



CESO

WWW.CESOINC.COM

175 Montrose West Ave., Suite 400
Akron, OH 44321

Phone: 330.665.0660 Fax: 330.208.4628

By: _____
Date: _____

Revisions/ Submissions

No. _____

SITE DEVELOPMENT PLANS FOR

PROJECT MALLARD

SECTION 4, TOWNSHIP 29N, RANGE 18W VILLAGE OF ROBERTS, ST. CROIX COUNTY, WISCONSIN

PROJECT TEAM:

ENGINEER/ LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.



PREPARED BY: DANIEL L. ELENBAAS /
RYAN A. HYLLESTED, P.L.A.
767 EUSTIS STREET, SUITE 100
ST. PAUL, MN 55114
TELEPHONE (651) 645-4197

GEOTECHNICAL ENGINEER
BRAUN INTERTEC
11001 HAMPSHIRE AVENUE S.
MINNEAPOLIS, MN 55438
TELEPHONE: 952-995-2000

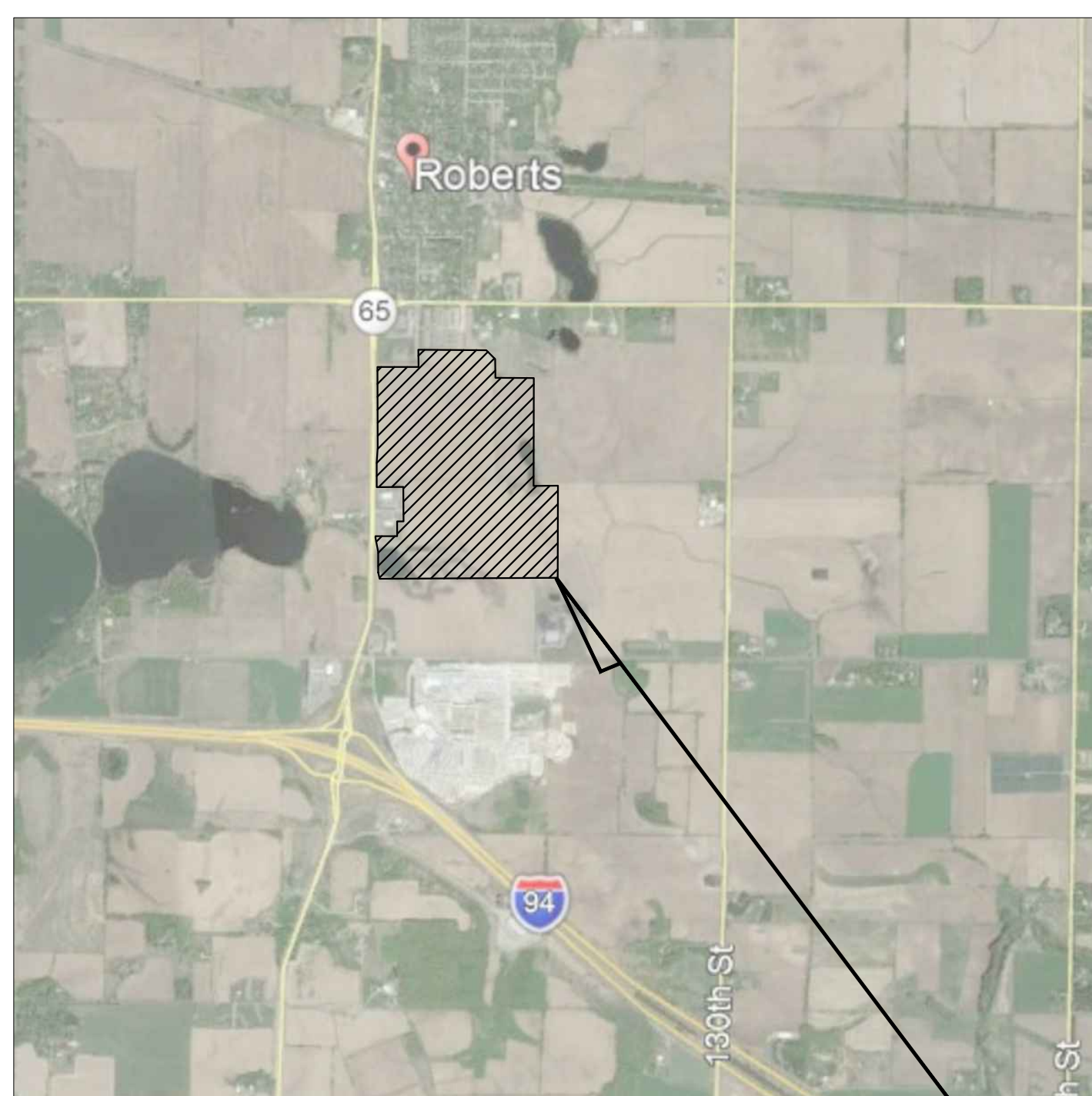
DESIGN/BUILDER
RYAN COMPANIES



533 SOUTH 3RD STREET, SUITE 200
MINNEAPOLIS, MN 55415
TELEPHONE: 612-492-4000

SURVEYOR
WESTWOOD PROFESSIONAL SERVICES
12701 WHIEWATER DRIVE, SUITE 300
MINNETONKA, MN 55343
TELEPHONE: 952-906-7439

ARCHITECT
CESO ARCHITECTURE AND DESIGN
175 MONTROSE WEST AVE., SUITE 400
AKRON, OH 44321
TELEPHONE: 330-665-0660



VICINITY
N.T.S.



DRAWING INDEX	
SHEET NO.	SHEET TITLE
C000	COVER SHEET
C100	GENERAL NOTES
V100	ALTA SURVEY 1 OF 2
V101	ALTA SURVEY 2 OF 2
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C300	OVERALL EROSION CONTROL PH1 PLAN
C301	OVERALL EROSION CONTROL PH2 PLAN
C302	EROSION AND SEDIMENT CONTROL DETAILS
C400	OVERALL SITE PLAN
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C611	UTILITY PLAN
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L100	OVERALL LANDSCAPE PLAN
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L106	LANDSCAPE PLAN
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L108	LANDSCAPE PLAN
L109	LANDSCAPE PLAN
L110	LANDSCAPE PLAN
L111	LANDSCAPE PLAN
L112	LANDSCAPE PLAN
L113	LANDSCAPE DETAILS
L114	SEED MIX SCHEDULE

NOTES:

- CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
- IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 30x42 SHEET.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

Kimley-Horn
202 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT
160640019.1.106
DATE
07/26/2021
SCALE AS SHOWN
DESIGNED BY JDH
DRAWN BY JDH
CHECKED BY DLE

PROJECT MALLARD
RYAN COMPANIES US, INC.
ROBERTS, WI
© 2021 CESO, INC.



Project number: 160640019.1.106
Scale:
Drawn: JDH
Checked: DLE
Date: 07/26/2021
Issue: CD
Drawing Title:

COVER SHEET

C000



Know what's below.
Call before you dig.



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175 Marlboro West Ave., Suite 400

Avon, OH 44521

Phone: 330.666.0960 Fax: 330.200.4820

GENERAL CONSTRUCTION NOTES

- 1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK...

EROSION CONTROL NOTES

- 1. THE STORM WATER POLLUTION PREVENTION PLAN ("SWPPP") IS COMPRISED OF THE EROSION CONTROL PLAN, THE STANDARD DETAILS, THE PLAN NARRATIVE, ATTACHMENTS INCLUDED IN THE SPECIFICATIONS OF THE SWPPP, PLUS THE PERMIT AND ALL SUBSEQUENT REPORTS AND RELATED DOCUMENTS.

GRADING AND DRAINAGE NOTES

- 1. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE START OF CONSTRUCTION.

WATER STORM SEWER & SANITARY SEWER NOTES

- 1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES, GRAVITY SEWER LINES, AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS.

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THE EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION AS REQUIRED BY ALL JURISDICTIONS UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE...

- 1. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED AND RESEEDED AS NEEDED. FOR MAINTENANCE REQUIREMENTS REFER TO THE STANDARD SPECIFICATIONS.

TYPICAL OWNER/ENGINEER OBSERVATIONS

CONTRACTOR SHALL NOTIFY OWNER AND/OR ENGINEER 48 HOURS IN ADVANCE OF THE FOLLOWING ACTIVITIES:
- PRE-CONSTRUCTION MEETING, SUBGRADE PREPARATION, BASE INSTALLATION ASPHALT INSTALLATION, UNDERGROUND PIPING AND UTILITIES INSTALLATION, INSTALLATION OF STRUCTURES, CHECK VALVES, HYDRANTS, METERS, ETC., SIDEWALK INSTALLATION, CONNECTIONS TO WATER AND SEWER MAINS, TESTS OF UTILITIES

PAVING AND STRIPING NOTES

- 1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN JURISDICTION'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL OR COUNTY SPECIFICATIONS AND STANDARDS (LATEST EDITION) OR WISCONSINDOT SPECIFICATIONS AND STANDARDS (LATEST EDITION) IF NOT COVERED BY LOCAL OR COUNTY REGULATIONS.

3RD PARTY TEST REPORTS REQ'D

- TEST REPORTS REQUIRED FOR CLOSE OUT INCLUDE, BUT ARE NOT LIMITED TO:
-DENSITY TEST REPORTS
-BACTERIOLOGICAL TESTS OF WATER SYSTEM
-PRESSURE TEST OF WATER/SEWER
-LEAK TESTS ON SEWER SYSTEM AND GREASE TRAPS
-ANY OTHER TESTING REQUIRED BY THE AGENCY/MUNICIPALITY

REFER TO GEOTECHNICAL REPORT NO. B2102799
BRAUN INTERTEC CORPORATION
11001 HAMPSHIRE AVENUE S
MINNEAPOLIS, MN 55428
DATED: JULY 1, 2021

Table with columns: No., Date, By, Date, Revision, Submitted to

Kimley Horn logo and contact information for 2021 KIMLEY HORN AND ASSOCIATES, INC.

Table with columns: IHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY

PROJECT MALLARD RYAN COMPANIES US, INC. ROBERTS, WI



Project number: 160640019.1.106
Scale:
Drawn: JDH
Checked: DLE
Date: 07/26/2021
Issue: CD
Drawing Title:

GENERAL NOTES

C100

K17M_LDEVRyan CompaniesProject Mallard3 DesignCADPlanSheetsC1-GENERAL NOTES.dwg July 26, 2021 - 5:26pm This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Release of and impingement reliance on this document without written authorization and designation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. NCS-1059963-MPLS

Parcel 1:
A parcel of land located in part of the Northwest 1/4 of the Northwest 1/4, the Northeast 1/4 of the Northwest 1/4, the Southwest 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4, all in Section 27, Township 29 North, Range 18 West, Town of Warren, St. Croix County, Wisconsin described as follows:
Commencing at the West Quarter corner of said Section 27; thence, along the east and west quarter line of said Section 27, N89°34'26"E a distance of 63.00 feet to the easterly line of State Trunk Highway "65" and the point of beginning; thence, along said east line of the Highway, N00°09'36"W a distance of 362.92 feet, along said east line of the Highway, N00°09'45"E a distance of 200.56 feet; thence, along said east line of the Highway, N00°09'38"W a distance of 177.87 feet to the south line of Lot 1 of that Certified Survey Map recorded in Vol. 16, Pg. 4349, St. Croix County Register of Deeds; thence, along said south line, S89°45'27"E a distance of 688.35 feet, thence continuing along said south line, N00°09'25"W a distance of 248.94 feet, thence along said south line and the easterly extension thereof, S89°45'21"E a distance of 672.89 feet; thence S45°08'10"E a distance of 183.30 feet; thence S00°13'42"E a distance of 270.47 feet; thence S89°46'38"E a distance of 554.73 feet; thence S89°46'38"E a distance of 1558.37 feet to said east and west quarter line; thence, along said quarter line, S89°34'26"W a distance of 238.15 feet to the point of beginning.

Parcel 2:
Lot 4 of Certified Survey Map recorded in the office of the Register of Deeds for St. Croix County, Wisconsin on February 16, 2006, in Volume 20, Page 5158 in Document No. 818774, being a subdivision located in part of the Northwest Quarter and part of the Northeast Quarter of Section 27, Township 29 North, Range 18 West, being Lot 1 of a Certified Survey Map recorded in Volume 16, Page 4349, in the Village of Roberts, St. Croix County, Wisconsin.

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. NCS-1059963-2-MPLS

The North Half of the Southwest Quarter (N 1/2 of SW 1/4) of Section 27, Township 29 North, Range 18 West, Village of Roberts, St. Croix County, Wisconsin, except that portion to the State Highway Commission of Wisconsin in Volume 423, Page 24-25 as Document No. 284225, and except Certified Survey Map in Volume 25, Page 5811 as Document No. 945932, and except Certified Survey Map in Volume 26, Page 6044 as Document No. 1002221 and except property contained in award of damages recorded as Document No. 1055506.

GENERAL NOTES

- This survey was prepared using First American Title Insurance Company Title Commitment Number NCS-1059963-MPLS having an effective date of May 14, 2021 at 7:30 a.m. and Title Commitment Number NCS-1059963-2-MPLS having an effective date of April 6, 2021 at 7:30 a.m.
- The address of the surveyed property is not assigned and described as Land along Cherry Lane, Roberts WI and Land along Wagner Drive, Roberts WI (Table A Item 2)
- Subject property appears to be classified as Zone X (area of minimal flooding) when scaled from Flood Insurance Rate Map Community - Parcel Number 55109C036E dated 03/16/2009 (Table A Item 3)
- Subject property contains 7,278.34 Sq. Ft. or 167.110 Acres. (Table A Item 4)
- No zoning information provided by the title company. (Table A Item 6 (a))
Setbacks:
None provided. (Table A Item 6 (b))
- All exterior building dimensions are shown at ground level. (Table A Item 7 (a))
- Subject property contains 0 parking stalls. (Table A Item 9)
- There are no party walls with respect to adjoining properties. (Table A Item 10)
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (State One Call Ticket Nos. 20211615875, 20211615968, 20211616081, 20211616165 & 20211616165) (Table A Item 11(a))
- Adjoining owners shown per St. Croix County tax records. (Table A Item 13)
- Subject property lies at the intersection of State Highway No. 65 and Wagner Drive. (Table A Item 14)
- As of the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions. (Table A Item 16)
- As of the date the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs. (Table A Item 17)
- Based on the information contained within title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off-site easements or servitudes other than shown herein. (Table A Item 18)
- Westwood Professional Services, Inc. has obtained a Professional Liability Insurance policy to be in effect throughout the contract term. A Certificate of Insurance can be furnished upon request. (Table A Item 19)
- Improvements appearing on this survey are depicted utilizing a combination of field locations acquired conventionally by Westwood field crews and aerial methods. The rectified orthographic image was acquired on April 29, 2021 via an Unmanned Aerial System (UAS) utilizing a combination of airborne GPS and on-ground photo control. Acquisition was done at approximately 400 feet above mean terrain. The image resolution is approximately 1" per foot. (Table A Items 8 & 15)
- The subject property has access to public utilities from the public streets adjacent to the subject property.
- The subject property abuts, without gaps or strips, and has vehicular and pedestrian ingress to and egress from Wagner Drive, Cherry Lane, and S. Division Street which are completed, dedicated and accepted public rights-of-way.
- Except as shown and noted on this survey, based on a careful physical inspection of the subject property, a zoning report or letter provided by the client, and matters of record or provided by the title company or client, there are no visible:
(i) height or bulk restrictions, setback lines, parking requirements, party walls, encroachments or any improvements upon any easement, right-of-way or adjacent land or encroachment of the improvements located on adjacent land onto the subject property, other than as noted on the Encroachment Table; or
(ii) easements, rights-of-way, party walls, or buildings or other improvements, billboards, conflicts, officially designated 100 year flood plains or flood prone areas, springs, streams, creeks, rivers, ponds, lakes, cemeteries or burial grounds.
- NOTE: as of the date of this survey, the client has not provided a zoning report or letter.
- The legal description on and depiction of the subject property contained in the survey describe and depict the same property described in the legal description contained in that certain Title Commitment/Preliminary Report issued by First American Title Insurance Company on April 1, 2021 and April 6, 2021 under Order No. NCS-1059963-MPLS and NCS-1059963-2-MPLS.
- There is no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- The survey reflects the location of wetlands on the subject property based on the wetland delineation provided by client.
- Bearings based on the St. Croix County coordinate system, (NAD 83 - 1991 Adjustment) (NAVD 88).
- Benchmark: Top Nut Hydrant. East end of Wagner Drive. Elevation=997.92 ft.

SCHEDULE B II TITLE ITEM NOTES PER TITLE COMMITMENT NO. NCS-1059963-MPLS

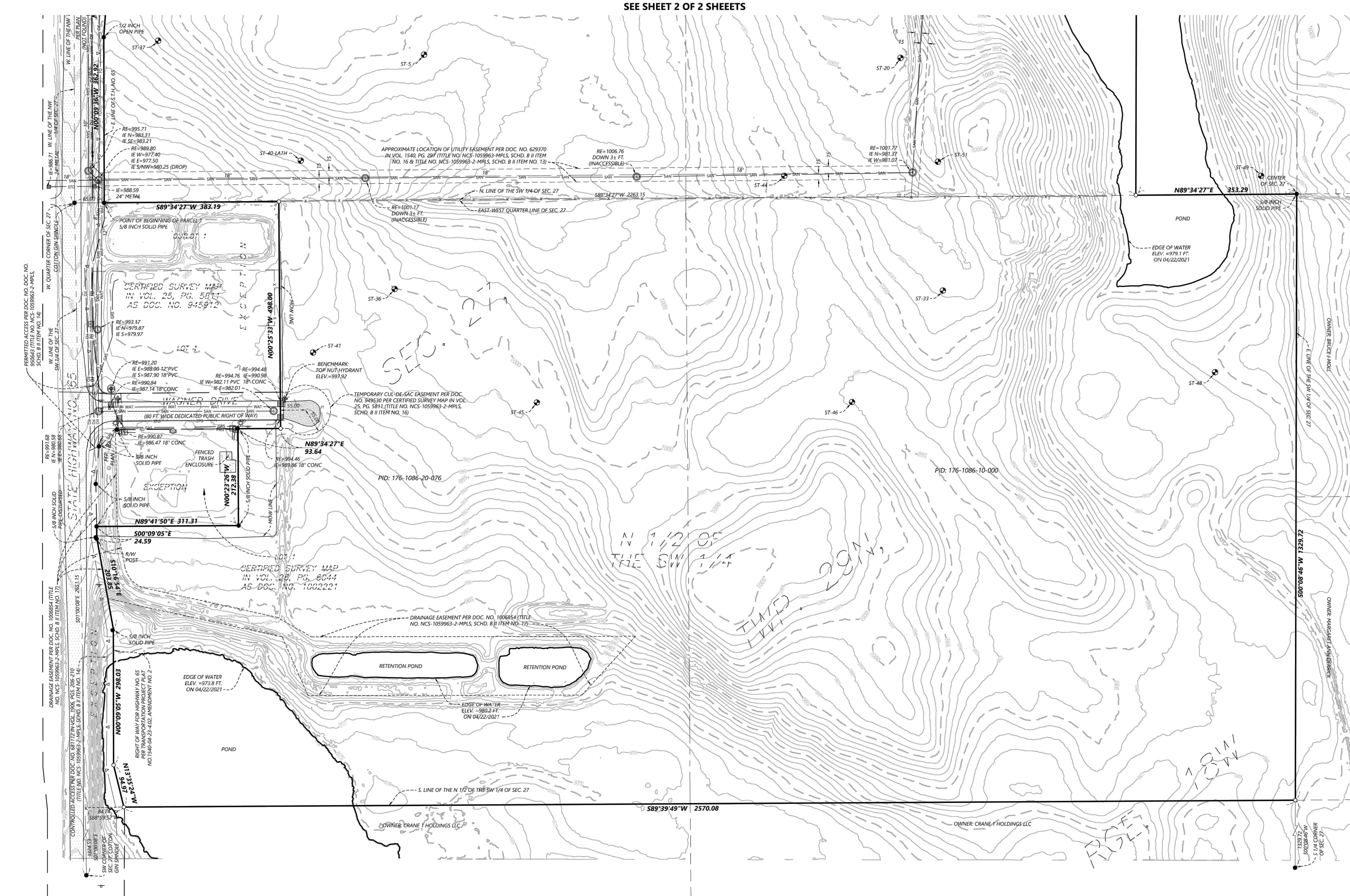
- The following notes correspond to the numbering system of Schedule B II of the above mentioned title commitment.
- Items 1-11, 18-19 & 21-25 are not survey matters.
12. Easements, dedications, reservations, relinquishments, rectals, certificates, and any other matters as provided for or delineated on Certified Survey Map recorded August 01, 2002 in Volume 16, Page 4349 as Document No. 682790 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. (Affects Parcel 2) **Said matters do not affect the subject property and is depicted hereon.**
 13. Easements, dedications, reservations, provisions, relinquishments, rectals, certificates, and any other matters as provided for or delineated on Certified Survey Map recorded February 16, 2006 in Volume 20, Page 5158 as Document No. 818774 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **Said matters do not affect the subject property and is depicted hereon.**
 14. Utility Easement to Wisconsin Telephone Company, dated June 10, 1949, recorded/ filed August 02, 1949 in Volume 295, Page 286 as Document No. 252336. **Said matters do not affect the subject property and is not depicted hereon.**
 15. Terms, conditions, restrictions and provisions relating to the use and maintenance of the document recorded on May 20, 1966 in Volume 423, Page 364, as Document No. 284546. **Said matters which lie within the right of way of State Highway No. 65 do not affect the subject property and is depicted hereon.**
 16. Utility Easement to Village of Roberts, recorded/ filed September 05, 2000 in Volume 1540, Page 297 as Document No. 629370. **Said easement for sanitary interceptor purposes affects the subject property and is depicted hereon.**
 17. Limitations imposed upon ingress to and egress from the above described premises to State Trunk Highway 65 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: June 06, 2002 Volume 1906 of records, Page 206, Document No. 681112 wherein said Highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes. **Said limitations affects the subject property and are depicted hereon.**
 20. Utility Easement to Wisconsin Bell Inc., d/b/a AT&T - Wisconsin, a Wisconsin corporation, dated December 31, 2007, recorded/ filed March 03, 2008 as Document No. 869821. **Said utility easement does not affect the subject property and is not depicted hereon.**
 26. Rights of way for drainage ditches, tiles, feeders and laterals, and other drainage easements, if any. **Said Rights of way affect the subject property, are not mathematically defined and are not depicted hereon.**

SCHEDULE B II TITLE ITEM NOTES PER TITLE COMMITMENT NO. NCS-1059963-2-MPLS

- The following notes correspond to the numbering system of Schedule B II of the above mentioned title commitment.
- Items 1-13, 15, 18-21 & 23 are not survey matters.
14. Limitations imposed upon ingress to and egress from the above described premises to S.H. 65 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: June 6, 2002 Volume 1906 of records, Page 206-210, Document No. 681112 wherein said Highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes. **Said limitations affects the subject property and are depicted hereon.**
 16. Terms, conditions, restrictions and provisions relating to the use and maintenance of the document recorded on January 25, 2012, as Document No. 949390. **Said easement for temporary cut-de-sac purposes affects the subject property and is depicted hereon.**
 17. Drainage Easement to Village of Roberts, dated January 19, 2015, recorded/ filed January 20, 2015 as Document No. 1008854. **Said easement for drainage purposes does not affect the subject property and is not depicted hereon.**
 22. Rights of way for drainage ditches, tiles, feeders and laterals, and other drainage easements, if any. **Said Rights of way affect the subject property, are not mathematically defined and are not depicted hereon.**

SURVEYOR'S CERTIFICATE

To: Ryan Companies US, Inc., J.E.T. Properties of Wisconsin, LLC, Elk Creek Properties, Crane 1 Holdings, LLC and First American Title Insurance Company.
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11(b), 13, 14, 15, 16, 17, 18 and 19 of Table A thereof. The fieldwork was completed on May 05, 2021.
Date of Plat or Map: 05/21/21
Christopher R. Foley
Wisconsin S-3217-B
chris.foley@westwoodsg.com



LEGEND

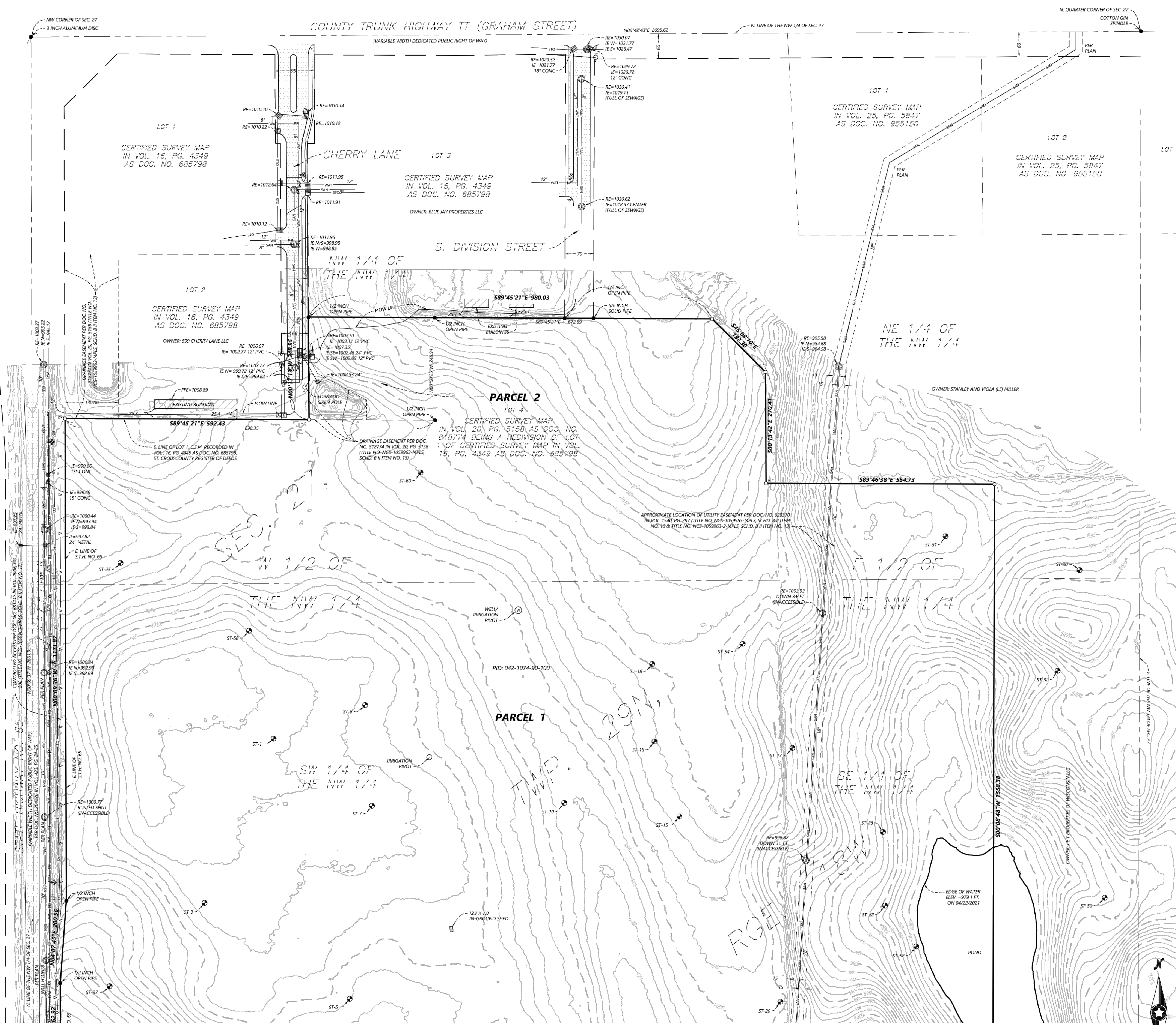
	SANITARY MANHOLE		SIGN
	STORM MANHOLE		SOIL BORING
	CATCH BASIN		GAS LINE
	FLARED END SECTION		POWER UNDERGROUND
	CULVERT		SANITARY SEWER
	HYDRANT		STORM SEWER
	GATE VALVE		WATERMAIN
	WELL		FIBER OPTIC
	ELECTRIC BOX		FENCE LINE
	ELECTRIC METER		CONTROLLED ACCESS
	LIGHT POLE		CONCRETE SURFACE
	POWER POLE		BITUMINOUS SURFACE
	TELEPHONE BOX		GRAVEL SURFACE

VICINITY MAP
(NOT TO SCALE)

1" = 100'

SCALE IN FEET

0' 100' 200' 300'



LEGAL DESCRIPTION PER TITLE COMMITMENT NO. NCS-1059963-MPLS

Parcel 1:
A parcel of land located in part of the Northwest 1/4 of the Northwest 1/4, the Northeast 1/4 of the Northwest 1/4 and the Southeast 1/4 of the Northwest 1/4, all in Section 27, Township 29 North, Range 18 West, Town of Warren, St. Croix County, Wisconsin described as follows:
Commencing at the West Quarter corner of said Section 27; thence, along the east and west quarter line of said Section 27, N89°34'26"E a distance of 65.00 feet to the easterly line of State Trunk Highway "65" and the point of beginning; thence, along said east line of the Highway, N07°09'36"W a distance of 362.32 feet; thence, along said east line of the Highway, N04°07'27"E a distance of 117.87 feet to the easterly line of the Highway, N07°09'36"W a distance of 117.87 feet to the south line of Lot 1 of that Certified Survey Map recorded in Vol. 16, Pg. 4349, as Doc. No. 685798; St. Croix County Register of Deeds; thence, along said south line S89°45'21"E a distance of 698.35 feet; thence, continuing along said south line, N07°09'36"W a distance of 248.94 feet; thence, along said south line and the easterly extension thereof, S09°45'21"E a distance of 672.60 feet; thence, S45°08'07"E a distance of 183.30 feet; thence, S00°13'42"E a distance of 270.41 feet; thence, S89°46'38"E a distance of 554.73 feet; thence, S00°08'48"W a distance of 1558.37 feet to said east and west quarter line; thence, along said quarter line, S89°34'26"W a distance of 2263.15 feet to the point of beginning.

Parcel 2:
Lot 4 of Certified Survey Map recorded in the office of the Register of Deeds for St. Croix County, Wisconsin on February 16, 2006, in Volume 20, Page 5158 as Document No. 818774, being a Redivision located in part of the Northwest Quarter and part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 29 North, Range 18 West, being Lot 1 of a Certified Survey Map recorded in Volume 16, Page 4349, as Document No. 685798, and except Certified Survey Map recorded in Volume 16, Page 4349, as Document No. 685798.

LEGAL DESCRIPTION PER TITLE COMMITMENT NO. NCS-1059963-2-MPLS

The North Half of the Southwest Quarter (N 1/2 of SW 1/4) of Section 27, Township 29 North, Range 18 West, Village of Roberts, St. Croix County, Wisconsin, except that portion to the State Highway Commission of Wisconsin in Volume 423, Pages 24-25 as Document No. 284226, and except Certified Survey Map in Volume 25, Page 5811 as Document No. 945912, and except Certified Survey Map in Volume 26, Page 6044 as Document No. 100221 and except property contained in award of damages recorded as Document No. 100506.

GENERAL NOTES

- This survey was prepared using First American Title Insurance Company Title Commitment Number NCS-1059963-MPLS having an effective date of May 14, 2021 at 7:30 a.m. and Title Commitment Number NCS-1059963-2-MPLS having an effective date of April 6, 2021 at 7:30 a.m.
- The address of the surveyed property is not assigned and described as Land along Cherry Lane, Roberts WI and Land along Wagner Drive, Roberts WI. (Table A Item 2)
- Subject property appears to be classified as Zone X (area of minimal flooding) when scaled from Flood Insurance Rate Map Community - Panel Number 55109C0360E dated 03/16/2009. (Table A Item 3)
- Subject property contains 7,279.14 Sq. Ft. or 167.110 Acres. (Table A Item 4)
- No Zoning information provided by the title company. (Table A Item 6 (a))
Setbacks:
None provided. (Table A Item 6 (b))
- All exterior building dimensions are shown of ground level. (Table A Item 7 (a))
- Subject property contains 0 parking stalls. (Table A Item 9)
- There are no party walls with respect to adjoining properties. (Table A Item 10)
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (State One Call Ticket Nos. 20211615473, 20211615988, 20211616091, 20211616185, 20211616185). (Table A Item 11(a))
- Adjoining owners shown per St. Croix County tax records. (Table A Item 13)
- Subject property lies at the intersection of State Highway No. 65 and Wagner Drive. (Table A Item 14)
- As of the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions. (Table A Item 16)
- As of the date the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs. (Table A Item 17)
- Based on the information contained within title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off site easements or servitudes other than those shown herein. (Table A Item 18)
- Westwood Professional Services, Inc. has obtained a Professional Liability Insurance policy to be in effect throughout the contract term. A Certificate of Insurance can be furnished upon request. (Table A Item 19)
- Improvements appearing on this survey are depicted utilizing a combination of field locations acquired conventionally by Westwood field crews and aerial methods. The rectified orthographic image was acquired on April 29, 2021 via an Unmanned Aerial System (UAS) utilizing a combination of airborne GPS and on-ground photo control. Acquisition was done at approximately 400 feet above mean terrain. The image resolution is approximately 1" per foot. (Table A Items 8 & 15)
- The subject property has access to public utilities from the public streets adjacent to the subject property.
- The subject property abuts, without gaps or strips, and has vehicular and pedestrian ingress to and egress from Wagner Drive, Cherry Lane, and S. Division Street which are completed, dedicated and accepted public rights of way.
- Except as shown and noted on this Survey, based on a careful physical inspection of the subject property, a zoning report or letter provided by the client, and matters of record or provided by the title company or client, there are no visible:
(i) height or bulk restrictions, setback lines, parking requirements, party walls, encroachments or overhangs of any improvements upon any easement, right-of-way or adjacent land or encroachment of the improvements located on adjacent land onto the subject property, other than as noted on the Encroachment Table; or
(ii) easements, rights-of-way, party walls, or building structures or other improvements, billboards, conflicts, officially designated 100 year flood plains or flood prone areas, springs, streams, creeks, rivers, ponds, lakes, cemeteries or burial grounds.
- NOTE: as of the date of this survey, the client has not provided a zoning report or letter.
- The legal description on and depiction of the subject property contained in the survey describe and depict the same property described in the legal description contained in that certain Title Commitment/Preliminary Report issued by First American Title Insurance Company on April 1, 2021 and April 6, 2021 under Order No. NCS-1059963-MPLS and NCS-1059963-2-MPLS.
- There is no observed evidence of the site being used as a solid waste dump, sump or sanitary landfill.
- The survey reflects the location of wetlands on the subject property based on the wetland delineation provided by client.
- Bearings based on the St. Croix County coordinate system, (NAD 83 - 1991 Adjustment) (NAVD 88).
- Benchmark: Top Nut Hydrant, East end of Wagner Drive, Elevation=997.92 ft.

SCHEDULE B II TITLE ITEM NOTES PER TITLE COMMITMENT NO. NCS-1059963-MPLS

- The following notes correspond to the numbering system of Schedule B II of the above mentioned title commitment.
- Items 1-11, 18-19 & 21-25 are not survey matters.
- Easements, dedications, reservations, provisions, relinquishments, rectals, certificates, and any other matters as provided for or delineated on Certified Survey Map recorded August 01, 2002 in Volume 16, Page 4349 as Document No. 685798 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. (Affects Parcel 2) **Said matters do not affect the subject property and is not depicted herein.**
 - Easements, dedications, reservations, provisions, relinquishments, rectals, certificates, and any other matters as provided for or delineated on Certified Survey Map recorded February 16, 2006 in Volume 20, Page 5158 as Document No. 818774 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. **Said matters do not affect the subject property and is not depicted herein.**
 - Utility Easement to Wisconsin Telephone Company, dated June 10, 1949, recorded/ filed August 02, 1949 in Volume 295, Page 286 as Document No. 225336. **Said matters do not affect the subject property and is not depicted herein.**
 - Terms, conditions, restrictions and provisions relating to the use and maintenance of the document recorded on May 20, 1956 in Volume 423, Page 364, as Document No. 284456. **Said matters which lie within the right of way of State Highway No. 65 do not affect the subject property and is depicted herein.**
 - Utility Easement to Village of Roberts, recorded/ filed September 05, 2000 in Volume 1540, Page 297 as Document No. 629370. **Said easement for sanitary interceptor purposes affects the subject property and is depicted herein.**
 - Limitations imposed upon ingress to and egress from the above described premises to State Trunk Highway 65 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded, June 06, 2002 Volume 1906 of records, Page 206, Document No. 681112 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes. **Said limitations affects the subject property and are depicted herein.**
 - Utility Easement to Wisconsin Bell Inc., d/b/a AT&T - Wisconsin, a Wisconsin corporation, dated December 31, 2007, recorded/ filed March 03, 2008 as Document No. 869821. **Said utility easement does not affect the subject property and is not depicted herein.**
 - Rights of way for drainage ditches, tiles, feeders and laterals, and other drainage easements, if any. **Said Rights of way affect the subject property, are not mathematically defined and are not depicted herein.**

SCHEDULE B II TITLE ITEM NOTES PER TITLE COMMITMENT NO. NCS-1059963-2-MPLS

- The following notes correspond to the numbering system of Schedule B II of the above mentioned title commitment.
- Items 1-13, 15, 18-21 & 23 are not survey matters.
- Limitations imposed upon ingress to and egress from the above described premises to S.T.H. 65 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded, June 6, 2002 Volume 1906 of records, Page 206-210, Document No. 681112 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statutes. **Said limitations affects the subject property and are depicted herein.**
 - Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement recorded on January 25, 2012, as Document No. 949530. **Said easement for temporary out-of-use purposes affects the subject property and is depicted herein.**
 - Drainage Easement to Village of Roberts, dated January 19, 2015, recorded/ filed January 20, 2015 as Document No. 1006854. **Said easement for drainage purposes does not affect the subject property and is not depicted herein.**
 - Rights of way for drainage ditches, tiles, feeders and laterals, and other drainage easements, if any. **Said Rights of way affect the subject property, are not mathematically defined and are not depicted herein.**

LEGEND

	SANITARY MANHOLE		SIGN
	STORM MANHOLE		SOIL BORING
	CATCH BASIN		GAS LINE
	FLARED END SECTION		POWER UNDERGROUND
	CULVERT		SANITARY SEWER
	HYDRANT		STORM SEWER
	GATE VALVE		WATERMAIN
	FOUND MONUMENT (SEE LABEL)		FIBER OPTIC
	SET 3/4" X 1/8" STEEL REBAR WEIGHING 1.502 LBS/LIN. FT.		FENCE LINE
	ELECTRIC BOX		CONTROLLED ACCESS
	ELECTRIC METER		CONCRETE SURFACE
	LIGHT POLE		BITUMINOUS SURFACE
	POWER POLE		GRAVEL SURFACE
	TELEPHONE BOX		

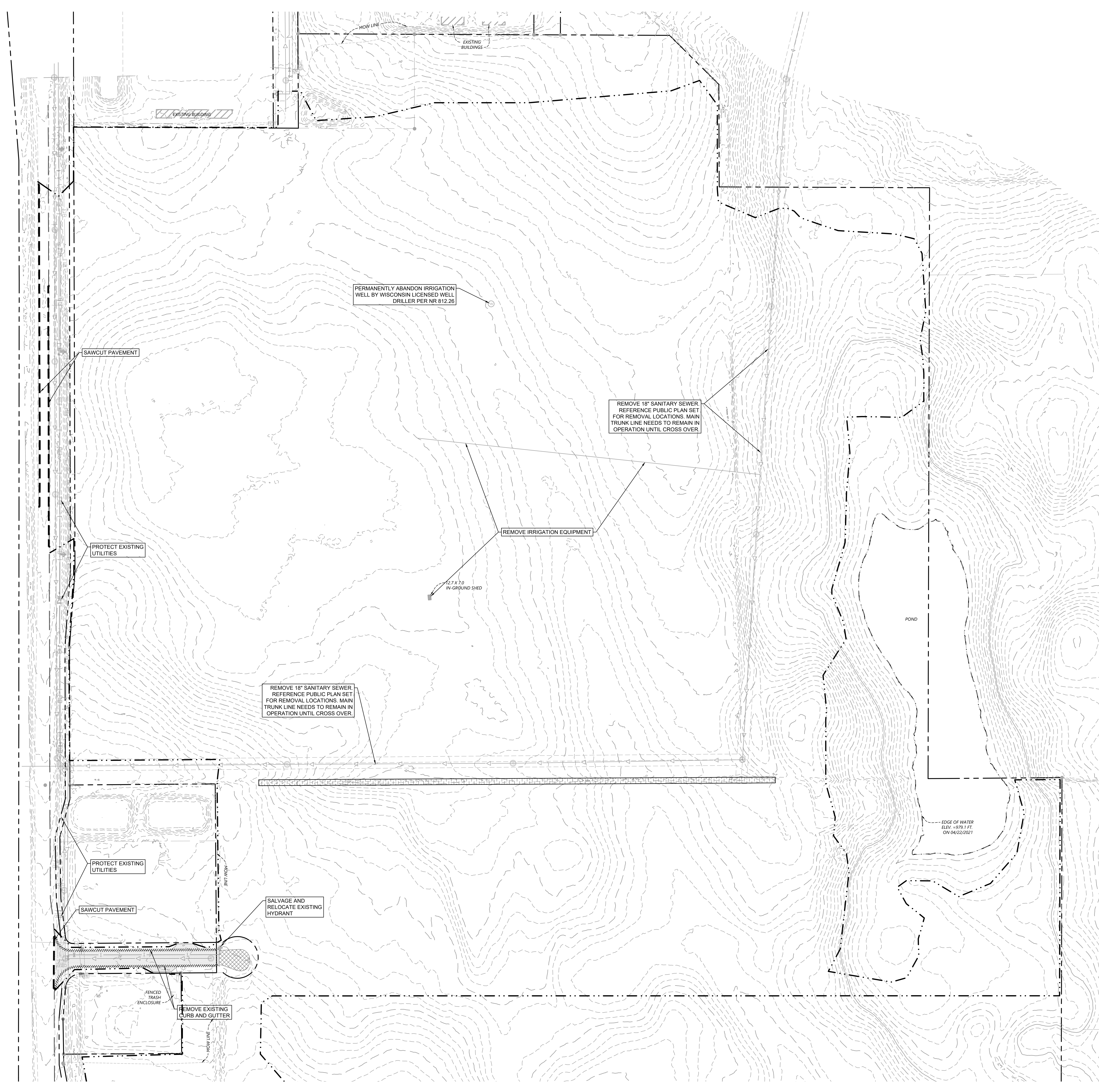
1" = 100'
SCALE IN FEET

SEE SHEET 1 OF 2 SHEETS

<p>CHECKED: NHC DRAWN: BTY FIELD CREW: JAG/JAR FIELD WORK DATE: 05/05/21</p>	<p>REVISIONS:</p>	<p>PREPARED FOR: RYAN COMPANIES US, INC. Minneapolis, MN</p>	<p>MALLARD Roberts, WI</p>	<p>Westwood Phone (952) 837-6160 12701 Whitewater Drive, Suite 8000 Fax (952) 837-8822 Minneapolis, MN 55434 Tel/Fax (888) 937-6160 westwoodjpa.com Westwood Professional Services, Inc.</p>	<p>SHEET NUMBER: ALTA/NSPS Land Title Survey 2 OF 2</p>
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0031895V-AL01.dwg DATE: 05/21/2021

KITWC LDE/Ryan Companies/Project Mallard3 Design/AD/PlanSheets/C2-DEMO PLAN dwg July 26, 2021 - 5:29pm
 This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Please do not disseminate or use this document without written authorization and adaptation by Kimley-Horn and Associates, Inc.

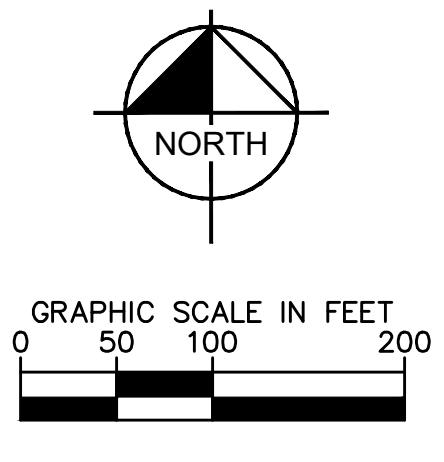



DEMOLITION PLAN NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC. SUCH THAT THE IMPROVEMENTS ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE PROJECT DOCUMENTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN A LAWFUL MANNER. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL. CONTRACTOR SHALL PROVIDE COPIES OF THE PERMIT AND RECEIPTS OF DISPOSAL OF MATERIALS TO THE OWNER AND OWNERS REPRESENTATIVE.
3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES AT ALL TIMES. UTILITY SERVICES SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE CONSTRUCTION MANAGER AND COORDINATION WITH THE ADJACENT PROPERTIES AND/OR THE VILLAGE.
4. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S CREWS AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
5. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATIONS OF EXISTING UTILITIES WITHIN ALL AREAS OF PROPOSED WORK.
6. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION OR AS ANY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PRECEDING WITH THE WORK.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC, AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN ANY ROAD RIGHT-OF-WAY DURING CONSTRUCTION.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC. (AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES) AS APPROVED BY THE CONSTRUCTION MANAGER. MAINTENANCE OF TRAFFIC CONTROL SHALL BE COORDINATED IN ACCORDANCE WITH THE VILLAGE OF ROBERTS, SAINT CROIX COUNTY AND WISCONSIN DOT.
9. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES DURING CONSTRUCTION, AND SHALL NOTIFY ALL PROPERTIES IF ACCESS WILL BE INTERRUPTED OR ALTERED AT ANY TIME DURING CONSTRUCTION.
10. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
11. CONTRACTOR MAY LIMIT SAW-CUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
12. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT AND THE VILLAGE WATER DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE VILLAGE OF ROBERTS DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
13. REFER TO SURVEY FOR ALL EXISTING INVERT AND RM ELEVATIONS.
14. ALL UTILITIES SHOWN ARE EXISTING UTILITIES.
15. IN THE EVENT A WELL IS FOUND, THE CONTRACTOR SHALL CONTACT THE ENGINEER AND OWNER IMMEDIATELY. ALL WELLS SHALL BE SEALED BY A LICENSED WELL CONTRACTOR IN ACCORDANCE WITH ALL STATE OF WISCONSIN REQUIREMENTS.
16. IN THE EVENT THAT UNKNOWN CONTAINERS OR TANKS ARE ENCOUNTERED, THE CONTRACTOR SHALL CONTACT THE OWNER AND/OR OWNERS REPRESENTATIVE IMMEDIATELY. ALL CONTAINERS SHALL BE DISPOSED OF AT A PERMITTED LANDFILL PER THE PROJECT DOCUMENTS.
17. CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY EXISTING DRAINILE IS ENCOUNTERED ON SITE. NO ACTIVE DRAINILE SHALL BE REMOVED WITHOUT APPROVAL FROM THE ENGINEER.

LEGEND


	PROPERTY LINE
	REMOVE BITUMINOUS SURFACE
	REMOVE CONCRETE SURFACE
	REMOVE GRAVEL SURFACE
	CLEARING & GRUBBING
	FULL DEPTH SAWCUT
	REMOVE TREE
	REMOVE CONCRETE CURB & GUTTER
	REMOVE UTILITY LINES
	FILL & ABANDON UTILITY LINES
	LIMITS OF CONSTRUCTION
	EXISTING OVERHEAD POWER LINE
	EXISTING CHAINLINK FENCE
	EXISTING J-BARRIER
	EXISTING RETAINING WALL
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING WATERMAIN
	EXISTING GAS MAIN
	EXISTING UNDERGROUND TELEPHONE
	EXISTING UNDERGROUND CABLE
	EXISTING CONTOUR
	EXISTING CURB & GUTTER
	EXISTING SIGN
	EXISTING FLARED END SECTION
	EXISTING STORM MANHOLE
	EXISTING STORM CATCHBASIN
	EXISTING GAS METER
	EXISTING POST INDICATOR VALVE
	EXISTING WELL
	EXISTING AUTOMATIC SPRINKLER
	EXISTING ROOF DRAIN
	EXISTING GATE VALVE
	EXISTING HYDRANT
	EXISTING METAL COVER
	EXISTING ELECTRICAL METER
	EXISTING AIR CONDITIONER
	EXISTING TELEPHONE MANHOLE
	EXISTING CABLE BOX
	EXISTING GUY WIRE
	EXISTING POWER POLE
	EXISTING LIGHT POLE
	EXISTING TREE
	EXISTING TREE LINE





CESO
WWW.CESOINC.COM
175 Madison West Ave., Suite 400
Aron, OH 44371
Phone: 330.660.0960 Fax: 330.660.4638

By: _____	Date: _____
Reviewed: _____	Date: _____
No. _____	Date: _____



Kimley-Horn
2027 KIMLEY-HORN AND ASSOCIATES, INC.
767 EUSTIS STREET SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
WWW.KIMLEY-HORN.COM

PROJECT MALLARD
RYAN COMPANIES US, INC.
ROBERTS, WI

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DANIEL ELENIAS
No. 38457
ST. PAUL, MN
PROFESSIONAL ENGINEER

Project number: 160640019.1.106
Scale: _____
Drawn: JDH
Checked: DLE
Date: 07/26/2021
Issue: CD
Drawing Title: DEMO PLAN

C200

No.	Date	By	Revisions/ Submissions

Kimley-Horn
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 767 EUSTIS STREET SUITE 100 ST. PAUL, MN 55114
 PHONE 651-645-4197
 WWW.KIMLEY-HORN.COM

KHA PROJECT	DATE	AS SHOWN	JDH
160640019.1.106	07/26/2021	AS SHOWN	JDH
SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
AS SHOWN	JDH	JDH	DLE

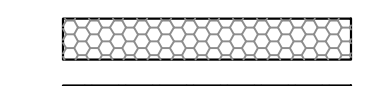


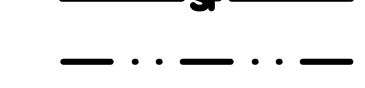
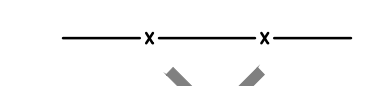


PROJECT MALLARD
 RYAN COMPANIES US, INC.
 ROBERTS, WI
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Project number:	160640019.1.106
Scale:	AS SHOWN
Drawn:	JDH
Checked:	DLE
Date:	07/26/2021
Issue:	CD
Drawing Title:	OVERALL EROSION CONTROL PH1 PLAN

OVERALL EROSION CONTROL PH1 PLAN
C300

LEGEND

-  ROCK ENTRANCE
-  EROSION CONTROL BLANKET
-  INLET PROTECTION
-  SILT FENCE
-  LIMITS OF DISTURBANCE
-  SAFETY FENCE
-  BIOREFILL

EROSION CONTROL PLAN NOTES

- ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
- THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
- WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOIL, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH VILLAGE, STATE, AND WATERSHED DISTRICT PERMITS.
- THE CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES, INCLUDING THE REMOVAL OF SILT IN FRONT OF SILT FENCES DURING THE DURATION OF THE CONSTRUCTION.
- ANY EXCESS SEDIMENT IN PROPOSED BASINS SHALL BE REMOVED BY THE CONTRACTOR.
- REMOVAL ALL EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.
- THE CONTRACTOR SHALL REMOVE ALL SOILS AND SEDIMENT TRACKED ONTO EXISTING STREETS AND PAVED AREAS AND SHALL SWEEP ADJACENT STREETS AS NECESSARY IN ACCORDANCE WITH VILLAGE REQUIREMENTS.
- IF BLOWING DUST BECOMES A NUISANCE, THE CONTRACTOR SHALL APPLY WATER FROM A TANK TRUCK TO ALL CONSTRUCTION AREAS.

SEQUENCE OF CONSTRUCTION:

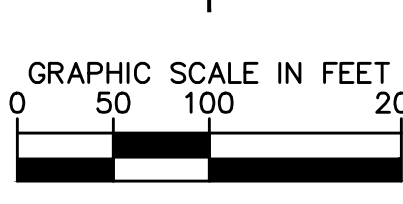
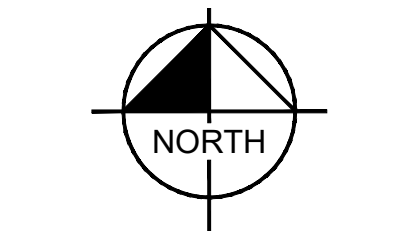
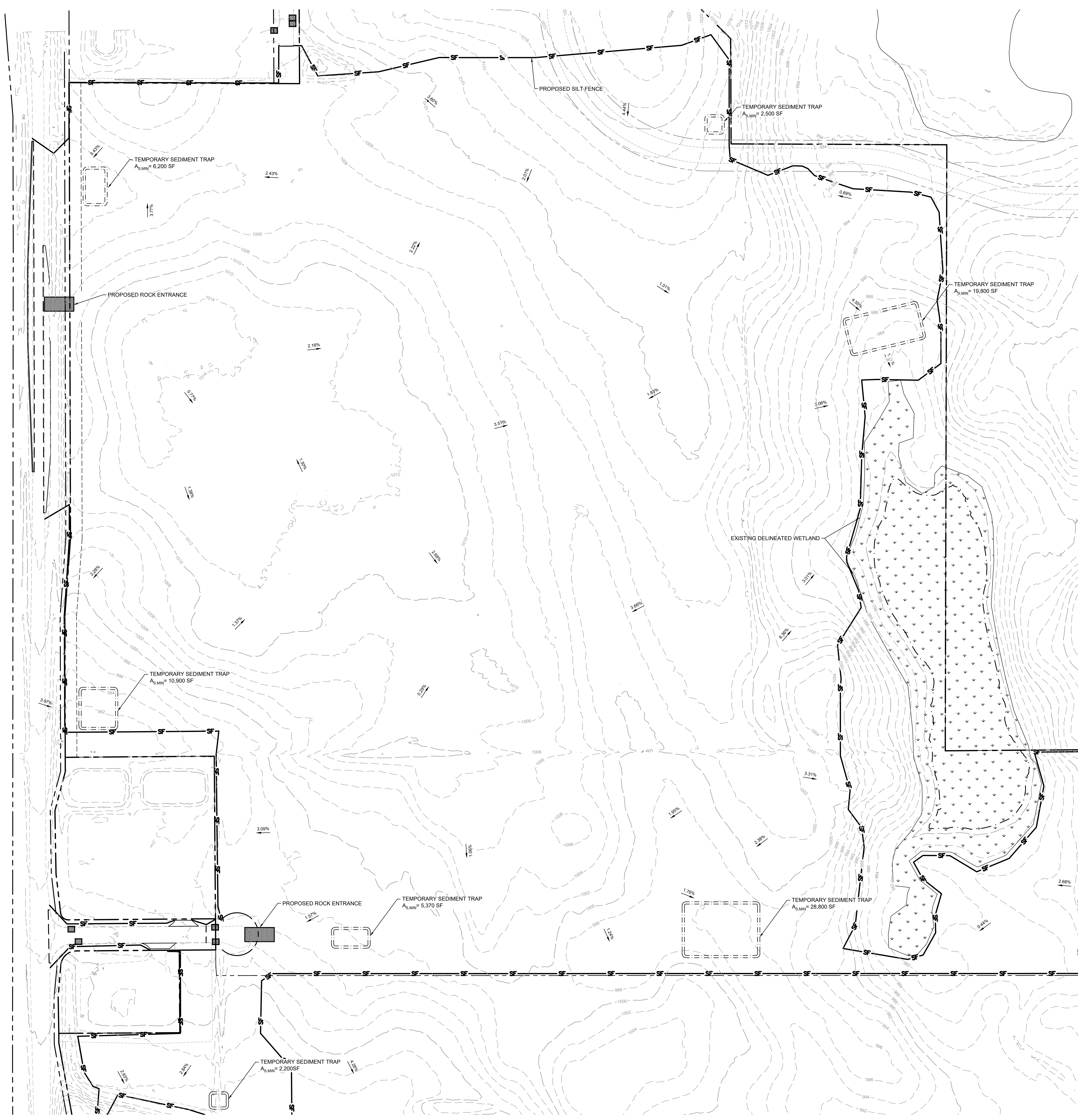
- UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
- BMP AND EROSION CONTROL INSTALLATION SEQUENCE SHALL BE AS FOLLOWS:
- INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
 - CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE (1), CONCRETE WASHOUT PIT (1) AND INSTALL SILT FENCE.
 - PREPARE TEMPORARY PARKING AND STORAGE AREA.
 - CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
 - PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING, ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
 - START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
 - TEMPORARILY SEED WITH PURE LIVE SEED. THROUGHOUT CONSTRUCTION, DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR VILLAGE OF ROBERTS GRADING PERMIT.

PROPERTY SUMMARY

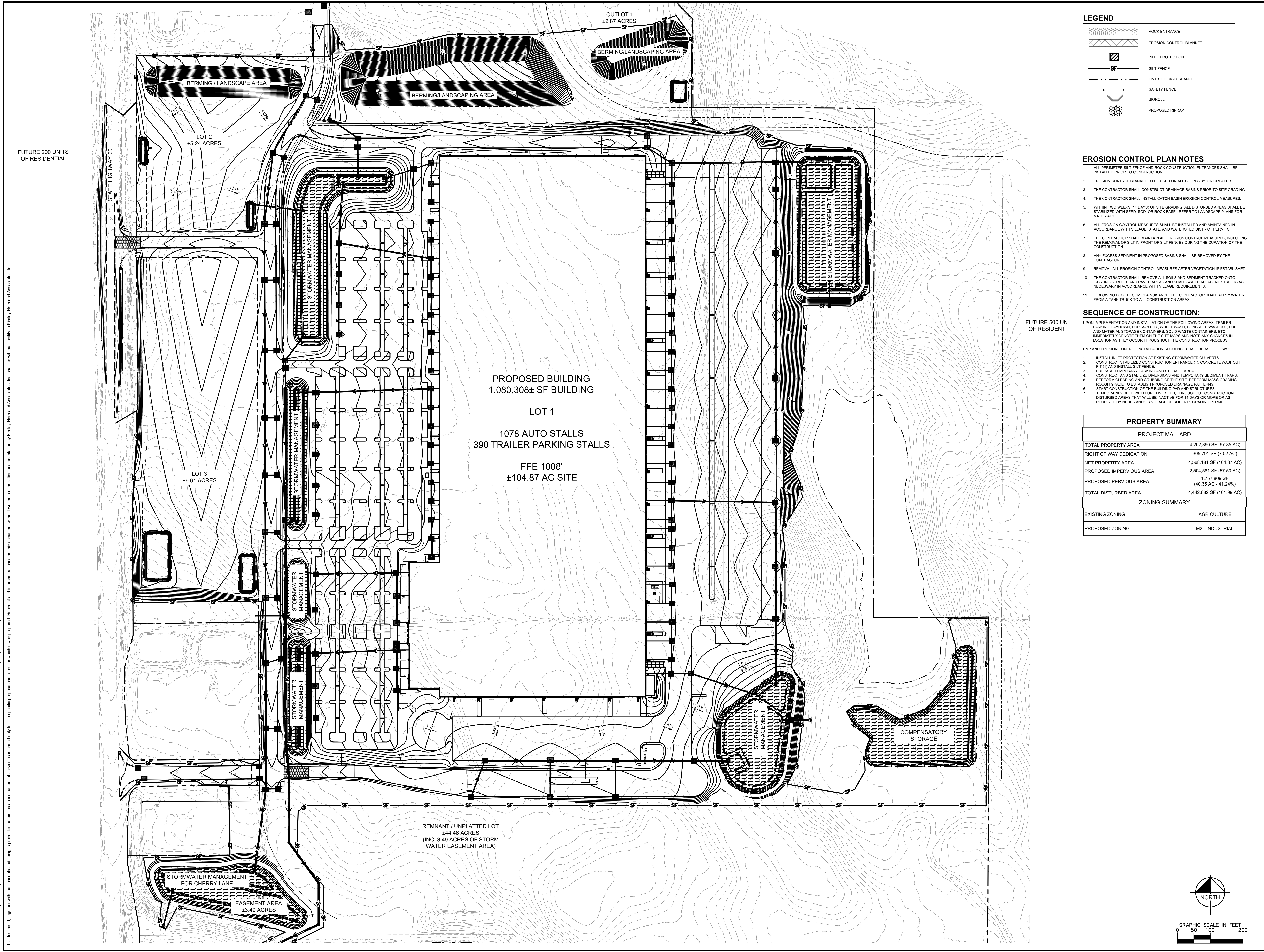
PROJECT MALLARD	
TOTAL PROPERTY AREA	4,262,390 SF (97.85 AC)
RIGHT OF WAY DEDICATION	305,791 SF (7.02 AC)
NET PROPERTY AREA	4,568,181 SF (104.87 AC)
PROPOSED IMPERVIOUS AREA	2,504,581 SF (57.50 AC)
PROPOSED PERVIOUS AREA	1,757,809 SF (40.35 AC - 41.24%)
TOTAL DISTURBED AREA	4,442,682 SF (101.99 AC)

ZONING SUMMARY

EXISTING ZONING	AGRICULTURE
PROPOSED ZONING	M2 - INDUSTRIAL



K:\ITWC\LDEW\Ryan Companies\Project Mallard\3 Design\CAD\PlanSheets\C3-OVERALL EROS PH1 PLAN.dwg July 26, 2021 - 5:28pm
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LEGEND

[Symbol]	ROCK ENTRANCE
[Symbol]	EROSION CONTROL BLANKET
[Symbol]	INLET PROTECTION
[Symbol]	SILT FENCE
[Symbol]	LIMITS OF DISTURBANCE
[Symbol]	SAFETY FENCE
[Symbol]	BIOROLL
[Symbol]	PROPOSED RIPRAP

EROSION CONTROL PLAN NOTES

- ALL PERIMETER SILT FENCE AND ROCK CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
- EROSION CONTROL BLANKET TO BE USED ON ALL SLOPES 3:1 OR GREATER.
- THE CONTRACTOR SHALL CONSTRUCT DRAINAGE BASINS PRIOR TO SITE GRADING.
- THE CONTRACTOR SHALL INSTALL CATCH BASIN EROSION CONTROL MEASURES.
- WITHIN TWO WEEKS (14 DAYS) OF SITE GRADING, ALL DISTURBED AREAS SHALL BE STABILIZED WITH SEED, SOIL, OR ROCK BASE. REFER TO LANDSCAPE PLANS FOR MATERIALS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH VILLAGE, STATE, AND WATERSHED DISTRICT PERMITS.
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SEQUENCE OF CONSTRUCTION:

- UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS: TRAILER, PARKING, LAYDOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, FUEL AND MATERIAL STORAGE CONTAINERS, SOLID WASTE CONTAINERS, ETC. IMMEDIATELY DENOTE THEM ON THE SITE MAPS AND NOTE ANY CHANGES IN LOCATION AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
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- INSTALL INLET PROTECTION AT EXISTING STORMWATER CULVERTS.
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 - PREPARE TEMPORARY PARKING AND STORAGE AREA.
 - CONSTRUCT AND STABILIZE DIVERSIONS AND TEMPORARY SEDIMENT TRAPS.
 - PERFORM CLEARING AND GRUBBING OF THE SITE. PERFORM MASS GRADING. ROUGH GRADE TO ESTABLISH PROPOSED DRAINAGE PATTERNS.
 - START CONSTRUCTION OF THE BUILDING PAD AND STRUCTURES.
 - TEMPORARILY SEED WITH FINE LIVE SEED THROUGHOUT CONSTRUCTION. DISTURBED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE OR AS REQUIRED BY NPDES AND/OR VILLAGE OF ROBERTS GRADING PERMIT.

PROPERTY SUMMARY

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TOTAL DISTURBED AREA	4,442,682 SF (101.99 AC)

ZONING SUMMARY	
EXISTING ZONING	AGRICULTURE
PROPOSED ZONING	M2 - INDUSTRIAL



By	
Date	
Revisions/ Submitters	
No.	



KHA PROJECT	160640019.1.106
DATE	07/26/2021
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	JDH
CHECKED BY	DLE

PROJECT MALLARD
RYAN COMPANIES US, INC.
 ROBERTS, WI

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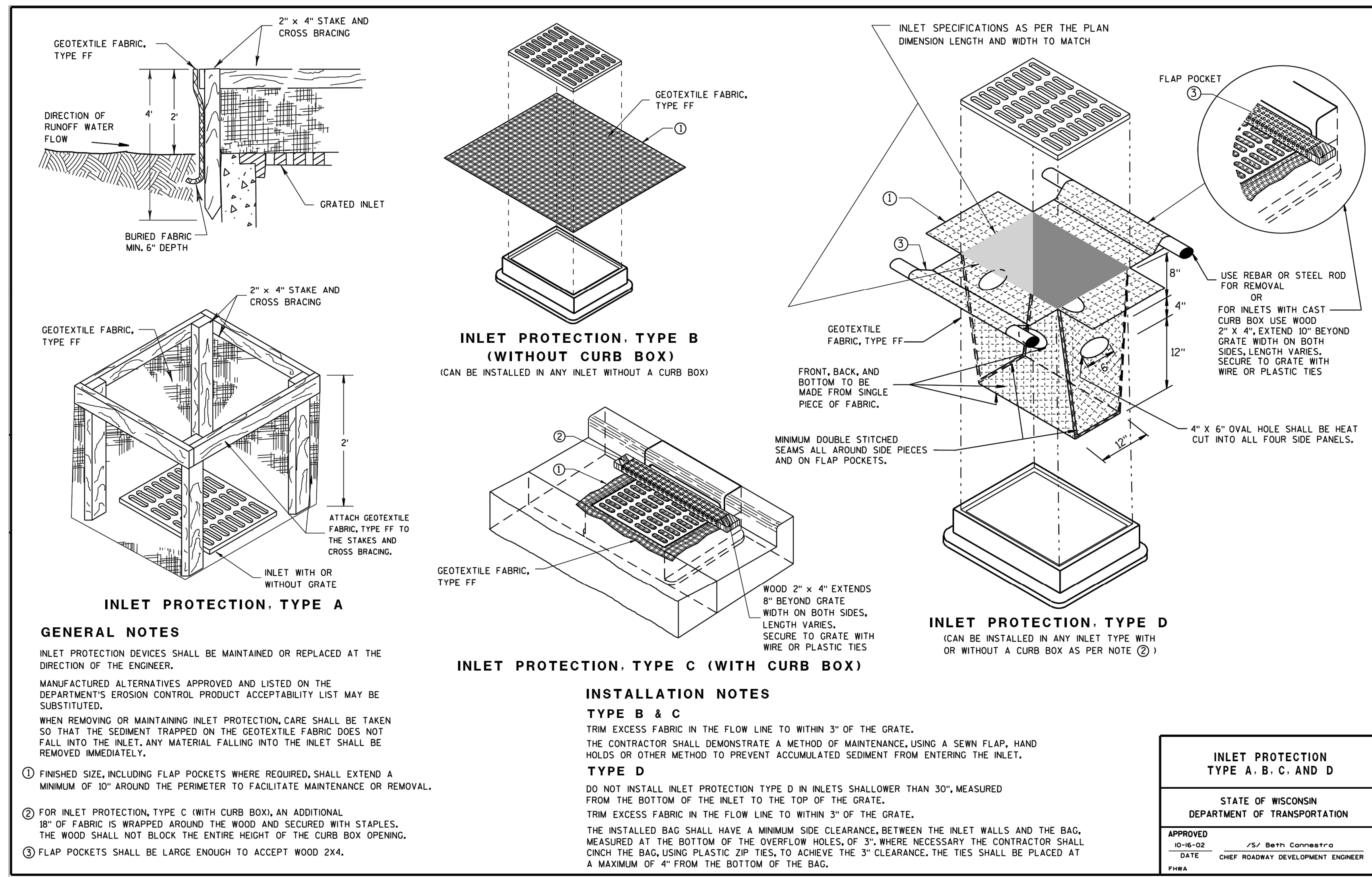
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 Drawn: JDH
 Checked: DLE
 Date: 07/26/2021
 Issue: CD
 Drawing Title:

OVERALL EROSION CONTROL PH2 PLAN

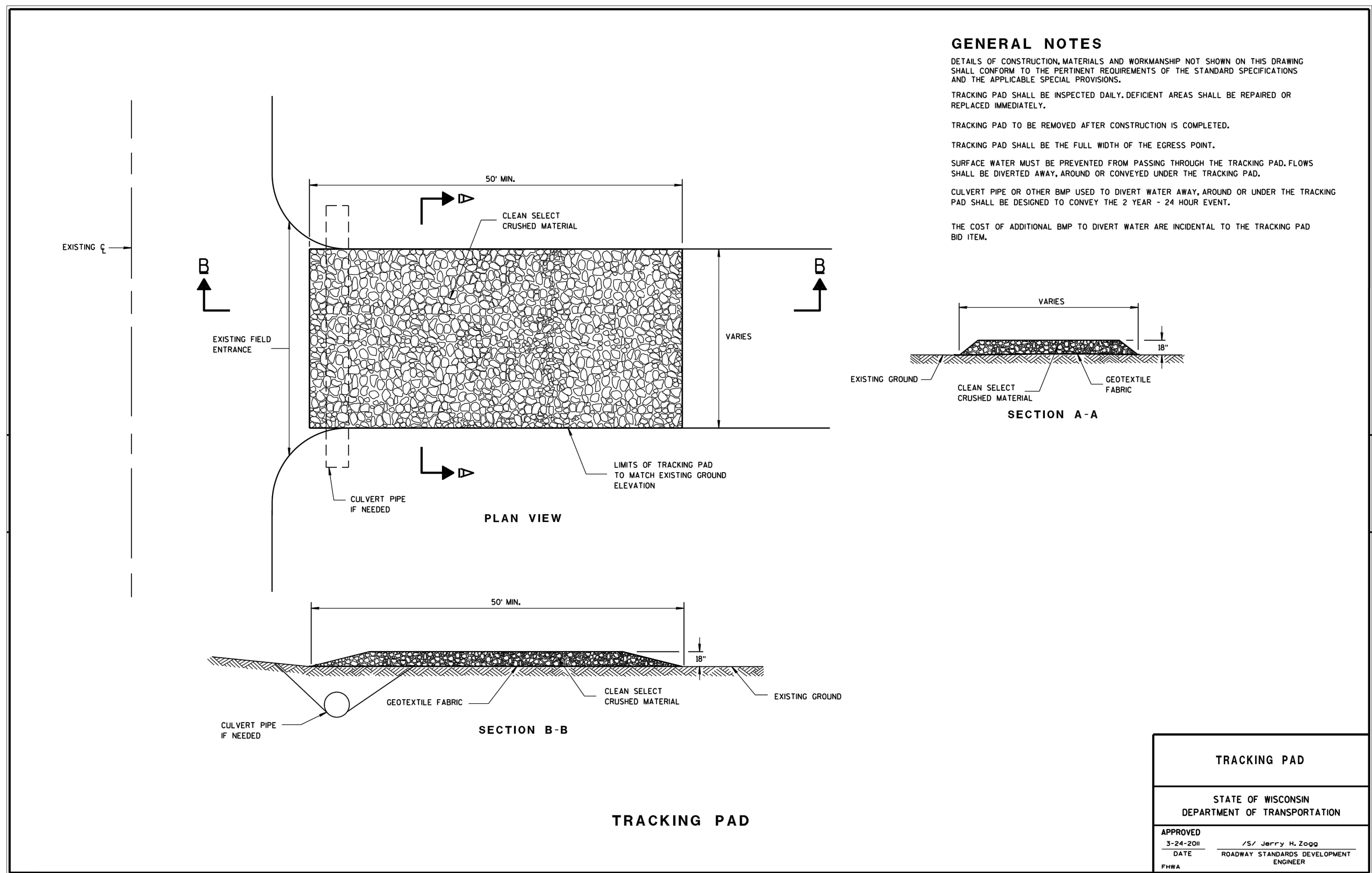
C301

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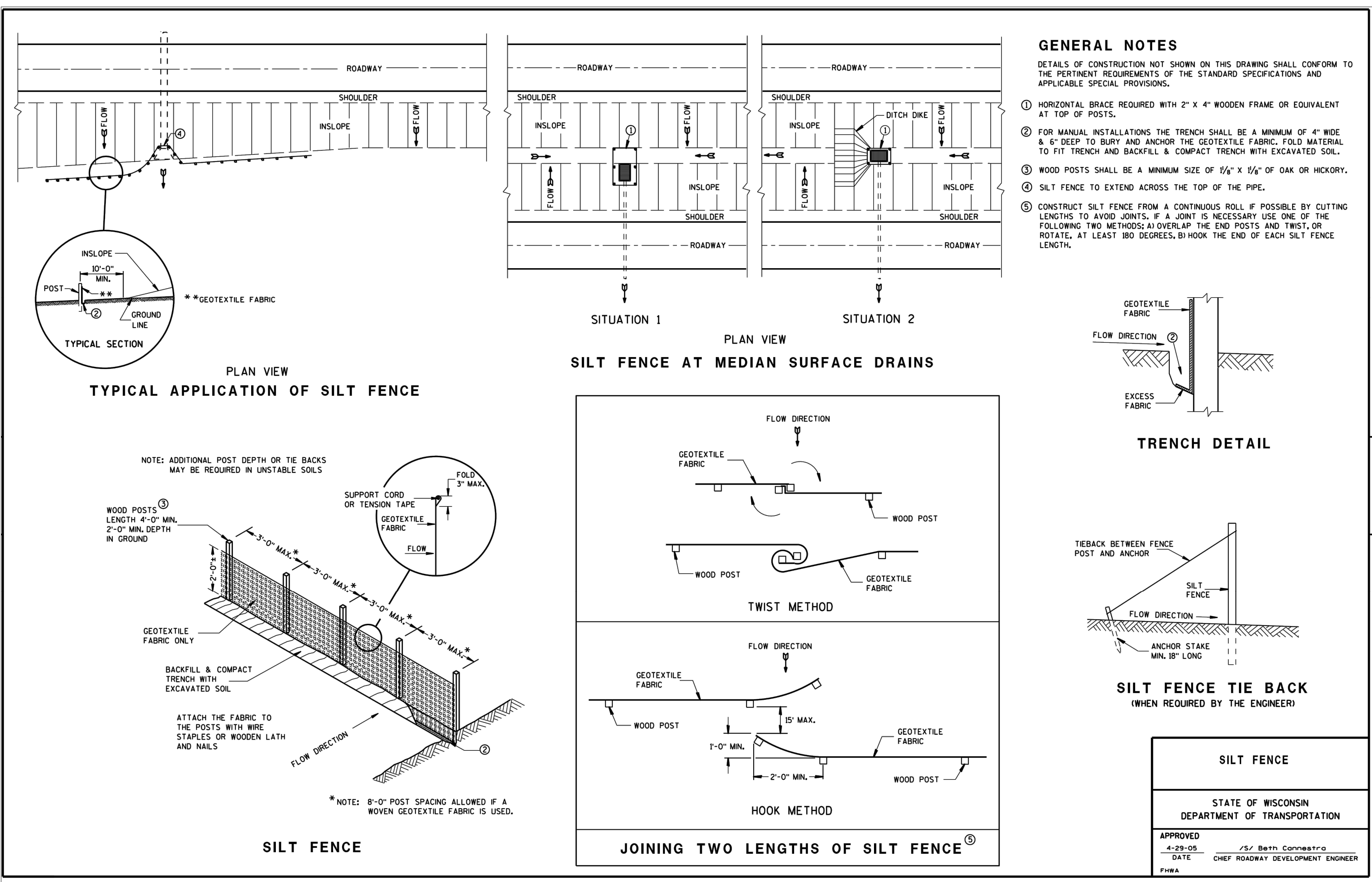
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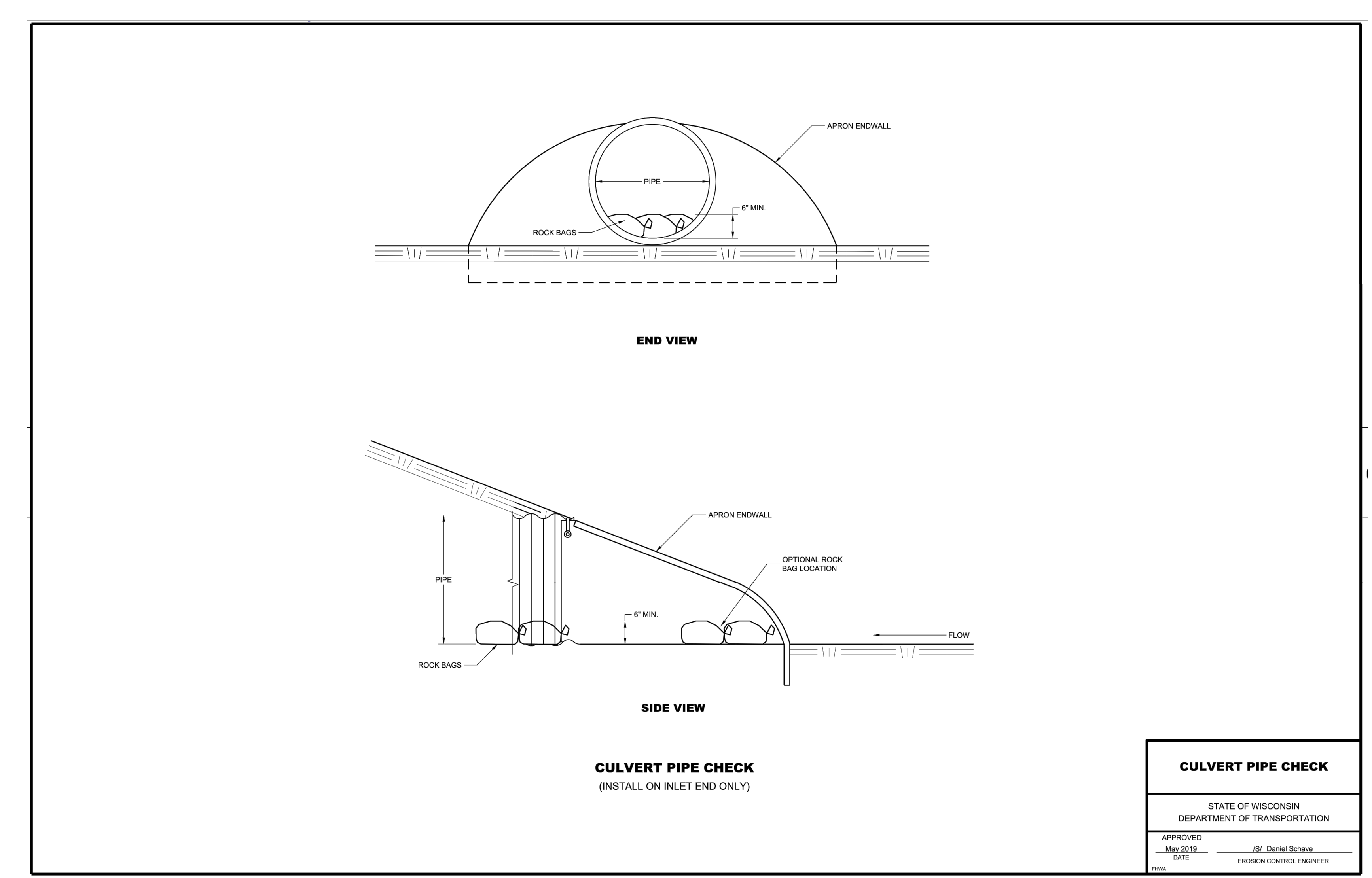
STANDARD DETAIL
 SCALE: NTS



STANDARD DETAIL
 SCALE: NTS



STANDARD DETAIL
 SCALE: NTS



STANDARD DETAIL
 SCALE: NTS

CESO
 175 Marston West Ave., Suite 400
 Avon, OH 44817
 Phone: 330.660.0960 Fax: 419.228.4638

By: _____
 Date: _____
 No. _____

Revisions Submitted

Kimley-Horn
 2027 KIMLEY-HORN AND ASSOCIATES, INC.
 767 EUSTIS STREET SUITE 100 ST. PAUL, MN 55114
 PHONE 651-645-4197
 WWW.KIMLEY-HORN.COM

KHA PROJECT: 160640019.1.106
 DATE: 07/26/2021
 SCALE: AS SHOWN
 DESIGNED BY: JDH
 DRAWN BY: JDH
 CHECKED BY: DLE

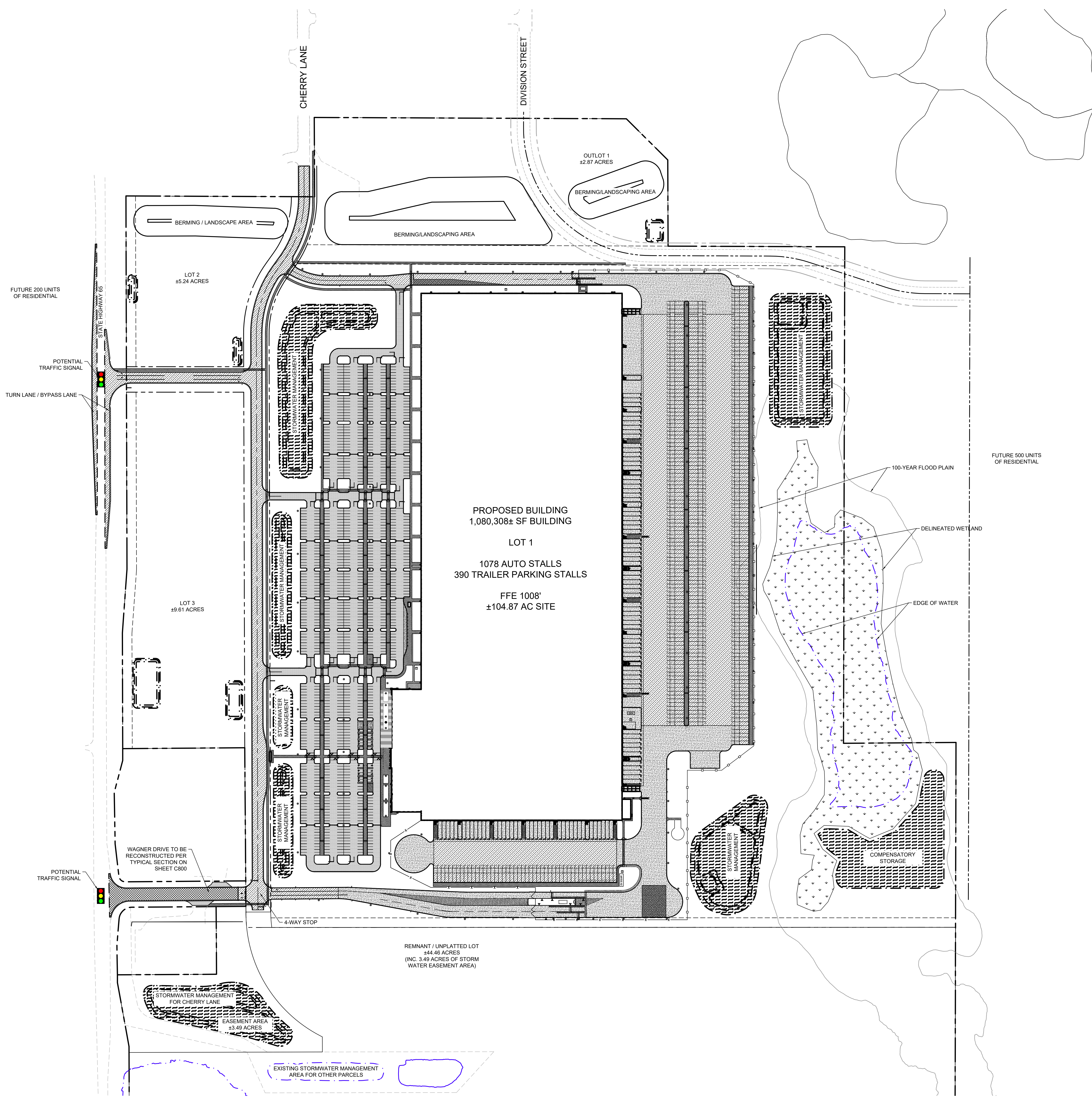
PROJECT MALLARD
 RYAN COMPANIES US, INC.
 ROBERTS, WI

Project number: 160640019.1.106
 Scale: _____
 Drawn: JDH
 Checked: DLE
 Date: 07/26/2021
 Issue: CD
 Drawing Title: _____

EROSION AND SEDIMENT CONTROL DETAILS

C302

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LEGEND

- PROPERTY LINE
- PROPOSED CHAIN LINK FENCE
- PROPOSED SOLID PRIVACY FENCE
- SETBACK LINE
- EASEMENT LINE
- RETAINING WALL
- PROPOSED CURB AND GUTTER
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED STORMWATER MANAGEMENT AREA
- DELINEATED WETLAND AREA
- PROPOSED CONCRETE SIDEWALK
- PROPOSED SPEED BUMP

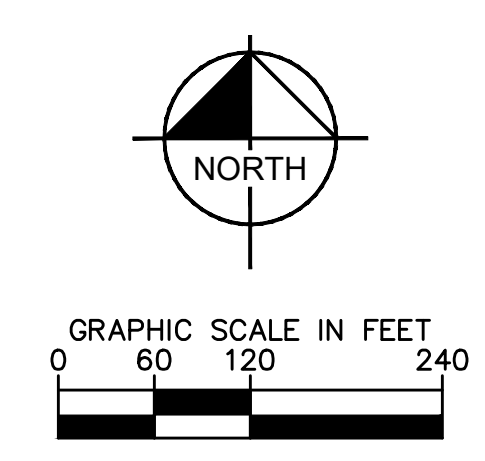
- ### SITE PLAN NOTES
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL VILLAGE/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 3. ALL INNER CURBED RADI ARE TO BE 4' AND OUTER CURBED RADI ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADI ARE TO BE 9'.
 4. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, UNLESS OTHERWISE NOTED ON PLANS INCLUDING BUT NOT LIMITED TO: ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY WESTWOOD PROFESSIONAL SERVICES, DATED 05/10/2021. KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.
 8. TOTAL LAND AREA IS 104.87 ACRES.
 9. PYLON / MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS. SIGNS ARE SHOWN FOR GRAPHICAL & INFORMATIONAL PURPOSES ONLY. CONTRACTOR TO VERIFY SIZE, LOCATION AND ANY REQUIRED PERMITS NECESSARY FOR THE CONSTRUCTION OF THE PYLON / MONUMENT SIGN.
 10. CONTRACTOR SHALL REFERENCE ARCH / MEP PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
 11. NO PROPOSED LANDSCAPING SUCH AS TREES OR SHRUBS, ABOVE AND UNDERGROUND STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHTS OF WAY UNLESS SPECIFICALLY NOTED ON PLANS OTHERWISE.
 12. REFERENCE ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE DETAILS.
 13. REFER TO FINAL PLAT OR ALTA SURVEY FOR EXACT LOT AND PROPERTY BOUNDARY DIMENSIONS.
 14. ALL AREAS ARE ROUNDED TO THE NEAREST SQUARE FOOT.
 15. ALL DIMENSIONS ARE ROUNDED TO THE NEAREST TENTH FOOT.
 16. ALL PARKING STALLS TO BE 9' IN WIDTH AND 18' IN LENGTH UNLESS OTHERWISE INDICATED.
 17. FOR OFFSITE IMPROVEMENTS, SEE THE OFFSITE PLANS IMPROVEMENTS PLANS.

