Development Review Application
City of Kenosha, Wisconsin

Mailing Information

NAME OF PROJECT: 3000 52nd Street Development

Check one (1) of the following boxes to indicate the recipient of all correspondence:

☑ Name and Address of Applicant [Please print]:
Gatlin Development Co., Inc.
c/o Debby Tomczyk, Esq.
Reinhart Boerner Van Deuren, s.c.
1000 N. Water Street, Milwaukee, WI 53202
Phone: 414-298-8331
Fax: 414-298-8097
E-Mail: dtomczyk@reinhartlaw.com

☐ Name and Address of Architect/Engineer [Please print]:
Justin L. Johnson
McClure Engineering Associates, Inc.
5417 North 118th Court
Milwaukee, WI 53225
Phone: 414-616-4880
Fax: 414-616-4885
E-Mail:

☐ Name and Address of Property Owner ~~(if other than applicant)~~[Please print]: Contract Purchaser
Gatlin Development Co., Inc.
101 South Main Street
Dickson, TN 47055
Phone:
Fax:
E-Mail:

Project Location

Location of Development (street address and / or parcel number): Part of 09-222-36-280-006
3000 52nd Street, Kenosha, WI

Type of Land Development

Check all that apply. Note: Additional information may be required within individual Sections.

☐ Certified Survey Map	Section 1	Page 2
☐ Concept Review (*Land Division*)	Section 2	Page 3
☐ Concept Review (Multi-Family Residential or Non-Residential)	Section 3	Page 4
☑ Conditional Use Permit	Section 4	Pages 5 & 6
☐ Developer's Agreement	Section 5	Page 7
☐ Final Plat	Section 6	Pages 8 & 9
☐ Lot Line Adjustment Survey	Section 7	Page 10
☐ Preliminary Plat	Section 8	Pages 11 & 12
☐ Rezoning	Section 9	Pages 13 & 14
☑ Site Plan Review	Section 10	Pages 15 & 16

Prior to Submitting this Application to the Department of City Development, Please Review the Appropriate Section(s) for Fees, Requirements and Appropriate Appendices.

Submit this *cover page, completed application, applicable section(s) and appendices along with ALL required plans, information and fees to:*

Department of City Development
625 52nd Street, Room 308
Kenosha, WI 53140

Phone: 262.653.4030
Fax: 262.653.4045

Office Hours:
M - F 8:00 am – 4:30 pm

SECTION 4
CONDITIONAL USE PERMIT

Additional Information Required:

Building or Addition Square Footage: 42,128 s ft (approx.)

Existing Building Size: N/A

Site Size: 10 acres (approx.)

Submittal Requirements:

- **Ten (10) full size scaled copies of Specified Plans indicated below drawn at a standard engineering scale**
- **Developer Site Plan/Conditional Use Permit Checklist (Appendix A)**

If Item to be Reviewed by Plan Commission/Common Council must Submit:

- **One (1) 8 1/2" x 11" reduction *or* forty (40) 11" x 17" reductions of the Site/Landscape Plan, Floor Plan and Colored Building Elevations (all sides)**
- **Sample Board containing colored samples of all exterior building materials**

Fees:

	Building or Addition Size	Site size	Review Fee
Level 1	< = 10,000 sq. ft.	< = 1 acre	$900 = City Plan Dept. *or* $1,025 = CPC/CC
Level 2	10,001 - 50,000 sq. ft.	1.01 - 10 acres	$1,175 = City Plan Dept. *or* $1,300 = CPC/CC
Level 3	50,001 - 100,000 sq. ft.	10.01 - 25 acres	$1,600 = City Plan Dept. *or* $1,725 = CPC/CC
Level 4	> 100,001 sq. ft.	> 25.01 acres	$2,000 = City Plan Dept. *or* $2,125 = CPC/CC

- **If building size or addition and gross acreage of the site determine two (2) different fees, the greater of the two fees will be assessed.**
- **Application fee entitles applicant to an initial review and one re-submittal.**
- **Re-submittal fee = $425 per re-submittal after two (2) permitted reviews.**
- **CUP Amendment = 50% of the applicable fee as determined above.**

Appendices to Review:

- **All**

Approximate Review Time:

- **30 days for Staff Review**
- **45-60 days for City Plan Commission/Common Council Review**

The conditional use permit plans, *prepared to a standard engineering scale*, shall be submitted with this application & shall include the following information:

Building Plan:

- Layout of building(s) including size and layout of rooms
- Design and architecture
- Plans and details on fire suppression and/or standpipe
- Plans and details on fire detection, fire alarm and other safety devices

Site Plan
(based on a plat of survey)

