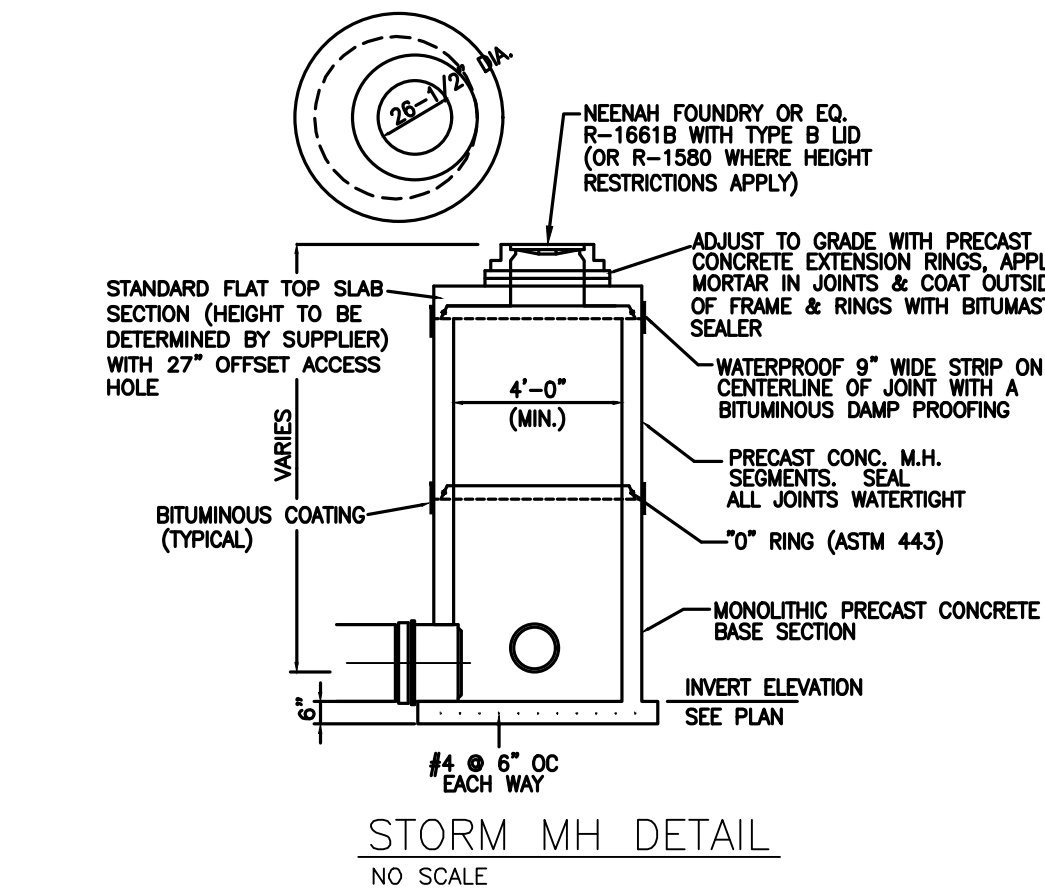
-PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SHALL BE LIMITED TO THE GRAVEL ENTRANCE TO THE PROPERTY.

CONSTRUCTION NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, STATE OF WISCONSIN, LATEST EDITION, UNLESS OTHERWISE CALLED FOR ON THE PLANS, SPECIFICATIONS OR SPECIAL PROVISIONS.
- ALL EROSION CONTROL MEASURES SPECIFIED ON THIS PLAN SHALL MEET THE DESIGN CRITERIA, STANDARDS AND SPECIFICATIONS AS SET FORTH IN THE DEPARTMENT OF NATURAL RESOURCES WISCONSIN BEST MANAGEMENT PRACTICE HANDBOOK AND TECHNICAL STANDARDS.
- ALL EROSION CONTROL DEVICES (I.E., SILT FENCE, SILT SOCK, GRAVEL ENTRANCE, SILTATION BASIN, ETC.), SHALL BE INSTALLED PRIOR TO COMMENCING ANY GRADING OR UTILITY CONSTRUCTION. GRADING ASSOCIATED WITH INSTALLATION OF EROSION OR SEDIMENTARY PRACTICES MAY OCCUR CONCURRENTLY WITH INSTALLATION OF PRACTICES.
- ALL ACTIVITIES ON THE SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME. REFER TO THE CONSTRUCTION SEQUENCING PLAN FOR ADDITIONAL INFORMATION.
- THE OWNER IS RESPONSIBLE FOR OBTAINING A GRADING AND/OR EROSION CONTROL PERMIT (OR ANY OTHER APPLICABLE PERMITS) PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY DIGGERS HOTLINE, CITY OF NEW BERLIN SEWER AND WATER UTILITY, AND GOVERNMENT UNITS WHOSE PROPERTY MAY BE AFFECTED BY THE CONTRACTOR'S OPERATIONS AT LEAST THREE (3) DAYS BEFORE BREAKING GROUND. DIGGERS HOTLINE NUMBER IS 1-800-242-8511.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT AND PUBLIC ROADWAYS DURING CONSTRUCTION PER THE REQUIREMENTS SET FORTH BY THE LOCAL AND COUNTY AGENCIES. STREETS SHALL BE KEPT FREE OF SILT OR DIRT TRACKED FROM AREAS UNDER CONSTRUCTION BY SWEEPING OR OTHER APPROPRIATE MEASURES. DUST GENERATED BY CONSTRUCTION ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING OR OTHER APPROPRIATE METHODS.
- INLETS SHALL BE PROTECTED WITH AN EROSION BARRIER MEETING WDNR TECHNICAL STANDARD 1060 UNTIL THE AREA HAS BEEN STABILIZED. FREQUENT INSPECTION AND TIMELY MAINTENANCE IS REQUIRED.
- UPON COMPLETION OF THE WORK AS SPECIFIED, RESPREAD A MINIMUM OF FOUR (4") INCHES OF SALVAGED TOPSOIL OVER ALL DISTURBED AREAS AND PROVIDE SEED, FERTILIZER AND MULCH PER THE STANDARD SPECIFICATIONS.
- ALL DISTURBED AREAS SHALL BE REVEGETATED WITHIN SEVEN DAYS AFTER BEING DISTURBED USING THE SEED MIX SPECIFIED ON THE PLANS.
- ALL EROSION CONTROL DEVICES SHALL BE ROUTINELY INSPECTED EVERY SEVEN DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND REPAIR BMP'S AS NEEDED.
- REFER TO EROSION CONTROL PLAN FOR SITE EROSION CONTROL ELEMENTS, REQUIREMENTS.

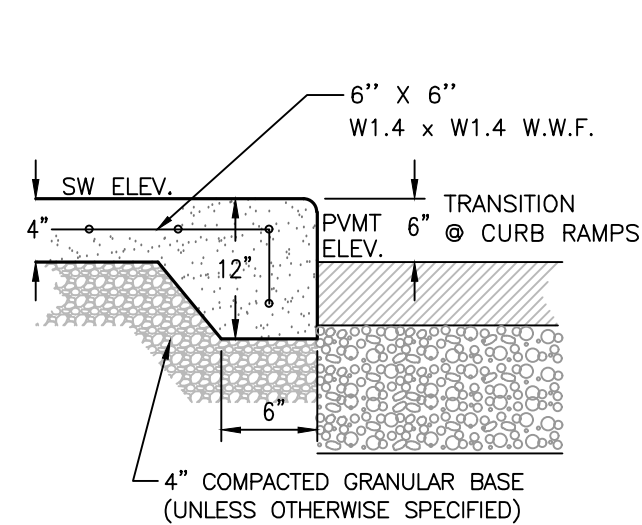
EROSION CONTROL NOTES:

- THE CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO MINIMIZE EROSION, WATER POLLUTION AND SILTATION CAUSED BY CONSTRUCTION OF THIS PROJECT. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS.
- EROSION CONTROL PLAN: PRIOR TO BEGINNING WORK, THE CONTRACTOR MAY BE REQUIRED TO SUBMIT AN EROSION AND SEDIMENT CONTROL PLAN, DETAILING SPECIFIC MEASURES THAT WILL BE USED IN THE VARIOUS STAGES OF CONSTRUCTION FOR APPROVAL BY THE ENGINEER.
- IMPLEMENTATION: THE CONTRACTOR SHALL NOT BEGIN WORK UNTIL AFTER INITIAL EROSION AND SEDIMENT CONTROL DEVICES ARE IN PLACE AND APPROVED BY THE ENGINEER.
- EROSION CONTROL MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - DIVERT UPSTREAM RUNOFF FROM FLOWING THROUGH THE CONSTRUCTION SITE.
 - PROTECT DOWNSTREAM OR ADJACENT WATERWAYS WITH SILT FENCE.
 - DELAY STRIPPING TOPSOIL UNTIL REQUIRED FOR CONSTRUCTION.
 - PLACE SILT SOCK OR EROSION CONTROL BALES IN DITCHES AND OTHER DRAINAGE WAYS TO COLLECT SEDIMENT AND TO SLOW THE VELOCITY OF RUNOFF.
 - PROTECT STORM SEWER INLETS AND THE UPSTREAM END OF CULVERTS WITH SILT FENCE OR EROSION CONTROL BALES.
 - PROMPT REMOVAL OF EXCAVATED MATERIAL.
 - PROPER STORAGE OF BACKFILL AND BEDDING MATERIALS INCLUDING PLACING SILT FENCE OR EROSION CONTROL BALES ON THE DOWNSLOPE SIDES OF SPOIL PILES.
 - CONSTRUCTION OF TRACKING PAD TO CONSTRUCTION SITE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO ROADWAYS.
 - PROMPT (SAME DAY) CLEANUP OF MATERIAL TRACKED ONTO ADJACENT STREETS.
 - TIMELY RESTORATION OF DAMAGE SURFACE AREAS.
 - ALL AREAS THAT WILL REMAIN DISTURBED AFTER OCTOBER 15, MUST BE TEMPORARY SEEDD AS OF THAT DATE.
- TEMPORARY EROSION CONTROL MEASURES.
 - THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES, WHERE EROSION IS LIKELY TO BE A PROBLEM, PRIOR TO BEGINNING WORK ON THOSE SECTION(S) OF THE PROJECT. TEMPORARY EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL AFTER PERMANENT EROSION CONTROL, SUCH AS SEEDING OR SODDING, HAS BEEN ESTABLISHED.
 - IN THE EVENT THE PERMANENT EROSION CONTROL MEASURES ARE NOT FULLY IMPLEMENTED IN CURRENT CONSTRUCTION SEASON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL NECESSARY TEMPORARY EROSION CONTROL MEASURES UNTIL AFTER PERMANENT MEASURES HAVE BEEN COMPLETED IN THE FOLLOWING YEAR.
- ALL DISTURBANCE AREAS THAT REMAIN INACTIVE FOR SEVEN DAYS OR LONGER SHALL RECEIVE TEMPORARY SEEDING.
- ALL SEDIMENT TRAPS, SWALES AND DIVERSION PRACTICES SHALL BE STABILIZED PRIOR TO USE.
- TRENCH DEWATERING SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARDS.
- INSTALL SILT FENCE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD DETAILS
- EROSION CONTROL INSPECTION AND MAINTENANCE
 - INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER SITE RECEIVES 0.5" OF RAIN IN A 24-HOUR PERIOD DURING CONSTRUCTION.
 - REPAIR OR REPLACE EROSION CONTROLS THAT ARE DAMAGED OR FAILING.
- ALL AREAS TO BE SEEDD AND MULCHED SHALL USE WDOT SEED MIXTURE NO. 20. MULCH SHALL APPLIED PER WISDOT SPECIFICATIONS USING METHOD B FOR PLACEMENT.