PROPERTY SUMMARY	
PROJECT MALLARD	
TOTAL PROPERTY AREA (LOT 1)	4,262,390 SF (97.85 AC)
RIGHT OF WAY DEDICATION	305,791 SF (7.02 AC)
NET PROPERTY AREA	4,568,181 SF (104.87 AC)
PROPOSED IMPERVIOUS AREA	2,504,581 SF (57.50 AC)
PROPOSED PERVIOUS AREA	1,757,809 SF (40.35 AC - 41.24%)
TOTAL DISTURBED AREA	4,442,682 SF (101.99 AC)
PROPOSED LOT 2	228,254 SF (5.24 AC)
PROPOSED LOT 3	418,612 SF (9.61 AC)
PROPOSED OUTLOT 1	125,017 SF (2.87 AC)
TOTAL PROPERTY AREA	5,340,020 SF (122.59 AC)
OFFSITE - CHERRY LANE POND AREA	152,024 SF (3.49 AC)

ZONING SUMMARY	
EXISTING ZONING	AGRICULTURE
PROPOSED ZONING	M2 - INDUSTRIAL

BUILDING DATA SUMMARY	
AREAS	
PROPOSED PROPERTY	4,568,181 SF (104.87 AC)
BUILDING AREA	1,080,308 SF (23.6% OF TOTAL PROPERTY AREA)

PARKING	
PROPOSED PARKING	1078 SPACES
PROPOSED TRAILER STALLS	390 STALLS
PROPOSED LOADING DOCKS	107 DOCKS
ADA STALLS PROVIDED	22 STALLS



CESO
 WWW.CESOINC.COM
 175 Marston West Ave., Suite 400
 Akron, OH 44321
 Phone: 330.666.0960 Fax: 330.208.4628

By	Date

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 767 EUSTIS STREET SUITE 100, ST. PAUL, MN 55114
 PHONE 651-645-4197
 WWW.KIMLEY-HORN.COM

PROJECT MALLARD
RYAN COMPANIES US, INC.
ROBERTS, WI
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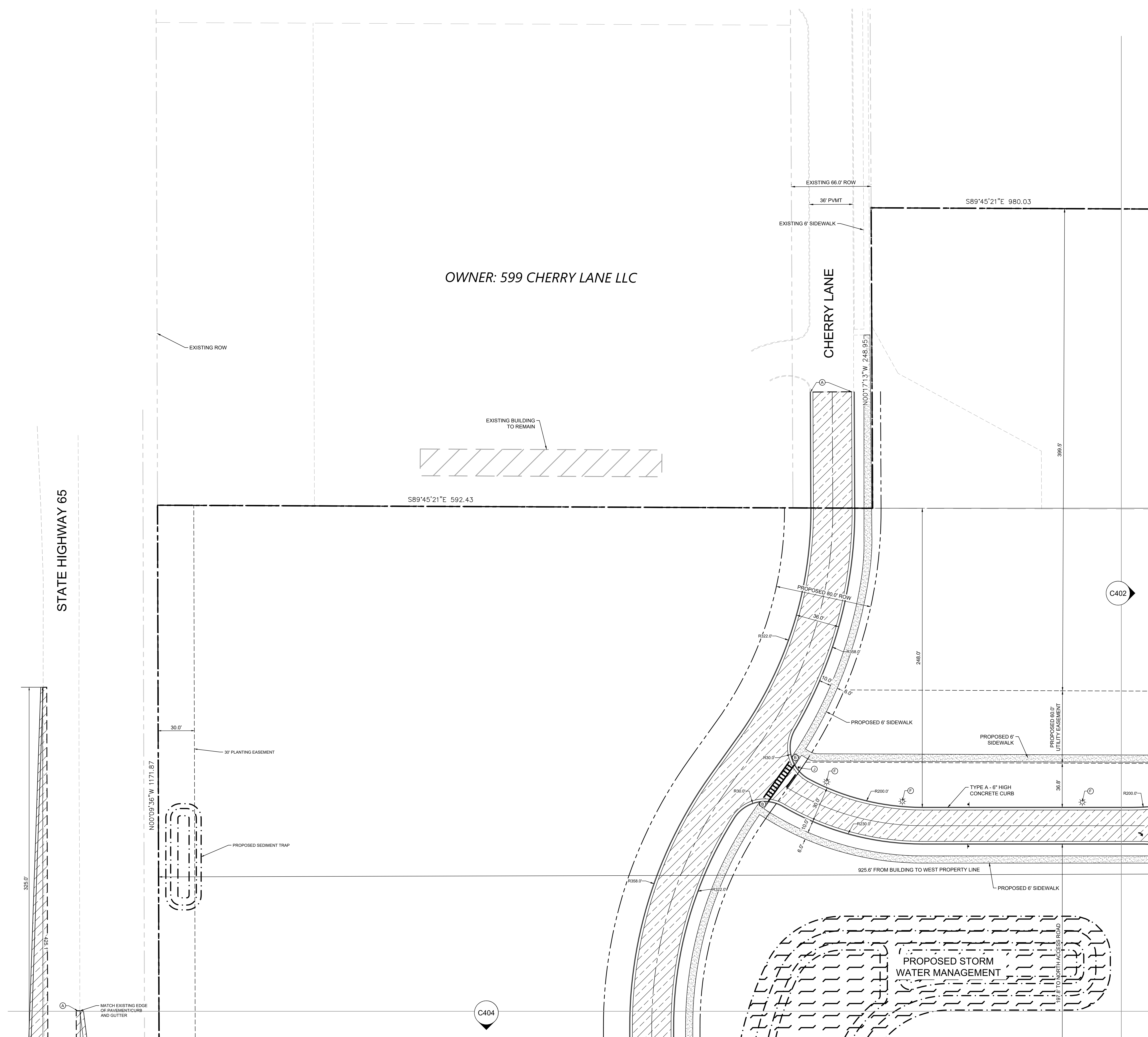
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY	DLE
160640019.1.106	07/26/2021	AS SHOWN	JDH	JDH	JDH	DLE

Project number: 160640019.1.106
 Scale: _____
 Drawn: JDH
 Checked: DLE
 Date: 07/26/2021
 Issue: CD
 Drawing Title: OVERALL SITE PLAN
C400

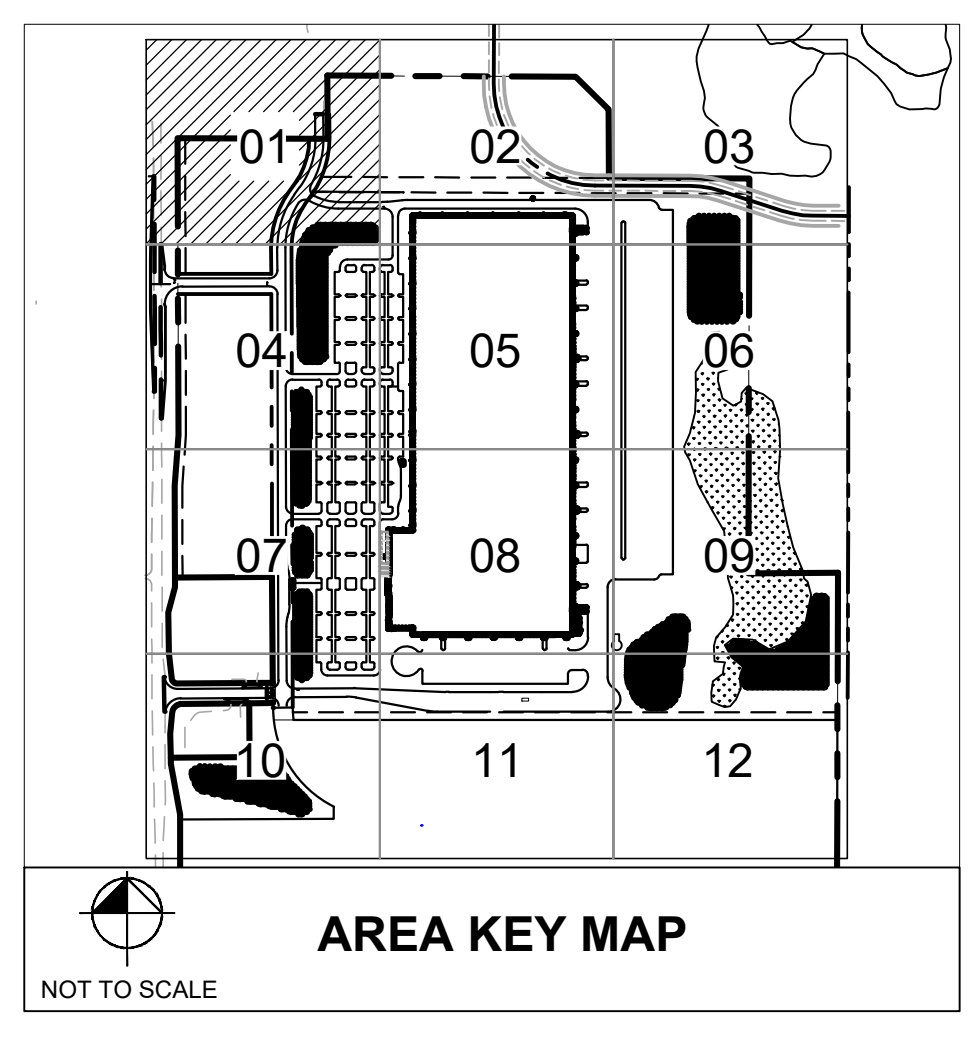
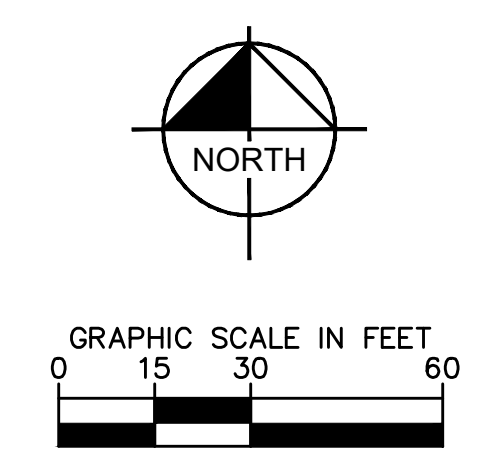
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STATE HIGHWAY 65

OWNER: 599 CHERRY LANE LLC



- LEGEND**
- PROPERTY LINE
 - PROPOSED CHAIN LINK FENCE
 - PROPOSED SOLID PRIVACY FENCE
 - SETBACK LINE
 - EASEMENT LINE
 - RETAINING WALL
 - PROPOSED CURB AND GUTTER
 - PROPOSED HEAVY DUTY ASPHALT
 - PROPOSED HEAVY DUTY ASPHALT - WAGNER DRIVE
 - PROPOSED STANDARD DUTY ASPHALT
 - PROPOSED CONCRETE PAVEMENT
 - PROPOSED STORMWATER MANAGEMENT AREA
 - DELINEATED WETLAND AREA
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED SPEED BUMP
- KEYNOTE LEGEND**
- (A) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
 - (B) ACCESSIBLE CURB RAMP
 - (C) ACCESSIBLE PARKING WITH ACCESSIBLE PARKING SIGN
 - (D) AREA STRIPED WITH 4' SYSL @ 45° 2' O.C.
 - (E) LANDSCAPE AREA - SEE LANDSCAPE PLANS
 - (F) LIGHT POLE
 - (G) TRANSITION CURB
 - (H) MOTORCYCLE PARKING
 - (I) COMMERCIAL DRIVEWAY APRON
 - (J) STOP SIGN
- **REFERENCE SHEETS C701-C712 FOR ALL SIGNAGE AND PAVEMENT MARKING

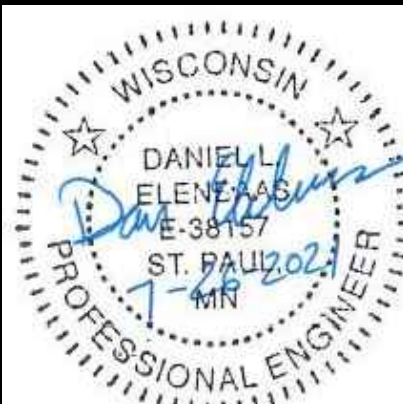


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 PHONE 651-645-4197
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KHA PROJECT 160640019.1.106	DATE 07/26/2021
SCALE AS SHOWN	DESIGNED BY JDH
	DRAWN BY JDH
	CHECKED BY DLE

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 ROBERTS, WI
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Project number: 160640019.1.106
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Checked: DLE
Date: 07/26/2021
Issue: CD
Drawing Title:

SITE PLAN

C401



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WWW.CESOINC.COM

175 Marlowe West Ave., Suite 400
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Phone: 330.666.0965 Fax: 330.208.4628

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No.	Date	By	Revisions/ Submissions

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KHA PROJECT	DATE
160640019.1.106	07/26/2021
SCALE	AS SHOWN
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CHECKED BY	DLE

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Scale:
Drawn: JDH
Checked: DLE
Date: 07/26/2021
Issue: CD

Drawing Title: SITE PLAN

C402

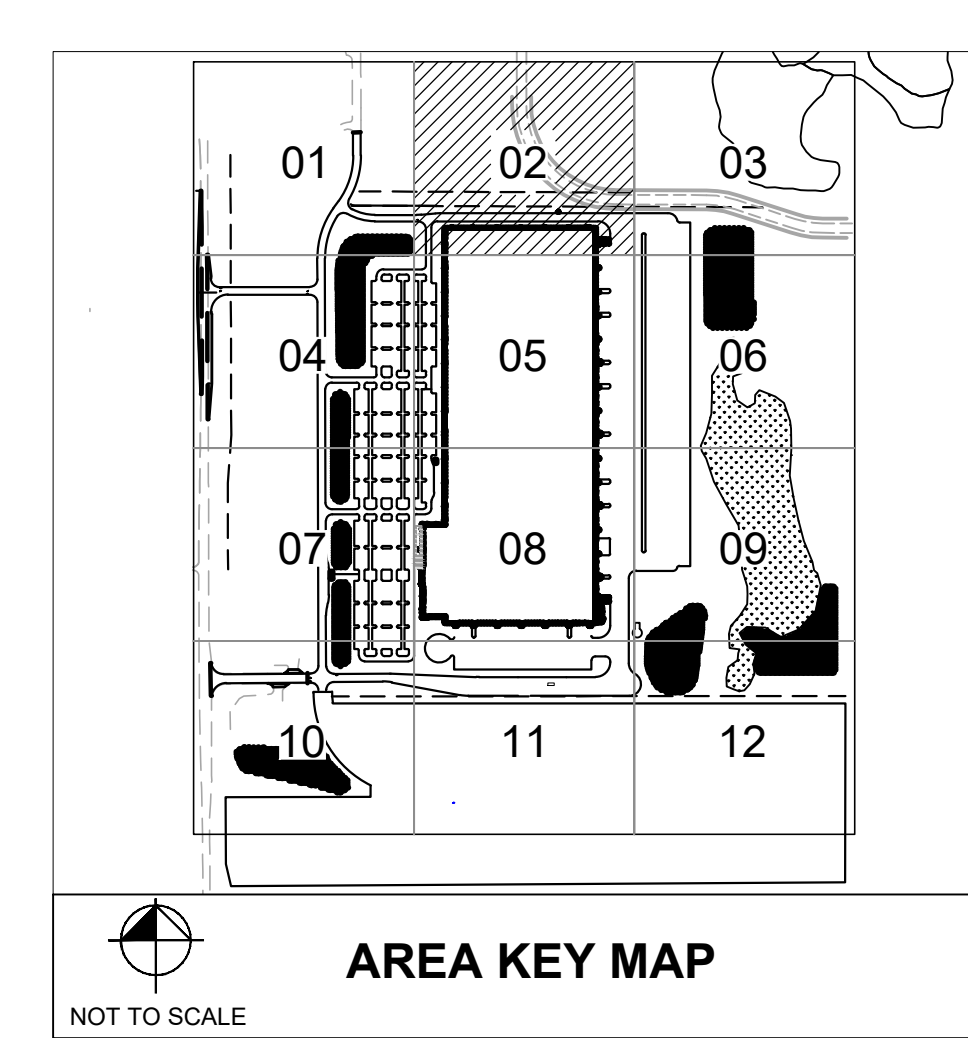
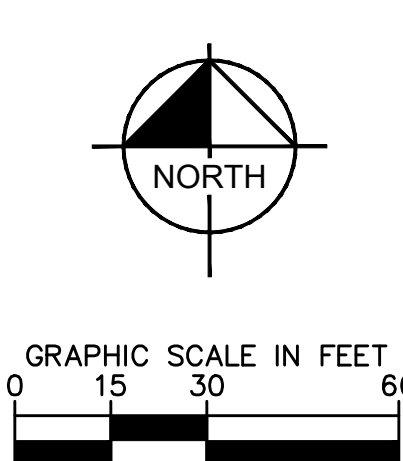
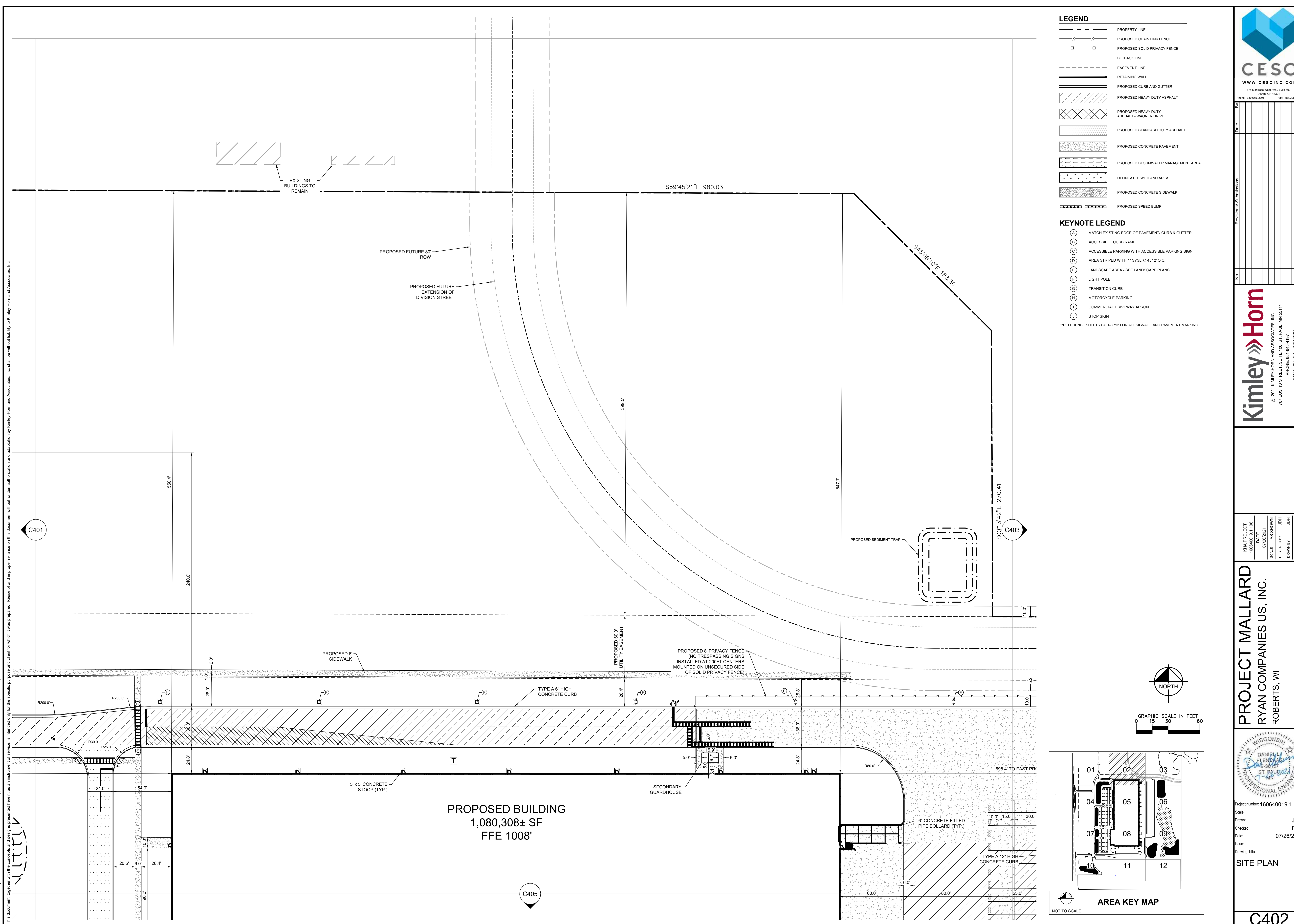
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- (G) TRANSITION CURB
- (H) MOTORCYCLE PARKING
- (I) COMMERCIAL DRIVEWAY APRON
- (J) STOP SIGN

**REFERENCE SHEETS C701-C712 FOR ALL SIGNAGE AND PAVEMENT MARKING



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PHONE: 651-645-4197
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KHA PROJECT 160640019.1.106	DATE 07/26/2021
SCALE AS SHOWN	DESIGNED BY JDH
DRAWN BY JDH	CHECKED BY DLE

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RYAN COMPANIES US, INC.
ROBERTS, WI

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SITE PLAN

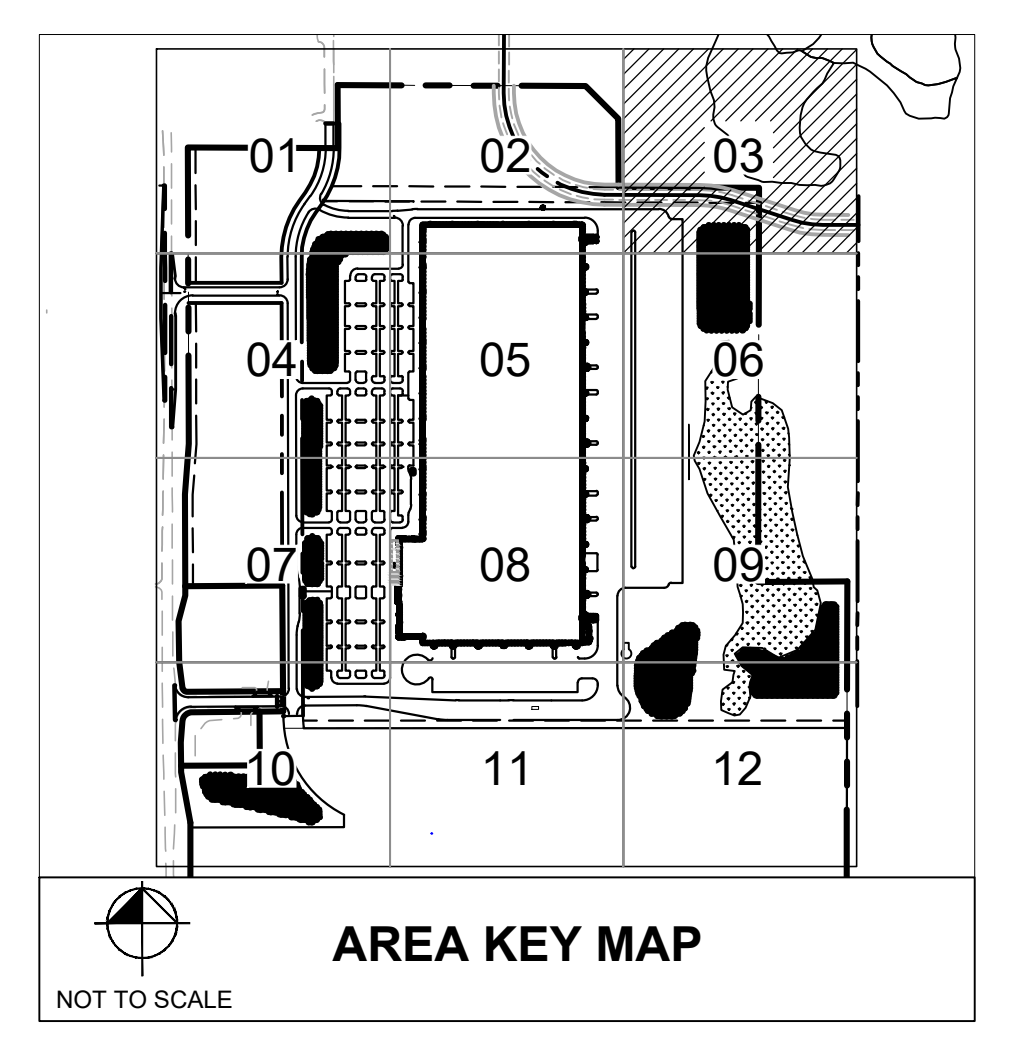
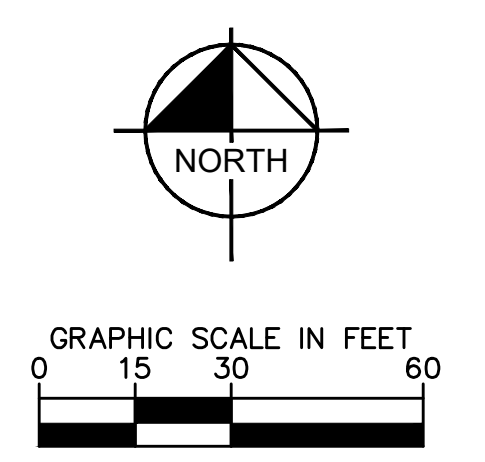
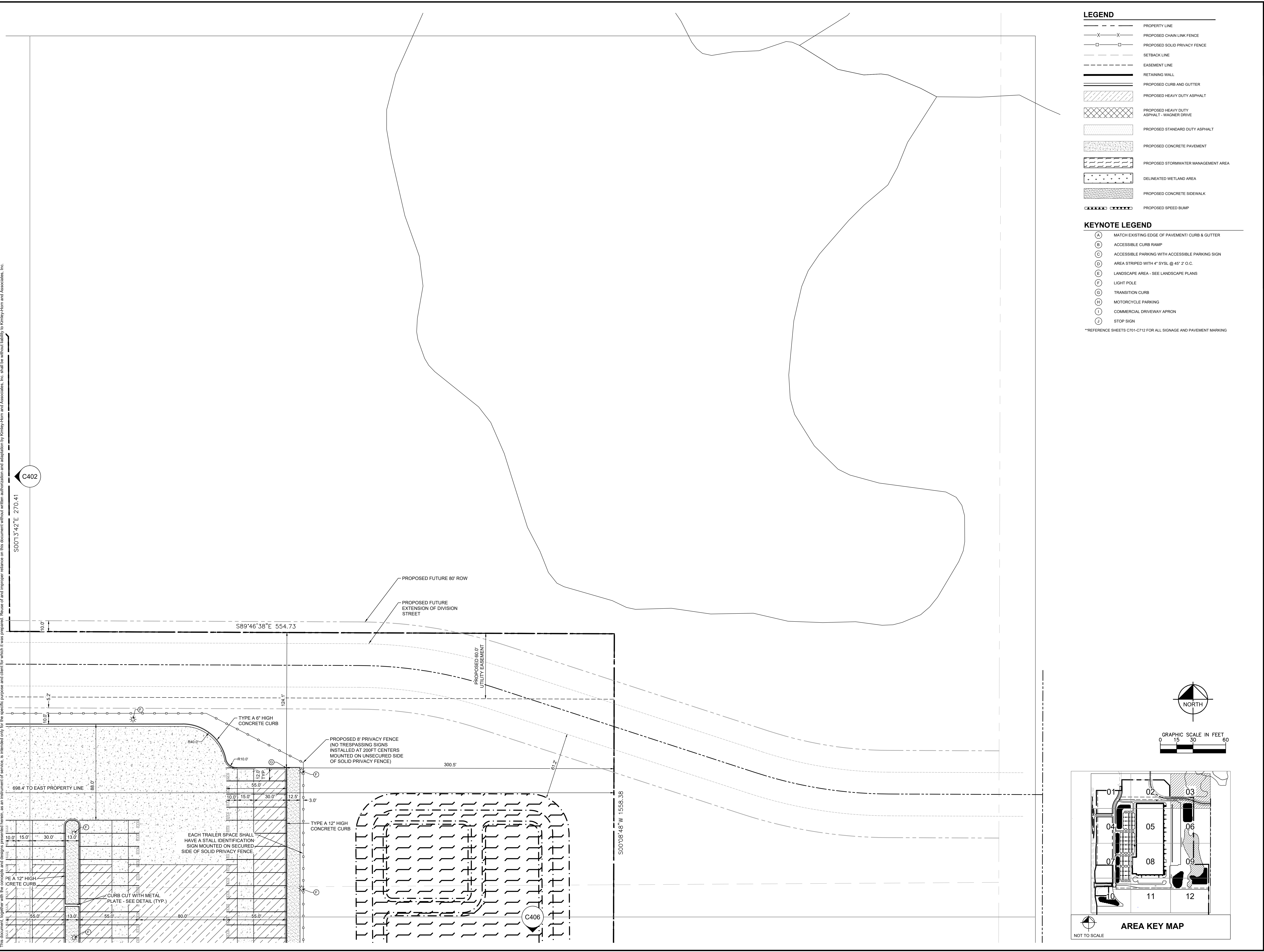
LEGEND

- PROPERTY LINE
- X-X- PROPOSED CHAIN LINK FENCE
- PROPOSED SOLID PRIVACY FENCE
- - - - - SETBACK LINE
- - - - - EASEMENT LINE
- ===== RETAINING WALL
- ===== PROPOSED CURB AND GUTTER
- ////// PROPOSED HEAVY DUTY ASPHALT
- XXXXXX PROPOSED HEAVY DUTY ASPHALT - WAGNER DRIVE
- PROPOSED STANDARD DUTY ASPHALT
- PROPOSED CONCRETE PAVEMENT
- ////// PROPOSED STORMWATER MANAGEMENT AREA
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- PROPOSED CONCRETE SIDEWALK
- PROPOSED SPEED BUMP

KEYNOTE LEGEND

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- (F) LIGHT POLE
- (G) TRANSITION CURB
- (H) MOTORCYCLE PARKING
- (I) COMMERCIAL DRIVEWAY APRON
- (J) STOP SIGN

**REFERENCE SHEETS C701-C712 FOR ALL SIGNAGE AND PAVEMENT MARKING

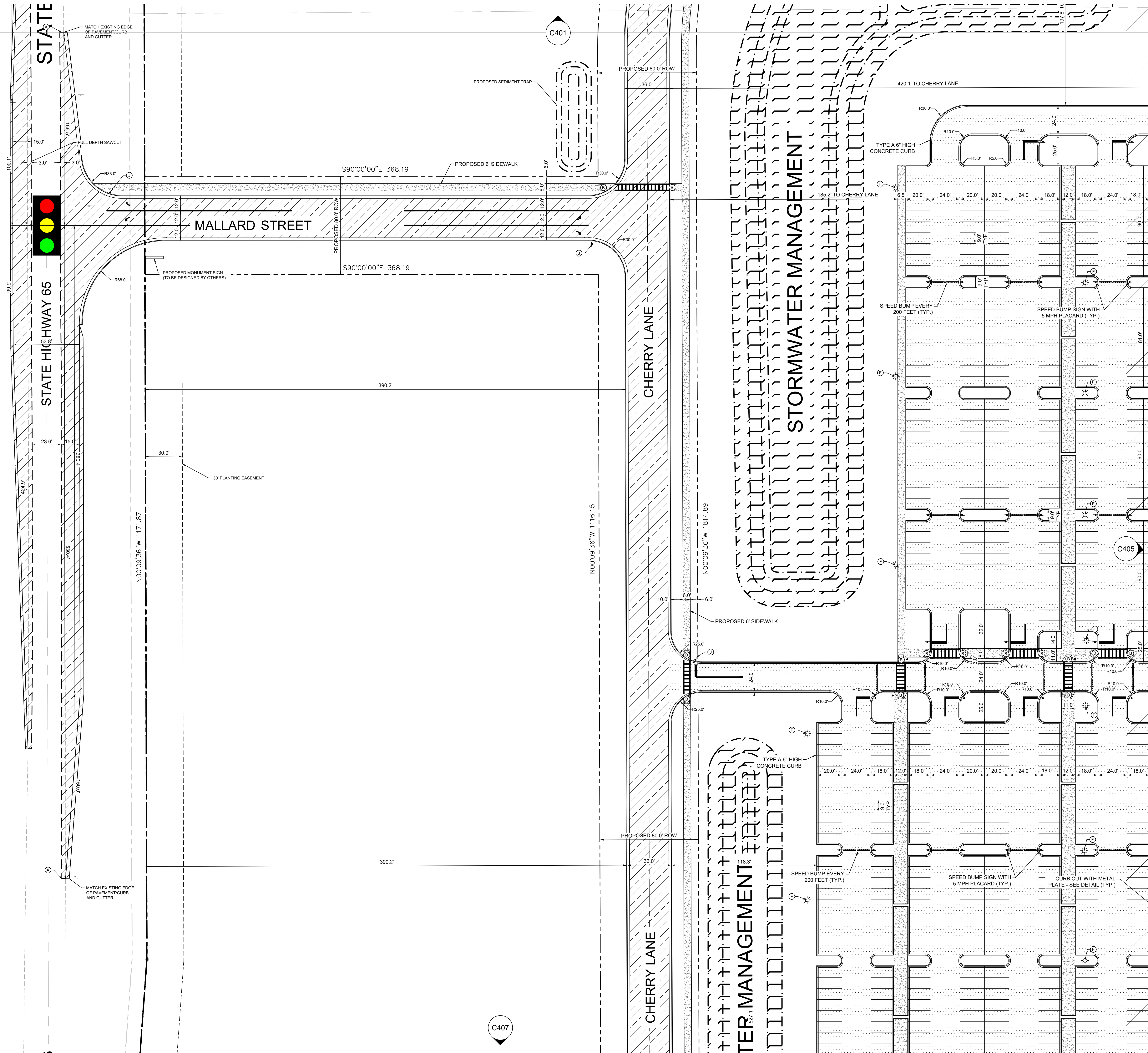


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C402

C406

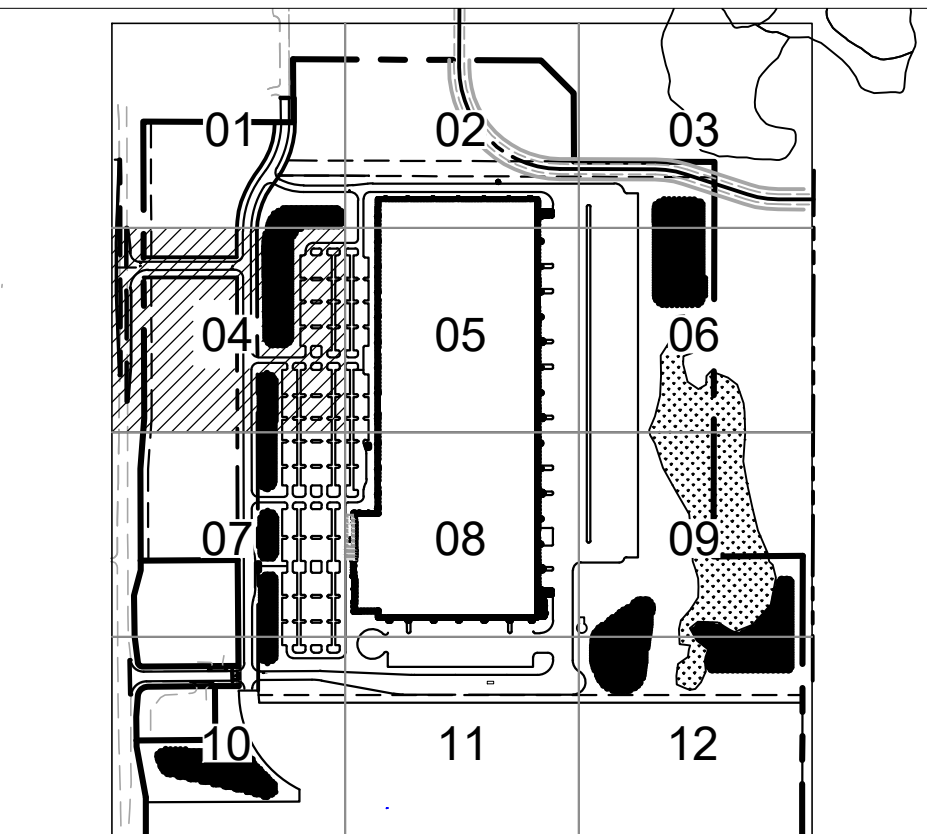
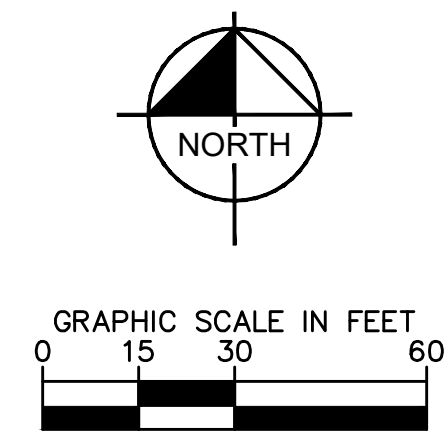
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 - ▨▨▨▨ PROPOSED HEAVY DUTY ASPHALT
 - ▨▨▨▨▨▨ PROPOSED HEAVY DUTY ASPHALT - WAGNER DRIVE
 - ▨▨▨▨▨▨ PROPOSED STANDARD DUTY ASPHALT
 - ▨▨▨▨▨▨ PROPOSED CONCRETE PAVEMENT
 - ▨▨▨▨▨▨ PROPOSED STORMWATER MANAGEMENT AREA
 - ▨▨▨▨▨▨ DELINEATED WETLAND AREA
 - ▨▨▨▨▨▨ PROPOSED CONCRETE SIDEWALK
 - ▬▬▬▬▬▬ PROPOSED SPEED BUMP

- KEYNOTE LEGEND**
- (A) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
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 - (F) LIGHT POLE
 - (G) TRANSITION CURB
 - (H) MOTORCYCLE PARKING
 - (I) COMMERCIAL DRIVEWAY APRON
 - (J) STOP SIGN

**REFERENCE SHEETS C701-C712 FOR ALL SIGNAGE AND PAVEMENT MARKING



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 PHONE 651-645-4197
 WWW.KIMLEY-HORN.COM

IHA PROJECT	DATE
160640019.1.106	07/26/2021
SCALE	AS SHOWN
DESIGNED BY	DRAWN BY
CHECKED BY	DLE

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 RYAN COMPANIES US, INC.
 ROBERTS, WI
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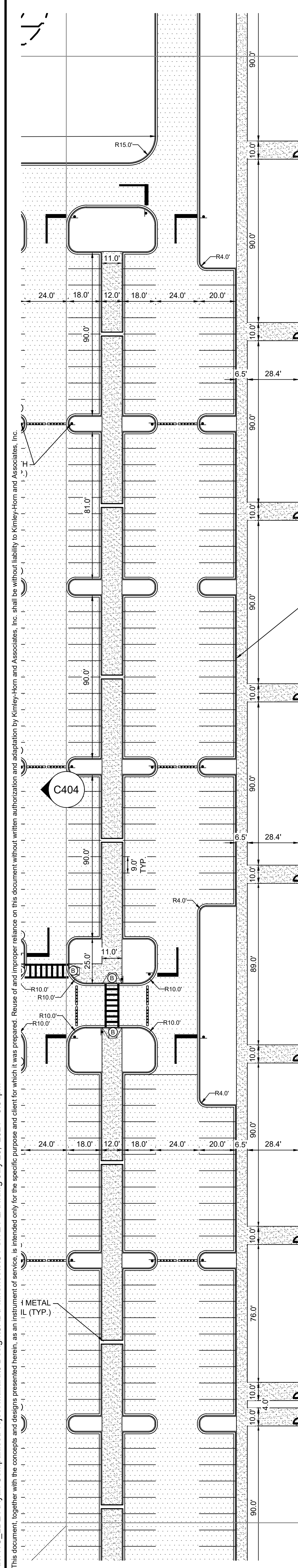
Project number: 160640019.1.106
 Scale: JDK
 Drawn: DLE
 Checked: 07/26/2021
 Date: CD
 Issue: CD
 Drawing Title:

SITE PLAN

C404

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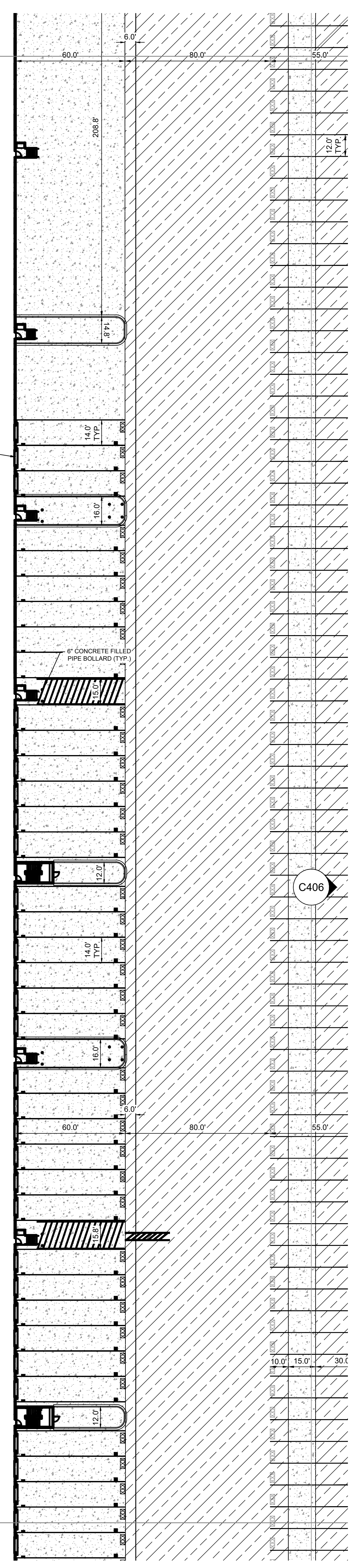
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PROPOSED BUILDING
1,080,308± SF
FFE 1008'

C402

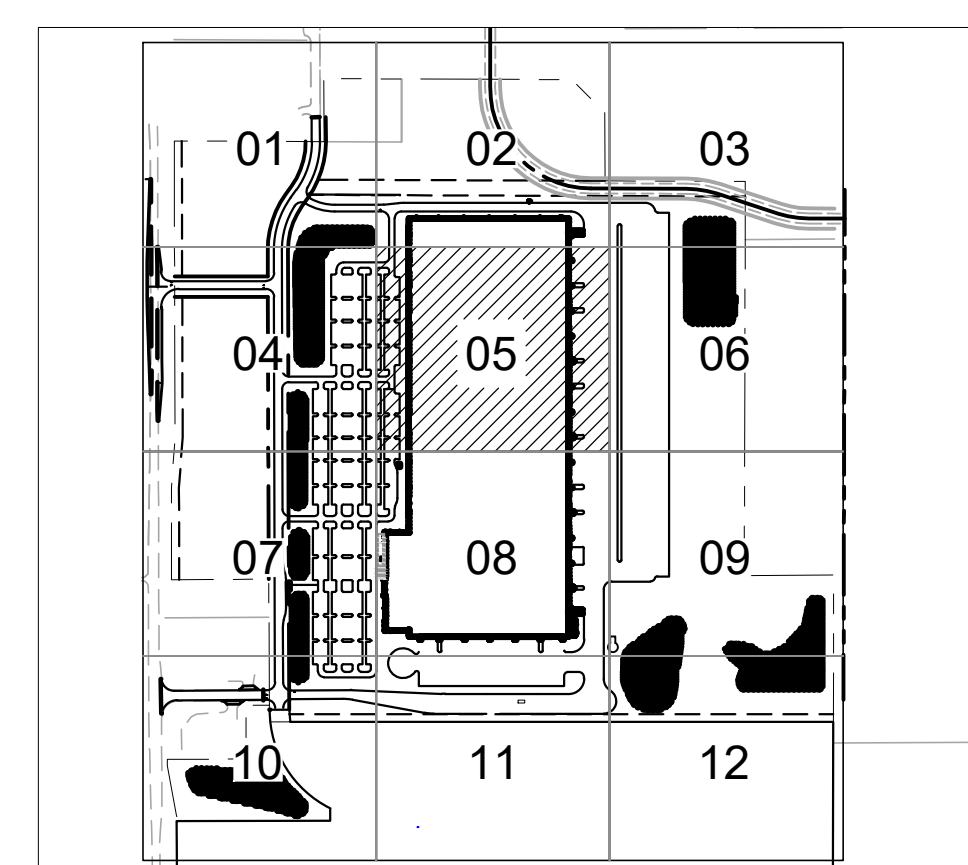
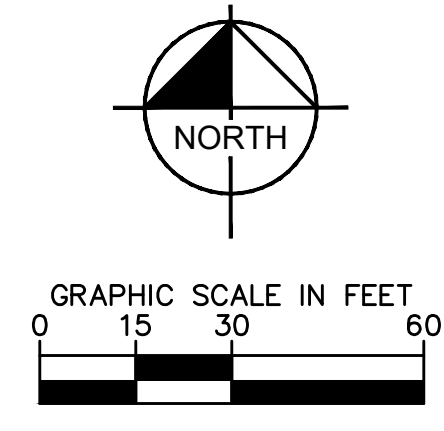
C408

EACH DOCK SHALL HAVE A DOCK IDENTIFICATION SIGN MOUNTED DIRECTLY TO BUILDING FACADE, CENTERED ABOVE DOCK DOOR.



- LEGEND**
- PROPERTY LINE
 - X-X- PROPOSED CHAIN LINK FENCE
 - PROPOSED SOLID PRIVACY FENCE
 - - - SETBACK LINE
 - - - EASEMENT LINE
 - ▬▬▬ RETAINING WALL
 - ▬▬▬ PROPOSED CURB AND GUTTER
 - ▨▨▨ PROPOSED HEAVY DUTY ASPHALT
 - ▩▩▩ PROPOSED HEAVY DUTY ASPHALT - WAGNER DRIVE
 - ▧▧▧ PROPOSED STANDARD DUTY ASPHALT
 - ▦▦▦ PROPOSED CONCRETE PAVEMENT
 - ▧▧▧▧▧ PROPOSED STORMWATER MANAGEMENT AREA
 - ▩▩▩▩▩ DELINEATED WETLAND AREA
 - ▧▧▧▧▧ PROPOSED CONCRETE SIDEWALK
 - ▬▬▬▬▬ PROPOSED SPEED BUMP

- KEYNOTE LEGEND**
- (A) MATCH EXISTING EDGE OF PAVEMENT/ CURB & GUTTER
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 - (E) LANDSCAPE AREA - SEE LANDSCAPE PLANS
 - (F) LIGHT POLE
 - (G) TRANSITION CURB
 - (H) MOTORCYCLE PARKING
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 - (J) STOP SIGN
- **REFERENCE SHEETS C701-C712 FOR ALL SIGNAGE AND PAVEMENT MARKING



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KHA PROJECT 160640019.1.106	DATE 07/26/2021
SCALE AS SHOWN	DESIGNED BY JDH
	DRAWN BY DLE
	CHECKED BY DLE

PROJECT MALLARD
RYAN COMPANIES US, INC.
ROBERTS, WI

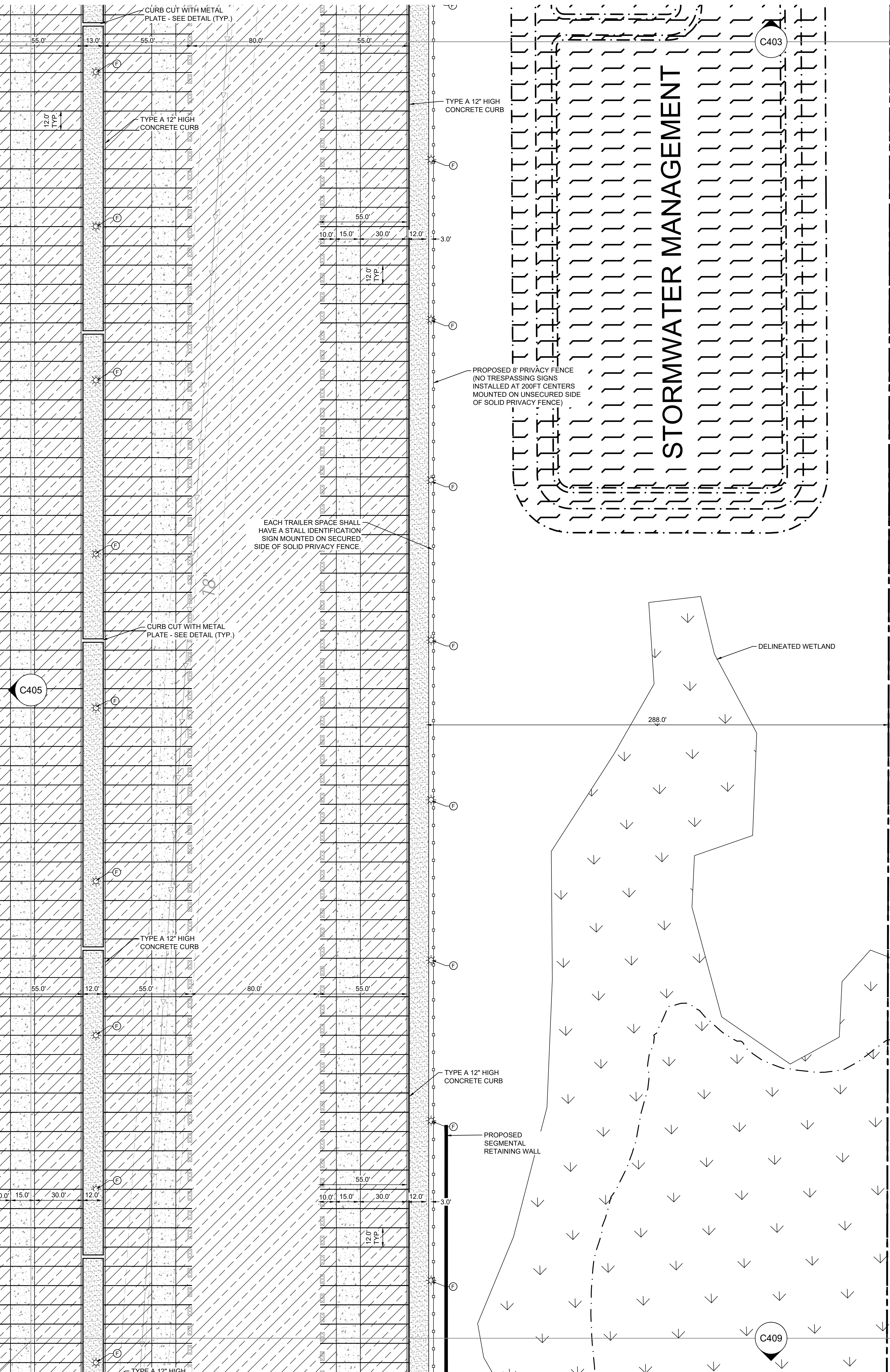


Project number: 160640019.1.106
Scale: JDH
Drawn: DLE
Checked: 07/26/2021
Date: CD
Issue: CD
Drawing Title:

SITE PLAN

C405

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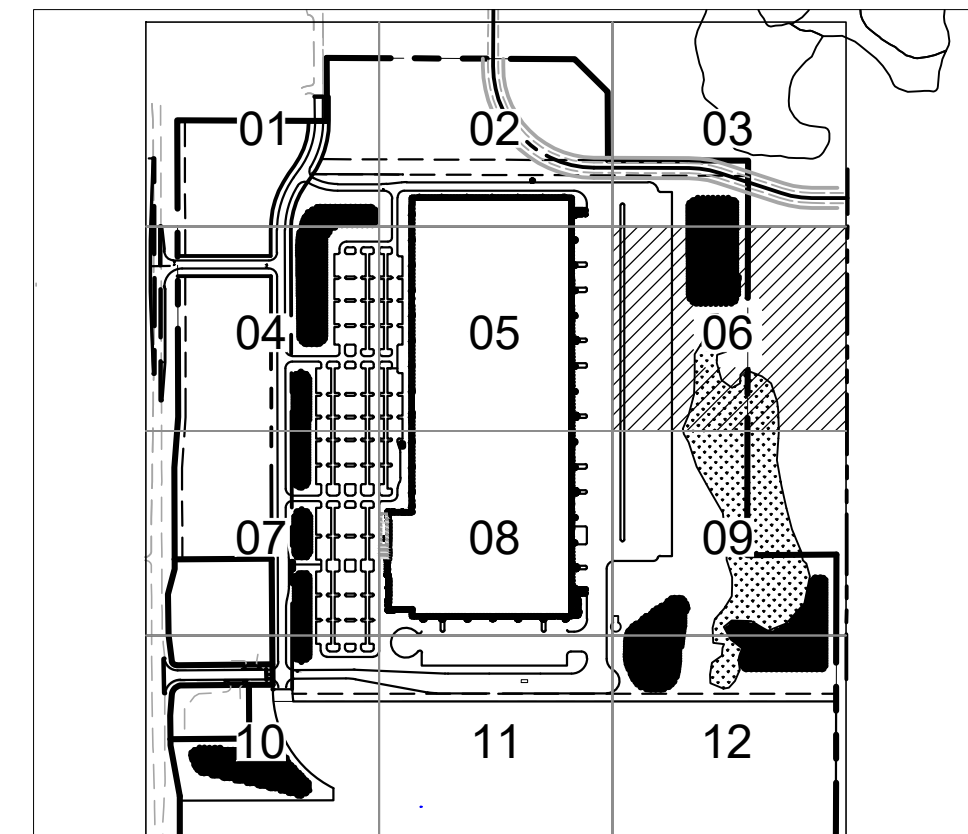
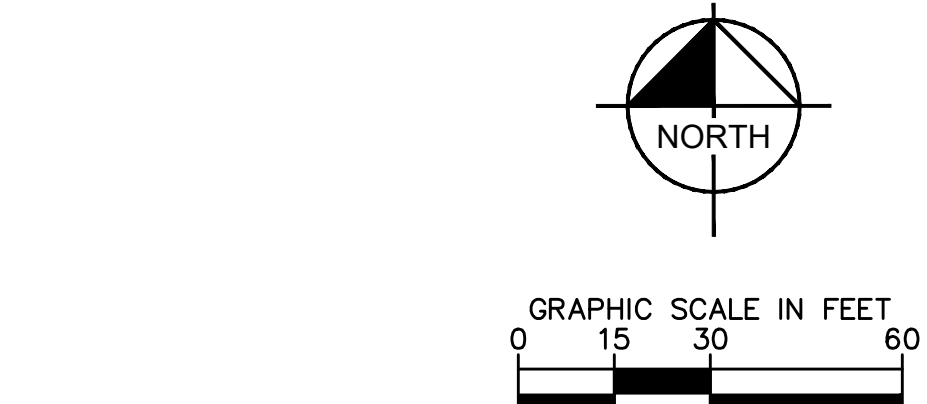
LEGEND

	PROPERTY LINE
	PROPOSED CHAIN LINK FENCE
	PROPOSED SOLID PRIVACY FENCE
	SETBACK LINE
	EASEMENT LINE
	RETAINING WALL
	PROPOSED CURB AND GUTTER
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT - WAGNER DRIVE
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED STORMWATER MANAGEMENT AREA
	DELINEATED WETLAND AREA
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SPEED BUMP

KEYNOTE LEGEND

(A)	MATCH EXISTING EDGE OF PAVEMENT CURB & GUTTER
(B)	ACCESSIBLE CURB RAMP
(C)	ACCESSIBLE PARKING WITH ACCESSIBLE PARKING SIGN
(D)	AREA STRIPED WITH 4' SYSL @ 45' 2" O.C.
(E)	LANDSCAPE AREA - SEE LANDSCAPE PLANS
(F)	LIGHT POLE
(G)	TRANSITION CURB
(H)	MOTORCYCLE PARKING
(I)	COMMERCIAL DRIVEWAY APRON
(J)	STOP SIGN

**REFERENCE SHEETS C701-C712 FOR ALL SIGNAGE AND PAVEMENT MARKING



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STATE HIGHWAY 65

STATE HIGHWAY 65

LOT 3
 ±9.61 ACRES

C404

C410

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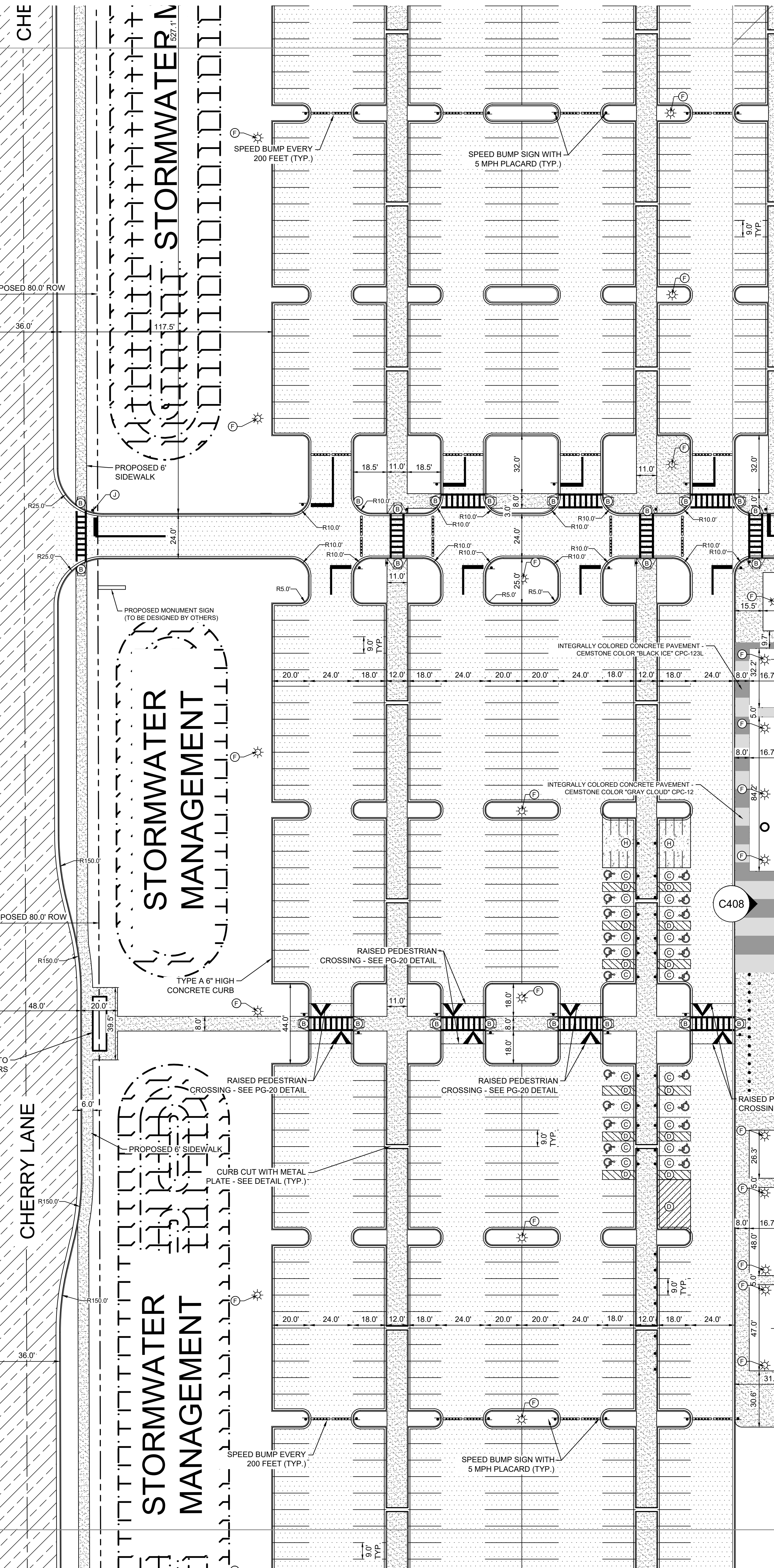
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30' PLANTING EASEMENT

PROPOSED SEDIMENT TRAP

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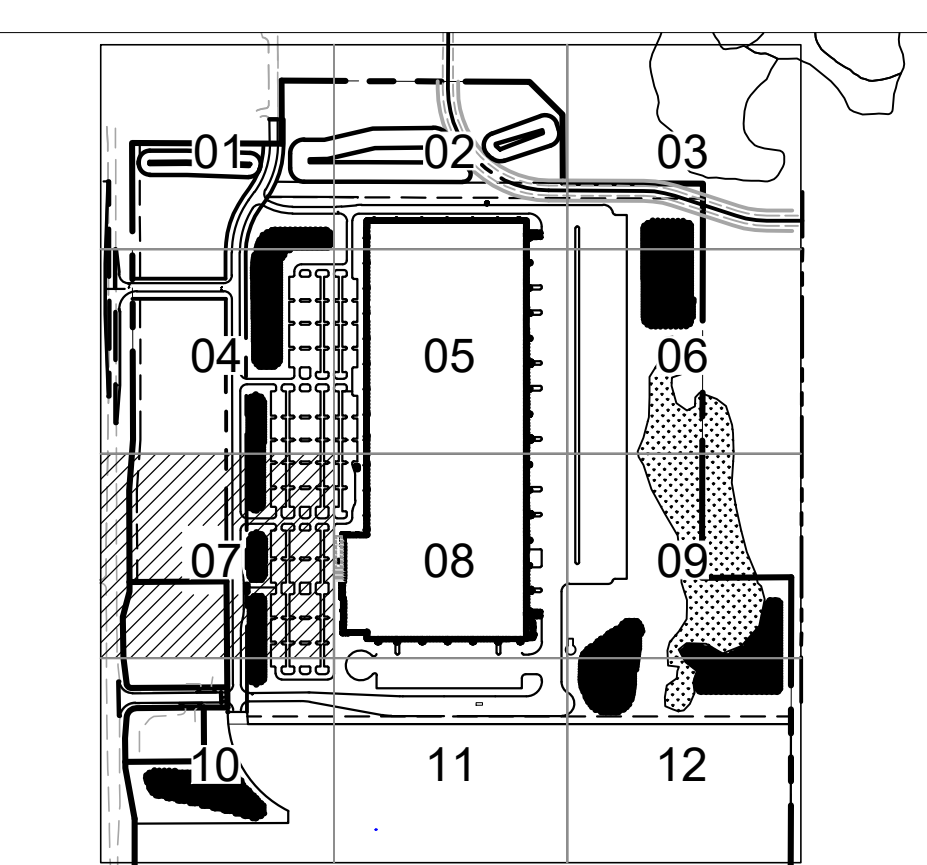
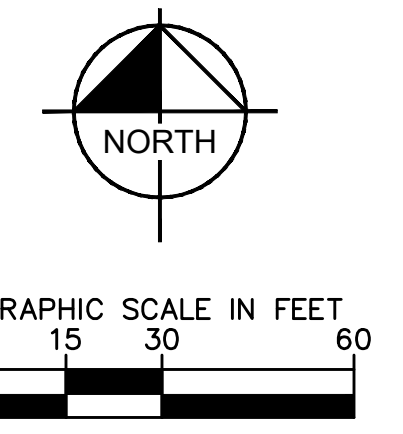
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- LEGEND**
- PROPERTY LINE
 - X-X- PROPOSED CHAIN LINK FENCE
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 - - - - EASEMENT LINE
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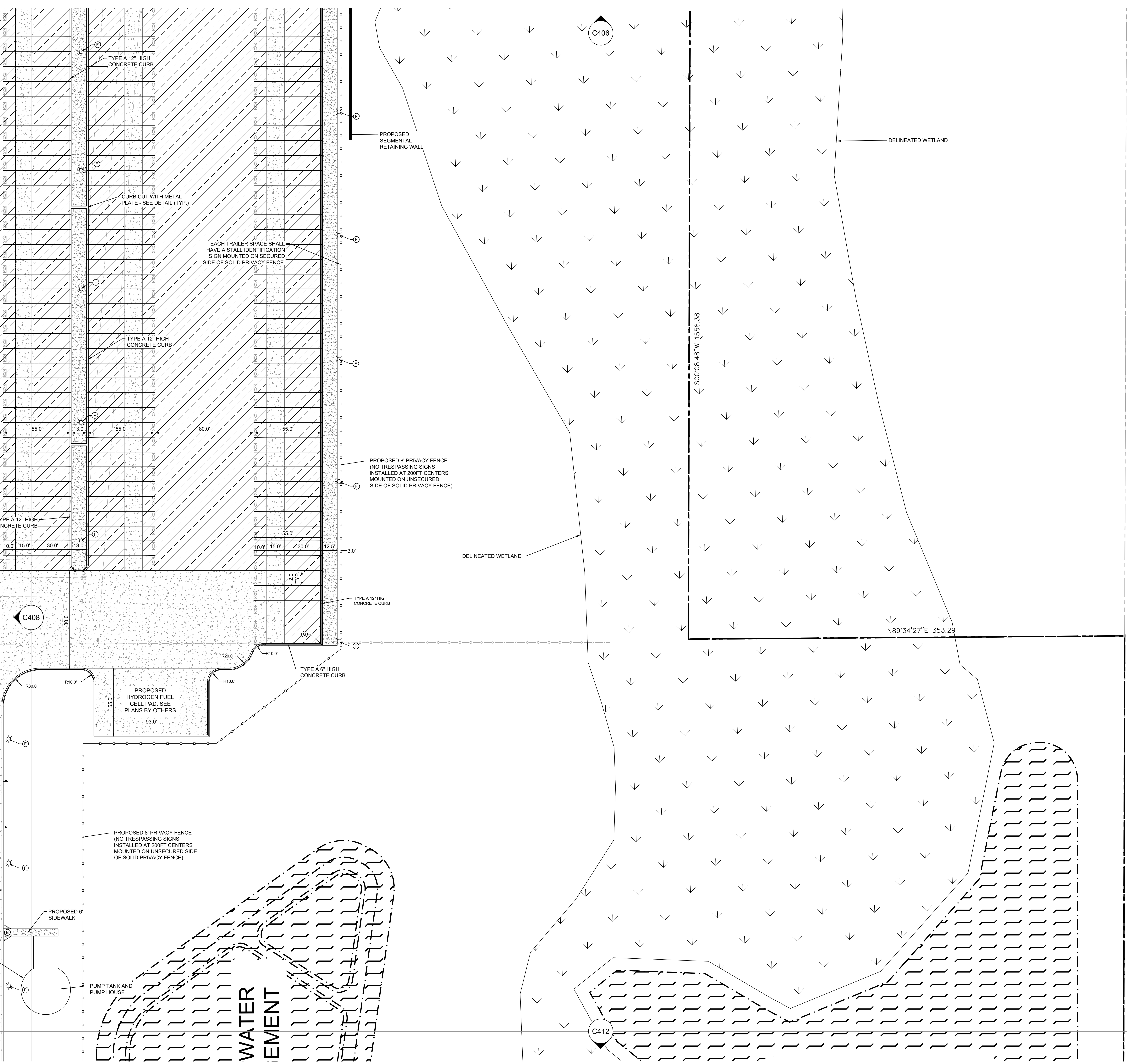
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C407



LEGEND

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NORTH
 GRAPHIC SCALE IN FEET
 0 15 30 60

AREA KEY MAP
 NOT TO SCALE

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 WWW.CESOINC.COM
 175 Main Street West Ave., Suite 400
 Akron, OH 44321
 Phone: 330.666.0900 Fax: 330.209.4628

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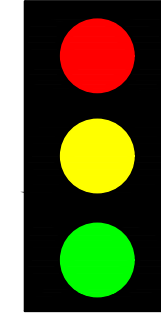
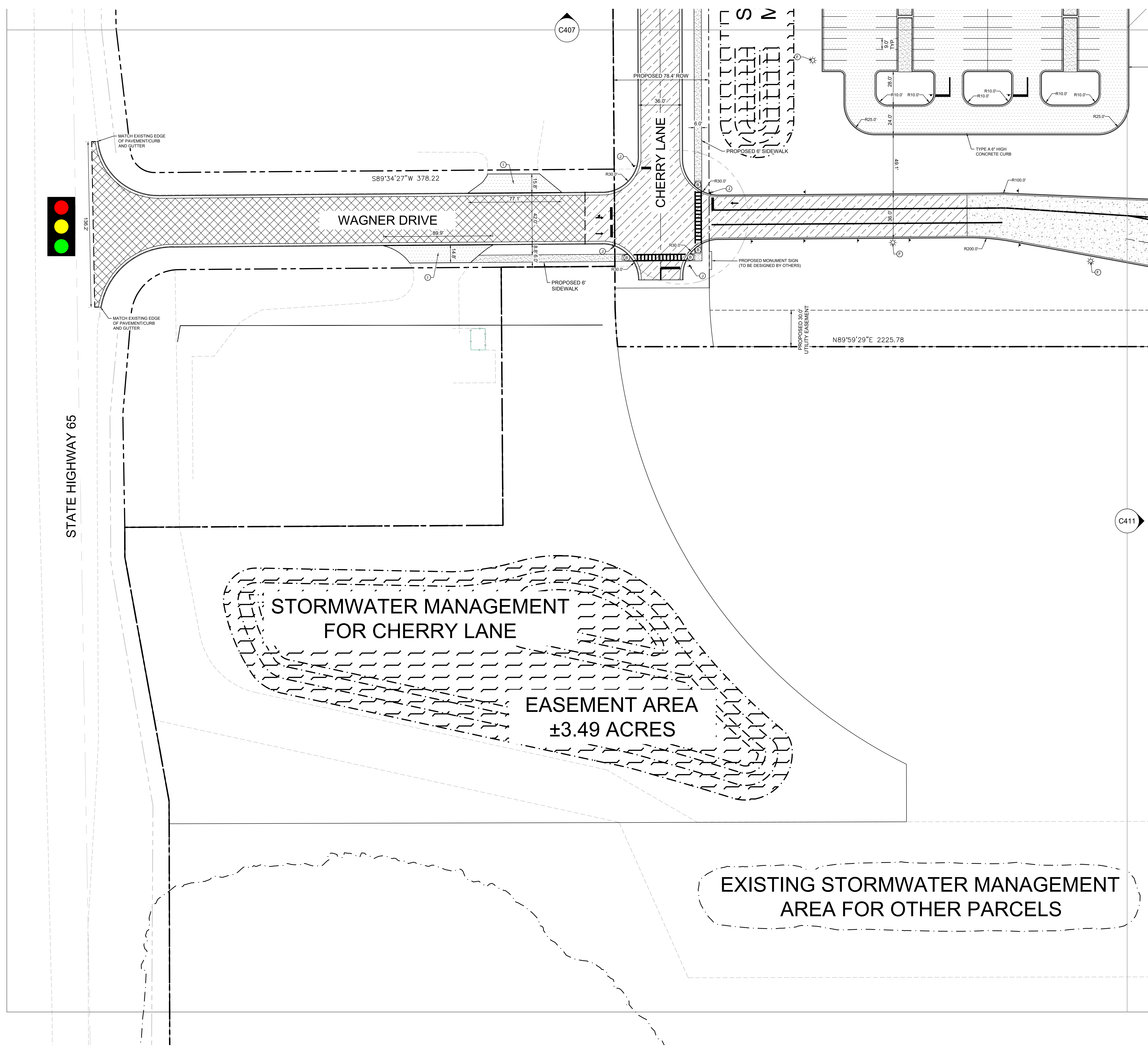
DANIEL ELENIAS
 No. 38157
 ST. PAUL, MN
 PROFESSIONAL ENGINEER

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SITE PLAN

C409

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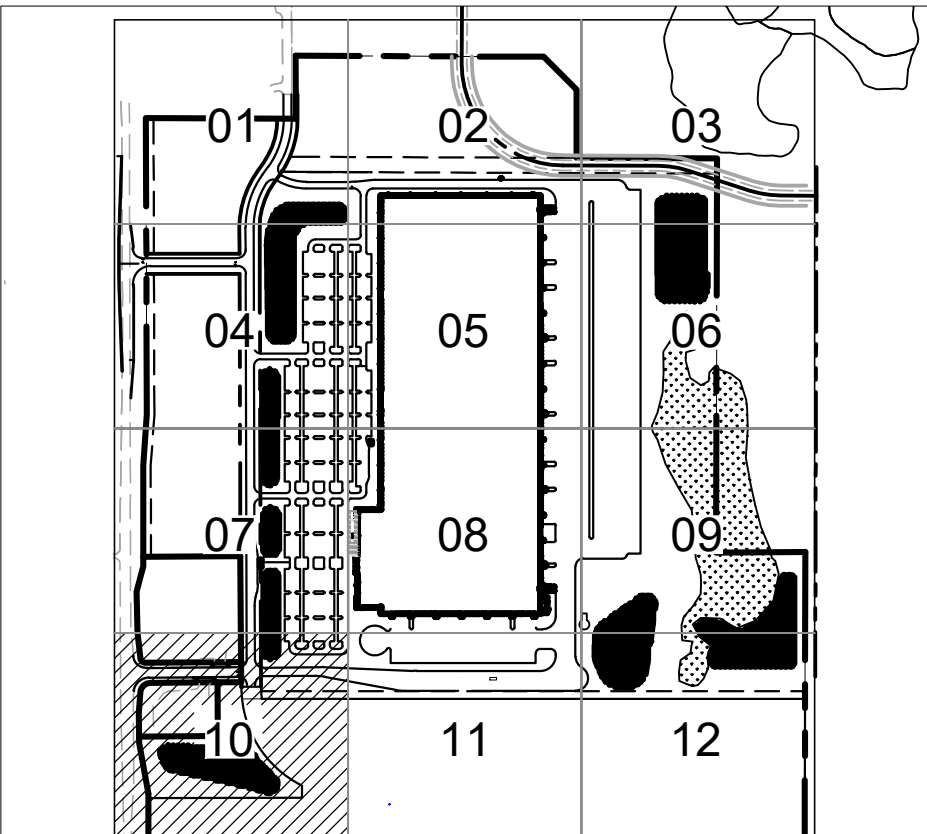
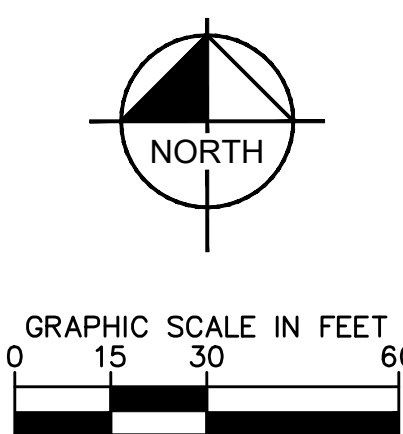
STATE HIGHWAY 65

C407

C411

- LEGEND**
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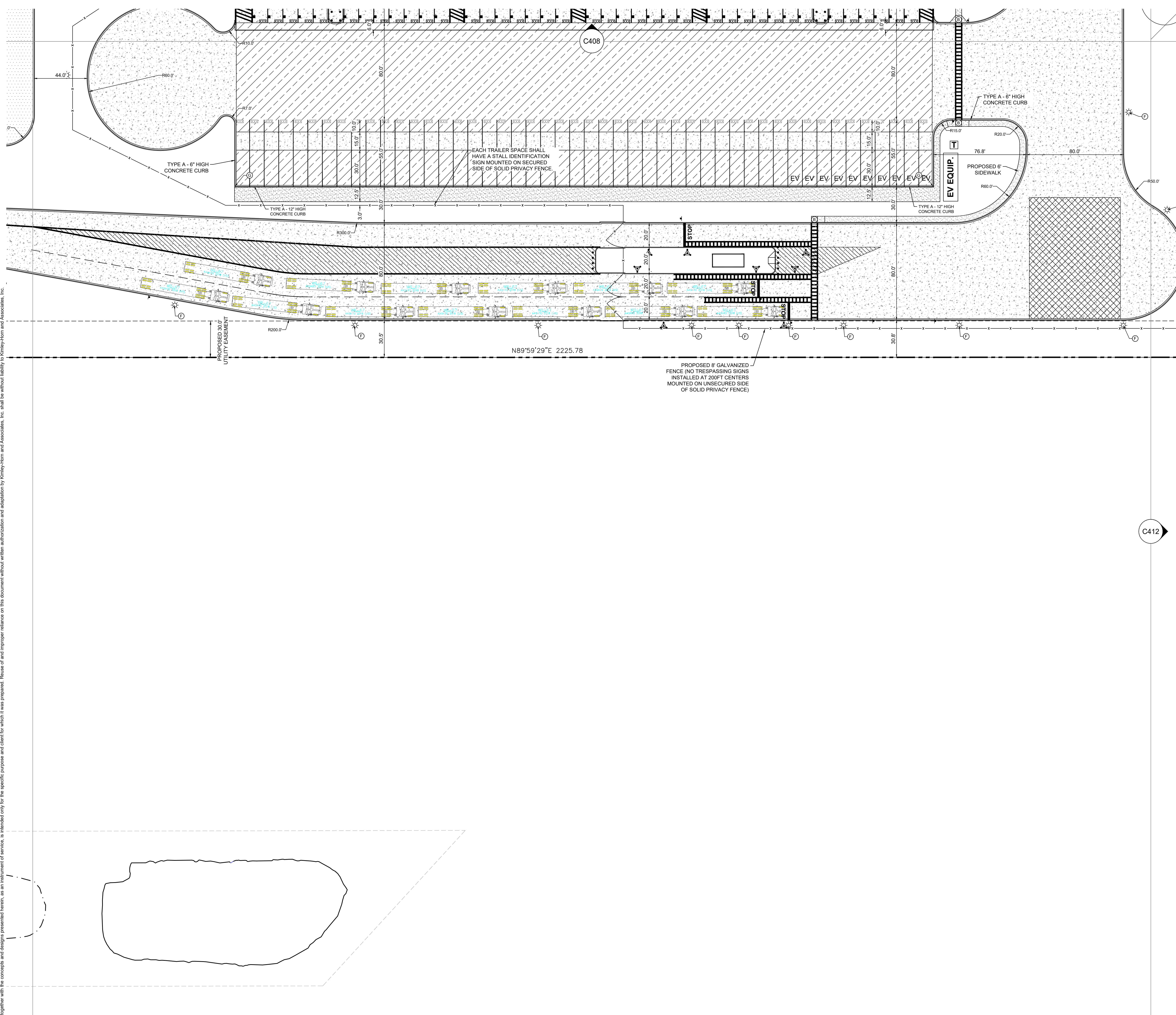