- Legal description of property
- Location and footprint of building(s) and structure(s)
- Locations of existing and proposed streets, drives, alleys, easements, rights-of-way, parking as required, vehicular and pedestrian access points, and sidewalks
- Outline of any development stages
- Location and details on any required emergency access roads
- A calculation of square footage devoted to building, paving and sidewalks, and landscaped/open space

Drainage Plan

- Existing topography, including spot elevations of existing buildings, structures, high points, and wet areas, with any previous flood elevations
- Floodplain boundaries, if applicable
- Soil characteristics, where applicable
- Proposed topography of the site denoting elevations and natural drainage after construction and any proposed stormwater retention areas

Landscape Plan

- Existing trees and land form
- Location, extent and type of all proposed plantings
- Location, height, opaque characteristics and type of any required screening

OPERATIONAL PLAN

3000 52nd Street

Gatlin Development Co., Inc. ("Gatlin") has contracted to purchase the real property located at 3200 52nd Street in the City of Kenosha, Wisconsin (the "Property"). Gatlin intends to (a) build an approximately 41,000 square foot Walmart Market, consisting of a grocery store with pharmacy, and (b) design, build and landscape parking areas. In a future phase of development, Gatlin intends to develop two (2) approximately 1.25 acre outlot parcels along the northern edge of 52nd Street for retail development. In order to implement Gatlin's development proposal, various municipal approvals from the City are required, including (i) conditional use permits for drive-through facilities and commercial use on a site greater than 2.5 acres, and (ii) site plan approval.

1. Hours of Operations. Walmart desires to remain open 24 hours each day.

2. Number of Employees. Walmart expects to employ 65 to 100 associates.

3. Removal and Control of Waste and Trash. Walmart will attempt to recycle as much as possible. Walmart also shall contract to have trash dumpsters emptied several times per week.

4. Proposed Restrictive Covenants. None

5. Capital Cost Summary.

   Total estimated value of completed development: $10M.

   Expected date of commencement of development: 90 days after final approval, weather permitting.

   Anticipated Date of Completion: 12 months following commencement.

6. Shopping Cart Management. Not less than six (6) cart corrals shall be installed and maintained, as generally depicted on the enclosed plans. Off-premise shopping carts shall be retrieved at least daily. Loose on-premises shopping carts shall be placed in/retrieved from cart corrals at least every four hours during store open hours.

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET
C2.0–C2.2	ALTA/ACSM LAND TITLE SURVEY
C3.0–3.3	PH I AND PH II EROSION AND SEDIMENTATION CONTROL PLANS, SITE MAP, DETAILS, AND NOTES
C4.0	DEMOLITION PLAN
C5.0	SITE PLAN
C6.0	GRADING PLAN
C7.0	UTILITY PLAN
C8.0–C8.3	CONSTRUCTION DETAILS
L1.0–L1.1	LANDSCAPE PLAN

Walmart

STORE #5696-00
52ND STREET AND 30TH AVENUE
KENOSHA, WISCONSIN

DEVELOPER

WAL-MART REAL ESTATE BUSINESS TRUST
2001 S.E. 10th STREET, SWDC
BENTONVILLE, ARKANSAS 72712-0550
(479) 273-4000 PHONE

SITE ENGINEER

McCLURE ENGINEERING ASSOCIATES, INC.
MILWAUKEE OFFICE
5417 NORTH 118TH COURT
MILWAUKEE, WI 53225
PH:(414) 616-4880
FAX (414) 616-4885

DIGGERS HOTLINE
TOLL FREE (800) 242-8511
MILWAUKEE AREA (414) 259-1181
HEARING IMPAIRED TDD (800) 542-2289
WWW.DIGGERSHOTLINE.COM

BENCHMARKS

DESCRIPTION	ELEVATION
RBM: CENTER OF SECTION, CONC. MON. WITH A BRASS CAP IN IRON HANDHOLE IN WEST SIDE INTERSECTION 52ND ST. (STH 158) AND 30TH AVENUE.	623.905
BM # 1: PK NAIL IN BIT. DRIVE AT SOUTHWEST CORNER OF PARCEL 91 +/- EAST OF THE EAST ROW LINE OF 32ND AVENUE.	631.08
BM # 2: SCRIBED "X" IN CONCRETE SIDEWALK AT THE NORTHEAST CORNER OF 46TH AND 30TH AVENUE.	621.43

LOCATION OF PROJECT INDICATED THUS: ▲

DEPARTMENT OF CITY DEVELOPMENT
K...
Project: Wal-Mart (Bonnie Home)
Date Submitted: 7-22-11
Review Action: CPC/CC
Approval Date:
Final Approval Date:

UTILITY RESPONSIBILITY MATRIX FOR THIS PROJECT

	UTILITY/ GOVERNING AGENCIES CONTACTS	CONTRACTOR RESPONSIBILITY–	OTHERS RESPONSIBILITY–
GAS	UTILITY WE ENERGIES 201 FIRST STREET RACINE, WISCONSIN 53403 CONTACT: MELANIE BOWMAN PH: (262) 552-3310	-COORDINATE CONSTRUCTION ACTIVITIES WITH GAS COMPANY TO ENSURE INSTALLATION OF GAS LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT -INSTALL BOLLARD PROTECTION AS SHOWN ON THE PLANS AND PER THE GAS COMPANY REQUIREMENTS	-SERVICE FROM THE POINT OF CONNECTION AT THE MAIN LINE UP TO AND INCLUDING SETTING OF METER WILL BE BY THE GAS COMPANY -ANY RELOCATION/EXTENSION OF EXISTING WILL BE DONE BY THE GAS COMPANY
TELEPHONE	UTILITY AT&T 220 W. WISCONSIN AVENUE WAUKESHA, WISCONSIN 53186 PH: (800) 324-8622	-COORDINATE CONSTRUCTION ACTIVITIES WITH TELEPHONE COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT -PROVIDE AND INSTALL 2–4" SCHEDULE 40 PVC CONDUITS WITH PULL ROPES, INCLUDING ALL TRENCHING AND BACKFILLING, FROM THE RISER POLE UP TO THE BUILDING -PROVIDE AND INSTALL PULL BOXES AS PER TELEPHONE COMPANY REQUIREMENTS	-TELEPHONE COMPANY WILL PROVIDE AND INSTALL ALL TELEPHONE CABLES FROM THE POINT OF CONNECTION UP TO THE BUILDING -ANY RELOCATION OF EXISTING WILL BE DONE BY THE TELEPHONE COMPANY
ELECTRIC	UTILITY WE ENERGIES 201 FIRST STREET RACINE, WISCONSIN 53403 CONTACT: MELANIE BOWMAN PH: (262) 552-3310	-COORDINATE CONSTRUCTION ACTIVITIES WITH ELECTRIC COMPANY TO ENSURE INSTALLATION OF UNDERGROUND LINES ARE COMPLETED PRIOR TO ASPHALT OR CURB PLACEMENT -PROVIDE AND INSTALL 2–4" SCHEDULE 40 PVC CONDUITS WITH PULL ROPES, INCLUDING TRENCHING AND BACKFILLING, FOR THE UNDERGROUND PORTIONS OF THE PRIMARY FROM THE RISER POLE UP TO THE TRANSFORMER. SCHEDULE 80 PVC CONDUITS SHALL BE USED ON THE RISER POLE AND RIGID METAL LONG RADIUS, ELBOWS SHALL BE USED WHERE THE UNDERGROUND PORTION MEETS THE RISER POLE AND TRANSFORMER -CONSTRUCT TRANSFORMER PAD AS PER THE ELECTRIC COMPANY'S SPECIFICATIONS -PROVIDE AND INSTALL ALL SECONDARY SERVICE AND MATERIALS	-ELECTRIC COMPANY WILL PROVIDE AND INSTALL ALL MATERIALS NEEDED TO ESTABLISH PRIMARY OVERHEAD SERVICE FROM POINT OF CONNECTION AT THE EXISTING LINE UP TO THE TRANSFORMER -ELECTRIC COMPANY WILL PROVIDE AND INSTALL PRIMARY CABLE FOR ALL UNDERGROUND LINES UP TO THE TRANSFORMER -ANY RELOCATION OF EXISTING LINES OR POLES WILL BE DONE BY THE ELECTRIC COMPANY
SANITARY SEWER	UTILITY KENOSHA WATER UTILITY 4401 GREEN BAY ROAD KENOSHA, WISCONSIN 53144 CONTACT: ROBERT CARLSON PH: (262) 653-4300	-PROVIDE AND INSTALL SANITARY SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATION -COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND CITY OF KENOSHA WATER UTILITY.	
WATER	UTILITY KENOSHA WATER UTILITY 4401 GREEN BAY ROAD KENOSHA, WISCONSIN 53144 CONTACTOR: ROBERT CARLSON PH: (262) 653-4300	-PROVIDE AND INSTALL ALL WATER MAINS AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS -ALL PORTIONS OF THE FIRE PROTECTION WATER SYSTEM SHALL BE INSTALLED BY A LICENSED FIRE SPRINKLER CONTRACTOR -ALL PORTIONS OF OTHER NON FIRE PROTECTION RELATED LINES MAY BE INSTALLED BY THE PLUMBING CONTRACTOR -COORDINATE REQUIRED INSPECTION SERVICES WITH ENGINEER OF RECORD AND CITY OF KENOSHA WATER UTILITY.	-TAP AT EXISTING MAIN WILL BE DONE BY KENOSHA WATER UTILITY (NOT INCLUDING ANY NECESSARY EXCAVATION AND BACKFILLING REQUIRED TO EXPOSE EXISTING MAIN. THIS TO BE PERFORMED BY SITE CONTRACTOR).
STORM SEWER	UTILITY CITY OF KENOSHA DEPARTMENT OF PUBLIC WORKS 625 52ND STREET KENOSHA, WISCONSIN 53140 PH: (262) 653-4150	-PROVIDE AND INSTALL ALL STORM SEWER LINES AND ASSOCIATED APPURTENANCES PER THE PLANS AND SPECIFICATIONS -REFER TO GRADING PLAN FOR INFORMATION ON ALLOWABLE STORM SEWER MATERIALS	