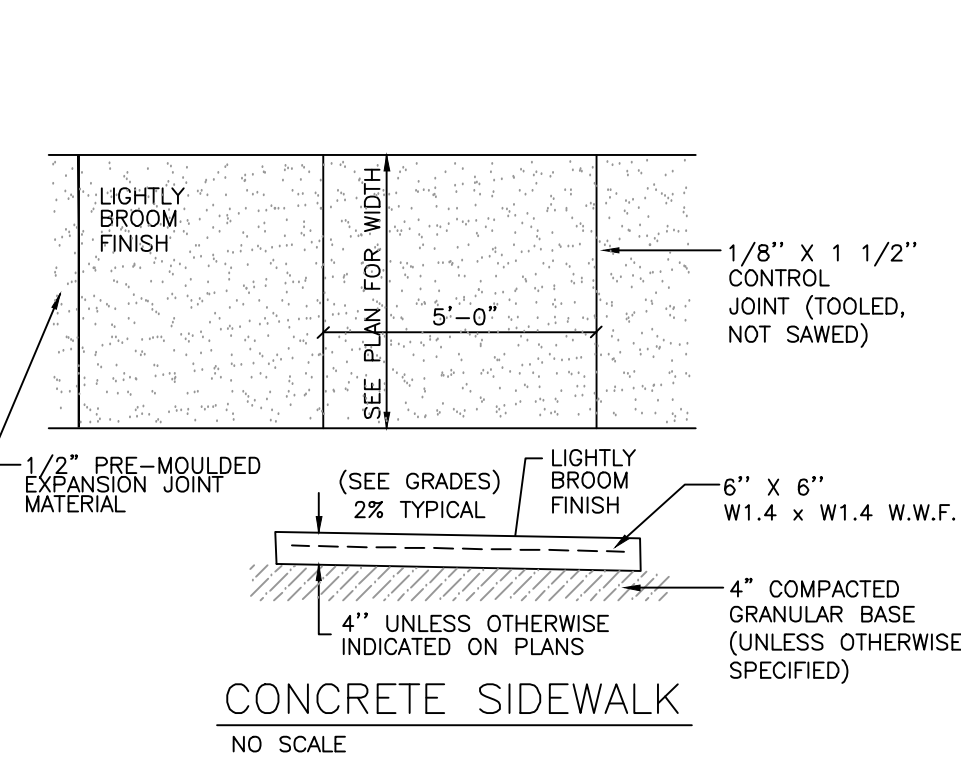
HANDICAP SIGNAGE DETAIL

NO SCALE



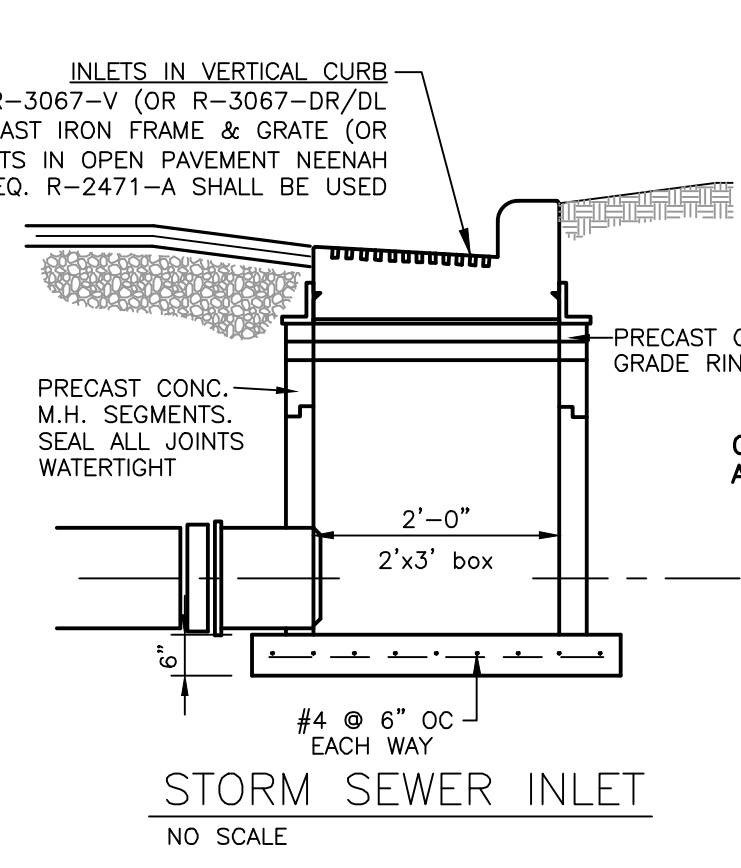
INTEGRAL SIDEWALK & BARRIER CURB

(WHERE SIDEWALK ADJOINS DRIVEWAYS/PARKING AREAS) NO SCALE



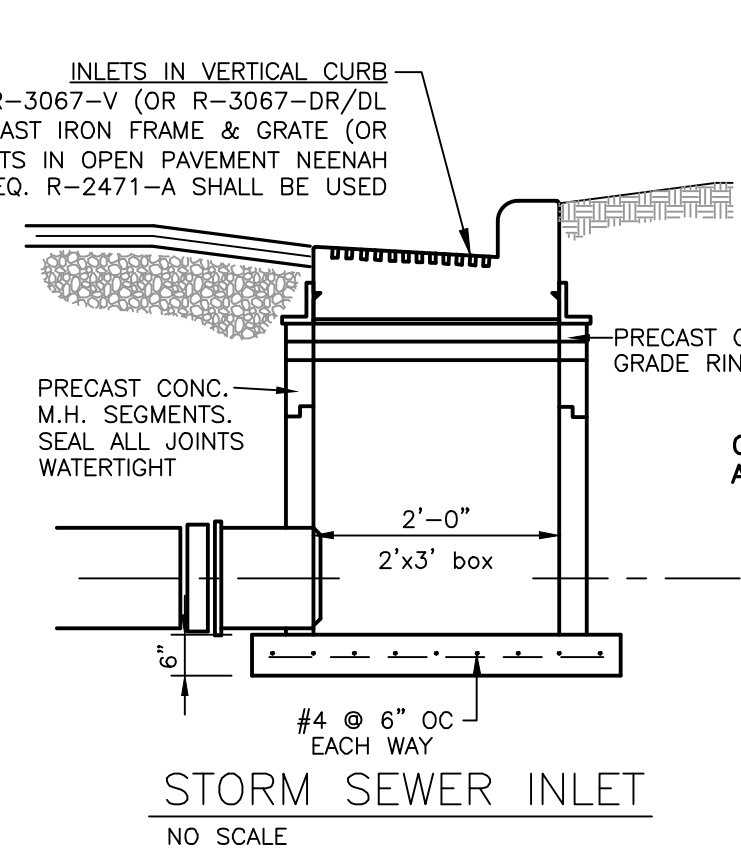
CONCRETE SIDEWALK

NO SCALE



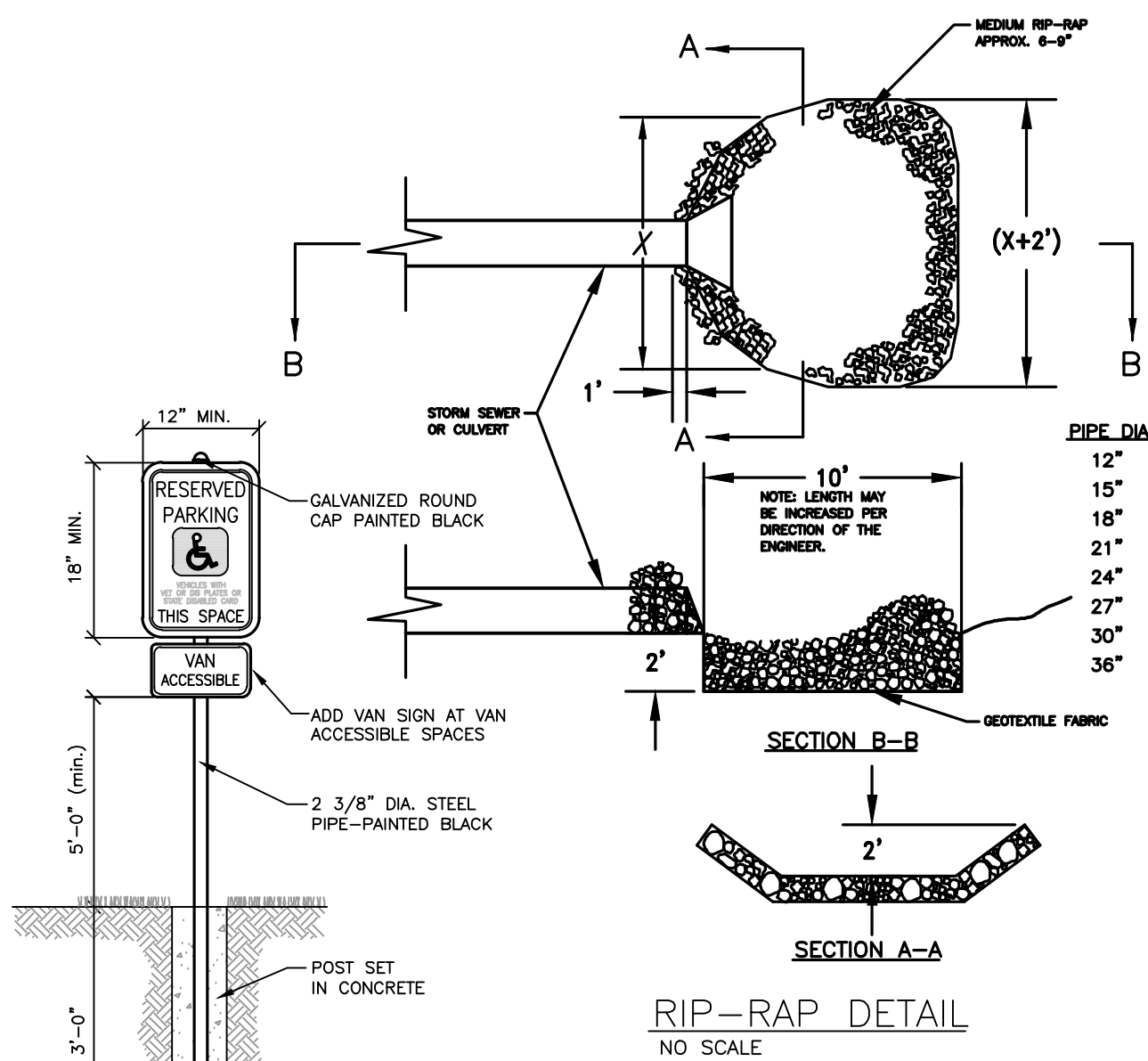
STORM SEWER INLET

NO SCALE



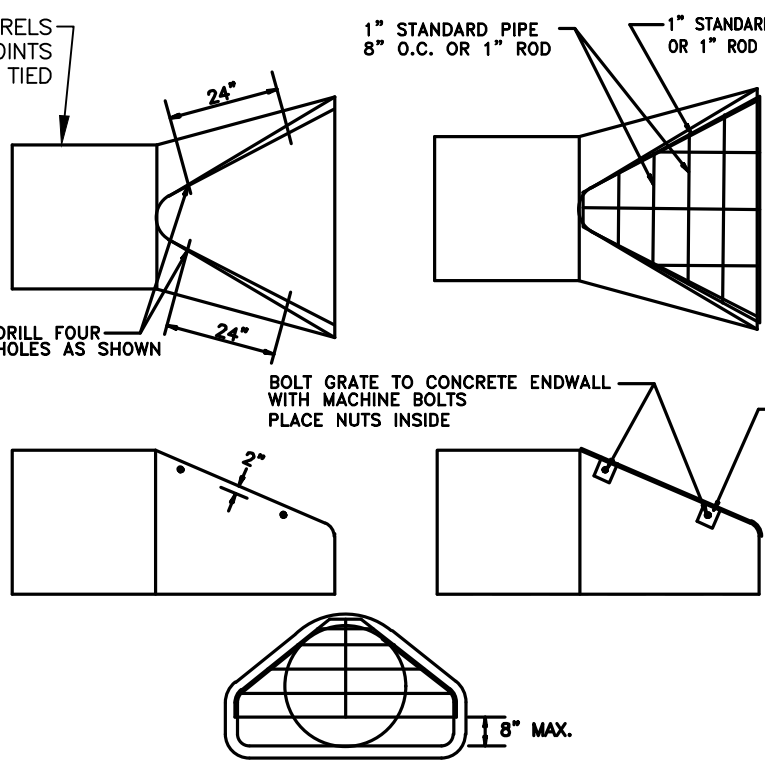
RIP-RAP DETAIL

NO SCALE



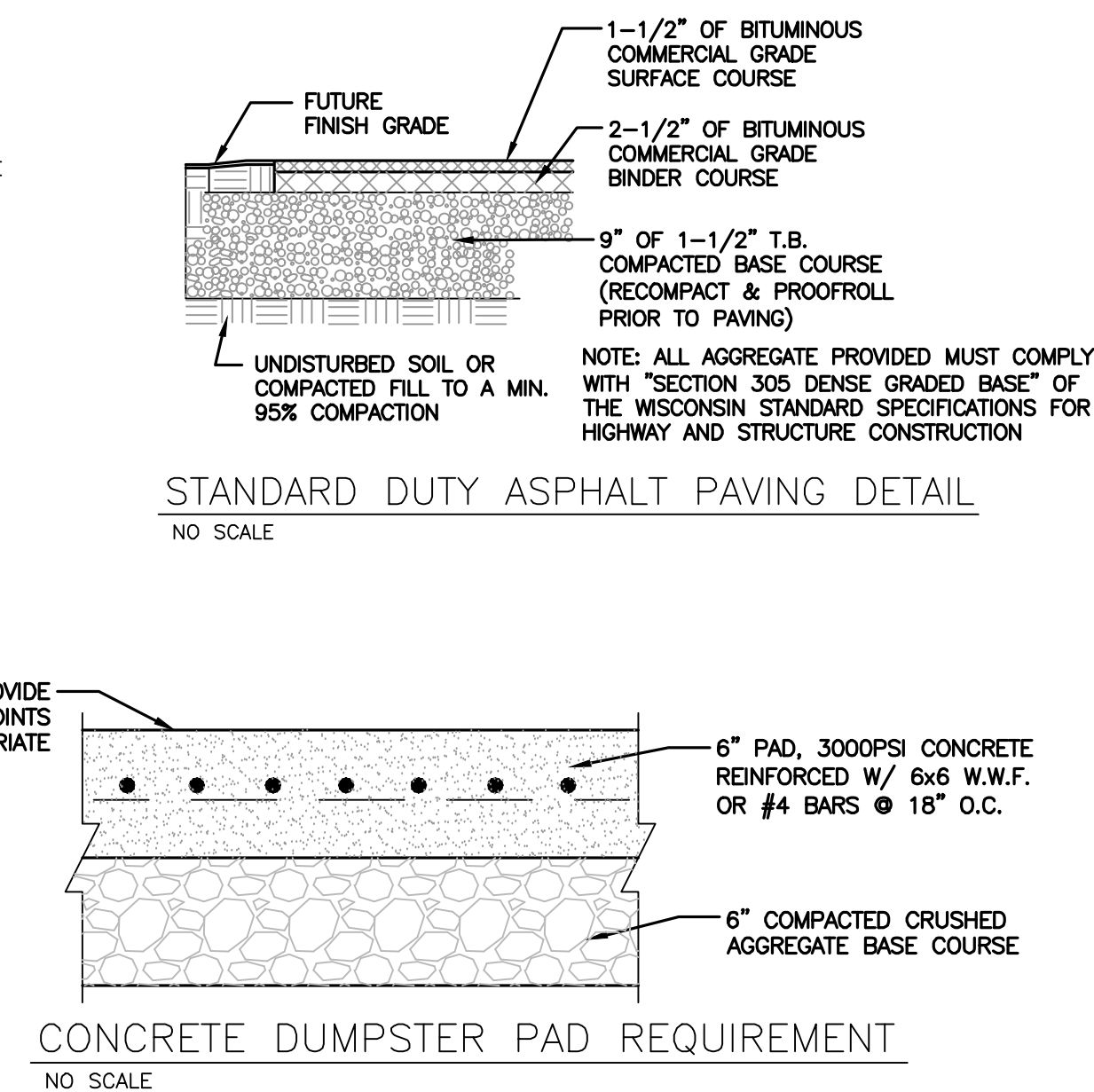
PIPE GRATE DETAIL

NO SCALE



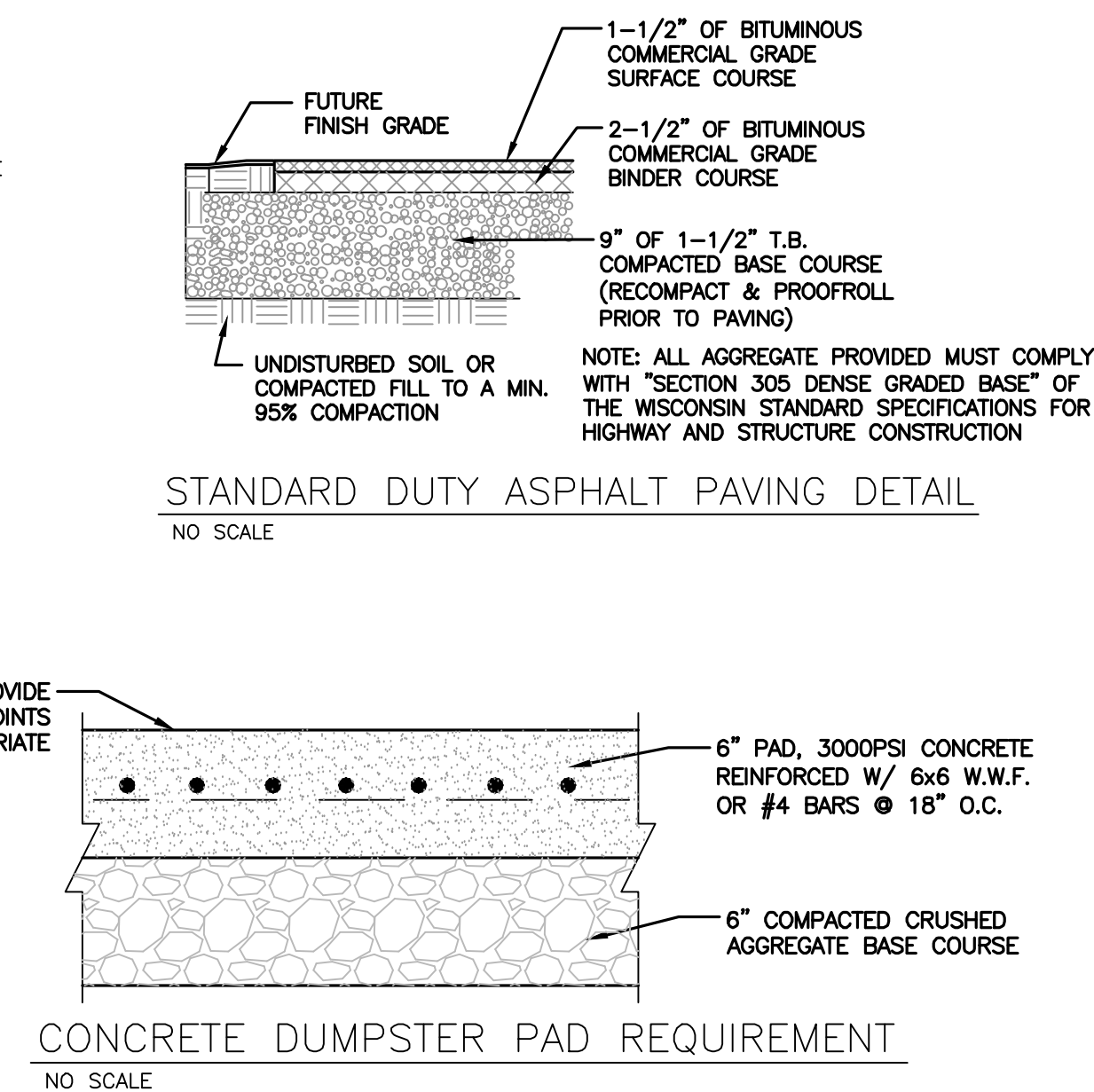
STANDARD DUTY ASPHALT PAVING DETAIL

NO SCALE



CONCRETE DUMPSTER PAD REQUIREMENT

NO SCALE



GENERAL NOTES:

