Community Development Department
Plan Commission Staff Report
February 16, 2012

Agenda Item F.2.	**Appanasha Pet Clinic, 1205 Wittmann Drive, Parcel 6-01647-00**
Applicant:	Appanasha Pet Clinic
Requested action:	Site Plan Approval
Proposed:	Construction of Veterinary Clinic
Location:	1205 Wittmann Drive
Existing Zoning:	C-4 Business Park District
Surrounding Zoning:	C-4 Business Park District (North, West & East), R-4 Multi-Family Residential (South)
Existing Land Use:	Vacant

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1. General

Appanasha Pet Clinic is proposing to construct a new clinic in the Midway Business Business Park. Neighboring land uses are commercial in nature to the north, east and west; and multi-family residential to the south.

Their operations will be located from their current location on Appleton Rd/Hwy 47 (town of Menasha) to this new location. Appanasha has previously applied for and received a kennel license for this development.

2. Site Layout

This site is zoned C-4 Business Park District. The proposed structure conforms with the minimum setback requirements in the C-4 District.

3. Site Access and Parking

Proposed access for the site for both pedestrian and vehicular traffic will come from Wittmann Drive. The building includes 7 exam and 4 treatment rooms. One parking stall is required for each together with another stall for each of the

__ employees, for a total of __stalls (being verified with developer). The site plan contains 54 parking stalls, 3 of which are handicap accessible.

4. Site Grading, Drainage, Stormwater Management, Erosion Control, and Utilities

The site is gently sloped, and drains to the southeast. A drainage easement occupies the southern 40 feet of the site. Plans have been submitted for erosion control and stormwater management, and the Public Works/Engineering Department is currently reviewing these plans. Sanitary sewer and water are available from the Town of Menasha Utility District; stormwater is discharged into the City of Menasha system.

5. Landscaping and Lighting

The minimum landscaping requirement for the C-4 District is 20 percent of the site area. Approximately one-third of the site is comprised of building and parking. Additional landscaping is needed in the parking lot interior and along the building perimeter on the north side of the building. There is no specification given for the vegetative cover of portions of the site that are not part of the building footprint, parking lot or landscape beds. The existing vegetation should remain as-is within the drainage easement unless advised otherwise by the Public Works Department (portions of the transitional area planting may extend into the drainage easement, but should not encroach upon the ditch profile).

Transitional landscaping is required, as the proposed commercial use abuts a R-4 multifamily use to the south. Use of existing vegetation is proposed to meet part of the transitional area requirements. The existing vegetation was reviewed by Community Development staff and the City Forester. Much of what is present is comprised of invasive species or otherwise unsuitable plant materials. The specific findings have been forwarded to the site designer and a revised transitional area plan is being prepared.

The photometric plan appears to comply with illumination standards.

6. Architecture and Construction

The primary façade materials are comprised of concrete stone veneer and glazed block concrete masonry units with cast stone details. Metals panels are used as secondary façade materials. The overall building architecture provides reasonable articulation in the façade and rooflines. The building elevations meet the 75% requirement for brick, natural stone or decorative masonry units.

The dumpster enclosure is proposed for the northwest corner of the property, uses materials that match the main building, and will achieve 75% opacity.

Wall signage is proposed for the north and west building elevations. No other signage is proposed for the site at this time.

7. Consistency with Zoning and the Comprehensive Plan

The proposed use is consistent with the C-4 Zoning District Standards. The comprehensive plan calls for industrial use in the Midway Business Park. While seemingly inconsistent, veterinary services are within the Professional, Scientific and Technical Services category within the North American Industrial Classification System (NAICS). This use is compatible with other uses within the business park.

8. Recommendation

Community Development staff finds that the proposed Appanasha Pet Clinic to be compatible with surrounding land uses, as the C-4 zoning exists to the north, east and west of the subject site and the multifamily use to the south is buffered by a 40 foot wide drainage easement and a landscaped transitional area. With the exceptions noted, the proposed Site Plan appears to comply with minimum standards set forth in the City of Menasha's Site Plan requirements. The Community Development Department **recommends approval of the Site Plan for Appanasha Pet Clinic** at parcel 6-01647-00, with the following conditions:

- The transitional area be revised to comply with ordinance requirements
- The parking lot interior landscaping be revised to meet ordinance requirements and to be submitted to the Community Development Department for review and approval.
- The landscaping plan be revised to include additional building perimeter plantings on the north elevations, and specifications be given for undesignated portions of the site.
- Approval of Stormwater and Erosion Control Plans by Public Works/Engineering staff.

Prepared by: Greg Keil, CDD

Existing Site Plan

CIVIL LEGEND

Existing	Proposed	
CB	CB	Round Catch Basin
ST	ST	Storm Sewer Manhole
		Curb Inlet
SA	SA	Sanitary Sewer Manhole
		Fire Hydrant
		Cleanout
C		Cable Pedestal
E		Electric Pedestal
T		Telephone Pedestal
		Light Pole
		Power Pole
		Anchor Wire
		Fence Line
OH		Overhead Wires
FO		Underground Fiber Optic Line
E		Underground Electric Line
T		Underground Telephone Line
G		Underground Gas Line
Wat		Watermain
San		Sanitary Sewer Line
Stm		Storm Sewer Line
		Concrete Curb & Gutter Line
		Asphalt
		Concrete
		Sidewalk

ABBREVIATIONS

A.E.W.	Apron End Wall
BOC	Back of Curb
CB	Catch Basin
CI	Curb Inlet
D.I.	Downstream Invert
D.S.	Downspout
El.	Elevation
Equiv.	Equivalent
Ex	Existing
F.F.	Finished Floor Elevation
Fin.	Finished
HDPE	High Density Polyethylene Pipe
Ht.	Height
Inv.	Invert
MH	Man Hole
Min	Minimum
N.T.S.	Not to Scale
O.C.	On Center
R	Radius
RCP	Reinforced Concrete Pipe
REC	Record Drawings
ROW	Right of Way
TYP	Typical
U.I.	Upstream Invert

PROPERTY OWNER

APPANASHA PET CLINICS, S.C.
1160 APPLETON ROAD
MENASHA, WI 54952
PHONE: (920) 725-8307
FAX: (920) 725-9040
CONTACT: DR. MURRAY HURLBUT

PROPERTY ADDRESS

1205 WITTMAN DRIVE

LEGAL DESCRIPTION

ALL OF LOT 12, MIDWAY BUSINESS PARK, LOCATED IN PART OF THE NORTHWEST $\frac{1}{4}$, SECTION 12, TOWNSHIP 20 NORTH, RANGE 17 EAST, CITY OF MENASHA, WINNEBAGO COUNTY, WISCONSIN.

SITE LOCATION MAP

SCALE: 1" = 1000'

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WISCONSIN STATUTE 182.0175 (1974) REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

THE LOCATIONS OF THE EXISTING UTILITY INSTALLATIONS AS SHOWN ON THE PLANS ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

SHEET KEY NOTES:

1. REMOVE CURB & GUTTER WITHIN LIMITS SHOWN. SAW CUT OR REMOVE TO THE NEAREST JOINT. CONTACT THE CITY OF MENASHA 3 DAYS PRIOR TO BEGINNING WORK IN THE R-O-W.

GENERAL NOTES:

1. FOR LEGEND AND ABBREVIATIONS SEE SHEET C1.0.
2. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0.
3. FOR NOTES SHOWN THUS, "2", SEE SHEET KEY NOTES, THIS SHEET.
4. CARE SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS TO REMAIN.
5. LAND DISTURBING ACTIVITIES SHALL NOT TAKE PLACE PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES.
6. ALL DEMOLISHED/REMOVED MATERIALS IN THIS IN THIS CONTRACT BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AT AN APPROVED LOCATION.
7. ELEVATIONS REFERENCED TO NAVD88 DATUM.

20 10 0 20 40 60
Graphic Scale

blue design group, llc
202 West Main, PO Box 357 Hortonville, WI 54944
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Mach IV
Engineering & Surveying LLC
211 N. Broadway, Suite 114, Green Bay, WI 54303
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Appanasha Pet Clinic

Menasha, Wisconsin

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PROJECT # 011-009

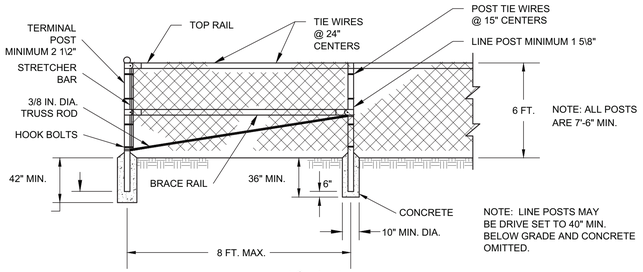
DATE 01-31-12

REVISION	DATE

DRAWING # C1.0

MACH IV PROJECT# 0393-01-11

Proposed Site Plan



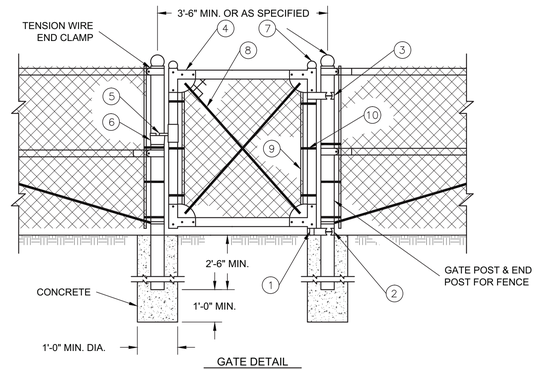
FENCE DETAIL

NOTES:

1. MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
2. ALL POSTS SHALL BE INSTALLED VERTICALLY. WHERE POSTS ARE INSTALLED ON AN INCLINED SURFACE, THE ANGLE OF THE POST SHALL BE ADJUSTED SO THAT THE POST WILL BE VERTICAL.
3. THE FENCING SHALL BE MINIMUM 6 GAUGE CYCLONE FENCE.
4. PROVIDE PRIVACY SLATS IN CYCLONE FENCING. COLOR TO BE SELECTED BY OWNER.

A

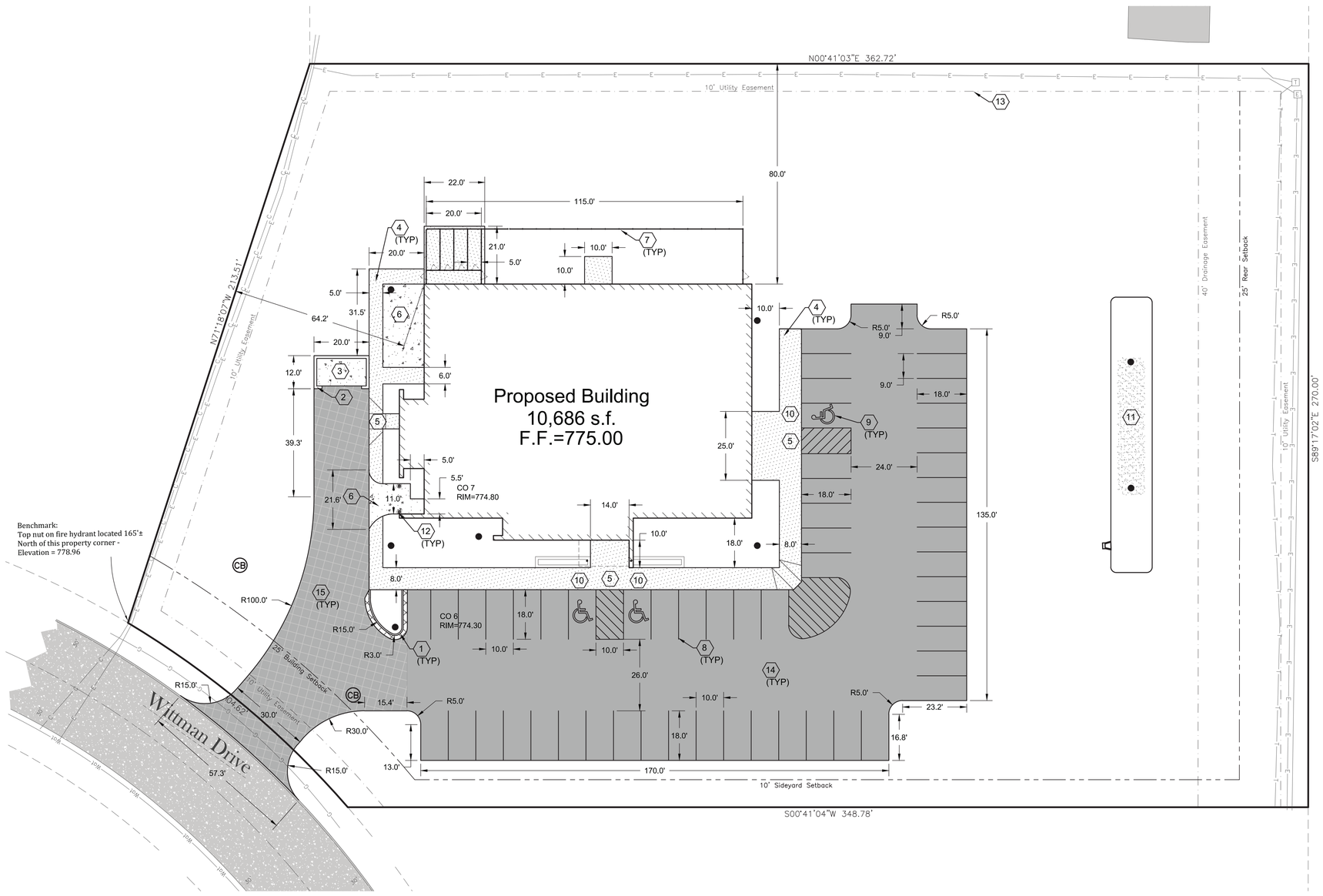
CHAIN LINK FENCE DETAIL



GATE DETAIL

LEGEND

PART NO.	DESCRIPTION	QUANTITY
1	STRAIGHT PLUG	1
2	BOTTOM HINGE	1
3	TOP HINGE	1
4	CORNER ELBOW	4
5	LATCH FORK	1
6	FORK CATCH	1
7	ORNAMENTAL TOPS	4
8	TRUSS RODS	2
9	STRETCHER BAR	2
10	HOOK BOLTS	6



SITE STATISTICS

ZONING: C-4 BUSINESS PARK DISTRICT
LOT SIZE: 2.44 ACRES (106,080 SF)
LOT COVERAGE: 0.82 ACRES (35,700 SF) OR 33.65%
INTERIOR LANDSCAPE AREA: 3,600 SF (14.7%)
PARKING PROVIDED: 54 TOTAL (3 HANDICAP)

SHEET KEY NOTES:

1. REVERSE PAN CONCRETE CURB & GUTTER; SEE DETAIL I SHEET C6.0.
2. DUMPSTER ENCLOSURE; REFER TO ARCHITECTURAL ELEVATIONS FOR DETAILS.
3. DUMPSTER PAD; SEE DETAIL C SHEET C6.0.
4. CONCRETE SIDEWALK; SEE DETAIL E SHEET C6.0.
5. ADA COMPLIANT DETECTABLE RAMP; SEE DETAIL H SHEET C6.0.
6. CONCRETE PAVEMENT; SEE DETAIL D SHEET C6.0.
7. 6' HIGH CHAIN LINK FENCE WITH PRIVACY SLATS, COLOR TO BE SELECTED BY OWNER; SEE DETAIL A THIS SHEET.
8. 4" WIDE WHITE PAINT STRIPE.
9. PAINTED THERMOPLASTIC HANDICAP SYMBOL.
10. ADA COMPLIANT PARKING SIGN ON MOVEABLE STAND. STAND SHALL BE CONCRETE, RECYCLED RUBBER, OR STEEL PLATE.
11. BIO-RETENTION BMP; SEE DETAIL F SHEET C6.1 (500 SF OF SURFACE AREA REQUIRED).
12. CONCRETE BOLLARD; SEE DETAIL F SHEET C6.0. BOLLARD TO BE PAINTED, COLOR TO BE SELECTED BY OWNER.
13. 10' SIDE YARD SETBACK.
14. STANDARD DUTY ASPHALT PAVEMENT; SEE DETAIL J SHEET C6.0.
15. HEAVY DUTY ASPHALT PAVEMENT; SEE DETAIL G SHEET C6.0.