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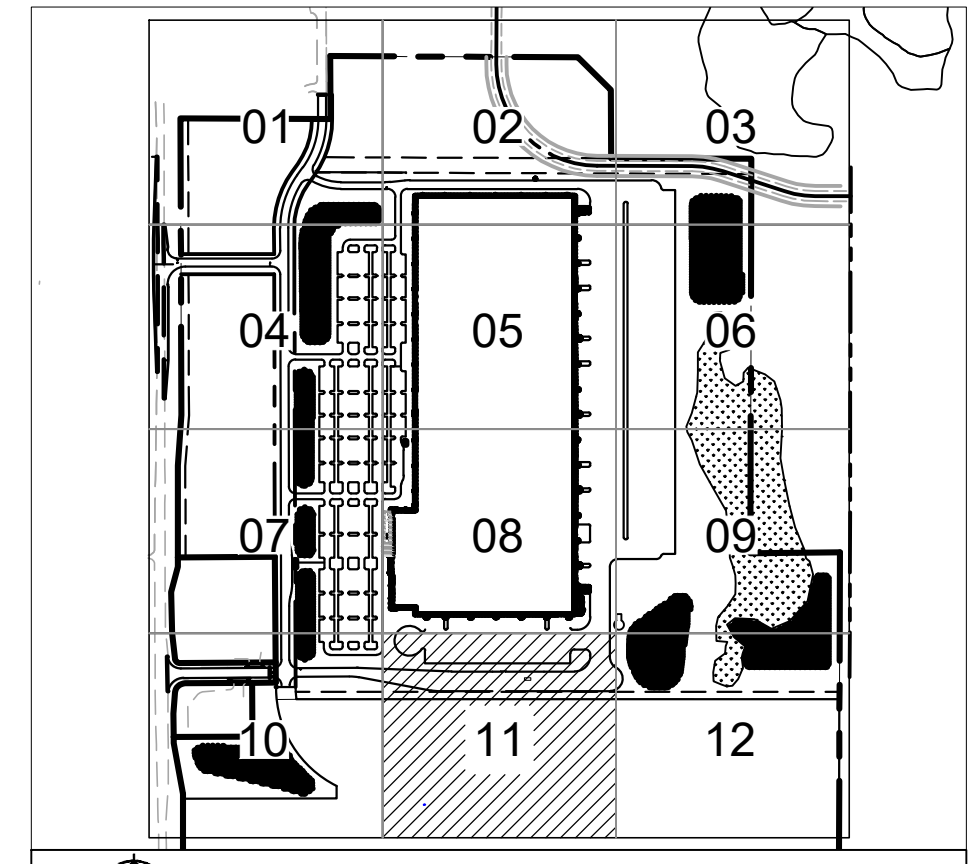
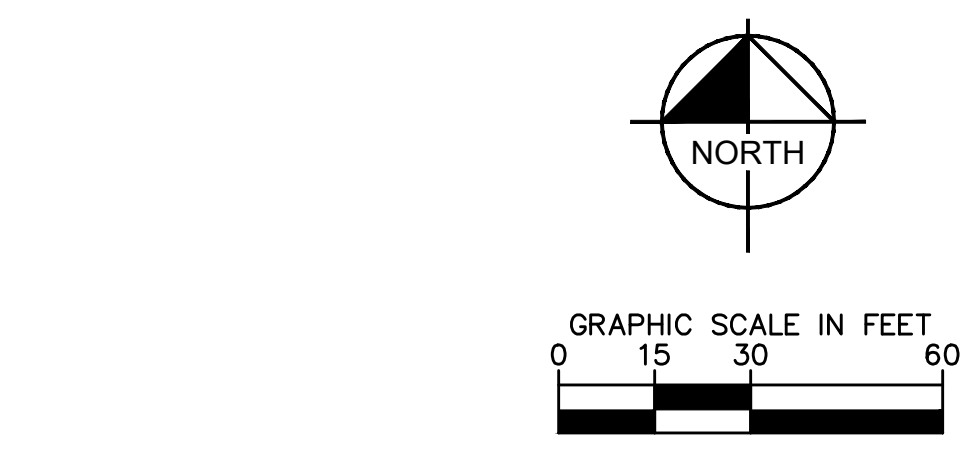
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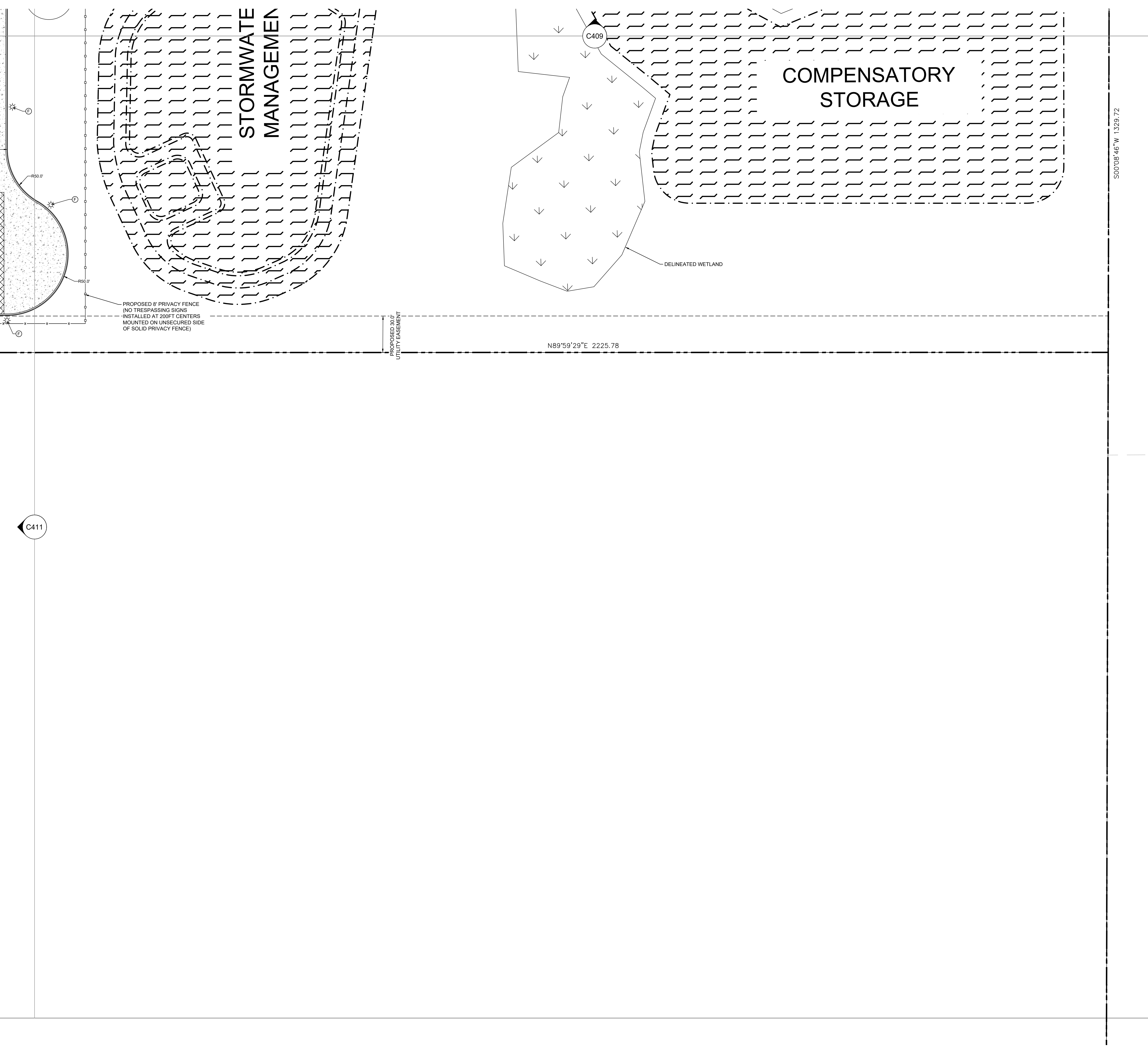
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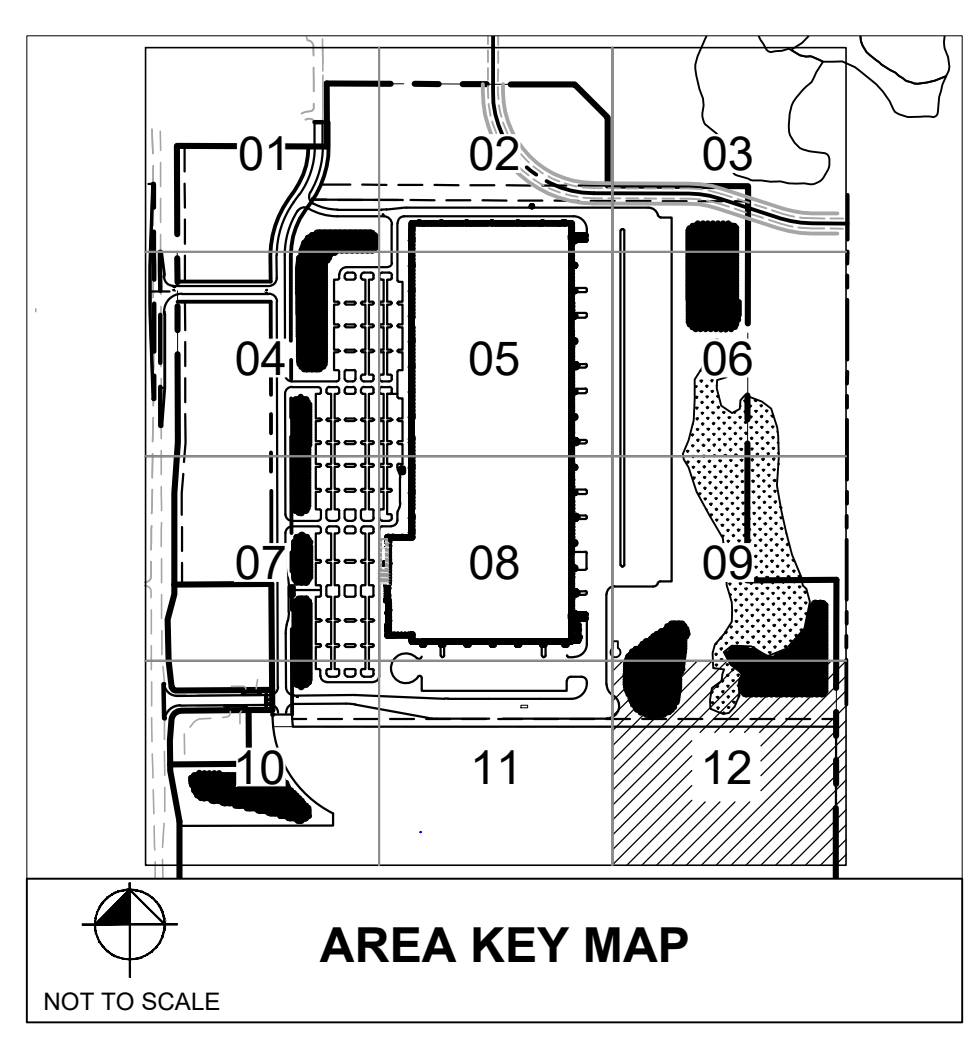
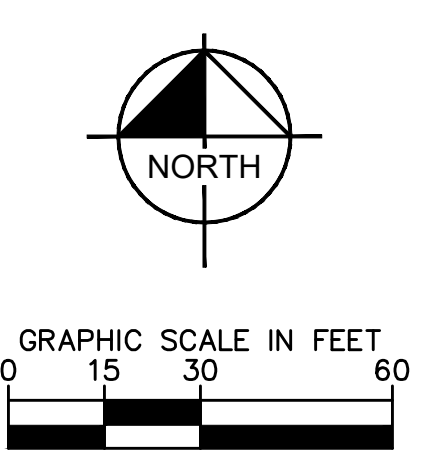
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[Symbol]	PROPERTY LINE
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[Symbol]	PROPOSED SOLID PRIVACY FENCE
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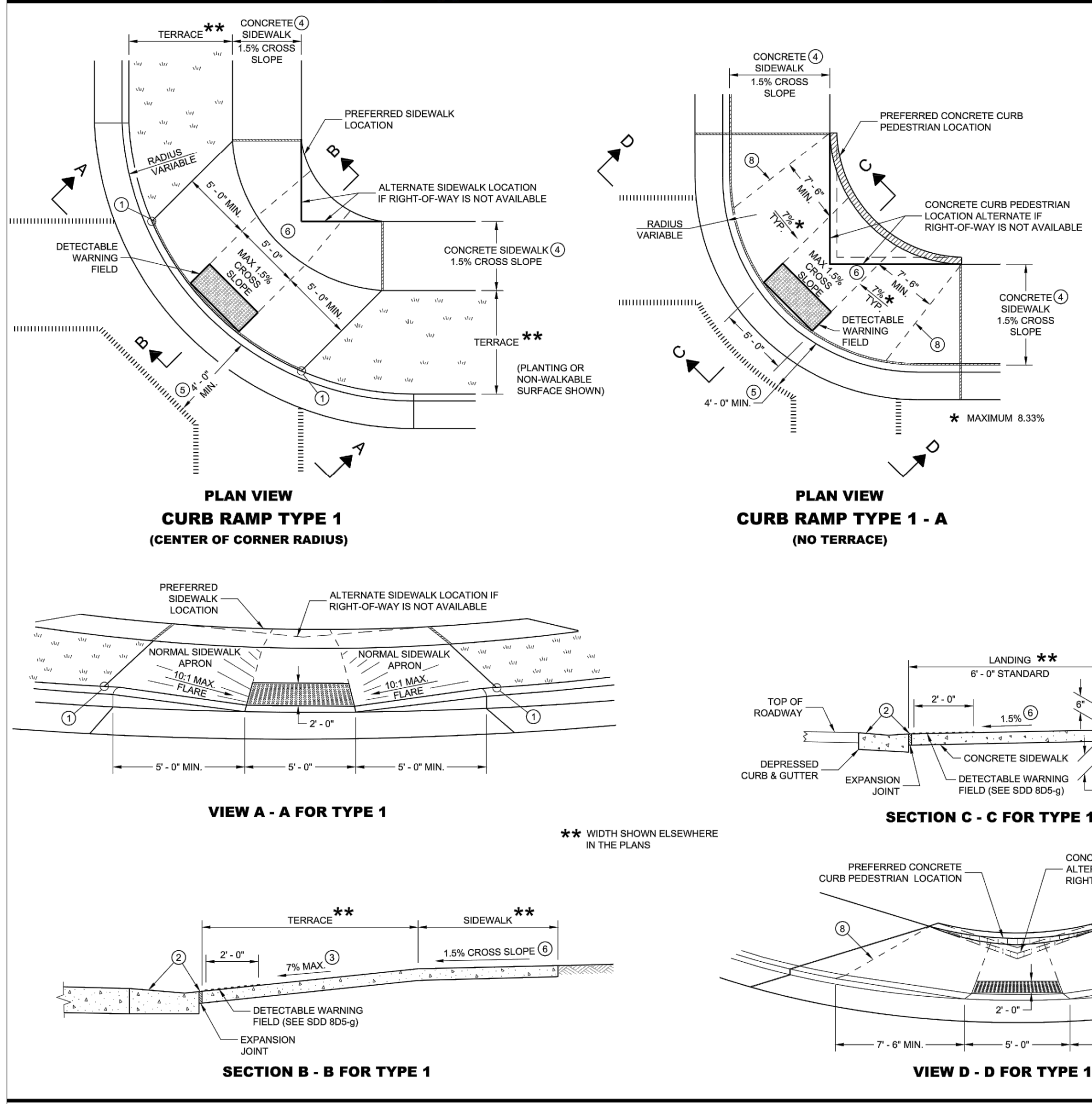
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GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS. WHEN NECESSARY, THE SIDEWALK ELEVATION MAY BE LOWERED TO MEET THE HIGH POINT ON THE RAMP.

TYPE 1 CURB RAMPS SHALL HAVE A NORMAL SIDEWALK APRON AND CURB ON BOTH SIDES OF RAMP.

DETECTABLE WARNING FIELD SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS "CURB RAMP DETECTABLE WARNING FIELD". THE CONCRETE PEDESTRIAN CURB, IF NEEDED, SHALL BE MEASURED AND PAID BY THE LINEAR FOOT AS "CONCRETE CURB PEDESTRIAN". CONCRETE SIDEWALK IN THE CURB RAMP AREA SHALL BE MEASURED AND PAID BY THE SQUARE FOOT AS CONCRETE SIDEWALK, INCLUDING THE AREA UNDER THE DETECTABLE WARNING FIELD.

SELECT CURB RAMP DETECTABLE WARNING FIELD MATERIALS AND DEVICES FROM THE DEPARTMENT'S APPROVED MATERIALS LIST. THE COLOR OF THE DETECTABLE WARNING FIELD IS SPECIFIED ELSEWHERE AND IS INCIDENTAL TO THE BID ITEM OF "CURB RAMP DETECTABLE WARNING FIELD".

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

SURFACE TEXTURE OF THE RAMP SHALL BE OBTAINED BY COARSE BROOMING TRANSVERSE TO THE SLOPE OF THE RAMP.

1 THIS POINT IS AN EXTENSION OF OUTSIDE EDGE OF APPROACHING SIDEWALK WHERE IT MEETS THE BACK OF CONCRETE CURB. POINT LOCATION MAY BE ADJUSTED TO ALIGN WITH BEGINNING OF FULL-HEIGHT CURB IF THIS DISTANCE IS SHORT.

2 GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN 1/8" INCH ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5% AND NOT TO EXCEED 7%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.

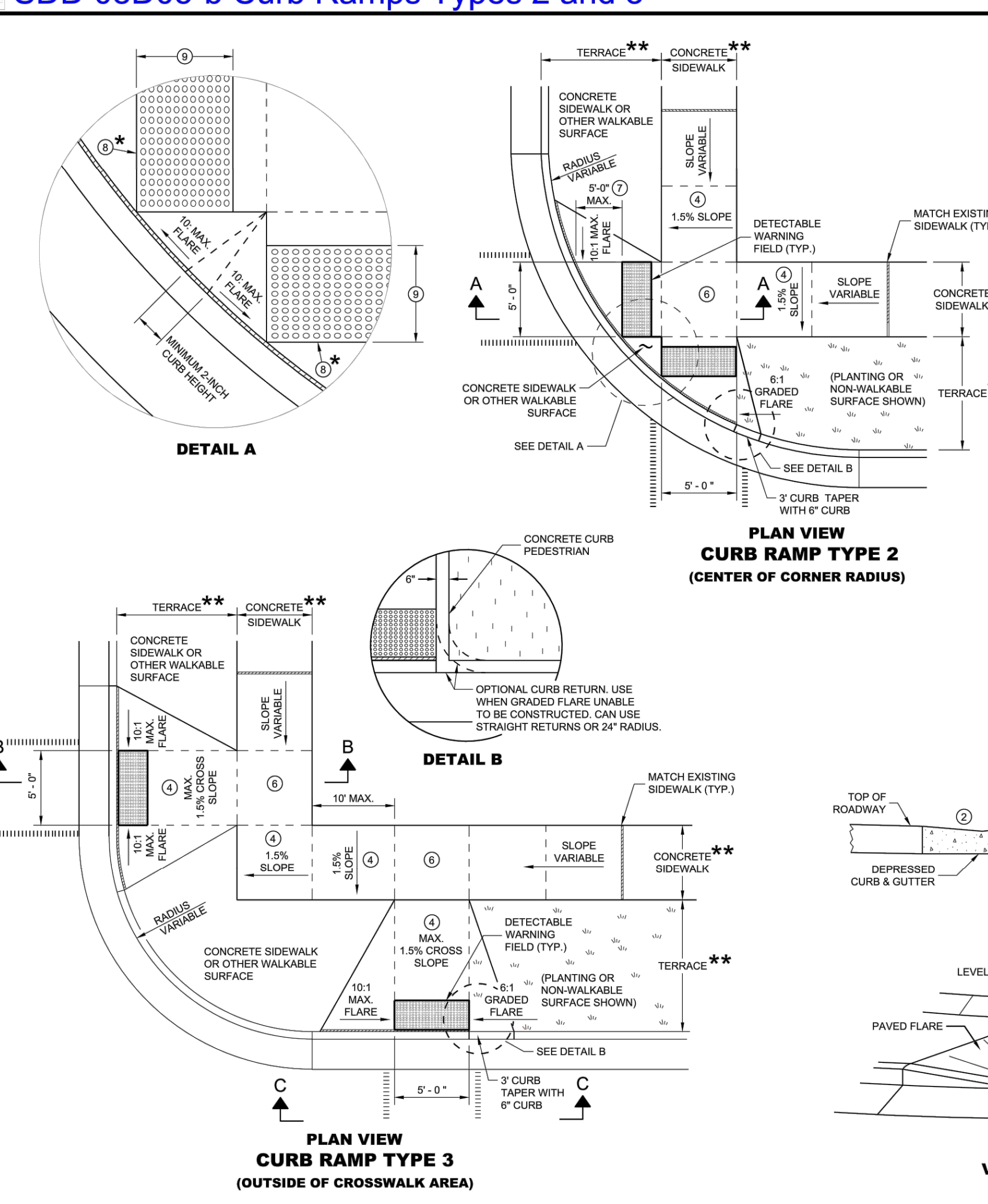
3 AN 8.33% CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.

4 30.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.

5 PROVIDE A LEVEL LANDING IN THE STREET AND GUTTER AREA (2% MAXIMUM SLOPE IN ANY DIRECTION). WHEN THE GUTTER SLOPE EXCEEDS 2%, CONSTRUCT THE LEVEL LANDING IN THE STREET AREA.

6 PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LEVEL LANDING SIZE IS 5 FEET BY 5 FEET.

7 PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.



GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE SHALL BE FROM THE SAME MANUFACTURER.

2 GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN 1/8" INCH ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5% AND NOT TO EXCEED 7%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.

3 AN 8.33% CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE (2.67% OR LESS) AND NOT TO EXCEED 11% GRADE CHANGE.

4 30.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.

5 PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LEVEL LANDING SIZE IS 5 FEET BY 5 FEET.

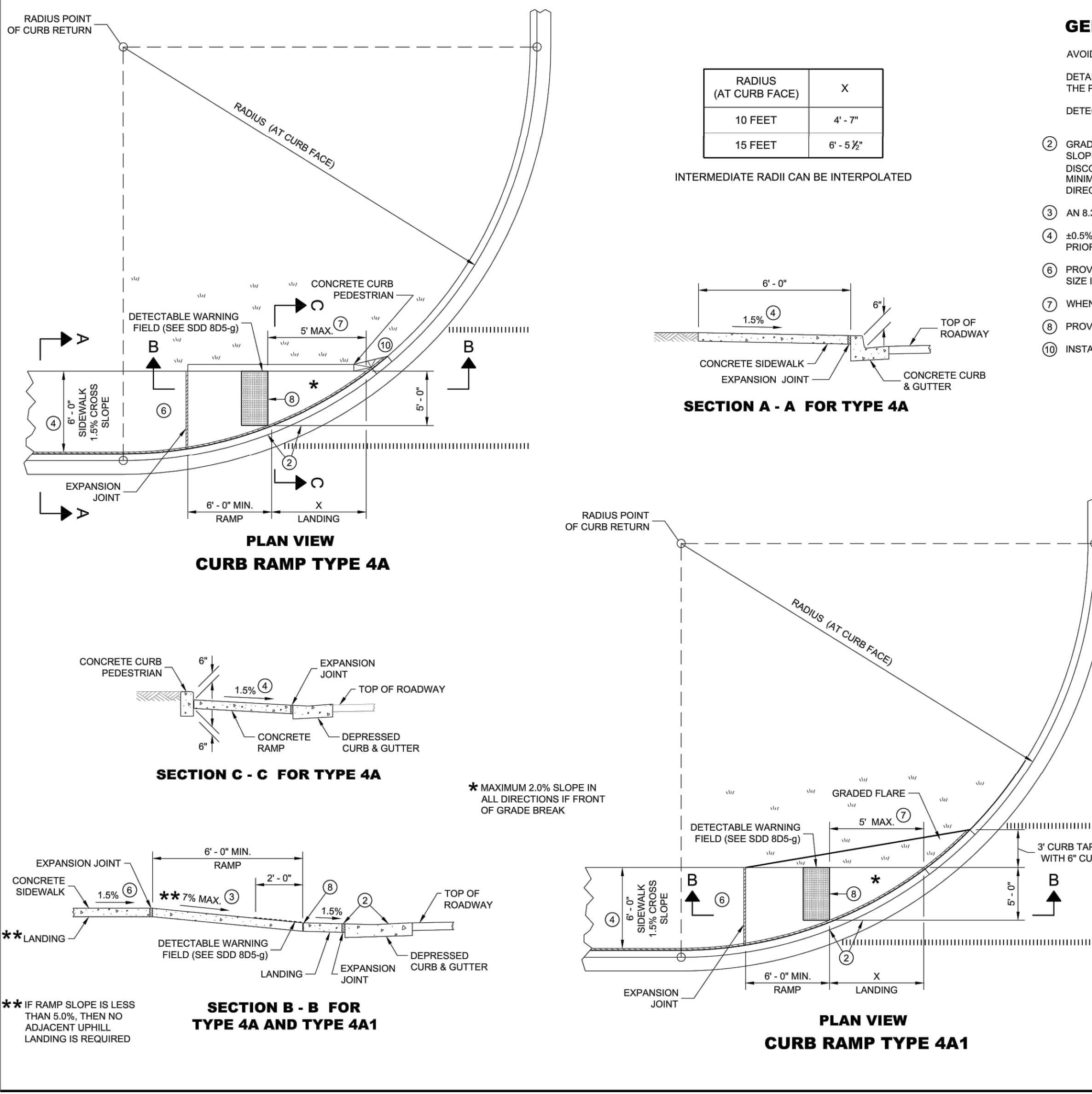
6 WHEN GRADE BREAK DISTANCE EXCEEDS 5 FEET, USE RADIAL DETECTABLE WARNING FIELD PER SDD 805-g.

7 PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.

8 WHEN DISTANCE IS LESS THAN 6'-0", IT MAY BE DIFFICULT TO ACHIEVE A 7% SLOPE OR FLATTER ALONG THE RAMP. REDUCE CURB HEIGHT IN TRIANGLE AREA TO ACHIEVE 7% SLOPE OR FLATTER ON RAMP. CONSTRUCT 2-INCH MINIMUM CURB HEIGHT BETWEEN 10:1 FLARES.

9 MAXIMUM 2.0% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK

10 WIDTH SHOWN ELSEWHERE IN THE PLANS



GENERAL NOTES

AVOID PLACING DRAINAGE STRUCTURES, JUNCTION BOXES OR OTHER OBSTRUCTIONS IN FRONT OF RAMP ACCESS AREAS.

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AS A GROUP OR SIDE BY SIDE, SHALL BE FROM THE SAME MANUFACTURER.

2 GRADE CHANGE BETWEEN GUTTER FLAG SLOPE AND THE CURB RAMP SLOPE SHALL NOT EXCEED 11%. MAXIMUM GUTTER FLAG SLOPE IS 4%. PROVIDE LONGITUDINAL DRAINAGE AROUND CURB AND AWAY FROM CURB RAMP. NO VERTICAL LIPS OR DISCONTINUITIES GREATER THAN 1/8" INCH ARE ALLOWED. SLOPE OF CURB HEAD OPENING SHALL MATCH THE RAMP SLOPE, MINIMALLY 1.5% AND NOT TO EXCEED 7%. WHEN ADJACENT TO 1.5% LANDING, CONSTRUCT CURB HEAD OPENING AT 1.5% IN THE DIRECTION OF PEDESTRIAN TRAVEL.

3 AN 8.33% CURB RAMP SLOPE IS ALLOWABLE WITH FLATTENED GUTTER FLAG SLOPE AND NOT TO EXCEED 11% GRADE CHANGE.

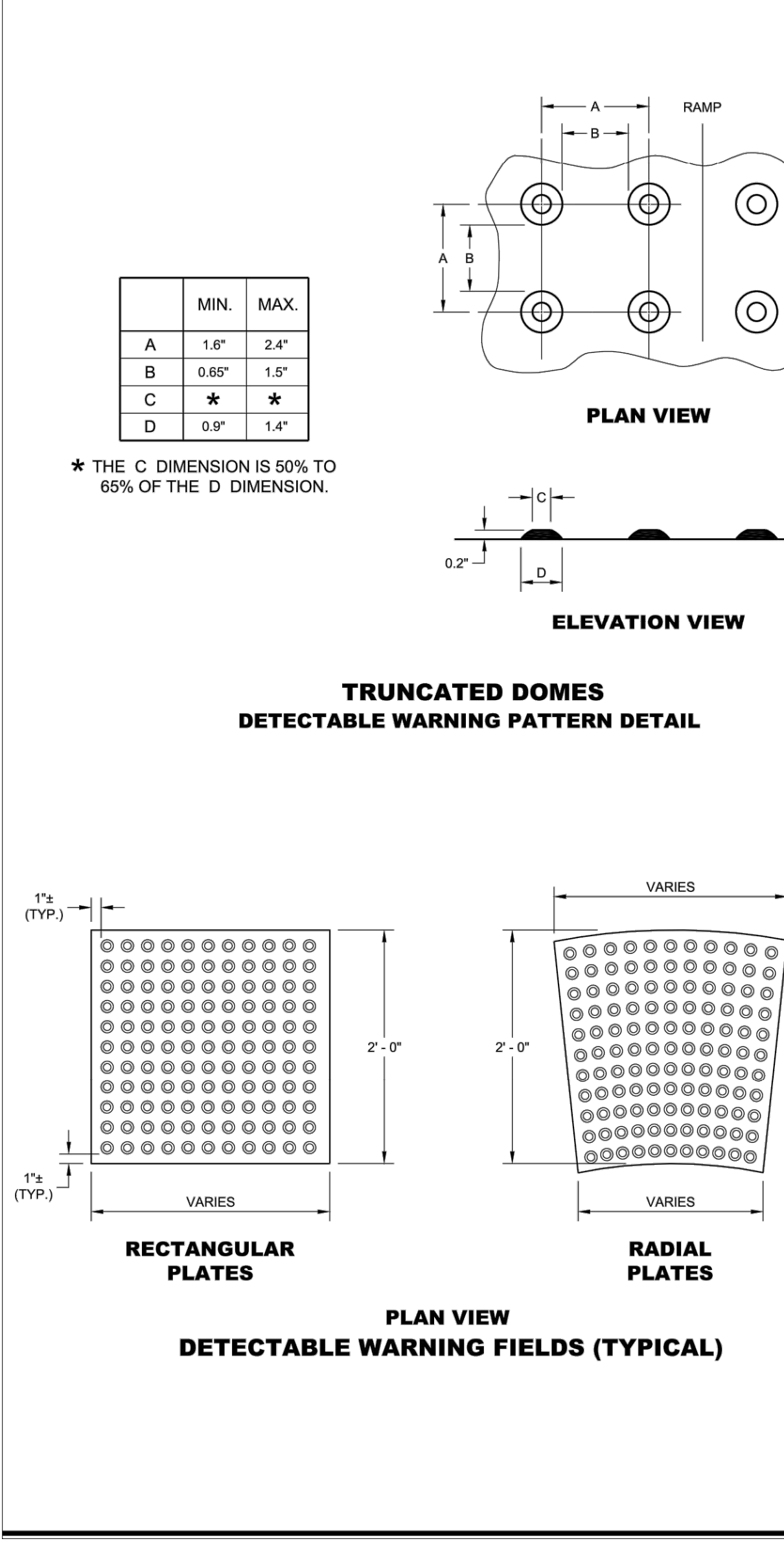
4 30.5% CONSTRUCTION TOLERANCE IN SIDEWALK CROSS SLOPE. THE SIDEWALK CROSS SLOPE SHALL NOT EXCEED 2% WITHOUT PRIOR APPROVAL FROM THE ENGINEER.

5 PROVIDE A LEVEL LANDING (MAXIMUM 2% SLOPE) IN ANY DIRECTION OF PEDESTRIAN TRAVEL. STANDARD LEVEL LANDING SIZE IS 5 FEET BY 5 FEET.

6 WHEN THIS GRADE BREAK DISTANCE EXCEEDS 5 FEET, USE RADIAL DETECTABLE WARNING FIELD PER SDD 805-g.

7 PROVIDE GRADE BREAK PERPENDICULAR TO DIRECTION OF WHEELCHAIR TRAVEL.

8 INSTALL TRANSITION NOSE (INCIDENTAL TO OTHER PAVEMENT ITEMS). DO NOT MARK TRANSITION NOSE.



GENERAL NOTES

DETECTABLE WARNING FIELDS THAT ARE INSTALLED AT A CURB RAMP SHALL BE FROM THE SAME MANUFACTURER.

PLACE ALL DETECTABLE WARNING FIELD SYSTEMS IN ACCORDANCE TO THE MANUFACTURER'S RECOMMENDATION.

FIELD CUTS AT INTERMEDIATE JOINTS WITH THE RADIAL DETECTABLE WARNING FIELD ARE PROHIBITED.

DETERMINE FINAL RADIAL WARNING FIELD CONFIGURATION AND ITS INDIVIDUAL PLATE LOCATIONS. PERFORM PRE-LAYOUT PRIOR TO PLACEMENT IN PLASTIC CONCRETE. FOLLOW MANUFACTURER'S PRODUCT LIST AND INSTALLATION RECOMMENDATIONS.

FOR RADIAL DETECTABLE WARNING FIELD APPLICATIONS WHERE STANDARD RADIAL PLATES ARE NOT AVAILABLE AT AN INTERSECTION CURB RADIUS, A COMBINATION OF SQUARE OR RECTANGULAR PLATES AND RADIAL PLATES MAY BE USED TO FORM RADIAL CONFIGURATION. RADIAL WEDGE PLATES IN COMBINATION WITH SQUARE PLATES ARE ALSO ACCEPTABLE. FOLLOW MANUFACTURER'S RECOMMENDATIONS.

REFER TO CONTRACT AND STANDARD SPECIFICATIONS FOR FIELD CUTTING REQUIREMENTS.

DO NOT EMBED IN CONCRETE ANY FIELD-CUT PLATES WITH CUT EDGES SHORTER THAN 6 INCHES. CONSULT WITH MANUFACTURER FOR RE-DRILLING AND ANCHORING REQUIREMENTS OF FIELD-CUT PLATES.

10 FIELD SAW CUTS ALONG RADIAL DETECTABLE WARNING PLATES WILL BE NECESSARY TO MATCH EACH CURB RAMP EDGE. AVOID CUTTING THROUGH DOMES WHENEVER POSSIBLE. MAKE FIELD CUTS TRUE TO LINE AND WITHIN 1/8" DEVIATION. SMOOTH EDGES OF FIELD CUT PLATES.



K17WC_LDEVRyan CompaniesProject Mallard3 DesignCAD/PlanSheetsC4-SITE DETAILS.dwg July 26, 2021 - 5:32pm

By	
Date	
Revisions	
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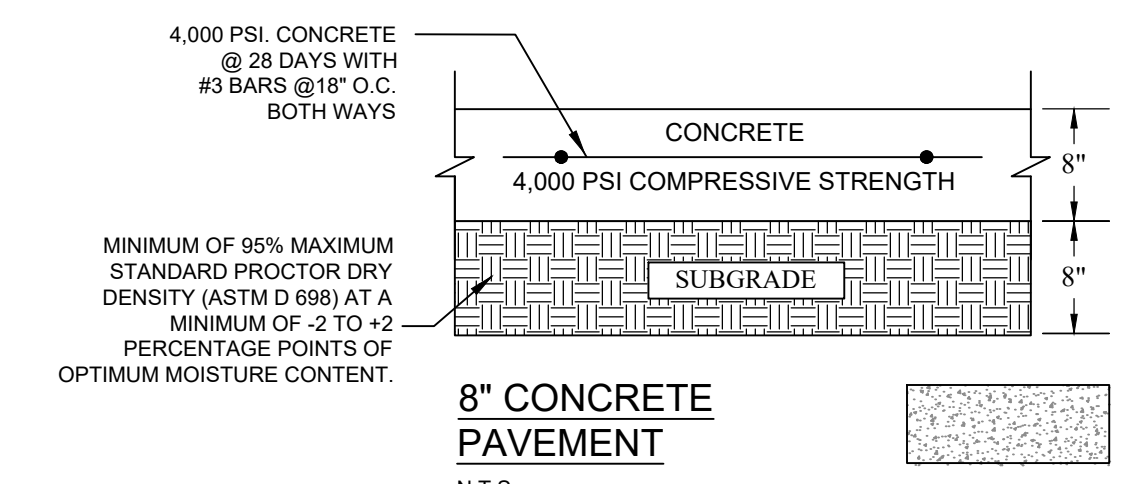
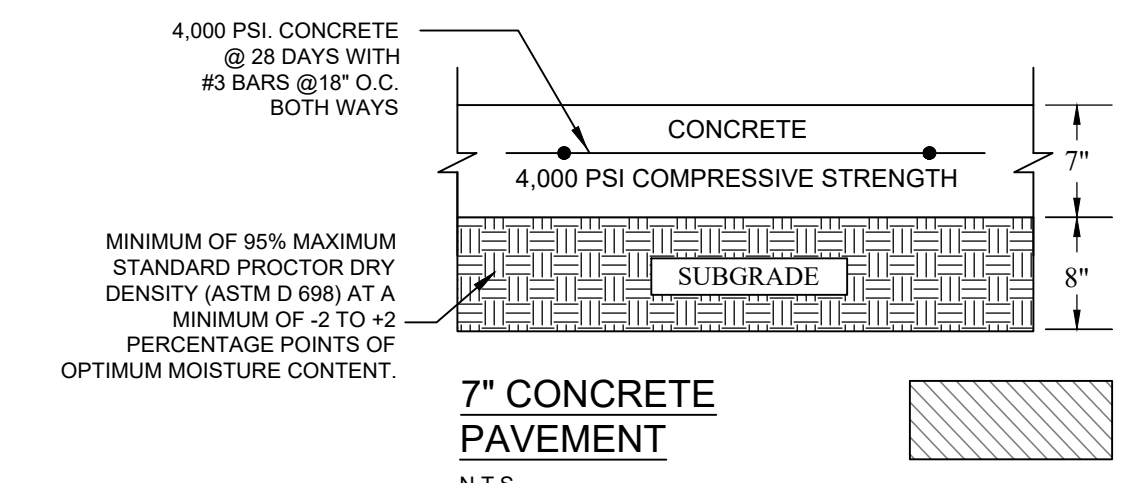
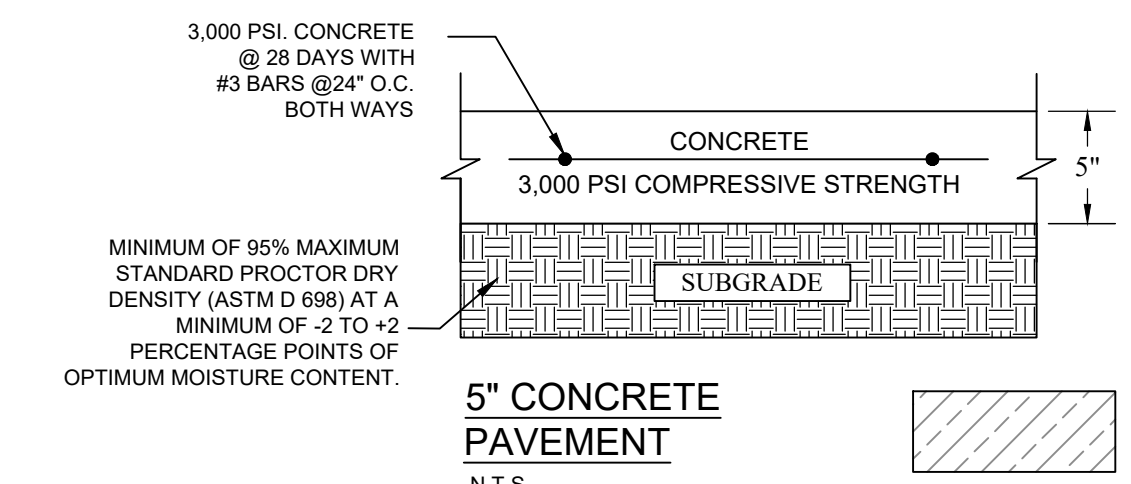
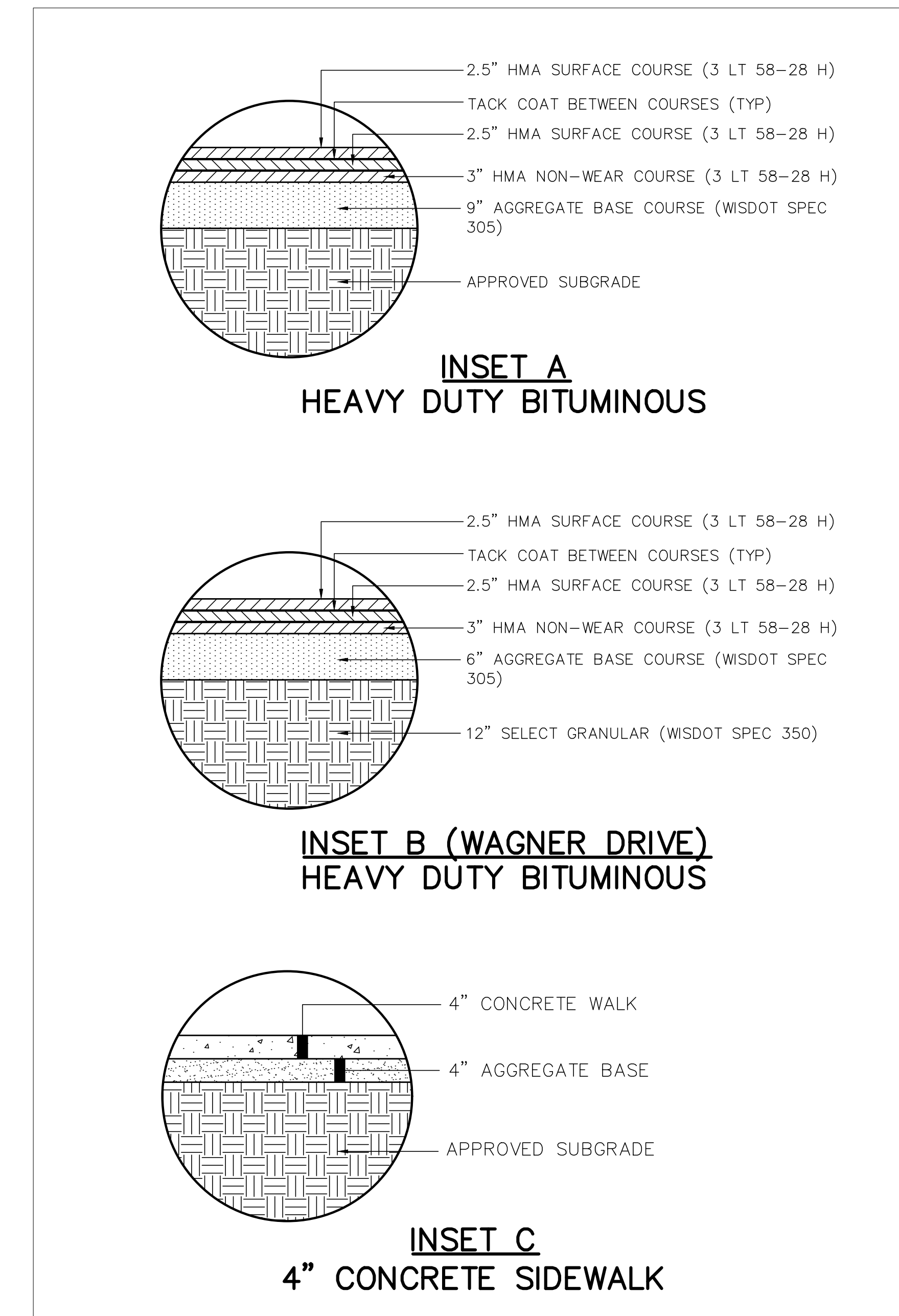
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DATE	07/26/2021
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	JDH
CHECKED BY	DLE



Project number:	160640019.1.106
Scale:	N.T.S.
Drawn:	JDH
Checked:	DLE
Date:	07/26/2021
Issue:	CD
Drawing Title:	

SITE DETAILS

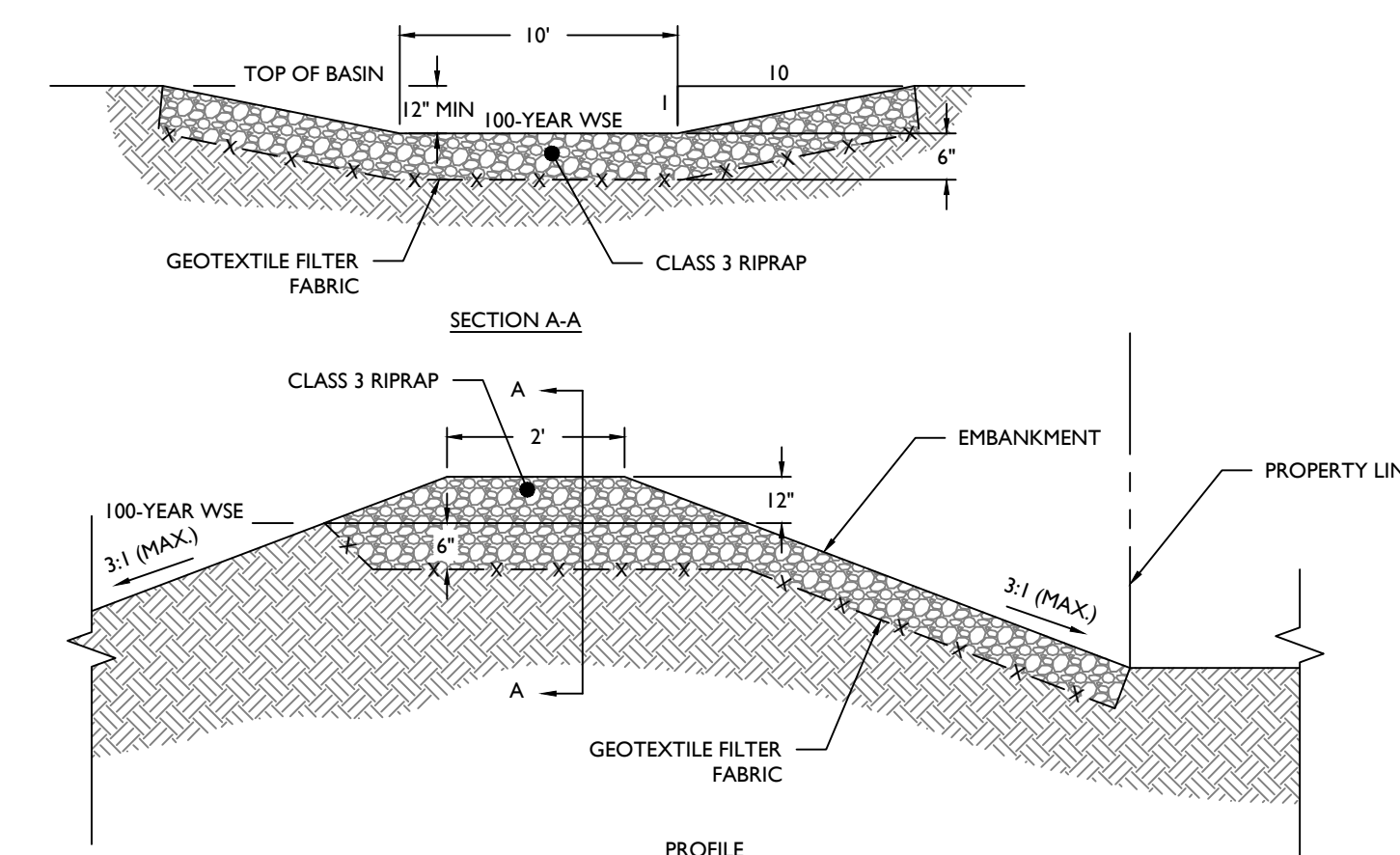
C415



- NOTES:
- PAVEMENT SECTIONS PROVIDED IN THIS LOCATION FOR INFORMATIONAL PURPOSES ONLY AND SHALL NOT BE RELIED UPON FOR COMPLETE ACCURACY. CONTRACTOR SHALL VERIFY ALL INFORMATION WITH GEOTECHNICAL ENGINEERING REPORT BY REED ENGINEERING PROJECT NO. 23531 ISSUED MAY 2020.
 - AN ADDITIONAL 1" OF CONCRETE WITH #4 BARS @ 24" O.C. ADDED IN LIEU OF LIME STABILIZED SUBGRADE WITHIN THE ROW LIMITS.

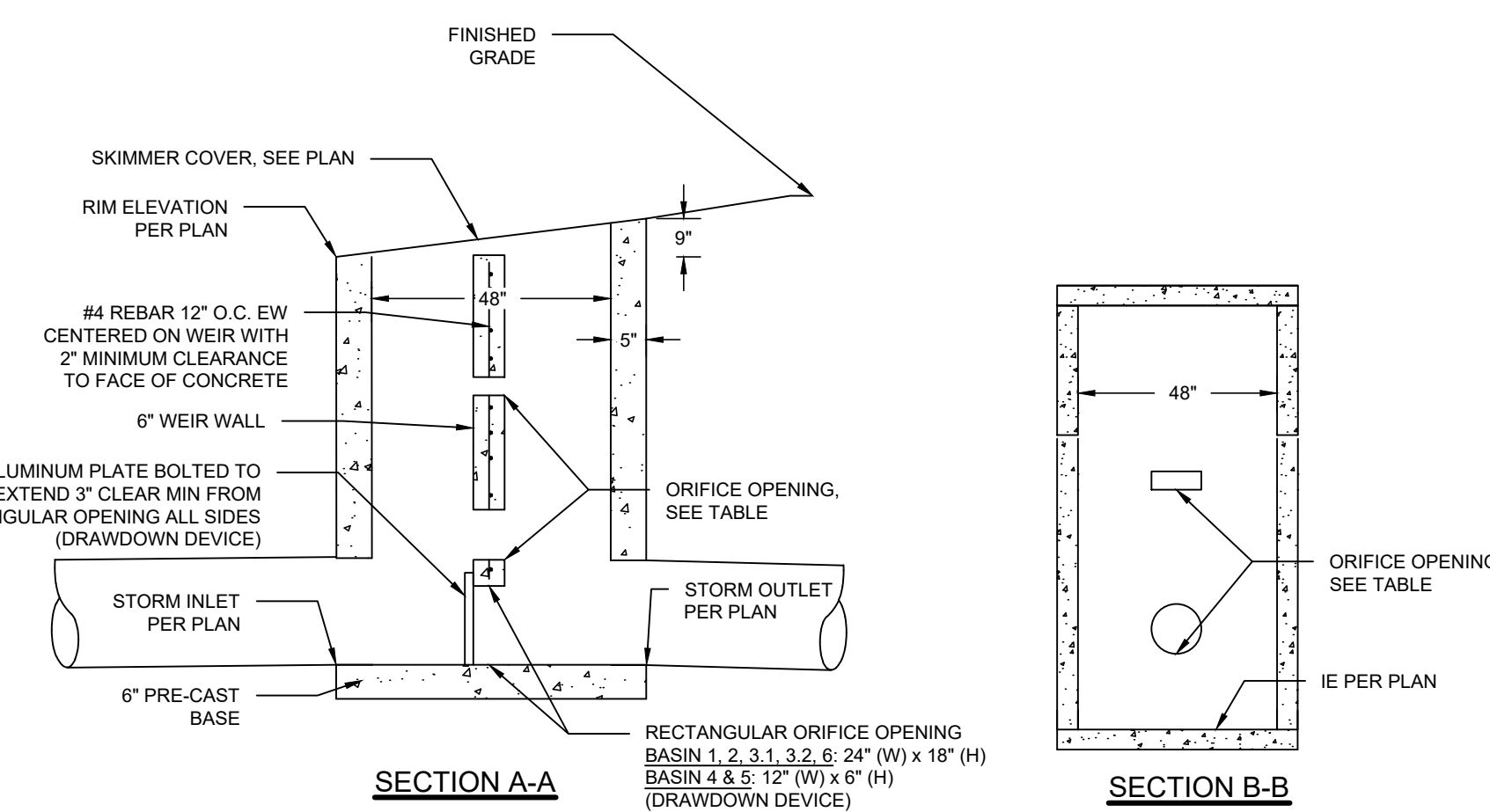
PAVEMENT DETAILS

NOT TO SCALE



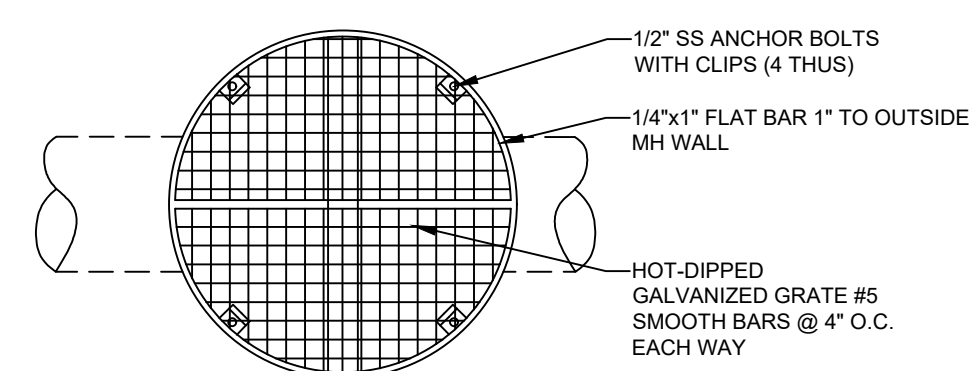
2 TYPICAL EMERGENCY SPILLWAY

SCALE: NTS

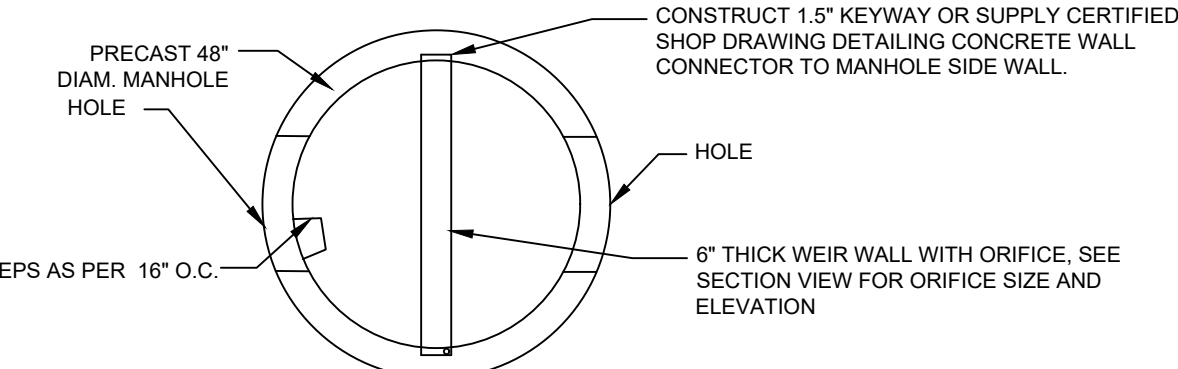


SECTION A-A

SECTION B-B



PLAN

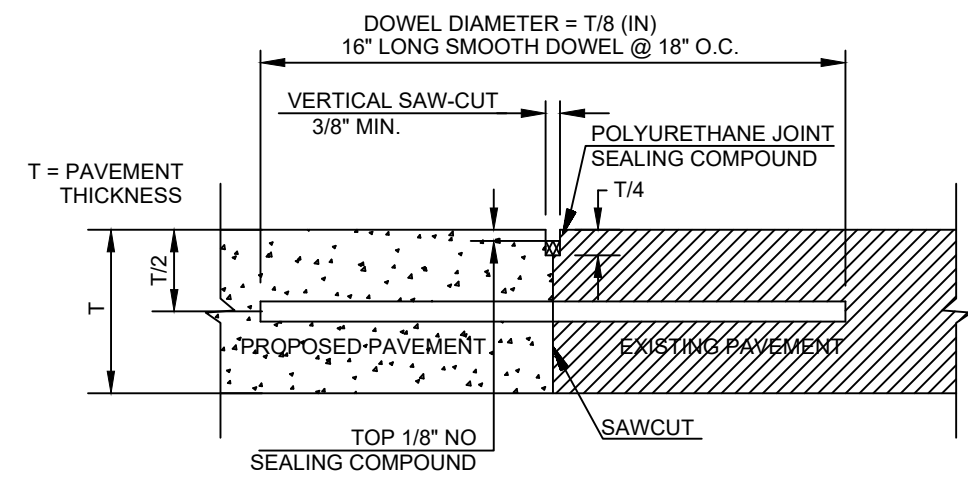


SECTION

BASIN ID	LOWER ORIFICE		UPPER ORIFICE		100-YEAR WSE ELEVATION	TOP OF BASIN ELEVATION
	INVERT ELEVATION	DIAMETER	INVERT ELEVATION	DIMENSIONS		
1	996.00	6"	N/A	N/A	998.70	1000.00
2	997.00	15"	998.00	12" (W) x 4" (H)	999.82	1000.82
3.1	995.00	16"	996.80	18" (W) x 3" (H)	998.31	999.31
3.2	995.00	12"	996.11	12" (W) x 4" (H)	998.05	999.05
4	985.00	4"	N/A	N/A	988.37	989.37
5	990.00	6"	990.43	12" (W) x 12" (H)	994.74	995.74
6	980.00	6"	N/A	N/A	980.46	984.00

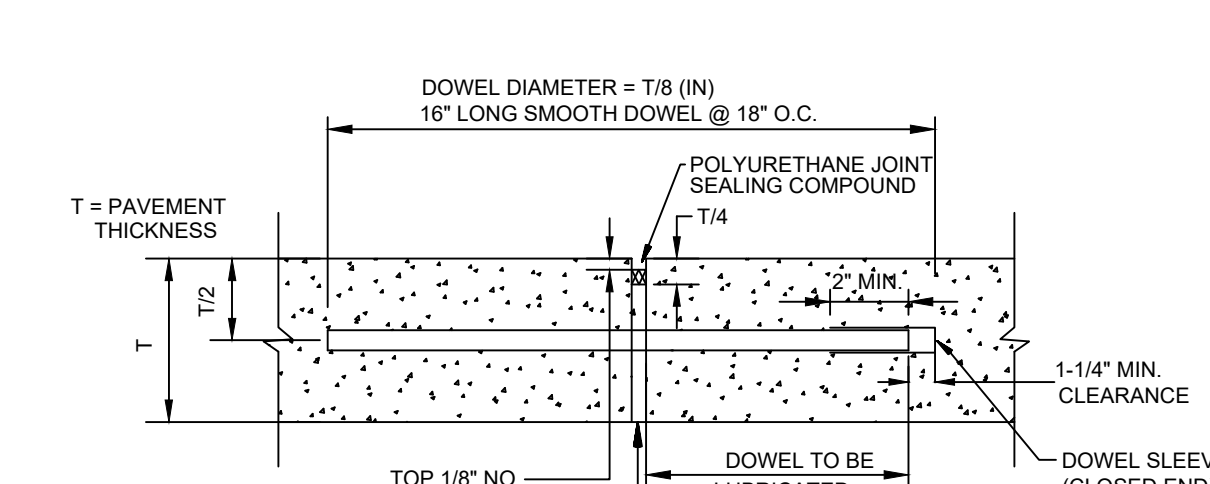
1 TYPICAL OUTLET CONTROL STRUCTURE

SCALE: NTS



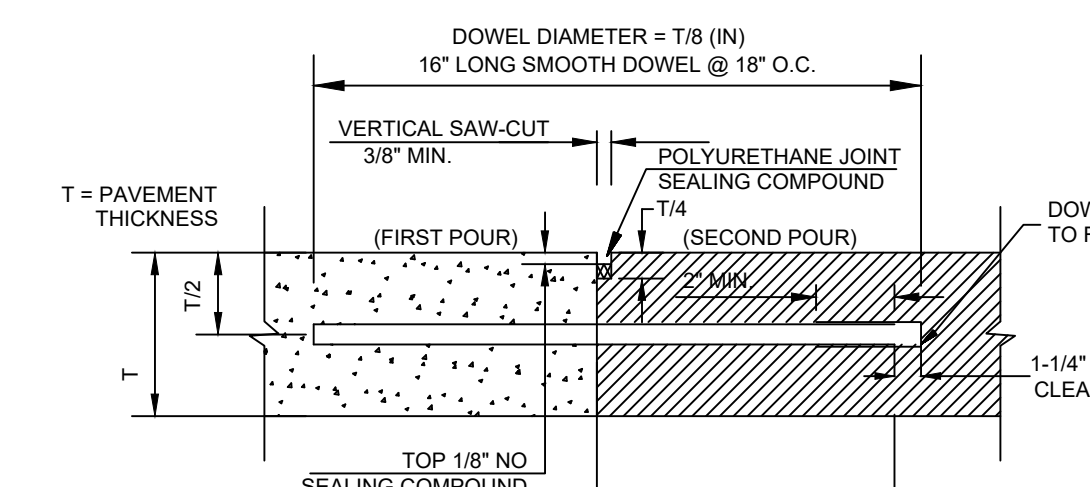
- NOTE:
- DOWEL BARS SHALL BE DRILLED AND GROUTED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
 - DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

LONGITUDINAL BUTT JOINT



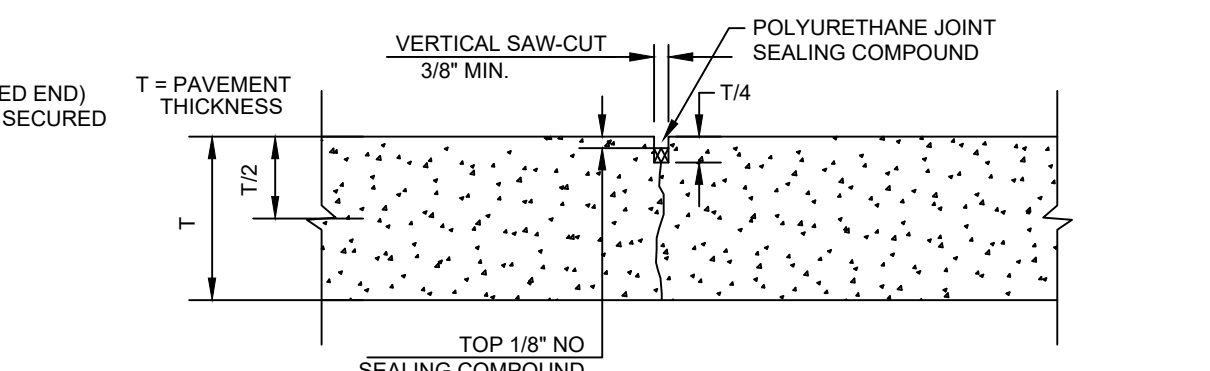
- NOTE:
- DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

TRANSVERSE EXPANSION JOINT



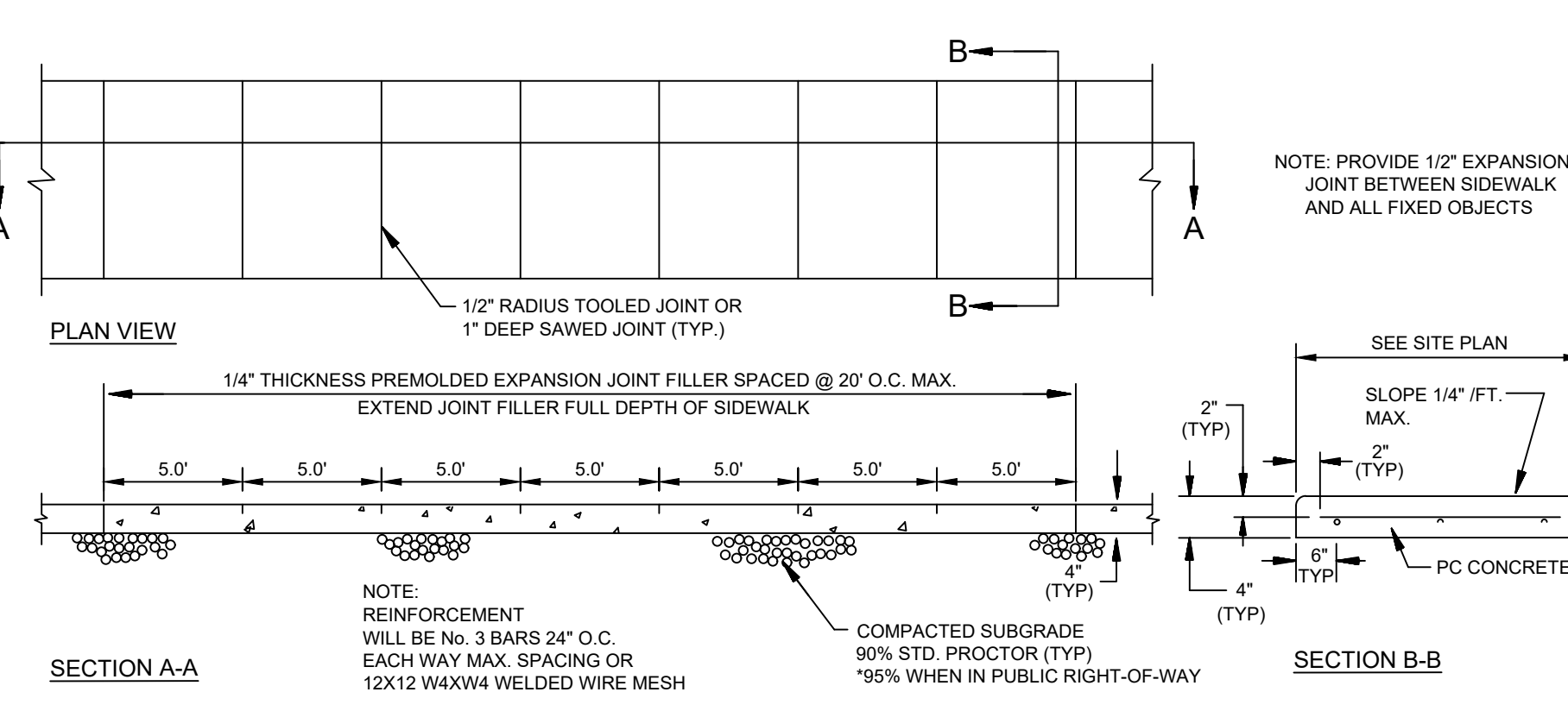
- NOTE:
- DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

CONSTRUCTION JOINT



- NOTE:
- DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

CONTRACTION JOINT



CONCRETE SIDEWALK

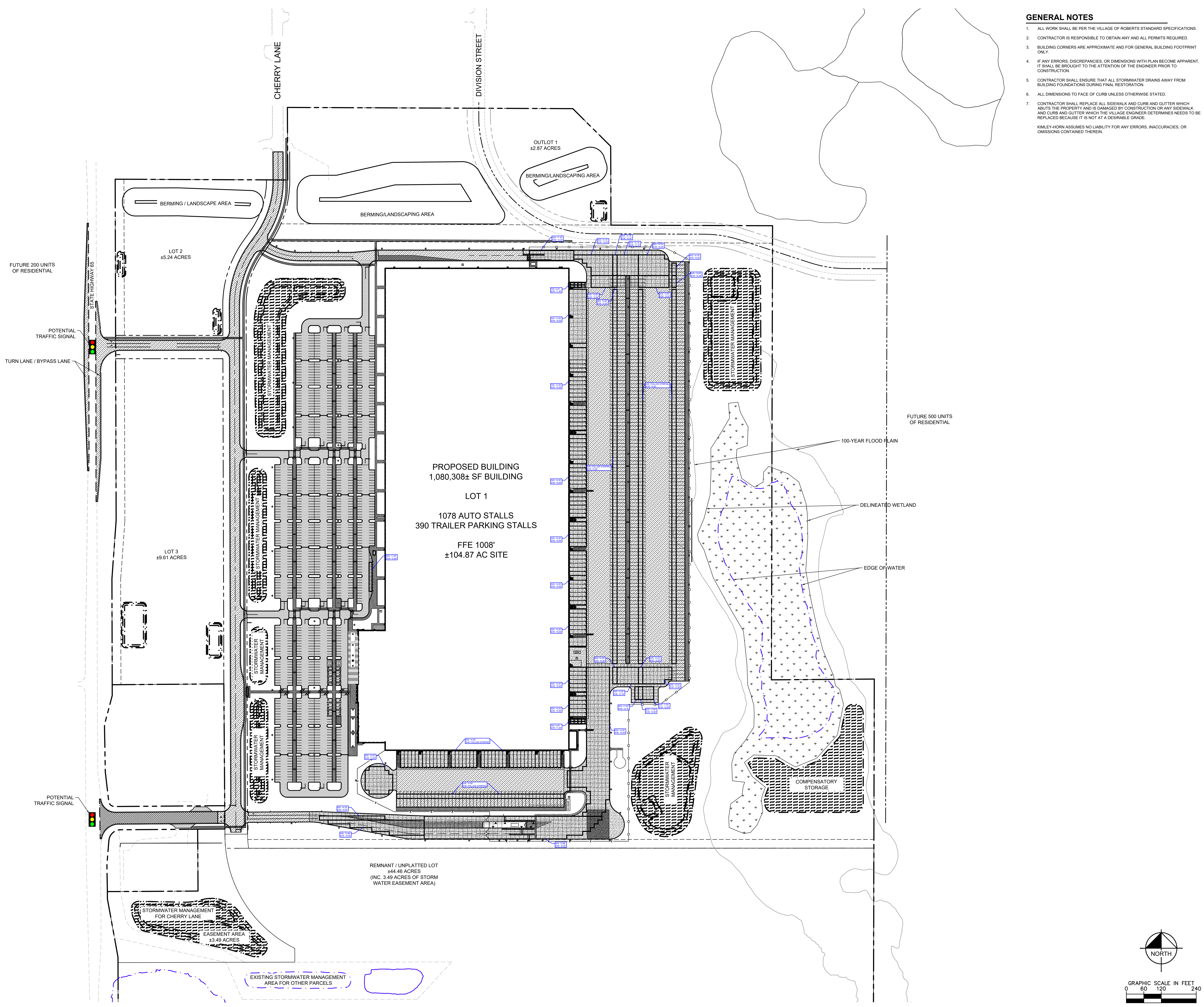
NOT TO SCALE

CONCRETE JOINT DETAILS

NOT TO SCALE

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K:\ITWC_LDEVR\Ryan Companies\Project Mallard\3 Design\CAD\PlanSheets\C4-OVERALL SITE PLAN.dwg July 26, 2021 - 6:33pm
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- GENERAL NOTES**
- ALL WORK SHALL BE PER THE VILLAGE OF ROBERTS STANDARD SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED.
 - BUILDING CORNERS ARE APPROXIMATE AND FOR GENERAL BUILDING FOOTPRINT ONLY.
 - IF ANY ERRORS, DISCREPANCIES, OR DIMENSIONS WITH PLAN BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS AWAY FROM BUILDING FOUNDATIONS DURING FINAL RESTORATION.
 - ALL DIMENSIONS TO FACE OF CURB UNLESS OTHERWISE STATED.
 - CONTRACTOR SHALL REPLACE ALL SIDEWALK AND CURB AND GUTTER WHICH ABUTS THE PROPERTY AND IS DAMAGED BY CONSTRUCTION OR ANY SIDEWALK AND CURB AND GUTTER WHICH THE VILLAGE ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE.
- KIMLEY-HORN ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACIES, OR OMISSIONS CONTAINED THEREIN.