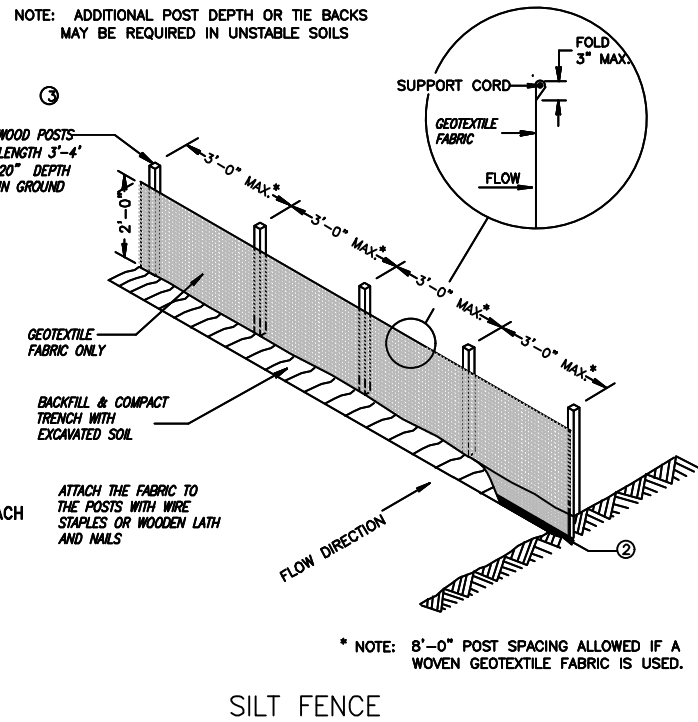
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

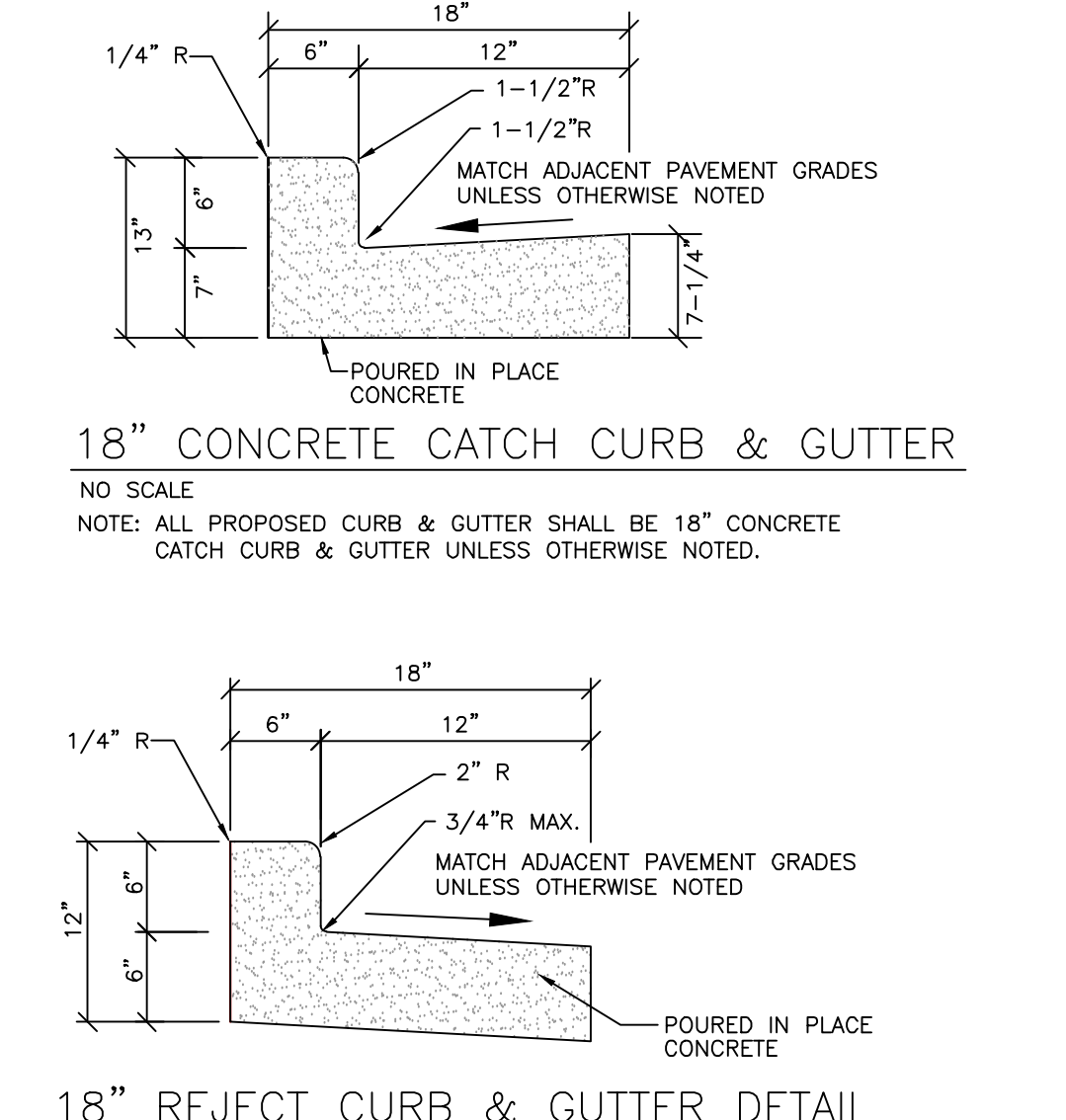
2. FOR INLET PROTECTION, TYPE C (WITH CURB BOX). AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.



SILT FENCE INSTALLATION DETAIL

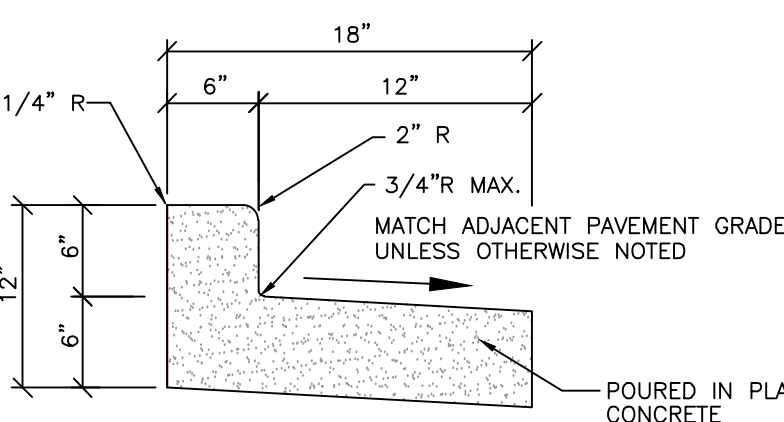
NO SCALE



18" CONCRETE CATCH CURB & GUTTER

NO SCALE

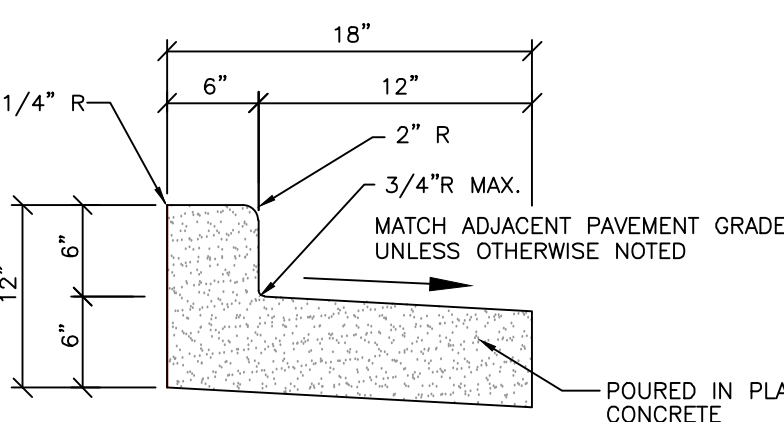
NOTE: ALL PROPOSED CURB & GUTTER SHALL BE 18" CONCRETE CATCH CURB & GUTTER UNLESS OTHERWISE NOTED.



18" REJECT CURB & GUTTER DETAIL

NO SCALE

NOTE: SEE PROPOSED SITE PLAN FOR LIMITS OF PROPOSED REJECT CURB & GUTTER.



4100 N. Calhoun Road, STE 300
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: info@trioeng.com

PROJECT:
NEW BERLIN SOUTH
5295 S MOORLAND ROAD (CTH O)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MOORLAND HOSPITALITY GROUP, LLC
833 E. MICHIGAN STREET, SUITE 1000
MILWAUKEE, WI 53202

REVISION HISTORY

DATE	DESCRIPTION
01/08/2020	INITIAL SUBMITTAL
01/27/2020	PER CITY REVIEW

DATE:

JANUARY 27, 2020

JOB NUMBER:

19018

DESCRIPTION:

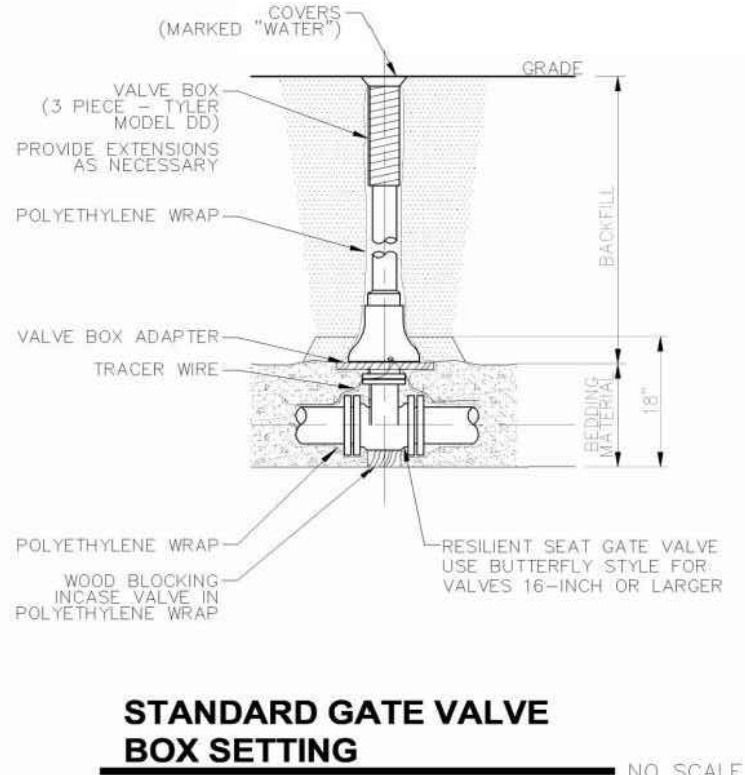
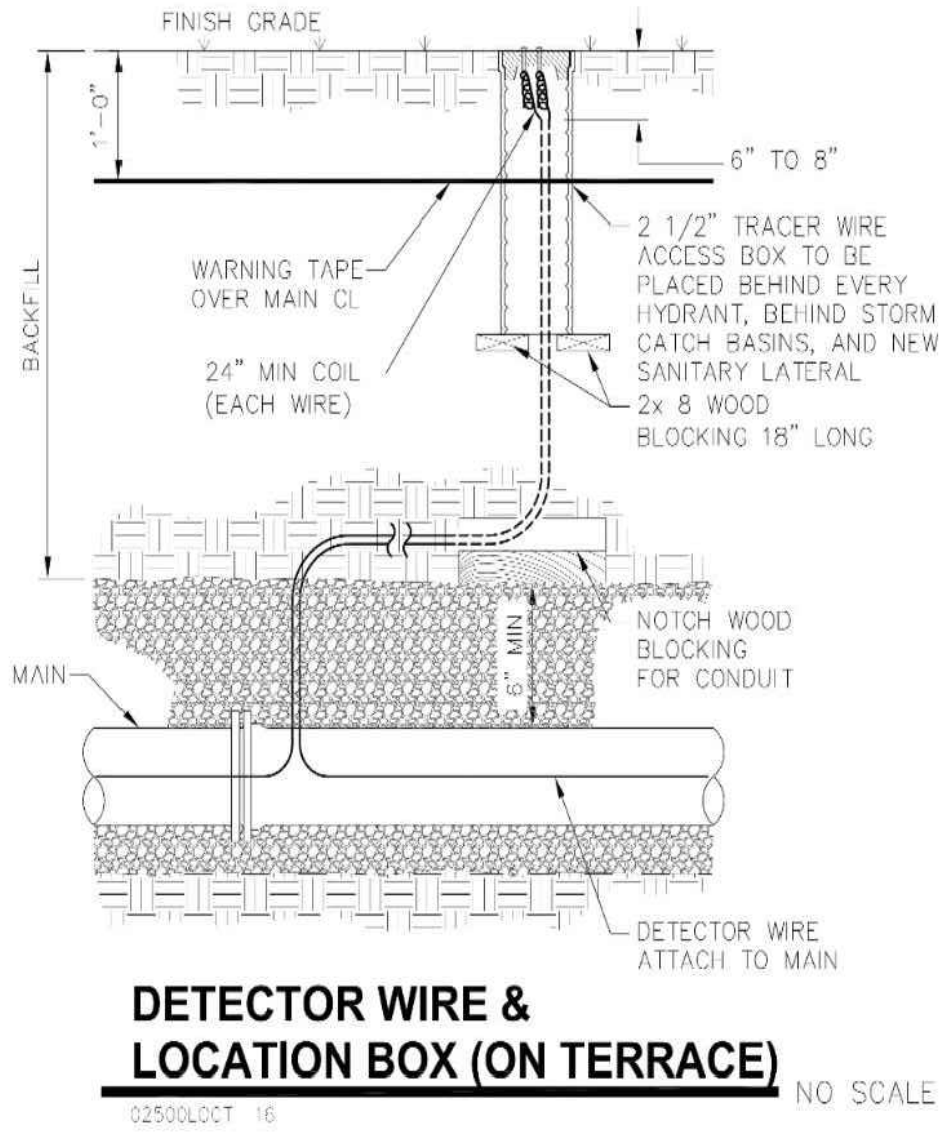
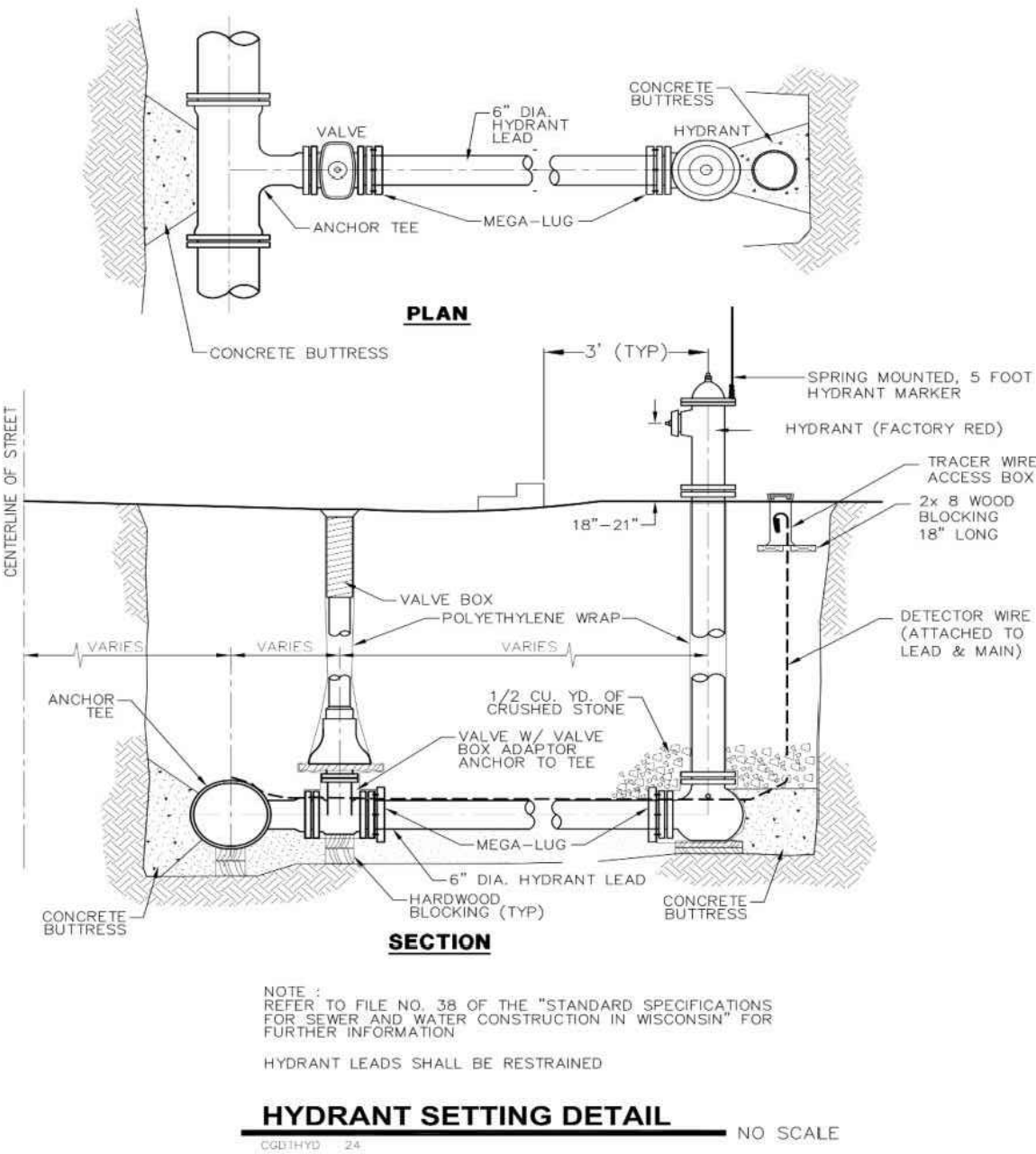
**CONSTRUCTION
NOTES &
DETAILS**

SHEET

C4.0

X:\C700\787\19018-01\CONSTRUCTION PLANS\NEW BERLIN SOUTH-22X34.DWG

APPENDIX B



WATER MAIN CONSTRUCTION

ALL COMPONENTS IN THE WATER MAIN DESIGN AND CONSTRUCTION SHALL BE LEAD FREE.
ALL COMPONENTS SHALL BE AMERICAN MADE.

FOLLOW SWS PART IV AND DR 501, 505, 506, 510, 530, 540, 550, AND EXCEPT THAT BEDDING AND COVER MATERIAL SHALL BE CRUSHED STONE CHIPS.

PIPE

- ALL 6 THROUGH 12 INCH PVC PIPE FOR WATER MAIN SHALL BE AWWA C900, CLASS 150 PVC PRESSURE PIPE, DR 18 OR LESS.
- ALL PVC PIPE SHALL HAVE INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS.
- STANDARD OR COMPACT MECHANICAL JOINT CAST IRON FITTINGS SHALL BE USED.
- ALL WATER MAIN WILL HAVE DETECTOR WIRE ATTACHED TO PIPE.

PIPE-WATERWAY CROSSINGS

- POLYETHYLENE PIPE MAY BE USED FOR WATERWAY CROSSINGS WITH NO TAPS WHEN APPROVED BY THE VILLAGE.
- WATER MAIN FITTINGS SHALL CONFORM TO SWS 8.22.0.
- BURIED JOINTS SHALL BE MECHANICALLY FASTENED, WHILE JOINTS IN STRUCTURES SHALL BE FLANGED.
- FULL BODY FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI, AND COMPACT FITTINGS SHALL HAVE A RATING OF 350 PSI.
- DUCTILE IRON FITTINGS SHALL HAVE A CLASS 52 WALL THICKNESS WITH A BITUMINOUS EXTERIOR COATING PER ANSI/AWWA C110/A21.10.
- INTERIOR OF FITTINGS SHALL BE CEMENT LINED AND BITUMINOUS COATED PER ANSI/AWWA C104/A21.4.
- USE STANDARD STEEL BOLTS FOR FASTENING.
- REMOVE BEVELED PIPE END AT CONNECTIONS TO MECHANICAL JOINT OR FLANGED FITTINGS.
- BUTTRISS CONCRETE SHALL BE CLASS F, SWS 8.35.3, READY-MIXED.

TAPPING SLEEVE

- USE TAPPING SLEEVES WITH GATE VALVES 24-INCHES AND UNDER. USE SMITH BLAIR 662 OR FORD FAST-TAP WITH STAINLESS STEEL BOLTS AND A CARBON STEEL FLANGE.

VALVES

RESILIENT-SEATED GATE VALVES

- FOLLOW AWWA C-509 AND SWS 8.27.0. ALL VALVES LESS THAN 16 INCHES SHALL BE MUELLER OR WATEROUS RESILIENT SEAT GATE VALVES. VALVES SHALL HAVE NON-RISEING STEMS, O-RING STEM SEALS, EPOXY COATING PER ANSI/AWWA C550, STAINLESS STEEL BOLTS, MECHANICAL JOINT ENDS, TURN COUNTERCLOCKWISE TO OPEN, AND A 2" SQUARE OPERATING NUT.

AIR RELEASE ASSEMBLIES

- NEED VERIFICATION FROM DNR, TO ALLOW BELOW-GRADE VENT(S) FOR OUR LOCATION(S).
- FOR ASSEMBLIES PLACED IN VALVE BOXES, FOLLOW SWS 4.12.0
- FOR ASSEMBLIES PLACED IN VALVE VAULTS, FOLLOW SWS 4.11.0, EXCEPT PROVIDE HS20 LOAD-RATED FLAT TOP SLAB.

VALVE BOXES

- FOLLOW SWS 8.29.0. VALVE BOXES SHALL BE TYLER, MODEL 6890S, MODEL DD, WITH A COVER MARKED "WATER".
- EXTENSION SECTIONS SHALL BE FURNISHED IF VALVE IS GREATER THAN 8 FEET IN DEPTH.
- ALL WATER VALVES AND VALVE BOX (S) SHALL BE POLYWRAPPED.
- VALVE BOXES SHALL BE FURNISHED FOR THE DEPTH OF TRENCH SHOWN ON THE DRAWINGS WITH THE COVER PLACED AT THE PROPOSED GRADE OR TO THE ELEVATION SHOWN ON THE DRAWINGS. WATER VALVE BOXES SHALL BE SET 1/2" TO 3/4" BELOW ASPHALTIC BINDER COURSE GRADE UPON INITIAL INSTALLATION.
- VALVE STEM EXTENDER SHALL BE FURNISHED IF VALVE DEPTH IS GREATER THAN 8 FEET. EXTEND TO 4 FEET (PLUS OR MINUS 3 INCHES) BELOW FINISH GRADE. STEM EXTENDER SHALL BE STAINLESS STEEL OR EPOXY COATED IRON. STEM EXTENDERS 6 FEET OR LONGER SHALL BE A SOLID SHAFT. STEM SHALL HAVE A SPACER RING AT 3 INCHES BELOW OPERATING NUT AND BE FURNISHED WITH STAINLESS STEEL PINS AND BOLTS.
- ALL VALVE BOXES SHALL BE INSTALLED USING A VALVE BOX ADAPTOR. ADAPTORS SHALL BE THOSE MANUFACTURED BY ADAPTORS, INC. OR EQUAL.

- AT THE TIME OF ASPHALTIC SURFACE COURSE PLACEMENT, THE VALVE BOXES SHALL BE TURNED UP TO 1/2" TO 3/4" BELOW THE SURFACE COURSE ELEVATION. IF THE VALVES CANNOT BE TURNED UP, A RITE HITE OR RISER RINGS WILL BE ALLOWED TO MAKE THE ADJUSTMENT.
- VALVE BOXES SHALL NOT BE ASPHALT RAMPED.

HYDRANTS

STANDARD HYDRANT

- MUELLER CENTURION A-423.
- SHALL BE NEW, MANUFACTURED WITHIN 24 MONTHS OF CONSTRUCTION AND STORED PROPERLY.
- SHALL HAVE A MECHANICAL JOINT CONNECTION, TURN LEFT TO OPEN, AND HAVE A 6 FOOT 6 INCH TRENCH DEPTH.
- SHALL BE BREAK-FLANGE TYPE, 5 1/2 INCH MAIN VALVE OPENING, SHALL HAVE 2 NATIONAL STANDARD 2 1/2 INCH HOSE NOZZLES.
- SHALL HAVE 5 INCH STORZ PUMPER NOZZLE.
- PUBLIC** HYDRANTS SHALL BE PAINTED FACTORY RED.
- PRIVATE** HYDRANT SHALL BE PAINTED FACTORY YELLOW.
- ALL HYDRANTS SHALL HAVE HYDRANT MARKERS. MARKERS SHALL BE SPRING MOUNTED 5 FOOT REINFORCED FIBERGLASS SHAFTS WITH ALTERNATING RED AND WHITE REFLECTORIZED COLORING.

BARREL EXTENSIONS

- SHALL BE USED WHERE NECESSARY TO SET THE HYDRANT TO THE REQUIRED ELEVATION.
- ONLY ONE (1) HYDRANT EXTENSION PER HYDRANT.
- SHALL BE COMPATIBLE WITH HYDRANT BARREL AND STEM EXTENSIONS.
- THE DISTANCE FROM FINISH GRADE TO THE CENTERLINE OF THE LOWEST NOZZLE SHALL BE FROM 18 TO 23 INCHES.

HYDRANT LEADS AND ANCHORING TEE

- LEADS SHALL BE SIX (6) INCH PVC AWWA C900 PRESSURE CLASS 150.
- HYDRANT LEADS SHALL USE TWO (2) MEGA-LUGS, ONE ON THE HYDRANT AND ONE ON THE HYDRANT VALVE.
- MEGA-LUGS SHALL BE OF THE TYPE CORRESPONDING TO THE PIPE, ABAA IRON, INC.
- PROVIDE CLOW F1217 OR TYLER C-153 ANCHORING TEE WHICH SHALL BE SECURED TO THE HYDRANT.
- AT LEAST ONE (1) CONTINUOUS LENGTH OF PIPE SHALL BE USED BETWEEN HYDRANT AND VALVE. IF LENGTH BETWEEN VALVE AND HYDRANT IS GREATER THAN 20 FEET, ALL JOINTS SHALL BE RESTRAINED IN MANNER APPROVED BY THE CITY OF NEW BERLIN UTILITIES DEPARTMENT.
- ALL BARRELS SHALL BE POLYETHYLENE WRAPPED WITH TAPE.

HYDRANT PLACEMENT

- SHALL BE LOCATED A MINIMUM DISTANCE AWAY FROM BUILDINGS OF 1.5 TIMES THE HEIGHT OF NEAREST BUILDING WALL.
- SHALL BE LOCATED 350 FEET APART (RESIDENTIAL DISTRICTS) AND 300 FEET APART IN (COMMERCIAL, INDUSTRIAL AND MULTI-FAMILY DISTRICTS) OR OTHER APPROVED DISTANCES BY THE UTILITY.
- SHALL BE LOCATED A MINIMUM HORIZONTAL DISTANCE OF 10 FEET FROM ALL DRIVEWAY APPROACHES AND STREET LIGHTS, UTILITY POLES, AND PEDESTALS.
- IF HYDRANT SHOE IS BELOW WATER TABLE, PROVIDE HYDRANT WITH PLUGGED WEEP HOLES.
- HYDRANTS SHALL BE SUPPORTED UPON A PRECAST CONCRETE OR HARDWOOD BLOCK.
- EACH HYDRANT SHALL BE BRACED AGAINST THE FAR END OF THE TRENCH BY A POURED CONCRETE BUTTRISS. DO NOT BLOCK/COVER WEEP HOLE.
- WHERE A HYDRANT IS SET IN SOIL THAT ALLOWS DRAINAGE, DRAINAGE SHALL BE PROVIDED AT THE BASES OF THE HYDRANT BY PLACING CRUSHED STONE FROM THE BOTTOM OF THE TRENCH TO AT LEAST SIX (6) INCHES ABOVE WASTE OPENING IN THE HYDRANT AND TO A DISTANCE OF ONE (1) FOOT AROUND THE BASE ELBOW.
- WHERE A HYDRANT IS SET IN CLAY, ROCK, OR OTHER IMPERVIOUS SOIL, A DRAINAGE PIT TWO (2) FEET IN DIAMETER AND THREE (3) FEET DEEP SHALL BE EXCAVATED BELOW EACH HYDRANT BASE AND FILLED WITH COMPACTED CRUSHED STONE. STONE SHALL BE PLACED UNDER AND AROUND THE ELBOW AND CONCRETE BASE TO A LEVEL OF SIX (6) INCHES ABOVE THE WASTE OPENING. NO DRAINAGE SYSTEM SHALL BE CONNECTED TO A SANITARY SEWER.