GENERAL NOTES:

1. FOR LEGEND AND ABBREVIATIONS SEE SHEET C1.0.
2. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0.
3. FOR NOTES SHOWN THUS, "(2)", SEE SHEET KEY NOTES, THIS SHEET.
4. CARE SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS TO REMAIN.
5. LAND DISTURBING ACTIVITIES SHALL NOT TAKE PLACE PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES.
6. ALL DEMOLISHED/REMOVED MATERIALS IN THIS IN THIS CONTRACT BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AT AN APPROVED LOCATION.
7. ELEVATIONS REFERENCED TO NAVD88 DATUM.

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Graphic Scale

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Appanasha Pet Clinic
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PROJECT # 011-009

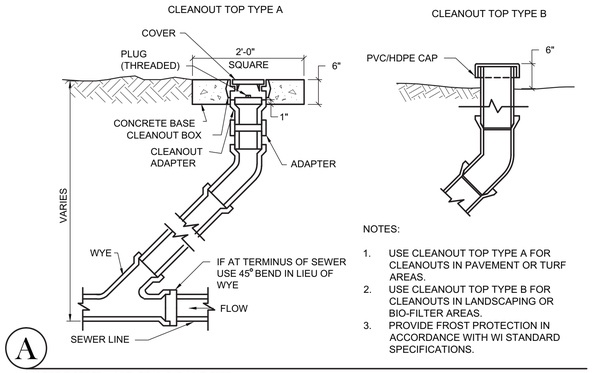
DATE 01-31-12

REVISION	DATE

DRAWING # C2.0

MACH IV PROJECT# 0393-01-11

Site Utility Plan

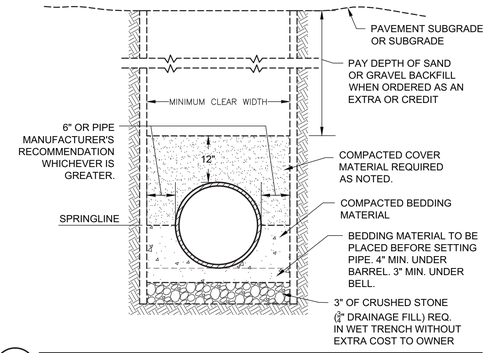


NOTES:

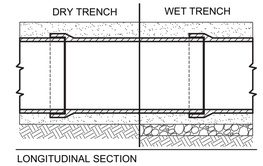
1. USE CLEANOUT TOP TYPE A FOR CLEANOUTS IN PAVEMENT OR TURF AREAS.
2. USE CLEANOUT TOP TYPE B FOR CLEANOUTS IN LANDSCAPING OR BIO-FILTER AREAS.
3. PROVIDE FROST PROTECTION IN ACCORDANCE WITH WI STANDARD SPECIFICATIONS.

A

SEWER CLEANOUT



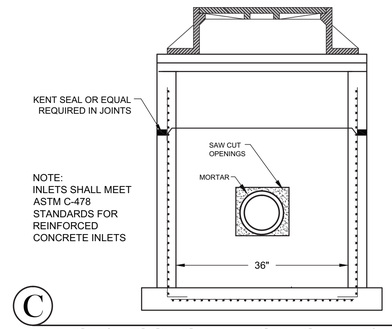
B X-SECTION



NOTES:

1. ALL TRENCHING WORK TO BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, AND THE "STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.
2. COVER MATERIAL IS REQUIRED WHERE THE TRENCH IS UNDER THE ROADWAY, AND WHERE THE EDGE OF TRENCH IS WITHIN 3' OF THE BACK OF CURB OR EDGE OF PAVEMENT OF ROADWAYS. COVER MATERIAL SHALL MATCH BEDDING MATERIAL GRADATION FOR PVC OR HDPE PIPE. COVER MATERIAL FOR CONCRETE PIPE MAY MATCH EITHER THE BEDDING MATERIAL GRADATION, OR THE STRUCTURAL FILL GRADATION.
3. WHERE COVER MATERIAL IS NOT REQUIRED, COMMON FILL MAY BE USED FROM THE SPRINGLINE OF THE PIPE TO FINISHED GRADE.
4. MINIMUM CLEAR WIDTH SHALL EQUAL O.D. OF PIPE, PLUS 12" OR PER PIPE MANUFACTURER'S RECOMMENDATION, WHICHEVER IS GREATER.

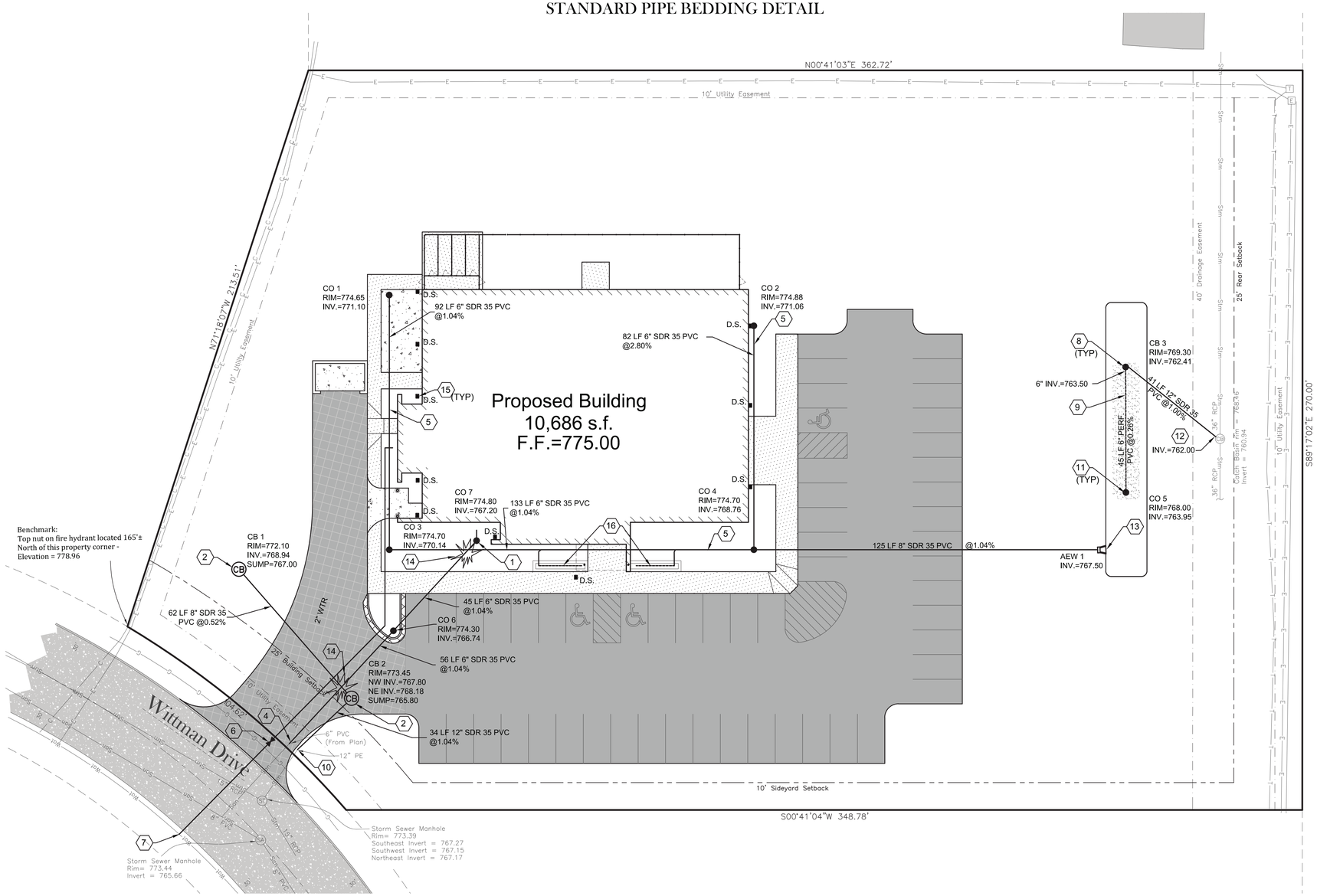
STANDARD PIPE BEDDING DETAIL



NOTE:
INLETS SHALL MEET ASTM C-478 STANDARDS FOR REINFORCED CONCRETE INLETS

C

PRECAST CONCRETE CATCH BASIN



SHEET KEY NOTES:

1. SANITARY CLEANOUT; SEE DETAIL A SHEET C3.0.
2. 36" PRECAST CONCRETE CATCH BASIN WITH NEENAH FOUNDRY R-2560 TYPE 'E' BEEHIVE COVER (OR EQUAL); SEE DETAIL C SHEET C3.0.
3. 36" PRECAST CONCRETE CATCH BASIN WITH NEENAH FOUNDRY R-1510-A SOLID COVER (OR EQUAL); SEE DETAIL C SHEET C2.0. CONNECT TO EXISTING LATERAL IN ACCORDANCE WITH CITY OF MENASHA STANDARD SPECIFICATIONS. INVERT OF LATERAL TO BE FIELD VERIFIED PRIOR TO STARTING STORM SEWER CONSTRUCTION.
4. CONNECT TO EXISTING SANITARY LATERAL IN ACCORDANCE WITH CITY OF MENASHA STANDARD SPECIFICATIONS. INVERT OF LATERAL TO BE FIELD VERIFIED PRIOR TO STARTING SANITARY SEWER CONSTRUCTION. REFER TO DETAIL B SHEET C3.0 FOR TRENCH BACKFILL.
5. DOWNSPOUT COLLECTOR LINE. REFER TO ARCHITECTURAL PLANS FOR DOWNSPOUT LOCATIONS.
6. CURB STOP; SEE DETAIL B SHEET C6.0.
7. CONNECT TO EXISTING WATERMAIN IN ACCORDANCE WITH CITY OF MENASHA STANDARD SPECIFICATIONS. LATERAL TO BE BORED UNDER WITTMAN DRIVE.
8. BMP OUTLET STRUCTURE; SEE DETAIL H SHEET C6.0.
9. BIO-RETENTION BMP; SEE DETAIL I SHEET C6.1 (500 SF OF SURFACE AREA REQUIRED).
10. CONNECT TO EXISTING STORM LATERAL IN ACCORDANCE WITH THE CITY OF MENASHA STANDARD SPECIFICATIONS. INVERT OF LATERAL TO BE FIELD VERIFIED PRIOR TO STARTING SANITARY SEWER CONSTRUCTION. REFER TO DETAIL B SHEET C3.0 FOR TRENCH BACKFILL.
11. STORM CLEANOUT; SEE DETAIL A SHEET C3.0.
12. CONNECT TO EXISTING CATCH BASIN IN ACCORDANCE WITH CITY OF MENASHA STANDARD SPECIFICATIONS.
13. APRON END WALL.
14. UTILITY CROSSING. CONTRACTOR SHALL DETERMINE INVERTS OF STORM AND SANITARY LATERALS, AND ENSURE THAT THERE IS NO PIPE CONFLICT AT THE CROSSING. IF A CONFLICT IS SUSPECTED, THE CONTRACTOR SHALL CONTACT THE ENGINEER.
15. APPROXIMATE DOWNSPOUT LOCATION; SEE ARCHITECTURAL PLANS FOR DETAILS. CONNECT DOWNSPOUT TO ADJACENT STORM SEWER IN ACCORDANCE WITH STATE STANDARDS AND DETAIL A SHEET C6.0.
16. PLANTER BOX DRAIN TILE. CONTRACTOR TO PROVIDE 4" PERFORATED PIPE WITH FILTER FABRIC SOCK AND SHALL CONNECT DRAIN TILE TO ADJACENT STORM SEWER IN ACCORDANCE WITH STATE STANDARDS.

GENERAL NOTES:

1. FOR LEGEND AND ABBREVIATIONS SEE SHEET C1.0.
2. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0.
3. FOR NOTES SHOWN THUS, "(2)", SEE SHEET KEY NOTES, THIS SHEET.
4. CARE SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS TO REMAIN.
5. LAND DISTURBING ACTIVITIES SHALL NOT TAKE PLACE PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES.
6. ALL DEMOLISHED/REMOVED MATERIALS IN THIS IN THIS CONTRACT BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AT AN APPROVED LOCATION.
7. ELEVATIONS REFERENCED TO NAVD88 DATUM.
8. UTILITY PIPE INSTALLATION SHALL BE PER DETAIL B THIS SHEET.