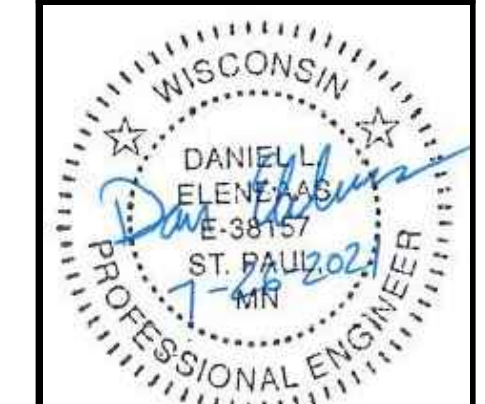
No.	By	Date	Revisions/ Submissions

Kimley & Horn

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 767 EUSTIS STREET SUITE 100, ST. PAUL, MN 55114
 PHONE 651-645-4197
 WWW.KIMLEY-HORN.COM

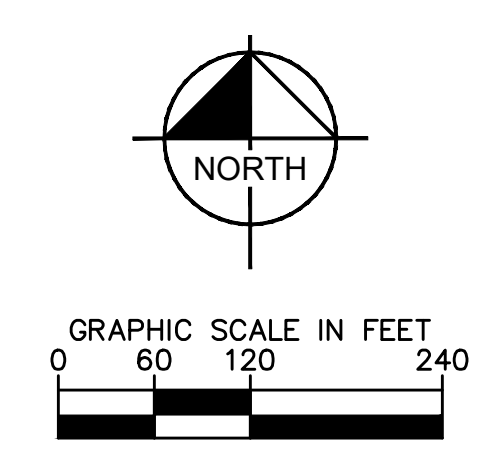
KHA PROJECT	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
160640019.1.106	07/26/2021	JDH	JDH	DLE

PROJECT MALLARD
 RYAN COMPANIES US, INC.
 ROBERTS, WI
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Project number:	160640019.1.106
Scale:	JDH
Drawn:	DLE
Checked:	07/26/2021
Date:	CD
Issue:	

Drawing Title:
PAVEMENT JOINTING PLAN



C417

DRAINAGE SCHEDULE									
STRUCTURE NO.	CASTING TYPE	RIM/GRADE ELEVATION	INVERT ELEVATION	PIPE SIZE IN	PIPE SLOPE	PIPE ELEVATION OUT	PIPE SLOPE	PIPE SIZE OUT	BUILD HEIGHT
59 RD		1008.50		8"	1.00%	N 993.42	1"	3.00"	7.5
60 RD		1001.64		8"	1.00%	N 993.42	1"	3.00"	8.2
125A CBMH	R-2047.4 H	994.75	N 991.30	6"	0.91%	S 991.30	34"	1.00%	13.5
125B CBMH	R-2047.4 H	994.71	N 991.10	6"	0.92%	S 991.10	34"	1.00%	13.5
125C MH	R-1550A J	998.59	E 992.33	24"	2.05%	S 992.33	54"	0.92%	16.7
125A MH	R-1550A J	998.37	E 992.18	24"	0.92%	S 992.18	54"	0.92%	13.5
127A CBMH	R-2047.4 H	998.61	N 987.61	42"	0.92%	S 987.61	42"	0.92%	15.8
127B CBMH	R-2047.4 H	998.59	N 988.04	42"	0.92%	S 988.04	42"	0.92%	15.6
127C MH	R-1550A J	1000.24	N 988.62	24"	0.92%	S 988.62	42"	0.92%	11.6
128 CB	P960-725 SKWMMER	998.74	NE 993.77	24"	1.00%	SW 993.77	24"	0.92%	5.5
128A CBMH	R-2047.4 H	1001.36	N 992.80	24"	0.92%	S 992.80	24"	0.92%	6.5
128B CBMH	R-2047.4 H	1001.36	NE 993.13	24"	0.92%	S 993.13	24"	0.92%	6.2
129 CBMH	R-2047.4 H	1001.27	E 996.41	24"	0.92%	S 996.41	30"	1.14%	4.9
130 CBMH	R-2047.4 H	1002.43	E 996.92	18"	0.92%	N 996.92	24"	0.92%	5.5
131 CBMH	R-2047.4 H	1002.43	E 996.92	18"	0.92%	N 996.92	24"	0.92%	5.5
132 MH	R-1550A J	1007.89	N 990.49	12"	1.00%	W 990.49	24"	1.14%	8.6
132 MH	R-1550A J	1007.91	E 999.64	12"	0.89%	N 999.64	18"	0.89%	8.3
133 MH	R-1550A J	1007.91	E 1000.02	10"	1.00%	N 1000.02	18"	0.89%	8.3
134 MH	R-1550A J	1007.38	E 1000.09	10"	0.91%	N 1000.09	12"	0.89%	7.2
135 MH	R-1550A J	1007.91	E 1000.09	10"	1.00%	N 1000.09	12"	1.00%	7.2
137 CBMH	R-2047.4 H	1000.75	E 996.39	24"	1.07%	W 996.39	24"	1.04%	4.4
138 CBMH	R-2047.4 H	1001.81	E 996.39	10"	0.89%	N 996.39	18"	0.89%	4.4
142 MH	R-1550A J	1007.37	E 1000.62	10"	1.00%	W 999.04	24"	1.07%	8.3
143 MH	R-1550A J	1007.32	E 1000.62	10"	1.00%	W 999.04	18"	1.15%	8.1
144 MH	R-1550A J	1007.33	E 1000.62	10"	1.00%	W 999.04	12"	0.97%	7.3
145 CBMH	R-2047.4 H	1001.73	E 994.38	24"	0.62%	W 994.38	30"	0.62%	7.4
146 CBMH	R-2047.4 H	1001.77	E 994.37	24"	0.62%	W 994.37	24"	0.62%	6.8
147 CBMH	R-2047.4 H	1001.78	E 994.37	24"	0.62%	W 994.37	24"	0.62%	6.8
148 CBMH	R-2047.4 H	1000.73	E 996.11	12"	0.62%	N 996.11	18"	0.62%	4.6
149 CBMH	R-2047.4 H	1000.73	E 996.11	12"	0.62%	N 996.11	18"	0.62%	4.6
150 CBMH	R-2050 C	1007.97	E 999.76	8"	1.00%	W 999.76	30"	1.21%	9.3
151 CBMH	R-2050 C	1008.04	E 999.87	30"	0.41%	N 999.87	30"	0.41%	8.2
152 CBMH	R-2050 C	1007.98	E 999.11	24"	0.41%	N 999.11	30"	0.41%	8.9
153 CBMH	R-2050 C	1007.98	E 999.11	24"	0.41%	N 999.11	30"	0.41%	8.6
154 CBMH	R-2050 C	1007.98	E 999.11	24"	0.41%	N 999.11	30"	0.41%	8.6
155 CBMH	R-2050 C	1007.98	E 999.11	24"	0.41%	N 999.11	30"	0.41%	8.6
156 CBMH	R-2050 C	1008.04	E 999.87	30"	0.41%	N 999.87	30"	0.41%	8.2
157 CBMH	R-2050 C	1007.97	E 999.76	8"	1.00%	W 999.76	30"	0.89%	11.2
158 CBMH	R-2050 C	1008.04	E 999.87	30"	0.41%	N 999.87	30"	0.41%	8.2
159 CBMH	R-2050 C	1007.98	E 999.11	24"	0.41%	N 999.11	30"	0.41%	8.9
160 CBMH	R-2050 C	1007.98	E 999.11	24"	0.41%	N 999.11	30"	0.41%	8.6
161 CBMH	R-2050 C	1007.98	E 999.11	24"	0.41%	N 999.11	30"	0.41%	8.6
162 CBMH	R-2050 C	1007.98	E 999.11	24"	0.41%	N 999.11	30"	0.41%	8.6
163 CBMH	R-2050 C	1007.98	E 999.11	24"	0.41%	N 999.11	30"	0.41%	8.6
164 CBMH	R-2050 C	1007.98	E 999.11	24"	0.41%	N 999.11	30"	0.41%	8.6
165 CBMH	R-2050 C	1008.04	E 999.87	30"	0.41%	N 999.87	30"	0.41%	8.2
166 CBMH	R-2050 C	1007.97	E 999.76	8"	1.00%	W 999.76	30"	0.89%	11.2
167 CBMH	R-2050 C	1007.97	E 999.76	8"	1.00%	W 999.76	30"	0.89%	11.2
168 CBMH	R-2050 C	1007.97	E 999.76	8"	1.00%	W 999.76	30"	0.89%	11.2
169 CBMH	R-2050 C	1007.97	E 999.76	8"	1.00%	W 999.76	30"	0.89%	11.2
170 CBMH	R-2050 C	1008.04	E 999.87	30"	0.41%	N 999.87	30"	0.41%	8.2
171 CBMH	R-2050 C	1007.97	E 999.76	8"	1.00%	W 999.76	30"	0.89%	11.2
172 CBMH	R-2050 C	1007.97	E 999.76	8"	1.00%	W 999.76	30"	0.89%	11.2
173 CBMH	R-2050 C	1007.97	E 999.76	8"	1.00%	W 999.76	30"	0.89%	11.2
174 CBMH	R-2050 C	1008.04	E 999.87	30"	0.41%	N 999.87	30"	0.41%	8.2
175 CBMH	R-2050 C	1007.97	E 999.76	8"	1.00%	W 999.76	30"	0.89%	11.2
176 CBMH	R-2050 C	1007.97	E 999.76	8"	1.00%	W 999.76	30"	0.89%	11.2
177 CBMH	R-2050 C	1008.04	E 999.87	30"	0.41%	N 999.87	30"	0.41%	8.2
178 CBMH	R-2047.4 H	1004.26	NW 998.05	24"	0.23%	S 998.05	30"	1.00%	8.5
179 CBMH	R-2047.4 H	999.83	NW 991.56	24"	0.64%	E 991.56	30"	1.00%	8.9
180 CBMH	R-2047.4 H	1002.05	W 992.34	30"	0.64%	E 992.34	30"	0.54%	9.7
181 CBMH	R-2047.4 H	1002.05	W 992.34	30"	0.64%	E 992.34	30"	0.54%	9.7
182 CBMH	R-2047.4 H	1002.05	W 992.34	30"	0.64%	E 992.34	30"	0.54%	9.7
183 CB	R-2047.4 H	999.85	E 999.85	24"	0.99%	N 999.85	24"	0.99%	3.1
184 CB	R-2047.4 H	1000.95	E 999.85	24"	0.99%	N 999.85	24"	0.99%	3.1
185 CB	R-2047.4 H	999.85	E 999.85	24"	0.99%	N 999.85	24"	2.00%	6.1
186 CB	R-2047.4 H	1000.95	E 999.85	24"	0.99%	N 999.85	24"	2.00%	6.1
187 CB	R-2047.4 H	999.85	E 999.85	24"	0.99%	N 999.85	24"	2.13%	3.9
188 CBMH	R-2047.4 H	1002.51	W 992.56	24"	2.00%	S 992.56	24"	1.61%	9.0
189 MH	R-1550A J	1003.93	W 1003.21	8"	1.00%	E 994.78	24"	2.00%	9.2
190 MH	R-1550A J	1004.03	W 998.66	24"	2.00%	S 998.66	24"	2.00%	8.4
191 MH	R-1550A J	1004.13	W 998.78	18"	2.00%	S 998.78	24"	2.00%	7.3
192 MH	R-1550A J	1004.16	N 997.94	12"	2.00%	S 997.94	18"	2.00%	6.2
193 MH	R-1550A J	1004.17	N 997.94	12"	2.00%	S 997.94	18"	2.00%	6.1
194 MH	R-1550A J	1004.14	W 1000.21	8"	1.00%	S 1000.21	12"	2.00%	3.9
195 CBMH	R-2047.4 H	999.12	N 990.77	30"	0.92%	S 990.77	30"	0.92%	8.4
196 CBMH	R-2047.4 H	998.82	E 991.27	30"	0.91%	S 991.27	30"	0.92%	8.3
197 CBMH	R-2047.4 H	998.86	W 992.56	24"	1.45%	S 992.56	30"	0.91%	8.3
198 MH	R-1550A J	1004.10	N 999.38	18"	0.89%	E 997.25	24"	1.40%	6.0
199 MH	R-1550A J	1004.14	E 998.11	24"	1.40%	N 998.11	24"	1.40%	6.0
200 MH	R-1550A J	1004.16	E 998.12	24"	1.40%	N 998.12	24"	1.40%	5.6
201 MH	R-1550A J	1004.14	E 998.38	12"	1.40%	N 998.38	24"	1.40%	4.0
202 MH	R-1550A J	1004.10	W 1000.21	8"	1.00%	N 1000.21	12"	1.40%	3.9
203 MH	R-1550A J	1004.16	N 999.80	12"	0.71%	S 999.80	18"	0.60%	4.4
204 MH	R-1550A J	1004.16	W 1000.21	8"	1.00%	S 1000.21	12"	0.71%	4.0
205 CBMH	R-2047.4 H	999.42	N 987.60	42"	0.97%	E 987.60	18"	2.00%	11.8
206 CBMH	R-2047.4 H	999.58	N 987.60	42"	0.97%	E 987.60	18"	2.00%	11.8
207 CBMH	R-2047.4 H	998.82	N 987.60	42"	0.97%	E 987.60	18"	2.00%	11.8
208 CBMH	R-2047.4 H	998.82	N 987.60	42"	0.97%	E 987.60	18"	2.00%	11.8
209 CBMH	R-2047.4 H	998.82	N 987.60	42"	0.97%	E 987.60	18"	2.00%	11.8
210 MH	R-1550A J	1004.46	W 1000.21	8"	1.00%	E 999.09	42"	1.07%	13.5
211 MH	R-1550A J	1004.11	N 991.69	30"	1.07%	N 991.69	42"	1.07%	12.4
212 MH	R-1550A J	1004.13	W 1000.21	8"	1.00%	N 992.29	30"	1.07%	11.8
213 MH	R-1550A J	1004.17	E 992.90	30"	1.07%	N 992.90	30"	1.07%	11.3
214 MH	R-1550A J	1004.12	W 1000.21	8"	1.00%	N 993.00	30"	1.07%	10.6
215 MH	R-1550A J	1004.11	W 1000.21	8"	1.00%	N 993.12	30"	1.07%	10.9
216 MH	R-1550A J	1004.16	W 1000.21	8"	1.00%	N 994.73	30"	1.07%	9.4
217 MH	R-1550A J	1004.14	W 1000.21	8"	1.00%	N 995.33	30"	1.07%	8.8
218 MH	R-1550A J	1004.10	W 1000.21	8"	1.00%	N 995.94	24"	1.07%	8.2
219 MH	R-1550A J	1004.14	W 1000.21	8"	1.00%	N 996.54	24"	1.07%	7.9
220 MH	R-1550A J	1004.16	W 1000.21	8"	1.00%	N 997.16	18"	1.07%	7.0
221 MH	R-1550A J	1004.11	W 1000.21	8"	1.00%	N 997.75	18"	1.07%	6.4
222 MH	R-1550A J	1004.12	W 1000.21	8"	1.00%	N 998.37	18"	1.07%	5.7
223 MH	R-1550A J	1004.17	W 1000.21	8"	1.00%	N 998.99	18"	1.07%	4.5
224 MH	R-1550A J	1004.13	W 1000.21	8"	1.00%	N 999.59	18"	1.07%	4.6
225 MH	R-1550A J	1004.10	W 1000.21	8"	1.00%	N 1000.21	12"	1.07%	3.9
226 CBMH	R-2047.4 H	1006.18	N 996.15	12"	0.99%	E 996.15	18"	0.80%	10.0
227 CB	R-2047.4 H	1006.82	E 996.53	12"	1.00%	S 996.53	12"	1.00%	9.5
228 CB	P960-725 SKWMMER	998.80	W 997.77	24"	0.99%	E 997.77	24"	1.31%	9.7
229 CB	P960-725 SKWMMER	998.80	E 997.72	24"	0.97%	S 997.72	24"	0.92%	9.3
400 MH	R-1550A J	998.40	N 979.33	54"	1.00%	SE 979.33	54"	1.00%	9.1
401 MH	R-1550A J	988.25	NW 977.76	54"	1.00%	S 977.76	54"	1.00%	8.5
402 MH	R-1550A J	984.80	N 978.52	54"	1.00%	SW 978.52	54"	1.00%	8.3
404 MH	R-1550A J	1002.98	W 992.88	30"	0.89%	E 992.88	30"	0.89%	10.1

LEGEND	
	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED PUBLIC STORM SEWER
	PROPOSED PRIVATE STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION

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STATE HIGHWAY 65

CHERRY LANE

C502

C504

LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED RIDGELINE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLARED END SECTION
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE

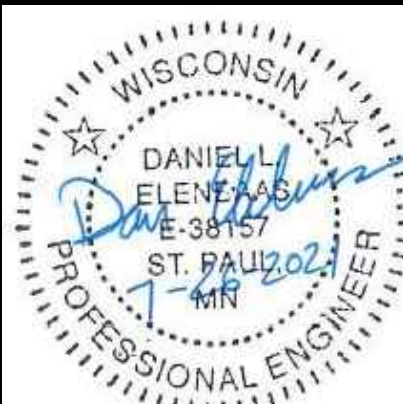
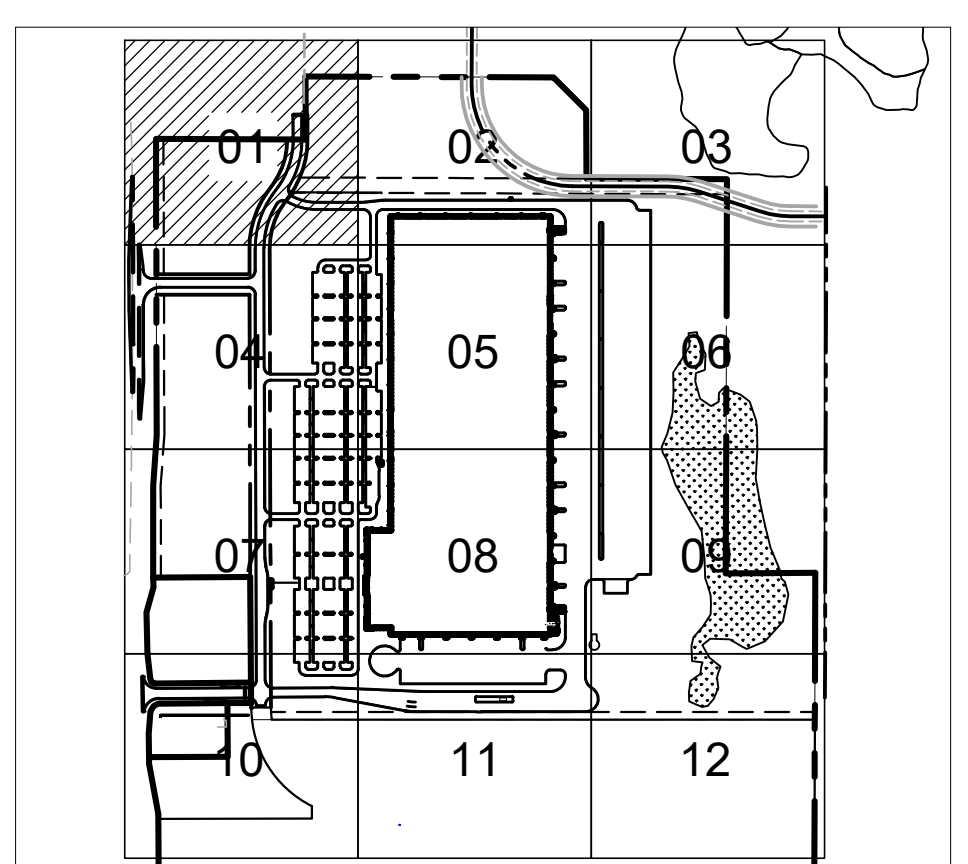
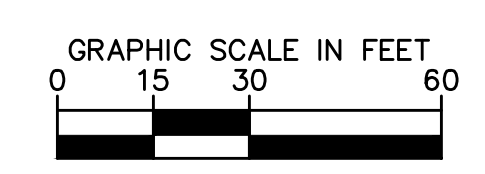
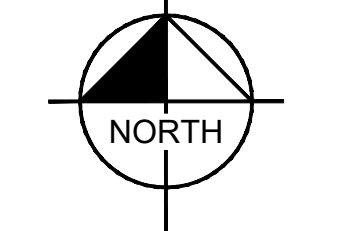


No.	By	Date	Revisions/ Submissions

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KHA PROJECT	160640019.1.106
DATE	07/26/2021
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	JDH
CHECKED BY	DLE

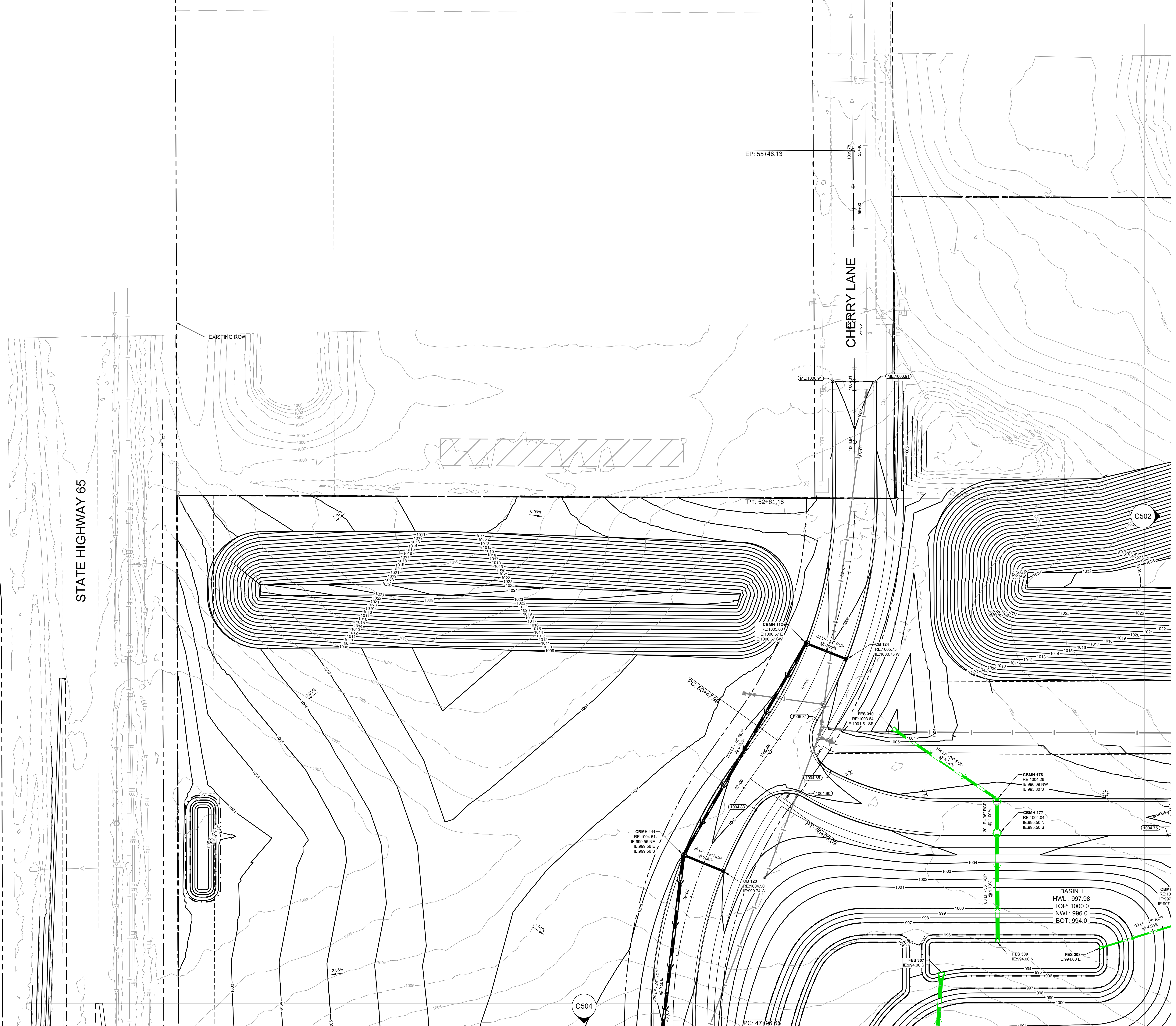
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Project number: 160640019.1.106
Scale: ERB/DPK
Checked: BAE
Date: 07/26/2021
Issue: CD

Drawing Title:
GRADING AND STORM WATER PLAN

C501





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Akron, OH 44321

Phone: 330.666.0960 Fax: 330.208.4638

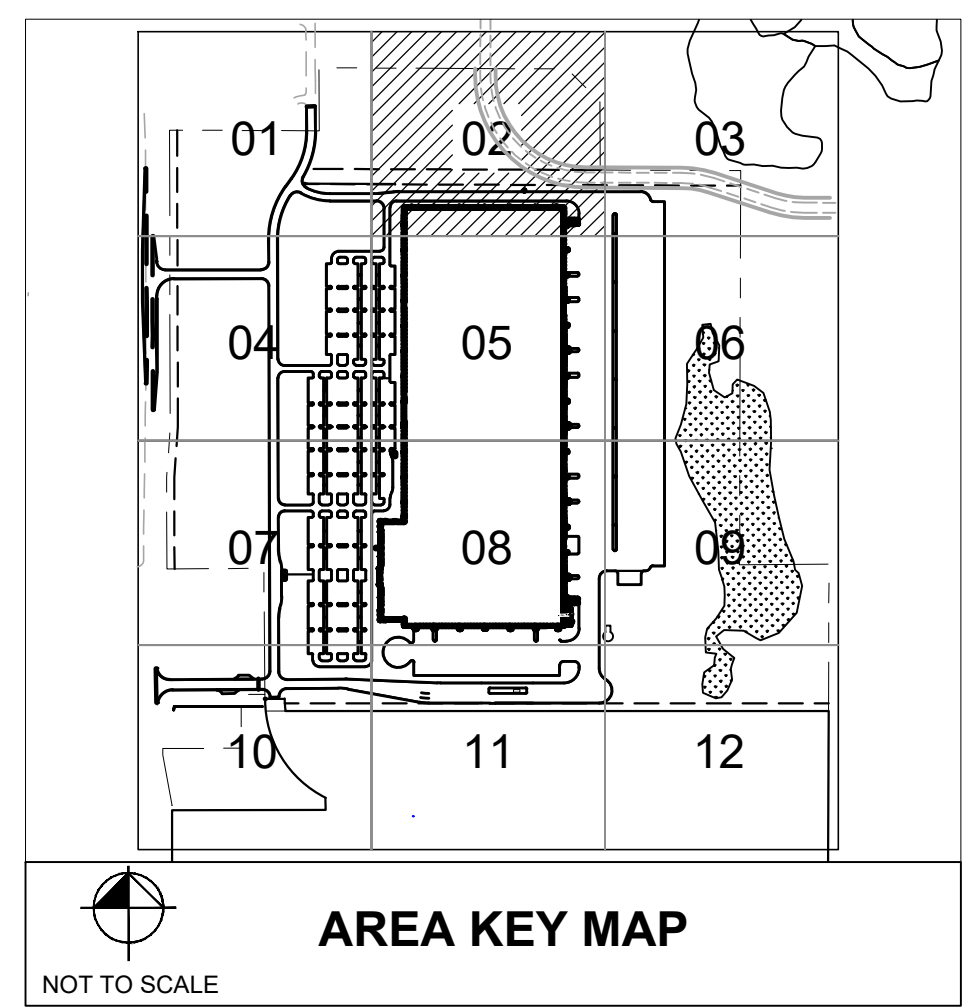
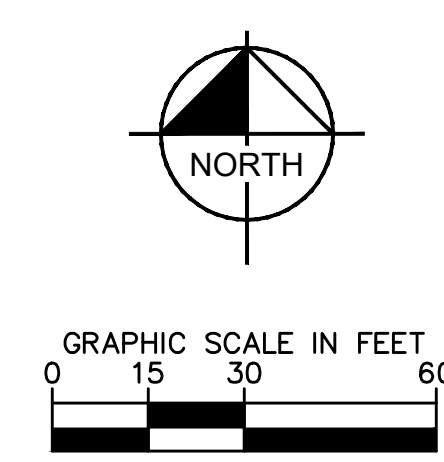
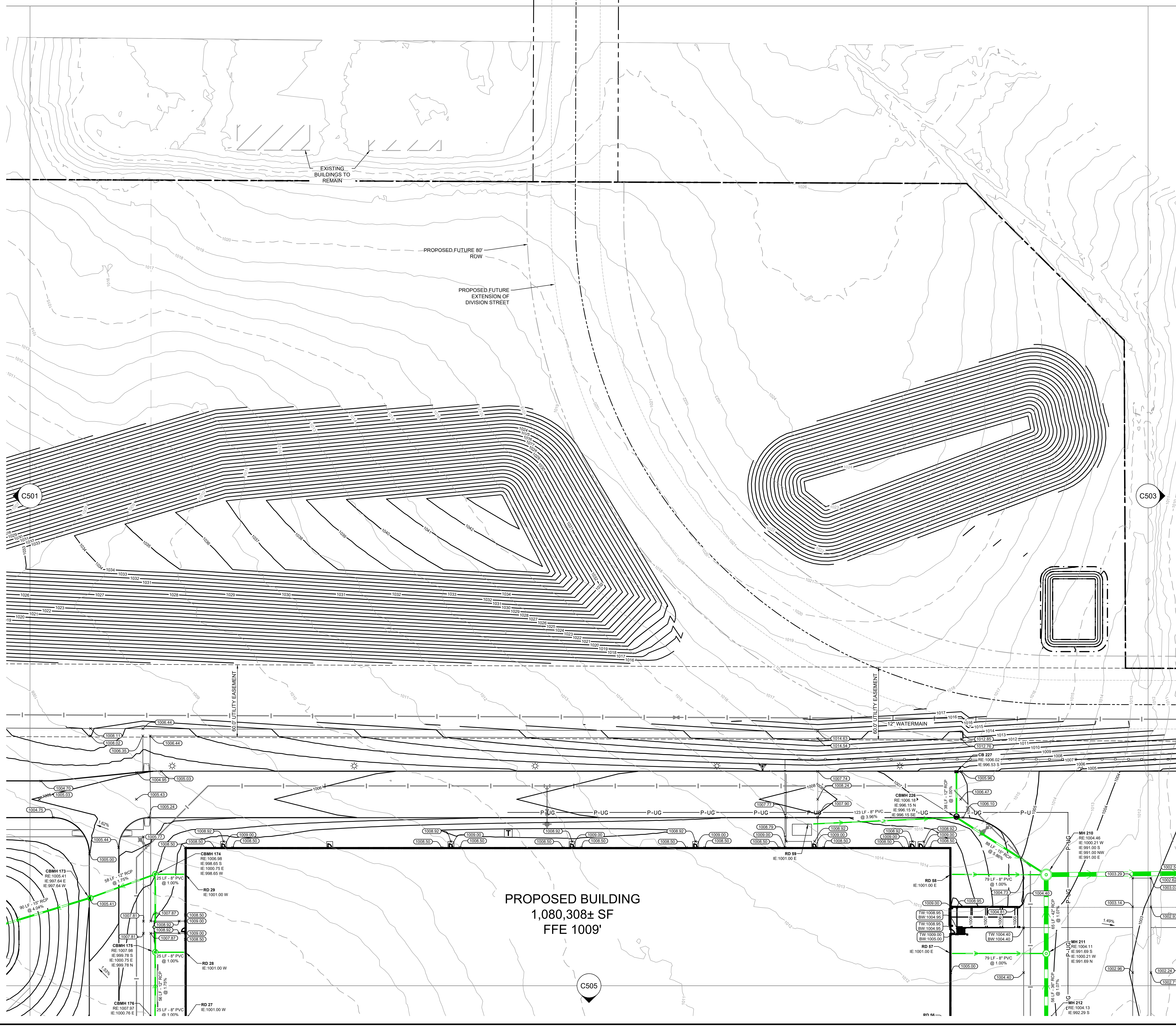
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Date: _____

Revisions: _____

No. _____

LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED RIDGELINE
- PROPOSED STORM MANHOLE (SOLID CASTING)
- PROPOSED STORM MANHOLE (ROUND INLET CASTING)
- PROPOSED SEWER SEWER CLENOT
- PROPOSED FLARED END SECTION
- PROPOSED RIPRAP
- PROPOSED STORM SEWER
- PROPOSED SPOT ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED LOW POINT ELEVATION
- PROPOSED GUTTER ELEVATION
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED FLUSH PAVEMENT ELEVATION
- MATCH EXISTING ELEVATION
- PROPOSED EMERGENCY OVERFLOW
- PROPOSED DRAINAGE DIRECTION
- 0.00%
- 0.00%
- PROPOSED ADA SLOPE



PROPOSED BUILDING
 1,080,308± SF
 FFE 1009'

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 160640019.1.106
 DATE
 07/26/2021
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 DESIGNED BY JDL
 DRAWN BY JDL
 CHECKED BY DLE

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 Checked: BAE
 Date: 07/26/2021
 Issue: CD
 Drawing Title:

GRADING AND STORM WATER PLAN

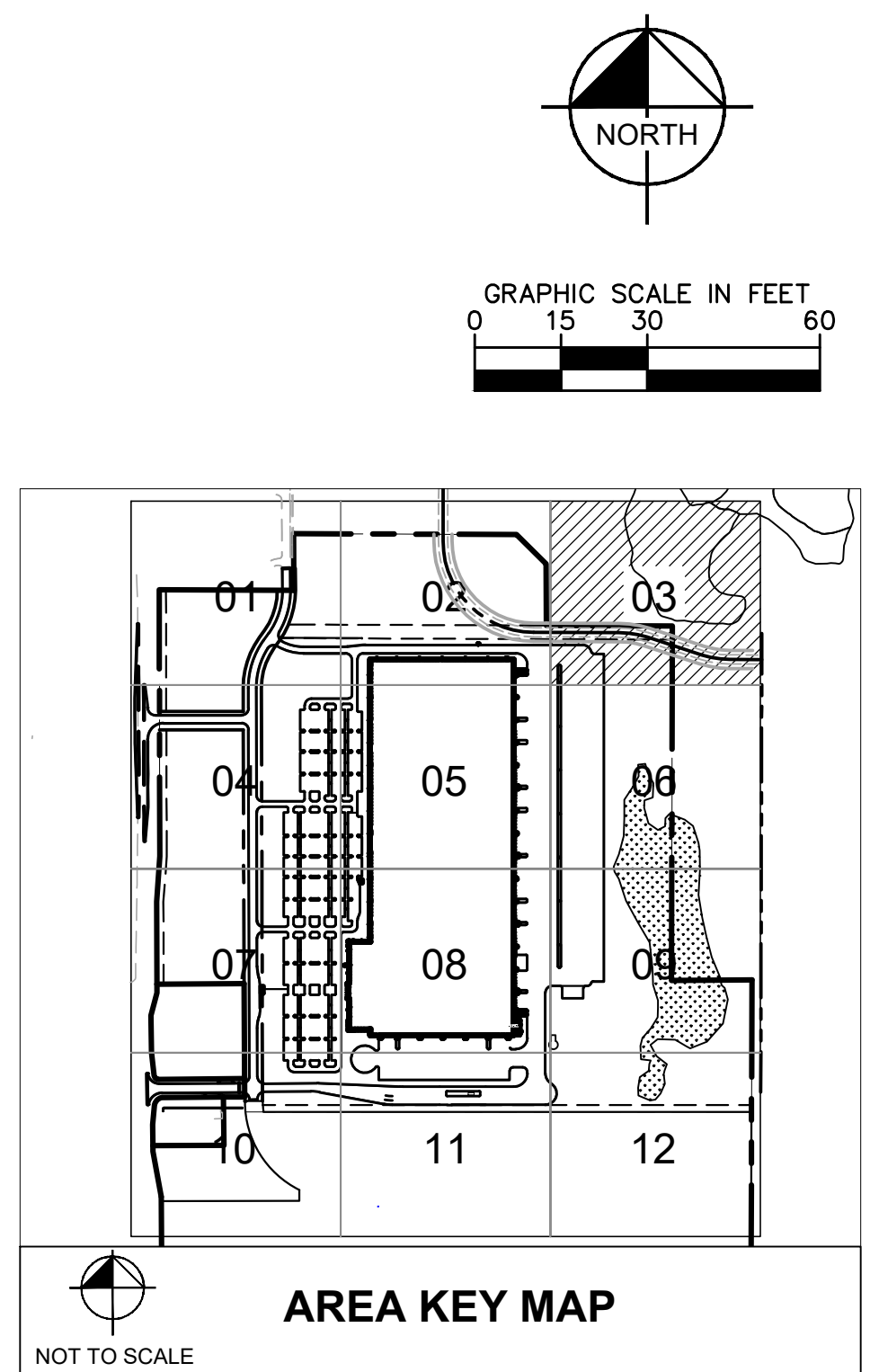
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LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED RIDGELINE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW
	0.0% PROPOSED DRAINAGE DIRECTION
	0.00% PROPOSED ADA SLOPE



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KHA PROJECT	DATE
160640019.1.106	07/26/2021
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	JDH
CHECKED BY	DLE

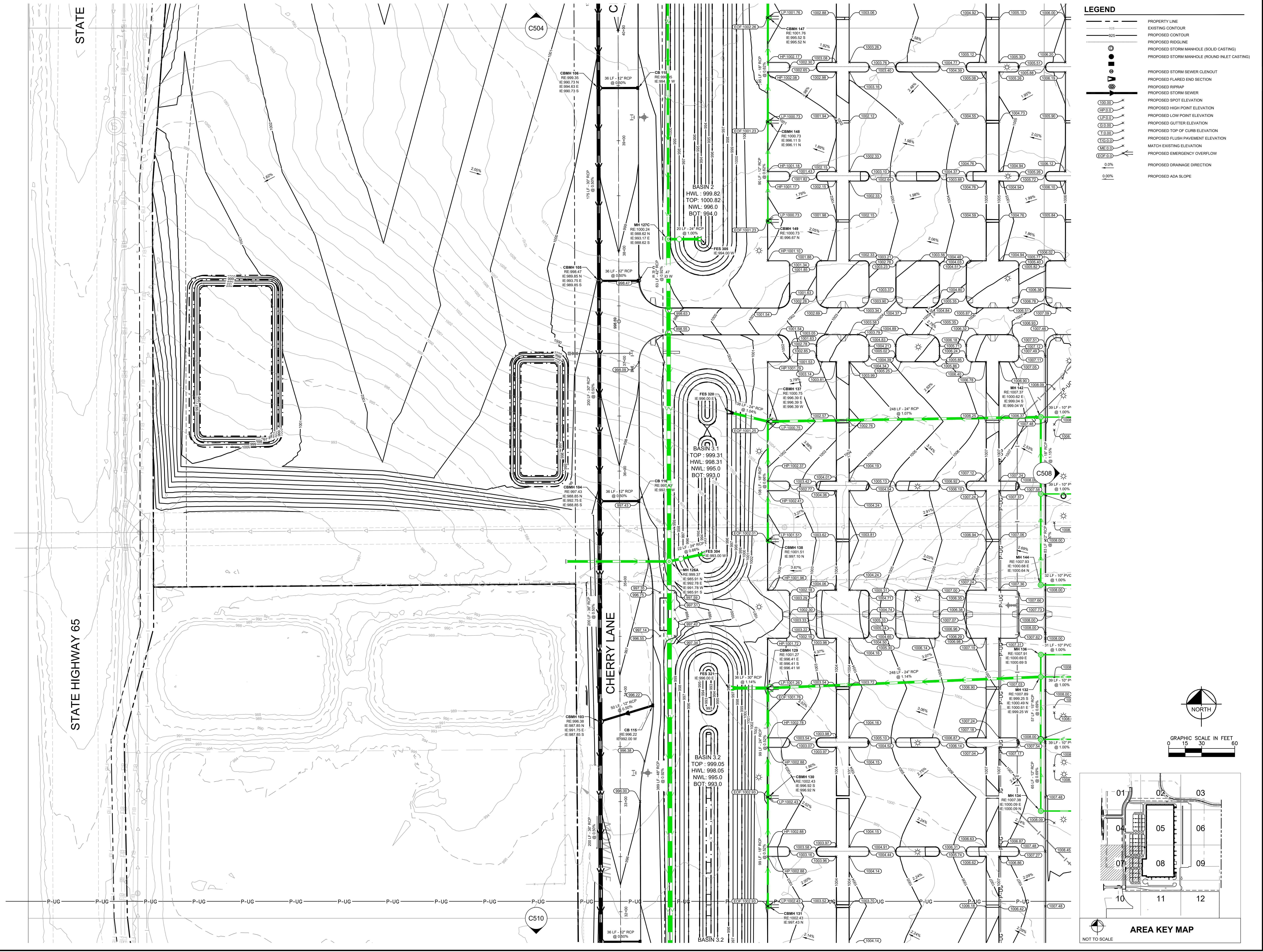
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LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED ROADLINE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLARED END SECTION
	PROPOSED STORM SEWER RISER PIPE
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE

Revisions Submittals

No.	Date	By	Reason

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 Akron, OH 44311
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KHA PROJECT 160640019.1.106

DATE 07/26/2021	DESIGNED BY JDH	CHECKED BY DLE
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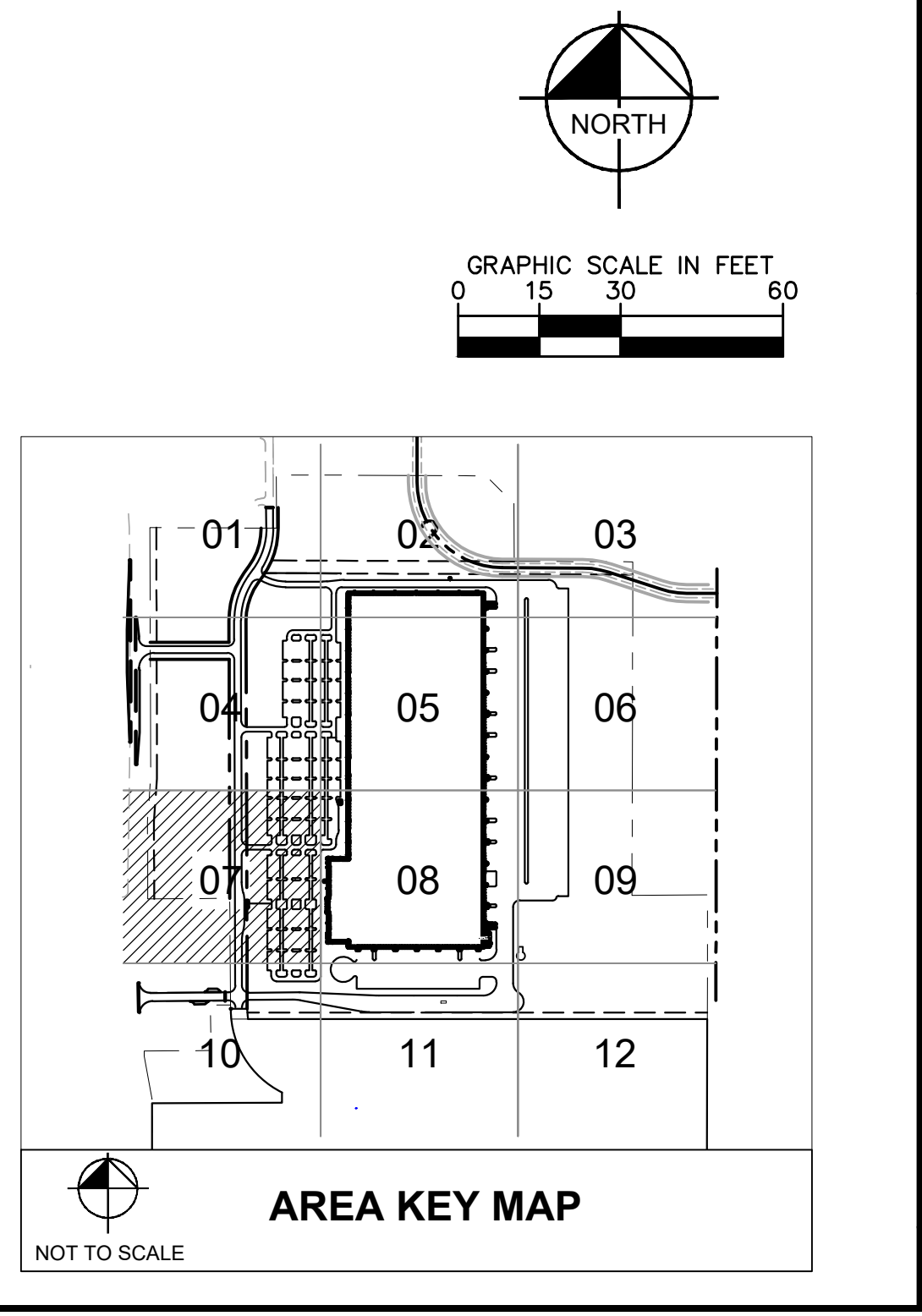
Professional Engineer Daniela Elena Bass, No. 38457, State of Wisconsin

Project number: 160640019.1.106

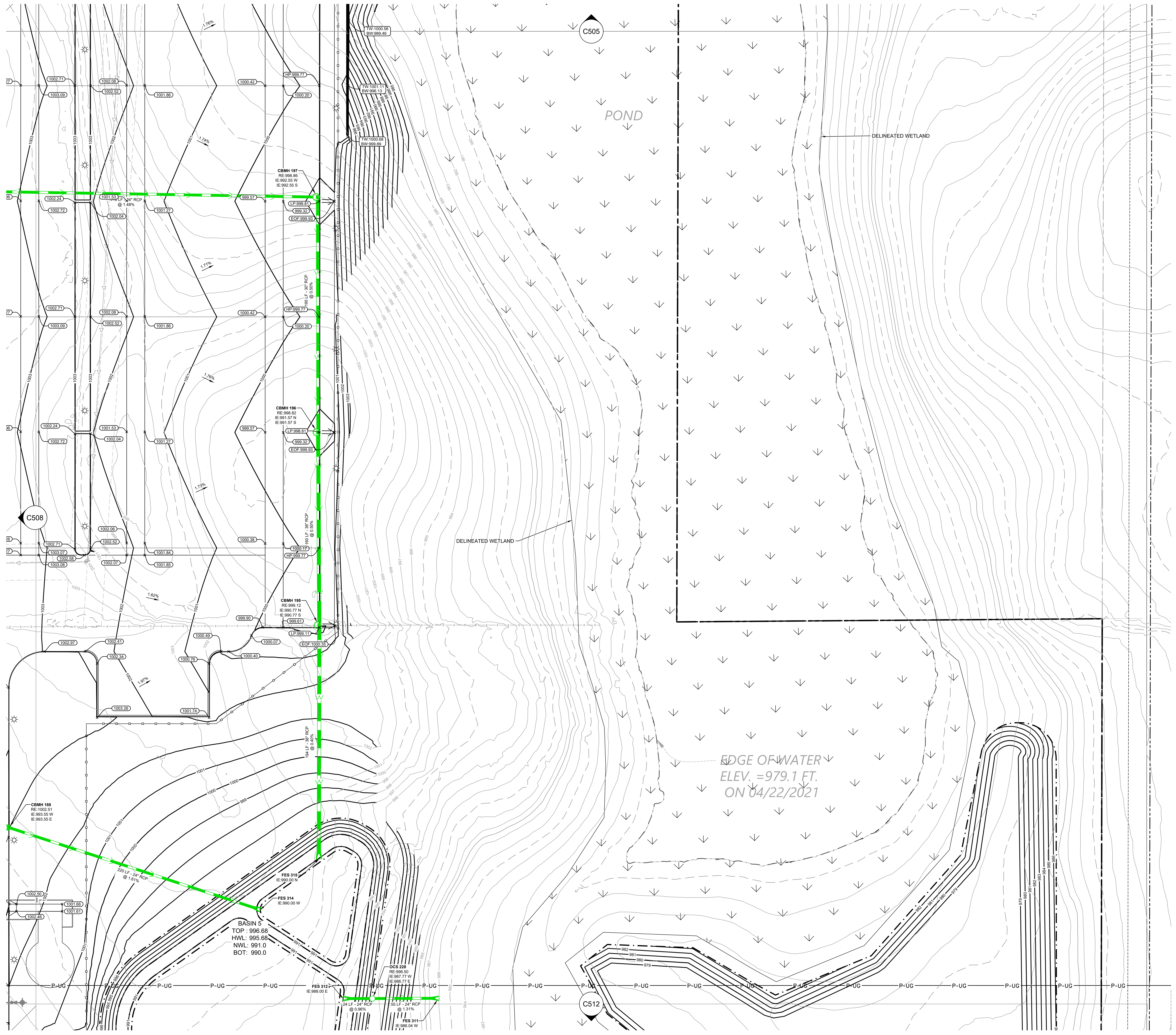
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Date:	07/26/2021
Issue:	CD

Drawing Title: **GRADING AND STORM WATER PLAN**

C507



15:40pm



LEGEND

---	PROPERTY LINE
- - -	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	PROPOSED RIDGELINE
◎	PROPOSED STORM MANHOLE (SOLID CASTING)
○	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
○	PROPOSED STORM SEWER CLENCUT
○	PROPOSED FLARED END SECTION
○	PROPOSED STORM SEWER
○	PROPOSED STORM SEWER
○	PROPOSED SPOT ELEVATION
○	PROPOSED HIGH POINT ELEVATION
○	PROPOSED LOW POINT ELEVATION
○	PROPOSED TOP OF CURB ELEVATION
○	PROPOSED FLUSH PAVEMENT ELEVATION
○	MATCH EXISTING ELEVATION
○	PROPOSED EMERGENCY OVERFLOW
→	PROPOSED DRAINAGE DIRECTION
0.0%	PROPOSED ADA SLOPE

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 Akron, OH 44321
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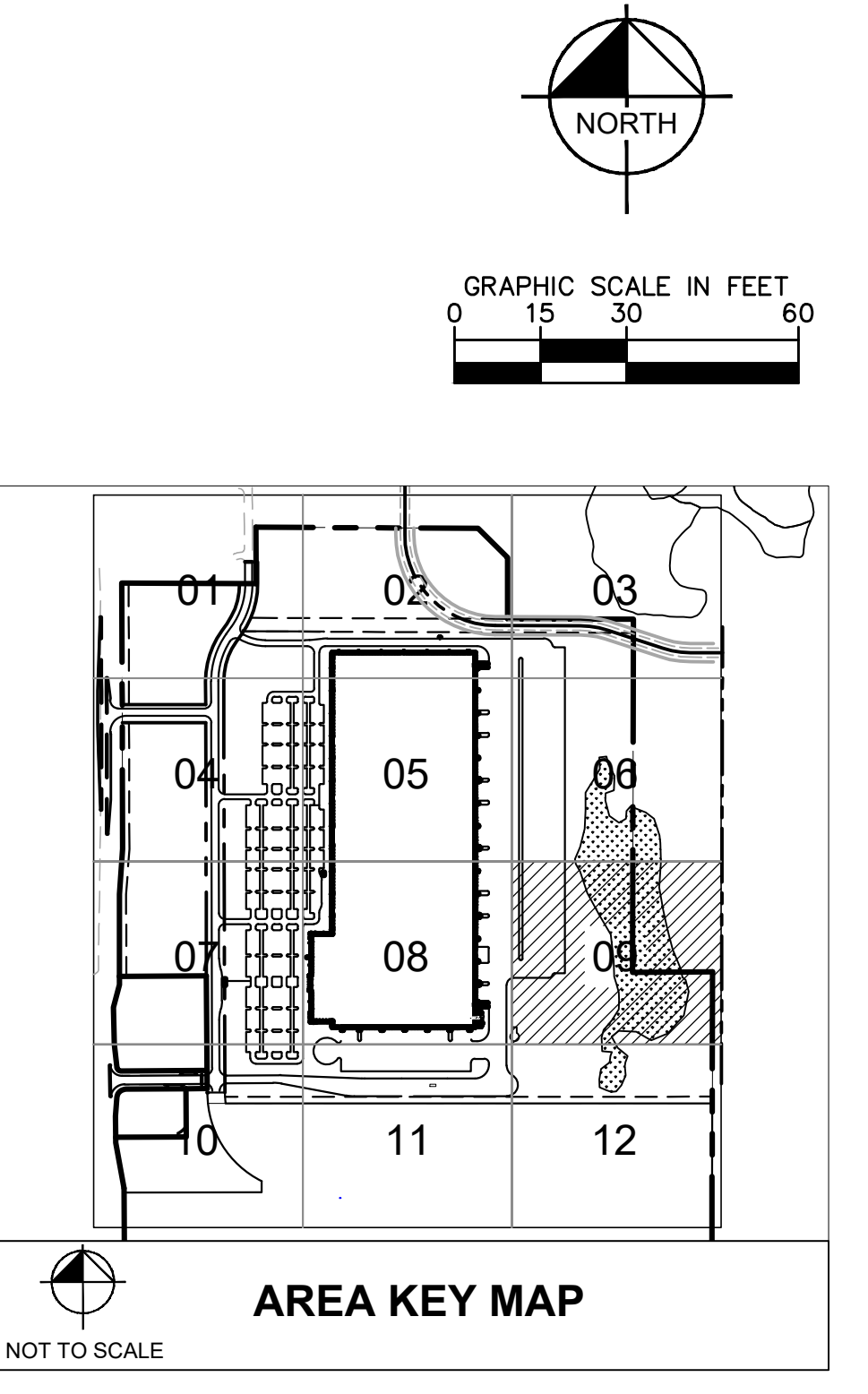
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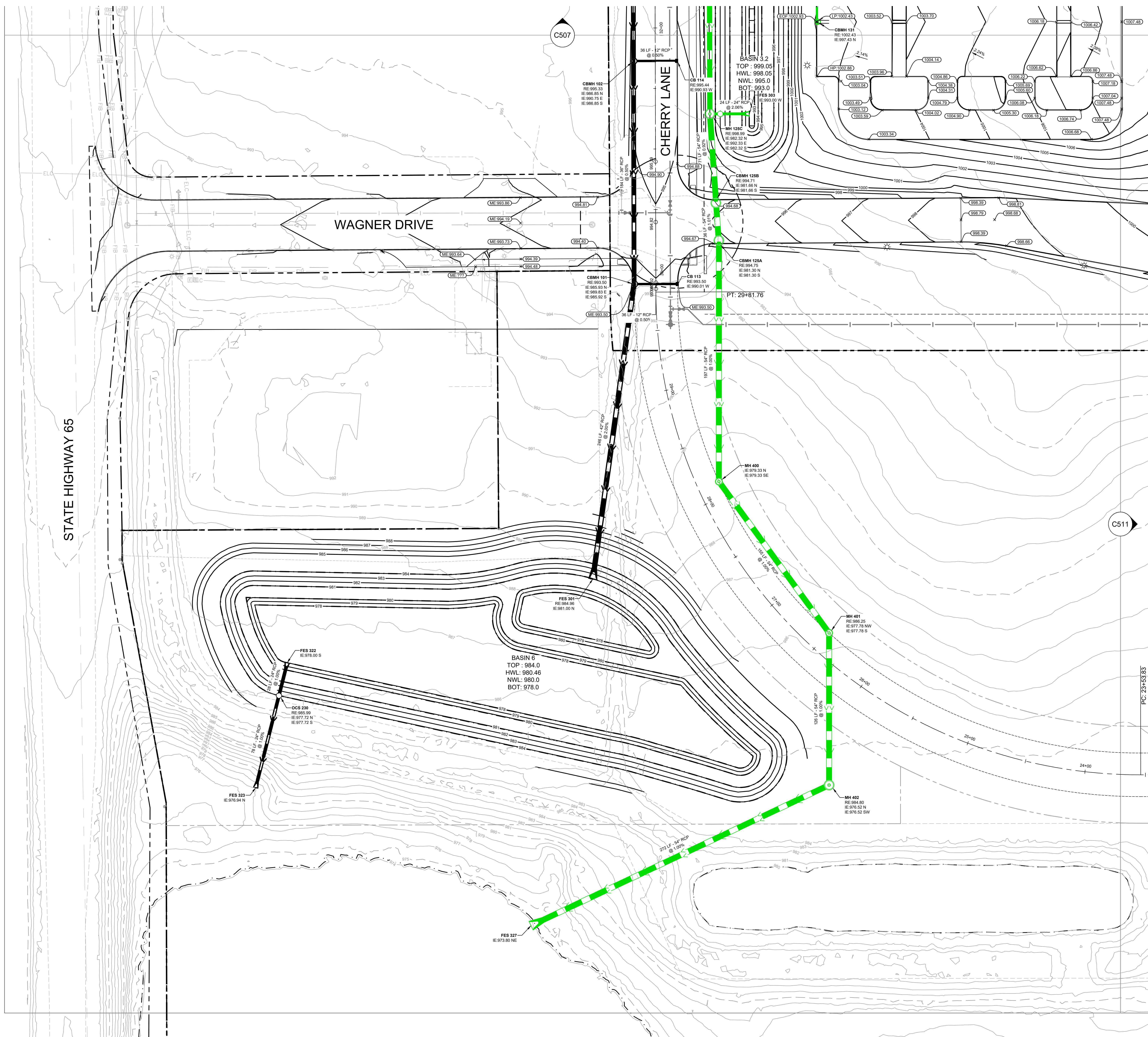
WISCONSIN PROFESSIONAL ENGINEER
 DANIEL E. PAUL
 No. 38457
 ST. PAUL, MN 55114
 DATE: 07/26/2021

Project number:	160640019.1.106
Scale:	AS SHOWN
Drawn:	ERB/DRK
Checked:	DLE
Date:	07/26/2021
Issue:	CD
Drawing Title:	GRADING AND STORM WATER PLAN



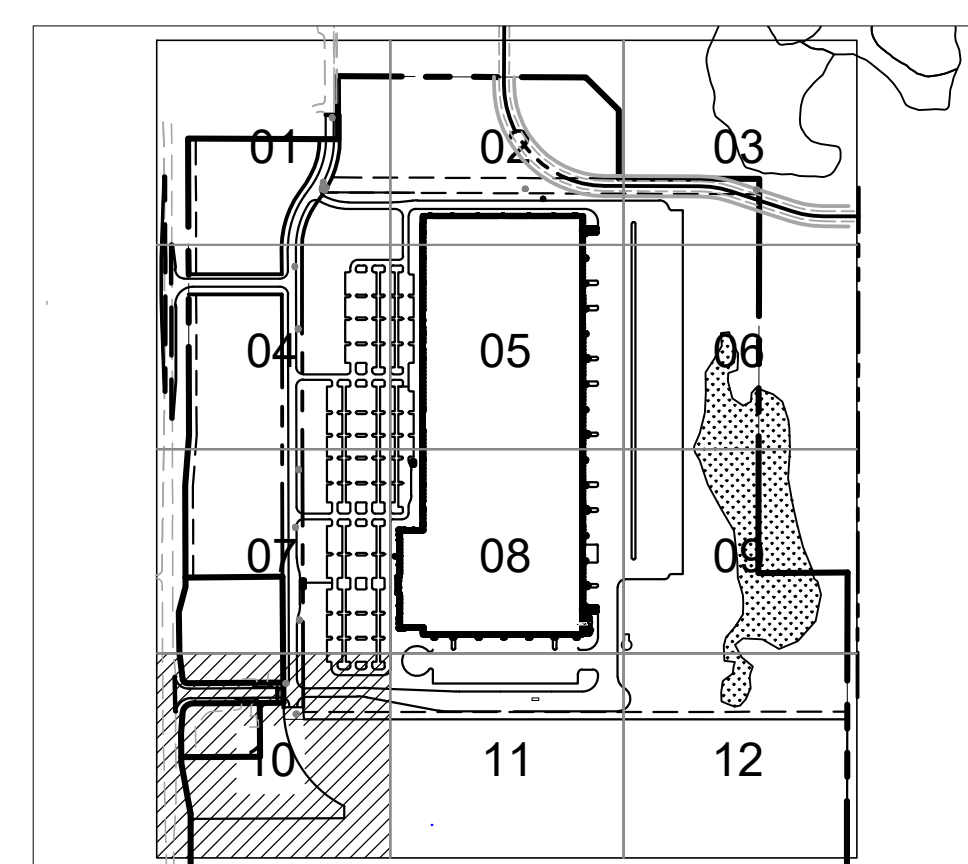
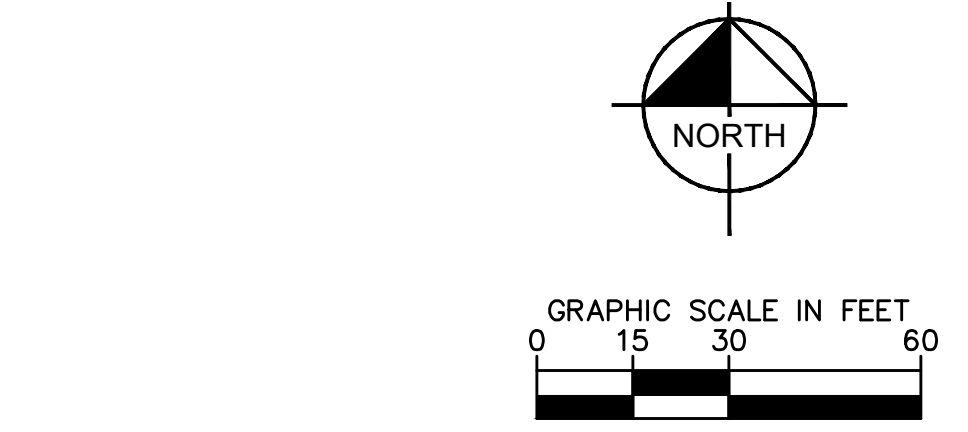
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LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED RIDGELINE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM SEWER CLENOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE



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KHA PROJECT	160640019.1.106
DATE	07/26/2021
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	JDH
CHECKED BY	DLE

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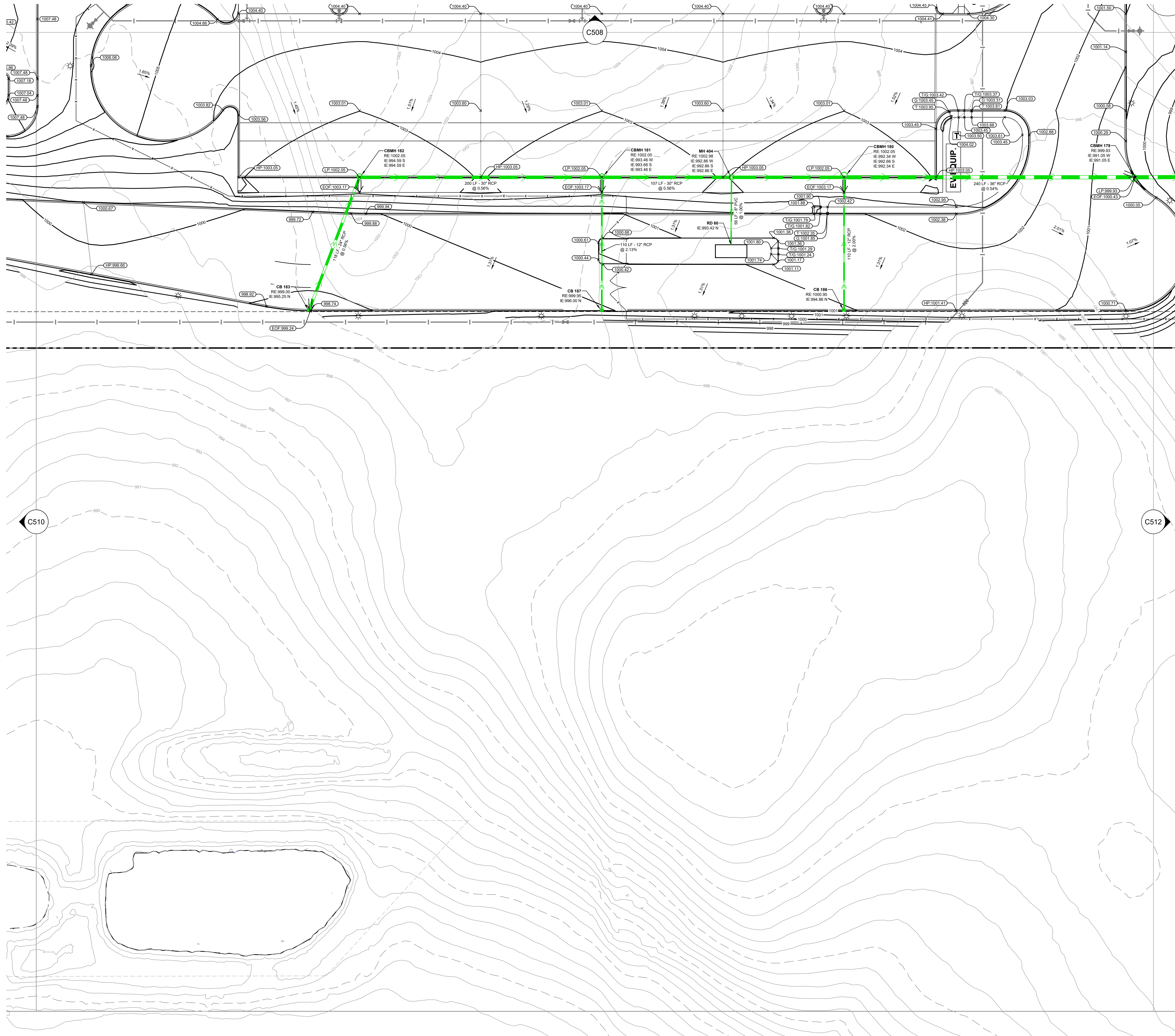


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Checked:	B&E
Date:	07/26/2021
Issue:	CD

Drawing Title:
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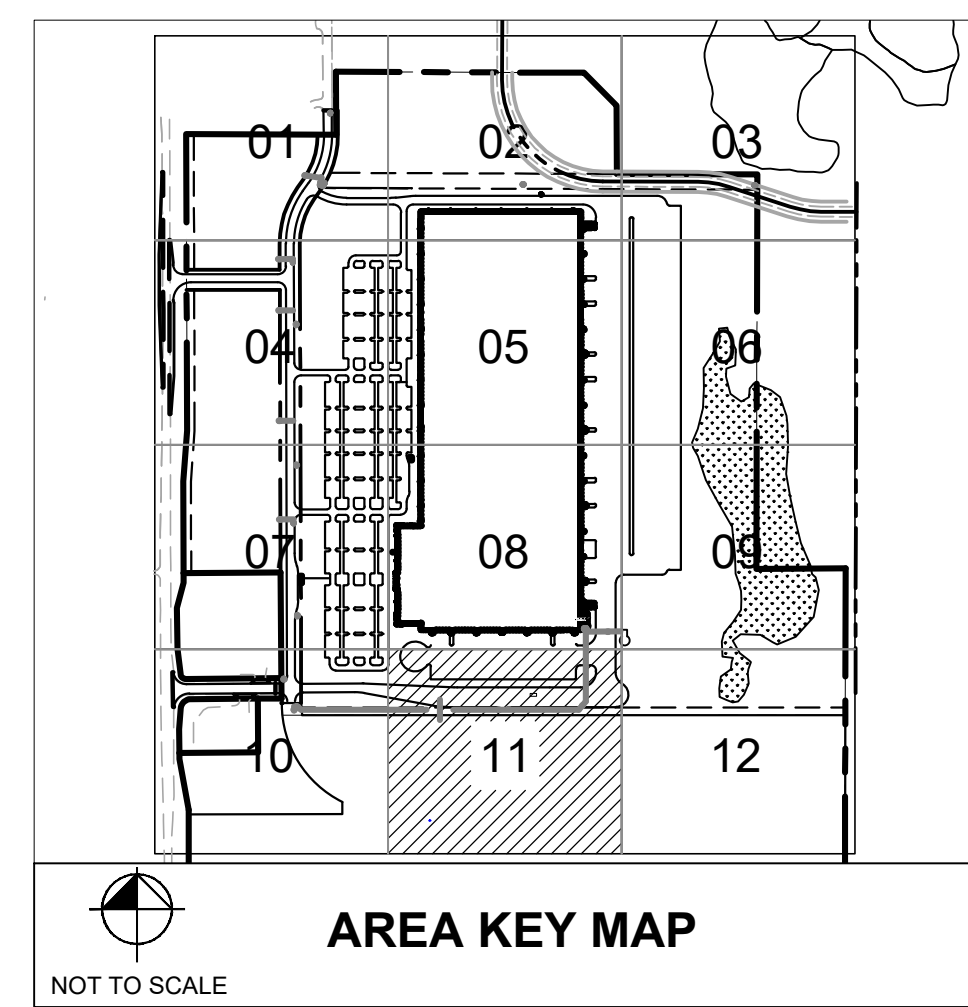
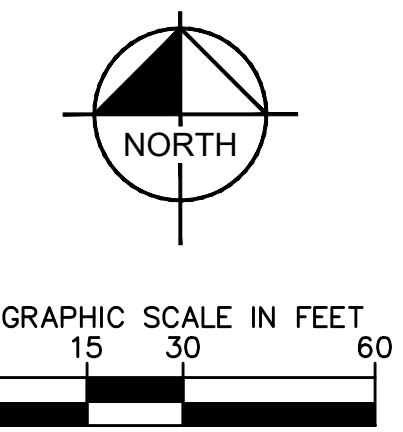
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LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED RIDGELINE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM SEWER CLENOT
	PROPOSED FLARED END SECTION
	PROPOSED RIRIAP
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE



No.	By	Date	Revision

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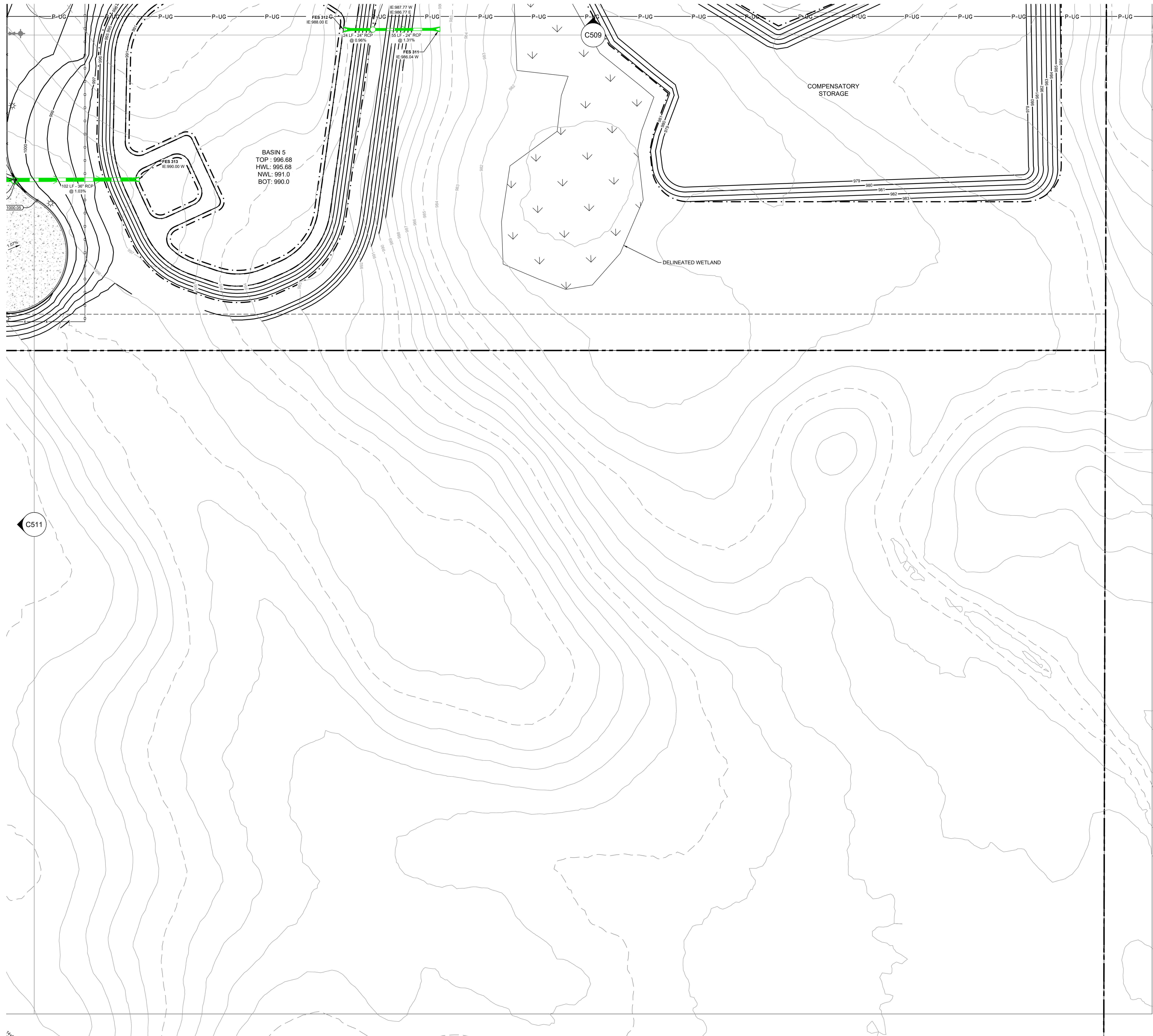


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GRADING AND STORM WATER PLAN

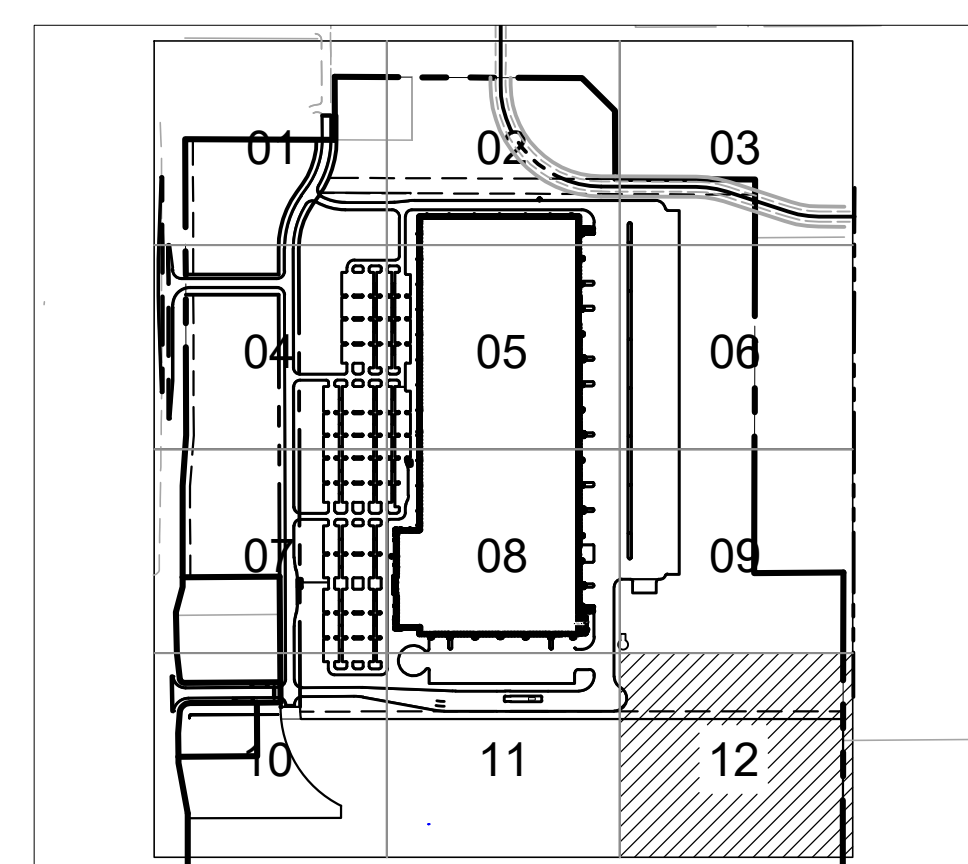
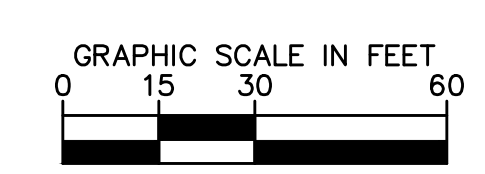
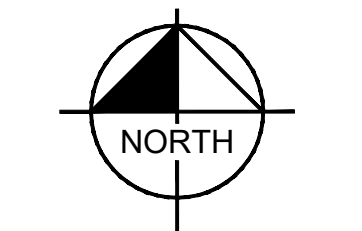
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LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED RIDGE LINE
	PROPOSED STORM MANHOLE (SOLID CASTING)
	PROPOSED STORM MANHOLE (ROUND INLET CASTING)
	PROPOSED STORM SEWER CLEANOUT
	PROPOSED FLARED END SECTION
	PROPOSED RIPRAP
	PROPOSED STORM SEWER
	PROPOSED SPOT ELEVATION
	PROPOSED HIGH POINT ELEVATION
	PROPOSED LOW POINT ELEVATION
	PROPOSED GUTTER ELEVATION
	PROPOSED TOP OF CURB ELEVATION
	PROPOSED FLUSH PAVEMENT ELEVATION
	MATCH EXISTING ELEVATION
	PROPOSED EMERGENCY OVERFLOW
	PROPOSED DRAINAGE DIRECTION
	PROPOSED ADA SLOPE



AREA KEY MAP
NOT TO SCALE

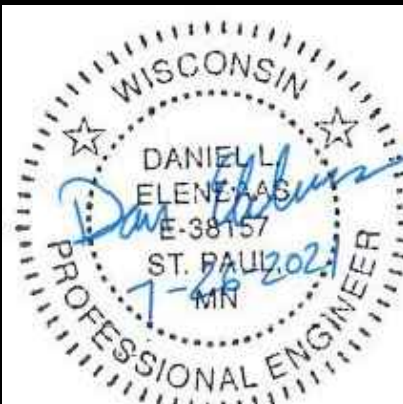


No.	Date	By	Revisions/ Submissions

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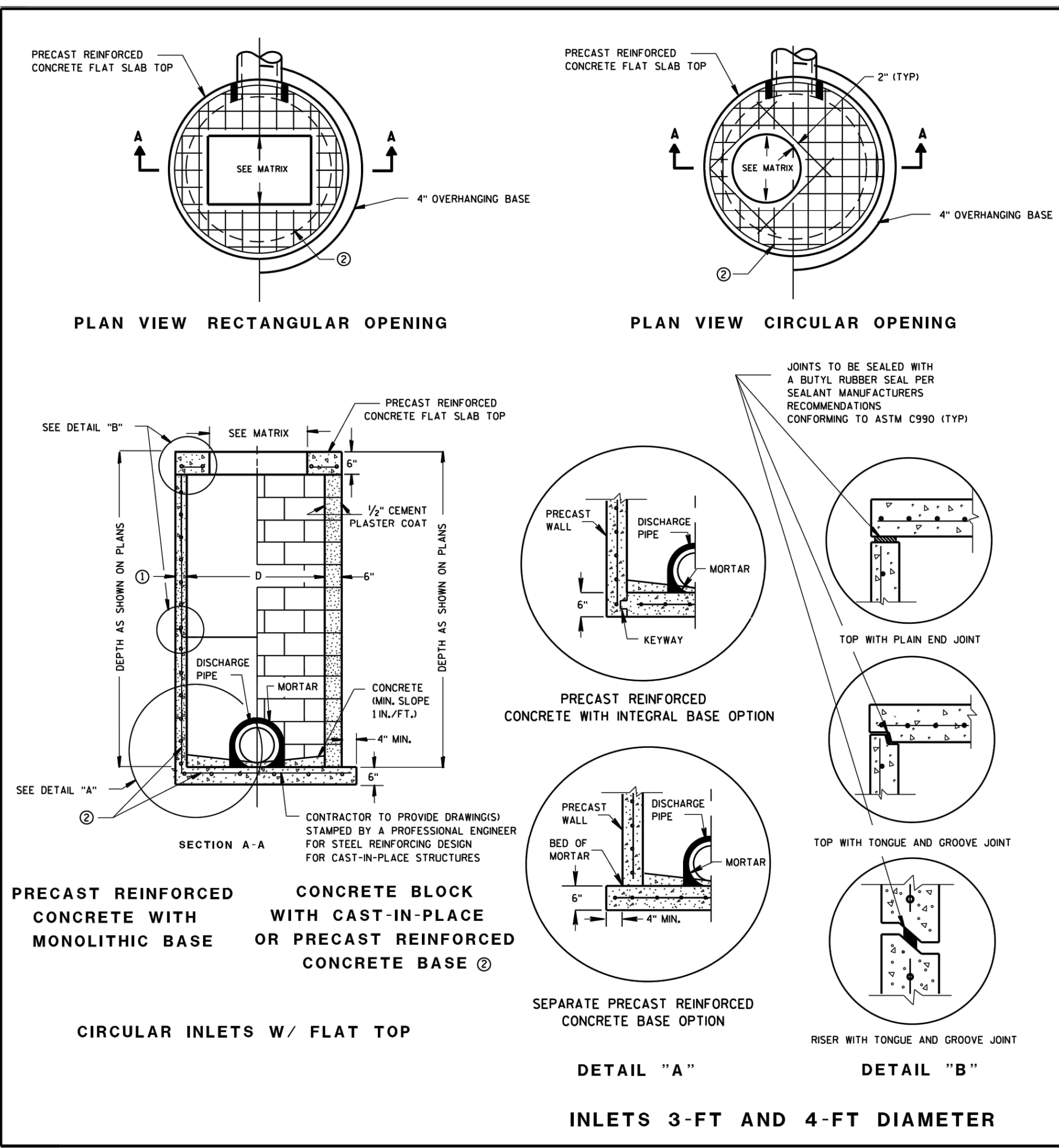
KHA PROJECT 160640019.1.106	DATE 07/26/2021
SCALE AS SHOWN	DESIGNED BY JDH
DRAWN BY JDH	CHECKED BY DLE

PROJECT MALLARD
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Project number: 160640019.1.106
Scale: ERB/DPK
Checked: BAE
Date: 07/26/2021
Issue: CD
Drawing Title:

GRADING AND STORM WATER PLAN



GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE ENGINEER, THE CONTRACTOR SHALL NOT ORDER AND DELIVER PRECAST INLET UNITS REQUIRED FOR THE PROJECT UNTIL A LIST OF SIZES IS FURNISHED BY THE ENGINEER.

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.

ALL DRAINAGE STRUCTURES ARE DESIGNATED ON THE PLANS AS "MANHOLES 3X3-1", "CATCH BASINS 4-B", "INLETS 2X3-H", ETC. THE FIRST NUMBERS DESIGNATE THE SIZE OF THE STRUCTURE, AND THE FOLLOWING LETTER DESIGNATES THE TYPE OF COVER TO BE USED TO COMPRISE THE COMPLETE UNIT.

BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS OF FOUNDATION BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.

ALL BAR STEEL REINFORCEMENT SHALL BE EMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.

ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M199.

PRECAST REINFORCED RISERS SHALL HAVE A TONGUE AND GROOVE JOINT WITH TONGUE UP OR DOWN.

4" OVERHANGING BASES ARE REQUIRED FOR ALL CONCRETE BLOCK INSTALLATIONS. 4" OVERHANG IS REQUIRED WHEN SEPARATE PRECAST BASE IS PROVIDED. OVERHANG IS NOT REQUIRED ON PRECAST STRUCTURES WITH AN INTEGRAL OR MONOLITHIC BASE.

FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES AS MEASURED FROM THE INSIDE OF THE STRUCTURE WALL BETWEEN THE OUTSIDE PIPE WALLS OF ADJACENT PIPES. SEE DETAIL "C".

① MINIMUM WALL THICKNESS SHALL BE 4-IN FOR 3-FT DIAMETER AND 5-IN FOR 4-FT DIAMETER PRECAST INLETS.

② FOR PRECAST CATCH BASINS PROVIDE REINFORCING STEEL IN ACCORDANCE TO AASHTO M199.

INLET COVER OPENING MATRIX

INLET COVER TYPE	ALL A'S	ALL B'S	BW	C	F	ALL H'S	S	T	V	WM	Z
3-FT											
4-FT											

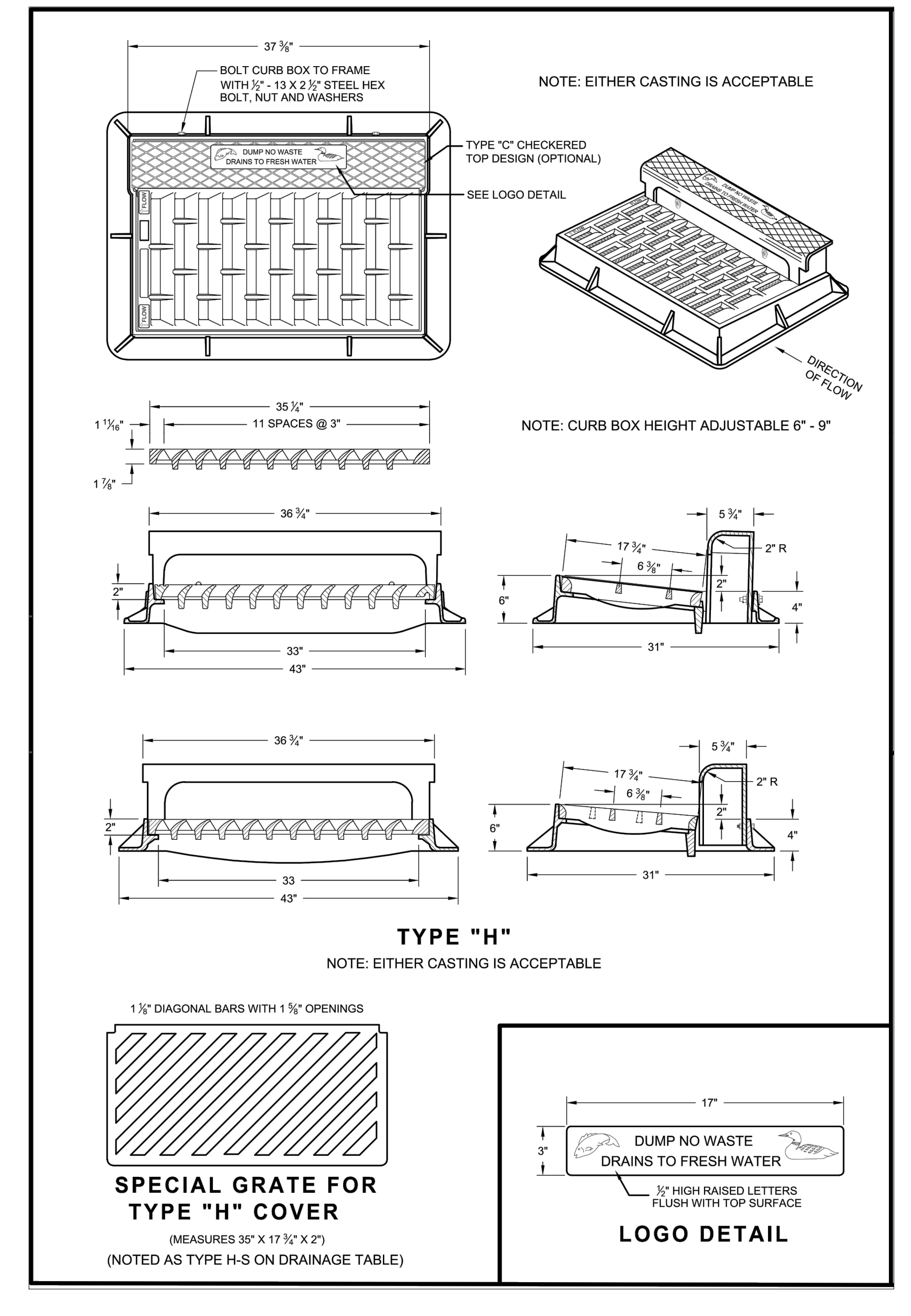
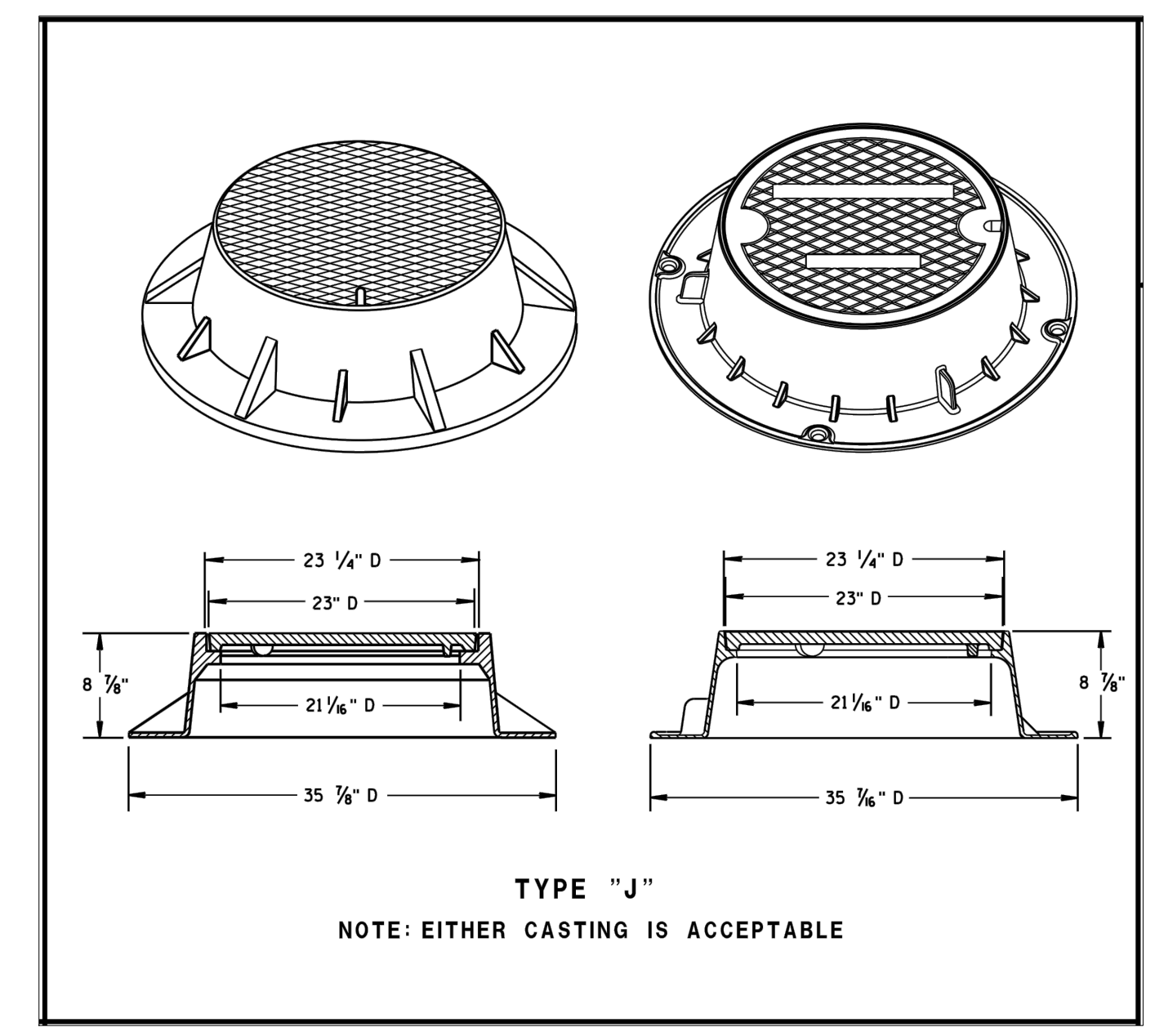
PIPE MATRIX

INLET SIZE	MAXIMUM INSIDE PIPE DIAMETER FOR TWO PIPES	
	180° SEPARATION (IN)	90° SEPARATION (IN)
3-FT	15	12
4-FT	24	18

INLETS 3-FT AND 4-FT DIAMETER

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

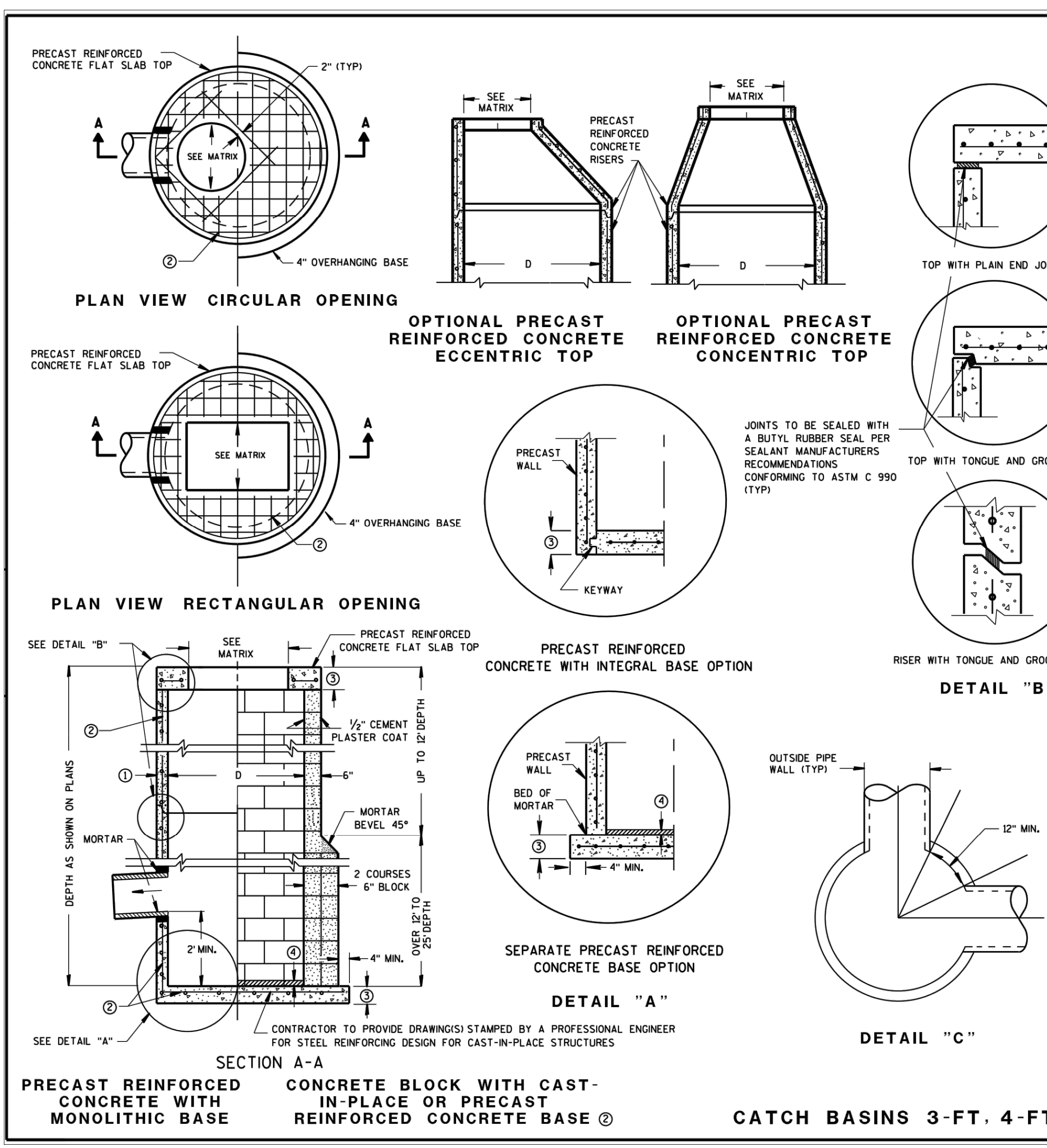
APPROVED: *[Signature]*
DATE: 1/5/2021
ROADWAY STANDARDS DEVELOPMENT UNIT SUPERVISOR



STANDARD DETAIL SCALE: NTS

STANDARD DETAIL SCALE: NTS

STANDARD DETAIL SCALE: NTS



GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE ENGINEER, THE CONTRACTOR SHALL NOT ORDER AND DELIVER PRECAST CATCH BASIN UNITS REQUIRED FOR THE PROJECT UNTIL A LIST OF SIZES IS FURNISHED BY THE ENGINEER.