HYDRANT ASSEMBLY COST

- THE COST OF HYDRANT ASSEMBLIES SHALL INCLUDE THE COST OF FURNISHING AND INSTALLING HYDRANT, BARREL EXTENSION, GATE VALVE, VALVE BOX, FITTINGS, RESTRAINT, SIX (6) INCH LEAD, STORZ NOZZLE, AND LOWERING OF HYDRANT, IF REQUIRED.

WATER SERVICES

- ALL SERVICES TWO (2) INCH OR SMALLER SHALL BE DR9 HDPE (CTS) WITH A MINIMUM INSIDE DIAMETER OF 1 1/4 INCH.
- CORPORATION STOPS, USE MUELLER B-25008 OR FORD FB1001, SHALL WITHSTAND A 150 PSI PRESSURE TEST.
- CURB VALVES, USE MUELLER H15135 OR FORD 844-M, SHALL WITHSTAND A 150 PSI PRESSURE TEST.
- COMPRESSION FITTINGS WITH STAINLESS STEEL STIFFENERS SHALL BE USED FOR CORPORATION STOPS AND CURB VALVES.
- FOR 2 1/2 INCH AND LARGER SERVICES, FOLLOW SWS PART IV AND V. PROVIDE TEE CONNECTION WITH ANCHOR VALVE MEGA LUGGED TO IT. PROVIDE PLUG AND BUTTRISS.
- USE TEFLON TAPE OF TEFLON PASTE ON THREADED JOINTS.

CURB BOXES

- SHALL BE TYLER 101F WITH FOUR (4) FOOT HEAVY-DUTY ROD WITH GUIDE RING AND STAINLESS STEEL BOLTS
- SHALL BE SCREW-ON STYLE.
- USE VALVE STEM EXTENDERS.
- SHALL BE PLACED ON THE RIGHT OF WAY LINE IN LAWN AREA, NOT IN AN EXISTING OR PROPOSED DRIVEWAY APPROACH.
- ALL CURB STOPS, LATERALS, AND HYDRANTS SHALL BE A MINIMUM OF 10 FEET FROM THE APPROACH.

INSTALLATION AND PLACEMENT

- NO WATER SERVICE SHALL BE LAID THROUGH ANY TRENCH HAVING CINDERS, RUBBISH, ROCK, OR ANY OTHER MATERIAL WHICH MAY CAUSE INJURY TO OR DISINTEGRATION OF THE SERVICE PIPE, UNLESS ADEQUATE MEANS OF PROTECTION ARE PROVIDED BY SAND FILLING OR SUCH OTHER INSULATION AS MAY BE APPROVED BY THE VILLAGE.
- SERVICE PIPES PASSING THROUGH CURB OR RETAINING WALLS SHALL BE ADEQUATELY SAFEGUARDED BY PROVISION OF CHANNEL SPACE OR PIPE CASING, NOT LESS THAN TWICE THE DIAMETER OF THE SERVICE CONNECTION. THE SPACE BETWEEN THE SERVICE PIPE AND CHANNEL OR PIPE CASING, SHALL BE FILLED AND LIGHTLY CAULKED WITH OAKUM, MASTIC CEMENT, OR OTHER RESILIENT MATERIAL, AND MADE IMPERVIOUS TO MOISTURE.
- PRESSURE TEST WATER MAIN SECTIONS BEFORE INSTALLING SERVICES TWO (2) INCH AND SMALLER, FOLLOWING SWS 4.15.0
- ALL WATER SERVICES SHALL BE WET TAPPED UNDER NORMAL OPERATING SYSTEM PRESSURE. USE DOUBLE-STRAP PVC TAPPING SADDLE FOR SERVICE LINES TWO (2) INCH AND SMALLER. USE FORD FS202 OR 303, OR SMITH-BLAIR 377 OR 372.
- ALL SERVICES SHALL BE INSTALLED A MINIMUM OF TEN (10) FEET FROM EXISTING OR FUTURE DRIVEWAY LOCATIONS.
- ALL NEW SERVICES SHALL EXTEND TEN (10) FEET BEYOND RIGHT OF WAY LINE.
- ALL WATER SERVICES ARE TO BE CENTERED ON THE LOT AS CLOSE AS PRACTICAL (WITHIN FIVE (5) FEET OF CENTER).
- ALL SERVICES SHALL BE STAKED PRIOR TO CONSTRUCTION.
- PROVIDE A TWO (2) BY SIX (6) INCH HARDWOOD MARKER AT END OF SERVICE FROM INVERT OF SERVICE TO TWO (2) FEET ABOVE FINISHED GRADE.
- ALL UNUSED WATER SERVICES SHALL HAVE THE CORPORATION STOP TURNED OFF AND THE SERVICE (AND ALL APPURTENANCES) REMOVED TO THE CORPORATION STOP.
- TEST SERVICES FOLLOWING SWS 5.5.18.

COVER DEPTH

- THE MINIMUM DEPTH OF COVER BETWEEN FINISH GRAD AND THE TOP OF THE WATER MAIN PIPE SHALL BE 6 FEET.
- NO WATER MAIN SHALL BE INSTALLED WITH MORE THAN 8 FEET OF COVER BELOW FINISH GRADE.

BEDDING AND COVER MATERIAL

- NO WATER SERVICE OR WATER MAIN SHALL BE LAID THROUGH ANY TRENCH HAVING CINDERS, RUBBISH, ROCK, OR ANY OTHER MATERIAL WHICH MAY CAUSE INJURY OR DISINTEGRATION OF THE PIPE.
- WATER MAIN BEDDING AND COVER MATERIAL SHALL BE CRUSHED STONE OR SAND. WATER VALVE BONNETS SHALL BE SET IN STONE ON WOOD BLOCKING.
- IF A WET TRENCH CONDITION EXISTS, THE WATER MAIN BEDDING AND COVER MATERIAL SHALL BE SUPPORTED BY 3" OF CRUSHED LIMESTONE CHIPS OR CRUSHED LIMESTONE SCREENINGS, CONFORMING TO CHAPTER 8.43.0, TABLES 32 AND 33 OF THE "SWS" AND PLACED AS SHOWN ON FILE NO. 36 OF THE "STANDARD SPECIFICATIONS".

TESTING

- HYDROSTATIC TESTING SHALL BE PERFORMED AS SPECIFIED IN CHAPTER 4.15.0 OF THE "SWS"..... A VILLAGE REPRESENTATIVE MUST BE PRESENT AT ALL TIMES DURING THE TESTING PROCESS.

- IN A NEW DEVELOPMENT THE CONTRACTOR HAS THE OPTION TO TEST THE ENTIRE NEW WATER MAIN, INCLUDING CORPORATION VALVES, AS ONE CONTINUOUS TEST SECTION OR IN SEGMENTS INCLUDING CORPS PER HIS DISCRETION.
- IN A REHABILITATION PROJECT, THE CONTRACTOR HAS THE OPTION TO TEST THE ENTIRE NEW WATER MAIN, INCLUDING CORPORATION VALVES, AS ONE CONTINUOUS TEST SECTION OR IN SEGMENTS INCLUDING CORPS PER HIS DISCRETION.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIAL TO COMPLETE ALL TESTING.

DISINFECTION

- WATER MAIN SHALL BE DISINFECTED IN ACCORDANCE WITH SWS 4.3.12 AND SWS 4.16.0.
- CONTRACTOR SHALL FURNISH AND BOND CHLORINE TABLETS TO THE INSIDE SPIGOT END TOP OF EACH PIPE AS IT IS INSTALLED IN THE GROUND.
- ALL PIPING INSTALLED OUTSIDE OF THE WATER MAIN SEGMENTS SHALL BE DISINFECTED BY SWABBING WITH A FIVE (5%) HYPOCHLORITE SOLUTION AND THOROUGHLY FLUSHED. THE ENTIRE INTERIOR SURFACES OF ALL PIPES AND FITTINGS SHALL BE THOROUGHLY SWABBED.
- CONTRACTOR SHALL USE EXTREME CARE TO INSURE THE CLEANLINESS OF ALL WATER MAIN MATERIALS USED
- ALL COST OF STERILIZATION WORK, INCLUDING RE-CHLORINATION IF NECESSARY, FLUSHING, SAMPLING AND PROCESSING OF BACTERIOLOGICAL SAMPLES SHALL BE PAID FOR BY THE DEVELOPER OR CONTRACTOR.

SAFE SAMPLES

- A SAFE SAMPLE MUST BE OBTAINED FROM EACH OF THE SEGMENTS HYDROSTATICALLY TESTED.
- SAMPLES SHALL ALSO BE TAKEN FROM CONNECTION TO INTERSECTING MAINS TO CHECK EFFECTIVENESS OF THE DISINFECTION PROCEDURE.
- SAMPLES MUST BE PROVEN SAFE BY A WISCONSIN DNR-CERTIFIED INDEPENDENT LABORATORY.
- CITY OF NEW BERLIN UTILITY SHALL RECEIVE A COPY OF THE BACTERIOLOGICAL TEST BEFORE WATER MAIN WILL BE PLACED IN SERVICE.
- IF A TEST IS PROVING UNSATISFACTORY, THE WATER MAIN SHALL BE STERILIZED BY THE CONTRACTOR BY SUCH METHODS AS HE DEEMS NECESSARY AND SAMPLES TAKEN UNTIL ACCEPTABLE RESULTS ARE OBTAINED.

FLUSHING/FILLING WATER MAIN

- WATER FOR TESTING AND FLUSHING OF MAINS WILL BE MADE AVAILABLE BY THE MUKWONAGO UTILITY SUBJECT TO ITS REQUIREMENTS AND CHARGES.
- CONTRACTOR SHALL NOTIFY THE UTILITY OF FLUSHING/FILLING SCHEDULE, AND OBTAIN A METER TO BE USED.
- ALL FLUSHING/FILLING OF NEW MAINS SHALL BE COMPLETED BY CONTRACTOR.

WATER DISCHARGE

- PROVISIONS SHALL BE MADE TO CONVEY WATER USED FOR FLUSHING OR TESTING TO A SUITABLE DISCHARGE POINT WITHOUT CAUSING DAMAGE OR EROSION TO PROPERTIES.
- WATER WASTED FROM PIPELINE, WELL, AND/OR TOWER THAT MAY REACH BODIES OF SURFACE WATER MAY NOT CONTAIN ANY SUBSTANCES IN CONCENTRATIONS THAT ADVERSELY AFFECT THE WATER AS DETERMINED BY NR 105 AND NR 106.
- FOR CHLORINE, NO TOTAL RESIDUAL CHLORINE MAY BE MEASURED IN WATER BEING DISCHARGED TO SURFACE WATER.
- WATER WITH RESIDUAL CHLORINE MAY BE DISCHARGED TO THE SANITARY SEWER WITH PRIOR APPROVAL OF THE UTILITIES DIRECTOR.
- IF CHLORINATED WATER IS CONTAINED BY A DIKE OR BERM AND ALLOWED TO SEEP INTO THE GROUND, OR DISCHARGED TO AN AREA AT A RATE WHERE IT WILL SEEP INTO THE GROUND PRIOR TO REACHING A SURFACE WATER, THEN NO CHLORINE NEUTRALIZATION IS REQUIRED.

WISCONSIN

JOE HUA D. PUDELKO

E-39120

WAUWATOSA, WI

PROFESSIONAL ENGINEER

DESIGN • LAND SURVEYING

TRIO

CIVIL ENGINEERING

4100 N. Calhoun Road, STE 300

BROOKFIELD, WI 53005

PHONE: (262) 790-1480

FAX: (262) 790-1481

EMAIL: info@trioeng.com

PROJECT:
NEW BERLIN SOUTH
5295 S MOORLAND ROAD (CTH 0)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MOORLAND HOSPITALITY GROUP, LLC
833 E. MICHIGAN STREET, SUITE 1000
MILWAUKEE, WI 53202

REVISION HISTORY

DATE	DESCRIPTION
01/08/2020	INITIAL SUBMITTAL
01/27/2020	PER CITY REVIEW

DATE:

JANUARY 27, 2020

JOB NUMBER:

19018

DESCRIPTION:

CONSTRUCTION
NOTES &
DETAILS

SHEET

C4.1

H:\C700\787\19018-01\CONSTRUCTION PLANS\CIVIL PLANS-NEW BERLIN SOUTH-22X34.DWG

GENERAL

- 1.THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
 - a.WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
 - b.WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
 - c.STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
 - d.WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382-387
 - e.WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
 - f.FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - g.CITY OF NEW BERLIN DEVELOPMENT STANDARDS
- 2.THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
- 3.THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
- 4.EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- 5.THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS OR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- 6.THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- 7.THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
- 8.SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE.
- 9.PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED AT ALL TIMES. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED BY THE CONTRACTOR. THE COST OF RESTORATION IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED.
11. PUBLIC ROADS SHALL NOT BE FULLY CLOSED TO TRAFFIC AT ANY TIME. ALL INGRESS AND EGRESS TRAFFIC TO THE PROJECT SITE SHALL BE LIMITED TO THE GRAVEL CONSTRUCTION ENTRANCE.
12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
13. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
14. ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

PREPARATION

- 1.WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
- 2.CONTACT DIGGERS HOTLINE AT 800-242-8511 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
- 3.INSTALL PERIMETER FENCING AND TEMPORARY EROSION CONTROL PRACTICES AS INDICATED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY.
- 4.CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
- 5.PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.
- 6.REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
- 7.SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
- 8.DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
- 9.DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
10. DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
11. REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE.

EROSION CONTROL

- 1.WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
- 2.INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WDNR TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
- 3.ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY.
- 4.ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
- 5.ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
- 6.ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
- 7.ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WISDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.
- 8.DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
- 9.ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
10. DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
11. THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.

EARTHWORK

- 1.WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
- 2.ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THESE REQUIREMENTS. THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
- 3.SATISFACTORY MATERIAL SHALL INCLUDE SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM AS ACCORDING TO ASTM D2487. IT SHALL BE FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES, FROZEN MATERIALS, VEGETATION, DEBRIS, AND ANY OTHER DELETERIOUS MATERIAL.
- 4.UNSATISFACTORY MATERIAL SHALL INCLUDE SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT AS ACCORDING TO ASTM D2487. IT SHALL ALSO INCLUDE FILL MATERIAL NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM

MOISTURE CONTENT AT TIME OF COMPACTION.

- 5.ENGINEERED FILL MATERIAL SHALL INCLUDE A MIXTURE OF NATURAL OR CRUSHED STONE, GRAVEL, AND SAND AS ACCORDING TO ASTM D2940, WITH AT LEAST 90 PERCENT PASSING A 37.5-MM SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE. IT SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE OF 3 INCHES. CLAY CONTENT SHALL HAVE A LIQUID LIMIT OF LESS THAN 45 AND A PLASTICITY INDEX BETWEEN 11 AND 20.
- 6.EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
- 7.EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
- 8.EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
- 9.FILL MATERIAL SHALL BE WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT, PLACED IN MAXIMUM LIFTS OF 8 INCHES AND COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST.
10. AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
11. DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
12. IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE WHICH IS OBSERVED TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERCUT IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DO NOT PROOF ROLL WET OR SATURATED SUBGRADE.
13. THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
14. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.