20 10 0 20 40 60
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PROJECT # 011-009

DATE 01-31-12

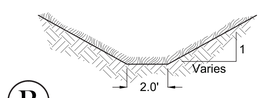
REVISION	DATE

DRAWING # C3.0

MACH IV PROJECT# 0393-01-11

Site Grading Plan

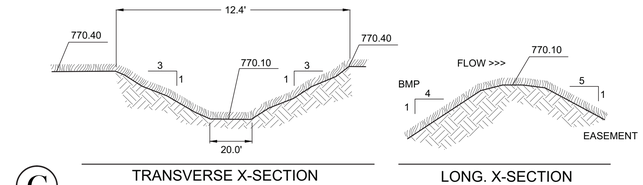
SPOT GRADE KEY



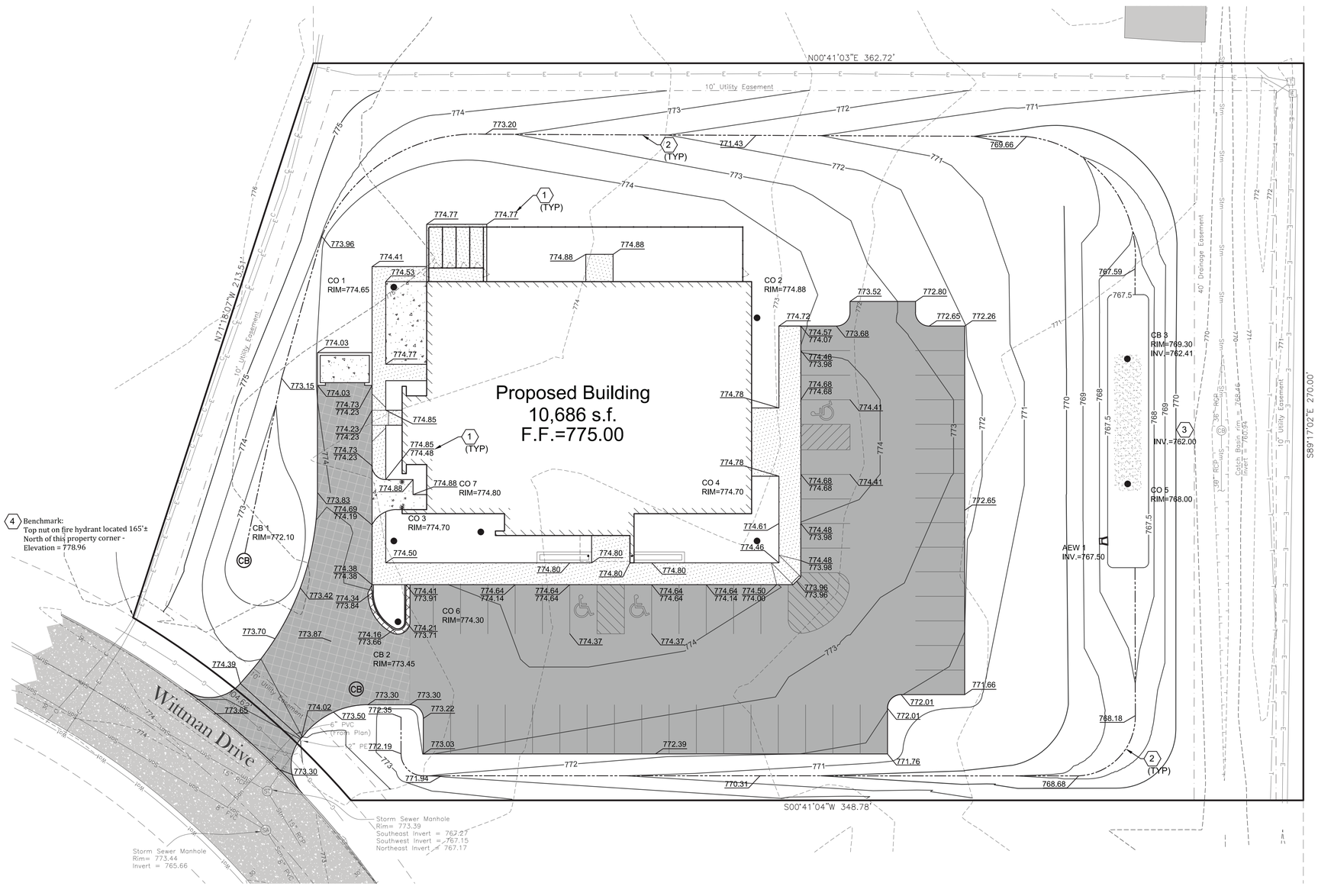
NOTES:

1. MAX.SIDE SLOPE = 4:1
2. LONGITUDINAL SLOPE SHALL BE 0.5% MIN. IF THE LONGITUDINAL SLOPE EXCEEDS 2.0% EROSION CONTROL MATS SHALL BE INSTALLED.

GRASS SWALE



EMERGENCY OVERFLOW WEIR



SHEET KEY NOTES:

1. SPOT GRADE KEY; SEE DETAIL A THIS SHEET.
2. GRASS-LINED SWALE; SEE DETAIL B THIS SHEET.
3. EMERGENCY OVERFLOW WEIR; SEE DETAIL C THIS SHEET.
4. BENCHMARK LOCATION.

GENERAL NOTES:

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Menasha, Wisconsin

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PROJECT # 011-009

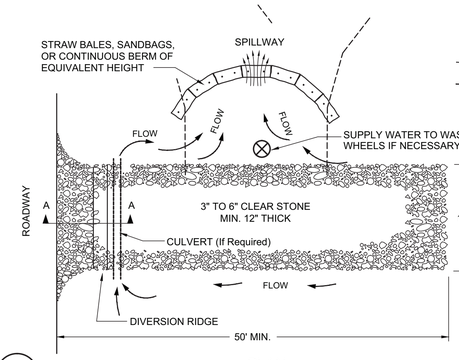
DATE 01-31-12

REVISION	DATE

DRAWING # C4.0

MACH IV PROJECT# 0393-01-11

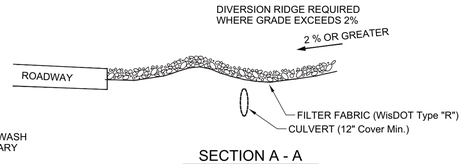
Erosion Control Plan



A

PLAN

STONE TRACKING PAD



SECTION A - A

NOTES:

1. The entrance shall be maintained in a condition that will prevent tracking or flowing of sediment onto public Right-of-Ways. This may require top dressing, repair and/or cleanout of any measures used to trap sediment.
2. When necessary, wheels shall be cleaned prior to entrance onto public Right-of-Way.
3. When washing is required, it shall be done on an area stabilized with crushed stone that drains into an approved Erosion Control BMP.
4. Use sandbags, straw bales or other approved methods to channelize runoff to BMP as required.

PLANNED EROSION CONTROL PRACTICES:

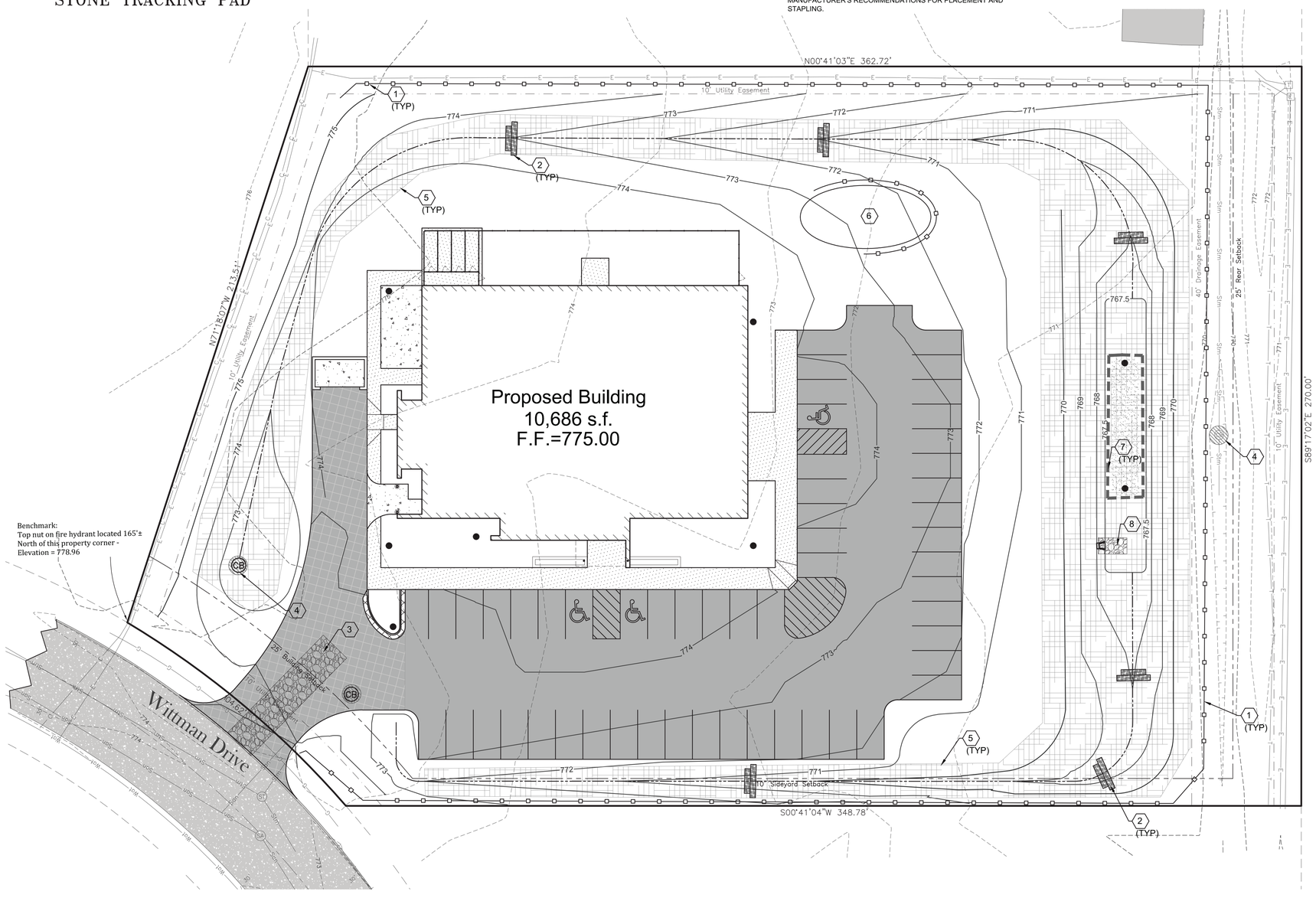
1. SILT FENCE (TECH. STANDARD 1056)
SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
2. INLET PROTECTION (TECH STANDARD 1060)
INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
3. DUST CONTROL (TECH STANDARD 1068)
DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
4. STOCKPILED TOPSOIL/TEMPORARY FILL PILES
SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
5. TEMPORARY CONSTRUCTION ENTRANCE/EXIT (TECH. STANDARD 1057)
A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
6. EROSION CONTROL MATS (TECH. STANDARD 1053)
EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.

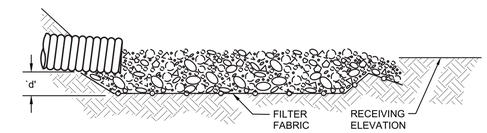
MAINTENANCE PLAN:

1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF $\frac{1}{2}$ FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEPT OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

CONSTRUCTION NOTES:

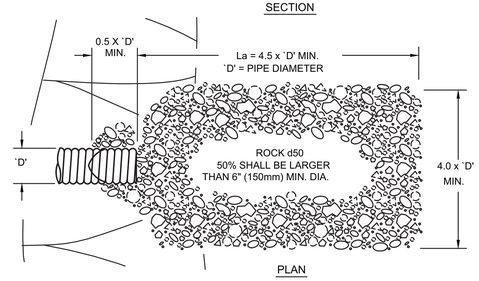
1. TOPSOIL TO BE REMOVED FROM THE PROJECT SITE PRIOR TO PLACEMENT OF FILL OR SUBGRADE MATERIAL. EXCESS TOPSOIL TO BE STOCKPILED ON THE SITE AS INDICATED.
2. ALL EXCAVATED AREAS NOT RECEIVING PAVEMENT TO BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL, SEEDED AND MULCHED AS SOON AS FINAL GRADE HAS BEEN ACHIEVED. SEEDING SHALL BE IN ACCORDANCE WITH WDNR TECH. STANDARD (1059).
3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION AND SILTATION, INCLUDING, BUT NOT LIMITED TO HAY BALE DIKES AND SILT FENCES. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.
4. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.
6. SITE DEWATERING IS NOT ANTICIPATED, HOWEVER SHOULD DEWATERING BE NECESSARY, IT SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD (1061).
7. THE CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.
8. THE CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES AFTER VEGETATION IS ESTABLISHED.





THICKNESS ('d') = 1.5 x MAX. ROCK DIAMETER - 6" MIN.

SECTION



PLAN

NOTES:

1. 'La' = LENGTH OF APRON. DISTANCE 'La' SHALL BE OF SUFFICIENT LENGTH TO DISSIPATE ENERGY.
2. APRON SHALL BE SET AT A ZERO GRADE AND ALIGNED STRAIGHT.
3. FILTER MATERIAL SHALL BE FILTER FABRIC OR 6" (150mm) THICK MINIMUM GRADED GRAVEL LAYER.

B

ENERGY DISSIPATOR

SHEET KEY NOTES:

1. SILT FENCE; SEE DETAIL A SHEET C6.1.
2. DITCH CHECK; SEE DETAIL B SHEET C6.1.
3. STONE TRACKING PAD; SEE DETAIL A THIS SHEET.
4. INLET PROTECTION; SEE DETAIL C SHEET C6.1.
5. EROSION CONTROL MAT; SEE DETAIL D SHEET C6.1.
6. TEMPORARY SOIL STOCKPILE.
7. CURLEX SEDIMENT LOGS. SEDIMENT LOGS TO BE PLACED IMMEDIATELY AFTER THE PLACEMENT OF THE BIO-FILTRATION ENGINEERED SOIL/FILTRATION MEDIA. SEDIMENT LOGS TO REMAIN IN PLACE AND BE MAINTAINED UNTIL SITE IS STABILIZED.
8. ENERGY DISSIPATOR; SEE DETAIL B THIS SHEET.