THIS MATRIX HAS BEEN PROVIDED FOR INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL PROVIDE ANY AND ALL APPURTENANCES, TRENCHING AND BACKFILL, AND OTHER INCIDENTALS TO MEET OR EXCEED THE SPECIFICATIONS OF THE ITEMS LISTED.

UTILITIES/GOVERNMENT

CABLE
TIME WARNER CABLE
1403 WASHINGTON ROAD
KENOSHA, WISCONSIN 53140
PHONE: (262) 656-8460

PLANNING, ZONING, BLDG OFFICIAL
DEPARTMENT OF CITY DEVELOPMENT
625 52ND STREET, RM 308
KENOSHA, WI 53140
PHONE: (262) 653-4030

CITY PERMITS
NEIGHBORHOOD SERVICES AND INSPECTIONS
625 52ND STREET, RM 100
KENOSHA, WISCONSIN 53140
CONTACT: JIM SCHULTZ
PH: (262) 653-4263

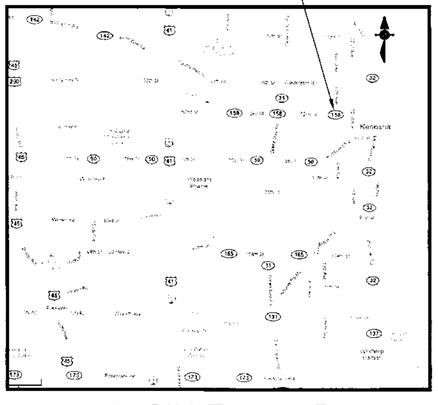
KENOSHA DEPARTMENT OF TRANSPORTATION
DEPARTMENT OF TRANSPORTATION
4303 39TH AVENUE
KENOSHA, WI 53144
CONTACT: RON IWEN
PHONE: (262) 653-4290

WISCONSIN DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER SUPPLY – STATE WATER
BUREAU OF WATERSHED MANAGEMENT WT/3
101 SOUTH WEBSTER ST.
PO BOX 7621
MADISON, WISCONSIN 53707
PHONE: (608) 267-7694

WISCONSIN DEPARTMENT OF NATURAL RESOURCES DIVISION OF WATER POLLUTION CONTROL – STATE SEWER
BUREAU OF WATERSHED MANAGEMENT WT/3
101 SOUTH WEBSTER ST.
PO BOX 7621
MADISON, WISCONSIN 53707
PHONE: (608) 267-7694

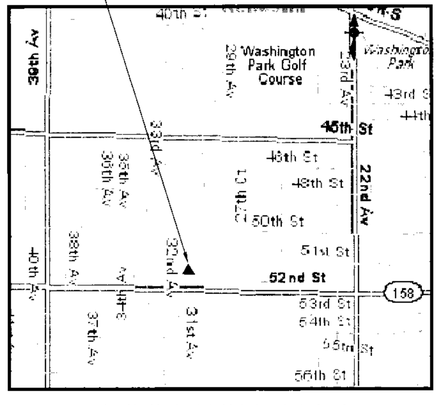
GENERAL STATE PERMITTING
DEPARTMENT OF COMMERCE
201 WEST WASHINGTON AVENUE
MADISON, WISCONSIN 53703
PHONE: (608) 266-1018

SITE



VICINITY MAP

SITE



LOCATION MAP

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED POSSESSION AND THE FINAL CONNECTION OF SERVICES.

ALL SITE WORK SHALL MEET OR EXCEED THE "WAL-MART SITE WORK SPECIFICATIONS."

NOT FOR CONSTRUCTION

I hereby certify that this engineering document C1.0–C8.3 were prepared by me or under my direct personal supervision, and that I am a duly Licensed Professional Engineer under the laws of the State of Wisconsin.