SANITARY SEWERAGE

- 1.WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM AND ALL APPURTENANCES.
- 2.ALL PUBLIC SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF NEW BERLIN DEVELOPMENT STANDARDS.
- 3.ALL PRIVATE SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF NEW BERLIN DEVELOPMENT STANDARDS.
- 4.POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 FOR DEPTHS LESS THAN 18 FEET, AND SHALL BE SDR 18 CONFORMING TO AWWA C900 FOR DEPTHS GREATER THAN 18 FEET, BOTH WITH PUSH-ON RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTIONS 8.10.6 AND 8.41.4 OF SSSWCW.
- 5.MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING. ADJUSTMENTS RINGS SHALL BE HDPE RINGS SEALED WITH BUTYL.
- 6.TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
- 7.PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
- 8.TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
- 9.ALL CONNECTIONS TO EXISTING SANITARY SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR ALL BUILDING SANITARY SERVICE PIPES, UNLESS NOTED OTHERWISE.
10. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
11. TRACER WIRE SHALL BE GREEN INSULATED SINGLE CONDUCTOR WIRE INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC SANITARY SEWER PIPE, PRIVATE SANITARY INTERCEPTOR PIPE, AND BUILDING SANITARY SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 10 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
12. AFTER INSTALLATION OF SANITARY SEWERAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. CONDUCT TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SSSWCW. REPAIR ANY DAMAGE AND REPLACE ANY PIPE NOT PASSING TESTING.

WATER DISTRIBUTION

- 1.WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE WATER DISTRIBUTION SYSTEM AND ALL APPURTENANCES.
- 2.ALL PUBLIC WATER SUPPLY WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF NEW BERLIN DEVELOPMENT STANDARDS.
- 3.ALL PRIVATE WATER SUPPLY WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF NEW BERLIN DEVELOPMENT STANDARDS.
- 4.POLYVINYL CHLORIDE (PVC) PIPE SHALL BE SDR 18, CLASS 150 CONFORMING TO AWWA C900 WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS IN ACCORDANCE WITH SECTION 8.20.0 OF SSSWCW.
- 5.DUCTILE IRON PIPE (DIP) SHALL BE CLASS 150 CONFORMING TO AWWA C151 WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 8.18.0 OF SSSWCW.
- 6.POLYETHYLENE TUBING SHALL BE SDR 9 IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWCW AND CONFORM TO AWWA C901.
- 7.COPPER TUBING SHALL BE TYPE "K" IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWCW AND CONFORM TO ASTM B88.
- 8.BALL VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.30.0 OF SSSWCW AND CONFORM TO AWWA C800 AND ASTM B88.
- 9.GATE VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.27.0 OF SSSWCW AND CONFORM TO AWWA C500.
10. BUTTERFLY VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.28.0 OF SSSWCW AND CONFORM TO AWWA C504.
11. VALVE BOXES SHALL BE IN ACCORDANCE WITH SECTION 8.29.0 OF SSSWCW AND CONFORM TO ASTM A48. VALVE BOXES SHALL BE SIZE DD, SCREW TYPE, 3 PIECE ASSEMBLY, WITH COVERS MARKED "WATER". ALL VALVE BOXES SHALL BE SET TO PROPOSED GRADE, TRULY VERTICAL, AND SUPPORTED BY USE OF ADAPTOR.
12. HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION 8.26.0 OF SSSWCW AND CONFORM TO AWWA C502. PUMPER NOZZLE SHALL BE PERPENDICULAR TO AND ORIENTED TOWARDS THE PAVEMENT. HYDRANTS SHALL BE ATTACHED BY MEANS OF ANCHORING TEE AND HAVE A GROUND LINE TO CENTER DISTANCE OF 24 INCHES.
13. FITTINGS SHALL BE CLASS 150 IN ACCORDANCE WITH SECTION 8.22.0 OF SSSWCW, CONFORMING TO AWWA C110, AND PROVIDED WITH MECHANICAL JOINTS.
14. MECHANICAL JOINTS SHALL BE MADE WITH "COR TEN" NUTS AND BOLTS, OR CORROSION-RESISTANT EQUIVALENTS CONFORMING TO AWWA C111.
15. POLYETHYLENE WRAP SHALL BE IN ACCORDANCE WITH SECTION 8.21.0 OF SSSWCW AND PROVIDED FOR ALL METAL PIPES AND FITTINGS.
16. THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH SECTION 4.3.13 OF SSSWCW AND PROVIDED FOR ALL BENDS, CAPS, PLUGS, AND TEES.
17. TRENCH SECTION SHALL BE IN ACCORDANCE WITH FILE NO. 36 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
18. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
19. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
20. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC WATER MAIN PIPE, PRIVATE WATER MAIN PIPE, AND BUILDING WATER SERVICE PIPE. TRACER WIRE SHALL BE BLUE INSULATED, SINGLE-CONDUCTOR, 10 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
21. THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AND SAFE WATER SAMPLING. HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH SECTION 4.15.0 OF SSSWCW. DISINFECTION SHALL BE IN ACCORDANCE WITH SECTION 4.16.0 OF SSSWCW AND CONFORM TO AWWA C651. WATER MAINS SHALL BE FLUSHED AND TESTED IN THE PRESENCE OF THE WATER UTILITY OPERATOR.

STORM DRAINAGE

- 1.WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORM DRAINAGE SYSTEM AND ALL APPURTENANCES.
- 2.ALL PUBLIC STORM DRAINAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND CITY OF NEW BERLIN DEVELOPMENT STANDARDS.
- 3.ALL PRIVATE STORM DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND CITY OF NEW BERLIN DEVELOPMENT STANDARDS.
- 4.REINFORCED CONCRETE PIPE (RCP) AND END SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 8.6.0 OF SSSWCW AND CONFORM TO ASTM C76 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM C443. UNLESS NOTED OTHERWISE, 12-INCH DIAMETER PIPE SHALL BE CLASS V, 15-INCH DIAMETER PIPE SHALL BE CLASS IV, AND 18-INCH DIAMETER PIPE AND LARGER SHALL BE CLASS III.
- 5.CORRUGATED METAL PIPE (CMP) AND END SECTIONS SHALL BE 16 GAUGE CONFORMING TO ASTM A760.
- 6.HIGH-DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS SHALL BE ADS N12 AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
- 7.POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 WITH PUSH-ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3212.
- 8.MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
- 9.CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
10. INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C913. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
11. AREA DRAINS SHALL BE ADS NYLOPLAST AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
12. FRAMES AND GRATES SHALL BE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FRAMES AND GRATES ARE COMPATIBLE WITH PRECAST STRUCTURES PRIOR TO ORDERING.
13. TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
14. PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
15. TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
16. ALL CONNECTIONS TO EXISTING STORM SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE.
17. CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
18. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.1 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC STORM SEWER PIPE, PRIVATE STORM INTERCEPTOR PIPE, AND BUILDING STORM SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
19. AFTER INSTALLATION OF STORM DRAINAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. CONDUCT TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SSSWCW. REPAIR ANY DAMAGE AND REPLACE ANY PIPE NOT PASSING TESTING.

CONCRETE PAVING

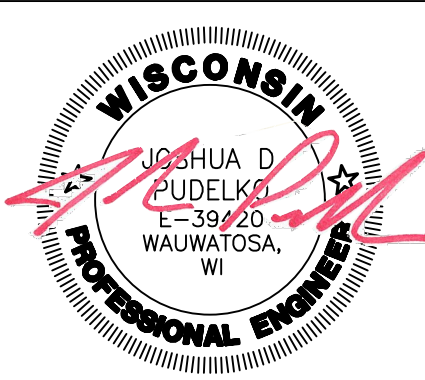
- 1.WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
- 2.CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
- 3.CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
- 4.AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.
- 5.WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
- 6.AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260.
- 7.LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS AND AASHTO M 148.
- 8.CURBING SHALL BE IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
- 9.SIDEWALK AND PATIO SHALL BE IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
10. CONCRETE FORMS SHALL REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
11. CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
12. ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS.
13. EDGES OF CONCRETE PAVEMENT, CURBING, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES.
14. FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
15. FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
16. FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
17. MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
18. REMOVE AND REPLACE CONCRETE THAT IS BROKEN, DAMAGED, DEFECTIVE, OR DOES NOT COMPLY WITH THE REQUIREMENTS LISTED ABOVE.

ASPHALT PAVING

- 1.WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
- 2.CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
- 3.ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS.
- 4.AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.
- 5.PAVEMENT MARKING PAINT SHALL BE IN ACCORDANCE WITH WISDOT APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON THIS PLAN.
- 6.DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
- 7.COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4-INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4-INCH FOR SURFACE COURSE (NO MINUS).
- 8.APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
- 9.NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
10. FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8-INCH TOLERANCE AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
11. APPLY PAVEMENT MARKINGS TO CLEAN AND DRY SURFACE, FREE FROM FROST, TO ENSURE PROPER BONDING. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS TO PRODUCE MARKINGS AS INDICATED WITH UNIFORM, STRAIGHT EDGES.

RETAINING WALLS

- 1.WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT, SUPERVISION, AND DIRECTION TO CONSTRUCT RETAINING WALL SYSTEMS IN REASONABLY CLOSE CONFORMITY TO THE LINES, GRADES, AND DIMENSIONS SHOWN ON THIS PLAN. RETAINING WALLS SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION AND MATERIAL REFERENCE ONLY.
- 2.THE CONTRACTOR SHALL PROCURE DETAILED DESIGN CALCULATIONS AND DRAWINGS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER EXPERIENCED WITH RETAINING WALL DESIGN AND LICENSED IN THE STATE IN WHICH THE RETAINING WALLS ARE TO BE CONSTRUCTED.
- 3.THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SURROUNDING STRUCTURES AND UTILITIES ARE PROTECTED FROM THE EFFECTS OF EXCAVATION AND PROVIDING ANY NECESSARY EXCAVATION SUPPORT.
- 4.THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION ADJACENT TO THE RETAINING WALLS DOES NOT DISTURB OR PLACE TEMPORARY LOADS ON THE RETAINING WALLS THAT EXCEED DESIGN LOADS.



PROJECT:
NEW BERLIN SOUTH
5295 S MOORLAND ROAD (Cth 0)
CITY OF NEW BERLIN, WI
PREPARED FOR:
MOORLAND HOSPITALITY GROUP, LLC
833 E. MICHIGAN STREET, SUITE 1000
MILWAUKEE, WI 53202

REVISION HISTORY

DATE	DESCRIPTION
01/08/2020	INITIAL SUBMITTAL
01/27/2020	PER CITY REVIEW

DATE:

JANUARY 27, 2020

JOB NUMBER:

19018

DESCRIPTION:

**PROJECT
SPECIFICATIONS**

SHEET

C4.2



**Architectural Design
Consultants, Inc.**

This document contains confidential or proprietary information of Architectural Design Consultants, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Architectural Design Consultants, Inc.

**HAMPTON INN & SUITES
MOORLAND HOSPITALITY GROUP, LLC.**

21

19-081

08-19-2019



**Architectural Design
Consultants, Inc.**

This document contains confidential or proprietary information of Architectural Design Consultants, Inc. Neither this document nor the information herein is to be reproduced, distributed, used or disclosed either in whole or in part except as specifically authorized by Architectural Design Consultants, Inc.

**HAMPTON INN & SUITES
MOORLAND HOSPITALITY GROUP, LLC.**

22

19-081

08-19-2019

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: Warren and CaQuia May – Exquisitely Krafted / Referral from the Department of Community Development for an interpretation of Zoning Code Section 275-61(F)(1)(c) as applied to an “After-the-Fact” sign approval for a sign installed by Exquisitely Krafted.

LOCATION: 13803 W. National Avenue (Tax Key #: 1202-987)

REQUEST: Plan Commission Interpretation

D.R.C. RECOMMENDATION: Staff is asking the Plan Commission for their interpretation of Zoning Code Section 275-61(F)(1)(c) as either meeting 1a. or 1b. below:

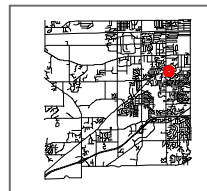
1. The interpretation and application of Section 275-61(F)(1)(c) can be viewed as:
 - a. The Plan Commission may conclude that the sign represents a violation and standards of Section 275-61(F)(c) and orders the sign face to be changed.
 - OR
 - b. The Plan Commission may conclude that the sign does not represent a violation of Section 275-61(F)(1)(c) and can remain.
2. Section 275-61(1)(c) Construction Standards and General Standards states: No person shall display upon any sign or other sign structure any obscene, indecent, or immoral matter.
3. The applicant requested review and interpretation by the Plan Commission (see the DCD Director’s email to the applicant dated December 28, 2021).
4. This sign was installed without application, approval or knowledge by the City of New Berlin. It came to the department’s attention upon receiving a complaint by a New Berlin resident. Because of the nature of the content of the sign, which appears to expose a portion of female anatomy, it is the Department’s opinion that this should be elevated for interpretation by the Plan Commission pursuant to section 275 –61(D)(5) and (6).
 - (5). *Appeal. An applicant may appeal a decision made by staff to the Plan Commission or the Community Development Authority (where applicable) for determination. An additional review fee as determined by the Director shall be required for any sign application that is forwarded to the Plan Commission or the Community Development Authority (where applicable) for review.*
 - (6). *Waiver. An applicant may request a waiver from the Plan Commission or Community Development Authority (where applicable) for the requirements set forth in this section. All sign waiver requests are subject to an application review fee as established by the Director.*
5. Normally, based upon recent case law and code the city cannot regulate content, but in this instance, it could be argued that it violates Section 275-61(F)(1)(c) of the Zoning Code.

6. Community Development staff is seeking the Plan Commission's interpretation and direction as to whether or not this sign can either stay in its present form or the applicant needs to remove it and apply for a different sign face? If the Plan Commission determines the sign violates the aforementioned Zoning Code section the applicant will need to remove the sign face and apply for a sign permit. If the Plan Commission determines this sign "does not" violate this code section the sign face can stay but the applicant will still need to apply for a sign permit. Double permit fees would be charged either way pursuant to Section 275-61(C)(7):
 - (7). *Fees. The applicant shall pay all applicable fees. The fee schedule is on file with the Department of Community Development. If a sign is erected before a permit is issued, the violator shall be assessed a double fee for the sign permit.*
7. *Section 275-70 defines Adult Oriented Establishments as having:*
Commercial establishments in which a significant portion of the business is:
 - A. *To display, sell, have in its possession for sale, offer for view, publish, disseminate, give, lease, or otherwise deal in any written or printed matter, pictures, films, sound recordings, machines, mechanical devices, models, facsimiles, or other material and paraphernalia depicting sexual conduct or nudity and which excludes minors by reason of age;*
 - B. *To display for viewing any film or pictures depicting sexual conduct or nudity and which excludes minors by reason of age; and/or*
 - C. *Where any person appears or performs in a manner depicting sexual conduct or involving nudity and from which minors are excluded by reason of age.*
8. *Section 275-70 further defines Nudity as:*
The showing of the human male or female genitals, pubic area or buttocks with less than a fully opaque covering, or the showing of the female breast with less than a fully opaque covering of any portion thereof below the top of the areola, or the human male genitals in a discernibly turgid state even if completely or opaquely covered.
9. *Section 152-17 Adult Oriented Establishments states:*
SPECIFIED ANATOMICAL AREAS:
 - (1). *Less than completely and opaquely covered human genitals, pubic region, buttocks and female breast below a point immediately above the top of the areola.*
 - (2). *Human male genitals in a discernibly turgid state, even if opaquely covered.*
10. The current sign face represents the applicant's business logo. Although, the sign face is not an actual picture but a representation, DCD staff is asking the Plan Commission for their ultimate interpretation of Section 275-61(F)(1)(c) and the other aforementioned municipal code sections.