GENERAL NOTES:

1. FOR LEGEND AND ABBREVIATIONS SEE SHEET C1.0.
2. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0.
3. FOR NOTES SHOWN THUS, "2", SEE SHEET KEY NOTES, THIS SHEET.
4. CARE SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS TO REMAIN.
5. LAND DISTURBING ACTIVITIES SHALL NOT TAKE PLACE PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES.
6. ALL DEMOLISHED/REMOVED MATERIALS IN THIS IN THIS CONTRACT BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AT AN APPROVED LOCATION.
7. ELEVATIONS REFERENCED TO NAVD88 DATUM.

20 10 0 20 40 60

Graphic Scale

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Appanasha Pet Clinic

Menasha, Wisconsin

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PROJECT # 011-009

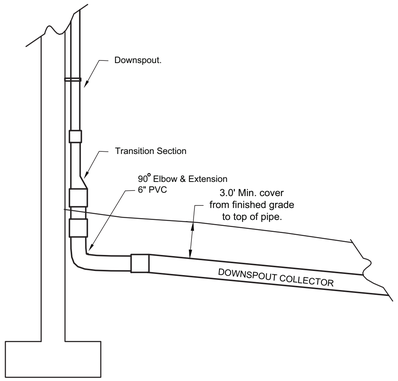
DATE 01-31-12

REVISION	DATE

DRAWING # C5.0

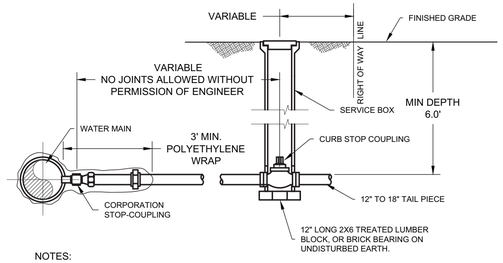
MACH IV PROJECT# 0393-01-11

Site Details



A

DOWNSPOUT DETAIL

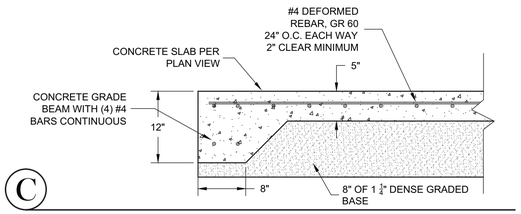


NOTES:

1. WATER SERVICE CONNECTION SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATION FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.
2. DISTANCE FROM CURB STOP TO RIGHT OF WAY LINE VARIES BY MUNICIPALITY. CONTRACTOR SHALL CONTACT LOCAL PUBLIC WORKS/WATER DEPARTMENT TO COORDINATE CURB STOP PROXIMITY TO RIGHT OF WAY LINE.
3. PROVIDE FROST PROTECTION ON SERVICE BOX IN ACCORDANCE WITH STATE STANDARDS.
4. PIPE MATERIAL SHALL BE IN ACCORDANCE WITH LOCAL MUNICIPAL STANDARD. IF NO STANDARD IS PRESENT, PIPE SHALL BE EITHER TYPE K COPPER, OR SDR 9 PE.

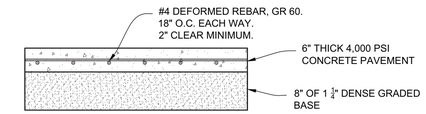
B

WATER SERVICE CONNECTION



C

DUMPSTER ENCLOSURE PAD

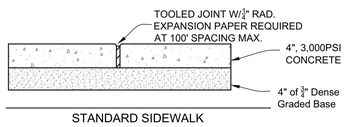


NOTES

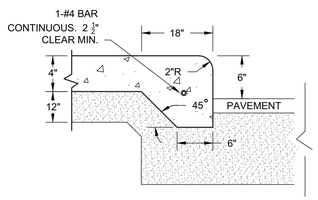
1. CONCRETE PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM.
2. CONCRETE SHALL RECEIVE A BROOMED FINISH.

D

CONCRETE PAVEMENT/SLAB SECTION



STANDARD SIDEWALK



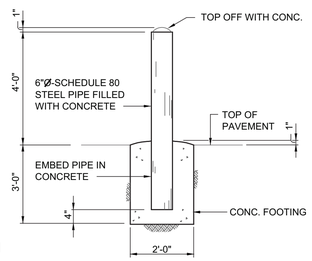
THICKENED EDGE FOR
MONOLITHIC SIDEWALK

NOTES:

1. CONCRETE SHALL RECEIVE A BROOMED FINISH.
2. JOINT SPACING SHALL BE 5' OR WIDTH OF SIDEWALK, WHICHEVER IS GREATER. (10' MAX).
3. SIDEWALK WIDTH VARIES.

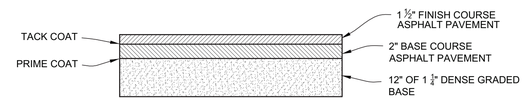
E

CONCRETE SIDEWALK



F

PIPE BOLLARD

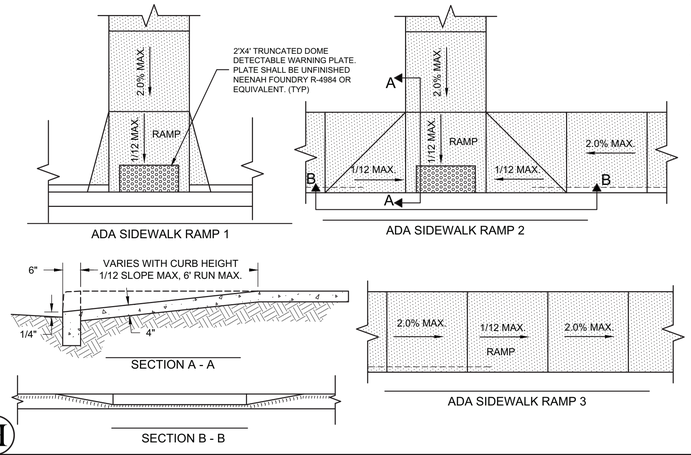


NOTES

1. ASPHALT PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM.

G

HEAVY DUTY ASPHALT PAVEMENT SECTION



ADA SIDEWALK RAMP 1

ADA SIDEWALK RAMP 2

SECTION A - A

ADA SIDEWALK RAMP 3

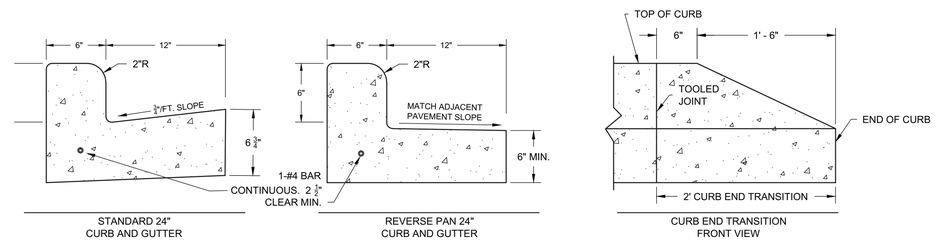
SECTION B - B

NOTES:

1. RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH "ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES" LATEST EDITION.
2. USE RAMP 1 WHERE ADA ROUTE MEETS CURB AND THERE IS NO PEDESTRIAN TRAFFIC FROM THE SIDE OF THE RAMP.
3. USE RAMP 2 WHERE ADA ROUTE MEETS CURB AND THERE IS PEDESTRIAN TRAFFIC FROM THE SIDE OF THE RAMP.
4. USE RAMP 3 WHERE ADA ROUTE DOES NOT MEET CURB BUT A RAMP SECTION IS REQUIRED FOR GRADE.
5. DETECTABLE WARNING SHALL BE PLACED WHERE PEDESTRIAN TRAFFIC IS AT GRADE WITH VEHICULAR TRAFFIC.
6. MAXIMUM RAMP RUN IS 6' AT 1/12 SLOPE FOR A MAXIMUM RISE OF 6". RAMPS WITH A RISE OF >6" REQUIRE AN ADA COMPLIANT HANDRAIL.

H

ADA SIDEWALK RAMPS



STANDARD 24"
CURB AND GUTTER

REVERSE PAN 24"
CURB AND GUTTER

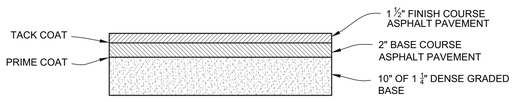
CURB END TRANSITION
FRONT VIEW

NOTES:

1. THE BOTTOM OF THE CURB AND GUTTER MAY EITHER BE LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE.
2. LOCATION OF STANDARD AND REVERSE PAN CURB AND GUTTER IS INDICATED ON THE DRAWINGS.
3. CURB SHALL BE PLACED ON A MINIMUM OF 6" OF DENSE GRADED BASE.

I

24" CURB AND GUTTER



NOTES

1. ASPHALT PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISCONSIN DOT FDM.

J

STANDARD DUTY ASPHALT PAVEMENT SECTION

GENERAL NOTES:

1. FOR LEGEND AND ABBREVIATIONS SEE SHEET C1.0.
2. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0.
3. FOR NOTES SHOWN THUS, "(2)", SEE SHEET KEY NOTES, THIS SHEET.
4. CARE SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS TO REMAIN.
5. LAND DISTURBING ACTIVITIES SHALL NOT TAKE PLACE PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES.
6. ALL DEMOLISHED/REMOVED MATERIALS IN THIS IN THIS CONTRACT BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AT AN APPROVED LOCATION.
7. ELEVATIONS REFERENCED TO NAVD88 DATUM.

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PROJECT # 011-009

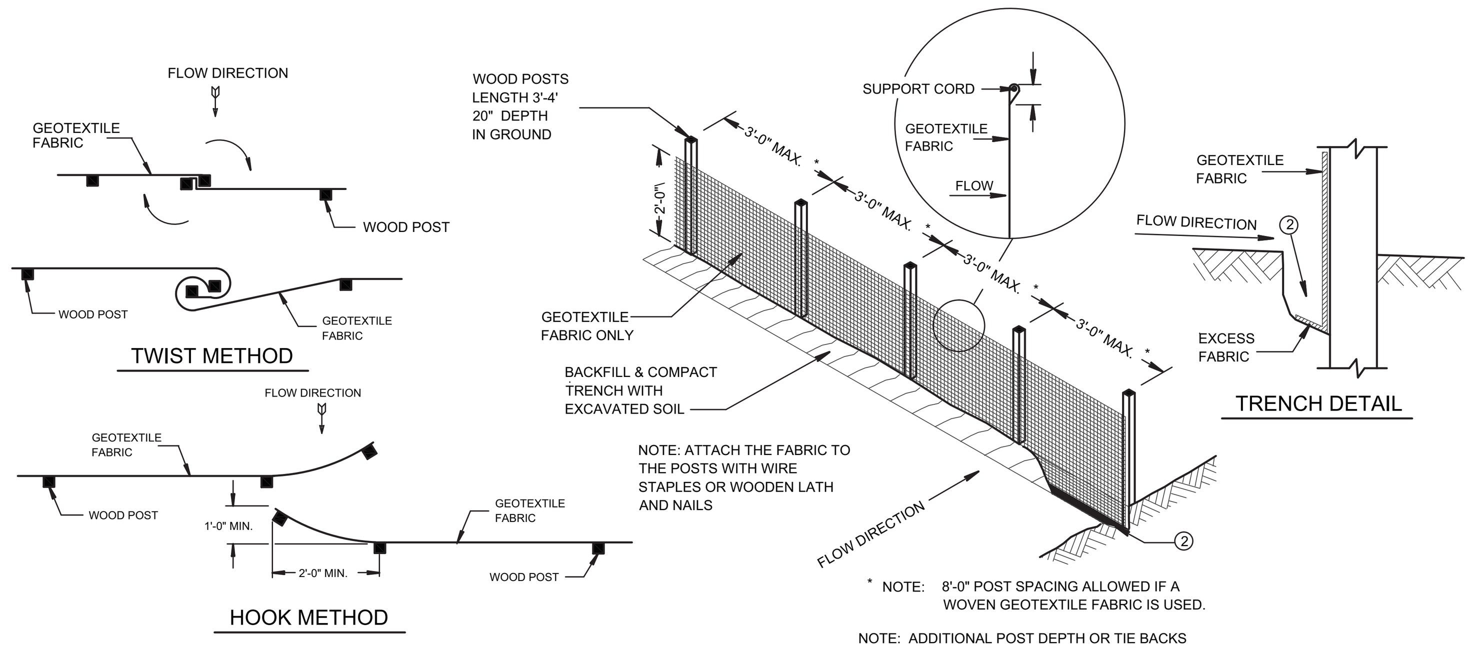
DATE 01-31-12

REVISION	DATE

DRAWING # C6.0

MACH IV PROJECT# 0393-01-11

Site Details



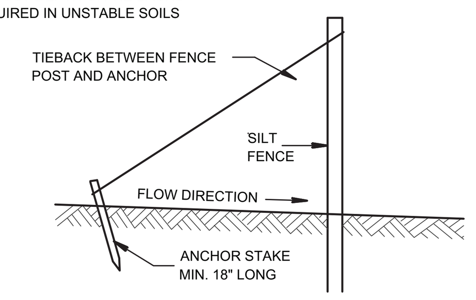
* NOTE: 8'-0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.