Signature: _____
JUSTIN L. JOHNSON, P.E.

Date: _____ Reg No.: 35051-006
(Month, Day, Year)

My registration renewal date is July 31, 2012.

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COVER SHEET
WAL-MART STORE No. 5696-00
NW CORNER OF 52ND ST. AND 30TH AVE.
Kenosha, Wisconsin
JOB NUMBER: 02-15-201
FILE NAME: 5696.COVER01.5.dwg

McClure Engineering Associates, Inc.
5417 North 118th Court
Milwaukee Wisconsin 53225
PH (414) 616-4880
FAX (414) 616-4885

Walmart

PLOTTING SCALE: N.T.S.
DESIGNED BY: KJC
DRAWN BY: EB
CHECKED BY: JLJ
DATE: 6/14/11

REVISIONS
NO. | ITEM | DATE

SHEET NO.
C1.0
02-15-10-201

W:\dwg\WI\KENOSHA\52nd Street\WM Store 5696-00\Civil\5696.COVERDTLS.dwg 7/7/2011 11:40:57 AM CDT

Optional Table "A" Requirements

1. *Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the property, unless already marked or referenced by an existing monument or witness to the corner. Shown on Survey.*

2. *Vicinity map showing the property surveyed in reference to nearby highway(s) or major street intersection(s). Shown on Survey.*

3. *Flood zone designation (with proper annotation based on federal Flood insurance Rate Maps or the state or local equivalent, by scaled map location and graphic plotting only.) Flood Insurance Rate Map, for the City of Kenosha Community Panel Number 550209 0010 C with a map revised date of December 5, 1996, the above described parcel is located within Zone "X", "Areas determined to be outside 500 year floodplain".*

4. *Gross land area Parcel A AREA = 1,299,787 S.F./29.84 AC.*

5. *Contours and the datum of the elevations – Elevations are based on NGVD 1929 Datum.*

6. *List setback, height, and floor space area restrictions disclosed by applicable zoning or building codes (beyond those required under paragraph 5d of these standards). If none, so state. The source of such information must be disclosed.*

Per the City of Kenosha Zoning Map and Ordinance, the property is zoned B-2 / Community Business District The primary purpose and characteristics of the B-2 Community Business District are intended to accommodate the needs of a larger consumer population than is served by the B-1 Neighborhood Business District, thereby permitting a wider range of uses and development sizes for both convenience and community shopping.

3.14 E. BUILDING HEIGHT. No building or structure, nor the enlargement of any building or structure, shall exceed forty–five (45') feet in height, except for Communication Towers, Radio/Television/Relay Towers and Antennas which may be installed to a height in conformance with Section 2.04 A.3. of this Ordinance.

3.14 F. YARD REQUIREMENTS

1. *Front Yard. No front yard shall be required except that where the frontage, as defined, lies partly within the B–2 District and partly within a residential district, the residential district yard requirement on that street shall apply as the front yard requirement. REFER TO: Wisconsin Administrative Code Chapter Trans 233 FOR SETBACKS ALONG A STATE HIGHWAY.*
2. *Side Yards. a. Interior Side Yard. No interior side yard shall be required, except that:*
   (1) Where a side lot line in the B–2 District abuts a residential district, there shall be an interior side yard of not less than five (5) feet.
   (2) Where land is used for multiple family residential uses above a first floor, the interior side yard requirement shall be:
   (a) Two story building: ten (10') feet.
   (b) Three story building: twelve (12') feet.
   (c) Four or more story building: fourteen (14') feet to be increased two (2') feet for each story over four stories.
   (d) Where a building has a masonry wall without any windows or openings on a side of the building, the interior side yard along that side of the building may be reduced to zero (0), except that when abutting a residential district there shall be an interior side yard of not less than five (5) feet.
   (e) For buildings erected prior to November 1, 1963, there shall be an interior side yard of five (5) feet, except that where a building has a masonry wall without any windows or openings on a side of the building, and where a building does not abut a residential district, the interior side yard along that side of the building may be reduced to zero (0) feet.

NOTE:
The south side of the property abuts STH 158 and is subject to the Wisconsin Administrative Code Chapter Trans 233 which states no improvements or structures are allowed between the right–of–way line and the highway setback line, improvements and structures include, but are not limited to signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings, and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. If property is to be combined or divided then a certified survey needs to be submitted to Wis–DOT–District 2 for a Trans–233 review and it will determine if there needs to be additional setbacks.

Optional Table "A" Requirements–continued:

3.14 F. YARD REQUIREMENTS–continued

(3) Where no interior side yard is required, but is voluntarily provided:
(a) The interior side yard shall be a minimum of five (5') feet.
(b) Street Side Yard. No street side yard shall be required except that where a side lot line in the B–2 District fronts on a street and where a rear lot line in the B–2 District abuts or is across an alley from a residential district, the residential district yard requirement on that street shall apply as the street side yard requirement.