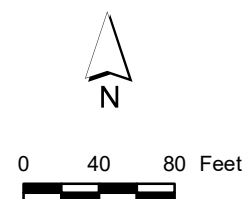
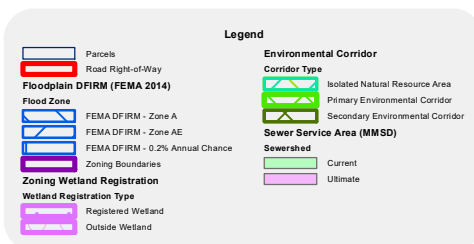
ATTACHMENTS:

Location Map
Plan of Operation
Sign Plan

SG-2200059
Exquistely Krafted
13803 W. National Avenue



City of New Berlin
Department of Community Development
3805 S Casper Dr.
New Berlin WI 53151
(262) 797-2445
www.newberlin.org



The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The informations and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.

From: [CAQUIA MAY](#)
To: [Jones, Nikki](#)
Subject: Fwd: Exquisitely Krafted logo
Date: Thursday, January 6, 2022 2:30:08 PM

Hello Nikki, this is CaQuia May I am sending over all of my branding to be included in the file because it shows the woman silhouette and explains what services we offer to enhance the beauty of the woman. I will send over the letter of explanation for services and products once I make it home.

----- Forwarded message -----

From: Warren May <warren.may@outlook.com>
Date: Thu, Jan 6, 2022 at 2:27 PM
Subject: Fwd: Exquisitely Krafted logo
To: CAQUIA MAY <exquisitelykrafted@gmail.com>

Get [Outlook for iOS](#)

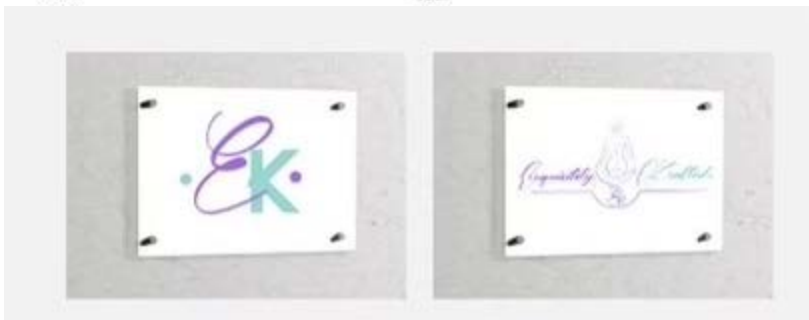
From: Customer Service <Warren.may@outlook.com>
Sent: Thursday, October 28, 2021 12:30:37 PM
To: printboss lady@gmail.com <printboss lady@gmail.com>
Subject: Re: Exquisitely Krafted logo



Front



Back



Thank You Card Design



2nd Postcard Design





Front



Back





Get [Outlook for iOS](#)

From: Customer Service <Warren.may@outlook.com>
Sent: Wednesday, October 27, 2021 1:08:13 PM
To: printboss lady@gmail.com <printboss lady@gmail.com>
Subject: Re: Exquisitely Krafted logo

Get [Outlook for iOS](#)

From: Customer Service
Sent: Wednesday, October 27, 2021 1:06:52 PM
To: printboss lady@gmail.com <printboss lady@gmail.com>
Subject: Exquisitely Krafted logo

Get [Outlook for iOS](#)



January 4, 2022

WARREN MAY
EXQUISITELY KRAFTED
13803 W NATIONAL AVE
NEW BERLIN, WI 53151

Re: Violation at 13803 W National Ave, New Berlin WI.

Dear Owner,

A formal complaint has been made to our department regarding your business sign for Exquisitely Krafted at 13803 W National Ave. This sign has not received a sign permit and is currently a violation of the New Berlin Zoning Code, Section, 275-61 Signs.

In addition, your sign may be a violation of Section 275-61(F) of the City's Zoning Ordinance. As such, after being reviewed by our director, if you wish to keep this sign you will need to apply for a sign permit which will be elevated to the Plan Commission for their review and action. The cutoff date to submit for the February meeting has passed. The next cutoff for the March 7TH meeting is January 21st, 2022.

If you do not wish to wait for the Plan Commission's review and action you may modify the sign face itself and apply for a sign permit as long as this Department does not feel you have violated Section 275-61 of the Zoning Ordinance. If you apply for a permit with a different sign face it may be reviewed administratively at the staff level but that will be determined upon reviewing your application materials. Absent the aforementioned you must remove the sign altogether immediately.

Please remove the sign by no later than Friday, January 21, 2022. Even If you plan to submit to the Plan Commission, the sign must be removed until a permit is issued.

VIOLATION:

§ 275-61 Signs

B. Compliance.

(1) No sign shall hereafter be located, erected, moved, reconstructed, extended, enlarged, converted or structurally altered without a sign permit and conforming with the provisions of this chapter. No sign permit shall be issued to a business or property that does not have a zoning permit.

(2) The Department of Community Development (DCD), upon review of a sign application, has the authority to administratively approve the sign application through the administrative permit policy, provided that it meets all the requirements of this chapter.

F. Construction standards.

(1) General standards.

(c) No person shall display upon any sign or other sign structure any obscene, indecent, or immoral matter.

§ 275-68 Remedies and enforcement powers.

(3) Double fee. A double fee shall be charged if work is started before a permit is applied for or issued or if a building is occupied prior to the issuance of an occupancy permit. Such double fee shall not release the applicant from full compliance with this chapter nor from prosecution for violation of this chapter. The Director may waive the permit double fees for an applicant if the Director feels sufficient evidence has been provided to determine that a double fee is not warranted. If the Director denies the request, then the applicant may appeal to the Plan Commission.

A final inspection will be performed on or after the given deadline date. Although this office anticipates your full cooperation, failure to comply with the New Berlin Zoning Ordinance and the conditions of the violation could lead to legal action by the City Attorney, including but not limited to a civil suit, injunction and possible forfeitures on your part. Each and every day this violation exists constitutes a separate offense.

If you have any questions, or would like further clarification, please call me at 262-797-2445, ext. 2249.

Sincerely,
CITY OF NEW BERLIN



Dan Hogan
Code Compliance Specialist

CC: Alderman Horbinski
Mayor's Office
Nikki Jones, DCD Deputy Director
Rick Dahl-Building Owner





February 8, 2022

TO: Common Council
Mayor Ament
Alderman Stribl

FROM: Plan Commission

RE: Items from the Plan Commission Meeting from February 7, 2022 requiring Common Council action.

- (7) KH PK-2200053 Park Design - Approval of selected consultant for the design of Malone Park

Council Motion:

This item was considered at the Plan Commission meeting on February 7, 2022. It was recommended to the Common Council on a vote of 5-0. I do hereby move that the Common Council Approve the awarding of a Professional Services Design Contract to the most responsive, qualified consultant, Ayres Associates for the design of Malone Park in an amount of \$248,815, with contingencies the not-to-exceed total project cost are \$250,000, from account 04252900 61118 C2022.

STAFF REPORT

EXECUTIVE SUMMARY

APPLICANT/PROJECT: City of New Berlin / Park Designs for Malone Park

LOCATION: 16400 Al Stigler Pkwy

REQUEST: Approval of the Design Contract for Malone Park

D.C.D. RECOMMENDATION: Recommend to the Common Council the awarding of a Professional Services Design Contract to the most responsive, qualified consultant, Ayres Associates for the design of Malone Park in an amount of \$248,815, with contingencies the not-to-exceed total project cost are \$250,000, from account 04252900 61118 C2022.

1. In January, the City of New Berlin solicited Proposals from 4 firms for design services for Malone Park. The work consists of preparing plans, specifications and estimates for this park in 2022.
2. Analysis of Need
 - a. The construction of these restrooms facilities date back to the 1970's. The Parks Department continues to perform routine maintenance on these buildings, and in the mid 1990's completed Americans with Disabilities Act (ADA) upgrades to meet required accessibility standards. By doing so, the size of the restrooms were reduced as well as functionality for park users, especially larger picnic rental groups. The proposed upgrades will reduce the long term maintenance costs, add more functionality for park users, address remaining ADA items, add more storage capacity and make the restrooms more convenient and accessible to our park patrons.
 - b. A summary of Malone Park's deficiencies is outlined in the CIP Request.
3. Project Description and Scope of Services
 - a. This project consists of the removal of the existing structures (Shelter #1, Shelter #2, Concessions and Gazebo) and the design, purchase and installation of three new structures within Malone Park to comply with ADA standards. Shelter #1 and Concessions will be removed and a new structure with a shelter, restrooms and concessions will replace them in the same general location. Shelter #2 will be removed and a new structure with a shelter and restrooms will replace it near the playground. The Gazebo will be removed and a new shelter will replace it near the west park entrance. Utility work to include sanitary, water and electrical service.
 - b. Features such as site amenities, lighting and site work/landscaping shall be incorporated into the design.
 - c. The existing paved trail system throughout the park has numerous issues, as outlined in the ADA Study. The design shall include adding and/or replacing trails to provide for paved accessible routes to play components, athletic fields and shelters.
 - d. The design will also explore the addition of a third basketball court just to the east of the existing courts and 6-7 pickleball courts near the tennis courts.
4. Design services will include the preparation of final construction plans and bidding documents.

5. On January 28, 2022, the City received two (2) Proposals for the Professional Engineering Services for Park Design. Staff reviewed the Proposals and determined that Ayres Associates is the most responsive, qualified consultant.
6. The project proposal is attached, along with the composite scoring sheet.

DETAILS IN ATTACHED STAFF REPORT

CITY OF NEW BERLIN
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLAN COMMISSION STAFF REPORT

Meeting of February 7, 2022

City of New Berlin / Malone Park
16400 Al Stigler Pkwy

DATE STAFF REPORT CREATED: 1/10/2022

APPLICANT: City of New Berlin

REQUEST / DESCRIPTION OF PROJECT:

1. This project consists of the removal of the existing structures (Shelter #1, Shelter #2, Concessions and Gazebo) and the design, purchase and installation of three new structures within Malone Park to comply with ADA standards. Shelter #1 and Concessions will be removed and a new structure with a shelter, restrooms and concessions will replace them in the same general location. Shelter #2 will be removed and a new structure with a shelter and restrooms will replace it near the playground. The Gazebo will be removed and a new shelter will replace it near the west park entrance. Utility work to include sanitary, water and electrical service.
2. Features such as site amenities, lighting and site work/landscaping shall be incorporated into the design.
3. The existing paved trail system throughout the park has numerous issues, as outlined in the ADA Study. The design shall include adding and/or replacing trails to provide for paved accessible routes to play components, athletic fields and shelters.
4. The design will also explore the addition of a third basketball court just to the east of the existing courts and 6-7 pickleball courts near the tennis courts.

PROPOSALS RECEIVED: 2

SELECTED CONSULTANT: Ayres Associates

FISCAL IMPACT: Estimated Design Cost \$248,815

SOURCE OF FUNDS: \$250,000 04252900 61118 C2022 Malone Park

D.C.D. RECOMMENDATION: Recommend to the Common Council the awarding of a Professional Services Design Contract to the most responsive, qualified consultant, Ayres Associates for the design of Malone Park in an amount of \$248,815, with contingencies the not-to-exceed total project cost are \$250,000, from account 04252900 61118 C2022. **See Executive Summary.**

Attachments:

Selected Proposal – Project Approach
Request for Proposal
Composite Scoring Sheet



Project Approach

In our eyes, a successful project is about more than doing the right thing; it's about treating our partners and colleagues in a way that shows them how much we value their trust, and how greatly we value our relationship with them. No matter the size or scope of the project, we hold tight and true to **delivering what we promise**, with a lot of time invested into building a reliable, long-term partnership along the way. Through the completion of thousands of projects in Wisconsin, we've not only gained a thorough understanding of the communities in which we work, but we've also developed the knowledge necessary to solve common challenges in new and creative ways, always with a keen and resourceful eye toward timeline, budget, and constructability.

The City is seeking to develop plans for implementing multiple park improvements that promote accessibility, play, and community at Malone Park. These improvements will change the landscape of the park, and how they thread into the existing landscape will be one factor in determining its success. From our talks with Kristen Hogan and reviewing the City of New Berlin's Park and Open Space plan, we have begun to develop a deep understanding of the community's desires and existing site constraints. We'll apply our knowledge and connections from working on similar projects to be advocates for the City and make it a priority to ask good questions to identify the heart of the issue. From the very beginning, we will work to understand for whom and where we are designing.

As a creative design group, we love to come up with new and innovative solutions; however, our inventive ambition is balanced by the functional side of our design team. We strive to find a balance between creativity and performance. This begins and ends with understanding that at the end of the day we are delivering playgrounds, courts, and outdoor spaces for a community to enjoy. From day one, we will work with multiple manufacturers to identify potential solutions and options that will lead to a competitive construction bidding market, resulting in buildable solutions that accomplish the functional goals of this project.

Having a place where people can gather strengthens the community bonds that hold us all together. Parks like Malone are where families create memories, and those memories can transcend generations and turn into traditions that span decades.

Our approach to this park begins with seeing the projects through the lens of New Berlin's community. This project needs to stand the test of time; it needs to be the place where community members form fond memories.

As designers and professionals passionate about parks, we love to develop the 3D models and graphics necessary to bring these projects to life. However, we understand that these visualizations are only that: images. To get projects built it takes understanding of where budgets, needs, and time align.

Having worked with you on previous projects, both conceptual and built, we have a clear understanding of where you would like to be at the end. As we work through the entire process, we will keep our aim on our construction target and find ways to bring value to the construction process.

Balancing creativity and performance methodology

Our simple and effective approach of collaboration and communication can be summarized in just five steps:

1. Identify existing opportunities and constraints.
2. Translate those opportunities and constraints into a fun and interactive design that inspires.
3. Give you the tools and resource to accurately communicate the proposed improvements and the effects the community can expect to see.
4. Develop detailed bidding documents that provide enough constraints for accurate bidding but flexible enough for contractors and be competitive.
5. When construction does start, think of us as your advocates, providing you with a clear picture as to where we are at, where we are going, and what you can expect.