NOTE: ADDITIONAL POST DEPTH OR TIE BACKS MAY BE REQUIRED IN UNSTABLE SOILS

JOINING TWO LENGTHS OF SILT FENCE ⑤

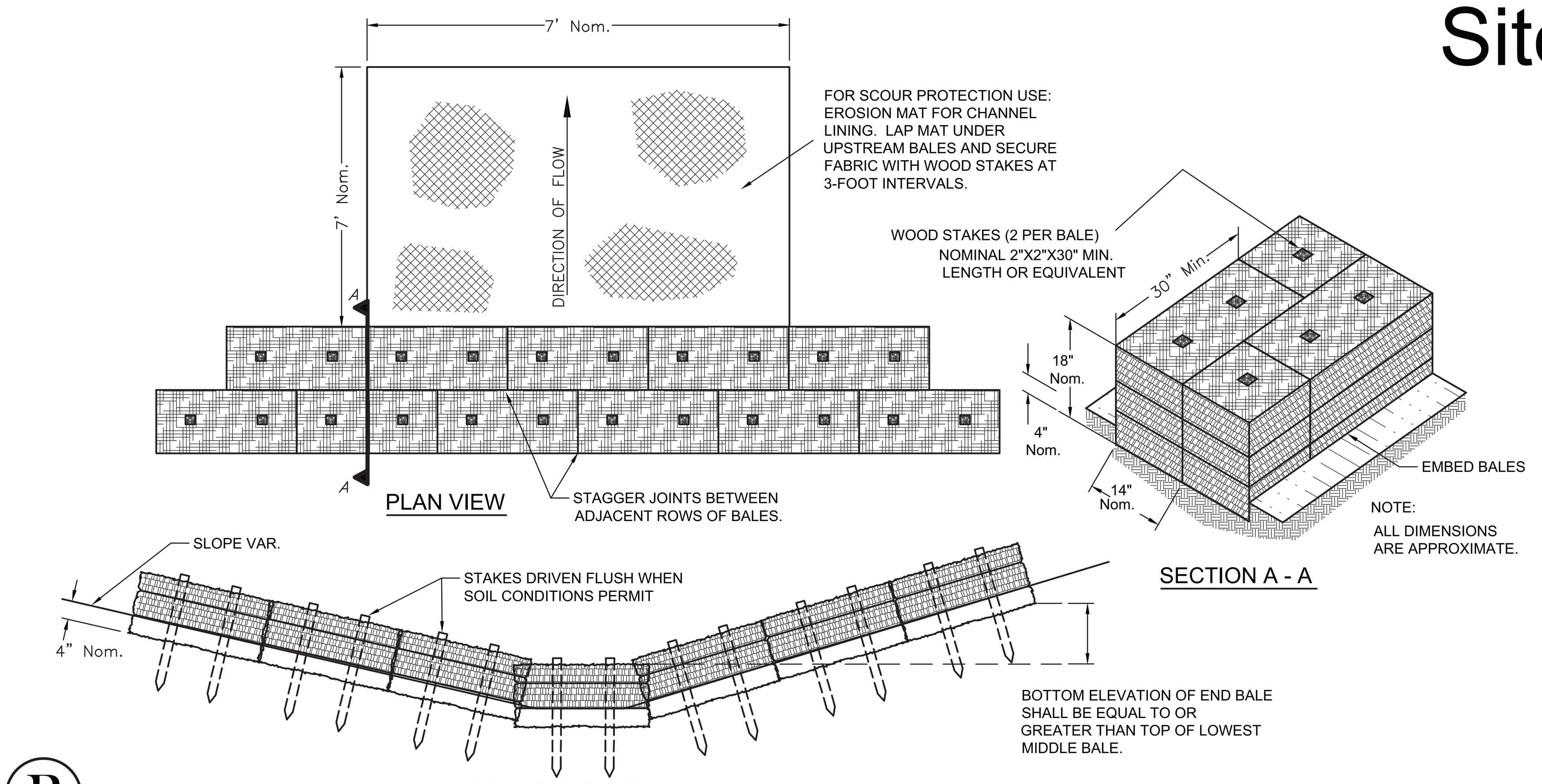
GENERAL NOTES:

1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1" X 1" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

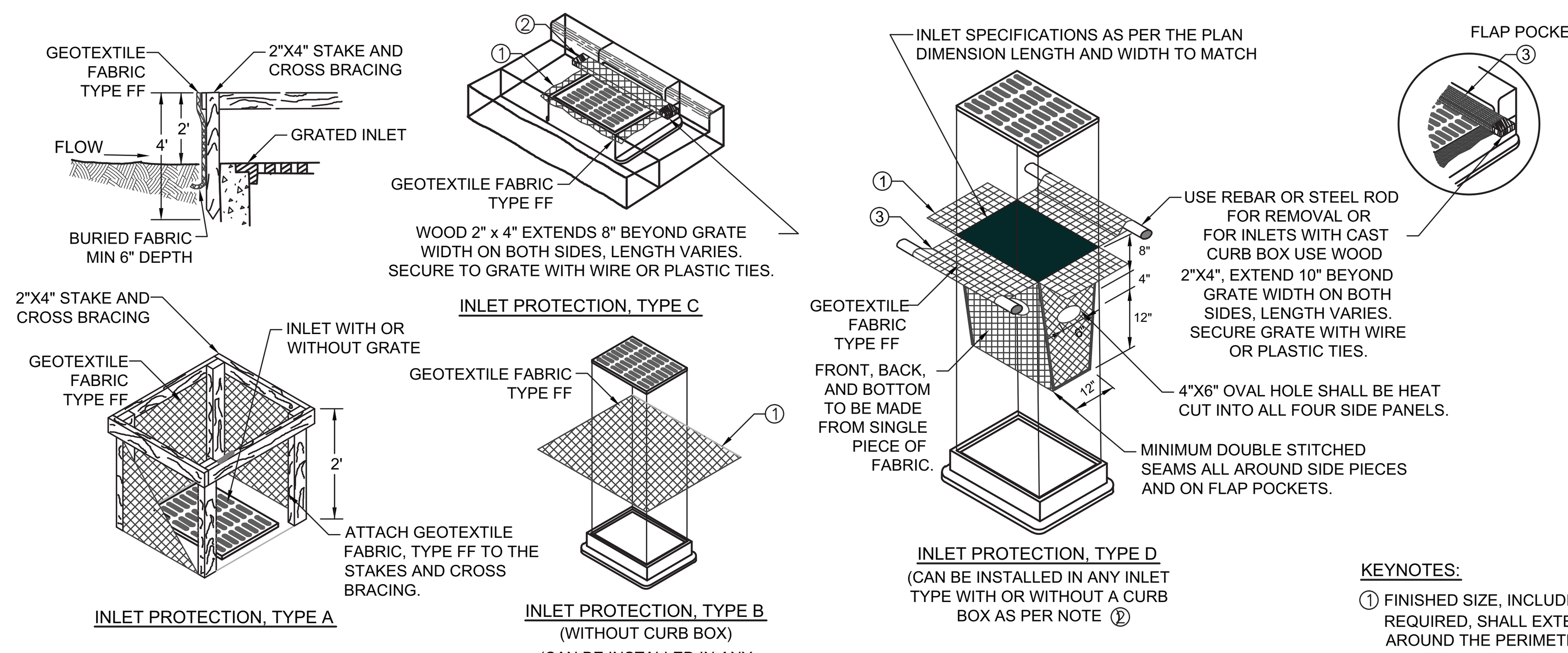


SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)

A SILT FENCE



B TEMPORARY EROSION BALE DITCH CHECK



INSTALLATION NOTES
TYPE D
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30", MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.
TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3".
WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

INSTALLATION NOTES TYPE B & C

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

GENERAL NOTES
MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE DEPARTMENT'S EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

KEYNOTES:

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

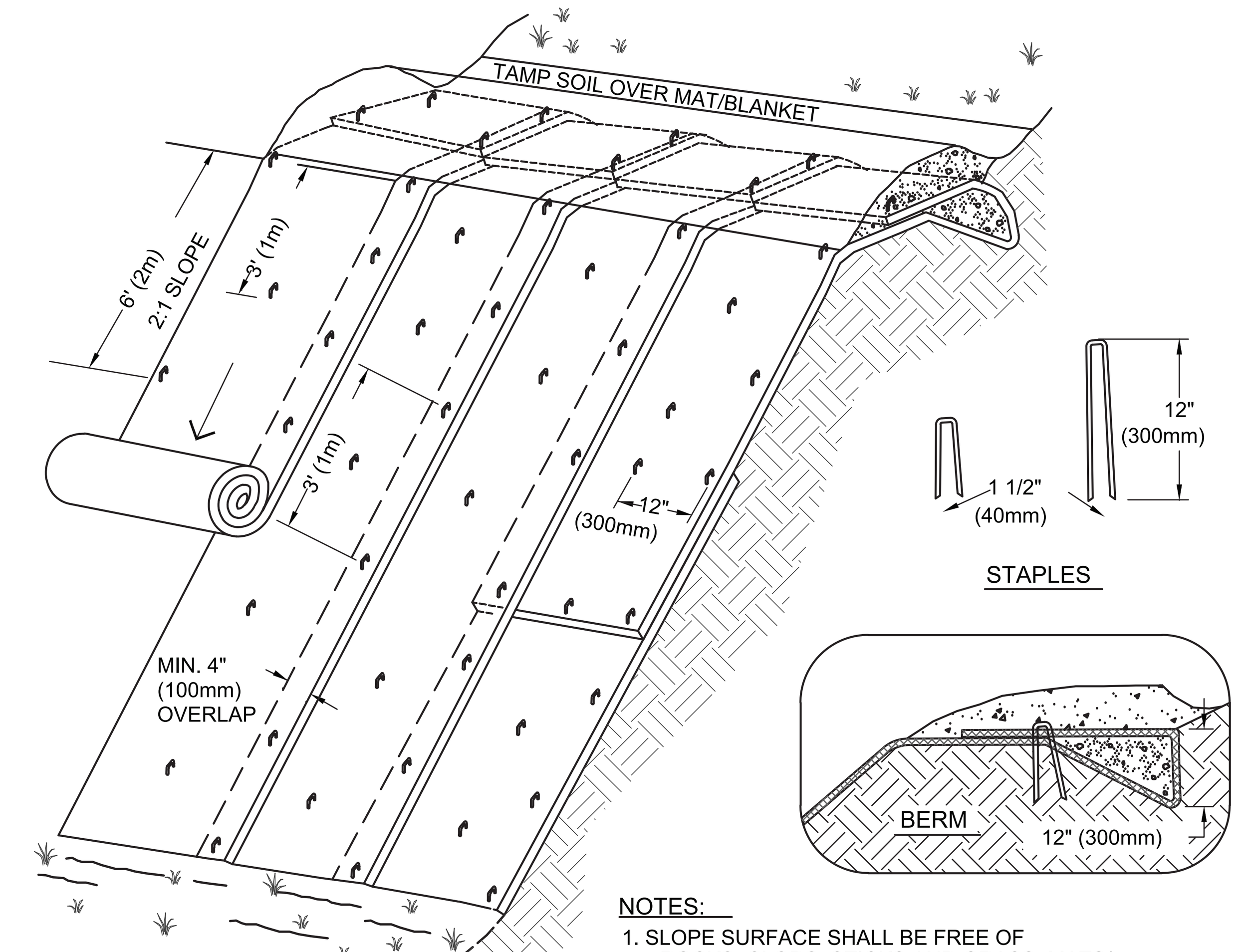
② FOR INLET PROTECTION, TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

MATS/BLANKETS SHOULD BE INSTALLED VERTICALLY DOWNSLOPE.

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 10-2.

C INLET PROTECTION

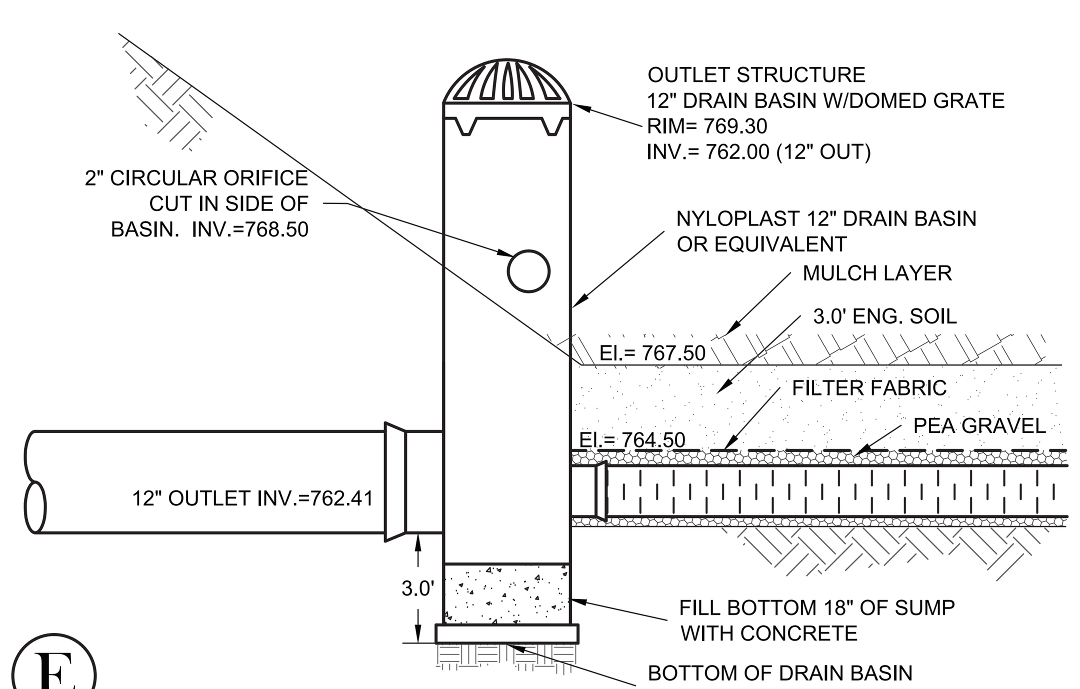


TYPICAL SLOPE
SOIL STABILIZATION

NOTES:

1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.
2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

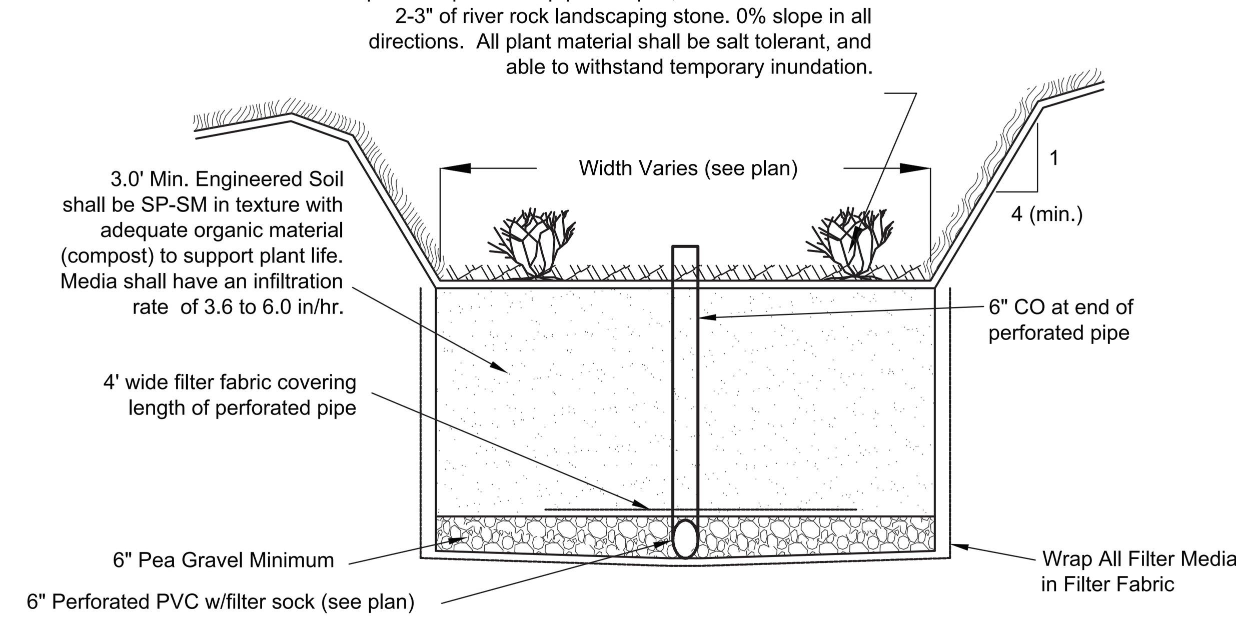
D EROSION CONTROL MAT FOR SLOPE INSTALLATION



E BMP OUTLET STRUCTURE

SCALE: N.T.S.