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.

ALL DRAINAGE STRUCTURES ARE DESIGNATED ON THE PLANS AS "MANHOLES 3X3-1", "CATCH BASINS 4-B", "INLETS 2X3-H", ETC. THE FIRST NUMBERS DESIGNATE THE SIZE OF THE STRUCTURE, AND THE FOLLOWING LETTER DESIGNATES THE TYPE OF COVER TO BE USED TO COMPRISE THE COMPLETE UNIT.

BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS OF FOUNDATION BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.

PRECAST REINFORCED CONCRETE CONE TOPS (ECCENTRIC OR CONCENTRIC) OR PRECAST REINFORCED CONCRETE FLAT SLAB TOPS MAY BE USED ON CONCRETE BLOCK STRUCTURES.

ECCENTRIC CONE TOPS MAY BE USED ON ALL STRUCTURES, AND CONCENTRIC CONE TOPS SHALL BE USED ONLY ON STRUCTURES 5 FEET OR LESS IN DEPTH, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

STEPS MEETING AASHTO M199 AND THE FOLLOWING REQUIREMENTS SHALL BE INSTALLED IN ALL STRUCTURES OVER 5 FEET IN DEPTH: 16 INCH C-C MAXIMUM SPACING; PROJECT A MINIMUM CLEAR DISTANCE OF 4 INCHES FROM THE WALL AT THE POINT OF EMBEDMENT; MINIMUM LENGTH OF 10 INCHES; MINIMUM WALL EMBEDMENT OF 3 INCHES; FERROUS METAL STEPS NOT PAINTED OR TREATED TO RESIST CORROSION SHALL HAVE A MINIMUM CROSS SECTIONAL DIMENSION OF 1 INCH.

STEPS OF APPROVED POLYPROPYLENE PLASTIC COATED REINFORCEMENT BAR ARE ACCEPTABLE. REINFORCING BAR MUST BE A MINIMUM OF 1/2 INCH AND MEET THE REQUIREMENTS OF ASTM A615.

CERTIFICATION SHALL BE PROVIDED THAT INSTALLED STEPS WHEN TESTED IN ACCORDANCE WITH SECTION 10 OF AASHTO T280 CAN WITHSTAND A VERTICAL LOAD OF 800 LBS. AND A HORIZONTAL LOAD OF 400 LBS.

ALL BAR STEEL REINFORCEMENT SHALL BE EMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.

ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M199.

PRECAST REINFORCED RISERS SHALL HAVE A TONGUE AND GROOVE JOINT WITH TONGUE UP OR DOWN.

CONCRETE BLOCK WILL NOT BE PERMITTED FOR STRUCTURES GREATER THAN 4 FEET IN DIAMETER.

4" OVERHANGING BASES ARE REQUIRED FOR ALL CONCRETE BLOCK INSTALLATIONS. 4" OVERHANG IS REQUIRED WHEN SEPARATE PRECAST BASE IS PROVIDED. OVERHANG IS NOT REQUIRED ON PRECAST STRUCTURES WITH AN INTEGRAL OR MONOLITHIC BASE.

FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES AS MEASURED FROM THE INSIDE OF THE STRUCTURE WALL BETWEEN THE OUTSIDE PIPE WALLS OF ADJACENT PIPES. SEE DETAIL "C".

① MINIMUM WALL THICKNESS SHALL BE 4 INCHES FOR 3-FT, 5 INCHES FOR 4-FT, 6 INCHES FOR 5-FT AND 7 INCHES FOR 6-FT DIAMETER PRECAST CATCH BASINS.

② FOR PRECAST CATCH BASINS PROVIDE REINFORCING STEEL IN ACCORDANCE TO AASHTO M199.

③ PRECAST FLAT SLAB TOPS AND BASES WITH A DIAMETER OF 48" AND LESS SHALL HAVE A MINIMUM THICKNESS OF 6". PRECAST FLAT SLAB TOPS AND BASES WITH A DIAMETER LARGER THAN 48" SHALL HAVE A MINIMUM THICKNESS OF 8".

④ CONCRETE KEY POURED AFTER INSTALLATION, 2" SLUMP MEASURED FROM TOP OF KEY.

CATCH BASIN COVER OPENING MATRIX

CATCH BASIN SIZE	INLET COVER TYPE	ALL A'S	ALL B'S	BW	C	F	ALL H'S	S	T	V	WM	Z
3-FT	2 DIA.	X	X									
4-FT	2X2	X	X									
5-FT	2 DIA.											
6-FT	2X3											

PIPE MATRIX

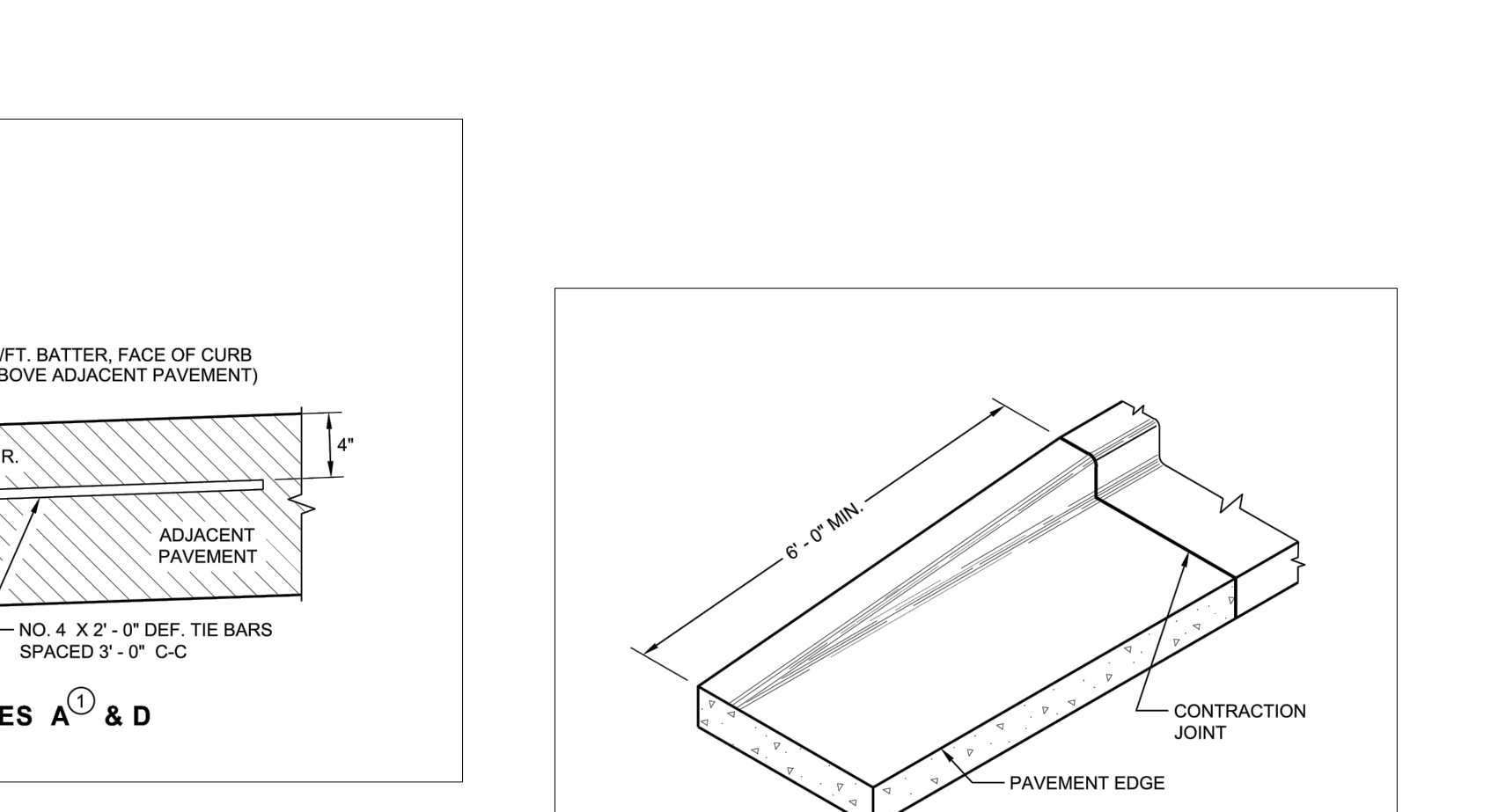
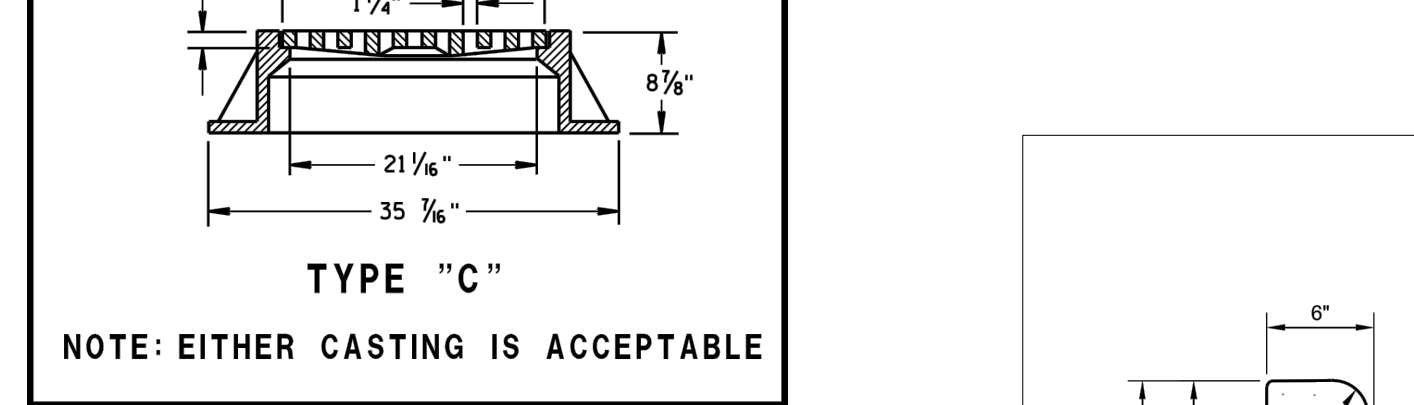
CATCH BASIN SIZE	MAXIMUM INSIDE PIPE DIAMETER FOR TWO PIPES	
	180° SEPARATION (IN)	90° SEPARATION (IN)
3-FT	15	12
4-FT	24	18
5-FT	36	24
6-FT	42	30

CATCH BASINS 3-FT, 4-FT, 5-FT AND 6-FT DIAMETER

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED: *[Signature]*
DATE: 1/5/2021
ROADWAY STANDARDS DEVELOPMENT UNIT SUPERVISOR

STANDARD DETAIL SCALE: NTS



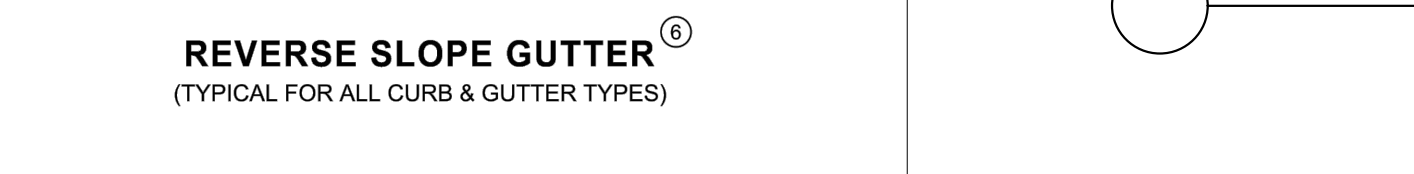
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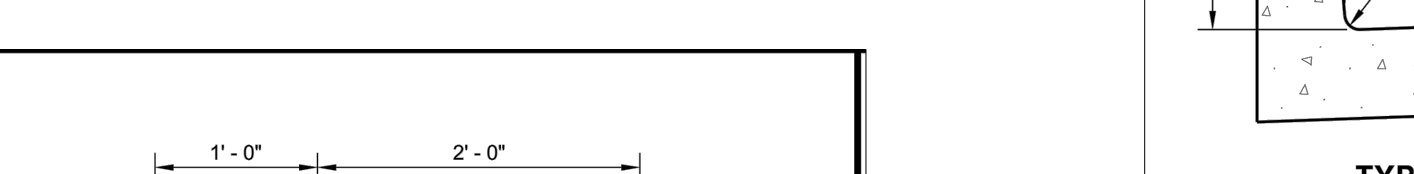
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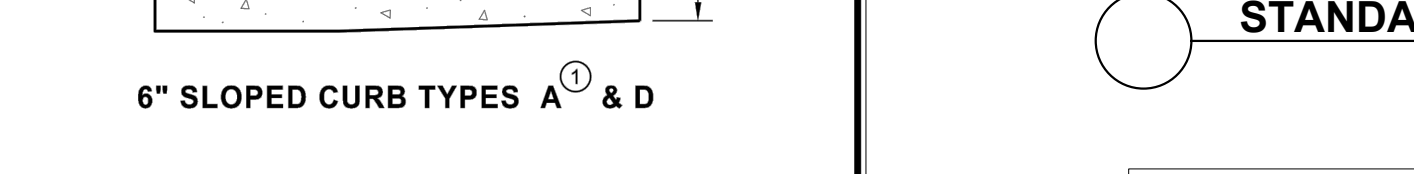
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STANDARD DETAIL SCALE: NTS

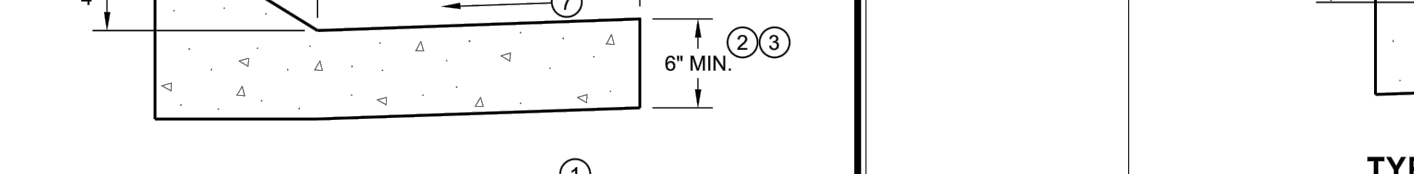
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PHONE: 651-645-4197
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PROJECT MALLARD
RYAN COMPANIES US, INC.
ROBERTS, WI

KHA PROJECT: 160640019.1.106
DATE: 07/26/2021
SCALE: AS SHOWN
DESIGNED BY: JDH
DRAWN BY: JDH
CHECKED BY: DLE

Project number: 160640019.1.106
Scale: _____
Drawn: JDH
Checked: DLE
Date: 07/26/2021
Issue: CD
Drawing Title: GRADING DETAILS

C513

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STATE HIGHWAY 65

CHERRY LANE

C602

C604

LEGEND	
	EXISTING STORM SEWER PIPE
	EXISTING STORM MANHOLE
	EXISTING SANITARY SEWER PIPE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER CLEANOUT
	EXISTING PUBLIC WATERMAIN
	EXISTING DOMESTIC WATERMAIN
	EXISTING PRESSURIZED WATERMAIN
	EXISTING HYDRANT
	EXISTING GATE VALVE
	EXISTING POST INDICATOR VALVE
	EXISTING WELL
	EXISTING WATER METER
	EXISTING GAS METER
	EXISTING NATURAL GAS
	EXISTING POWER OVERHEAD
	EXISTING POWER UNDERGROUND
	EXISTING ELECTRIC OVERHEAD
	EXISTING ELECTRIC UNDERGROUND
	EXISTING FIBER OPTIC OVERHEAD
	EXISTING FIBER OPTIC UNDERGROUND
	EXISTING TELEPHONE OVERHEAD
	EXISTING TELEPHONE UNDERGROUND
	EXISTING CABLE OVERHEAD
	EXISTING CABLE UNDERGROUND
	PROPOSED STORM SEWER PIPE
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED PUBLIC WATERMAIN
	PROPOSED DOMESTIC WATERMAIN
	PROPOSED PRESSURIZED WATERMAIN
	PROPOSED HYDRANT
	PROPOSED GATE VALVE
	PROPOSED POST INDICATOR VALVE
	PROPOSED WELL
	PROPOSED WATER METER
	PROPOSED GAS METER
	PROPOSED NATURAL GAS
	PROPOSED POWER OVERHEAD
	PROPOSED POWER UNDERGROUND
	PROPOSED ELECTRIC OVERHEAD
	PROPOSED ELECTRIC UNDERGROUND
	PROPOSED FIBER OPTIC OVERHEAD
	PROPOSED FIBER OPTIC UNDERGROUND
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	PROPOSED TELEPHONE UNDERGROUND
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	PROPOSED CABLE UNDERGROUND

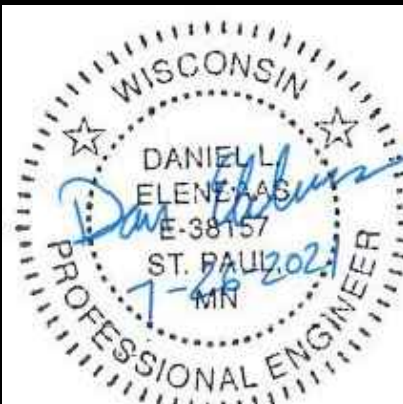


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KHA PROJECT 160640019.1.106	DATE 07/26/2021
SCALE AS SHOWN	DESIGNED BY JDH
	DRAWN BY JDH
	CHECKED BY DLE

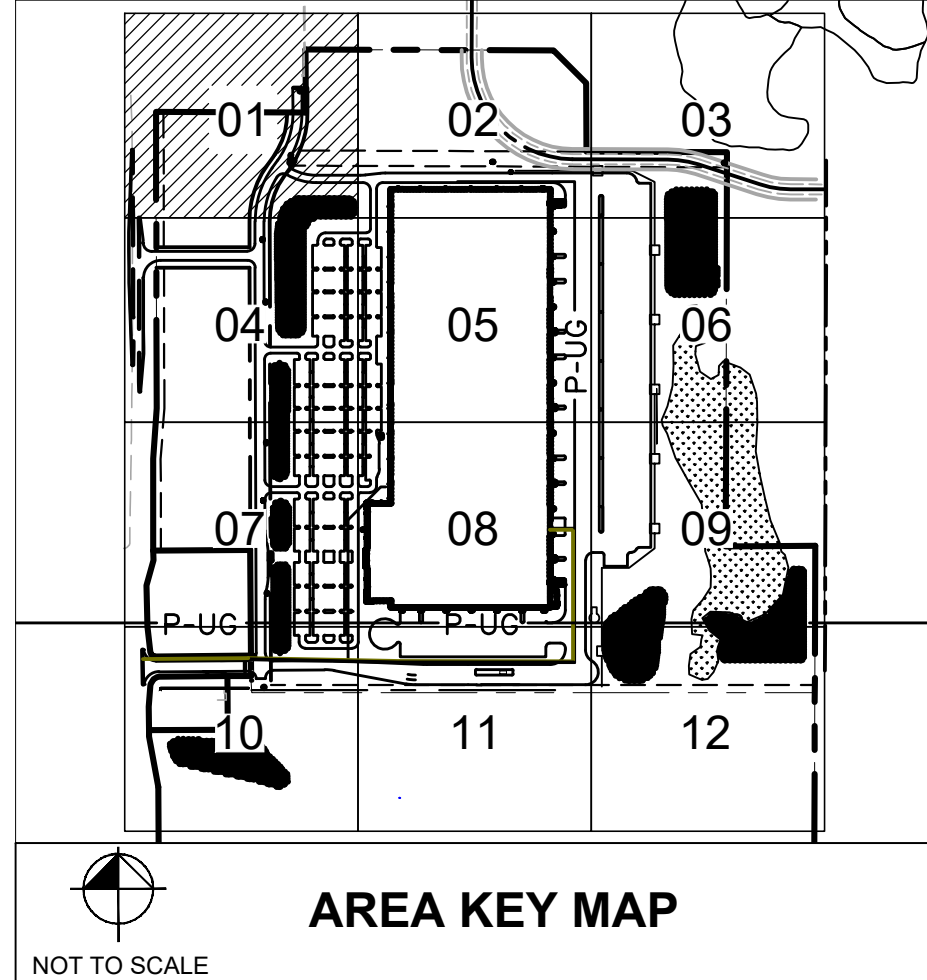
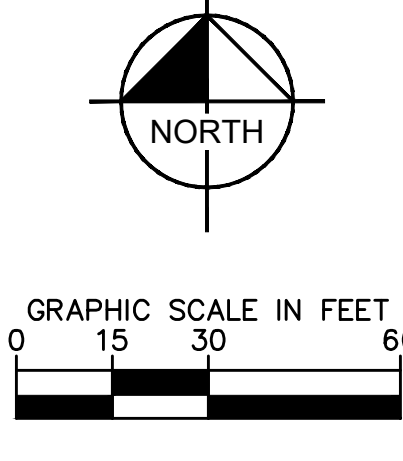
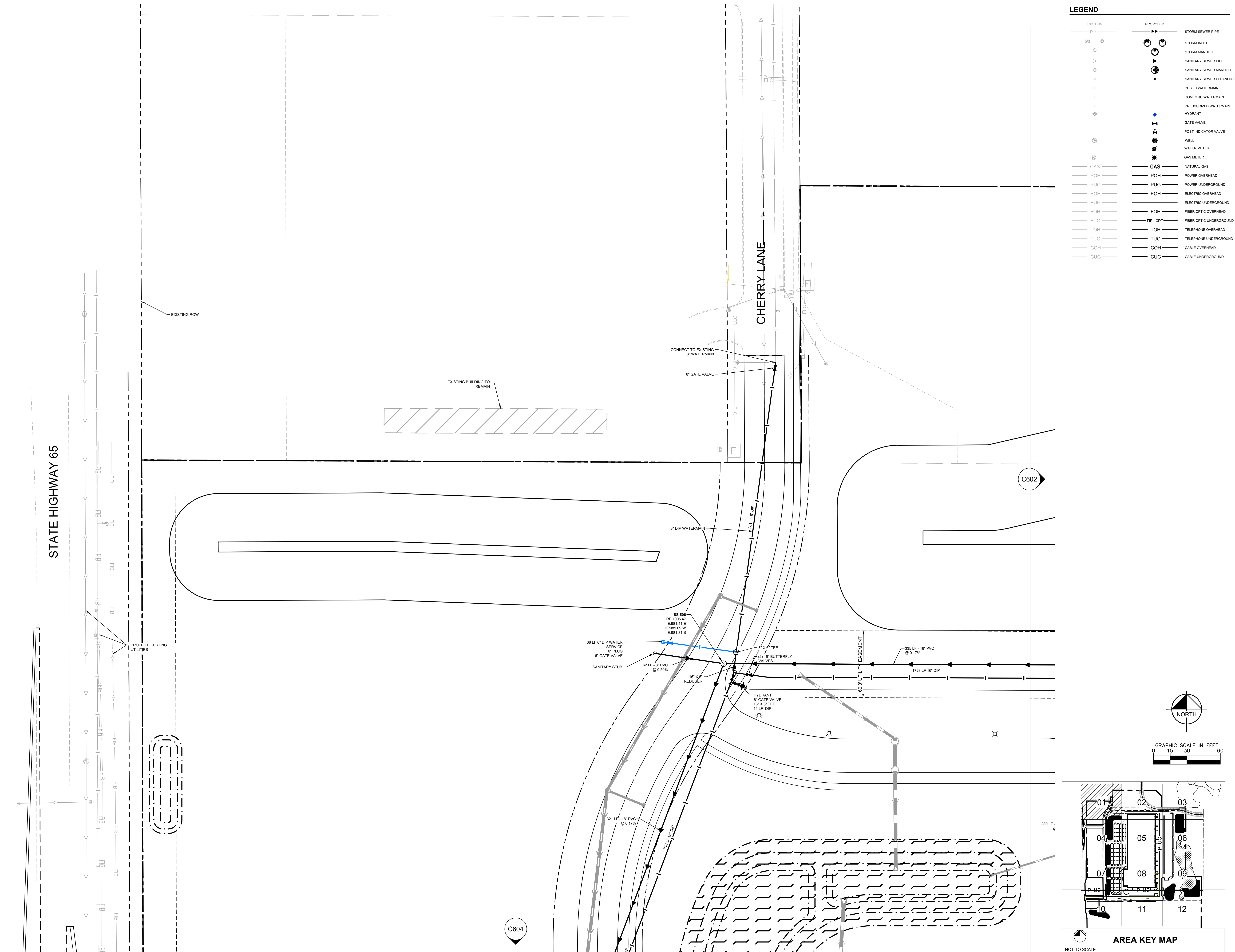
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Project number: 160640019.1.106
Scale:
Drawn: JDH
Checked: DLE
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Issue: CD
Drawing Title:

UTILITY PLAN

C601





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Akron, OH 44321

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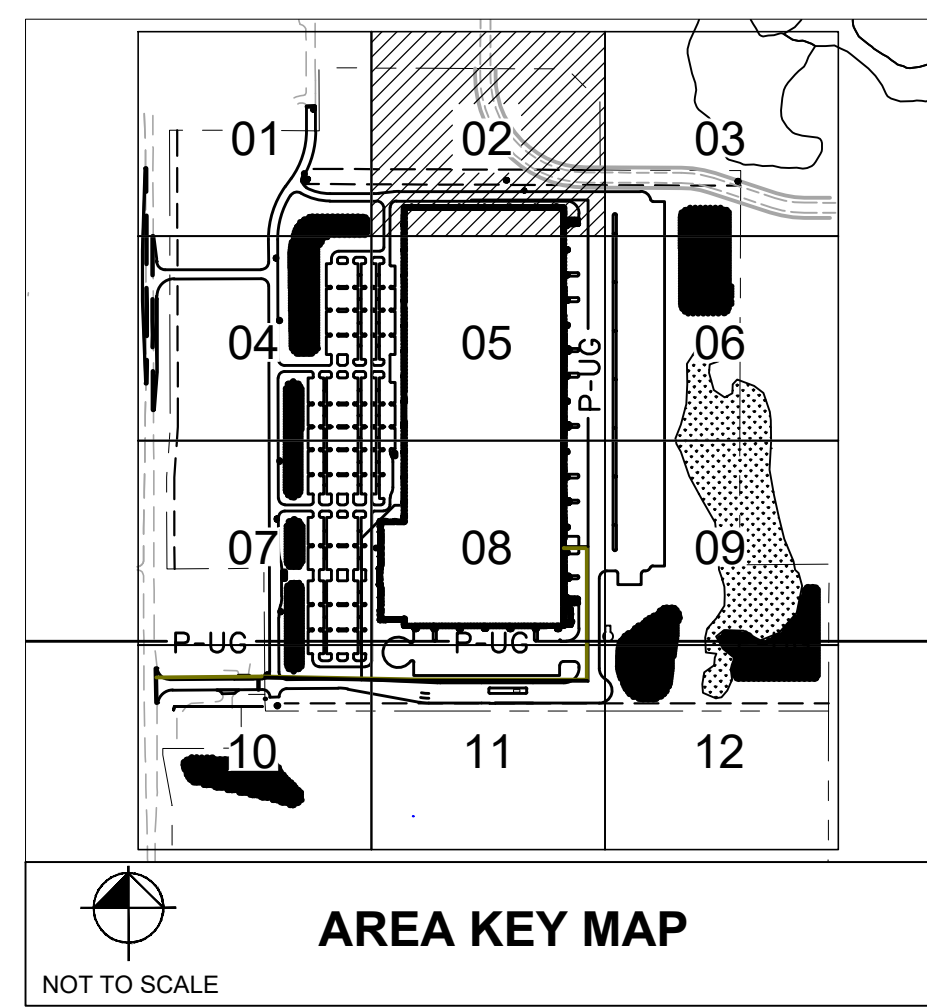
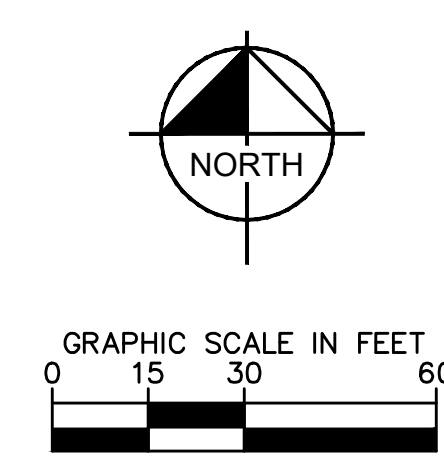
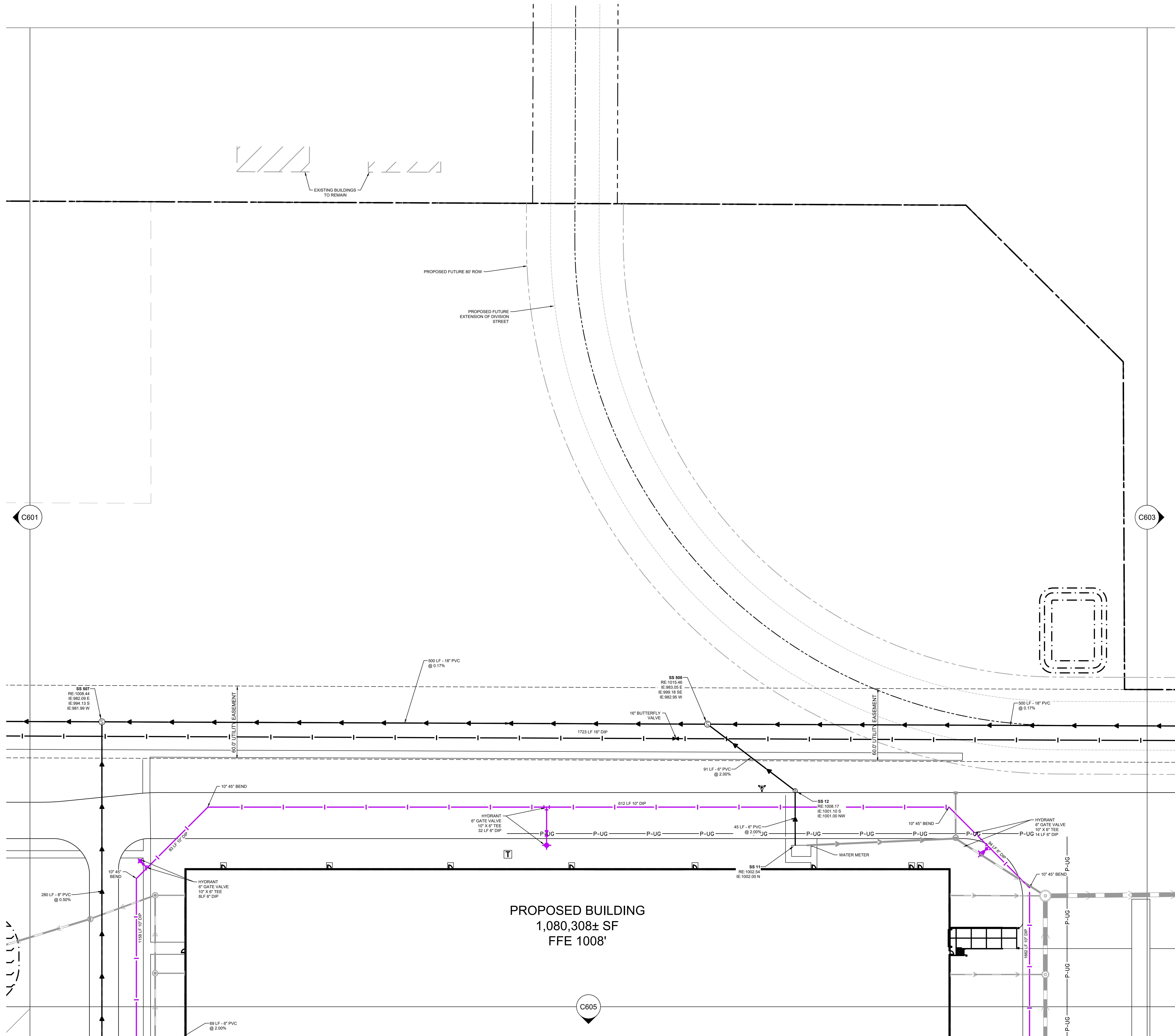
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DATE: 07/26/2021
SCALE: AS SHOWN
DESIGNED BY: JDH
DRAWN BY: JDH
CHECKED BY: DLE

Project number: 160640019.1.106
Scale: _____
Drawn: JDH
Checked: DLE
Date: 07/26/2021
Issue: CD
Drawing Title: UTILITY PLAN

C602

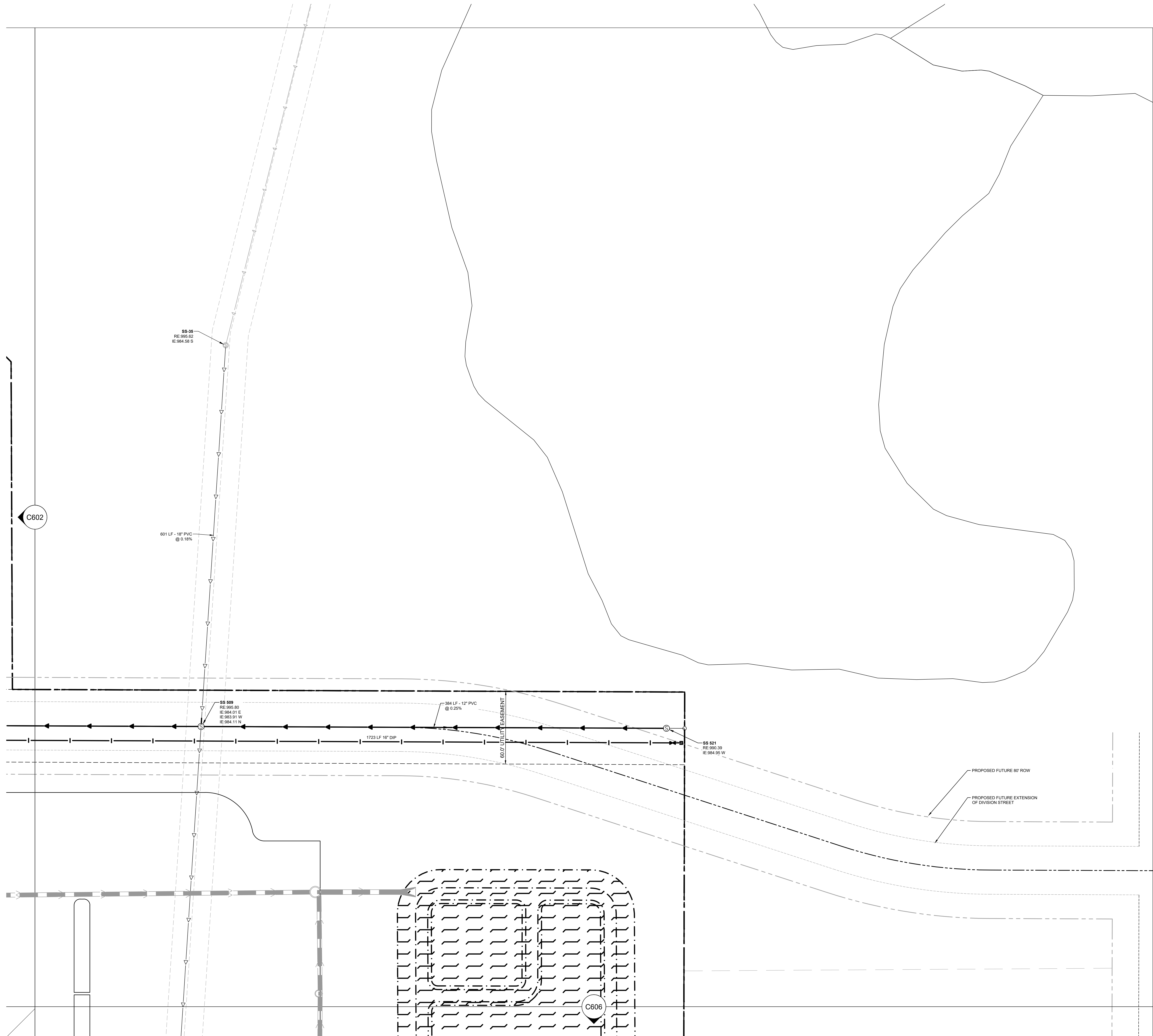
LEGEND

EXISTING	PROPOSED	
		STORM SEWER PIPE
		STORM MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		PUBLIC WATERMAIN
		DOMESTIC WATERMAIN
		PRESSURIZED WATERMAIN
		HYDRANT
		GATE VALVE
		POST INDICATOR VALVE
		WELL
		WATER METER
		GAS METER
		NATURAL GAS
		POWER OVERHEAD
		POWER UNDERGROUND
		ELECTRIC OVERHEAD
		ELECTRIC UNDERGROUND
		FIBER OPTIC OVERHEAD
		FIBER OPTIC UNDERGROUND
		TELEPHONE OVERHEAD
		TELEPHONE UNDERGROUND
		CABLE OVERHEAD
		CABLE UNDERGROUND



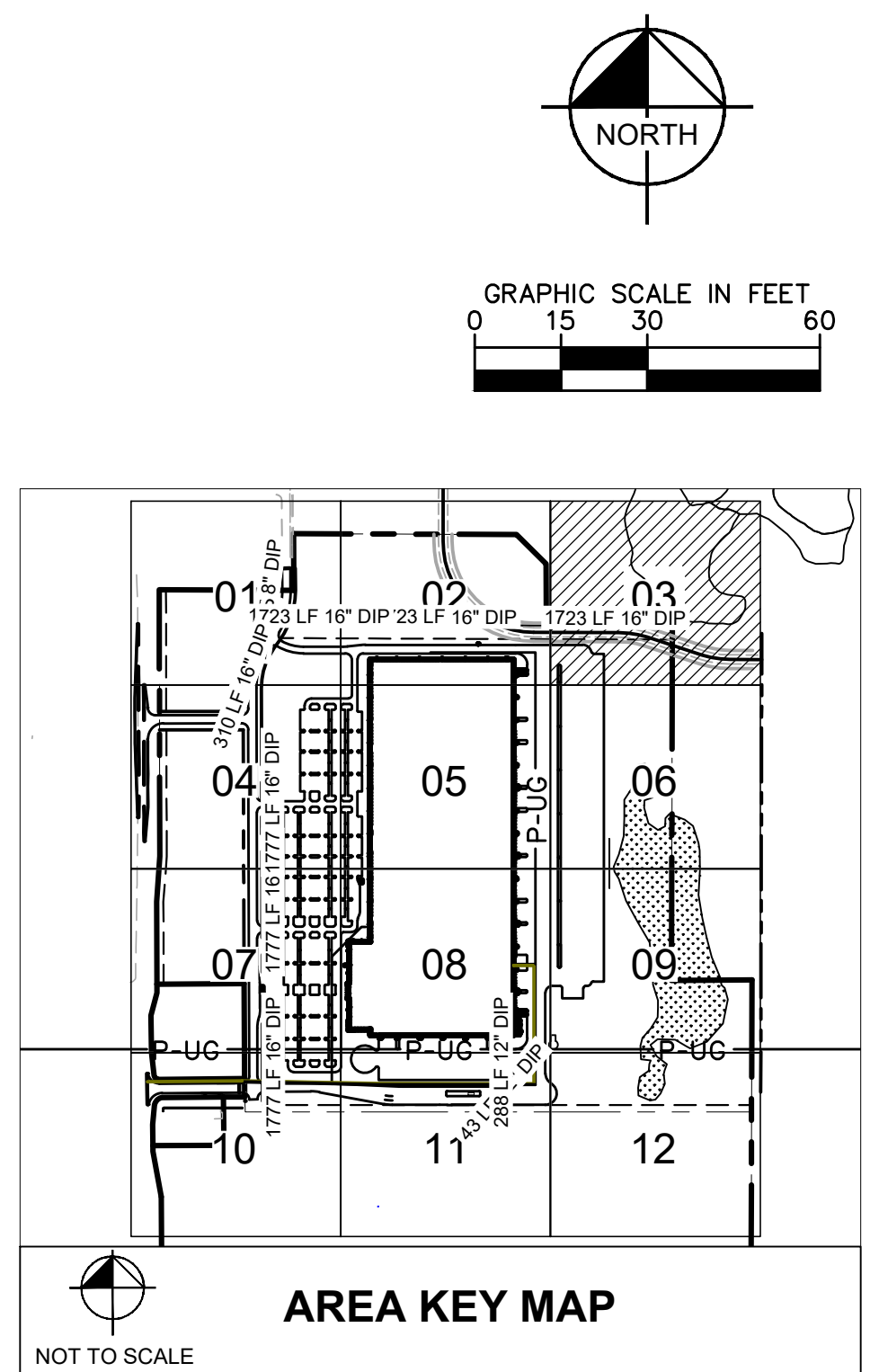
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LEGEND

EXISTING	PROPOSED	
		STORM SEWER PIPE
		STORM MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		PUBLIC WATERMAIN
		DOMESTIC WATERMAIN
		PRESSURIZED WATERMAIN
		HYDRANT
		GATE VALVE
		POST INDICATOR VALVE
		WELL
		WATER METER
		GAS METER
		NATURAL GAS
		POWER OVERHEAD
		POWER UNDERGROUND
		ELECTRIC OVERHEAD
		ELECTRIC UNDERGROUND
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		FIBER OPTIC UNDERGROUND
		TELEPHONE OVERHEAD
		TELEPHONE UNDERGROUND
		CABLE OVERHEAD
		CABLE UNDERGROUND

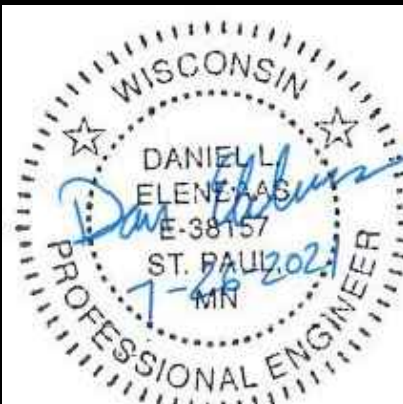


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160640019.1.106	07/26/2021
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	JDH
CHECKED BY	DLE

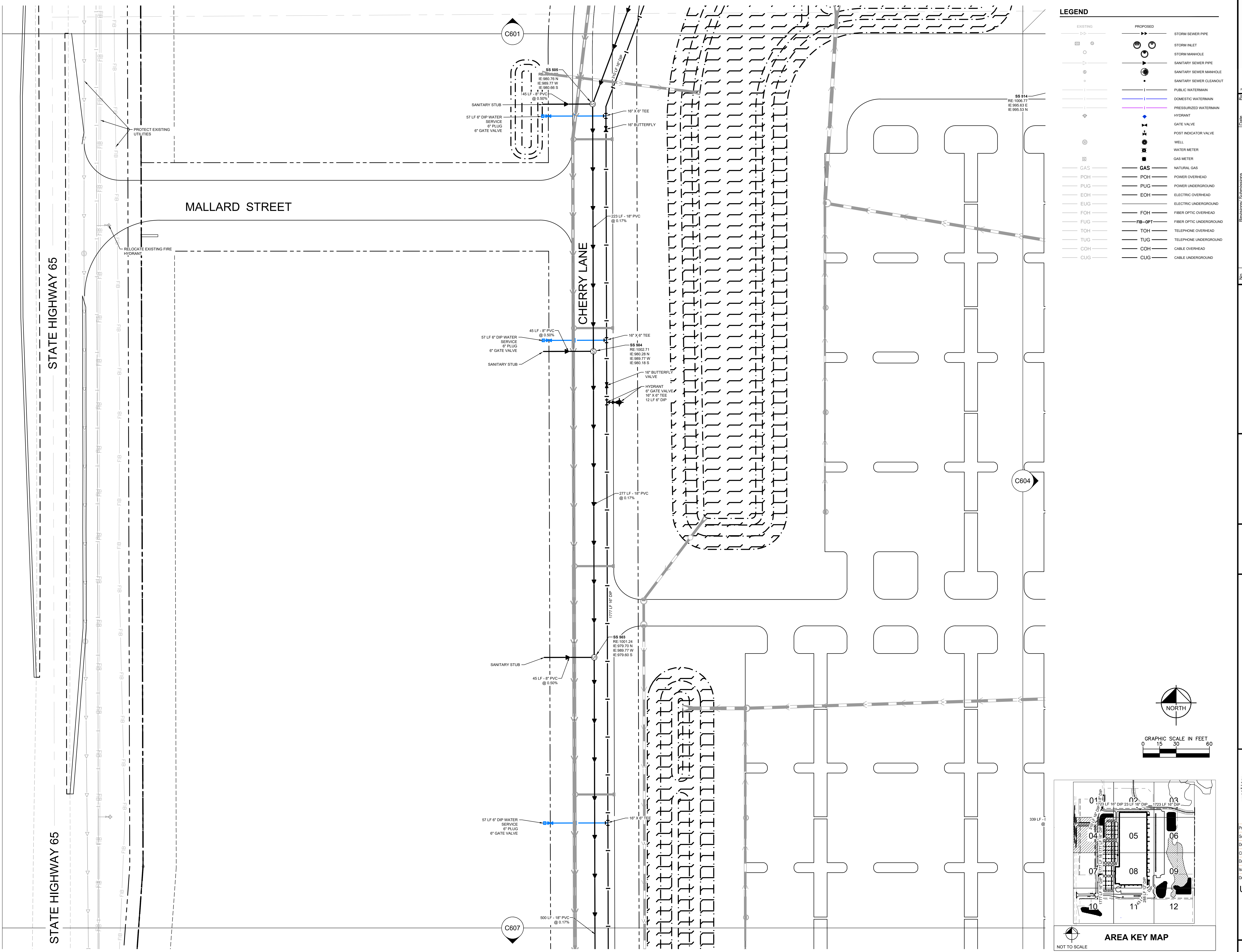
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Project number:	160640019.1.106
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Checked:	DLE
Date:	07/26/2021
Issue:	CD
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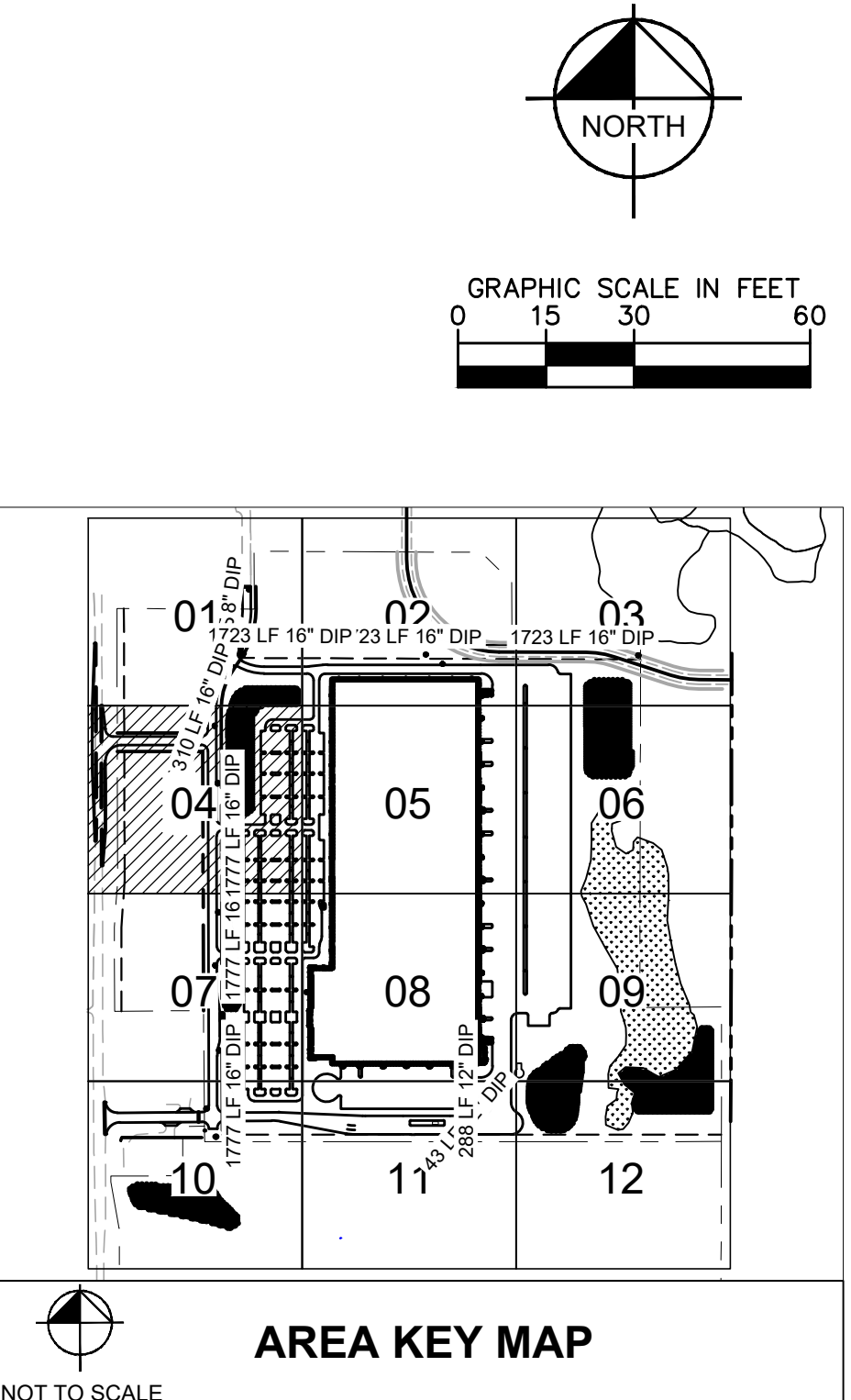
UTILITY PLAN

C603



LEGEND

EXISTING	PROPOSED	
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[Symbol]	[Symbol]	STORM INLET
[Symbol]	[Symbol]	STORM MANHOLE
[Symbol]	[Symbol]	SANITARY SEWER PIPE
[Symbol]	[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	[Symbol]	SANITARY SEWER CLEANOUT
[Symbol]	[Symbol]	PUBLIC WATERMAIN
[Symbol]	[Symbol]	DOMESTIC WATERMAIN
[Symbol]	[Symbol]	PRESSURIZED WATERMAIN
[Symbol]	[Symbol]	HYDRANT
[Symbol]	[Symbol]	GATE VALVE
[Symbol]	[Symbol]	POST INDICATOR VALVE
[Symbol]	[Symbol]	WELL
[Symbol]	[Symbol]	WATER METER
[Symbol]	[Symbol]	GAS METER
[Symbol]	[Symbol]	NATURAL GAS
[Symbol]	[Symbol]	POWER OVERHEAD
[Symbol]	[Symbol]	POWER UNDERGROUND
[Symbol]	[Symbol]	ELECTRIC OVERHEAD
[Symbol]	[Symbol]	ELECTRIC UNDERGROUND
[Symbol]	[Symbol]	FIBER OPTIC OVERHEAD
[Symbol]	[Symbol]	FIBER OPTIC UNDERGROUND
[Symbol]	[Symbol]	TELEPHONE OVERHEAD
[Symbol]	[Symbol]	TELEPHONE UNDERGROUND
[Symbol]	[Symbol]	CABLE OVERHEAD
[Symbol]	[Symbol]	CABLE UNDERGROUND



No.	Date	By	Check	Revision

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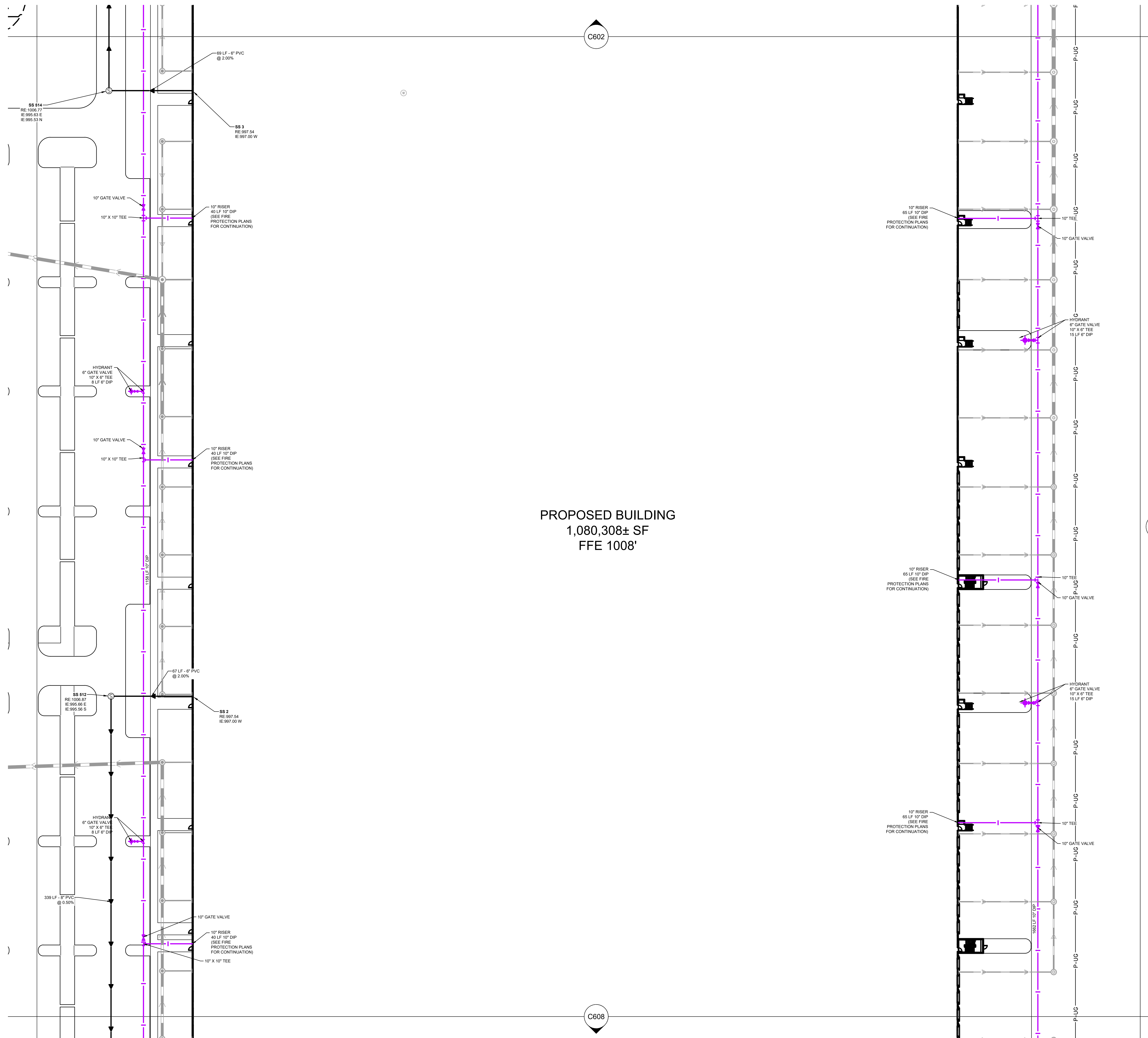
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Drawing Title:	

UTILITY PLAN
 C604

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PROPOSED BUILDING
1,080,308± SF
FFE 1008'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM SEWER PIPE
		STORM INLET
		STORM MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		PUBLIC WATERMAIN
		DOMESTIC WATERMAIN
		PRESSURIZED WATERMAIN
		HYDRANT
		GATE VALVE
		POST INDICATOR VALVE
		WELL
		WATER METER
		GAS METER
		NATURAL GAS
		POWER OVERHEAD
		POWER UNDERGROUND
		ELECTRIC OVERHEAD
		ELECTRIC UNDERGROUND
		FIBER OPTIC OVERHEAD
		FIBER OPTIC UNDERGROUND
		TELEPHONE OVERHEAD
		TELEPHONE UNDERGROUND
		CABLE OVERHEAD
		CABLE UNDERGROUND

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

NOT TO SCALE

AREA KEY MAP

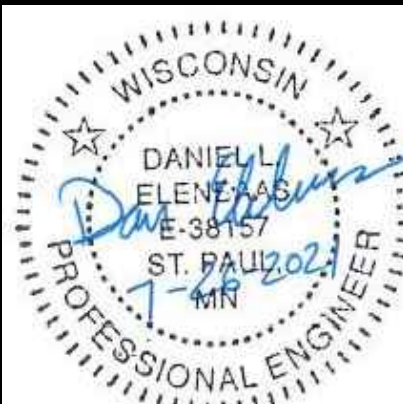


No.	Date	Revisions/ Submissions

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Project number: 160640019.1.106
Scale: _____
Drawn: JDH
Checked: DLE
Date: 07/26/2021
Issue: CD

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UTILITY PLAN

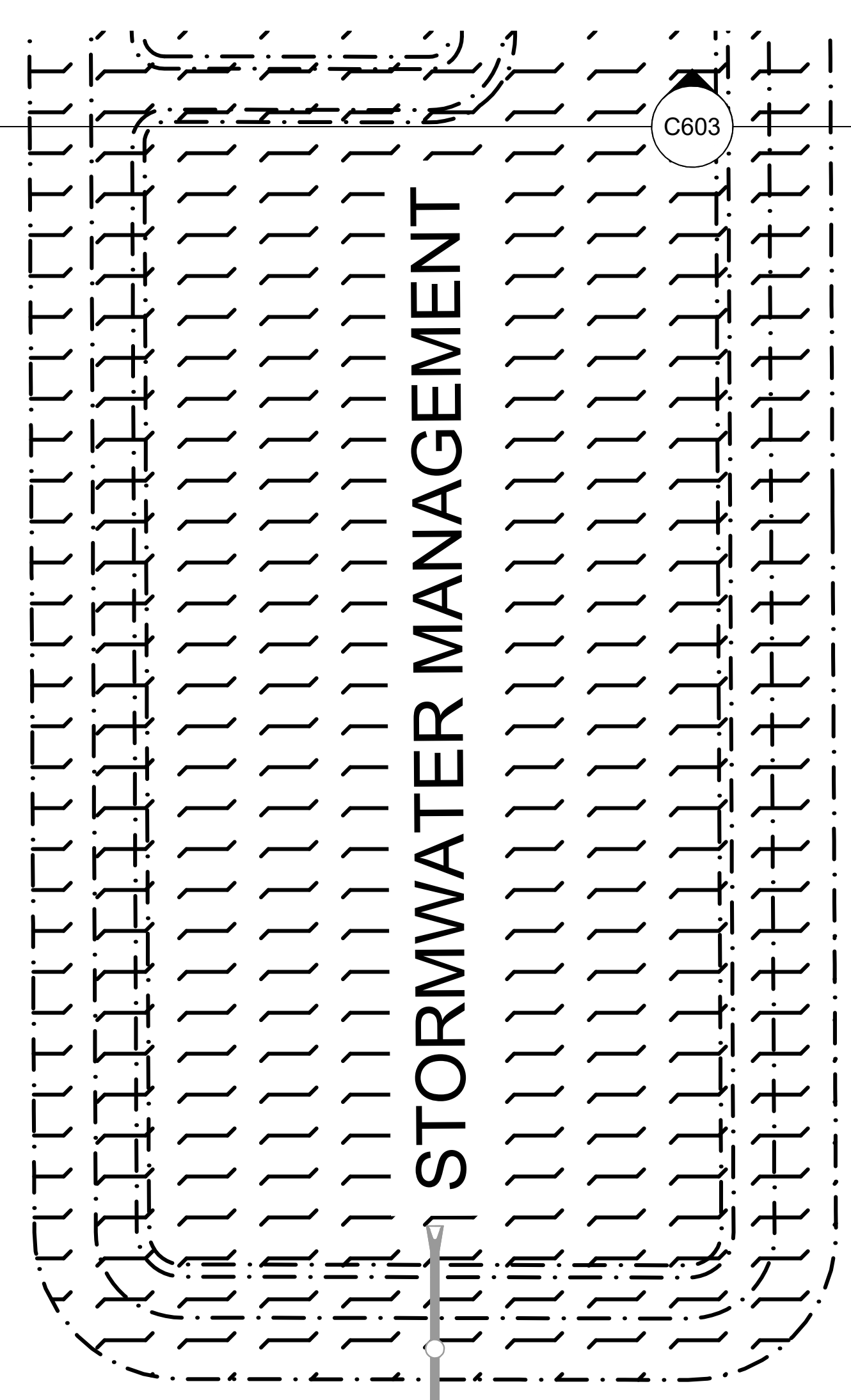
C605

C605

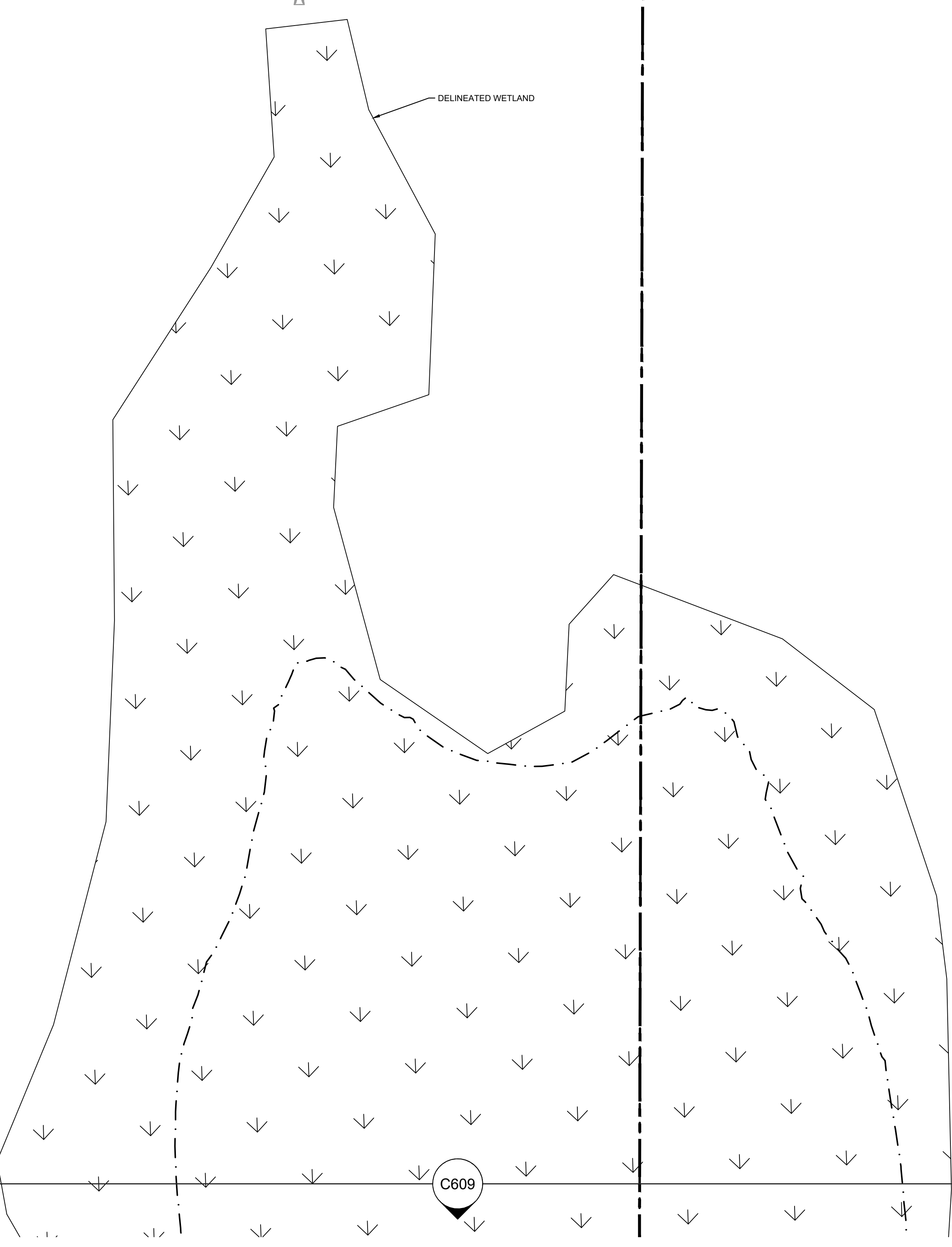
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 NE 1004.13
 E 983.48 N
 E 983.38 S

85-37
 NE 998.01
 E 982.27 N
 E 982.17 S

200' ±
 @ 0.185"
 18"



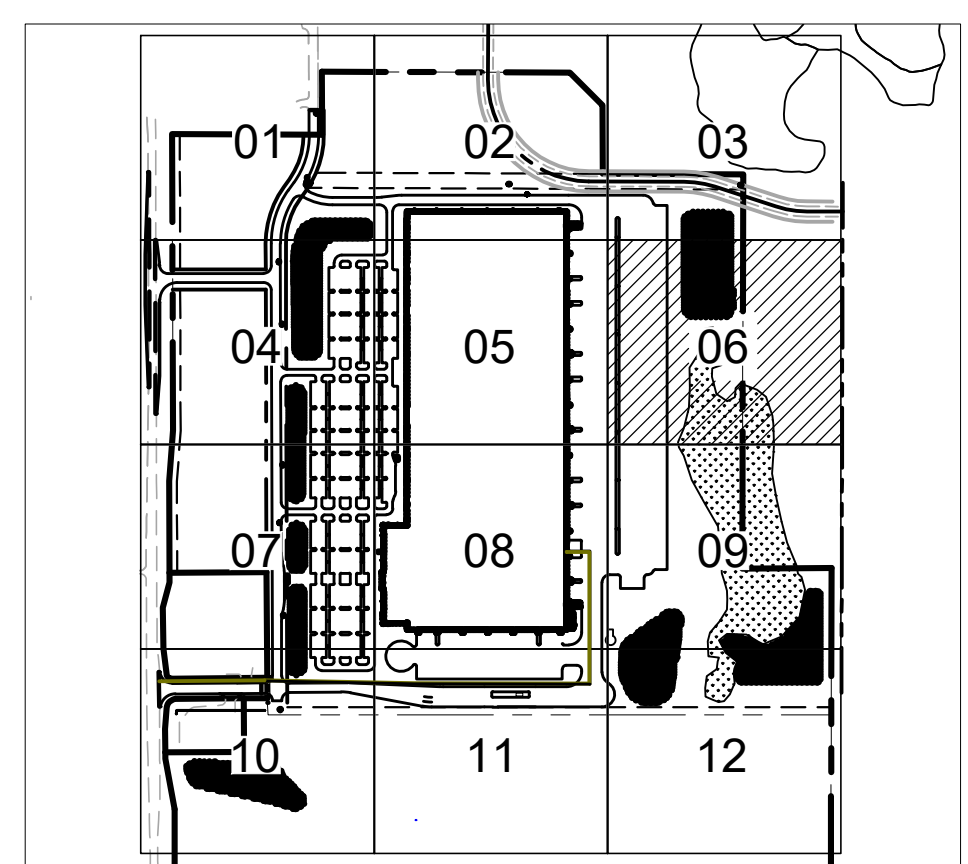
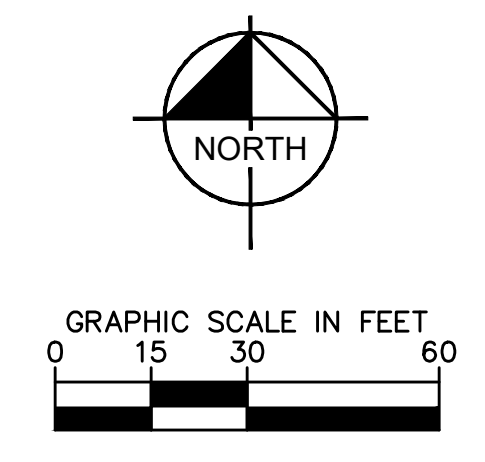
C603



C609

LEGEND

EXISTING	PROPOSED	
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		STORM INLET
		STORM MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		PUBLIC WATERMAIN
		DOMESTIC WATERMAIN
		PRESSURIZED WATERMAIN
		HYDRANT
		GATE VALVE
		POST INDICATOR VALVE
		WELL
		WATER METER
		GAS METER
		NATURAL GAS
		POWER OVERHEAD
		POWER UNDERGROUND
		ELECTRIC OVERHEAD
		ELECTRIC UNDERGROUND
		FIBER OPTIC OVERHEAD
		FIBER OPTIC UNDERGROUND
		TELEPHONE OVERHEAD
		TELEPHONE UNDERGROUND
		CABLE OVERHEAD
		CABLE UNDERGROUND

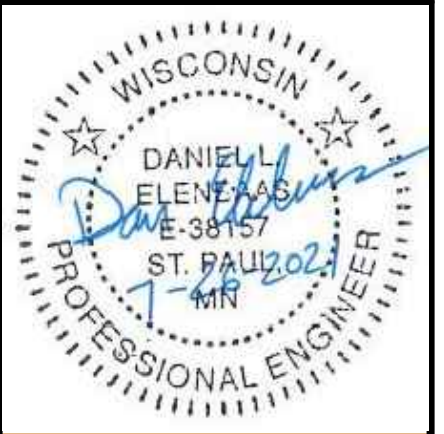


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KHA PROJECT	DATE
160640019.1.106	07/26/2021
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	JDH
CHECKED BY	DLE

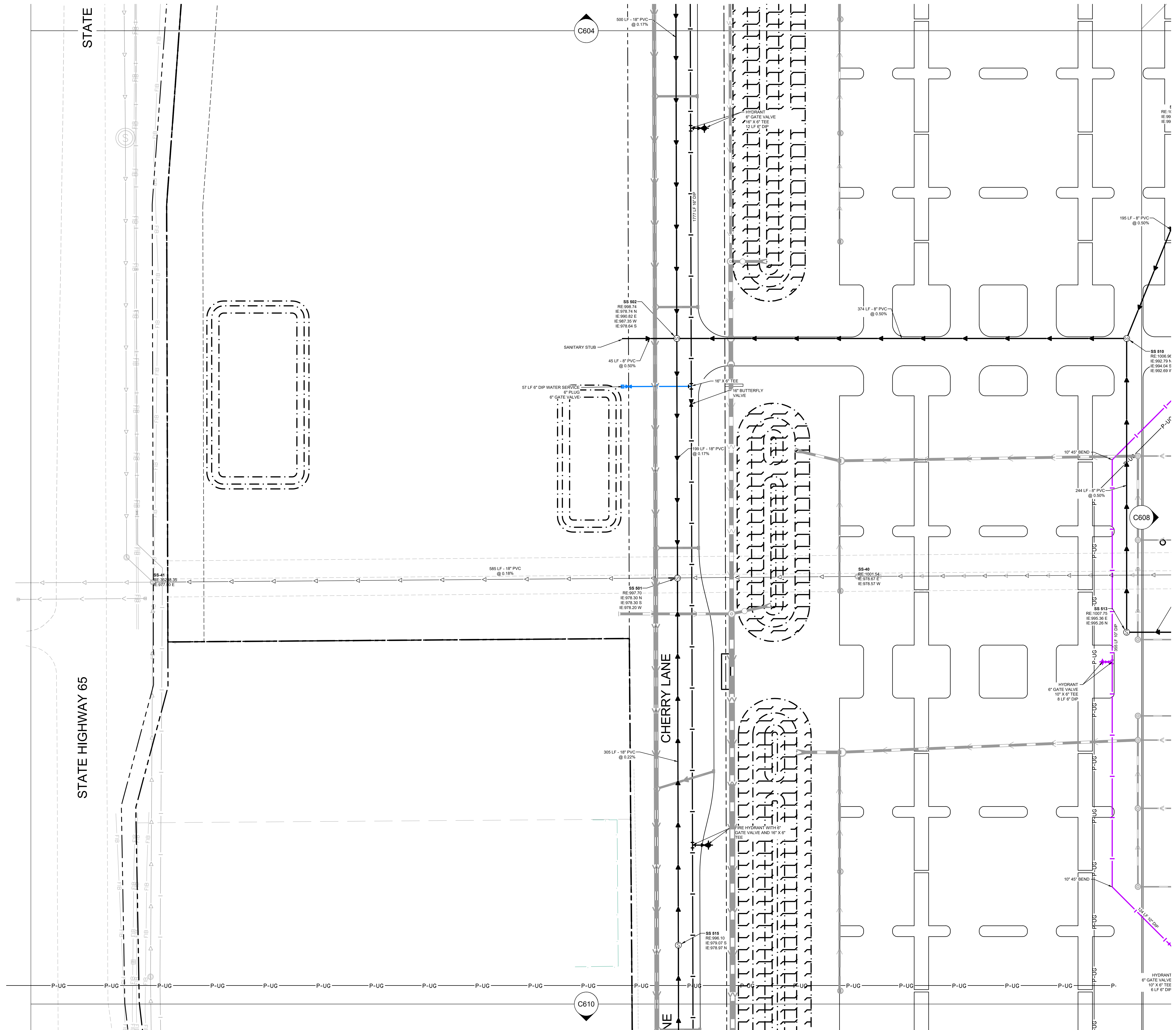
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Project number:	160640019.1.106
Scale:	AS SHOWN
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Checked:	DLE
Date:	07/26/2021
Issue:	CD
Drawing Title:	UTILITY PLAN

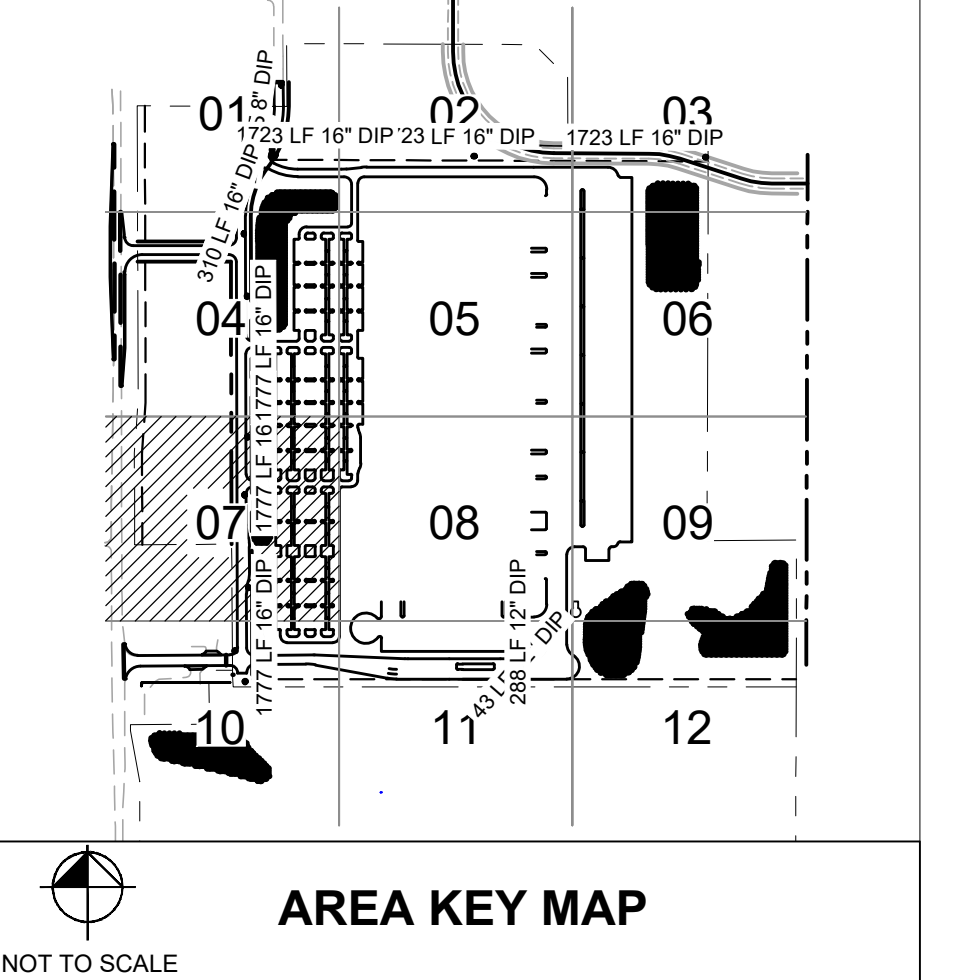
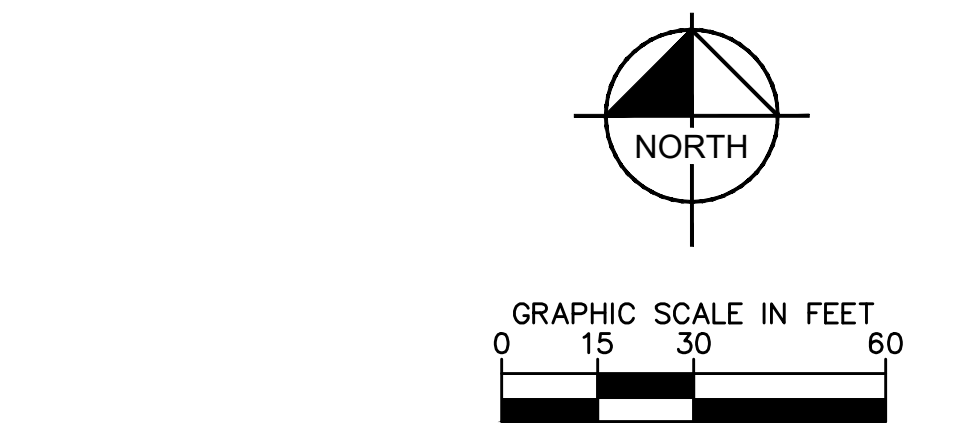
C606

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LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	STORM SEWER PIPE
(Symbol)	(Symbol)	STORM INLET
(Symbol)	(Symbol)	STORM MANHOLE
(Symbol)	(Symbol)	SANITARY SEWER PIPE
(Symbol)	(Symbol)	SANITARY SEWER MANHOLE
(Symbol)	(Symbol)	SANITARY SEWER CLEANOUT
(Symbol)	(Symbol)	PUBLIC WATERMAIN
(Symbol)	(Symbol)	DOMESTIC WATERMAIN
(Symbol)	(Symbol)	PRESSURIZED WATERMAIN
(Symbol)	(Symbol)	HYDRANT
(Symbol)	(Symbol)	GATE VALVE
(Symbol)	(Symbol)	POST INDICATOR VALVE
(Symbol)	(Symbol)	WELL
(Symbol)	(Symbol)	WATER METER
(Symbol)	(Symbol)	GAS METER
(Symbol)	(Symbol)	NATURAL GAS
(Symbol)	(Symbol)	POWER OVERHEAD
(Symbol)	(Symbol)	PUG
(Symbol)	(Symbol)	POWER UNDERGROUND
(Symbol)	(Symbol)	EOH
(Symbol)	(Symbol)	ELECTRIC OVERHEAD
(Symbol)	(Symbol)	EUG
(Symbol)	(Symbol)	ELECTRIC UNDERGROUND
(Symbol)	(Symbol)	FOH
(Symbol)	(Symbol)	FIBER OPTIC OVERHEAD
(Symbol)	(Symbol)	FIB-OPT
(Symbol)	(Symbol)	FIBER OPTIC UNDERGROUND
(Symbol)	(Symbol)	TOH
(Symbol)	(Symbol)	TELEPHONE OVERHEAD
(Symbol)	(Symbol)	TUG
(Symbol)	(Symbol)	TELEPHONE UNDERGROUND
(Symbol)	(Symbol)	COH
(Symbol)	(Symbol)	CABLE OVERHEAD
(Symbol)	(Symbol)	CUG
(Symbol)	(Symbol)	CABLE UNDERGROUND



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KHA PROJECT	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
160640019.1.106	07/26/2021	JDH	JDH	DLE

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ROBERTS, WI

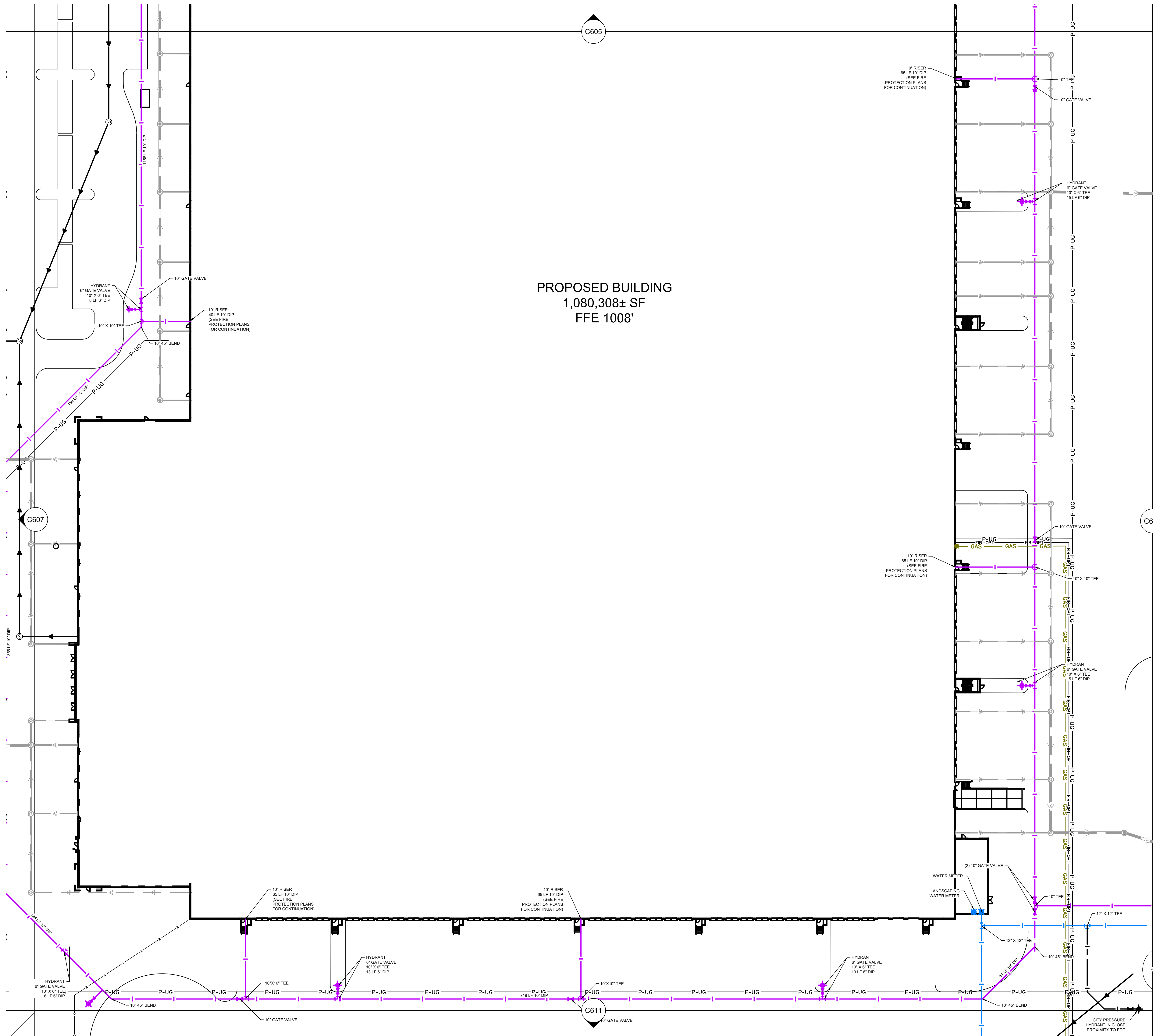


Project number:	160640019.1.106
Scale:	AS SHOWN
Drawn:	JDH
Checked:	DLE
Date:	07/26/2021
Issue:	CD


UTILITY PLAN

C607

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LEGEND	
EXISTING	PROPOSED
[Symbol]	STORM SEWER PIPE
[Symbol]	STORM INLET
[Symbol]	STORM MANHOLE
[Symbol]	SANITARY SEWER PIPE
[Symbol]	SANITARY SEWER MANHOLE
[Symbol]	SANITARY SEWER CLEANOUT
[Symbol]	PUBLIC WATERMAIN
[Symbol]	DOMESTIC WATERMAIN
[Symbol]	PRESSURIZED WATERMAIN
[Symbol]	HYDRANT
[Symbol]	GATE VALVE
[Symbol]	POST INDICATOR VALVE
[Symbol]	WELL
[Symbol]	WATER METER
[Symbol]	GAS METER
[Symbol]	NATURAL GAS
[Symbol]	POWER OVERHEAD
[Symbol]	POWER UNDERGROUND
[Symbol]	ELECTRIC OVERHEAD
[Symbol]	ELECTRIC UNDERGROUND
[Symbol]	FIBER OPTIC OVERHEAD
[Symbol]	FIBER OPTIC UNDERGROUND
[Symbol]	TELEPHONE OVERHEAD
[Symbol]	TELEPHONE UNDERGROUND
[Symbol]	CABLE OVERHEAD
[Symbol]	CABLE UNDERGROUND



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By	
Date	
No.	