3. *Rear Yard. A rear yard of not less than twenty–five (25') feet is required, except that where a rear lot line in the B–2 District fronts on a street and where a side lot line in the B–2 District abuts or is across an alley from a residential district, the residential district yard requirement on that street shall apply as the rear yard requirement.*

Note: REFER TO 3.14 B–2 COMMUNITY BUSINESS DISTRICT OF THE ZONING ORDINANCE FOR THE CITY OF KENOSHA, WISCONSIN FOR ADDITIONAL RESTRICTIONS AND REGULATIONS.

7.(a) Exterior dimensions of all buildings at ground level – Vacant, No Buildings

8. *Substantial, visible improvements (in addition to buildings) such as billboards, signs, parking structures, swimming pools, etc – Shown on Survey.*

10. *Indication of access to a public way on land such as curb cuts and driveways, and to and from waters adjoining the surveyed tract, such as boat slips, launches, piers and docks – Shown on Survey.*

11.(b) *Observed evidence together with evidence from plans obtained from utility companies or provided by client, and markings by utility companies and other appropriate sources (with reference as to the source of information) railroad tracks and sidings; manholes, catch basins, valve vaults or other surface indications of subterranean uses; wires and cables (including their function, if readily identifiable) crossing the surveyed premises, all poles on or within ten feet of the surveyed premises, and the dimensions of all cross members or overhangs affecting the surveyed premises; and utility company installations on the surveyed premises. Shown on Survey*

13. *Names of adjoining owners of platted lands. – Shown on Survey.*

19. *Additional Requirements, Business uses within 3000 feet of property. –See Sheet 4 of ALTA Business use Exhibit.*

Trans 233.08 Setback requirements and restrictions.

(1) Except as provided in this section or in s. Trans 233.11 or, with respect to connecting highways, as provided in s. 86.16 (1), stats., no person may erect, install or maintain any structure or improvement within a setback area determined under sub. (2) or (3).
(2) (a) Except as provided in par. (b), the setback area is the area within 110 feet of the centerline of a state trunk highway or connecting highway or within 50 feet of the nearer right–of–way line of a state trunk highway or connecting highway, whichever is furthest from the centerline.
(b) If an applicable ordinance allows structures or improvements to be located closer to the right–of–way of a state trunk highway or connecting highway than is provided under par. (a), the setback area is the area between the right–of–way and the more restrictive of the following:
1. The distance allowed under the ordinance.
2. 42 feet from the nearer right–of–way line.
3. 100 feet from the canterline.

SURVEYORS CERTIFICATE:

TO Gattin Development Co., Inc., a California corporation and First American Title Company.

I HEREBY STATE I have conducted a boundary survey of the above described property and certify that this map plat and the survey on which it was based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, and NSPS in 2005, and includes items 1, 2, 3, 4, 5, 6, 7(a), 8, 10, 11(b), 13, and 19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Wisconsin, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

I FURTHER STATE that I have made no independent search of the records for easements, encumbrances, ownership, or title evidence, or any other facts as part of this survey, but have relied upon the materials and representations supplied to me by the owner's representative, and that a current Title Commitment File No. NCS–4593999–MAD dated October 8, 2010 was furnished to me as part of this survey. The Legal description in Said Title contains parcels and lots that are not part of this Alta Survey.

I FURTHER STATE that no investigation concerning environmental and subsurface conditions, or for the existence of underground or overhead containers or facilities which may affect the use of development of this property was made as part of this survey.

I FURTHER STATE that no buildings on the adjacent property encroach on this property.

Dated this _____ day of_____, 2011.

Theodore E. Morrill, R.L.S.
Registered Land Surveyor 2396–008
License expires 1–31–2012
McClure Engineering Associates, Inc.
2728 Grand Avenue
Waukegan, Illinois 60085
(847) 336–7100

NOTES:

1.) *ALL BEARINGS REFERENCED TO THE SOUTH LINE OF THE NORTHWEST QUARTER SECTION 36, TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN AS S89°55'15"E, AND TIED TO WISCONSIN STATE PLANE COORDINATES, SOUTH ZONE. NAD 27, ZONE 4803.*