Plant Bio-Filter with native shrubs, trees, and/or wild flowers. (Live plants, not seed), select min. 12 types of plants. 1 plant clump per 9 sq. ft., 3' o.c. Cover soil w/ 2-3" of river rock landscaping stone. 0% slope in all directions. All plant material shall be salt tolerant, and able to withstand temporary inundation.



F TYPICAL BIO-FILTER CROSS SECTION

BIO-FILTER CONSTRUCTION SEQUENCING AND OVERSIGHT

- A person trained and experienced in the construction, operation and maintenance of infiltration devices shall be responsible for construction of the device. The following apply:

1. Construction Site Stabilization - Construction site runoff from disturbed areas shall not be allowed to enter the bioretention device. Runoff from pervious areas shall be diverted from the device until the pervious areas have undergone final stabilization.
2. Suitable Weather - Construction shall be suspended during periods of rainfall or snowmelt. Construction shall remain suspended if ponded water is present or if residual soil moisture contributes significantly to the potential for soil smearing, clumping or other forms of compaction.
3. Compaction Avoidance - Compaction and smearing of the soils beneath the floor and side slopes of the bioretention area, and compaction of the soils used for backfill in the soil planting bed, shall be minimized. During site development, the area dedicated to the bioretention device shall be cordoned off to prevent access by heavy equipment. Acceptable equipment for constructing the bioretention device includes excavation hoes, light equipment with turf type tires, marsh equipment or wide-track loaders.
4. Compaction Remediation - If compaction occurs at the base of the bioretention device, the soil shall be refractured to a depth of at least 12 inches. If smearing occurs, the smeared areas of the interface shall be corrected by raking or roto-tilling.
5. Placement and Settling of Engineered Soil - The following apply:
   a. Prior to placement in the bioretention device, the engineered soil shall be premixed and the moisture content shall be low enough to prevent clumping and compaction during placement.
   b. The engineered soil shall be placed in multiple lifts, each approximately 12 inches in depth.
   c. Steps may be taken to induce mild settling of the engineered soil bed as needed to prepare a stable planting medium and to stabilize the ponding depth. Vibrating plate-style compactors shall not be used to induce settling.
6. Refer to Erosion Control Plan for methods to protect the engineered soil.
7. Planting - The entire soil planting bed shall be mulched prior to planting vegetation to help prevent compaction of the planting soil during the planting process. Mulch shall be pushed aside for the placement of each plant.

GENERAL NOTES:

1. FOR LEGEND AND ABBREVIATIONS SEE SHEET C1.0.
2. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0.
3. FOR NOTES SHOWN THUS, "⟨2⟩", SEE SHEET KEY NOTES, THIS SHEET.
4. CARE SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS TO REMAIN.
5. LAND DISTURBING ACTIVITIES SHALL NOT TAKE PLACE PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES.
6. ALL DEMOLISHED/REMOVED MATERIALS IN THIS IN THIS CONTRACT BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AT AN APPROVED LOCATION.
7. ELEVATIONS REFERENCED TO NAVD88 DATUM.

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PROJECT #	011-009
DATE	01-31-12
REVISION	DATE
DRAWING #	C6.1

MACH IV PROJECT# 0393-01-11

LANDSCAPE PLAN

PLANTING SCHEDULE

Quantity	Symbol	ABBREV.	Common Name	Planting Size	Mature Size
13		PM	PARDON ME DAYLILY	#1	18"-24"
17		SD	STELLA D'ORO DAYLILY	#1	12"-18"
2		WD	WHITE DOGWOOD	2"	15'-25'
3		SY	SPREADING YEW	12"-18"	3'-4'
5		F	FORSYTHIA	#3	3'-6'
3		DK	DWARF KOREAN LILAC	2'-3'	5'-6'
7		BB	DWARF BURNING BUSH	2'-3'	5'-6'
2		GL	GREENSPIRE LINDEN	2"	40'
6		GF	GOLD FLAME SPIREA	12"-18"	2'-3'
20		EGA	EMERALD GREEN ARBORVITAE	5'-6'	10'-15'
5		BS	BLACK HILLS SPRUCE	5'-6'	30'
2		AH	ANNABELLE HYDRANGEA	#3	3'-4'
10		AB	AUTUMN BLAZE MAPLE	2.5"	50'
1		BC	BRANDYWINE CRABAPPLE	5' - 6'	15'-20'

BIO-RETENTION ACCEPTABLE PLANT LIST

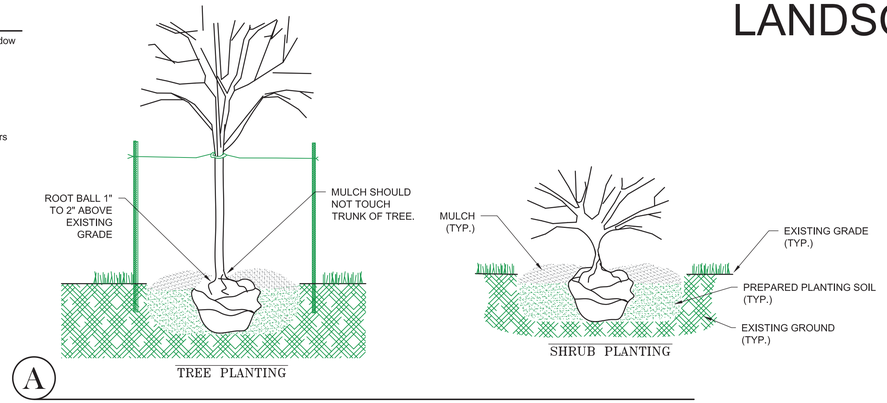
Live plants provided for the bio-filtration device shall be planted at 3' O.C., and shall be the Moist Meadow and Rain Garden Mix from Prairie Nursery, or equivalent. The mix shall include 12 to 20 types of wildflowers, and 3 to 8 types of grasses. Acceptable Plants are as follows:

Wildflowers:

Nodding Pink Onion
Red Milkweed
New England Aster
White False Indigo
Wild Senna
Joe Pye Weed
Boneset
Dogtooth Daisy
Ox Eye Sunflower
Wild Iris
Blue Flag Iris
Prairie Blazingstar
Dense Blazingstar
Great Blue Lobelia
Cardinal Flower
Monkeyflower
Bergamot
Wild Quinine
Smooth Penstemon
Yellow Coneflower
Black Eyed Susan
Green Headed Coneflower
Sweet Black Eyed Susan
Brown Eyed Susan
Common Arrowhead
Ohio Goldenrod
Stiff Goldenrod
Blue Vervain
Ironweed
Culver's Root
Golden Alexanders

Grasses, Sedges & Bulrushes:

Bluejoint Grass
Virginia Wild Rye
Bottlebrush Sedge
Awl Fruited Sedge
Common Rush
Woolgrass
Canada Wild Rye
Bebb's Sedge
Porcupine Sedge
Fox Sedge
Dark Green Bulrush

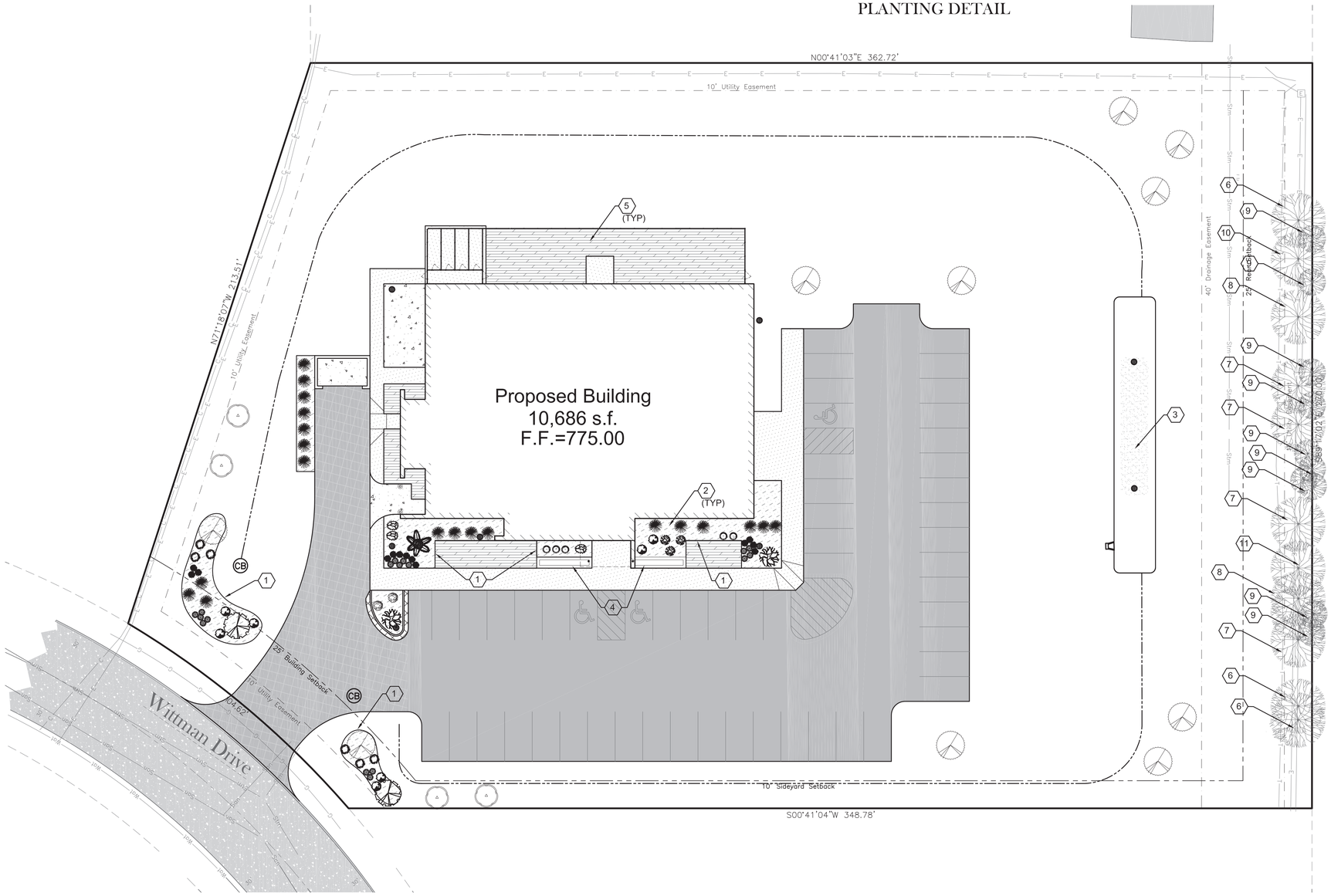


A

PLANTING DETAIL

PLANTING NOTES:

1. PLANTING HOLE SHALL BE A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL, AND EQUAL TO THE DEPTH OF THE ROOT BALL.
2. EXCAVATED SOIL FROM PLANTING HOLE SHALL BE MIXED WITH 1 PART POTTING SOIL TO 2 PARTS EXCAVATED SOIL.
3. PLANT SO THAT THE ROOT COLLAR WILL BE 1" TO 2" ABOVE EXISTING GRADE.
4. IF BALLED AND BURLAPED, PLACE PLANT IN HOLE, CUT THE BALLING TWINE, AND PEEL BACK THE TOP TWO THIRDS OF BURLAP. IF POTTED REMOVE POT, AND PLACE PLANT INTO HOLE.
5. BACKFILL HOLE WITH PREPARED SOIL, AND MOUND SOIL 2" TO 3" HIGH IN A RING AT THE PERIMETER OF THE EXCAVATED HOLE. WATER AND SMOOTH RING PRIOR TO MULCHING.
6. MULCH WITH 3" OF SHREDDED HARDWOOD MULCH OR LANDSCAPE STONE (RIVER ROCK, NOT CRUSHED STONE)
7. IF STAKING IS REQUIRED FOR TREES TWO STAKES SHALL BE USED ONE ON THE PREVAILING WIND SIDE OF THE TREE, AND THE OTHER STAKE ON THE OPPOSITE SIDE. STAKES SHALL BE FASTENED TO THE TREE USING RUBBER TUBING, OR NYLON STRAPPING.



BIO-RETENTION PLANT SCHEDULE

Quantity	Common Name
6	FOX SEDGE
6	WHITE TURTLEHEAD
6	SWEET BLACK EYED SUSAN
6	IRONWEED
6	GOLDEN ALEXANDERS
6	BIG BLUESTEM
6	NEW ENGLAND ASTER
6	BOTTLE GENTIAN
6	BLUE FLAG IRIS
6	MARSH BLAZINGSTAR
6	GREAT BLUE LOBELIA

SHEET KEY NOTES:

1. PROFESSIONAL GRADE LANDSCAPE EDGING.
2. PLANTING BED MULCH AREA. MULCH TO BE RIVER STONE OR EQUAL AS SELECTED BY OWNER.
3. BIO FILTER PLANTING BED; (500 SF AREA) SEE BIO FILTER PLANT SCHEDULE AND LIST THIS SHEET. FOR ADDITIONAL DETAILS SEE DETAIL F SHEET C6.1.
4. PLANTER; CONTRACTOR TO PROVIDE , 6"-8" OF PEA STONE AND FILTER FABRIC OVER DRAIN TILE, AND THEN TOPSOIL AND MULCH TO TOP OF PLANTER BOX. OWNER TO PLANT ANNUALS AS DESIRED.
5. SOD; PROVIDE TOPSOIL AND SOD PINS AS RECOMMENDED BY NURSERY.
6. EXISTING POPLAR (16'+).
7. EXISTING ASH (16'+).
8. EXISTING CHERRY (16'+)
9. EXISTING CHERRY CLUMP (13'+).
10. EXISTING OAK (16+).
11. EXISTING MAPLE (16'+).