Revisions Submissions

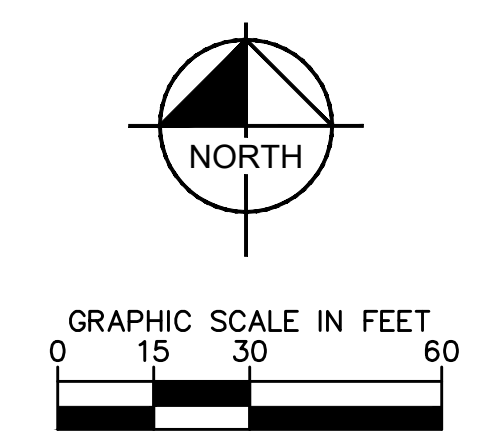
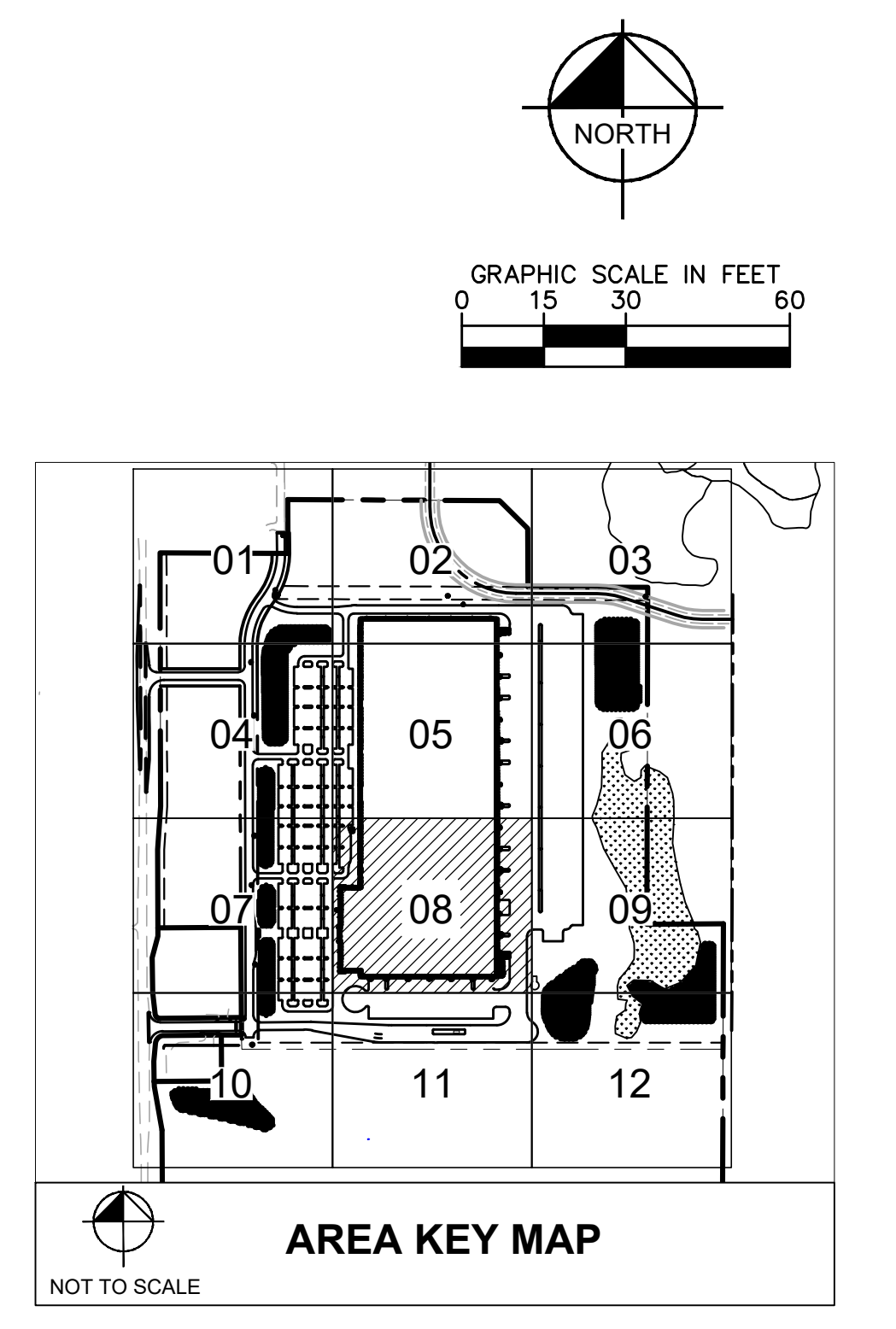


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 160640019.1.106
 DATE 07/26/2021
 SCALE AS SHOWN
 DESIGNED BY JDH
 DRAWN BY JDH
 CHECKED BY DLE

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Project number: 160640019.1.106
 Scale: _____
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 Date: 07/26/2021
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C608



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LEGEND

EXISTING	PROPOSED	
		STORM SEWER PIPE
		STORM INLET
		STORM MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		PUBLIC WATERMAIN
		DOMESTIC WATERMAIN
		PRESSURIZED WATERMAIN
		HYDRANT
		GATE VALVE
		POST INDICATOR VALVE
		WELL
		WATER METER
		GAS METER
		NATURAL GAS
		POWER OVERHEAD
		POWER UNDERGROUND
		ELECTRIC OVERHEAD
		ELECTRIC UNDERGROUND
		FIBER OPTIC OVERHEAD
		FIBER OPTIC UNDERGROUND
		TELEPHONE OVERHEAD
		TELEPHONE UNDERGROUND
		CABLE OVERHEAD
		CABLE UNDERGROUND

GRAPHIC SCALE IN FEET
0 15 30 60

AREA KEY MAP
NOT TO SCALE

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KHA PROJECT	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
160640019.1.106	07/26/2021	JDH	JDH	DLE
SCALE	AS SHOWN			

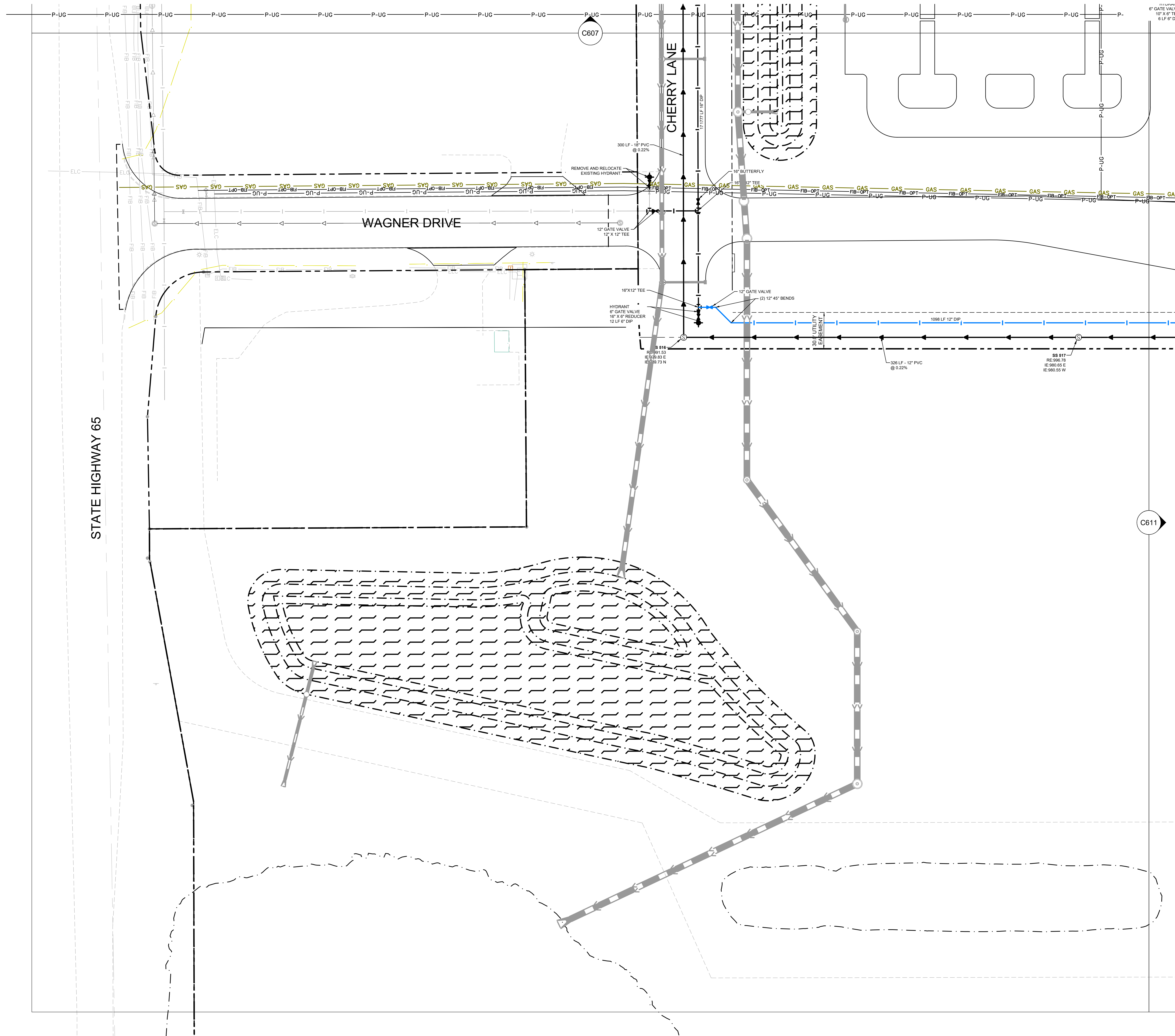
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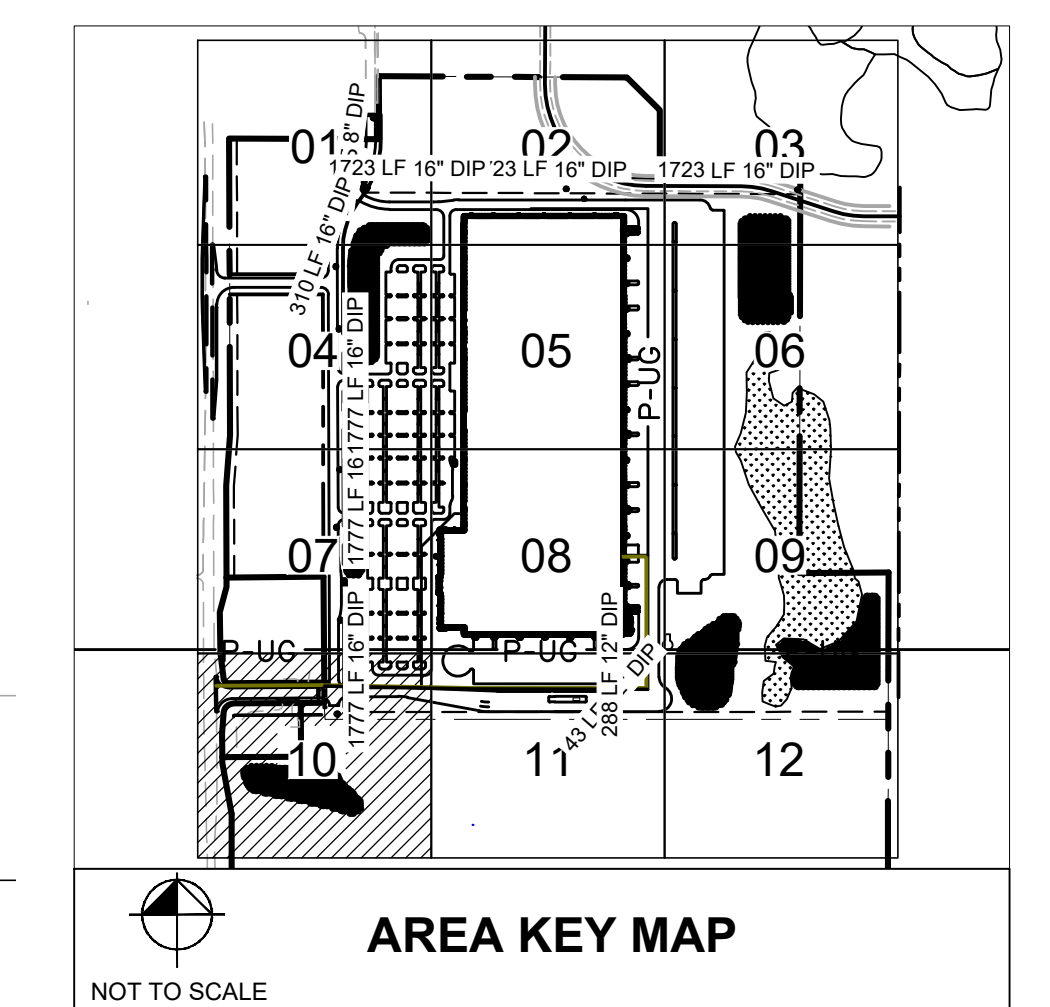
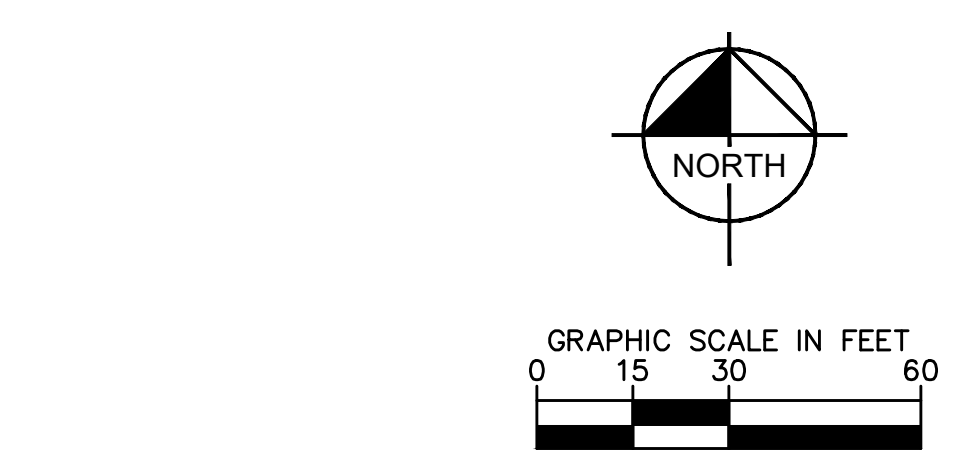
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UTILITY PLAN
C609

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LEGEND		
EXISTING	PROPOSED	
--- P-UG ---	— GAS —	STORM SEWER PIPE
--- P-UG ---	— PUG —	STORM MANHOLE
--- P-UG ---	— PUG ---	SANITARY SEWER PIPE
--- P-UG ---	— PUG ---	SANITARY SEWER MANHOLE
--- P-UG ---	— PUG ---	SANITARY SEWER CLEANOUT
--- P-UG ---	— PUG ---	PUBLIC WATERMAIN
--- P-UG ---	— PUG ---	DOMESTIC WATERMAIN
--- P-UG ---	— PUG ---	PRESSURIZED WATERMAIN
--- P-UG ---	— PUG ---	HYDRANT
--- P-UG ---	— PUG ---	GATE VALVE
--- P-UG ---	— PUG ---	POST INDICATOR VALVE
--- P-UG ---	— PUG ---	WELL
--- P-UG ---	— PUG ---	WATER METER
--- P-UG ---	— PUG ---	GAS METER
--- P-UG ---	— PUG ---	NATURAL GAS
--- P-UG ---	— PUG ---	POWER OVERHEAD
--- P-UG ---	— PUG ---	POWER UNDERGROUND
--- P-UG ---	— PUG ---	ELECTRIC OVERHEAD
--- P-UG ---	— PUG ---	ELECTRIC UNDERGROUND
--- P-UG ---	— PUG ---	FIBER OPTIC OVERHEAD
--- P-UG ---	— PUG ---	FIBER OPTIC UNDERGROUND
--- P-UG ---	— PUG ---	TELEPHONE OVERHEAD
--- P-UG ---	— PUG ---	TELEPHONE UNDERGROUND
--- P-UG ---	— PUG ---	CABLE OVERHEAD
--- P-UG ---	— PUG ---	CABLE UNDERGROUND

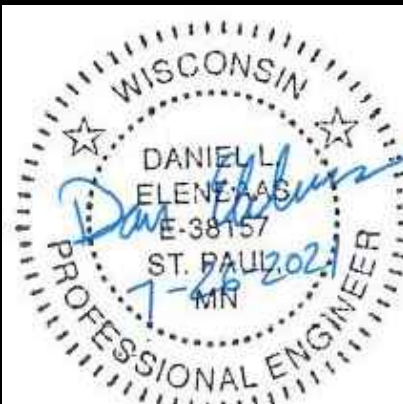


No.	By	Date	Revision/ Submittals

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SCALE	AS SHOWN
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DRAWN BY	JDH
CHECKED BY	DLE

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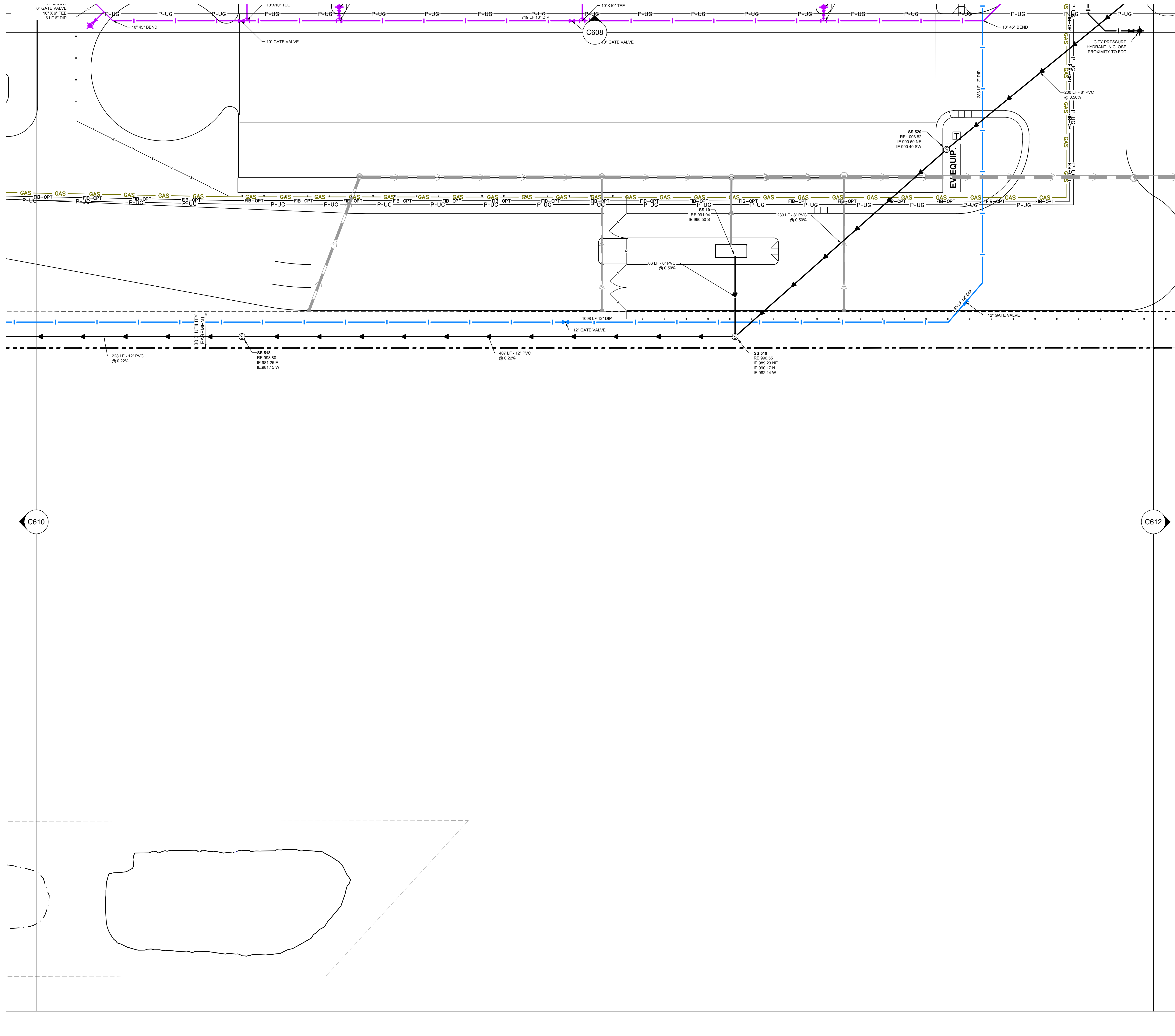


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Drawing Title:	

UTILITY PLAN

C610

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LEGEND	
	EXISTING STORM SEWER PIPE
	PROPOSED STORM SEWER PIPE
	STORM INLET
	STORM MANHOLE
	SANITARY SEWER PIPE
	SANITARY SEWER MANHOLE
	SANITARY SEWER CLEANOUT
	PUBLIC WATERMAIN
	DOMESTIC WATERMAIN
	PRESSURIZED WATERMAIN
	HYDRANT
	GATE VALVE
	POST INDICATOR VALVE
	WELL
	WATER METER
	GAS METER
	NATURAL GAS
	POWER OVERHEAD
	POWER UNDERGROUND
	ELECTRIC OVERHEAD
	ELECTRIC UNDERGROUND
	FIBER OPTIC OVERHEAD
	FIBER OPTIC UNDERGROUND
	TELEPHONE OVERHEAD
	TELEPHONE UNDERGROUND
	CABLE OVERHEAD
	CABLE UNDERGROUND

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 Akron, OH 44321
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No.	Date	By	Description

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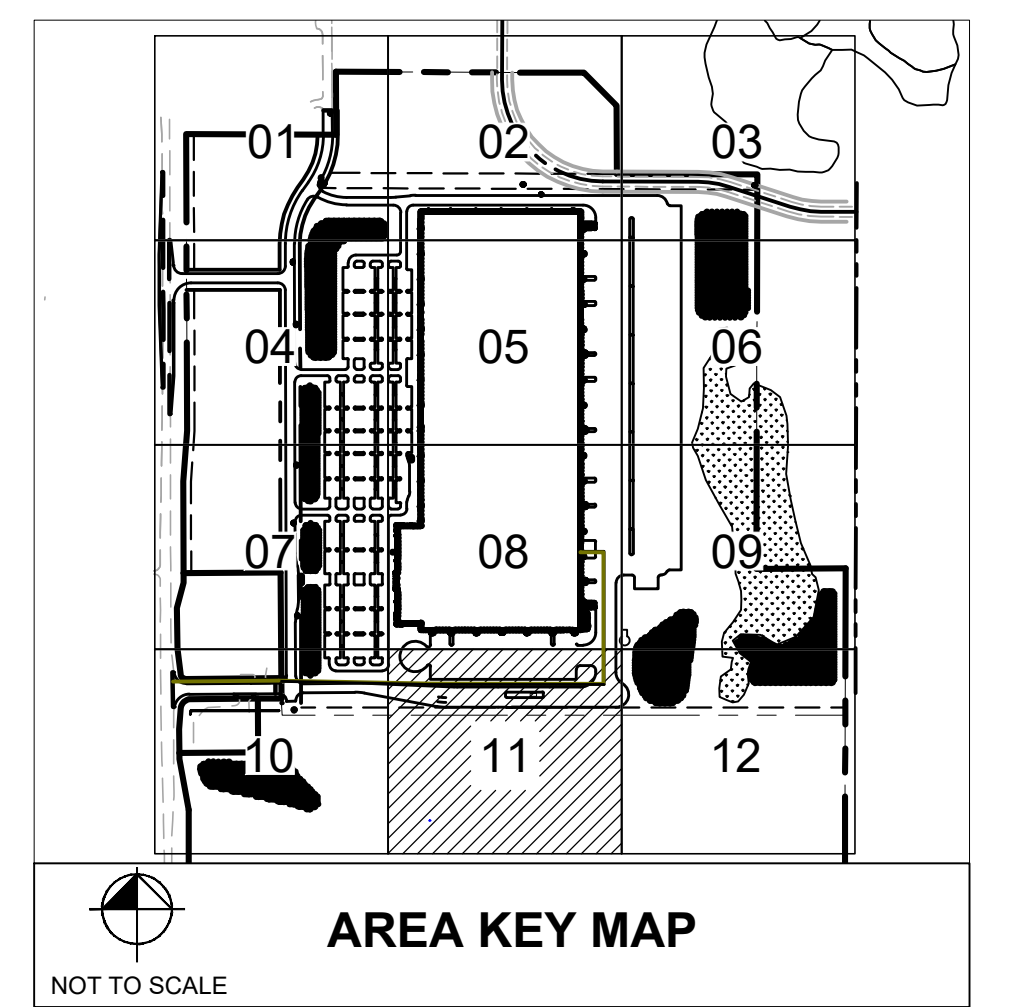
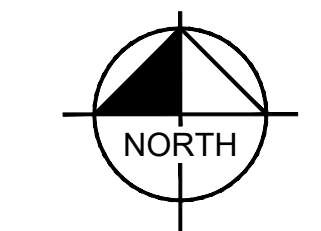
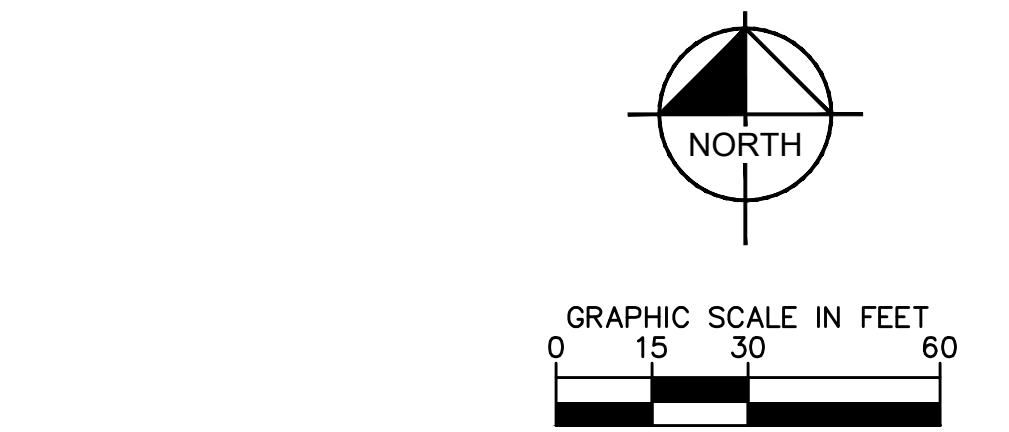
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JDH	JDH	DLE

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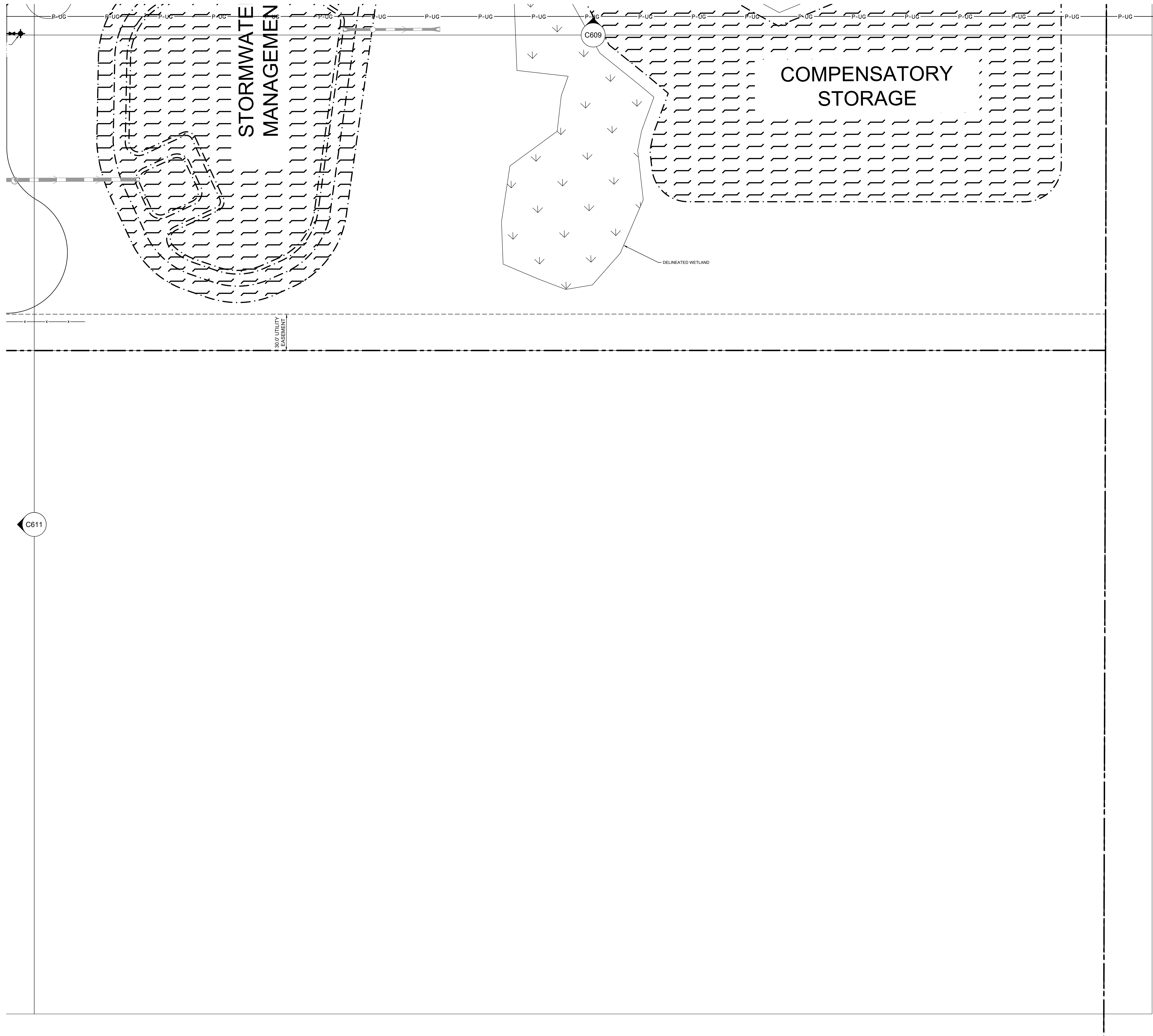
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Scale:	
Drawn:	JDH
Checked:	DLE
Date:	07/26/2021
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Drawing Title:	

UTILITY PLAN



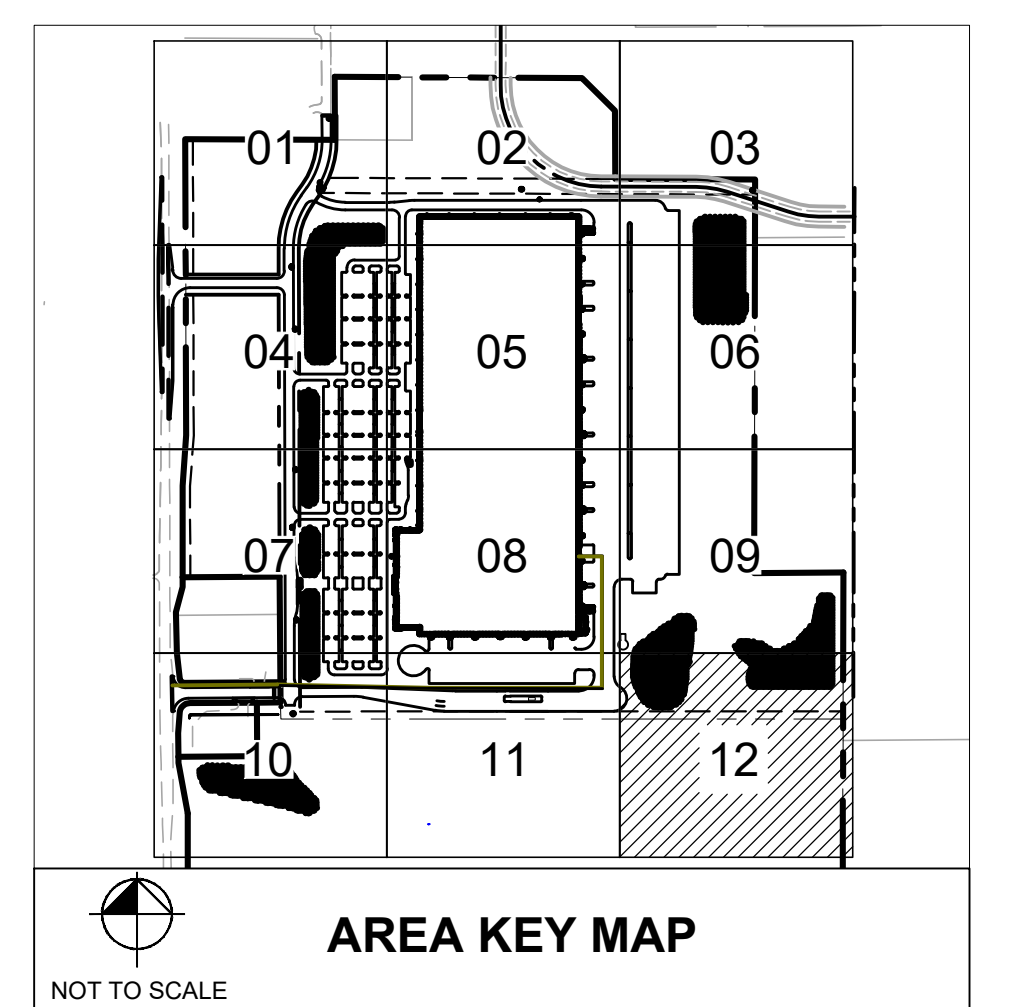
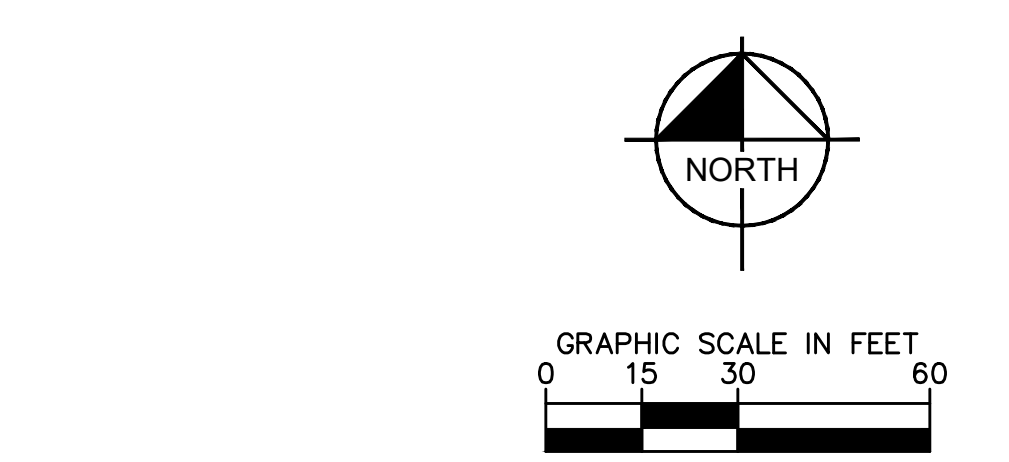
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LEGEND

EXISTING	PROPOSED	
		STORM SEWER PIPE
		STORM INLET
		STORM MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER MANHOLE
		SANITARY SEWER CLEANOUT
		PUBLIC WATERMAIN
		DOMESTIC WATERMAIN
		PRESSURIZED WATERMAIN
		HYDRANT
		GATE VALVE
		POST INDICATOR VALVE
		WELL
		WATER METER
		GAS METER
		NATURAL GAS
		POWER OVERHEAD
		POWER UNDERGROUND
		ELECTRIC OVERHEAD
		ELECTRIC UNDERGROUND
		FIBER OPTIC OVERHEAD
		FIBER OPTIC UNDERGROUND
		TELEPHONE OVERHEAD
		TELEPHONE UNDERGROUND
		CABLE OVERHEAD
		CABLE UNDERGROUND



No.	Date	By	Revisions/ Submitters

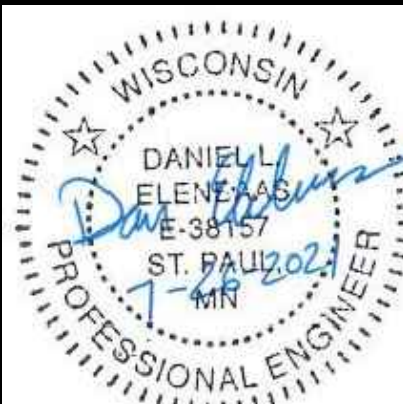
Kimley & Horn

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KHA PROJECT	DATE
160640019.1.106	07/26/2021
SCALE	AS SHOWN
DESIGNED BY	JDH
DRAWN BY	JDH
CHECKED BY	DLE

PROJECT MALLARD
RYAN COMPANIES US, INC.
 ROBERTS, WI

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Project number:	160640019.1.106
Scale:	
Drawn:	JDH
Checked:	DLE
Date:	07/26/2021
Issue:	CD

Drawing Title:
UTILITY PLAN

C612

By	
Date	
Revised	
Submitted	
No.	

KHA PROJECT	160640019.1.106
DATE	07/26/2021
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DESIGNED BY	JDH
DRAWN BY	JDH
CHECKED BY	DLE



Project number:	160640019.1.106
Scale:	
Drawn:	JDH
Checked:	DLE
Date:	07/26/2021
Issue:	CD
Drawing Title:	UTILITY DETAILS

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS, UNLESS OTHERWISE AUTHORIZED IN WRITING BY THE ENGINEER. THE CONTRACTOR SHALL NOT ORDER AND DELIVER PRECAST CATCH BASIN UNITS REQUIRED FOR THE PROJECT UNTIL A LIST OF SIZES IS FURNISHED BY THE ENGINEER.

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.

ALL DRAINAGE STRUCTURES ARE DESIGNATED ON THE PLANS AS "MANHOLES 3X3'-1", "CATCH BASINS 4'-0", "INLETS 2X3'-1", ETC. THE FIRST NUMBERS DESIGNATE THE SIZE OF THE STRUCTURE, AND THE FOLLOWING LETTER DESIGNATES THE TYPE OF COVER TO BE USED TO COMPRISE THE COMPLETE UNIT.

BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6 INCHES IN DEPTH, WHICH MEETS THE REQUIREMENTS OF FOUNDATION BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.

PRECAST REINFORCED CONCRETE CONE TOPS ECCENTRIC OR CONCENTRIC OR PRECAST REINFORCED CONCRETE FLAT SLAB TOPS MAY BE USED ON CONCRETE BLOCK STRUCTURES.

ECCENTRIC CONE TOPS MAY BE USED ON ALL STRUCTURES, AND CONCENTRIC CONE TOPS SHALL BE USED ONLY ON STRUCTURES 5 FEET OR LESS IN DEPTH, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.

STEPS MEETING AASHTO M199 AND THE FOLLOWING REQUIREMENTS SHALL BE INSTALLED IN ALL STRUCTURES OVER 5 FEET IN DEPTH: 16 INCH C-C MAXIMUM SPACING PROJECT A MINIMUM CLEAR DISTANCE OF 4 INCHES FROM THE WALL AT THE POINT OF EMBEDMENTS MINIMUM LENGTH OF 30 INCHES; MINIMUM WALL EMBEDMENT OF 3 INCHES; FERROUS METAL STEPS NOT PAINTED OR TREATED TO RESIST CORROSION SHALL HAVE A MINIMUM CROSS SECTIONAL DIMENSION OF 1 INCH.

STEPS OF APPROVED POLYPROPYLENE PLASTIC COATED REINFORCING BAR ARE ACCEPTABLE.

REINFORCING BAR MUST BE A MINIMUM OF 1/2" INCH AND MEET THE REQUIREMENTS OF ASTM A618.

CERTIFICATION SHALL BE PROVIDED THAT INSTALLED STEPS WHEN TESTED IN ACCORDANCE WITH SECTION 10 OF AASHTO T280 CAN WITHSTAND A VERTICAL LOAD OF 800 LBS. AND A HORIZONTAL LOAD OF 400 LBS.

ALL BAR STEEL REINFORCEMENT SHALL BE EMBEDDED 2 INCHES CLEAR UNLESS OTHERWISE SHOWN OR NOTED.

ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF AASHTO DESIGNATION M199.

PRECAST REINFORCED RISERS SHALL HAVE A TONGUE AND GROOVE JOINT WITH TONGUE UP OR DOWN.

CONCRETE BLOCK WILL NOT BE PERMITTED FOR STRUCTURES GREATER THAN 4 FEET IN DIAMETER.

4" OVERHANGING BASES ARE REQUIRED FOR ALL CONCRETE BLOCK INSTALLATIONS. 4" OVERHANG IS REQUIRED WHEN SEPARATE PRECAST BASE IS PROVIDED. OVERHANG IS NOT REQUIRED ON PRECAST STRUCTURES WITH AN INTEGRAL OR MONOLITHIC BASE.

FOR ADDITIONAL CONFIGURATIONS, MAINTAIN A MINIMUM OF 12 INCHES AS MEASURED FROM THE INSIDE OF THE STRUCTURE WALL BETWEEN THE OUTSIDE PIPE WALLS OF ADJACENT PIPES, SEE DETAIL "C".

- MINIMUM WALL THICKNESS SHALL BE 4 INCHES FOR 3-FT, 5 INCHES FOR 4-FT, 6 INCHES FOR 5-FT AND 7 INCHES FOR 6-FT DIAMETER PRECAST CATCH BASINS.
- FOR PRECAST CATCH BASINS PROVIDE REINFORCING STEEL IN ACCORDANCE TO AASHTO M199.
- PRECAST FLAT SLAB TOPS AND BASES WITH A DIAMETER OF 48" AND LESS SHALL HAVE A MINIMUM THICKNESS OF 6". PRECAST FLAT SLAB TOPS AND BASES WITH A DIAMETER LARGER THAN 48" SHALL HAVE A MINIMUM THICKNESS OF 8".
- 1" CONCRETE KEY POURED AFTER INSTALLATION, 2" SUMP MEASURED FROM TOP OF KEY.

CATCH BASIN COVER OPENING MATRIX

CATCH BASIN SIZE	INLET COVER TYPE	ALL BS	ALL HS	C	F	ALL HS	S	T	V	HM	Z
3-FT	2x2	X	X				X	X	X	X	X
4-FT	2x2.5	X	X	X			X	X	X	X	X
5-FT	2x3			X	X		X	X	X	X	X
6-FT	2.5x3					X	X				

PIPE MATRIX

CATCH BASIN SIZE	MAXIMUM INSIDE PIPE DIAMETER FOR TWO PIPES	90° SEPARATION (IN)	90° SEPARATION (IN)
3-FT	15	12	
4-FT	24	30	
5-FT	36	24	
6-FT	42	30	

CATCH BASINS 3-FT, 4-FT, 5-FT AND 6-FT DIAMETER

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED: */s/ Rodney Taylor*
DATE: 08/11/2021
UNIT SUPERVISOR

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

DETAIL DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR CATCH BASIN, MANHOLE AND INLET COVERS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.

ROUND FRAMES AND COVERS SHALL HAVE CONTINUOUSLY MACHINED BEARING SURFACES TO PREVENT ROCKING AND RATTLING.

TYPE "A"

NOTE: EITHER CASTING IS ACCEPTABLE

NOTE: CURB BOX HEIGHT ADJUSTABLE 6" - 9"

TYPE "H"

NOTE: EITHER CASTING IS ACCEPTABLE

NOTE: CURB BOX HEIGHT ADJUSTABLE 6" - 9"

LOGO DETAIL

17" x 3"

DUMP NO WASTE
DRAINS TO FRESH WATER

1/2" HIGH RAISED LETTERS
FLUSH WITH TOP SURFACE

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

DETAIL DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR CATCH BASIN, MANHOLE AND INLET COVERS SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISION FOR EQUIVALENT CAPACITY AND STRENGTH.

ROUND FRAMES AND COVERS SHALL HAVE CONTINUOUSLY MACHINED BEARING SURFACES TO PREVENT ROCKING AND RATTLING.

SPECIAL GRATE FOR TYPE "A" COVER

(MEASURES 19 3/4" X 17" X 1 1/2")
(NOTED AS TYPE A-S ON DRAINAGE TABLE)

INLET COVERS

TYPE A, H, A-S, H-S & Z

STATE OF WISCONSIN
DEPARTMENT OF TRANSPORTATION

APPROVED: */s/ Jerry H. Zogg*
DATE: 11/27/13
ENGINEER

TRENCH SECTIONS

NOT TO SCALE

BACKFILL AS SPECIFIED

INITIAL BACK FILL ZONE (GRANULAR BACKFILL)

GRANULAR BEDDING*

CLAY OR ROCK

WET OR UNSTABLE TRENCH

POOR SUBSOIL TRENCH

* FOR FLEXIBLE PIPE, BEDDING MATERIAL SHALL EXTEND TO SPRING LINE (MID HEIGHT) OF PIPE.

A=O.D. PIPE + 24"(MAX)
B=O.D. PIPE + 18"(MAX) FOR ROCK
C=6" MIN.

D=4" BELOW BARREL FOR CLAY
3" BELOW BELL FOR CLAY
E=8" BELOW BARREL FOR ROCK
E=DETERMINED BY A/E

SANITARY SEWER LATERAL

NOT TO SCALE

HORIZONTAL PAY DISTANCE FOR LATERALS

TRACER WIRE ACCESS BOX

SLOPE @ 1/8" / FT MIN

GRANULAR BEDDING

11 1/2 DEG OR 22 1/2 DEG BEND

SECURE TRACER WIRE TO SERVICE WYE AND ATTACH TO GROUND ROD

WOOD 4"x4"

PLUG OR CONNECT TO EXISTING

45 DEG BEND

PROPERTY LINE

STANDARD INSTALLATION

HORIZONTAL PAY DISTANCE FOR LATERALS

TRACER WIRE ACCESS BOX

SLOPE @ 1/4" / FT DESIRABLE
1/8" / FT MIN
1/2" / FT MAX

GRANULAR BEDDING

45 DEG BEND

VERTICAL SERVICE RISER

SECURE TRACER WIRE TO SERVICE WYE AND ATTACH TO GROUND ROD

WOOD 4"x4"

PLUG OR CONNECT TO EXISTING

45 DEG BEND

PROPERTY LINE

INSTALLATION W/ RISER

NOTES:
A. COVER SHALL BE THE MAXIMUM ATTAINABLE BASED ON MINIMUM PIPE SLOPE.
B. COVER SHALL BE 6" BASED ON PIPE SLOPES.
** ONLY USE INSTALLATION W/ RISER WHEN COVER AT PROPERTY LINE EXCEEDS 9 FEET.

STANDARD SANITARY MANHOLE

NOT TO SCALE

CASTING: NEENAH R-1550 WITH TYPE B LID, OR APPROVED EQUAL.

ADJUST FRAME TO GRADE WITH A MINIMUM OF TWO POLYPROPYLENE ADJUSTING RINGS TOTALING 6" TO 12" MAX.

TOP CONE SECTION SHALL BE USED ON 4" DIA MANHOLES, UNLESS MINIMUM HEIGHT CONDITIONS REQUIRE A 6" FLAT TOP SLAB. MINIMUM 6" FLAT TOP SLAB SHALL BE USED ON MANHOLES 5" DIA OR LARGER.

POSITION HOLE IN CONE OR FLAT SLAB ON UPSTREAM SIDE OF MANHOLE.

5" FOR 4" DIA
6" FOR 5" DIA
7" FOR 6" DIA

UNLESS OTHERWISE SHOWN OR REQ'D BY PIPE SIZE

JOINT SEALANT

PRECAST CONCRETE MANHOLE SECTIONS

BENCH SLOPE TO BE 1"/FT

12" THK (POURED)
6" THK (PRECAST)

PIPE SEAL

8" MIN

INVERT ELEV - REF PLANS

6" STONE CUSHION REQUIRED UNDER BASE ON WET SUBGRADE

NOTES:
A. COVER SHALL BE THE MAXIMUM ATTAINABLE BASED ON MINIMUM PIPE SLOPE.
B. COVER SHALL BE 6" BASED ON PIPE SLOPES.
** ONLY USE INSTALLATION W/ RISER WHEN COVER AT PROPERTY LINE EXCEEDS 9 FEET.

STANDARD VALVE BOX SETTING

NOT TO SCALE

FINISHED GRADE

BACKFILL

TRENCH WIDTH

VALVE BOX ADAPTOR

COMPACTED BEDDING MATERIAL

CONCRETE BLOCKING

SIDE VIEW

PIPE DIA (INCHES)	X=SETTING (INCHES)
2	6
3	7
4	8
6	12
8	13

FRONT VIEW

PIPE DIA (INCHES)	X=SETTING (INCHES)
10	17
12	21
14	25
16	30

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Akron, OH 44321
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By: _____
Date: _____

Revisions: _____

No. _____

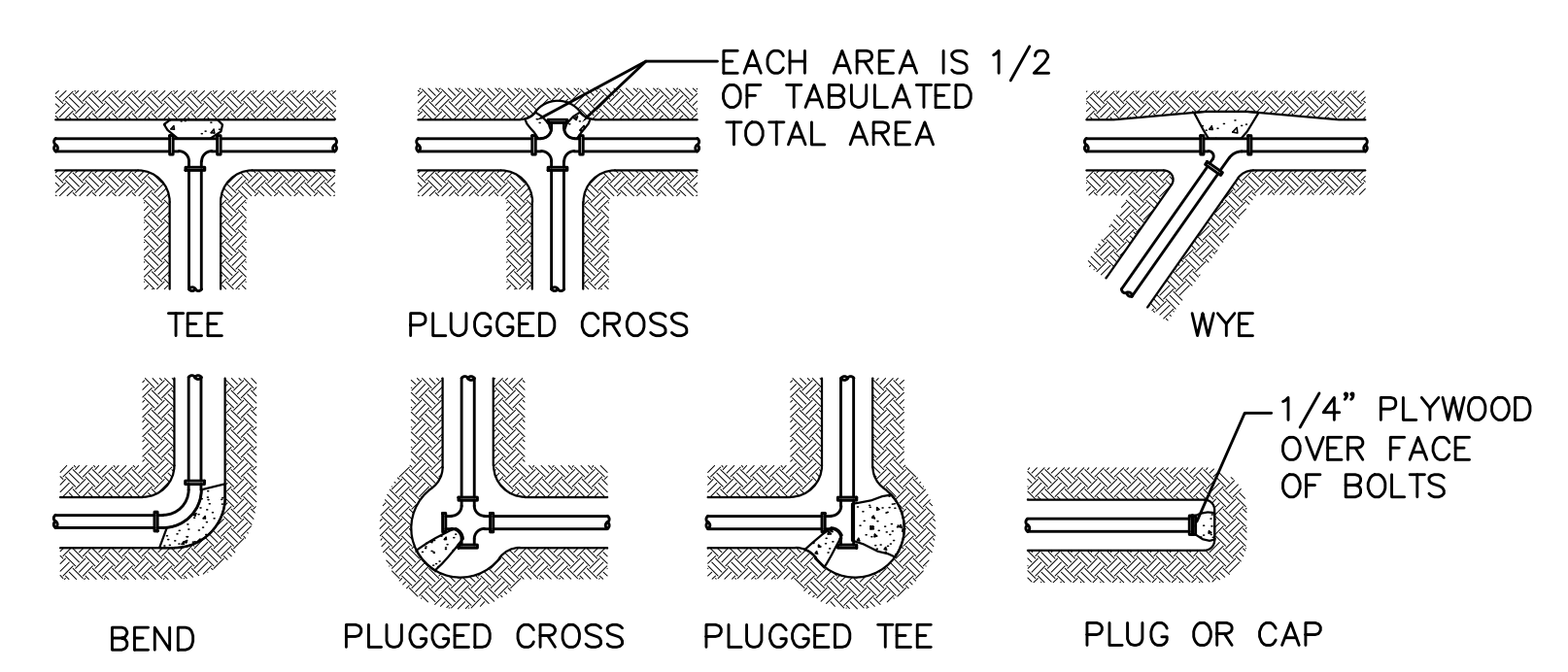
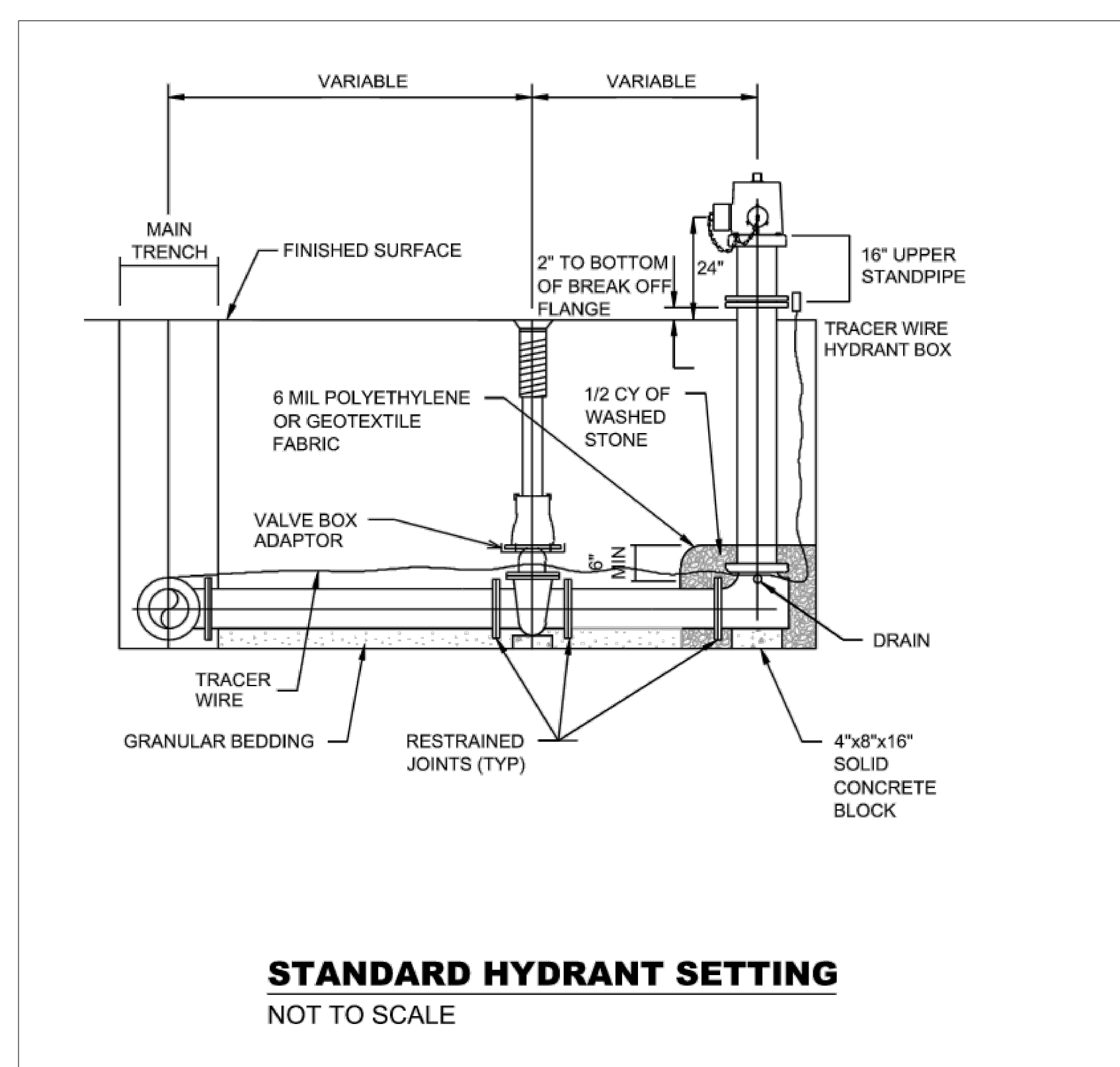
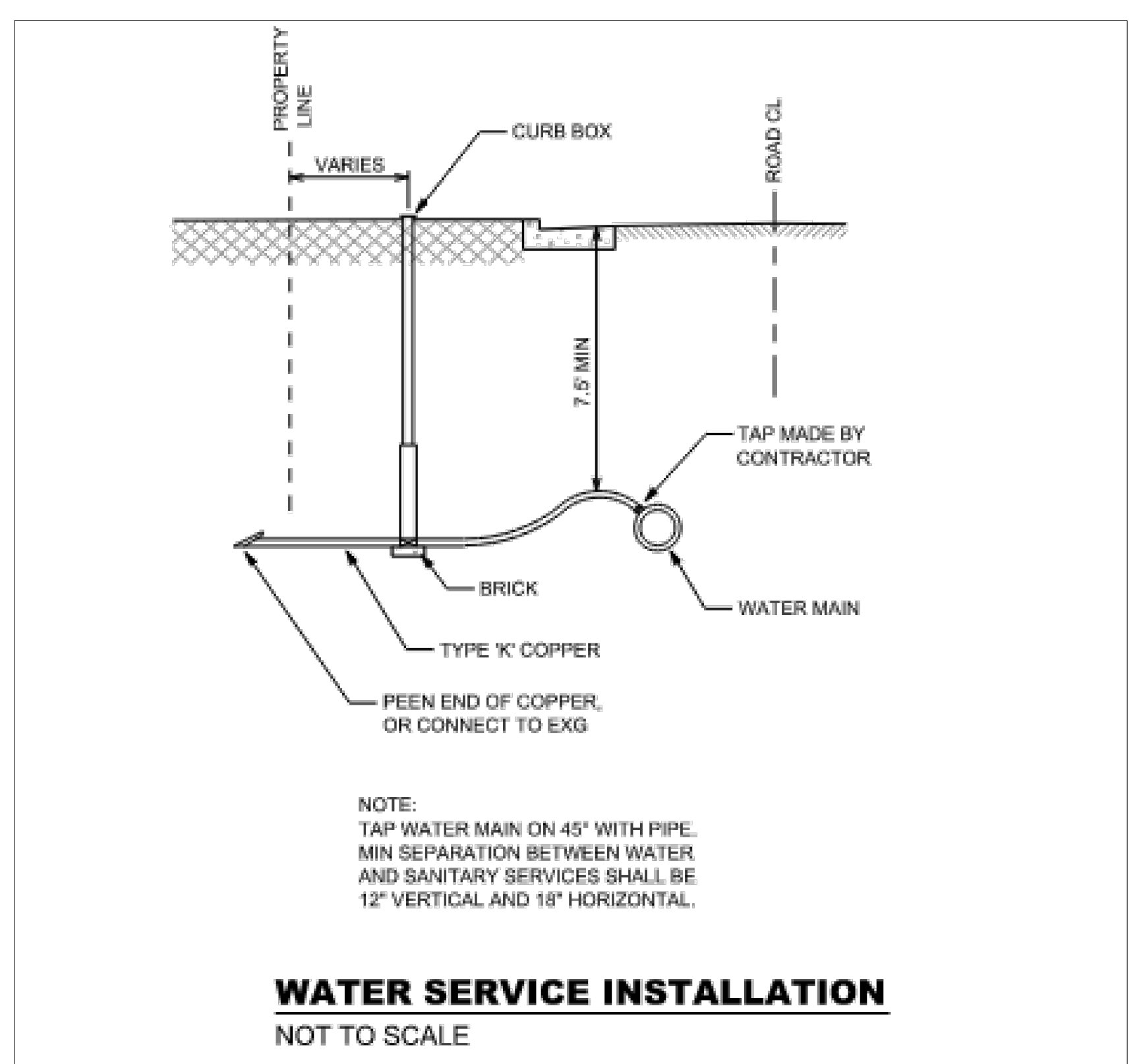
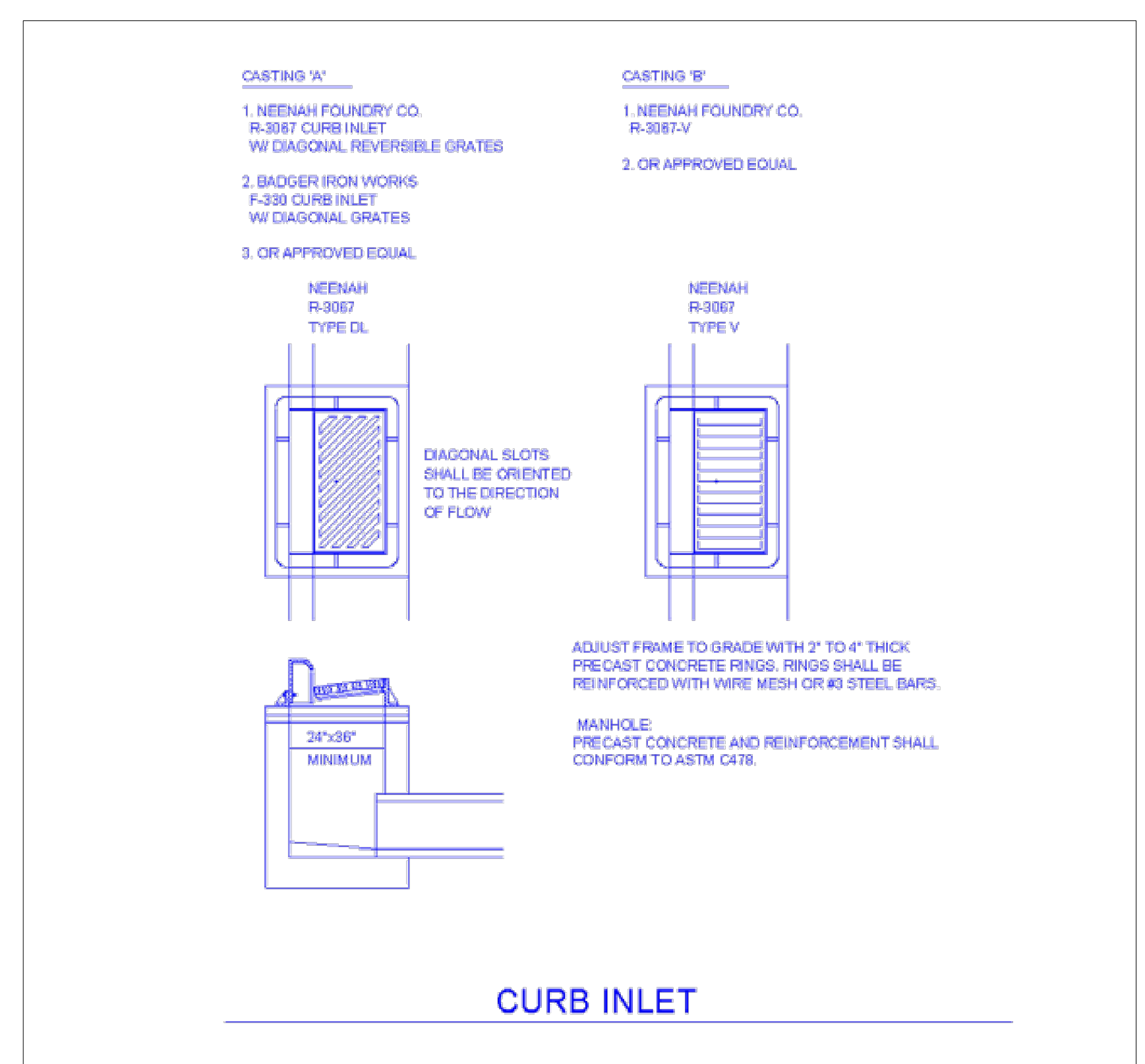
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PROJECT MALLARD
RYAN COMPANIES US, INC.
ROBERTS, WI
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C614

Project number: 160640019.1.106
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Checked: DLE
Date: 07/26/2021
Issue: CD
Drawing Title: UTILITY DETAILS

WISCONSIN
DANIEL ELENKAS
No. 38157
ST. PAUL, MN
PROFESSIONAL ENGINEER

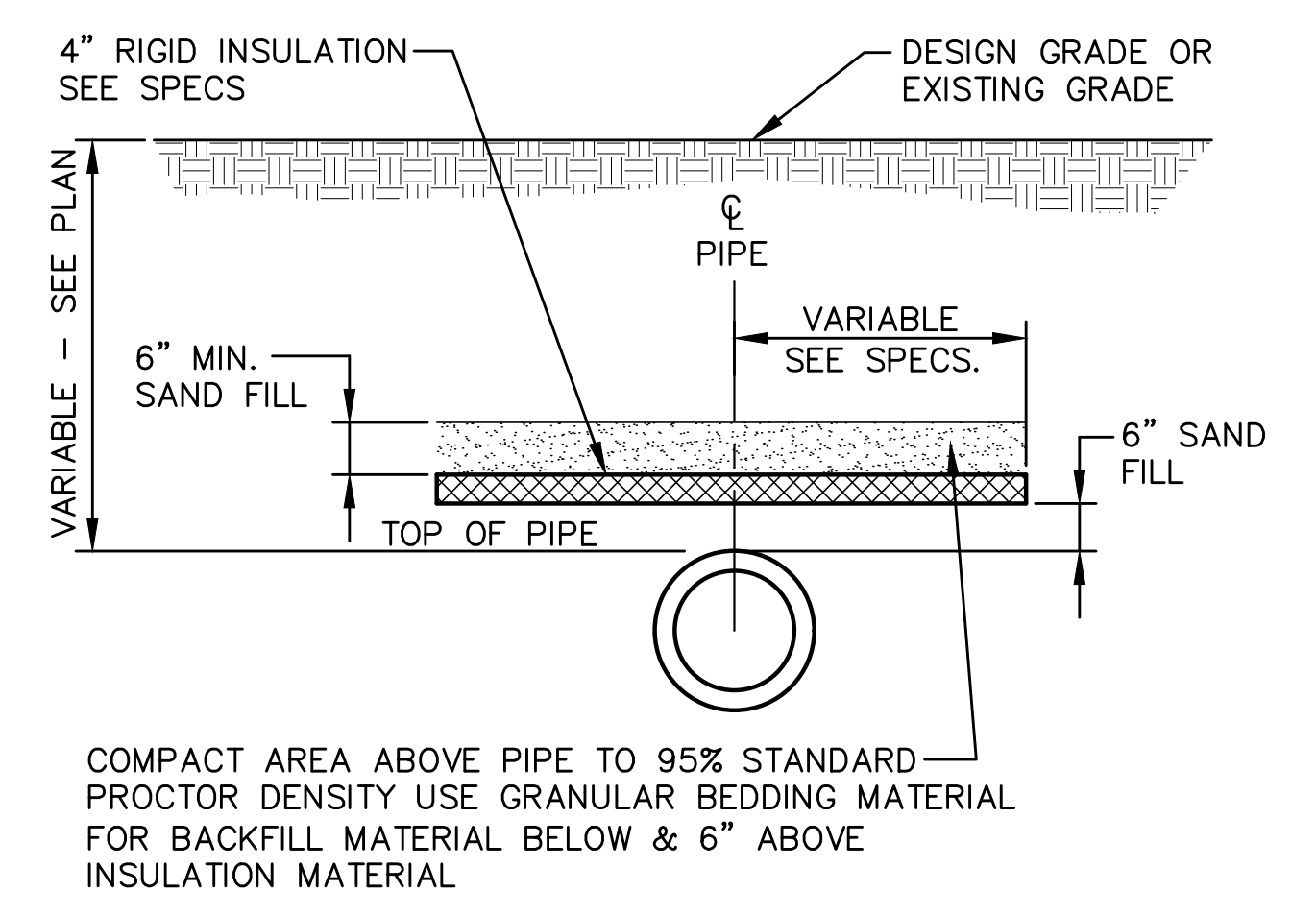


NOMINAL FITTING SIZE, INCHES	TEE, WYE, PLUG OR CAP	90° BEND PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22 1/2° BEND	11 1/4° BEND
			A1	A2			
4	1.0	1.4	1.9	1.4	1.0	-	-
6	2.1	3.0	4.3	3.0	1.6	1.0	-
8	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.6	1.2
12	8.5	12.0	17.0	12.0	6.6	3.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.6	7.6	3.8
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

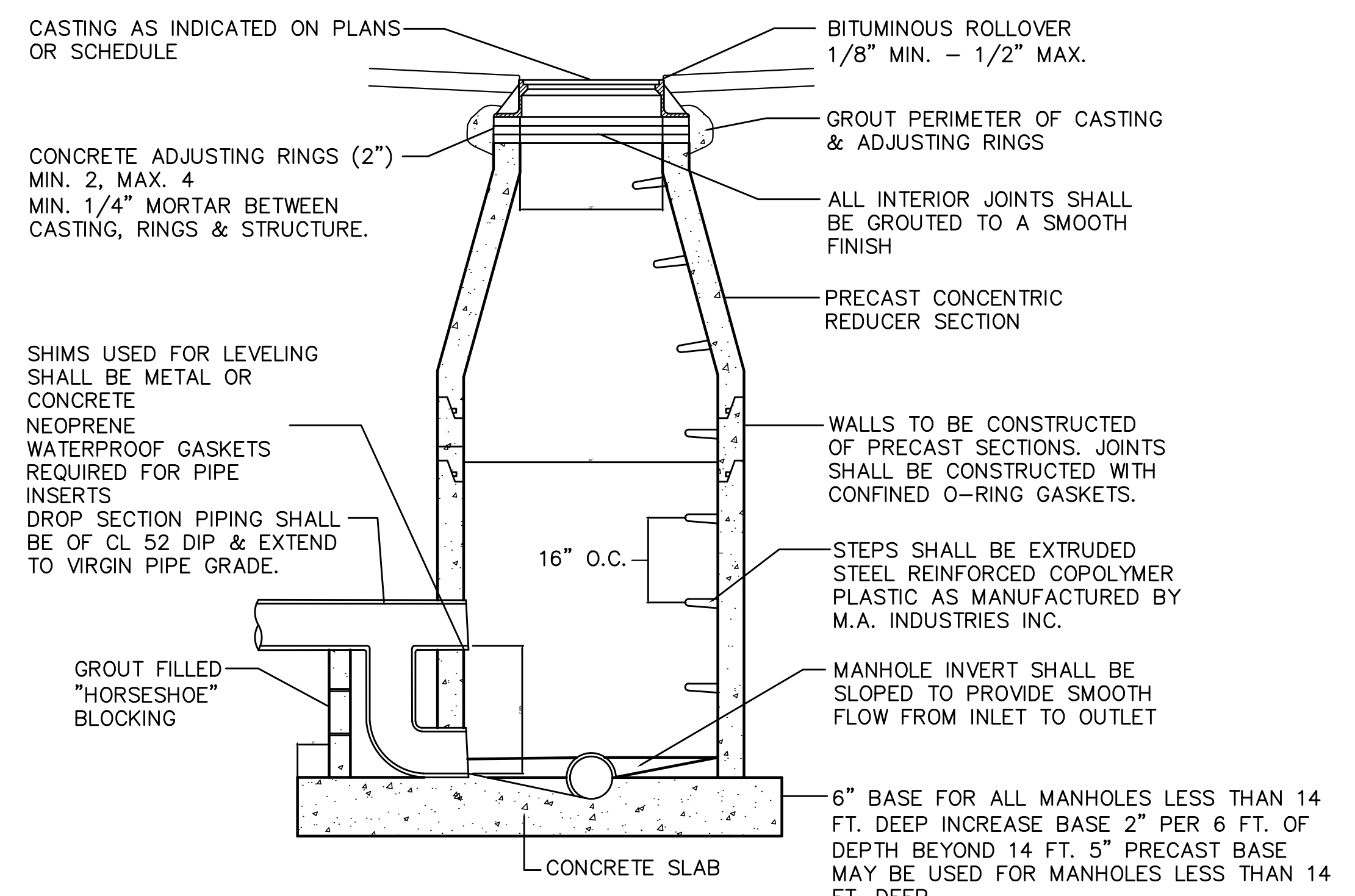
NOTE: ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION:
BEARING AREA=(TEST PRESSURE/150)x(2000/SOIL BEARING STRESS)x(TABLE VALUE)

- NOTES:**
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
 2. KEEP CONCRETE CLEAR OF JOINTS AND ACCESSORIES.
 3. IF NOT SHOWN ON PLANS, REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED ABOVE. ADJUST IF NECESSARY TO CONFORM TO THE TEST PRESSURES AND ALLOWABLE SOIL BEARING STRESS(ES).
 4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN THIS STANDARD DETAIL.