2.) *THE TOTAL ANGULAR ERROR WAS 8 SECONDS AND THE TOTAL LINEAR ERROR WAS 0.04 FEET (1/128,130).*

3.) *I FOUND THE MEASURED EAST–WEST DIMENSION OF THIS PROPERTY TO BE ± 0.70 FEET SHORT OF DEED, AND THE RIGHT–OF–WAY OF 30TH AVENUE TO BE ± 0.70 FEET LONG AS MONUMENTED. I HELD AND RECOGNIZED COUNTY MONUMENTS FOR THE EAST LINE OF SAID QUARTER SECTION AND HONORED DEED CALL OF EAST LINE OF PARCEL AS 6.00 FEET WEST OF SAID QUARTER SECTION. (There are no other hiatuses, gaps and/or gores apparent in the legal descriptions.)*

SCHEDULE B Section 2 EXCEPTIONS

1.–10.) Are general in nature (As noted on survey or not a survey matter)

11.) *Permanent Limited Easement granted to City of Kenosha Water Utility recorded October 10, 1994, as Document No. 975210. (Shown on survey, effects Parcel A)*

12.) *Permanent Limited Easement granted to City of Kenosha Water Utility recorded October 10, 1994, as Document No. 975211. (Shown on survey, effects Parcel A)*

13.) *Mortgage dated May 3, 1990 and recorded May 8, 1990 in Volume 1393, page 512, (actual pages of document are 522–524) as document 841963, made by RHB Associated, to Kenosha Savings & Loan Association, to secure an indebtedness in the amount of $300,000.00, and the the terms and Conditions thereof. (not a survey matter)*

LEGAL DESCRIPTION:

PARCEL A:

PART OF THE NORTHWEST QUARTER OF SECTION 36 TOWNSHIP 2 NORTH RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

LOT 1, EXCEPT THE SOUTH 17 FEET THEREOF, AND ALL OF LOTS 2, 3 AND 4, BLOCK 1; LOTS 1, 2, 3, 4, 5, AND 6, BLOCK 2; LOTS 1, 2, 3, 4, 5, 6, AND 7, BLOCK 3; LOTS 1, 2, 3, 4, AND 5, BLOCK 4 OF KENOSHA CENTER, BEING PART OF THE NORTHWEST QUARTER OF SECTION 36, IN TOWN 2 NORTH OF RANGE 22, EAST OF THE FOURTH PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT AND SURVEY OF SAID SUBDIVISION ON FILE AND OF RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR KENOSHA COUNTY, WISCONSIN, AND LYING AND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

AI SO

PART OF THE NORTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 2 NORTH OF RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, LYING AND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA AND STATE OF WISCONSIN, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT THAT IS 50 FEET NORTH FROM THE SOUTH LINE OF SAID QUARTER SECTION AND 6 FEET WEST FROM THE EAST LINE OF SAID QUARTER SECTION, BOTH MEASUREMENTS BEING MADE AT RIGHT ANGLES TO THE LINES REFERRED TO; THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION 2110.26 FEET AND TO THE SOUTH LINE OF 46TH STREET EXTENDED WEST FROM BONNIE HAME SUBDIVISION A SUBDIVISION OF RECORD IN THE KENOSHA COUNTY LAND REGISTRY; THENCE WESTERLY AND AT AN ANGLE OF 91°59', MEASURED CLOCK–WISE FROM THE LAST DESCRIBED COURSE 571.42 FEET TO THE NORTHEAST CORNER OF LOT 1 – BLOCK 4 IN KENOSHA CENTER SUBDIVISION, A SUBDIVISION OF RECORD IN THE KENOSHA COUNTY LAND REGISTRY; THENCE SOUTH AT AN ANGLE OF 88°01'10", MEASURED CLOCK–WISE FROM THE LAST DESCRIBED COURSE AND ALONG UPON THE EAST BOUNDARY OF SAID KENOSHA CENTER SUBDIVISION 2112.13 FEET TO A POINT THAT IS 50 FEET NORTH, AS MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EASTERLY AT AN ANGLE OF 91°47'40", MEASURED CLOCK–WISE FROM THE LAST DESCRIBED COURSE AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION 571.47 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM LANDS CONVEYED TO THE CITY OF KENOSHA IN QUIT CLAIM DEED DATED JANUARY 21, 1982 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR KENOSHA COUNTY, WISCONSIN ON MARCH 17, 1982 IN VOLUME 1109 OF RECORDS, PAGE 251, AS DOCUMENT NO. 688130.