GENERAL NOTES:

1. FOR LEGEND AND ABBREVIATIONS SEE SHEET C1.0.
2. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C4.0.
3. FOR NOTES SHOWN THUS, "(2)", SEE SHEET KEY NOTES, THIS SHEET.
4. CARE SHALL BE TAKEN TO PROTECT EXISTING IMPROVEMENTS TO REMAIN.
5. LAND DISTURBING ACTIVITIES SHALL NOT TAKE PLACE PRIOR TO INSTALLATION OF EROSION CONTROL MEASURES.
6. ALL DEMOLISHED/REMOVED MATERIALS IN THIS IN THIS CONTRACT BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER AT AN APPROVED LOCATION.
7. ELEVATIONS REFERENCED TO NAVD88 DATUM.

20 10 0 20 40 60
Graphic Scale

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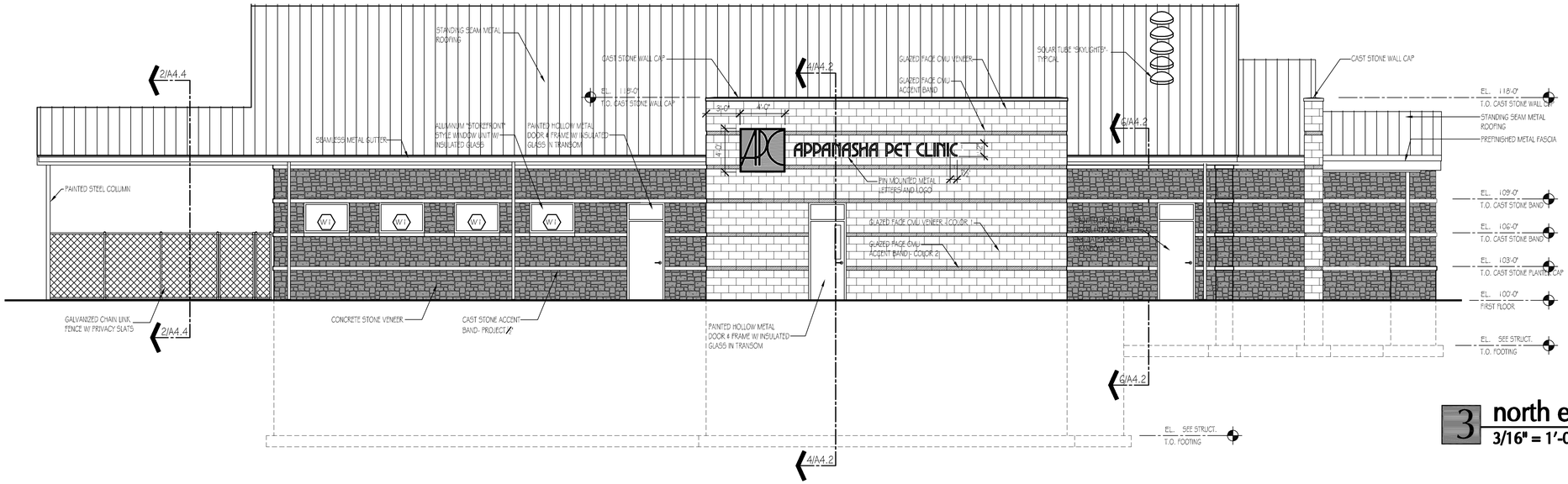
PROJECT # 011–009

DATE 01–31–12

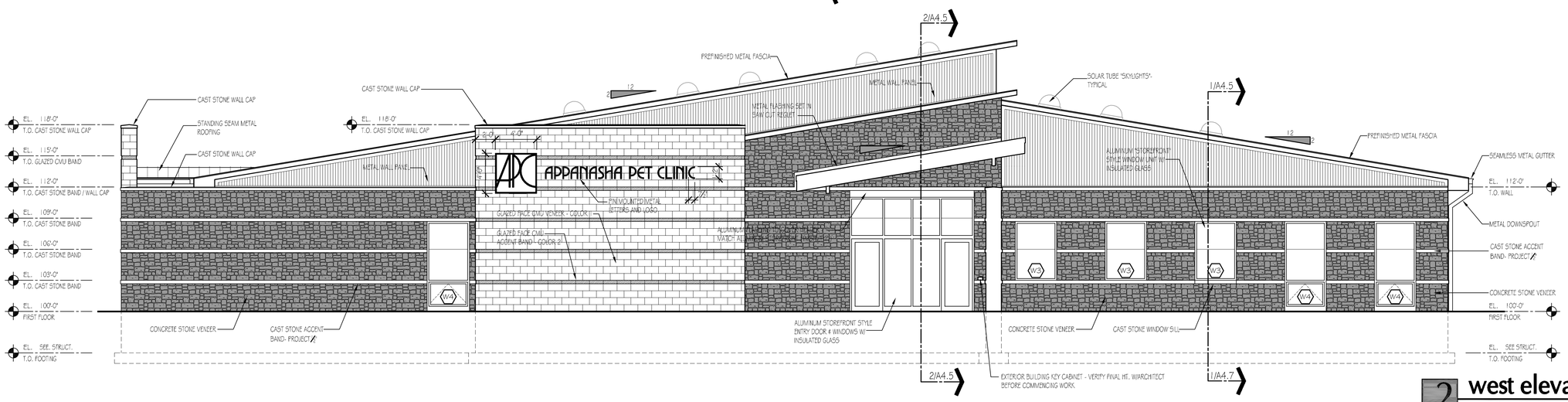
REVISION	DATE

DRAWING # L1.0

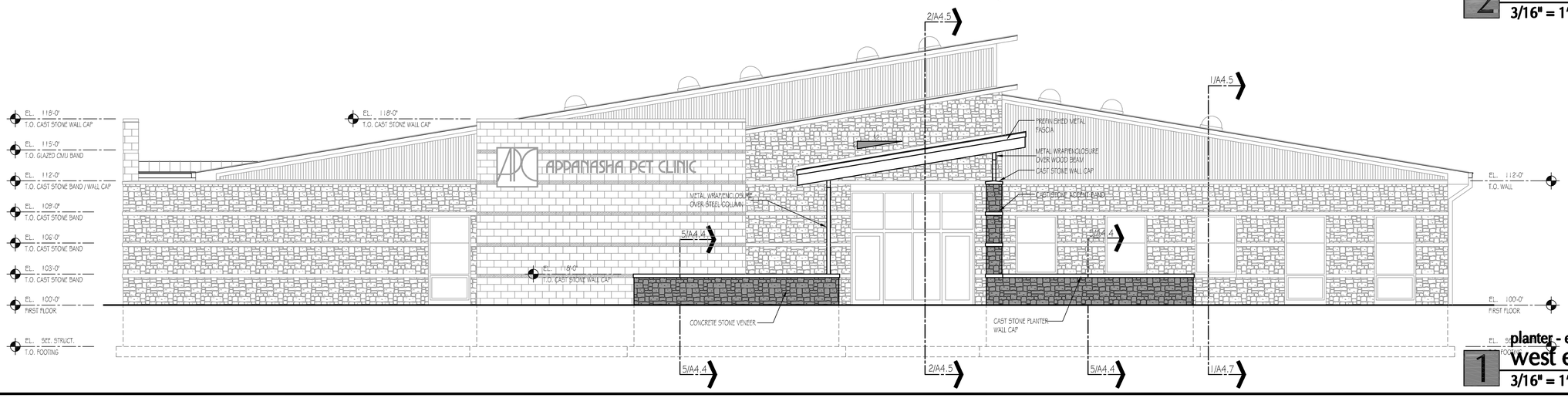
MACH IV PROJECT# 0393-01-11



3 north elevation
3/16" = 1'-0"



2 west elevation
3/16" = 1'-0"



1 planter - entry west elevation
3/16" = 1'-0"

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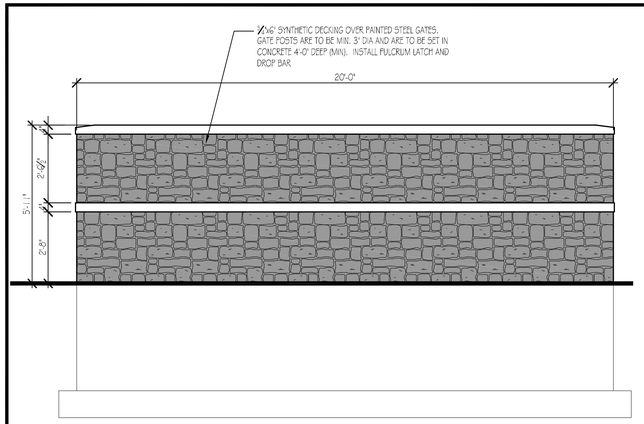
PROJECT # 11-009

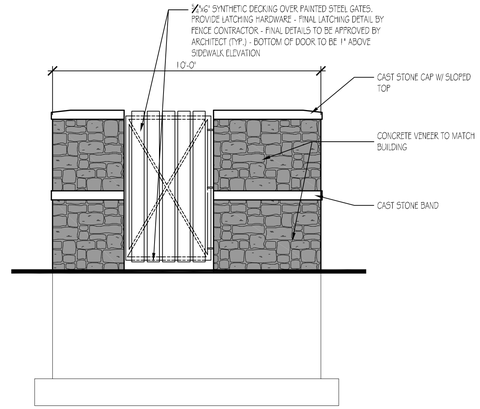
DATE 1-31-12

REVISION	DATE

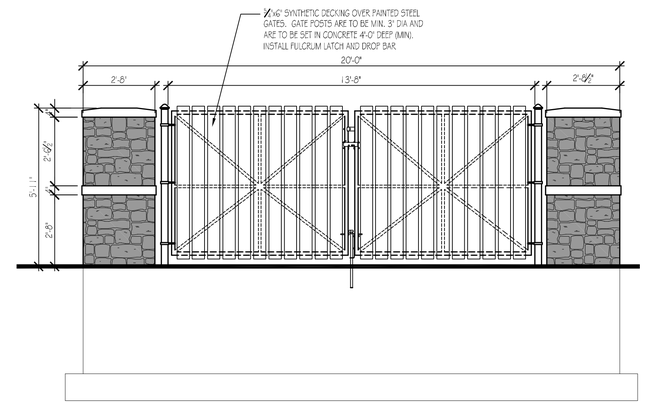
DRAWING # A3.1



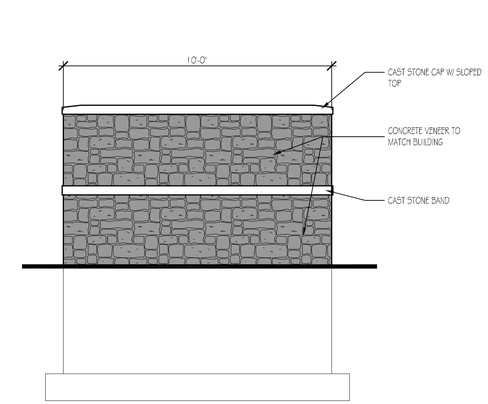
6 east elevation
refuse enclosure
3/8" = 1'-0"



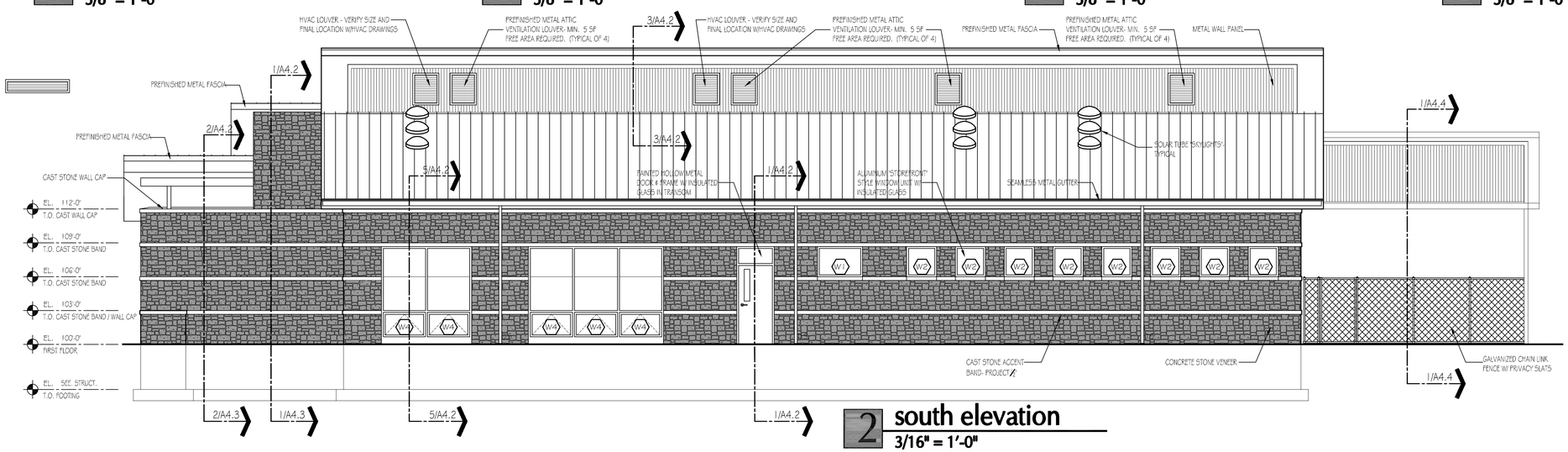
5 south elevation
refuse enclosure
3/8" = 1'-0"