WATERMAIN THRUST BLOCKING



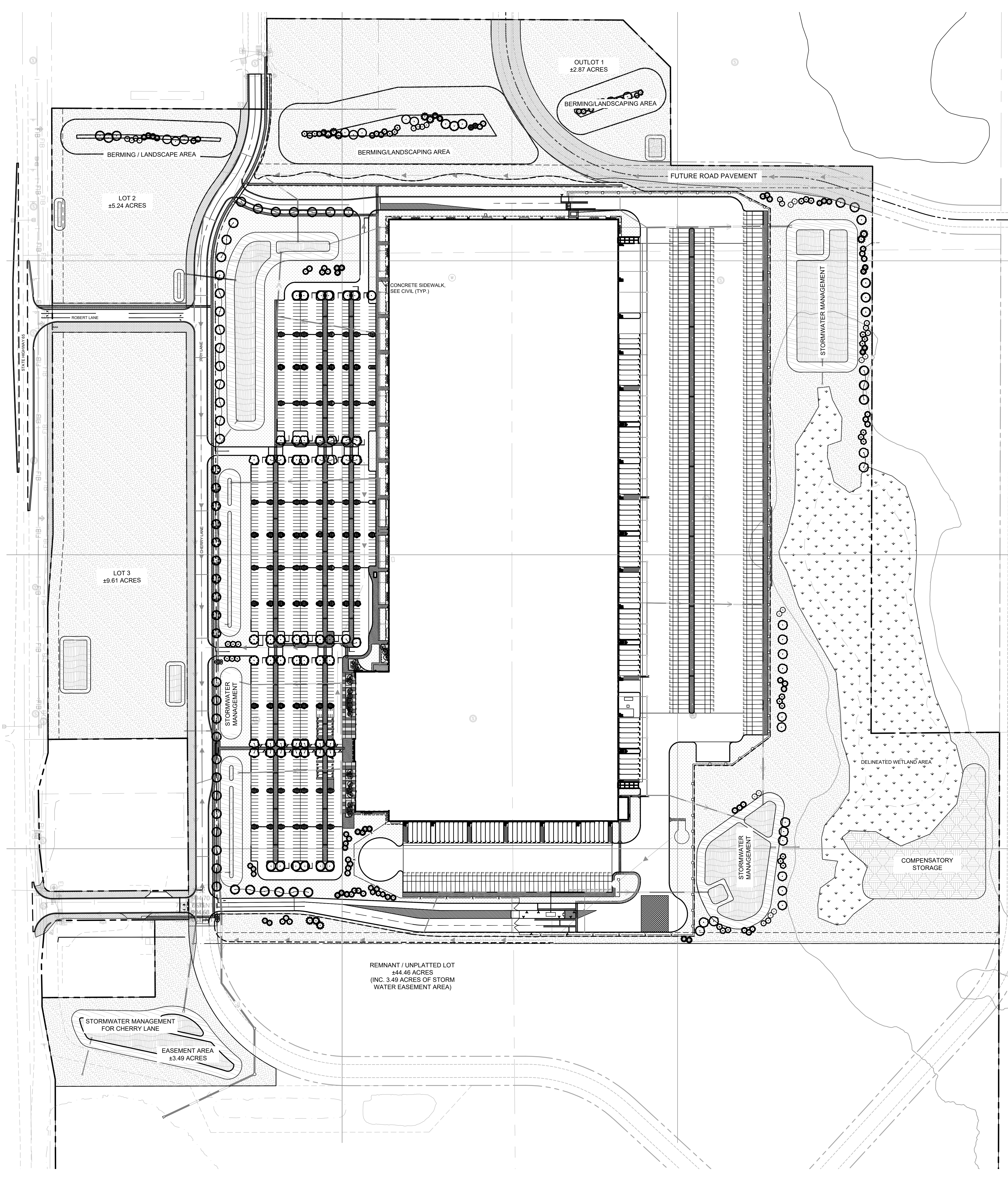
PIPE INSULATION



SANITARY SEWER DROP SECTION MANHOLE

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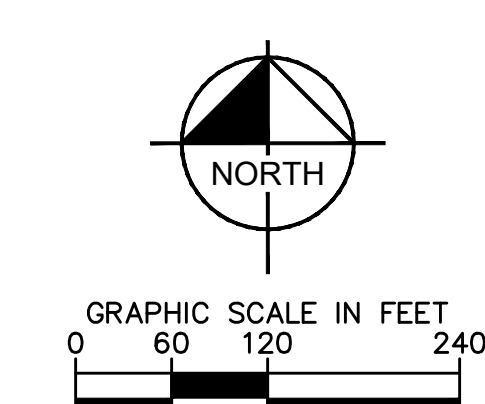



PLANT SCHEDULE

CONIFEROUS TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AUP	17	PINUS NIGRA	AUSTRIAN PINE	B & B		6' HT.
	BHS	22	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B		6' HT.
	CBS	22	PICEA PUNGENS	COLORADO SPRUCE	B & B		6' HT.
	ERC	15	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	B & B		6' HT.
	FIR	10	ABIES CONCOLOR	WHITE FIR	B & B		6' HT.
	NWS	2	PICEA ABIES	NORWAY SPRUCE	B & B		6' HT.
	SCP	10	PINUS SYLVESTRIS	SCOTCH PINE	B & B		6' HT.
	WHP	24	PINUS STROBUS	WHITE PINE	B & B		6' HT.
ORNAMENTAL TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ALS	21	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SERVICEBERRY CLUMP	B & B		6' HT.
	QUA	58	POPULUS TREMULOIDES	QUAKING ASPEN	B & B	1.5" CAL.	
	RVB	63	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B		6' HT.
OVERSTORY TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	ABM	41	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B		2.5" CAL.
	GNK	14	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE	B & B		2.5" CAL.
	GSL	9	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	B & B		2.5" CAL.
	KCY	19	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	B & B		2.5" CAL.
	PRE	12	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM	B & B		2.5" CAL.
	SHL	30	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	B & B		2.5" CAL.
	STL	8	TILIA AMERICANA 'MCKSENTRY'	SENTRY LINDEN	B & B		2.5" CAL.
	SWO	7	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B		2.5" CAL.
	TRI	10	ULMUS 'MORTON GLOSSY'	TRIUMPH ELM	B & B		2.5" CAL.
CONIFEROUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	SGJ	111	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	#5 CONT.	5' O.C.	
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
	DBH	518	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE	#5 CONT.	3' O.C.	
	GLS	283	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT.	4' O.C.	
	IRD	53	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	#5 CONT.	5' O.C.	
	LDN	92	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL NINEBARK	#5 CONT.	4' O.C.	
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE	SPACING
	BES	705	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	#1 CONT.		18" OC
	NSG	863	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	#1 CONT.		24" O.C.

SOD / SEED SCHEDULE

SOD/SEED	CODE	COMMON NAME	CONT
	EMG	EMERGENT WETLAND	SEED
	SBB	STORM BASIN BOTTOM	SEED
	SBR	STORM BASIN RIM	SEED
	TRF	KENTUCKY BLUEGRASS	TURF GRASS
	UPL	UPLAND SEED MIX	SEED
	WDT	WISDOT SEED MIXTURE NO. 40	SEED



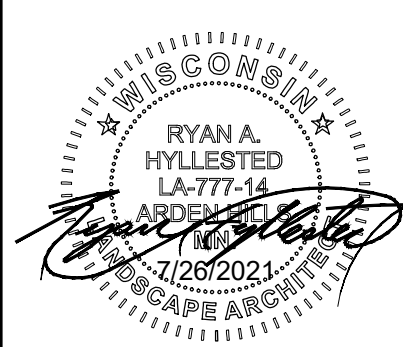


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Kimley & Horn
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RMA PROJECT: 160640019.1.L08
DATE: 07/26/2021
SCALE: AS SHOWN
DESIGNED BY: RAH
DRAWN BY: ERB/CFK
CHECKED BY: BAH

PROJECT MALLARD
RYAN COMPANIES US, INC.
ROBERTS, WI
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Project number: 160640019.1.L08
Scale: _____
Drawn: ERB/CFK
Checked: RAH
Date: 07/26/2021
Issue: CD

Drawing Title:
OVERALL LANDSCAPE PLAN

L100

PLANT KEY

CONIFEROUS TREE	BOTANICAL NAME	COMMON NAME	CONIFEROUS SHRUBS	BOTANICAL NAME	COMMON NAME
AUP	PINUS NIGRA	AUSTRIAN PINE	SGJ	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
BHS	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME
CBS	PICEA PUNGENS	COLORADO SPRUCE	DBH	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE
ERC	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
FIR	ABIES CONCOLOR	WHITE FIR	IRD	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD
NWS	PICEA ABIES	NORWAY SPRUCE	LDN	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL NINEBARK
SCP	PINUS SYLVESTRIS	SCOTCH PINE	PERENNIALS	BOTANICAL NAME	COMMON NAME
WHP	PINUS STROBUS	WHITE PINE	BES	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
ORNAMENTAL TREE	BOTANICAL NAME	COMMON NAME	NSG	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS
ALS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SERVICEBERRY CLUMP	NOTE: SEE SHEET L100 FOR PLANT SCHEDULE		
QUA	POPULUS TREMULOIDES	QUAKING ASPEN			
RVB	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK			
OVERSTORY TREE	BOTANICAL NAME	COMMON NAME			
ABM	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE			
GNK	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE			
GSL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN			
KCY	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE			
PRE	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM			
SHL	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST			
STL	TILIA AMERICANA 'MCKSENTRY'	SENTRY LINDEN			
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK			
TRI	ULMUS 'MORTON GLOSSY'	TRIUMPH ELM			

LANDSCAPE KEYNOTES

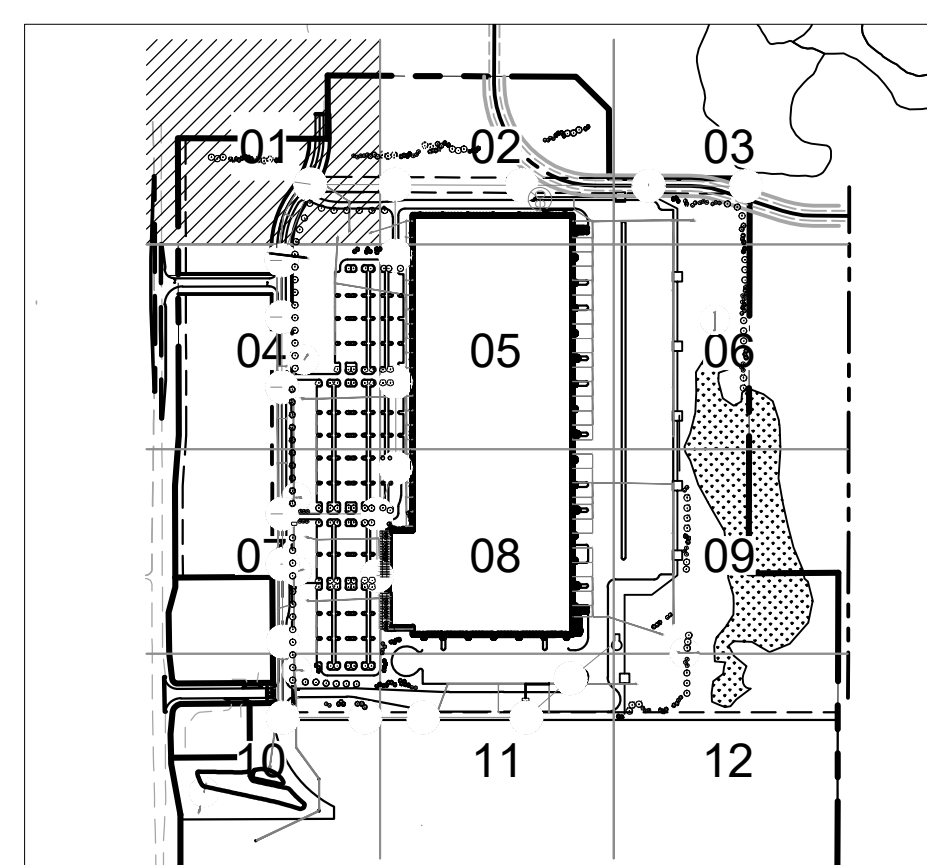
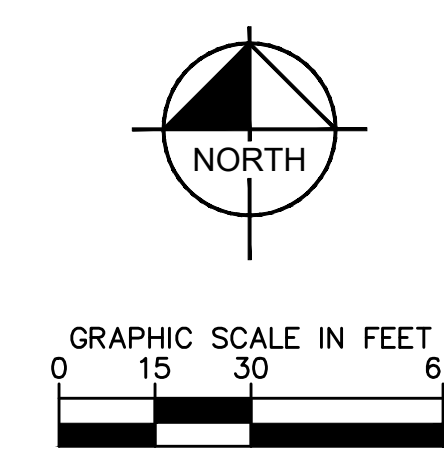
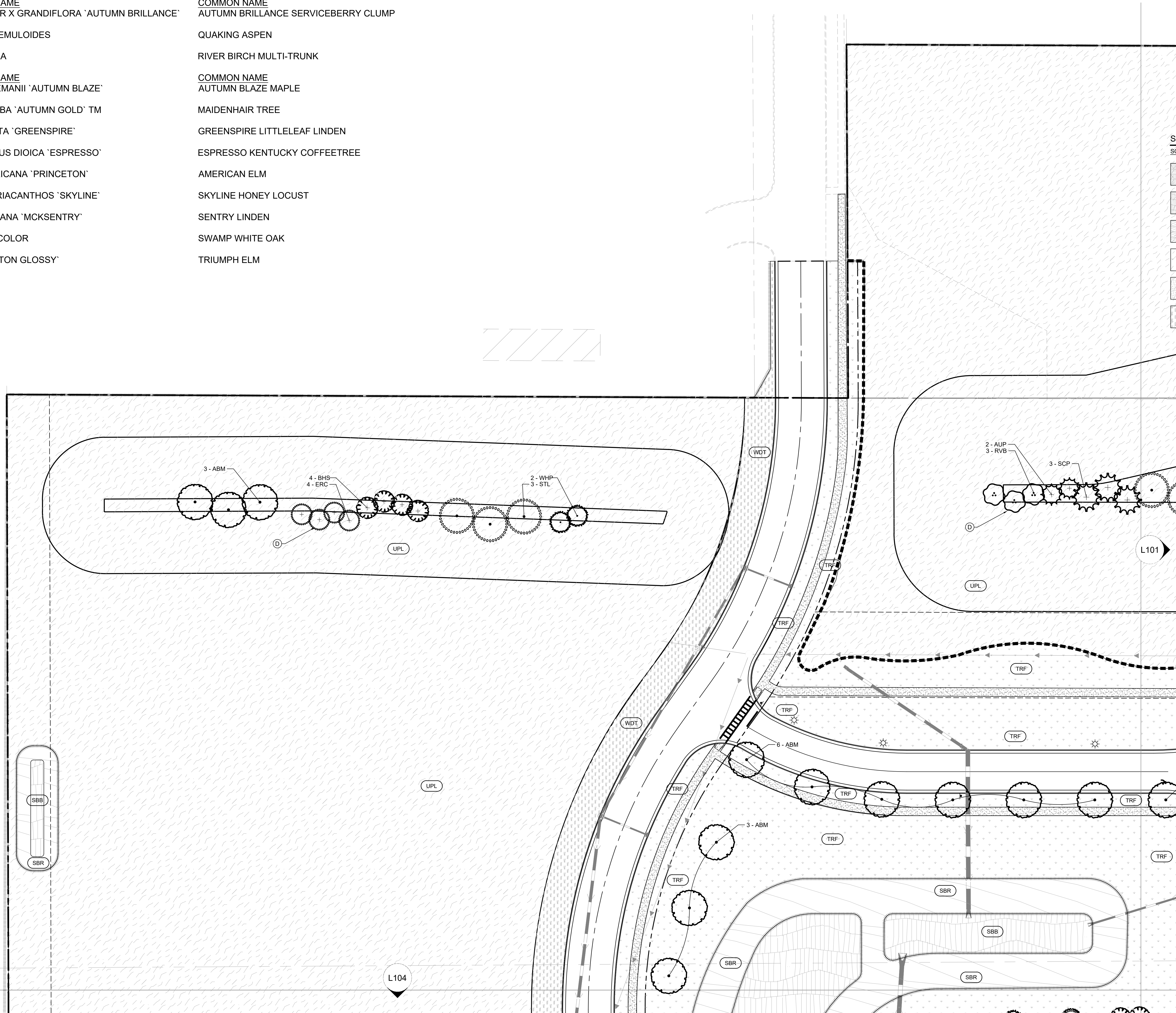
- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) PLACE PLANTINGS ON TOP OF BERM (TYP.)
- (E) MAINTENANCE STRIP (TYP.)
- (F) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMENTSTONE COLOR "BLACK ICE" CPC-123L, SEE CIVIL
- (G) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMENTSTONE COLOR "GRAY CLOUD" CPC-12, SEE CIVIL

LANDSCAPE LEGEND

- (Symbol: Circle with dot) EXISTING DECIDUOUS TREE (TYP.)
- (Symbol: Star with dot) EXISTING CONIFEROUS TREE (TYP.)
- (Symbol: Small circle) EXISTING SHRUB (TYP.)
- (Symbol: Dashed line) EDGER (TYP.)
- (Symbol: Dotted line) APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- (Symbol: Wavy line) SEED / SOD EDGE (TYP.)

SOD / SEED SCHEDULE

SOD/SEED	CODE	COMMON NAME	CONT
(Symbol: Stippled)	EMG	EMERGENT WETLAND	SEED
(Symbol: Horizontal lines)	SBB	STORM BASIN BOTTOM	SEED
(Symbol: Vertical lines)	SBR	STORM BASIN RIM	SEED
(Symbol: Diagonal lines)	TRF	KENTUCKY BLUEGRASS	TURF GRASS
(Symbol: Dotted)	UPL	UPLAND SEED MIX	SEED
(Symbol: Cross-hatched)	WDT	WISDOT SEED MIXTURE NO. 40	SEED



No.	Date	Revisions/ Submissions

Kimley»Horn
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 767 EUSTIS STREET SUITE 100, ST. PAUL, MN 55114
 PHONE 651-645-4197
 WWW.KIMLEY-HORN.COM

KHA PROJECT	DATE	DESIGNED BY	CHECKED BY
160640019.1.106	07/26/2021	RAH	RAH
SCALE	AS SHOWN	DRAWN BY	ERB/CFK

PROJECT MALLARD
 RYAN COMPANIES US, INC.
 ROBERTS, WI
 © 2021 CESO, INC.



Project number:	160640019.1.106
Scale:	
Drawn:	ERB/CFK
Checked:	RAH
Date:	07/26/2021
Issue:	CD
Drawing Title:	

LANDSCAPE PLAN

L101

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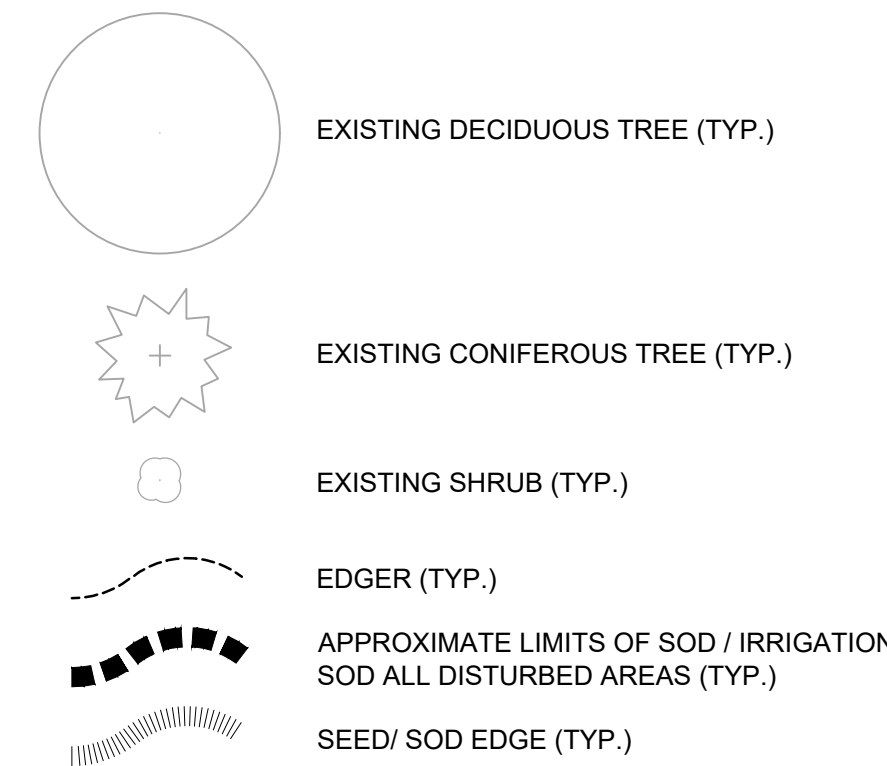
PLANT KEY

CONIFEROUS TREE	BOTANICAL NAME	COMMON NAME	CONIFEROUS SHRUBS	BOTANICAL NAME	COMMON NAME
AUP	PINUS NIGRA	AUSTRIAN PINE	SGJ	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
BHS	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	DBH	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE
CBS	PICEA PUNGENS	COLORADO SPRUCE	GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
ERC	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	IRD	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD
FIR	ABIES CONCOLOR	WHITE FIR	LDN	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL NINEBARK
NWS	PICEA ABIES	NORWAY SPRUCE	BES	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
SCP	PINUS SYLVESTRIS	SCOTCH PINE	NSG	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS
WHP	PINUS STROBUS	WHITE PINE	NOTE: SEE SHEET L100 FOR PLANT SCHEDULE		
ORNAMENTAL TREE	BOTANICAL NAME	COMMON NAME			
ALS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SERVICEBERRY CLUMP			
QUA	POPULUS TREMULOIDES	QUAKING ASPEN			
RVB	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK			
OVERSTORY TREE	BOTANICAL NAME	COMMON NAME			
ABM	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE			
GNK	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE			
GSL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN			
KCY	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE			
PRE	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM			
SHL	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST			
STL	TILIA AMERICANA 'MCKSENTRY'	SENTRY LINDEN			
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK			
TRI	ULMUS 'MORTON GLOSSY'	TRIUMPH ELM			

LANDSCAPE KEYNOTES

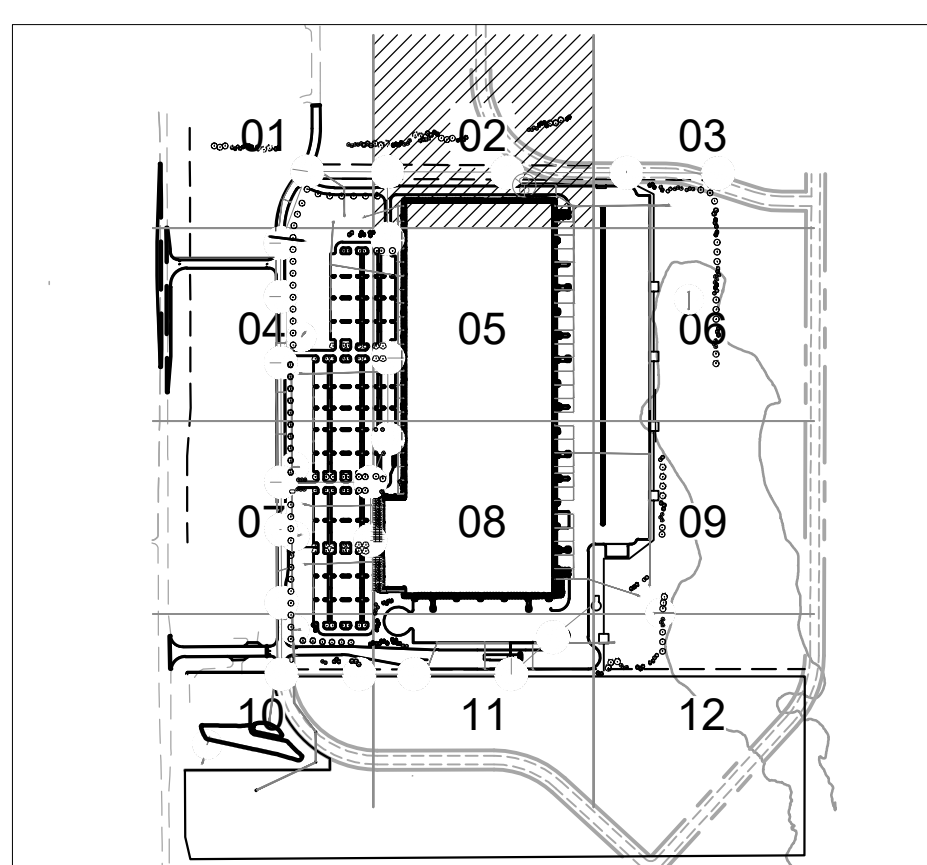
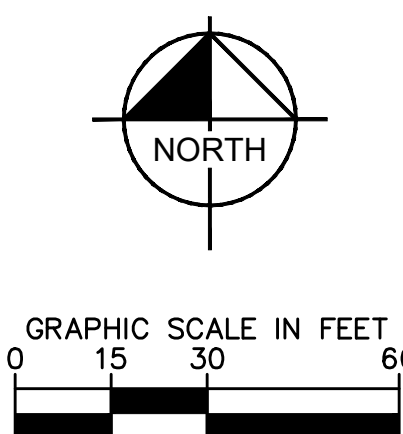
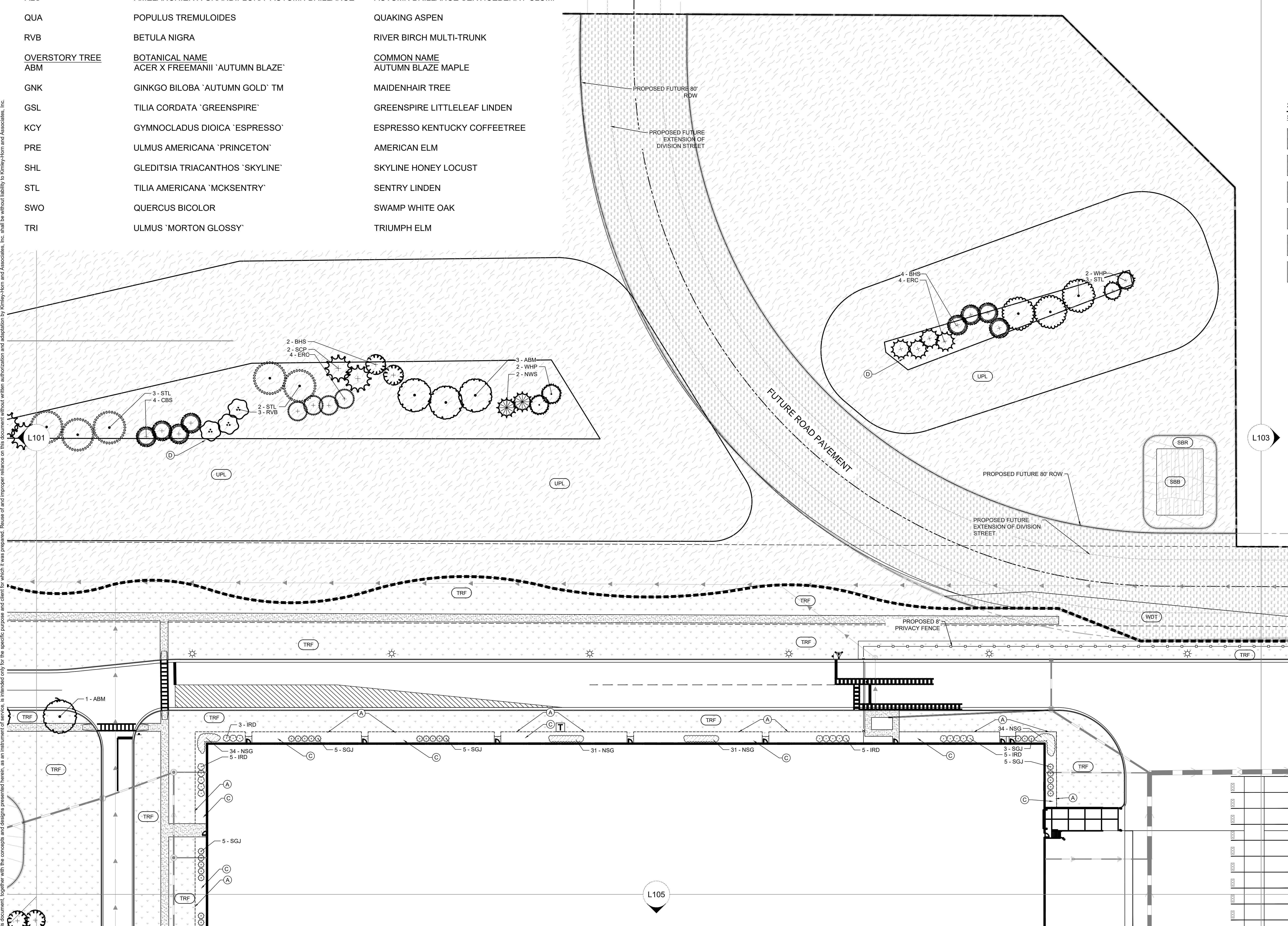
- Ⓐ EDGER (TYP.)
- Ⓑ DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- Ⓒ ROCK MULCH (TYP.)
- Ⓓ PLACE PLANTINGS ON TOP OF BERM (TYP.)
- Ⓔ MAINTENANCE STRIP (TYP.)
- Ⓕ INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE COLOR 'BLACK ICE' CPC-123L. SEE CIVIL
- Ⓖ INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE COLOR 'GRAY CLOUD' CPC-12. SEE CIVIL

LANDSCAPE LEGEND



SOD / SEED SCHEDULE

SOD/SEED	CODE	COMMON NAME	CONT
[Pattern]	EMG	EMERGENT WETLAND	SEED
[Pattern]	SBB	STORM BASIN BOTTOM	SEED
[Pattern]	SBR	STORM BASIN RIM	SEED
[Pattern]	TRF	KENTUCKY BLUEGRASS	TURF GRASS
[Pattern]	UPL	UPLAND SEED MIX	SEED
[Pattern]	WDT	WISDOT SEED MIXTURE NO. 40	SEED



No.	Date	Revisions/ Submissions

Kimley Horn
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 767 EUSTIS STREET SUITE 100, ST. PAUL, MN 55114
 WWW.KIMLEY-HORN.COM

KHA PROJECT	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
160640019.1.106	07/26/2021	AS SHOWN	RAH	RAH

PROJECT MALLARD
 RYAN COMPANIES US, INC.
 ROBERTS, WI
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Project number:	160640019.1.106
Scale:	AS SHOWN
Drawn:	ERB/CFK
Checked:	RAH
Date:	07/26/2021
Issue:	CD

Drawing Title:
LANDSCAPE PLAN

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CESO

WWW.CESOINC.COM

175 Marston West Ave., Suite 400
Akron, OH 44321
Phone: 330.660.0960 Fax: 330.200.4520

By: _____
Date: _____

Revisions Submissions
No. _____
Date: _____

PLANT KEY

CONIFEROUS TREE

CONIFEROUS TREE	BOTANICAL NAME	COMMON NAME
AUP	PINUS NIGRA	AUSTRIAN PINE
BHS	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE
CBS	PICEA PUNGENS	COLORADO SPRUCE
ERC	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
FIR	ABIES CONCOLOR	WHITE FIR
NWS	PICEA ABIES	NORWAY SPRUCE
SCP	PINUS SYLVESTRIS	SCOTCH PINE
WHP	PINUS STROBUS	WHITE PINE

ORNAMENTAL TREE

ORNAMENTAL TREE	BOTANICAL NAME	COMMON NAME
ALS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SERVICEBERRY CLUMP
QUA	POPULUS TREMULOIDES	QUAKING ASPEN
RVB	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK

OVERSTORY TREE

OVERSTORY TREE	BOTANICAL NAME	COMMON NAME
ABM	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE
GNK	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE
GSL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
KCY	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE
PRE	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM
SHL	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST
STL	TILIA AMERICANA 'MCKSENTRY'	SENTRY LINDEN
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK
TRI	ULMUS 'MORTON GLOSSY'	TRIOPHUM ELM

CONIFEROUS SHRUBS

CONIFEROUS SHRUBS	BOTANICAL NAME	COMMON NAME
SGJ	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER

DECIDUOUS SHRUBS

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME
DBH	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE
GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
IRD	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD
LDN	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL NINEBARK

PERENNIALS

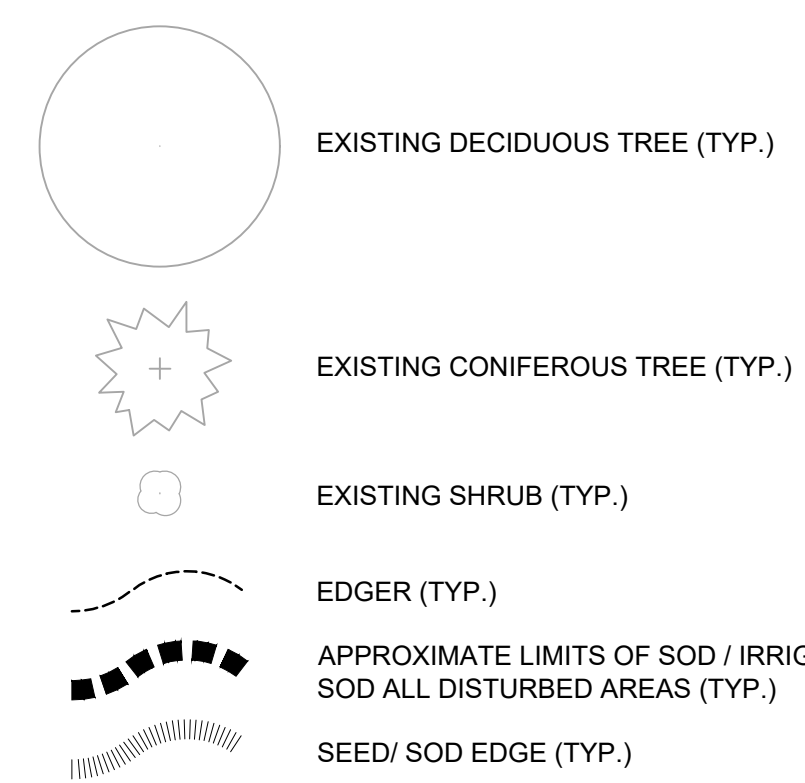
PERENNIALS	BOTANICAL NAME	COMMON NAME
BES	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
NSG	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS

NOTE: SEE SHEET L100 FOR PLANT SCHEDULE

LANDSCAPE KEYNOTES

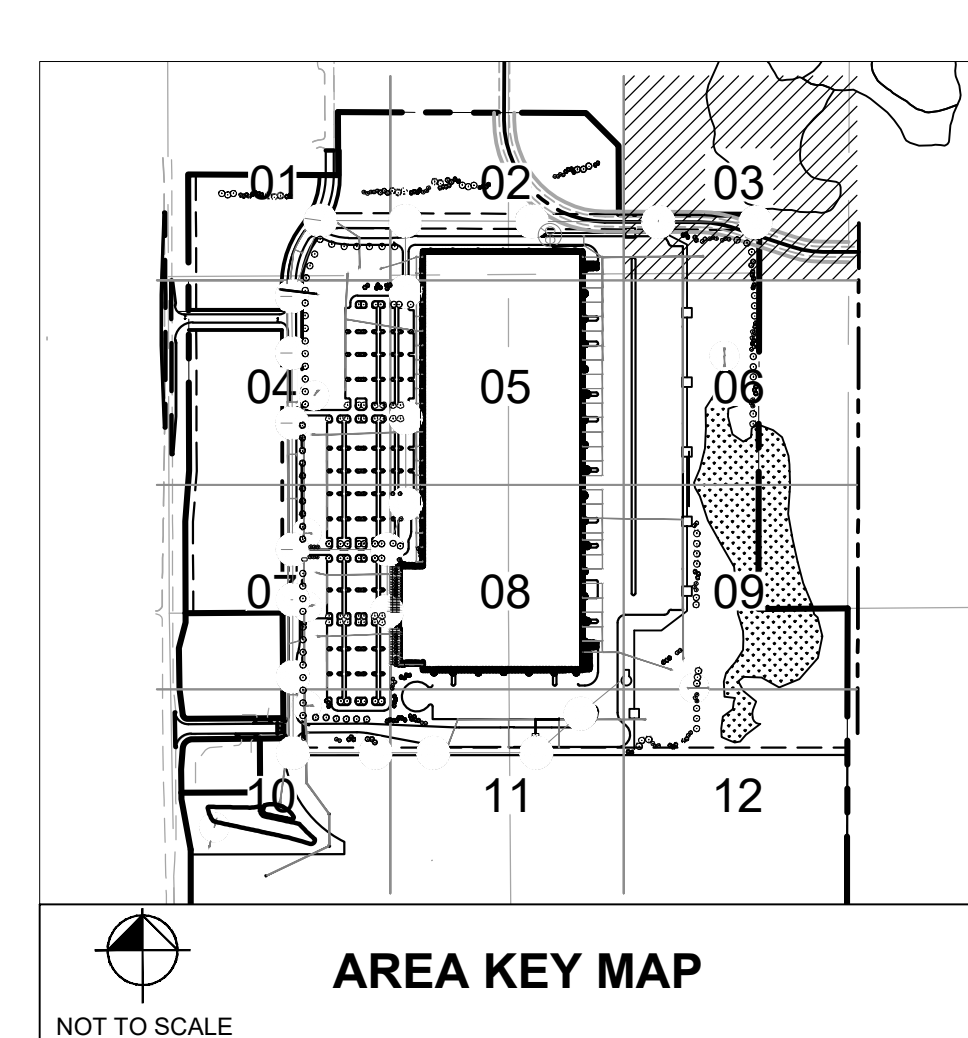
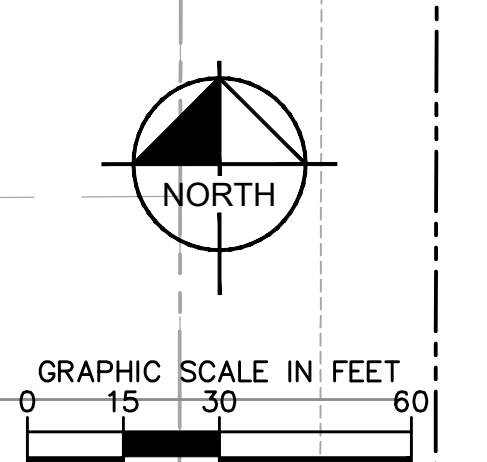
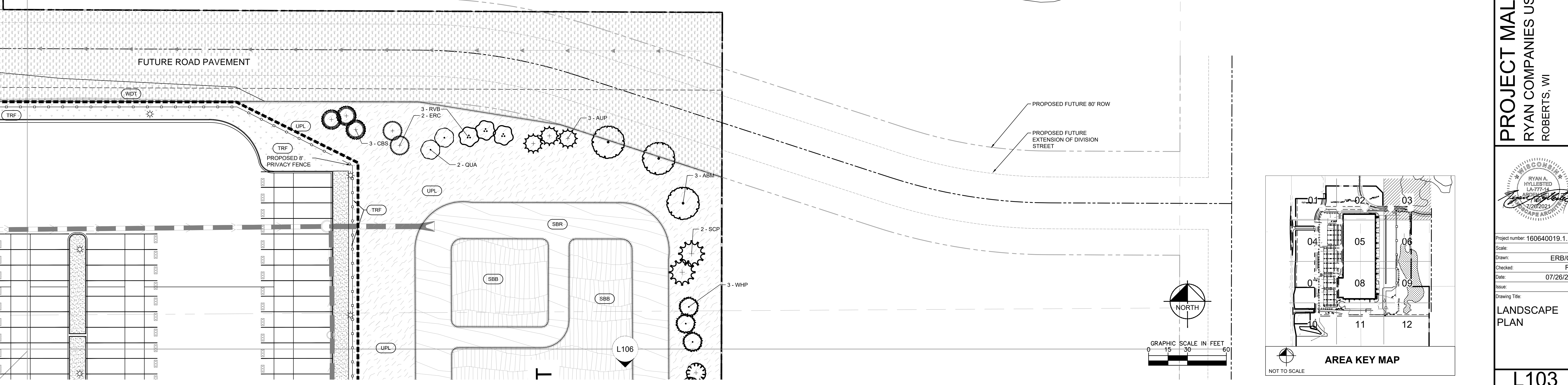
- Ⓐ EDGER (TYP.)
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- Ⓖ INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE COLOR 'GRAY CLOUD' CPC-12. SEE CIVIL

LANDSCAPE LEGEND

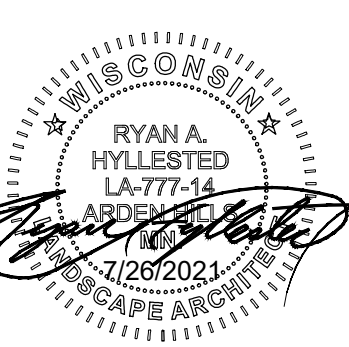


SOD / SEED SCHEDULE

SOD/SEED	CODE	COMMON NAME	CONT
	EMG	EMERGENT WETLAND	SEED
	SBB	STORM BASIN BOTTOM	SEED
	SBR	STORM BASIN RIM	SEED
	TRF	KENTUCKY BLUEGRASS	TURF GRASS
	UPL	UPLAND SEED MIX	SEED
	WDT	WISDOT SEED MIXTURE NO. 40	SEED



PROJECT MALLARD
RYAN COMPANIES US, INC.
ROBERTS, WI



Project number: 160640019.1.106
Scale: _____
Drawn: ERB/CFK
Checked: RAH
Date: 07/26/2021
Issue: CD
Drawing Title: LANDSCAPE PLAN

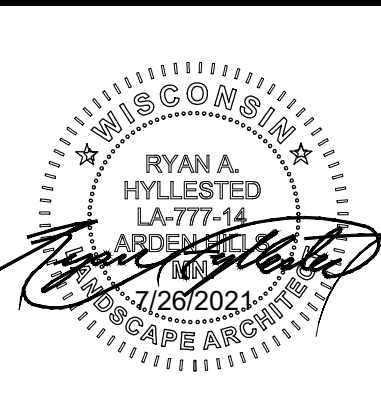
L103

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NO.	DATE	BY	REVISIONS

KHA PROJECT	DATE	AS SHOWN	RAH	ERB/CFK	CFK
160640019.1.106	07/26/2021				

DESIGNED BY	DRAWN BY	CHECKED BY



Project number: 160640019.1.106
Scale: ERB/CFK
Checked: RAH
Date: 07/26/2021
Issue: CD

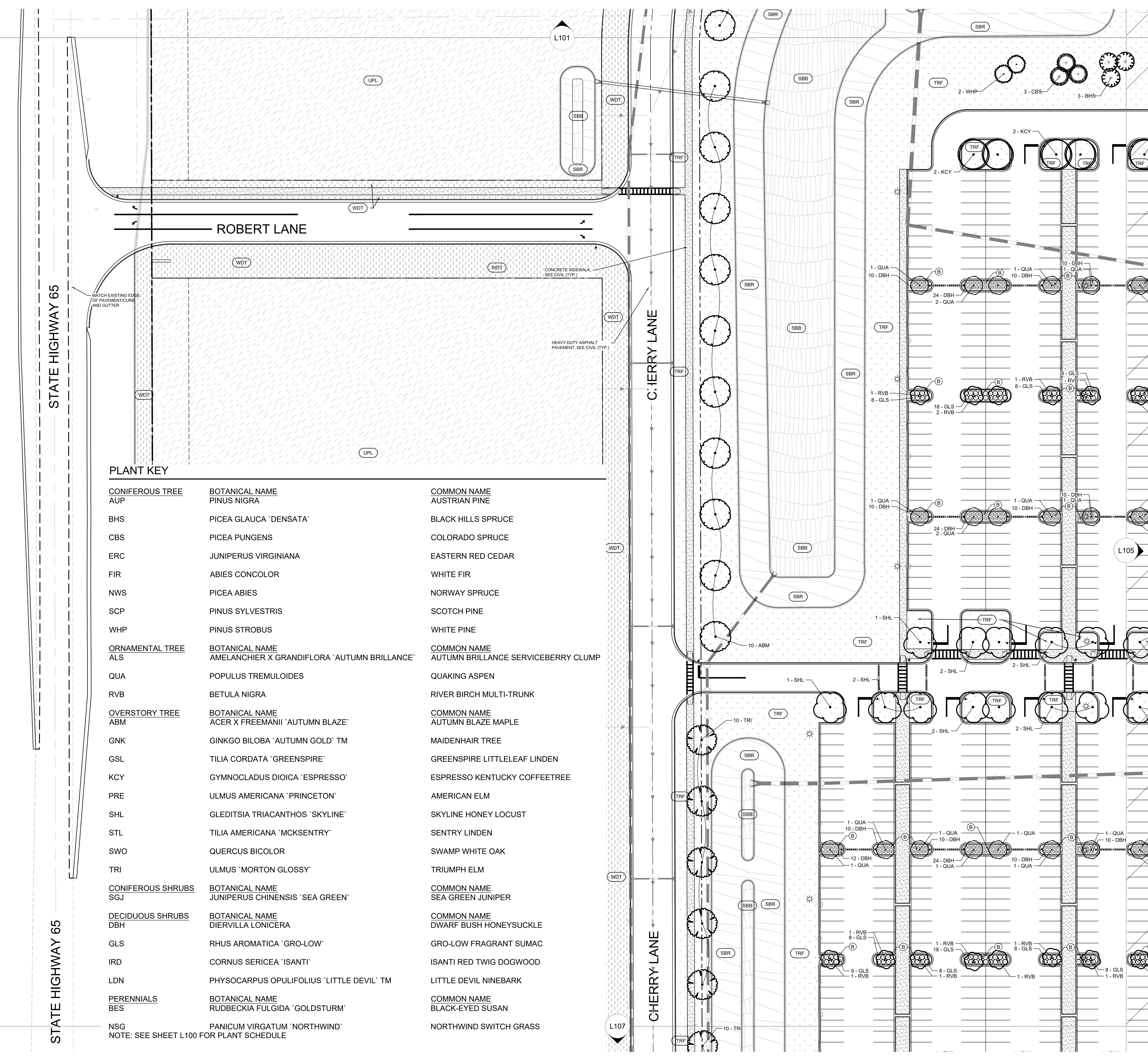
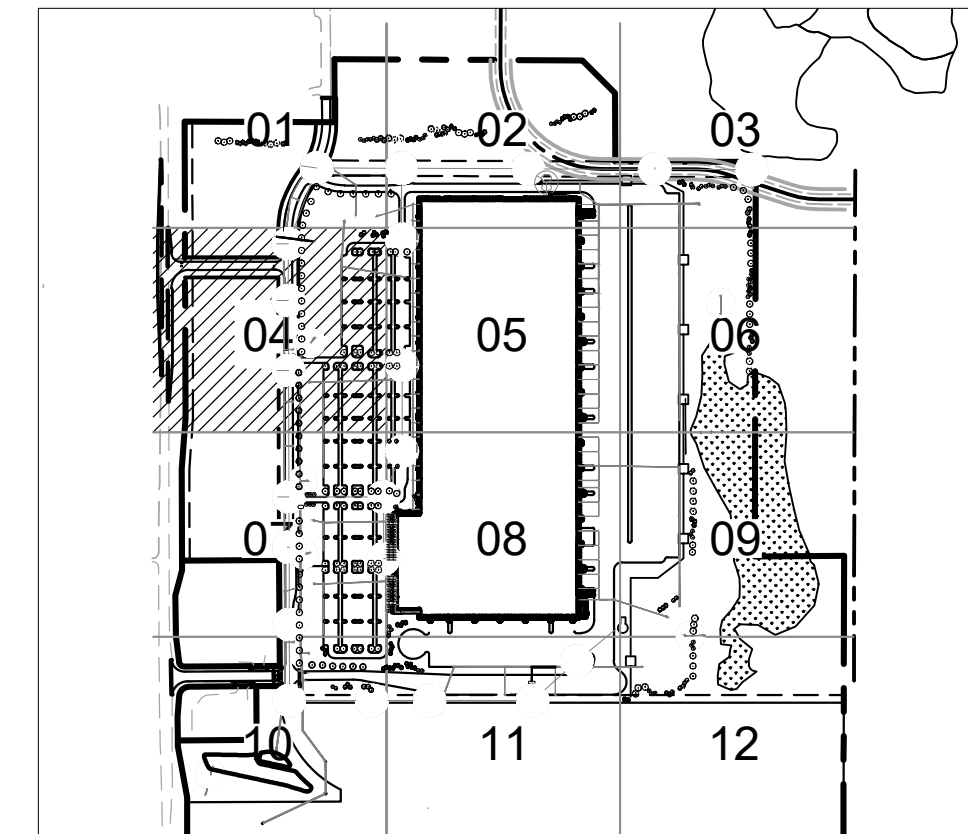
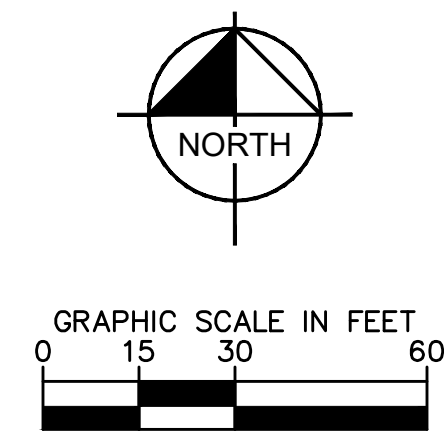
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- LANDSCAPE KEYNOTES**
- Ⓐ EDGER (TYP.)
 - Ⓑ DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
 - Ⓒ ROCK MULCH (TYP.)
 - Ⓓ PLACE PLANTINGS ON TOP OF BERM (TYP.)
 - Ⓔ MAINTENANCE STRIP (TYP.)
 - Ⓕ INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE COLOR 'BLACK ICE' CPC-123L. SEE CIVIL
 - Ⓖ INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE COLOR 'GRAY CLOUD' CPC-12. SEE CIVIL

- LANDSCAPE LEGEND**
- EXISTING DECIDUOUS TREE (TYP.)
 - ⊕ EXISTING CONIFEROUS TREE (TYP.)
 - EXISTING SHRUB (TYP.)
 - EDGER (TYP.)
 - APPROXIMATE LIMITS OF SOD / IRRIGATION. SOD ALL DISTURBED AREAS (TYP.)
 - SEED / SOD EDGE (TYP.)

SOD / SEED SCHEDULE

SOD/SEED	CODE	COMMON NAME	CONT.
	EMG	EMERGENT WETLAND	SEED
	SBB	STORM BASIN BOTTOM	SEED
	SBR	STORM BASIN RIM	SEED
	TRF	KENTUCKY BLUEGRASS	TURF
	UPL	UPLAND SEED MIX	SEED
	WDT	WISDOT SEED MIXTURE NO. 40	SEED



PLANT KEY

CONIFEROUS TREE	BOTANICAL NAME	COMMON NAME
AUP	PINUS NIGRA	AUSTRIAN PINE
BHS	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE
CBS	PICEA PUNGENS	COLORADO SPRUCE
ERC	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
FIR	ABIES CONCOLOR	WHITE FIR
NWS	PICEA ABIES	NORWAY SPRUCE
SCP	PINUS SYLVESTRIS	SCOTCH PINE
WHP	PINUS STROBUS	WHITE PINE
ORNAMENTAL TREE	BOTANICAL NAME	COMMON NAME
ALS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SERVICEBERRY CLUMP
QUA	POPULUS TREMULOIDES	QUAKING ASPEN
RVB	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK
OVERSTORY TREE	BOTANICAL NAME	COMMON NAME
ABM	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BRILLANCE MAPLE
GNK	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE
GSL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
KCY	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE
PRE	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM
SHL	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST
STL	TILIA AMERICANA 'MCKSENTRY'	SENTRY LINDEN
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CONIFEROUS SHRUBS	BOTANICAL NAME	COMMON NAME
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DBH	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE
GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
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LDN	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL NINEBARK
PERENNIALS	BOTANICAL NAME	COMMON NAME
BES	RUBRICKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
NSG	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS

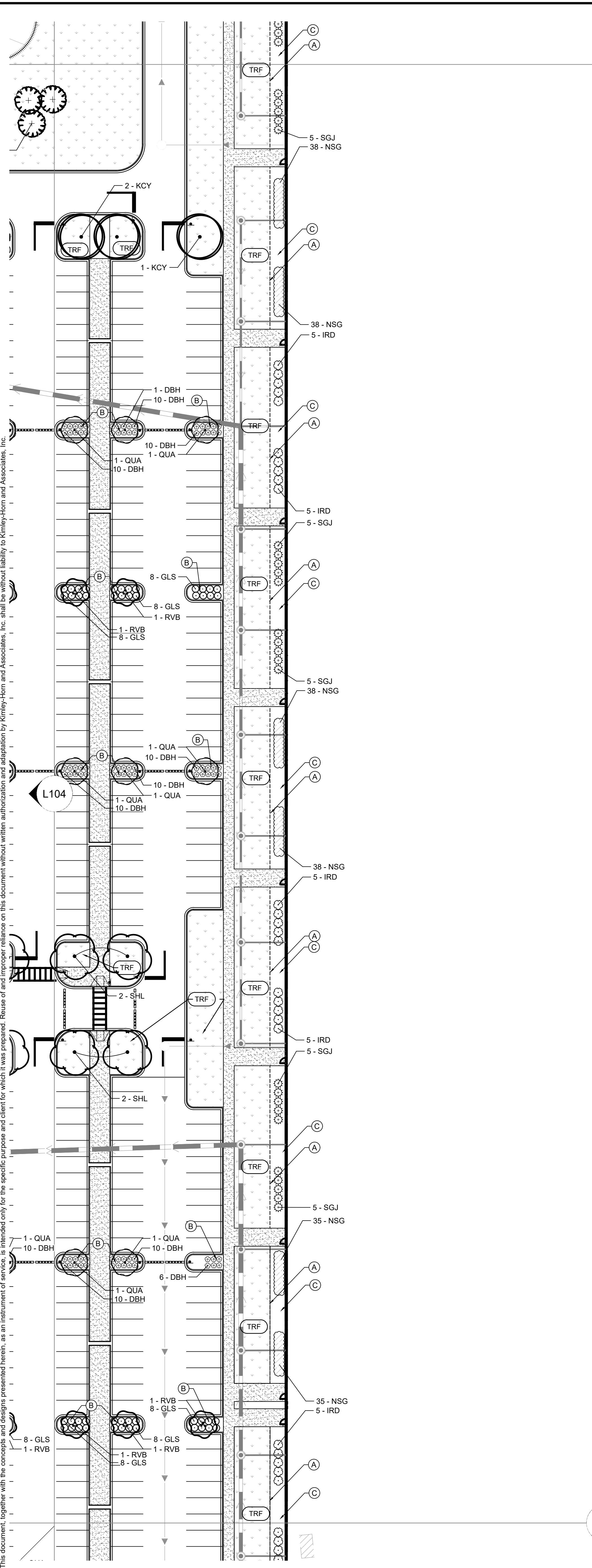
NOTE: SEE SHEET L100 FOR PLANT SCHEDULE

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STATE HIGHWAY 65

STATE HIGHWAY 65

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L102

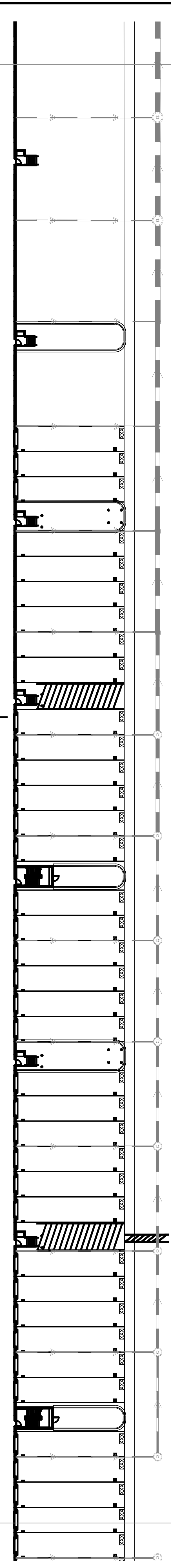
PROPOSED BUILDING
 1,080,308± SF
 FFE 1008'

PLANT KEY

CONIFEROUS TREE	BOTANICAL NAME	COMMON NAME
AUP	PINUS NIGRA	AUSTRIAN PINE
BHS	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE
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LDN	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL NINEBARK
PERENNIALS	BOTANICAL NAME	COMMON NAME
BES	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
NSG	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS

NOTE: SEE SHEET L100 FOR PLANT SCHEDULE

L108

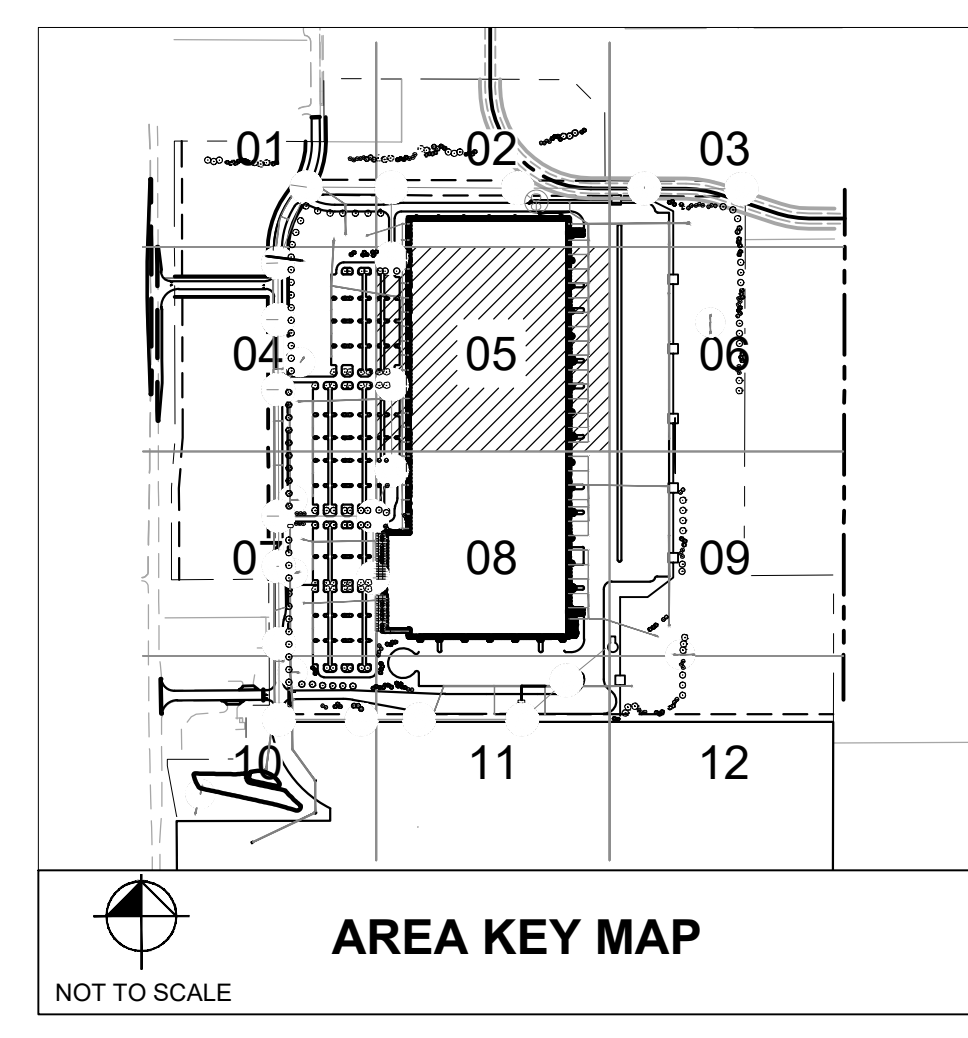
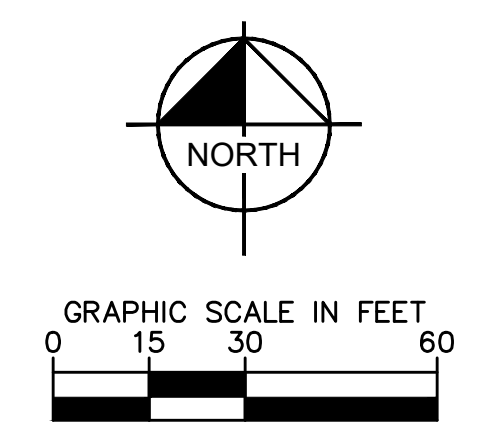


L106

- LANDSCAPE KEYNOTES**
- (A) EDGER (TYP.)
 - (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
 - (C) ROCK MULCH (TYP.)
 - (D) PLACE PLANTINGS ON TOP OF BERM (TYP.)
 - (E) MAINTENANCE STRIP (TYP.)
 - (F) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMENTSTONE COLOR "BLACK ICE" CPC-123L, SEE CIVIL
 - (G) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMENTSTONE COLOR "GRAY CLOUD" CPC-12, SEE CIVIL
- LANDSCAPE LEGEND**
- (Symbol) EXISTING DECIDUOUS TREE (TYP.)
 - (Symbol) EXISTING CONIFEROUS TREE (TYP.)
 - (Symbol) EXISTING SHRUB (TYP.)
 - (Symbol) EDGER (TYP.)
 - (Symbol) APPROXIMATE LIMITS OF SOD / IRRIGATION. SOD ALL DISTURBED AREAS (TYP.)
 - (Symbol) SEED/ SOD EDGE (TYP.)

SOD / SEED SCHEDULE

SOD/SEED	CODE	COMMON NAME	CONT.
(Symbol)	EMG	EMERGENT WETLAND	SEED
(Symbol)	SBB	STORM BASIN BOTTOM	SEED
(Symbol)	SBR	STORM BASIN RIM	SEED
(Symbol)	TRF	KENTUCKY BLUEGRASS	TURF
(Symbol)	UPL	UPLAND SEED MIX	SEED
(Symbol)	WDT	WISDOT SEED MIXTURE NO. 40	SEED



Revisions/ Submissions

No.	Date	By

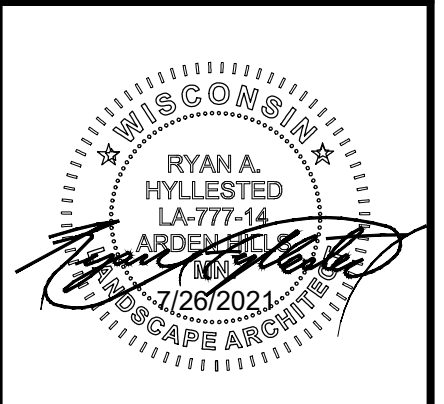


KHA PROJECT 160640019.1.106

DATE	AS SHOWN	RAH	RAH
07/26/2021			

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 RYAN COMPANIES US, INC.
 ROBERTS, WI

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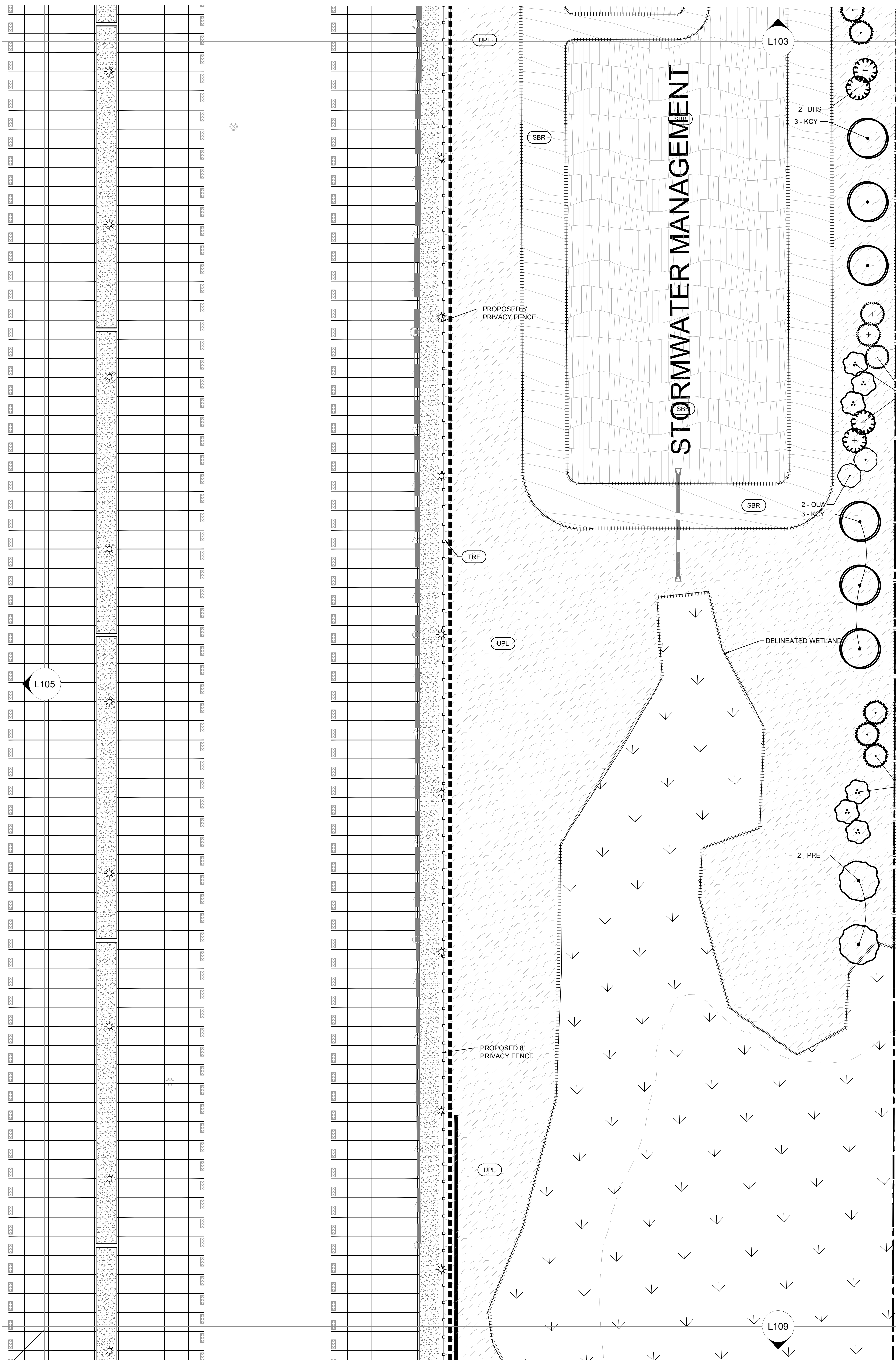


Project number: 160640019.1.106

Scale:	
Drawn:	ERB/CFK
Checked:	RAH
Date:	07/26/2021
Issue:	CD

Drawing Title:
LANDSCAPE PLAN

L105



PLANT KEY

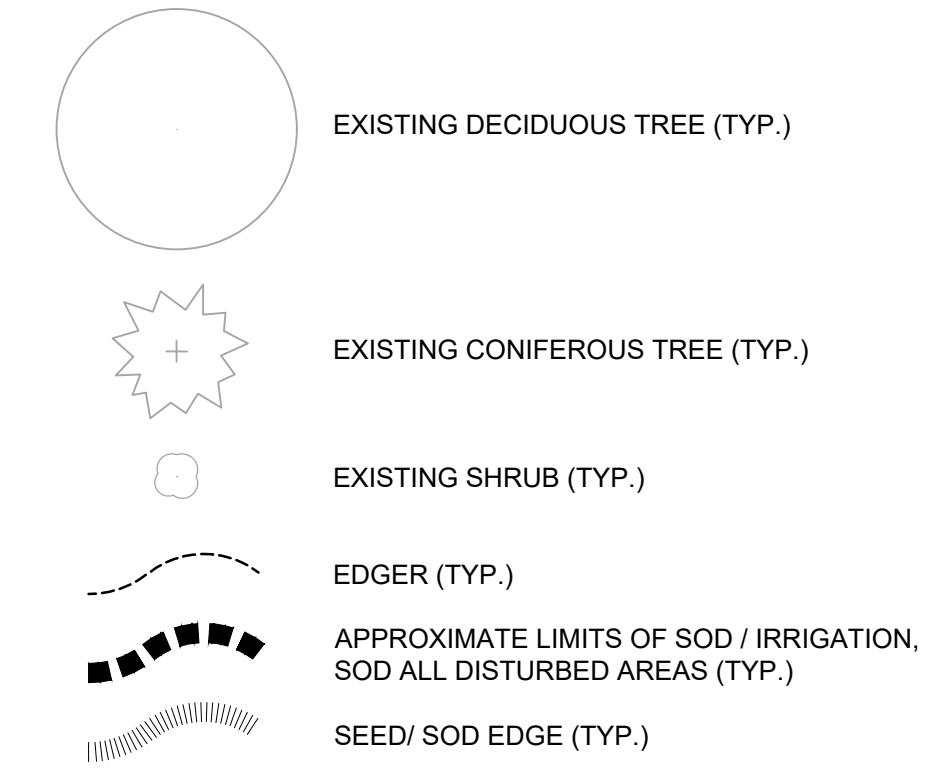
CONIFEROUS TREE	BOTANICAL NAME	COMMON NAME
AUP	PINUS NIGRA	AUSTRIAN PINE
BHS	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE
CBS	PICEA PUNGENS	COLORADO SPRUCE
ERC	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
FIR	ABIES CONCOLOR	WHITE FIR
NWS	PICEA ABIES	NORWAY SPRUCE
SCP	PINUS SYLVESTRIS	SCOTCH PINE
WHP	PINUS STROBUS	WHITE PINE
ORNAMENTAL TREE	BOTANICAL NAME	COMMON NAME
ALS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SERVICEBERRY CLUMP
QUA	POPULUS TREMULOIDES	QUAKING ASPEN
RVB	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK
OVERSTORY TREE	BOTANICAL NAME	COMMON NAME
ABM	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE
GNK	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE
GSL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
KCY	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE
PRE	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM
SHL	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST
STL	TILIA AMERICANA 'MCKSENTRY'	SENTRY LINDEN
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK
TRI	ULMUS 'MORTON GLOSSY'	TRIUMPH ELM
CONIFEROUS SHRUBS	BOTANICAL NAME	COMMON NAME
SGJ	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME
DBH	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE
GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
IRD	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD
LDN	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL NINEBARK
PERENNIALS	BOTANICAL NAME	COMMON NAME
BES	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
NSG	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS

NOTE: SEE SHEET L100 FOR PLANT SCHEDULE

LANDSCAPE KEYNOTES

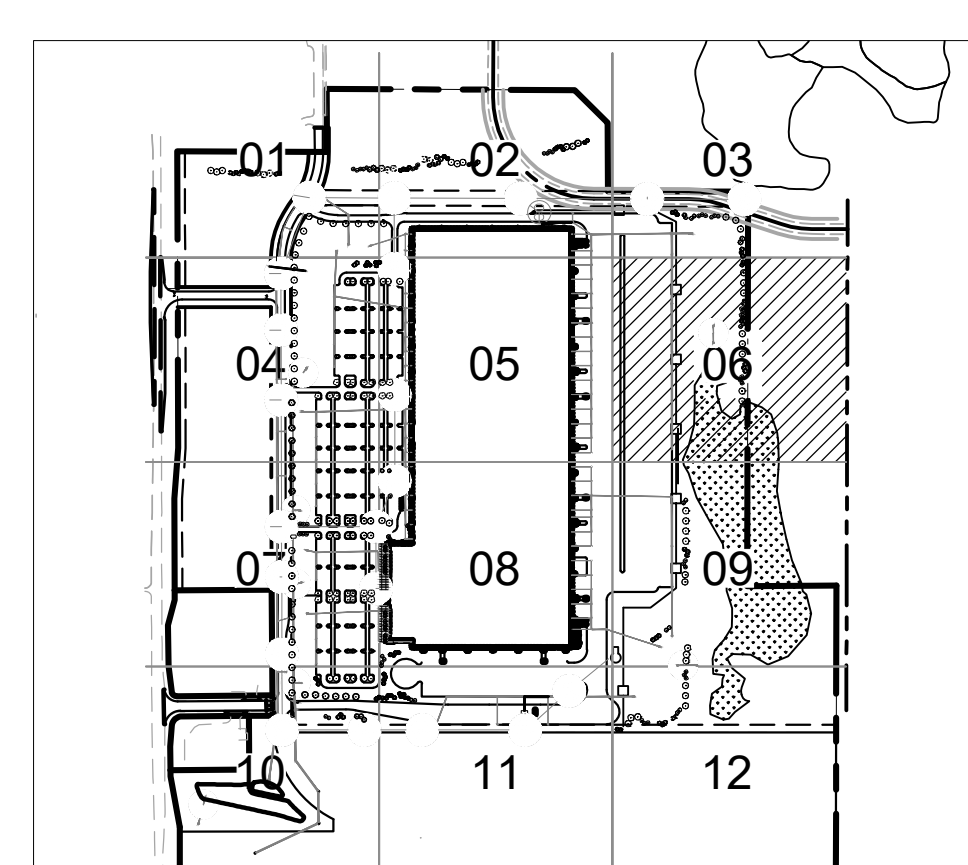
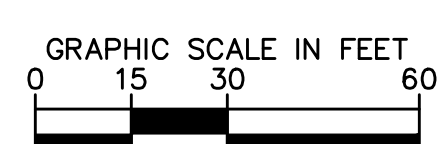
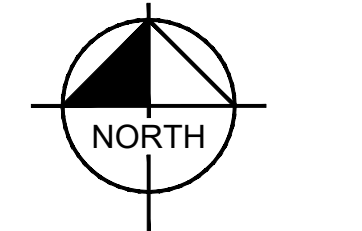
- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) PLACE PLANTINGS ON TOP OF BERM (TYP.)
- (E) MAINTENANCE STRIP (TYP.)
- (F) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE COLOR "BLACK ICE" CPC-123L, SEE CIVIL
- (G) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE COLOR "GRAY CLOUD" CPC-12, SEE CIVIL

LANDSCAPE LEGEND



SOD / SEED SCHEDULE

SOD/SEED	CODE	COMMON NAME	CONT.
	EMG	EMERGENT WETLAND	SEED
	SBB	STORM BASIN BOTTOM	SEED
	SBR	STORM BASIN RIM	SEED
	TRF	KENTUCKY BLUEGRASS	TURF GRASS
	UPL	UPLAND SEED MIX	SEED
	WDT	WISDOT SEED MIXTURE NO. 40	SEED



AREA KEY MAP
NOT TO SCALE



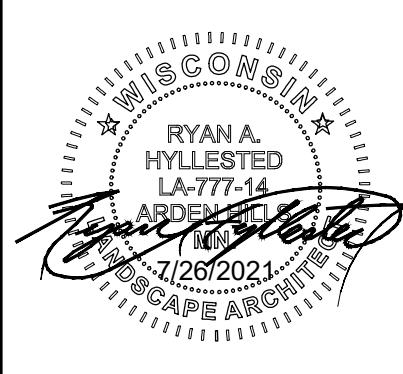
175 Marquette West Ave., Suite 400
Akron, OH 44321
Phone: 330.660.0960 Fax: 338.208.4638

By	Date	Revisions/ Submissions

Kimley & Horn
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767 EULIST STREET SUITE 100, ST. PAUL, MN 55114
PHONE 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT 160640019.1.106	DATE 07/26/2021
SCALE AS SHOWN	DESIGNED BY RAH
	DRAWN BY ERB/CFK
	CHECKED BY RAH

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RYAN COMPANIES US, INC.
ROBERTS, WI
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Project number: 160640019.1.106
Scale:
Drawn: ERB/CFK
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Drawing Title:

LANDSCAPE PLAN

By	
Date	
Revisions	
Submitted	
No.	