Scope of Work

Start Up Meeting and Data/Base Map Collection

Ayres' design team will mine available information to help inform future decision making. We will meet with City staff to review current and-or past plans of Malone Park, tour the site, and launch into a design workshop to better understand ideal schedule, key issues, goals, and objectives. Our workshop process will help City staff and the design team zero in on the most important issues now and into the future along with what are the opportunities pushing this project forward. To help inform the project issues, goals, and objectives, the following topics will be discussed during the workshop with City staff:

- Overall function of Malone Park
- Current and potential community events for the park including July 4th festivities
- Programmed sports and regular tournaments
- ADA accessible access and circulation
- Connection to neighborhoods and other City parks
- Preferred materials
- Support facilities and infrastructure needs
- Lighting
- Maintenance challenges and concerns

After the design team has mined available information and developed a clear understanding of issues, goals, and objectives, we will begin to develop multiple iterations of potential solutions with corresponding estimates. A clear direction for the design of park improvements related to budget will be the conclusion of this first phase of the process.

FUNDING

Although the City of New Berlin has strong support among local and private donors, our funding specialist, Keely Campbell, has done a review of funding that may be available for this project. The WDNR's Stewardship Grant (due May 1 annually) is the first place she would start.



Design Development

Our design team will take input from the previously completed ADA study and the design objectives presented by the City to create preliminary plans and alternatives for the preliminary design meeting. Preliminary plans will include two designs with different budgets to discuss with City staff. Comments from the preliminary design meeting will be incorporated in the design process for the Plan Commission meeting. Three existing structures will be removed and replaced to meet the growing needs of the park and to meet ADA compliance. Existing paths will be altered and extended to be ADA-compliant and connect the entire park system. It is assumed water, sanitary and electrical services will be present to serve the three new buildings. Once final plans have been reviewed by the Plan Commission, Ayres will submit final construction plans and bidding documents to the City of New Berlin for bidding.

Design development plan will include:

- Survey/existing conditions (by others)
- Tree preservation plan and details
- Demolition plan showing areas of pavement to be removed, above and below ground structure building and utility removals
- Utility plans showing location of water, electric, stormwater and gas required for the new structures. Assumes utility available at the site.
- Site grading plan
- Enlargement plans calling out in more detail the layout materials, amenities and structures
- Utility details
- Site details of all paving and amenities
- Develop an estimate of probable cost



**PATHS WITH ASPHALT ISSUES,
RUTTING & CRACKING.**

Deliverables

- Full architectural plans for three structures assuming Romtec structures or equal
- Site plan rendering
- Design development plan set in PDF format
- Excel file of estimate of probable cost
- Meeting notes and documents
- Updated project schedule

Meetings (up to 10)

- Design development kickoff meeting
- Meeting to review alternatives
- Coordination meeting with design team to review preliminary plans and update project schedule
- Presentation to the Plan Commission
- Final construction plan submittal
- Bid opening attendance

100% Construction Document Plans/Bidding

In this stage, we'll take the input from the design development phase and develop 60% construction document plans for review, followed by 100% construction documents. These plans will further refine the design development plans and incorporate changes from City staff comments that were discussed during the previous phase. We'll then coordinate with the all preferred play equipment vendors to get accurate construction drawings for the set that can be competitively bid between contractors and manufacturers. Once 60% drawings have been developed, we will meet with City staff to review construction document plans, estimates, and manufacturer details.

Construction document plans will include:

- Title Sheet
- General Notes
- Existing Conditions
- Project Overview and Benchmarks
- Erosion Control
- Building Demo
- Construction Details
- Plan Details

- Grading Plan
- Pathway Plan
- Lighting Plan
- Architectural Plans
- Structural Plan
- Structural Details
- Estimate of Probable Cost

Once the construction plans are approved, Ayres will publicly solicit bids for the project. The bid process and materials will conform with Wisconsin statutes and laws regarding the public bidding process for Wisconsin municipalities. We will hold a pre-bid meeting to clarify any questions and ensure a fair and even bidding process, and if questions come up that result in clarifications, we'll waste no time issuing all necessary addenda to ensure there are no delays in the bidding process. Once bids are received, we'll craft a bid tabulation sheet to assist in bidder selection by City staff. We will answer all bidders' questions, develop a NOI, and issue clarification addenda as needed throughout the bidding process. All bids received will be reviewed with City staff, and we'll submit a recommendation for a preferred contractor to City Council for approval.

Deliverables

- Five hard copies and an electronic copy of the construction plans in AutoCAD and PDF format
- Three hard copies of the bidding documents and an electronic copy in PDF format

Meetings

- Preliminary design and submittal presentation
- Presentation to the Plan Commission
- Final construction plan submittal
- Bid opening

MAJOR MILESTONES	
PROJECT TASK	DATE
Award of Contract and Notice to Proceed	February 8, 2022
Preliminary Designs Completed	August 1, 2022
Preliminary Designs to the Plan Commission	August 15, 2022
Final Designs Completed	September 12, 2022
Bidding Phase Complete	Winter 2023

Design Fees

We propose a not-to-exceed fee for the tasks included within this proposal of **\$248,815**.

For a more detailed breakdown of tasks please see the spreadsheet on the following pages.

**CITY OF NEW BERLIN
REQUEST FOR PROPOSAL
MALONE PARK DESIGN**

The City of New Berlin (City) desires to retain the professional services of an engineering consultant to complete a design and preparation of final plans and specifications, as well as related site improvements for Malone Park, which includes the reconstruction of park structures and trail improvements.

Qualified consultants are invited to submit proposals to accomplish the scope of work hereinafter defined. The consultant will be expected to work directly with the City. The Department of Community Development will be the lead agent for the Project.

1. Project Description and Scope of Services

A. Malone Park

- 1) This project consists of the removal of the existing structures (Shelter #1, Shelter #2, Concessions and Gazebo) and the design, purchase and installation of three new structures within Malone Park to comply with ADA standards. Shelter #1 and Concessions will be removed and a new structure with a shelter, restrooms and concessions will replace them in the same general location. Shelter #2 will be removed and a new structure with a shelter and restrooms will replace it near the playground. The Gazebo will be removed and a new shelter will replace it near the west park entrance. Utility work to include sanitary, water and electrical service.
- 2) Features such as site amenities, lighting and site work/landscaping shall be incorporated into the design.
- 3) The existing paved trail system throughout the park has numerous issues, as outlined in the ADA Study. The design shall include adding and/or replacing trails to provide for paved accessible routes to play components, athletic fields and shelters.
- 4) The design will also explore the addition of a third basketball court just to the east of the existing courts and 6-7 pickleball courts near the tennis courts.

2. Data Collection

- A. A field survey of the parks shall be completed by the selected consultant as necessary to complete the designs for the limits of work.
- B. The selected consultant shall compile existing topographic, cadastral and utility as-built information as needed from the City of New Berlin data files.

- C. The field survey shall be completed based upon state plane coordinates. The Elevation Datum the City of New Berlin uses is 'NAVD 1988 (US Survey Feet)'. The X/Y Coordinate system the City uses is NAD 1927 State Plane Wisconsin South 4803. Verify the accuracy of City topographic data by comparing to field survey data.
- D. The consultant shall perform, or retain a sub-consultant to perform, a minimum of 2 soil borings within the foundation areas of the proposed structures as necessary to complete the design.

3. Preliminary Design

- A. Based upon the field survey data and the information compiled from the City, prepare park designs including the features outlined in the Project Description and Scope of Services.
- B. Submit the preliminary designs to the City for review and approval.

4. Final Construction Plans and Bidding Documents

- A. Upon receiving approval of the preliminary designs by the City, complete the final construction plans and bidding documents.
- B. Prepare appropriate construction details.
- C. Prepare a construction erosion control plan.
- D. Apply for any applicable DNR permits.
- E. Prepare bidding documents based upon City of New Berlin standards.
- F. Submit the final construction plans and bidding documents to the City for review and approval.

5. Bidding Phase

- A. Prepare the official bidding notice and submit the notice to the City.
- B. Provide digital construction plans and bidding documents to be uploaded to Questcdn.com for perspective bidders.
- C. Provide plan and specification clarifications to perspective bidders.
- D. Attend the Bid Opening.
- E. Evaluate bids received, prepare a letter of recommendation for award and submit it to the City.

6. Administration

A. Attend up to ten meetings with the City. It is anticipated that these meetings may include:

1. Preliminary design submittal and presentation.
2. Presentation to the Plan Commission.
3. Final construction plan submittal.
4. Bid opening attendance.

B. Prepare and submit construction cost estimates to the City.

C. Deliverables shall include:

1. Five hard copies and an electronic copy of the construction plans in AutoCad and PDF format.
2. Three hard copies of the bidding documents and an electronic copy in PDF format.
3. No bidding documents and construction plans will be produced for distribution to perspective bidders.

7. Schedule

A. Based on the evaluation of the Proposals received, a consultant will be selected. A proposed contract will then be prepared and negotiated with the most responsive, responsible consultant.

B. The following time schedule is anticipated:

- | | |
|---|------------------|
| 1. Receipt of all Proposals | January 28, 2022 |
| 2. Staff selection of Consultant | February 2, 2022 |
| 3. Plan Commission | February 7, 2022 |
| 4. Award of contract and Notice to Proceed | February 8, 2022 |
| 5. Preliminary designs completed | August 1, 2022 |
| 6. Preliminary designs to the Plan Commission | August 15, 2022 |

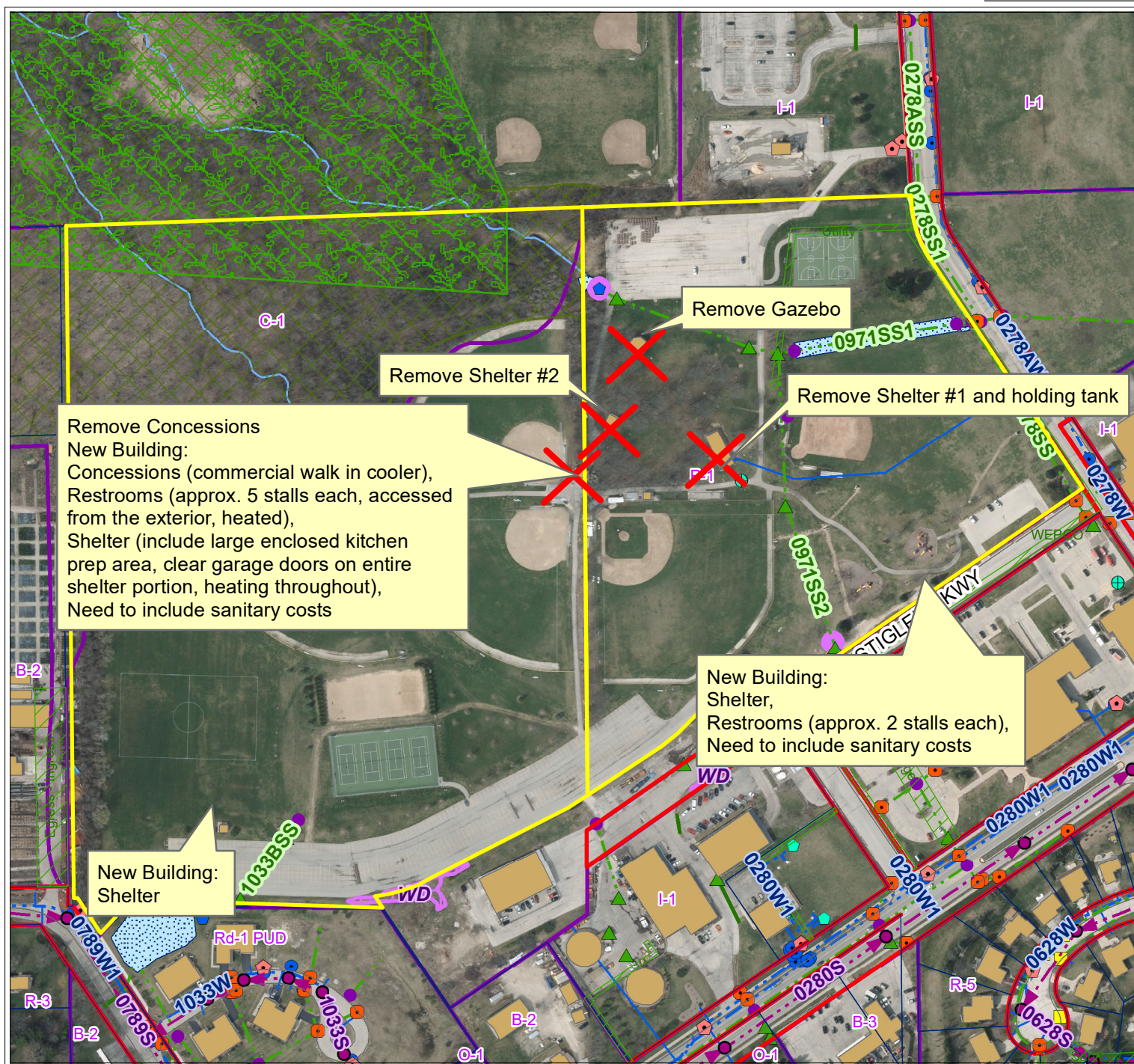
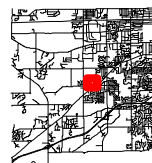
- | | |
|------------------------------------|--------------------|
| 7. Communication to PBG from staff | August 15, 2022 |
| 8. Final Designs completed | September 12, 2022 |
| 9. Bidding Phase Completed | Winter 2023 |

C. Submittal

1. Five copies of proposals should be submitted to the Department of Community Development by 10:00 AM., Friday, January 28, 2022. Late submittals will not be accepted and will be returned unopened. Proposals should be mailed or delivered to:

Kristen Hogan, Principal Planner
3805 South Casper Drive
New Berlin, WI 53151

2. Proposals will be evaluated based on the consultants professional qualifications, the experience and qualification of the project team, Consultant present and committed work load, project approach, consultant effort, and cost.
3. All questions regarding proposals should be directed to Kristen Hogan at the following e-mail address: khogan@newberlin.org.



Legend

- Parcels
- Road Right-of-Way
- Floodplain (FEMA DFIRM 2014)
- Zoning Boundaries
- Wetland Registration**
 - Registered Wetland
 - Outside Wetland
- Environmental Corridor**
 - Isolated Natural Resource Area
 - Primary Environmental Corridor
 - Secondary Environmental Corridor
- Sewer Service Area (MMSD)**
 - Current
 - Ultimate



0 105 210 Feet

The information and depictions herein have been produced using data available through photogrammetric means by the City of New Berlin. The information and depictions herein are for informational purposes and the City of New Berlin specifically disclaims accuracy in this reproduction and specifically admonishes and advises that any and all depiction, measurements, distances depicted herein and as to which specific or precise accuracy is required should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means.

Malone Park Design

COMPOSITE SHEET

CRITERIA	MULTIPLIER
Experience and Qualifications of Project Team	20
Consultant present and committed work load	20
Project Approach	20
Consultant Effort (ie. Hours to complete)	20
Cost	20

NUMBER OF EVALUATORS:

4

CONSULTANT	Evaluator 1	Evaluator 2	Evaluator 3	Evaluator 4	Average	Ranking
GRAEF	3.6	3.2	4.4	4.6	3.95	2
Ayres	4	3.6	4.6	4.4	4.15	1