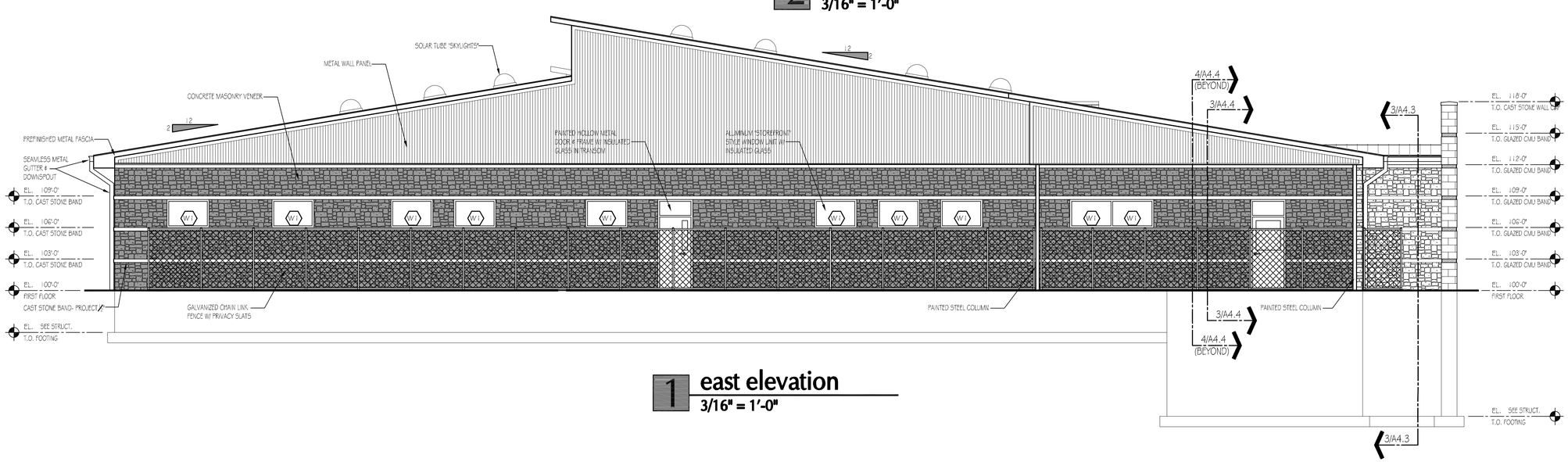
4 north elevation
refuse enclosure
3/8" = 1'-0"



3 west elevation
refuse enclosure
3/8" = 1'-0"



2 south elevation
3/16" = 1'-0"



1 east elevation
3/16" = 1'-0"

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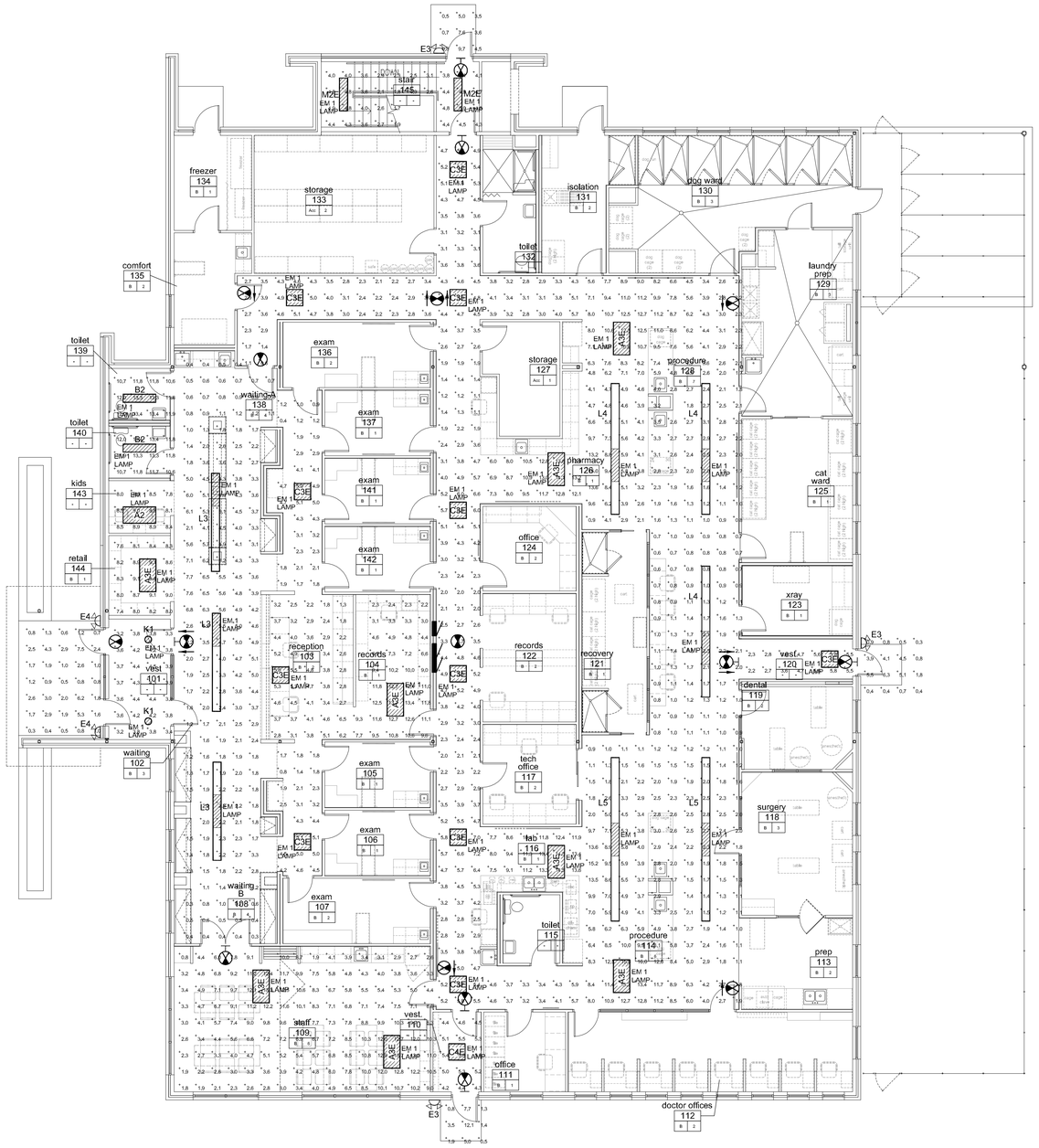
PROJECT # 11-009

DATE 1-31-12

REVISION	DATE

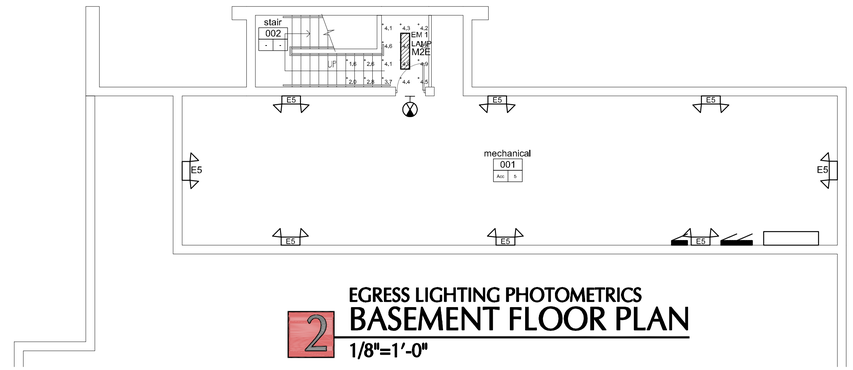
DRAWING # A3.2



EGRESS LIGHTING PHOTOMETRICS

1 FIRST FLOOR PLAN

1/8" = 1'-0"



EGRESS LIGHTING PHOTOMETRICS

2 BASEMENT FLOOR PLAN

1/8"=1'-0"

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
EXTERIOR OF VEST 101	+	2.0 fc	7.5 fc	0.3 fc	25.0:1	6.7:1
Corridor FLOOR	+	5.3 fc	14.5 fc	0.6 fc	24.2:1	8.8:1
EXTERIOR OF STAIR 145	+	4.0 fc	9.7 fc	0.5 fc	19.4:1	8.0:1
EXTERIOR OF VEST 110	+	3.8 fc	12.1 fc	0.5 fc	24.2:1	7.6:1
EXTERIOR OF VEST 120	+	2.3 fc	6.3 fc	0.3 fc	21.0:1	7.7:1
KIDS 143 FLOOR	+	8.5 fc	9.0 fc	7.8 fc	1.2:1	1.1:1
Procedure 114/128 FLOOR	+	3.1 fc	16.0 fc	0.6 fc	26.7:1	5.2:1
REC 103 AND RECORDS 104 FLOOR	+	5.8 fc	13.7 fc	1.3 fc	10.5:1	4.5:1
RETAIL 144 FLOOR	+	8.5 fc	9.4 fc	7.4 fc	1.3:1	1.1:1
STAFF 109 FLOOR	+	6.8 fc	13.7 fc	0.8 fc	17.1:1	8.5:1
Stair 002 FLOOR	+	3.9 fc	4.9 fc	1.6 fc	3.1:1	2.4:1
Stair 145 FLOOR	+	3.7 fc	5.0 fc	1.7 fc	2.9:1	2.2:1
Toilet 139 FLOOR	+	12.2 fc	13.4 fc	10.6 fc	1.3:1	1.2:1
Toilet 140 FLOOR	+	12.1 fc	13.4 fc	10.6 fc	1.3:1	1.1:1
Vest 101 FLOOR	+	3.9 fc	4.5 fc	3.2 fc	1.4:1	1.2:1
Vest 110 FLOOR	+	5.0 fc	5.8 fc	4.2 fc	1.4:1	1.2:1
Vest 120 FLOOR	+	4.3 fc	5.8 fc	2.2 fc	2.6:1	2.0:1
WAITING 108 AND 138 FLOOR	+	2.7 fc	7.7 fc	0.3 fc	25.7:1	9.0:1
Waiting Corridor North FLOOR	+	2.8 fc	5.1 fc	0.4 fc	12.8:1	7.0:1
Waiting Corridor South FLOOR	+	3.2 fc	5.1 fc	0.8 fc	6.4:1	4.0:1

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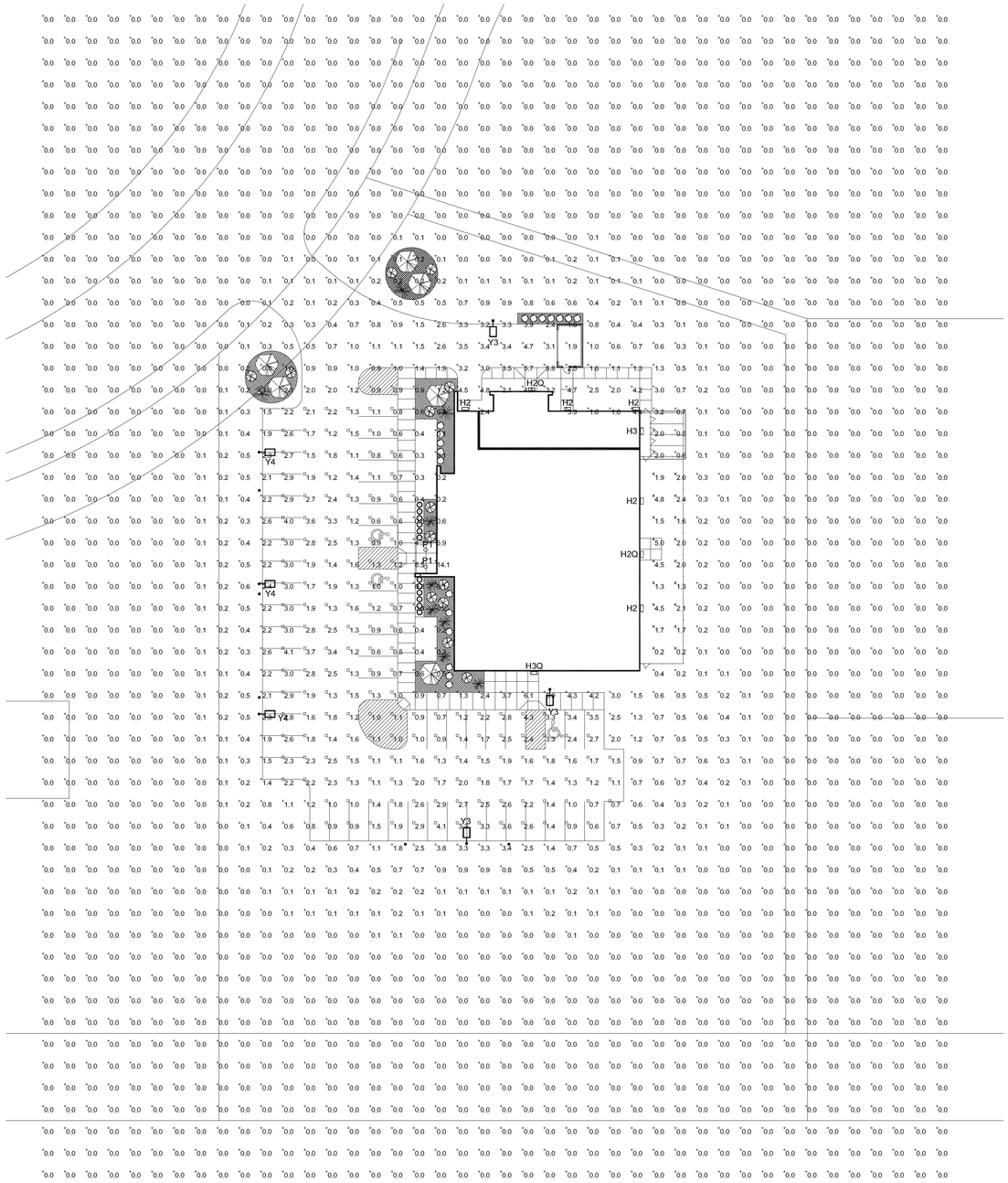
PROJECT # 011-009

DATE 1-31-12

REVISION	DATE
1	XX-XX-XX

DRAWING # E0.0



1 ELECTRICAL SITE PLAN
1" = 30'-0"

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Fenced Yard GROUND	✳	2.3 fc	5.0 fc	0.2 fc	25.0:1	11.5:1
Parking Lot GROUND	□	1.8 fc	4.3 fc	0.5 fc	8.6:1	3.6:1
Site GROUND	+	0.3 fc	14.1 fc	0.0 fc	N / A	N / A

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DATE 1-31-12

REVISION	DATE
1	XX-XX-XX

DRAWING # E0.1

APPANASHA
PET CLINIC