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Issue:	CD
Drawing Title:	

LANDSCAPE PLAN
 L107

STATE

STATE HIGHWAY 65

LOT 3
 ±9.61 ACRES

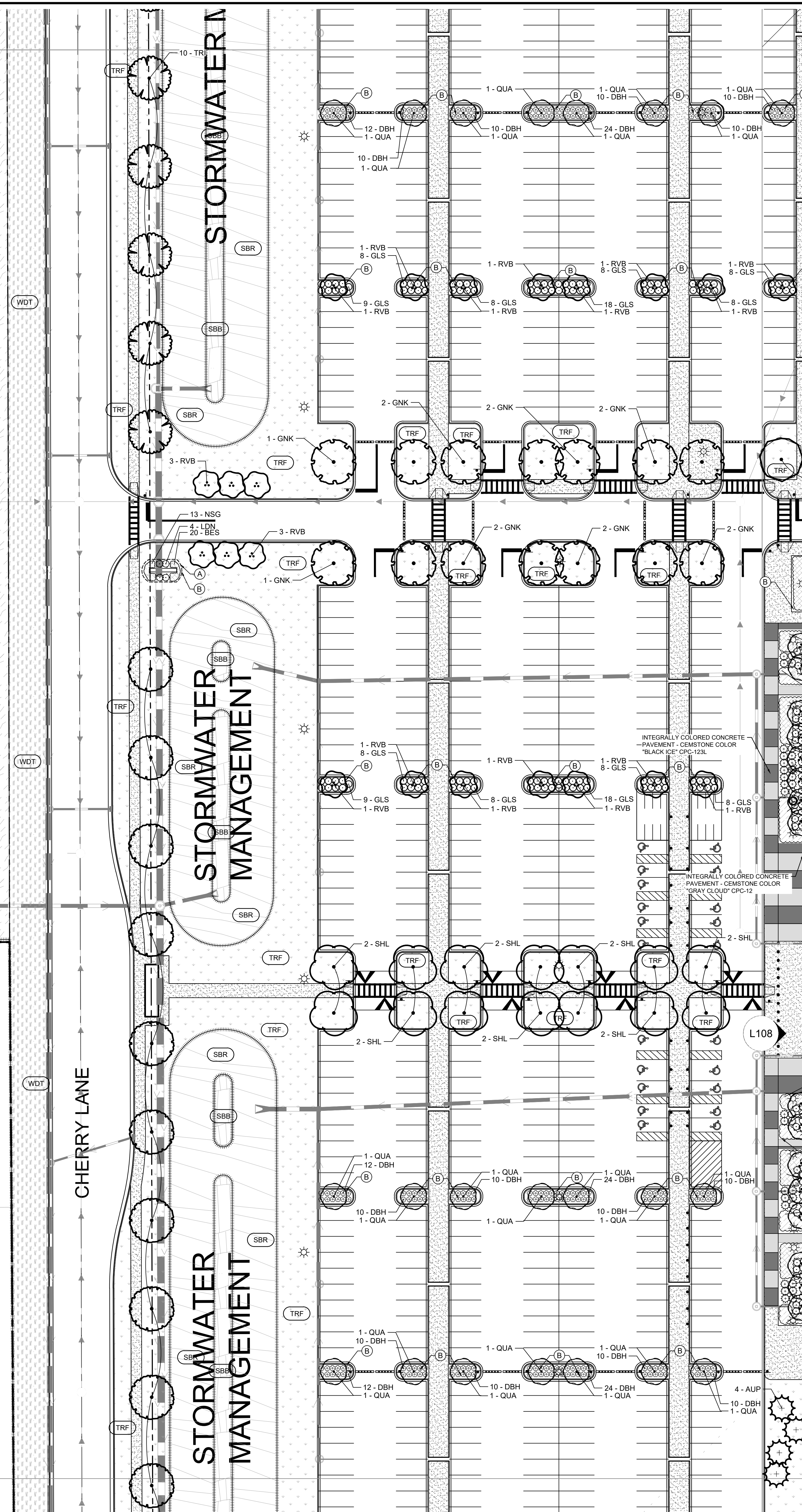
PLANT KEY

CONIFEROUS TREE	BOTANICAL NAME	COMMON NAME
AUP	PINUS NIGRA	AUSTRIAN PINE
BHS	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE
CBS	PICEA PUNGENS	COLORADO SPRUCE
ERC	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
FIR	ABIES CONCOLOR	WHITE FIR
NWS	PICEA ABIES	NORWAY SPRUCE
SCP	PINUS SYLVESTRIS	SCOTCH PINE
WHP	PINUS STROBUS	WHITE PINE

PLANT KEY

ORNAMENTAL TREE	BOTANICAL NAME	COMMON NAME
ALS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SERVICEBERRY CLUMP
QUA	POPULUS TREMULOIDES	QUAKING ASPEN
RVB	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK
OVERSTORY TREE	BOTANICAL NAME	COMMON NAME
ABM	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE
GNK	GINKGO BILOBA 'AUTUMN GOLD'™	MAIDENHAIR TREE
GSL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
KCY	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE
PRE	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM
SHL	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST
STL	TILIA AMERICANA 'MCKSENTRY'	SENTRY LINDEN
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK
TRI	ULMUS 'MORTON GLOSSY'	TRIUMPH ELM
CONIFEROUS SHRUBS	BOTANICAL NAME	COMMON NAME
SGJ	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME
DBH	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE
GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
IRD	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD
LDN	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'™	LITTLE DEVIL NINEBARK
PERENNIALS	BOTANICAL NAME	COMMON NAME
BES	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
NSG	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS

NOTE: SEE SHEET L100 FOR PLANT SCHEDULE



LANDSCAPE KEYNOTES

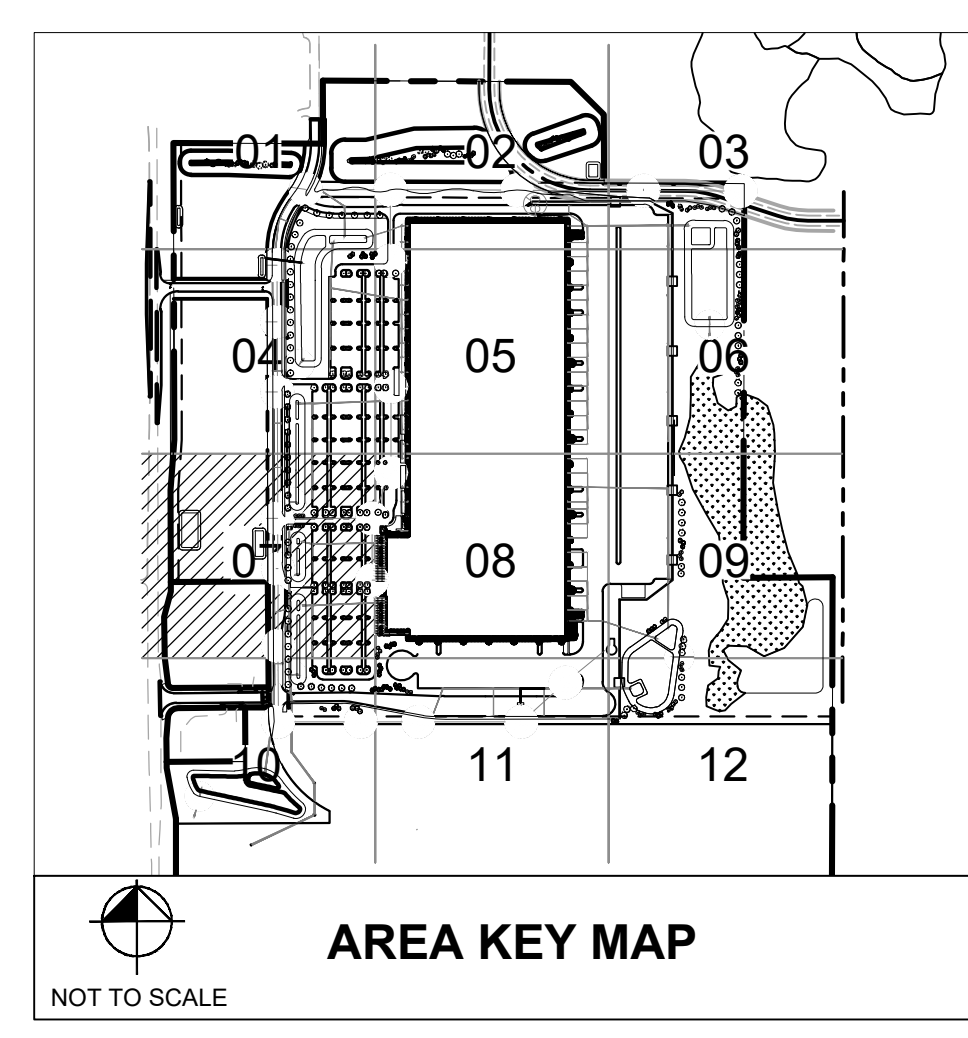
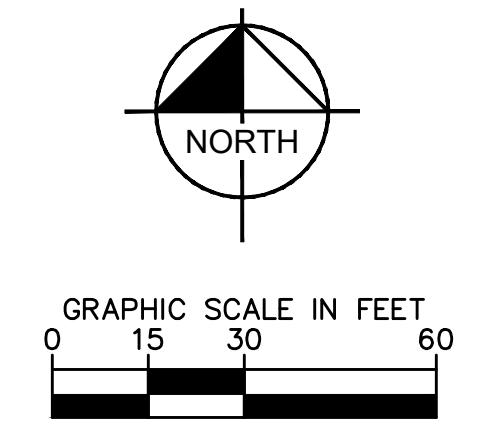
- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) PLACE PLANTINGS ON TOP OF BERM (TYP.)
- (E) MAINTENANCE STRIP (TYP.)
- (F) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMENTSTONE COLOR "BLACK ICE" CPC-123L. SEE CIVIL
- (G) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMENTSTONE COLOR "GRAY CLOUD" CPC-12. SEE CIVIL

LANDSCAPE LEGEND

- EXISTING DECIDUOUS TREE (TYP.)
- EXISTING CONIFEROUS TREE (TYP.)
- EXISTING SHRUB (TYP.)
- EDGER (TYP.)
- APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- SEED / SOD EDGE (TYP.)
- INTEGRALLY COLORED CONCRETE PAVEMENT - CEMENTSTONE COLOR "BLACK ICE" CPC-123L
- INTEGRALLY COLORED CONCRETE PAVEMENT - CEMENTSTONE SPECTRA COLOR "GRAY CLOUD" CPC-12

SOD / SEED SCHEDULE

SOD/SEED	CODE	COMMON NAME	CONT
	EMG	EMERGENT WETLAND	SEED
	SBB	STORM BASIN BOTTOM	SEED
	SBR	STORM BASIN RIM	SEED
	TRF	KENTUCKY BLUEGRASS	TURF
	UPL	UPLAND SEED MIX	SEED
	WDT	WISDOT SEED MIXTURE NO. 40	SEED





CESO

WWW.CESOINC.COM

175 MetroWest West Ave., Suite 400
Akron, OH 44321

Phone: 330.660.0960 Fax: 330.208.4638

No.	Date	Revisions/ Submissions

Kimley **Horn**

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767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE 651-646-4197
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KHA PROJECT	DATE
160640019.1.106	07/26/2021
SCALE	AS SHOWN
DESIGNED BY	DRAWN BY
CHECKED BY	

PROJECT MALLARD
RYAN COMPANIES US, INC.
ROBERTS, WI

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Scale:
Drawn: ERB/CFK
Checked: RAH
Date: 07/26/2021
Issue: CD
Drawing Title:

LANDSCAPE PLAN

L108

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) PLACE PLANTINGS ON TOP OF BERM (TYP.)
- (E) MAINTENANCE STRIP (TYP.)
- (F) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE COLOR "BLACK ICE" CPC-123L, SEE CIVIL
- (G) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE COLOR "GRAY CLOUD" CPC-12, SEE CIVIL

LANDSCAPE LEGEND

- (Circle with dot) EXISTING DECIDUOUS TREE (TYP.)
- (Circle with cross) EXISTING CONIFEROUS TREE (TYP.)
- (Circle with star) EXISTING SHRUB (TYP.)
- (Dashed line) EDGER (TYP.)
- (Dotted line) APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- (Wavy line) SEED/ SOD EDGE (TYP.)
- (Stippled pattern) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE COLOR "BLACK ICE" CPC-123L
- (Dotted pattern) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE SPECTRA COLOR "GRAY CLOUD" CPC-12

SOD / SEED SCHEDULE

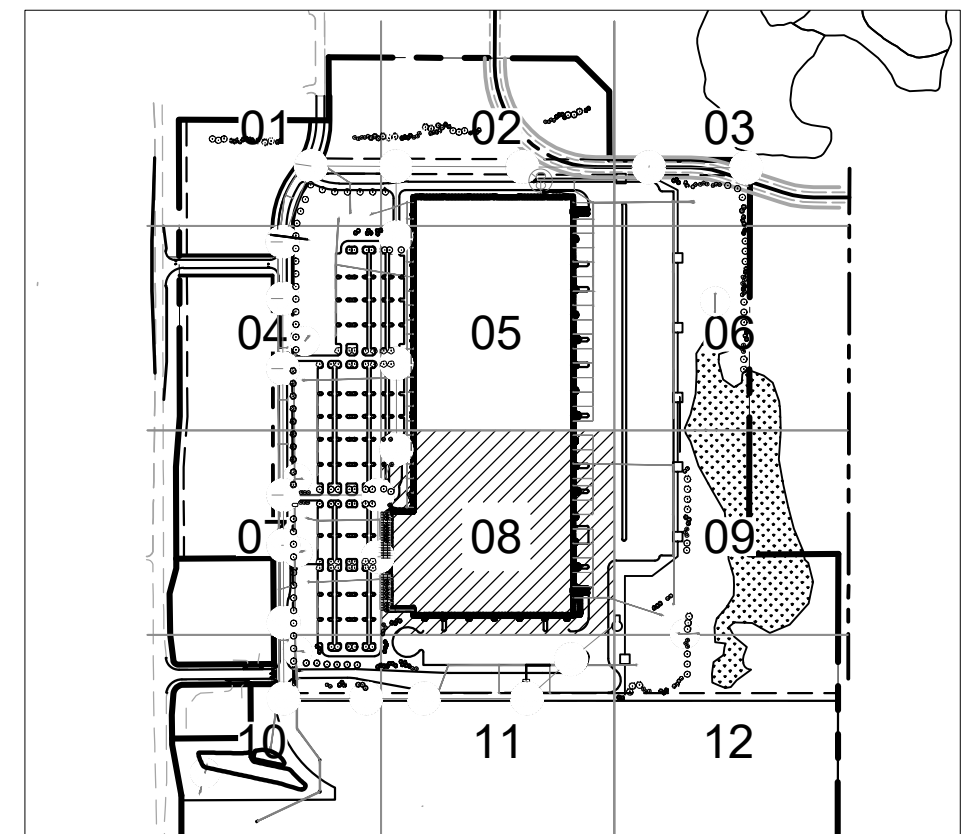
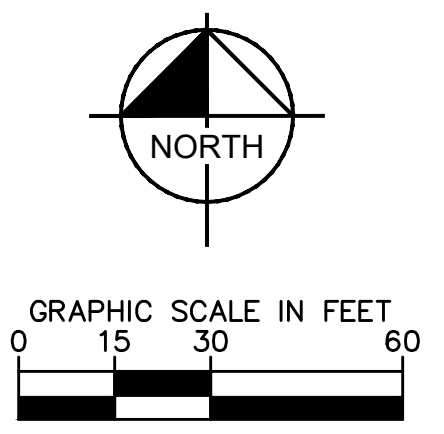
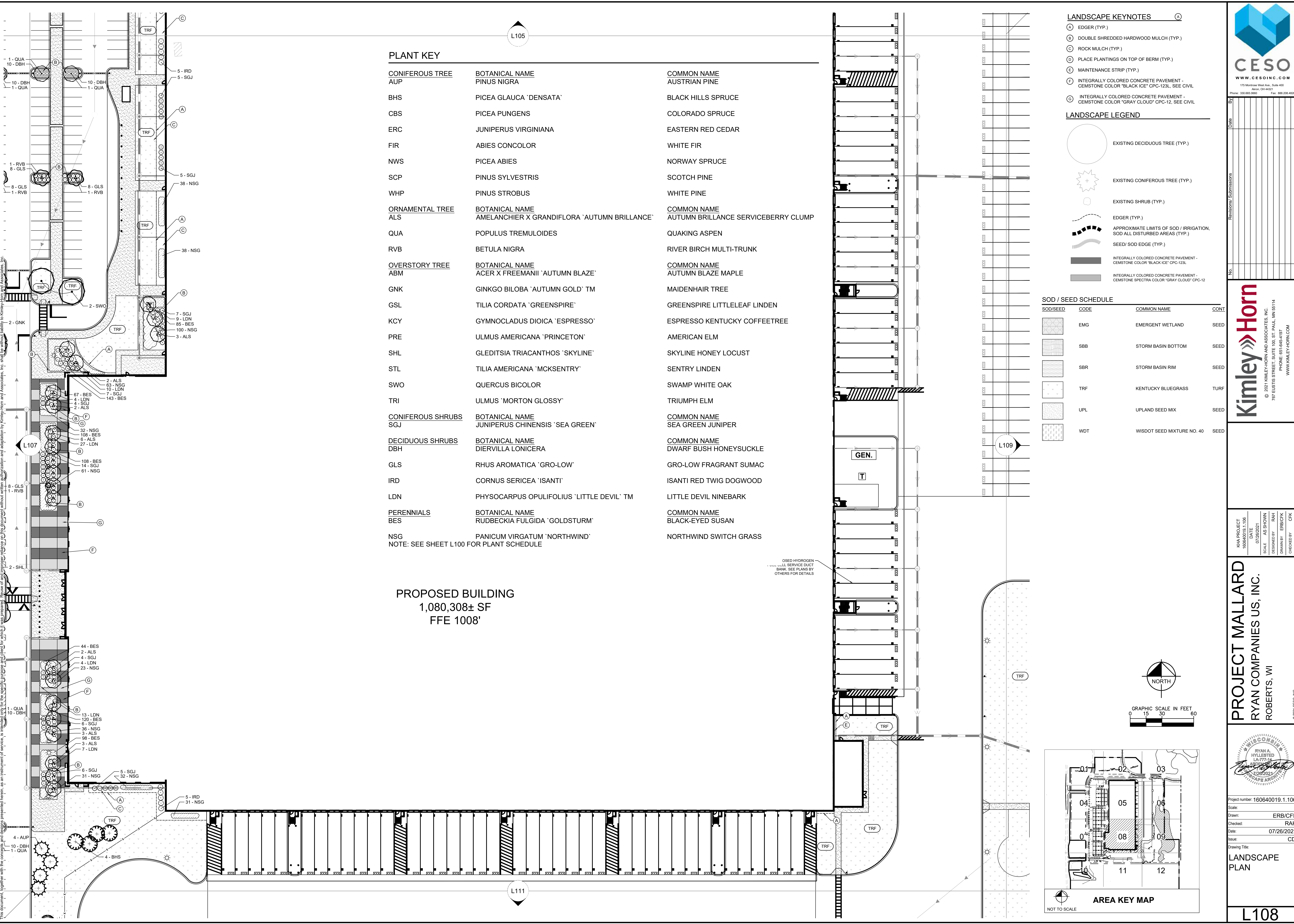
SOD/SEED	CODE	COMMON NAME	CONT
(Stippled pattern)	EMG	EMERGENT WETLAND	SEED
(Dotted pattern)	SBB	STORM BASIN BOTTOM	SEED
(Cross-hatched pattern)	SBR	STORM BASIN RIM	SEED
(Circle with dot pattern)	TRF	KENTUCKY BLUEGRASS	TURF
(Circle with cross pattern)	UPL	UPLAND SEED MIX	SEED
(Circle with star pattern)	WDT	WISDOT SEED MIXTURE NO. 40	SEED

PLANT KEY

CONIFEROUS TREE	BOTANICAL NAME	COMMON NAME
AUP	PINUS NIGRA	AUSTRIAN PINE
BHS	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE
CBS	PICEA PUNGENS	COLORADO SPRUCE
ERC	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
FIR	ABIES CONCOLOR	WHITE FIR
NWS	PICEA ABIES	NORWAY SPRUCE
SCP	PINUS SYLVESTRIS	SCOTCH PINE
WHP	PINUS STROBUS	WHITE PINE
ORNAMENTAL TREE	BOTANICAL NAME	COMMON NAME
ALS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SERVICEBERRY CLUMP
QUA	POPULUS TREMULOIDES	QUAKING ASPEN
RVB	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK
OVERSTORY TREE	BOTANICAL NAME	COMMON NAME
ABM	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE
GNK	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE
GSL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
KCY	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE
PRE	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM
SHL	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST
STL	TILIA AMERICANA 'MCKSENTRY'	SENTRY LINDEN
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK
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CONIFEROUS SHRUBS	BOTANICAL NAME	COMMON NAME
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GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
IRD	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD
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NOTE: SEE SHEET L100 FOR PLANT SCHEDULE

PROPOSED BUILDING
1,080,308± SF
FFE 1008'

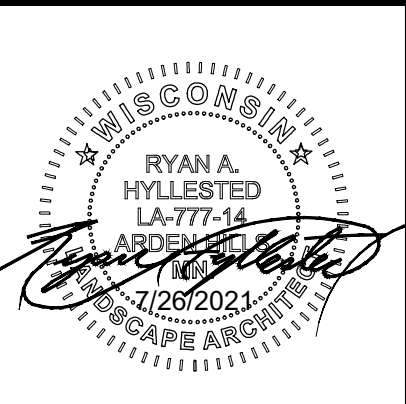


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Date	
Revisions	
No.	

KHA PROJECT	160640019.1.106
DATE	07/26/2021
SCALE	AS SHOWN
DESIGNED BY	RAH
DRAWN BY	ERB/CFK
CHECKED BY	RAH



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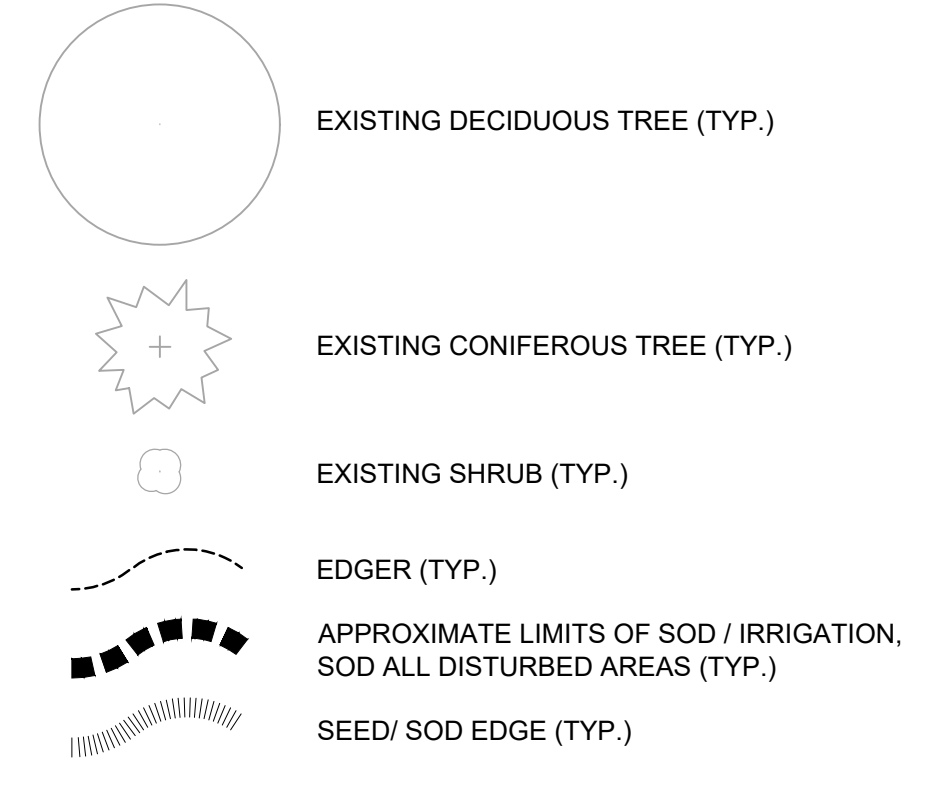
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SHL	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST
STL	TILIA AMERICANA 'MCKSENTRY'	SENTRY LINDEN
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK
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CONIFEROUS SHRUBS	BOTANICAL NAME	COMMON NAME
SGJ	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
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DBH	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE
GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
IRD	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD
LDN	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL NINEBARK
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BES	RUBBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
NSG	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS
NOTE:	SEE SHEET L100 FOR PLANT SCHEDULE	

LANDSCAPE KEYNOTES

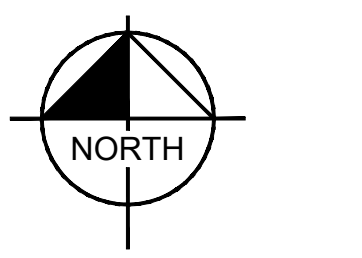
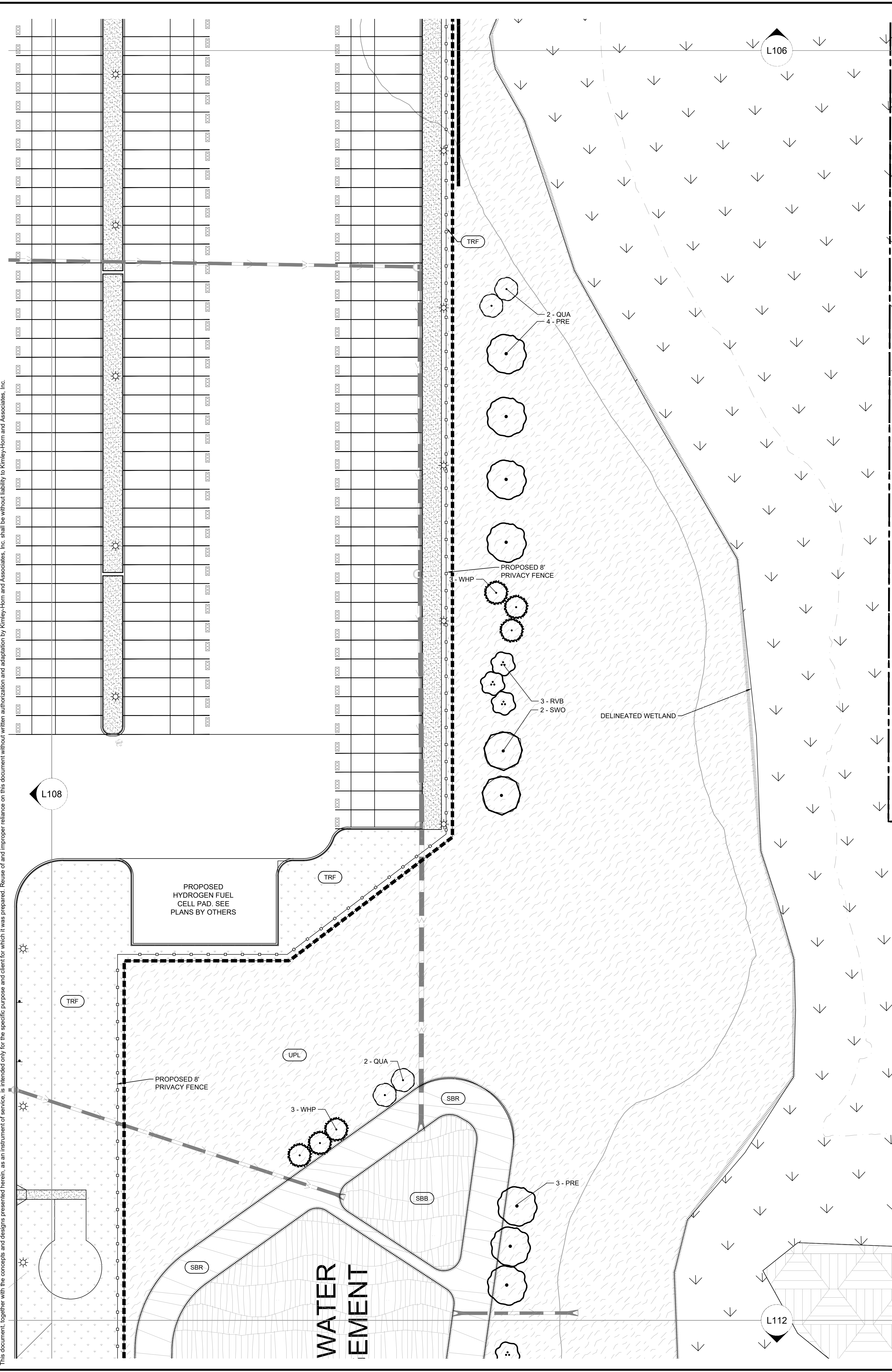
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- (G) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE COLOR 'GRAY CLOUD' CPC-12. SEE CIVIL

LANDSCAPE LEGEND

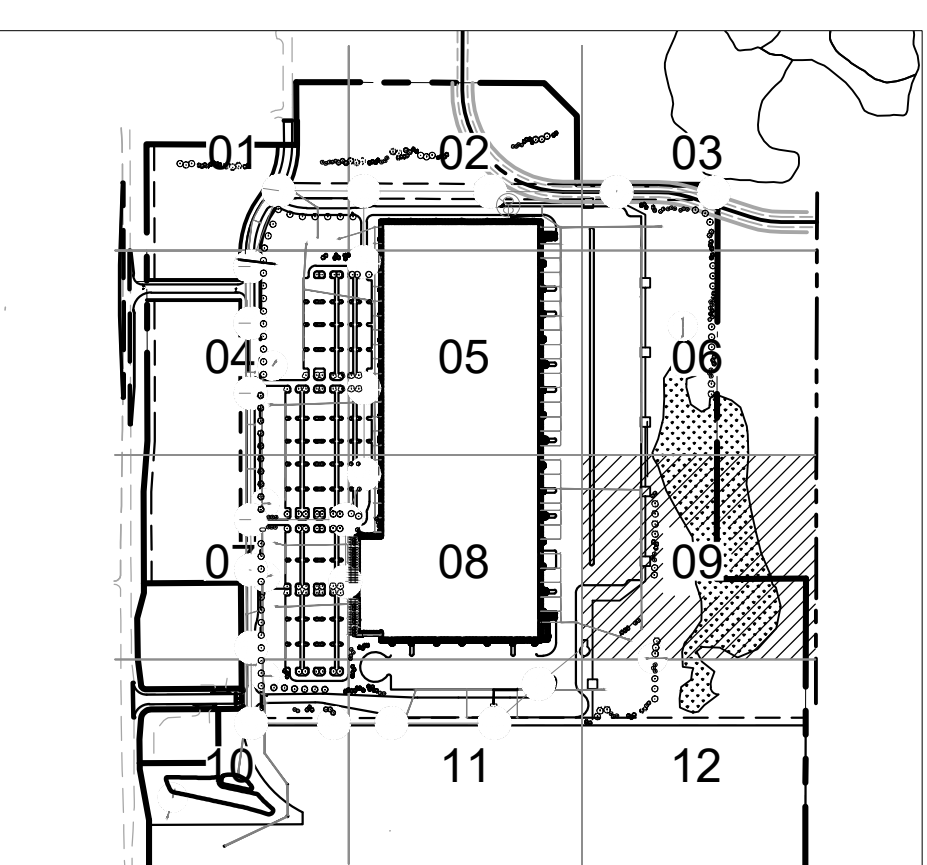


SOD / SEED SCHEDULE

SOD/SEED	CODE	COMMON NAME	CONT
	EMG	EMERGENT WETLAND	SEED
	SBB	STORM BASIN BOTTOM	SEED
	SBR	STORM BASIN RIM	SEED
	TRF	KENTUCKY BLUEGRASS	TURF GRASS
	UPL	UPLAND SEED MIX	SEED
	WDT	WISDOT SEED MIXTURE NO. 40	SEED



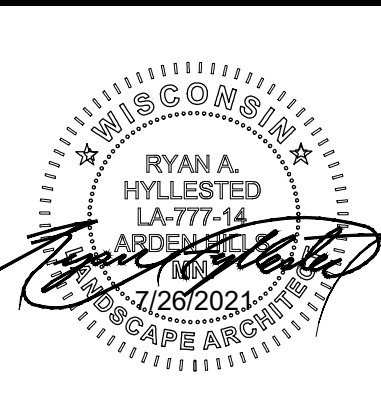
GRAPHIC SCALE IN FEET
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AREA KEY MAP
NOT TO SCALE

No.	Date	By	Revisions/ Submissions

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
160640019.1.106	07/26/2021	AS SHOWN	RAH	ERB/CFK	RAH



Project number: 160640019.1.106
Scale: ERB/CFK
Checked: RAH
Date: 07/26/2021
Issue: CD
Drawing Title:

LANDSCAPE KEYNOTES

- (A) EDGER (TYP.)
- (B) DOUBLE SHREDED HARDWOOD MULCH (TYP.)
- (C) ROCK MULCH (TYP.)
- (D) PLACE PLANTINGS ON TOP OF BERM (TYP.)
- (E) MAINTENANCE STRIP (TYP.)
- (F) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE COLOR "BLACK ICE" CPC-123L, SEE CIVIL
- (G) INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE COLOR "GRAY CLOUD" CPC-12, SEE CIVIL

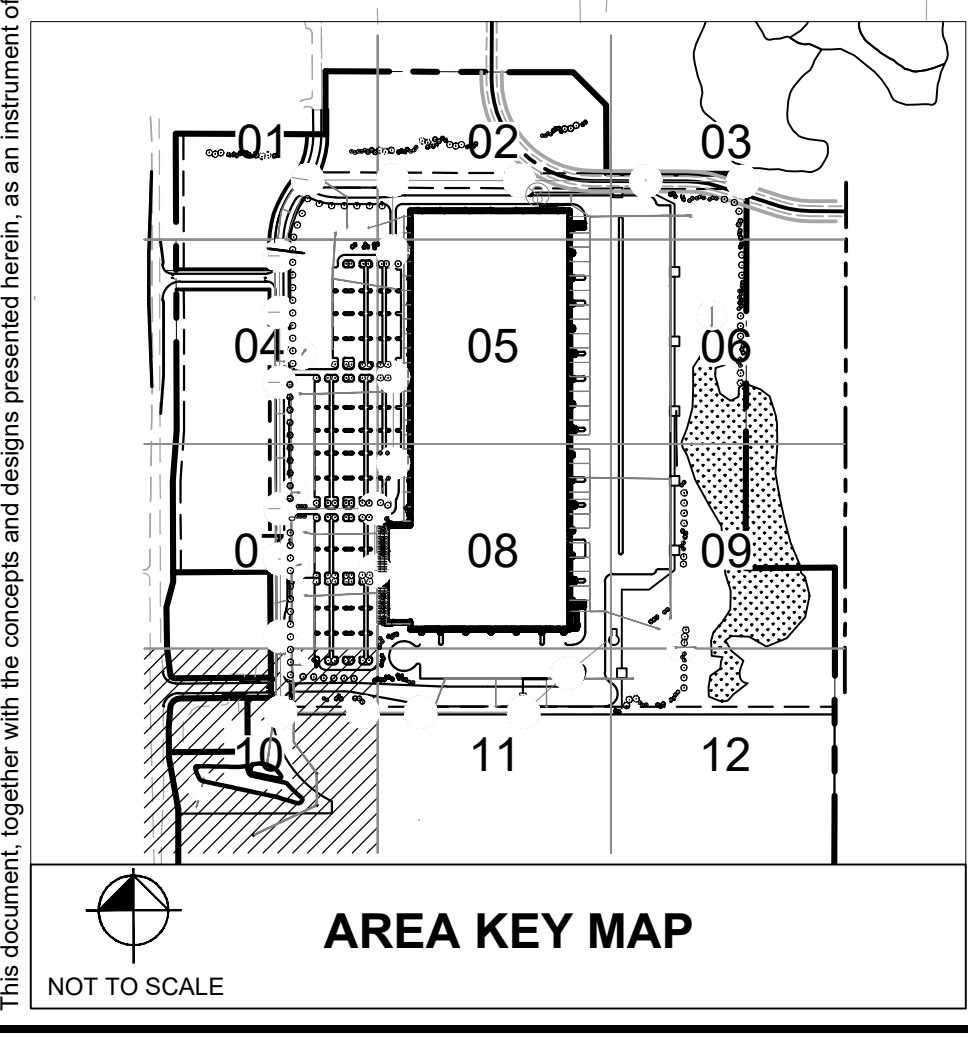
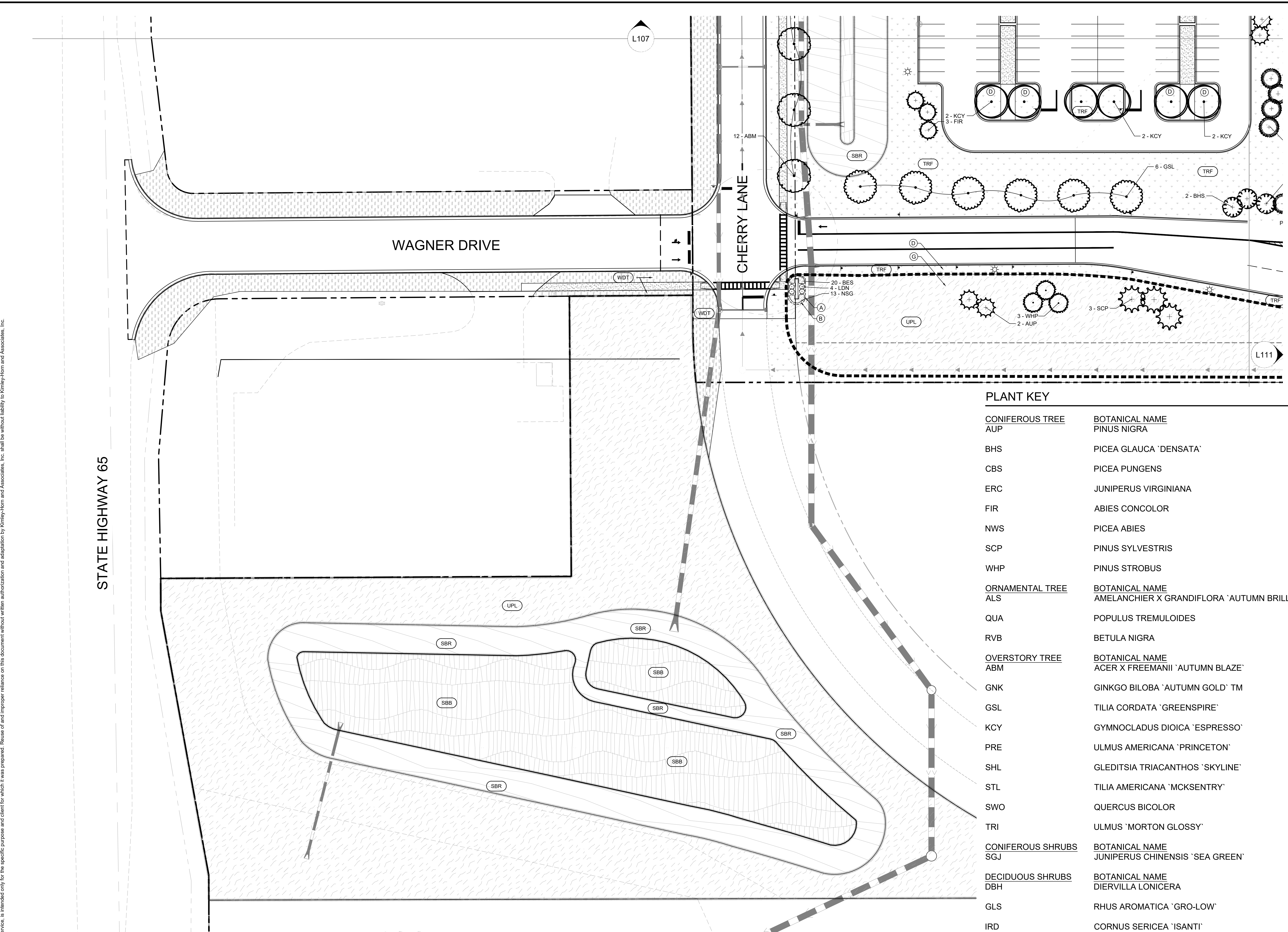
LANDSCAPE LEGEND

- (Circle with dot) EXISTING DECIDUOUS TREE (TYP.)
- (Star) EXISTING CONIFEROUS TREE (TYP.)
- (Small circle) EXISTING SHRUB (TYP.)
- (Dashed line) EDGER (TYP.)
- (Dotted line) APPROXIMATE LIMITS OF SOD / IRRIGATION, SOD ALL DISTURBED AREAS (TYP.)
- (Wavy line) SEED / SOD EDGE (TYP.)

PLANT KEY

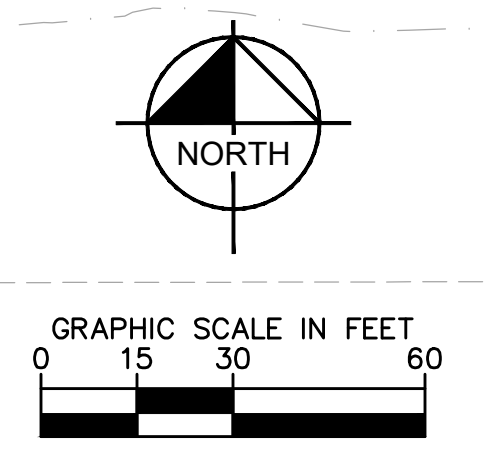
COMMON NAME	BOTANICAL NAME	COMMON NAME
CONIFEROUS TREE	BOTANICAL NAME	COMMON NAME
AUP	PINUS NIGRA	AUSTRIAN PINE
BHS	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE
CBS	PICEA PUNGENS	COLORADO SPRUCE
ERC	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
FIR	ABIES CONCOLOR	WHITE FIR
NWS	PICEA ABIES	NORWAY SPRUCE
SCP	PINUS SYLVESTRIS	SCOTCH PINE
WHP	PINUS STROBUS	WHITE PINE
ORNAMENTAL TREE	BOTANICAL NAME	COMMON NAME
ALS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLANCE'	AUTUMN BRILLANCE SERVICEBERRY CLUMP
QUA	POPULUS TREMULOIDES	QUAKING ASPEN
RVB	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK
OVERSTORY TREE	BOTANICAL NAME	COMMON NAME
ABM	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE
GNK	GINKGO BILOBA 'AUTUMN GOLD' TM	MAIDENHAIR TREE
GSL	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN
KCY	GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE
PRE	ULMUS AMERICANA 'PRINCETON'	AMERICAN ELM
SHL	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST
STL	TILIA AMERICANA 'MCKSENTRY'	SENTRY LINDEN
SWO	QUERCUS BICOLOR	SWAMP WHITE OAK
TRI	ULMUS 'MORTON GLOSSY'	TRIUMPH ELM
CONIFEROUS SHRUBS	BOTANICAL NAME	COMMON NAME
SGJ	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME
DBH	DIERVILLA LONICERA	DWARF BUSH HONEYSUCKLE
GLS	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC
IRD	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD
LDN	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM	LITTLE DEVIL NINEBARK
PERENNIALS	BOTANICAL NAME	COMMON NAME
BES	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN
NSG	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS

NOTE: SEE SHEET L100 FOR PLANT SCHEDULE

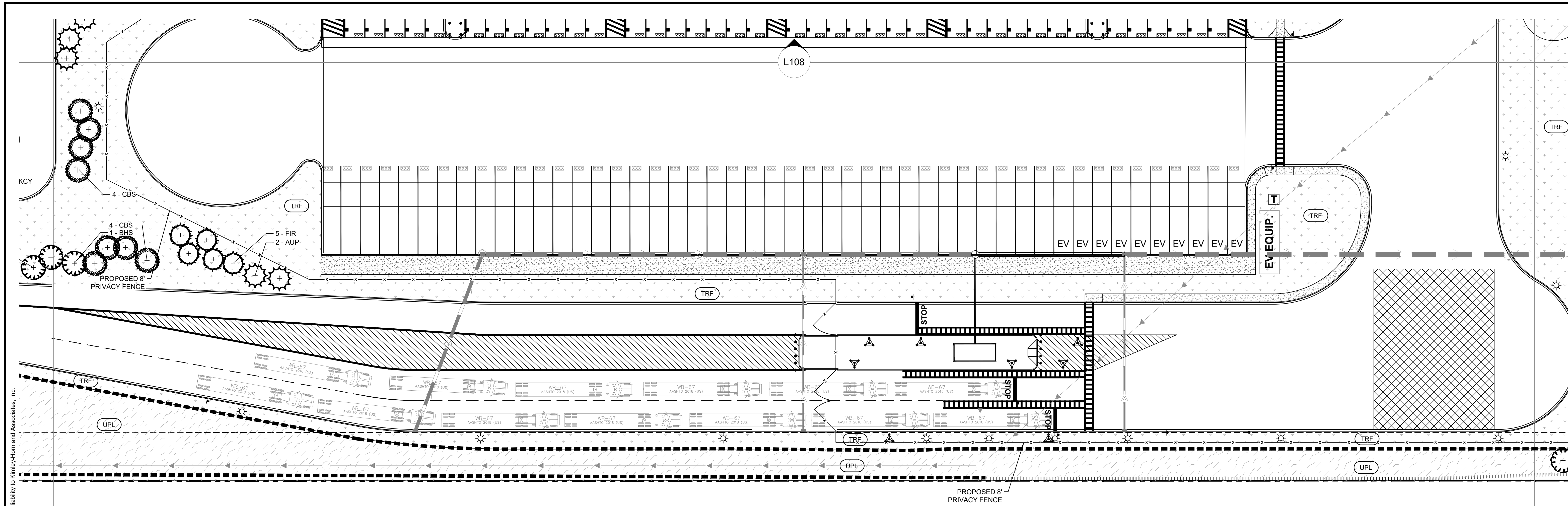


SOD / SEED SCHEDULE

SOD/SEED	CODE	COMMON NAME	CONT
(Pattern)	EMG	EMERGENT WETLAND	SEED
(Pattern)	SBB	STORM BASIN BOTTOM	SEED
(Pattern)	SBR	STORM BASIN RIM	SEED
(Pattern)	TRF	KENTUCKY BLUEGRASS	TURF GRASS
(Pattern)	UPL	UPLAND SEED MIX	SEED
(Pattern)	WDT	WISDOT SEED MIXTURE NO. 40	SEED



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- LANDSCAPE KEYNOTES**
- Ⓐ EDGER (TYP.)
 - Ⓑ DOUBLE SHREDDED HARDWOOD MULCH (TYP.)
 - Ⓒ ROCK MULCH (TYP.)
 - Ⓓ PLACE PLANTINGS ON TOP OF BERM (TYP.)
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 - Ⓕ INTEGRALLY COLORED CONCRETE PAVEMENT - CEMSTONE COLOR 'BLACK ICE' CPC-123L. SEE CIVIL
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 - SEED/ SOD EDGE (TYP.)

No.	Date	By	Revisions/ Submissions

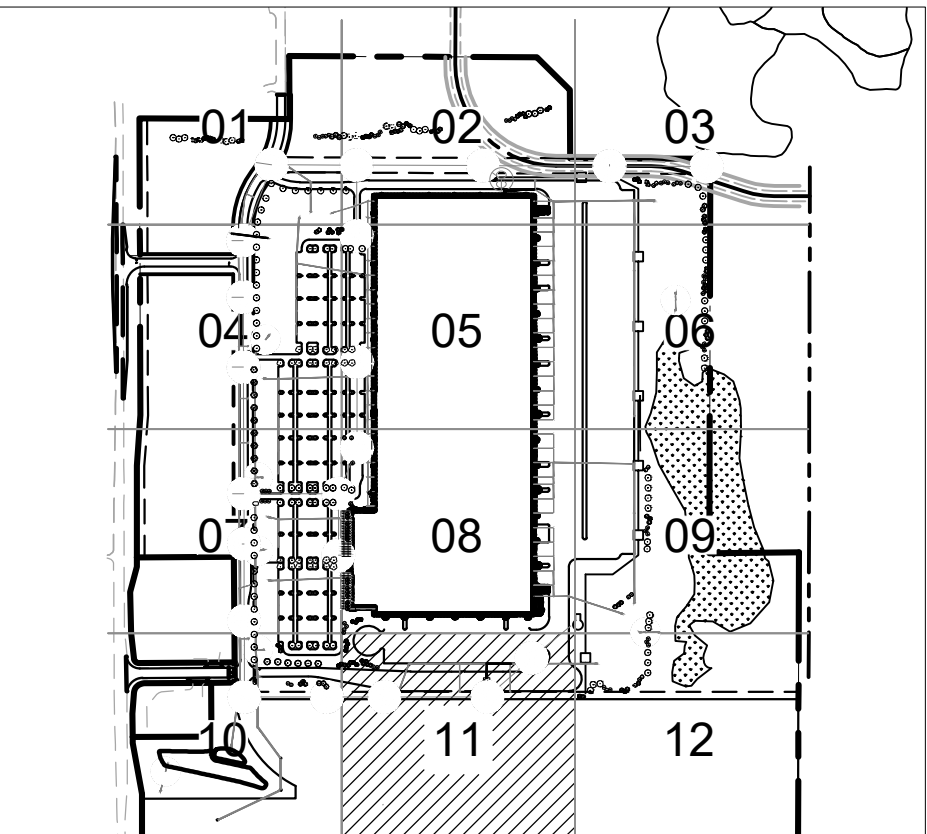
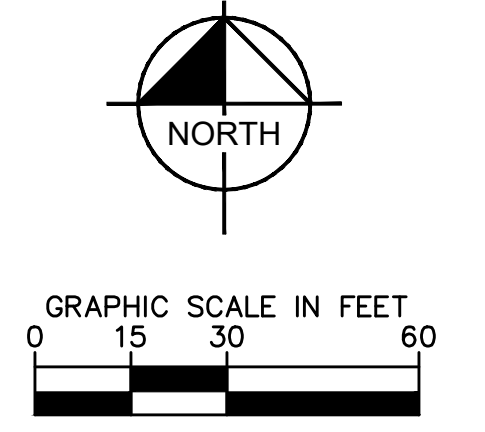
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NOTE: SEE SHEET L100 FOR PLANT SCHEDULE

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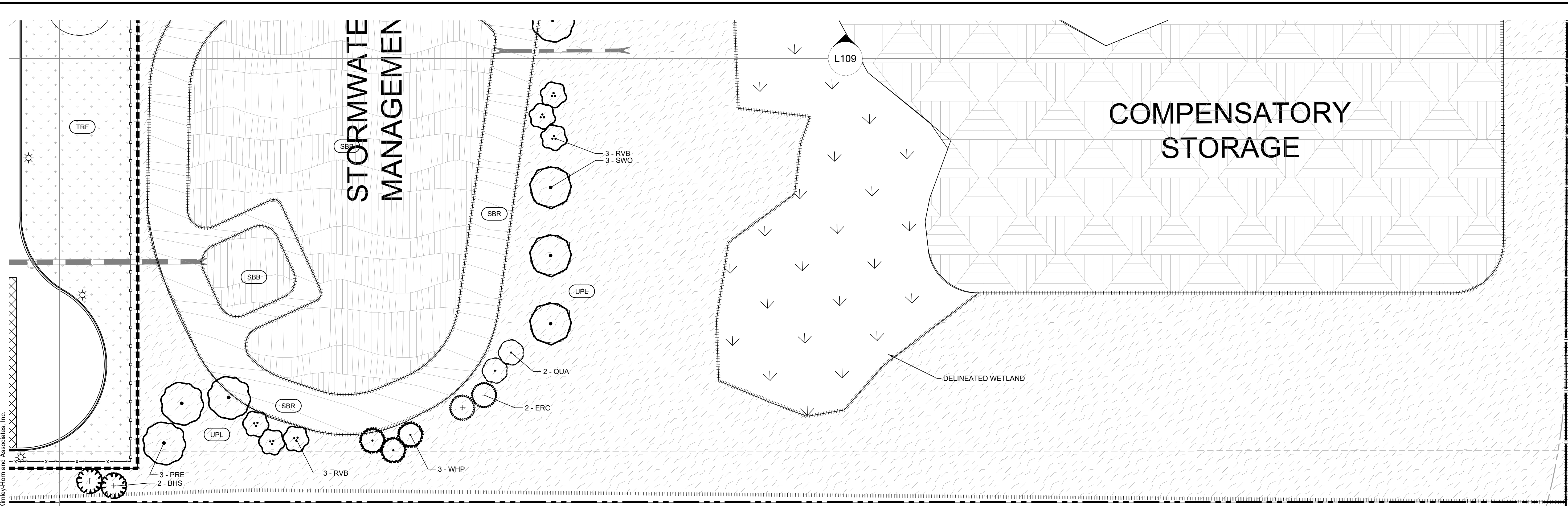
KHA PROJECT 160640019.1.106	DATE 07/26/2021
SCALE AS SHOWN	DESIGNED BY RAH
	DRAWN BY ERB/CFK
	CHECKED BY RAH



Project number: 160640019.1.106
Scale:
Drawn: ERB/CFK
Checked: RAH
Date: 07/26/2021
Issue: CD

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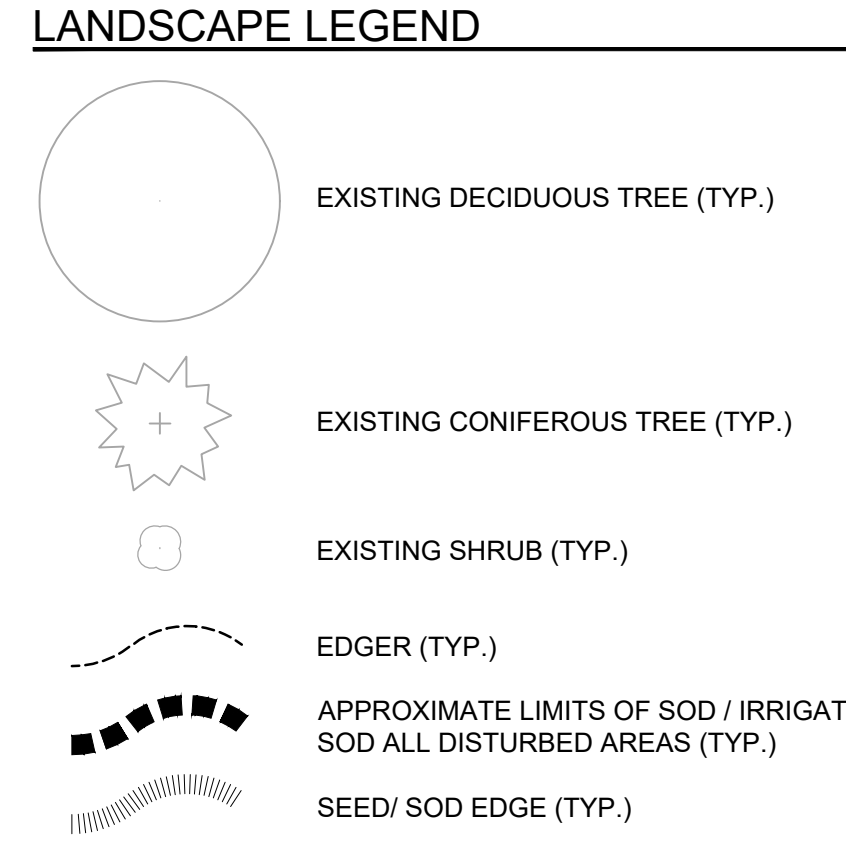
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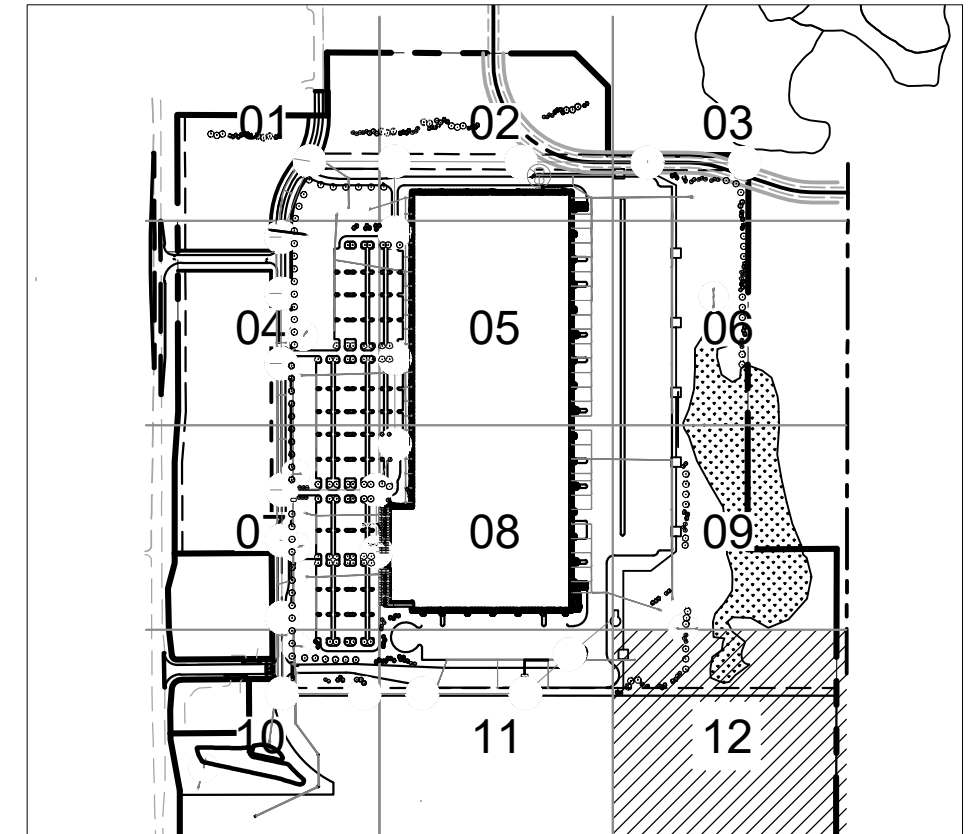
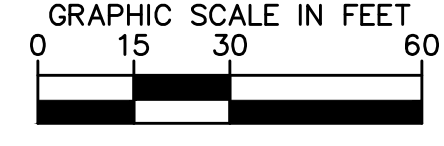
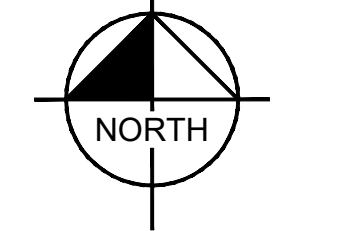
PROPOSED FUTURE 80' ROW
PROPOSED FUTURE EXTENSION OF DIVISION STREET

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	UPL	UPLAND SEED MIX	SEED
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AREA KEY MAP
NOT TO SCALE

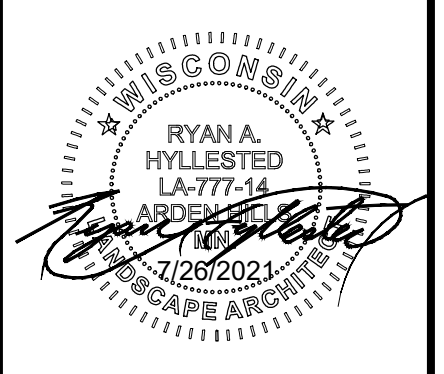


No.	Date	By	Revision/ Submissions

Kimley & Horn
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767 EUSTIS STREET SUITE 100, ST. PAUL, MN 55114
PHONE 651-645-4197
WWW.KIMLEY-HORN.COM

KHA PROJECT	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
160640019.1.106	07/26/2021	RYN	RAH	RAH

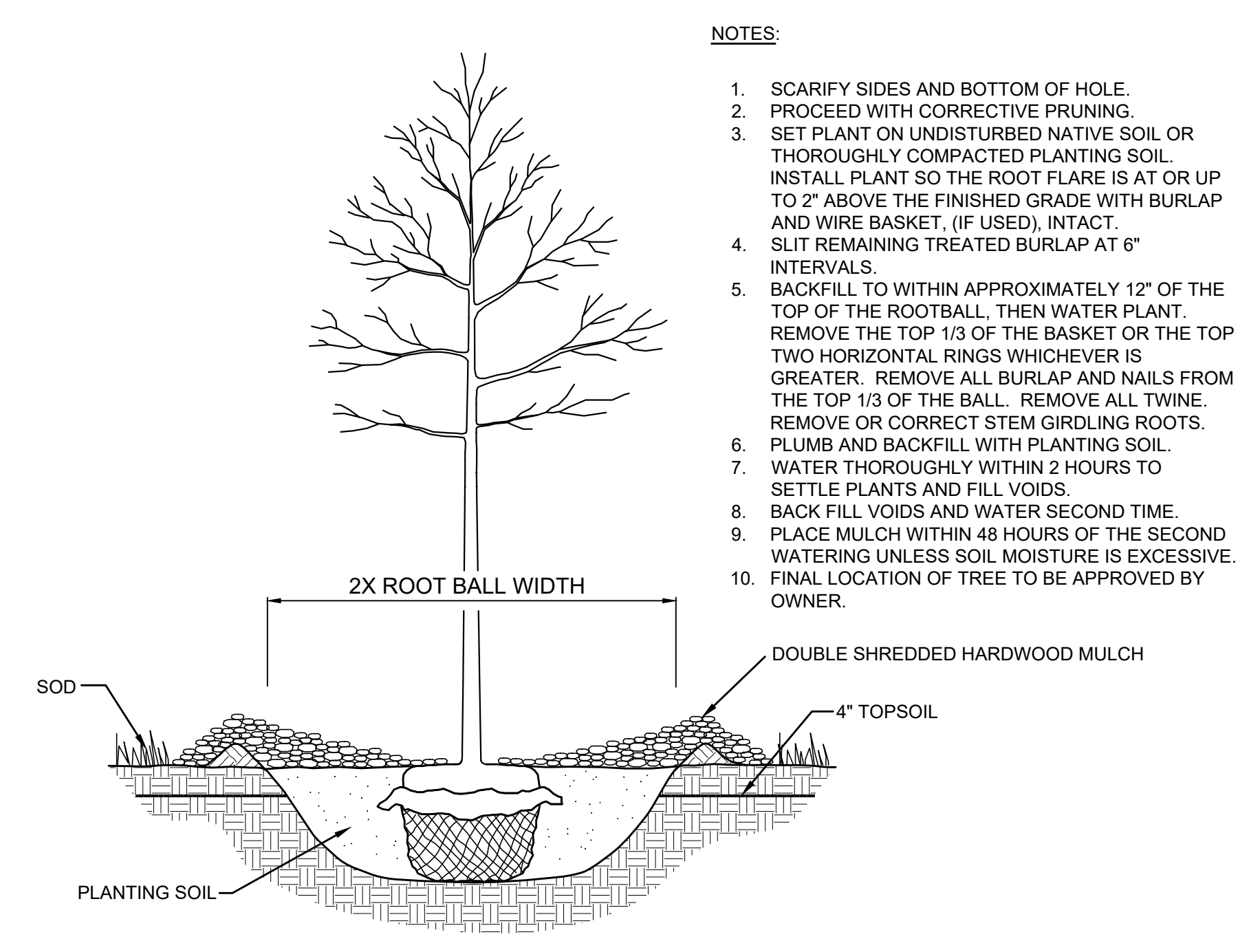
PROJECT MALLARD
RYAN COMPANIES US, INC.
ROBERTS, WI
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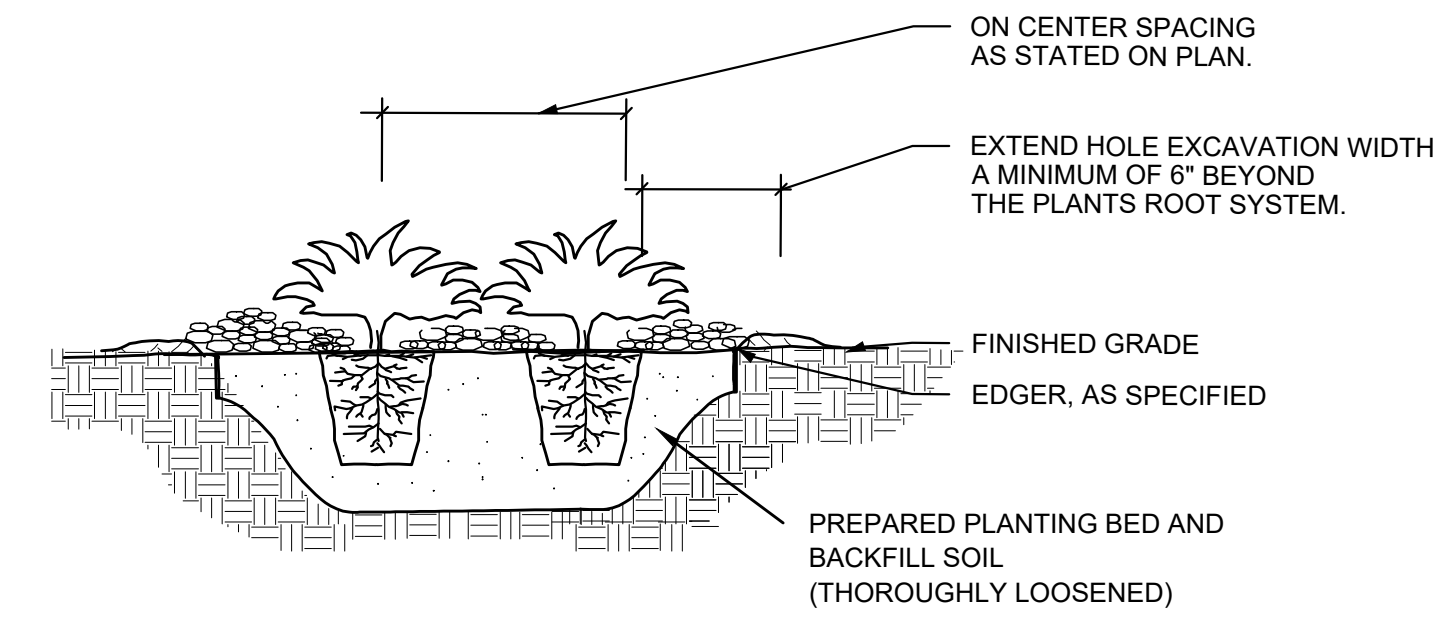
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Drawing Title:
LANDSCAPE PLAN

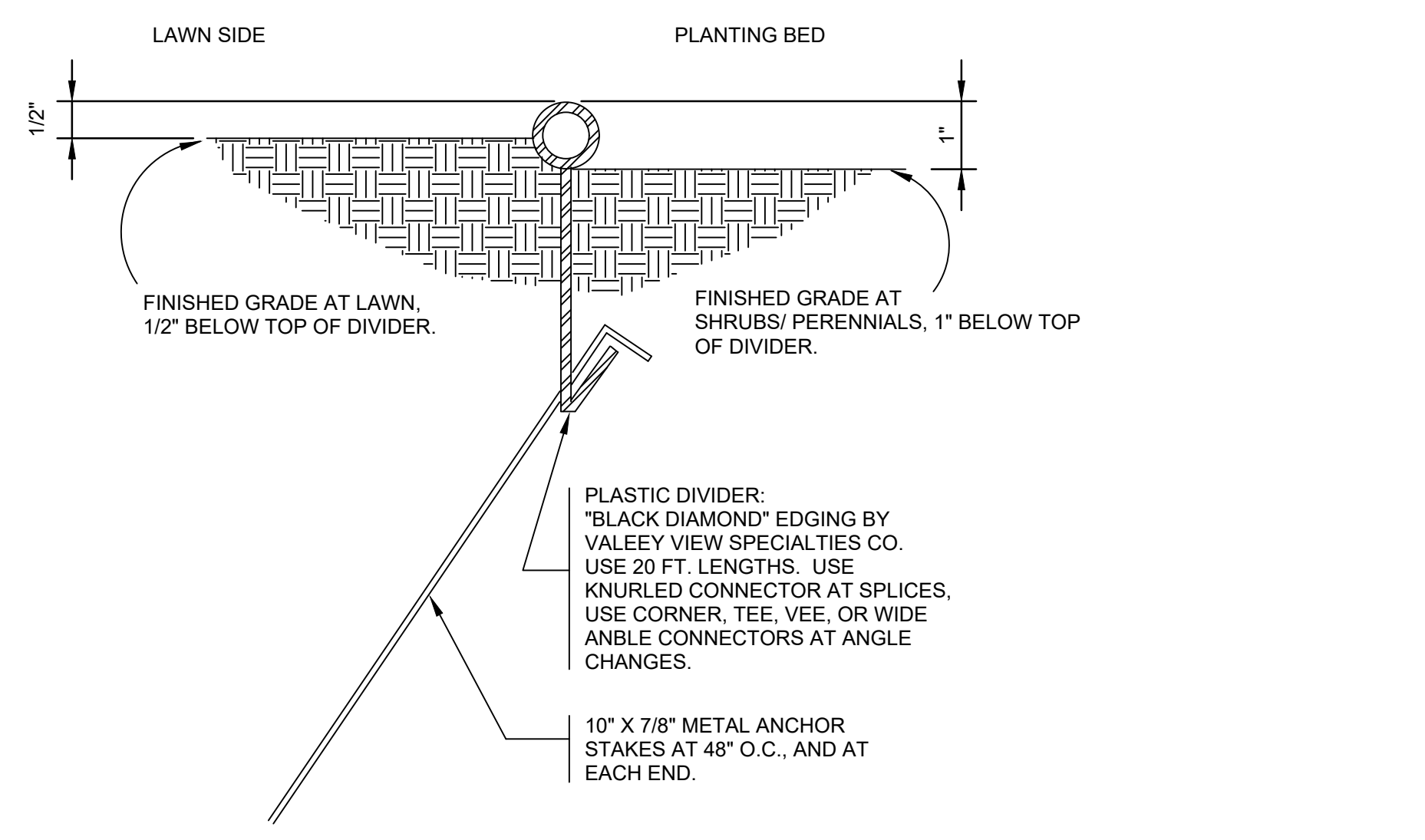
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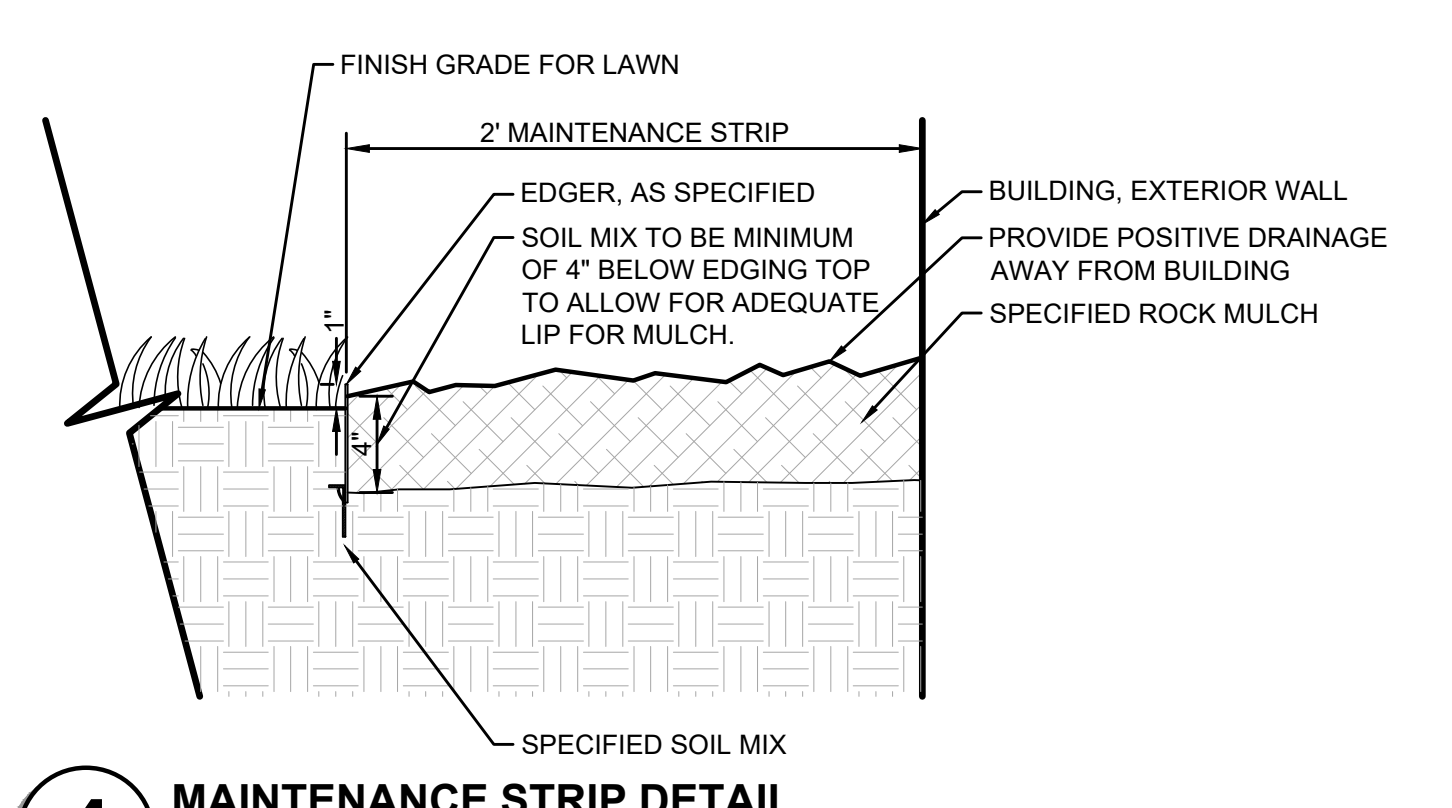
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SCALE: N.T.S. L113



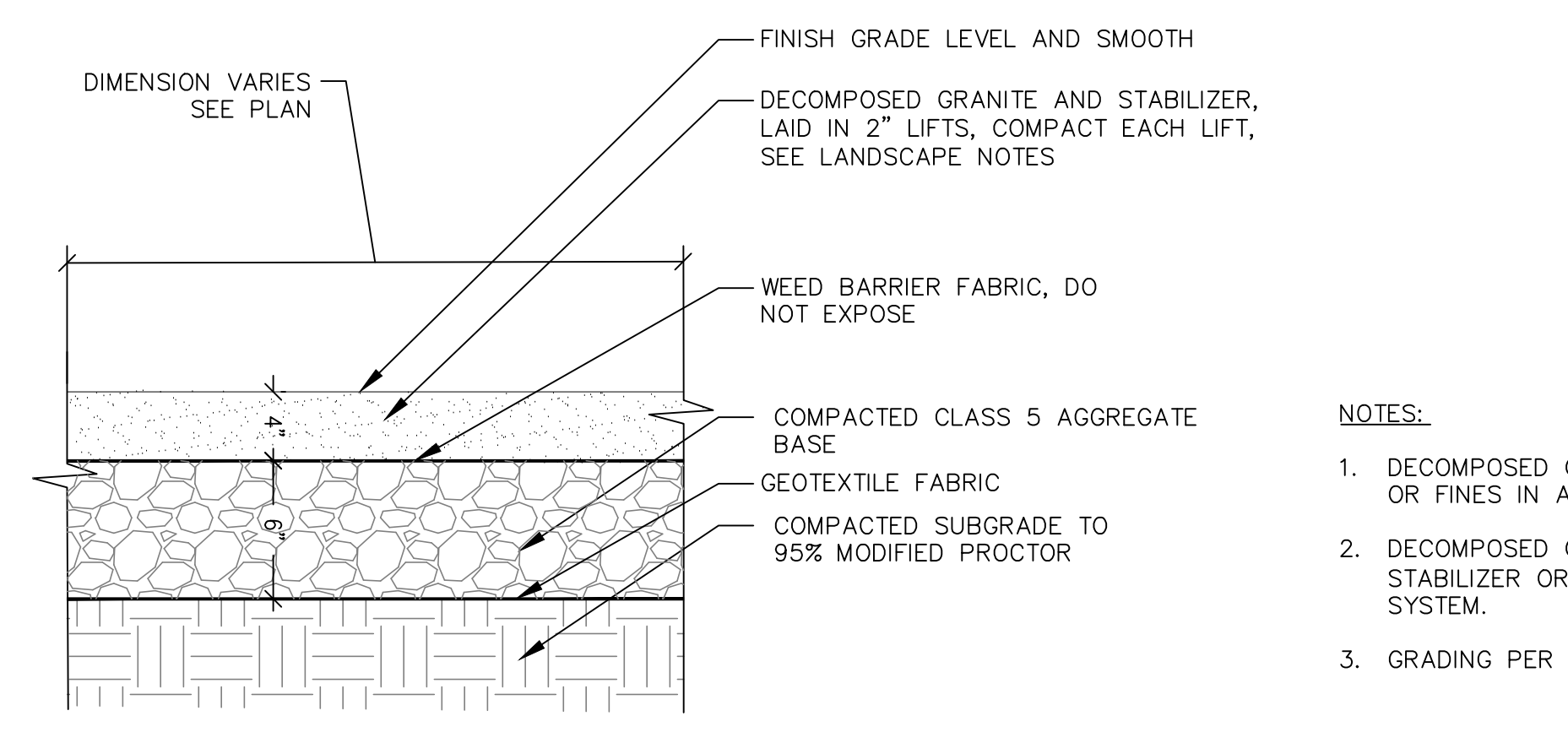
2 SHRUB / PERENNIAL PLANTING DETAIL
SCALE: N.T.S. L113



3 POLY EDGER DETAIL
SCALE: N.T.S. L113



4 MAINTENANCE STRIP DETAIL
SCALE: 1-1/2\"/>



5 DECOMPOSED GRANITE
SCALE: N.T.S. L113

LANDSCAPE NOTES

- CONTRACTOR SHALL CONTACT DIGGERS HOTLINE, (800) 242-8511 OR DIGGERSHOTLINE.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECTS OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, WISCONSIN-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNL A & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO WisDOT STANDARD SPECIFICATION 625 (TOPSOIL AND SALVAGED TOPSOIL) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 4\"/>
- MULCH TO BE AT ALL TREE, SHRUB, PERENNIAL, AND MAINTENANCE AREAS. TREE AND SHRUB PLANTING BEDS SHALL HAVE 4\"/>
- DECOMPOSED GRANITE TO BE STABILIZED DECOMPOSED GRANITE PATHWAY MIX BY KAFKA GRANITE. AGGREGATE COLOR TO BE CARMEL QUARTZITE. STABILIZER BY STABILIZER SOLUTIONS. DECOMPOSED GRANITE AND STABILIZER TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. INSTALL PER MANUFACTURERS SPECIFICATIONS.
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN 4 FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD TO BE STANDARD WISCONSIN GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER WisDOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
- MAINTAIN TREES, SHRUBS, AND OTHER PLANTS UNTIL PROJECT COMPLETION, BUT IN NO CASE, LESS THAN FOLLOWING PERIOD: 2 YEAR AFTER PROJECT COMPLETION. MAINTAIN TREES, SHRUBS, AND OTHER PLANTS BY PRUNING, CULTIVATING, AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. REPLENISH MULCH TO THE REQUIRED DEPTH. MAINTAIN LAWN FOR 45 DAYS AFTER INSTALLING SOD INCLUDING MOWING WHEN SOD REIGTES 4\"/>



No.	Date	By	Revisions

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DESIGNED BY	AS SHOWN
DRAWN BY	RAH
CHECKED BY	RAH

PROJECT MALLARD
RYAN COMPANIES US, INC.
ROBERTS, WI

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Project number:	160640019.1.106
Scale:	
Drawn:	ERB/CFK
Checked:	RAH
Date:	07/26/2021
Issue:	CD

Drawing Title:
LANDSCAPE DETAILS



CESO

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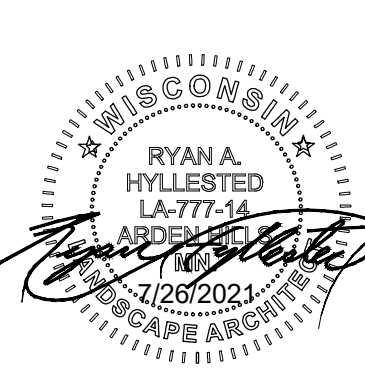
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DATE	07/26/2021
SCALE	AS SHOWN
DESIGNED BY	RYAN
DRAWN BY	RAH
CHECKED BY	RAH

PROJECT MALLARD
 RYAN COMPANIES US, INC.
 ROBERTS, WI
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Project number: 160640019.1.108
 Scale:
 Drawn: ERB/CFK
 Checked: RAH
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 Issue: CD
 Drawing Title:

SEED MIX SCHEDULE

L114

Native Seed Mix Design				
The native seed mixes below are designed with four specific requirements in mind: Biomass production, specific site salinity soil conditions, rapid first year initial establishment and the need to be budget conscious. Considered sources include MNDOT Seeding Manual (2014), Dr. Jack Norlands "Spike Seeding" method and Minnesota Native Landscapes.				
Storm Basin Rim Seed Mix (temporarily wet conditions)				
Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by Weight)	Seeds / SF (Average)
Grasses				
Liberty Switch Grass	<i>Panicum virgatum</i>	1.00	2.778%	8.93
Mandan Canada Rye	<i>Elymus canadensis</i>	2.00	5.556%	3.82
Virginia Wild Rye	<i>Elymus virginicus</i>	1.58	4.389%	2.44
Slender Wheat Grass	<i>Elymus trachycaulus</i>	1.70	4.722%	5.27
Fringed Brome	<i>Bromus ciliatus</i>	0.50	1.389%	1.84
Prairie Cordgrass	<i>Spartina pectinata</i>	0.80	2.222%	1.94
Indian Grass	<i>Sorghastrum nutans</i>	1.35	3.750%	6.32
Dark Green Bulrush	<i>Scirpus atrovirens</i>	0.05	0.139%	8.45
Woolgrass	<i>Scirpus cyperinus</i>	0.02	0.056%	12.49
Grasses Subtotal		9.00	25.000%	36.30
Forbs				
Yarrow	<i>Achillea millefolium</i>	0.13	0.361%	8.50
Black-eyed Susan	<i>Rudbeckia hirta</i>	0.26	0.722%	8.79
Golden Alexander	<i>Zizia aurea</i>	0.14	0.389%	0.57
Blue Vervain	<i>Verbena hastata</i>	0.04	0.111%	1.37
Panicum Aster	<i>Symphoricarpos lanceolatum</i>	0.03	0.083%	1.72
New England Aster	<i>Symphoricarpos novae-angliae</i>	0.04	0.111%	0.97
Common Ox-eye Sunflower	<i>Helopsis helianthoides</i>	0.54	1.500%	0.91
Wild Bergamot	<i>Monarda fistulosa</i>	0.16	0.444%	4.11
Purple Prairie Clover	<i>Dalea purpurea</i>	0.06	1.633%	3.64
Forbs Subtotal		2.00	5.556%	30.57
Cover Crop*				
Oats	<i>Avena sativa</i>	25.00	69.444%	7.35
Cover Crop Subtotal		25.00	69.444%	7.35
Basin Rim Seed Mix Total		36.00	100.000%	65.37

Storm Basin Bottom Seed Mix to NWL (wet conditions per plan)				
Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by Weight)	Seeds / SF (Average)
Grasses				
Liberty Switch Grass	<i>Panicum virgatum</i>	1.00	2.778%	8.93
Mandan Canada Rye	<i>Elymus canadensis</i>	2.00	5.556%	3.82
Virginia Wild Rye	<i>Elymus virginicus</i>	1.58	4.389%	2.44
Slender Wheat Grass	<i>Elymus trachycaulus</i>	1.70	4.722%	5.27
Fringed Brome	<i>Bromus ciliatus</i>	0.50	1.389%	1.84
Prairie Cordgrass	<i>Spartina pectinata</i>	0.80	2.222%	1.94
Indian Grass	<i>Sorghastrum nutans</i>	1.35	3.750%	6.32
Dark Green Bulrush	<i>Scirpus atrovirens</i>	0.05	0.139%	8.45
Woolgrass	<i>Scirpus cyperinus</i>	0.02	0.056%	12.49
Grasses Subtotal		9.00	25.000%	36.30
Forbs				
Yarrow	<i>Achillea millefolium</i>	0.13	0.417%	9.81
Black-eyed Susan	<i>Rudbeckia hirta</i>	0.25	0.694%	8.45
Golden Alexander	<i>Zizia aurea</i>	0.14	0.389%	0.57
Blue Vervain	<i>Verbena hastata</i>	0.15	0.417%	5.12
Panicum Aster	<i>Symphoricarpos lanceolatum</i>	0.03	0.083%	1.72
New England Aster	<i>Symphoricarpos novae-angliae</i>	0.04	0.111%	0.97
Common Ox-eye Sunflower	<i>Helopsis helianthoides</i>	0.33	0.917%	0.56
Wild Bergamot	<i>Monarda fistulosa</i>	0.14	0.389%	3.60
Purple Prairie Clover	<i>Dalea purpurea</i>	0.45	1.250%	2.48
Swamp Milkweed	<i>Asclepias incarnata</i>	0.32	0.889%	0.56
Forbs Subtotal		2.00	5.556%	33.83
Cover Crop*				
Oats	<i>Avena sativa</i>	25.00	69.444%	7.35
Cover Crop Subtotal		25.00	69.444%	7.35
Basin Rim Seed Mix Total		36.00	100.000%	77.48

Upland Seed Mix (upland conditions per plan)				
Common Name	Scientific Name	Rate (lb/ac)	% of Mix (by Weight)	Seeds / SF (Average)
Grasses				
Big Bluestem	<i>Andropogon gerardii</i>	1.50	3.488%	5.67
Prairie Brome	<i>Bromus kalmii</i>	0.20	0.465%	0.73
Side-oats Grama	<i>Bouteloua curtipendula</i>	3.00	6.977%	6.61
Buffalograss - Bowie	<i>Buchloe dactyloides</i>	1.50	3.488%	1.98
Canada Wild Rye	<i>Elymus canadensis</i>	2.25	5.233%	4.30
Slender Wheat Grass	<i>Elymus trachycaulus</i>	2.80	6.512%	8.68
Liberty Switch Grass	<i>Panicum virgatum</i>	1.00	2.326%	8.93
Little Bluestem	<i>Schizachyrium scoparium</i>	2.00	4.651%	11.02
Indian Grass	<i>Sorghastrum nutans</i>	1.75	4.070%	7.71
Grasses Subtotal		16.00	37.209%	55.64
Forbs				
Yarrow	<i>Achillea millefolium</i>	0.08	0.186%	5.23
Black-eyed Susan	<i>Rudbeckia hirta</i>	0.15	0.349%	5.07
Purple Prairie Clover	<i>Dalea purpurea</i>	0.40	0.930%	2.20
Wild Bergamot	<i>Monarda fistulosa</i>	0.16	0.372%	4.11
Anise Hyssop	<i>Agastache foeniculum</i>	0.02	0.047%	0.66
Common Milkweed	<i>Asclepias syriaca</i>	0.20	0.465%	0.29
Butterfly Weed	<i>Asclepias tuberosa</i>	0.02	0.047%	0.04
White Prairie Clover	<i>Dalea candida</i>	0.02	0.047%	0.13
Canada Tick Trefoil	<i>Desmodium canadense</i>	0.20	0.465%	0.40
Golden Alexander	<i>Zizia aurea</i>	0.20	0.465%	0.81
Blue Vervain	<i>Verbena hastata</i>	0.02	0.047%	0.68
Culvers Root	<i>Veronicastrum virginicum</i>	0.02	0.047%	5.88
Mountain Mint	<i>Pycnanthemum virginianum</i>	0.01	0.023%	0.81
Long-Headed Cone Flower	<i>Ratibida columnifera</i>	0.16	0.372%	2.47
Smooth Blue Aster	<i>Symphoricarpos laevis</i>	0.04	0.093%	0.97
New England Aster	<i>Symphoricarpos novae-angliae</i>	0.04	0.093%	0.81
Maximilian's Sunflower	<i>Helianthus maximiliani</i>	0.10	0.233%	0.48
Common Ox-eye Sunflower	<i>Helopsis helianthoides</i>	0.10	0.233%	0.17
Prairie Blazing Star	<i>Liatris pycnostachya</i>	0.02	0.047%	0.08
Yellow Cone Flower	<i>Ratibida pinnata</i>	0.02	0.047%	0.22
Stiff Goldenrod	<i>Oligoneuron rigidum</i>	0.02	0.047%	0.30
Forbs Subtotal		2.00	4.651%	12.17
Cover Crop*				
Oats	<i>Avena sativa</i>	25.00	58.140%	7.35
Cover Crop Subtotal		25.00	58.140%	7.35
Basin Rim Seed Mix Total		43.00	100.000%	75.16
Cover Crop - Fall Seeding				
Winter Wheat	<i>Triticum aestivum</i>	25.00		6.89
Cover Crop Subtotal		25.00		6.89

* Oats shall be used in all seeding periods except fall seeding, which shall use the alternate listed below.

EMG Emergent Wetland					
Common Name	Scientific Name	Rate (lb/ac)	Rate (kg/ha)	% of Mix (by weight)	Seeds/ sq ft
American slough grass	<i>Beckmannia syzigachne</i>	0.70	0.78	14.07%	12.92
rice cut grass	<i>Leersia oryzoides</i>	0.30	0.34	5.93%	3.70
tall manna grass	<i>Glyceria grandis</i>	0.25	0.28	4.98%	6.40
Grasses Subtotal		1.25	1.40	24.98%	23.02
river bulrush	<i>Bolboschoenus fluvialis</i>	0.76	0.85	15.20%	1.20
soft stem bulrush	<i>Schoenoplectus tabernaemontani</i>	0.44	0.49	8.78%	5.00
Three-square bulrush	<i>Schoenoplectus pungens</i>	0.23	0.26	4.54%	1.00
bristly sedge	<i>Carex comosa</i>	0.18	0.20	3.53%	2.00
least spikerush	<i>Eleocharis acicularis</i>	0.10	0.11	1.94%	2.50
marsh spikerush	<i>Eleocharis palustris</i>	0.10	0.11	2.03%	1.90
lake sedge	<i>Carex lacustris</i>	0.06	0.07	1.19%	0.24
woolgrass	<i>Scirpus cyperinus</i>	0.05	0.06	1.02%	32.00
tussock sedge	<i>Carex stricta</i>	0.04	0.04	0.77%	0.75
Torrey's rush	<i>Juncus torreyi</i>	0.04	0.04	0.85%	25.00
Sedges & Rushes Subtotal		2.00	2.24	39.95%	71.59
giant bur reed	<i>Sparganium eurycarpum</i>	0.49	0.55	9.80%	0.09
common water plantain	<i>Alisma triviale</i>	0.40	0.45	8.00%	9.70
broad-leaved arrowhead	<i>Sagittaria latifolia</i>	0.30	0.34	6.07%	6.80
Sweet flag	<i>Acorus americanus</i>	0.28	0.31	5.53%	0.67
marsh milkweed	<i>Asclepias incarnata</i>	0.28	0.31	5.67%	0.50
Forbs Subtotal		1.75	1.96	35.07%	17.76
Total		5.00	5.60	100.00%	112.37
Purpose:	Emergent wetland restoration for use in wetland mitigation, shoreline restoration, wet stormwater ponds where emergent vegetation is desired.				

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