THE ABOVE PARCEL A IS ALSO DESCRIBED AS:

PART OF THE NORTHWEST QUARTER OF SECTION 36 IN TOWNSHIP 2 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE CENTER OF SECTION 36; THENCE WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 6 FEET; THENCE N01°42'02"W, A DISTANCE OF 112.30', BEING ALONG A LINE PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION AND 6' WEST, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUING N01°42'02"W ALONG SAID LINE THAT IS 6 FEET WEST AND PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION, A DISTANCE OF 2048.57 FEET TO THE SOUTH LINE OF 46th STREET; THENCE N89°44'47"W, A DISTANCE OF 625.28 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF 32nd AVENUE; THENCE S01°42'16"E, A DISTANCE OF 400.08 FEET ALONG SAID EAST LINE; THENCE S89°34'10"E, A DISTANCE OF 54.50 FEET; THENCE S01°42'16"E, A DISTANCE OF 60.04 FEET; THENCE S89°34'10"W, A DISTANCE OF 54.50 FEET TO THE EAST LINE OF 32nd AVENUE; THENCE S01°42'16"E, A DISTANCE OF 624.66 FEET ALONG SAID EAST LINE; THENCE S89°47'30"E, A DISTANCE OF 54.50 FEET; THENCE S01°42'16"E, A DISTANCE OF 60.03 FEET; THENCE N89°47'30"W A DISTANCE OF 54.50 FEET TO THE EAST LINE OF 32nd AVENUE; THENCE S01°42'16"E, A DISTANCE OF 437.77 FEET ALONG SAID EAST LINE; THENCE S89°49'33"E, A DISTANCE OF 54.50 FEET; THENCE S01°42'16"E, A DISTANCE OF 207.40 FEET; THENCE N89°49'33"W, A DISTANCE OF 54.50 FEET TO THE EAST LINE OF 32nd AVENUE; THENCE S01°42'16"E, A DISTANCE OF 322.80 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF 52nd STREET, (ALSO KNOWN AS STH 158), THENCE S89°55'15"E, A DISTANCE OF 562.78 FEET ALONG SAID NORTH LINE; THENCE N44°11'21"E, A DISTANCE OF 90.73 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN THE CITY OF KENOSHA, COUNTY OF KENOSHA AND STATE OF WISCONSIN.

TAX PARCEL ID NO. 09-122-36-280-006
AREA – 1,299,787 S.F. 29.84 AC.
PROPERTY ADDRESS: 3000 52nd STREET KENOSHA, WI. 53144

45th ST.
46th ST.
48th ST.
50th ST.
51st ST.
52nd ST. (STH 158)
35th AVE.
32nd AVE.
30th AVE.
SCALE 1" = 400'

VICINITY MAP
N.W. 1/4 OF SECTION 36-2-22

LEGEND

2000.00	MEASURED DISTANCE
(2000.00)	RECORD DISTANCE
○	FOUND IP, IR
●	SET IR– IRON ROD

**SEE SHEET 2 AND 3 FOR TOPOGRAPHIC AND UTILITY DETAILS.*

SCALE 1" = 60'
GRAPHIC SCALE
60' 30' 0 60'

WEST LINE NW 1/4 SEC. 36–2–22
FOUND MON. W. 1/4 CORNER SEC36–2–22 WISCONSIN STATE PLANE COORDINATES SOUTH ZONE N 211119.75 E 2580037.76 NAD 27, ZONE 4803 LAT 42°33'31.33045" LONG 87°50'49.43208"

FOUND MON AT CENTER OF SEC. 36–2–22 WISCONSIN STATE PLANE COORDINATES SOUTH ZONE NN 221844.82 E 2580140.68 NAD27, ZONE 4803 LAT 42°35'17.10770" LONG 84°50'44.35507"

DOC. KENO CNTR Rec.01–10–1917 Vol. 3 Pg. 38

DOC. NO. 358866 Rec.04–29–1952 Vol. 9 Pg. 56

DOC. BONNIEHAME Rec.12–20–1916 Vol. 3 Pg. 33

CENTERLINE PER KENOSHA CENTER SUB. PLAT

FE. COR. 1.20' N. OF PROP. LINE

FD IP 0.32' N AND 0.00' E OF ROW LINE

FE. COR. 1.29' N & 0.48' W OF PROP. LINE

BLDG. COR. 0.24' W OF PROP. LINE

BLDG. COR. 0.20' W OF PROP. LINE

C&M TIRE AND AUTO REPAIR
OWNER: JEROME MARTINSON
ADDRESS: 5103 32ND AVE.
ZONING: B2/ COMMUNITY BUSINESS DISTRICT
TAX KEY NO. 09–222–36–280–005

PARCEL A
Vacant Land
Area=1,299,787 S.F./ 29.84 AC.
Area – Easement Area
= 1,256,79 S.F./ 28.85AC.

OWNER: RHB ASSOCIATES
ADDRESS: 3000 52ND STREET
(NO BUILDINGS ON SITE)
ZONING: B2/COMMUNITY BUSINESS DISTRICT
TAX KEY NO.09–222–36–280–006

SEWER AND WATERMAIN EASEMENT PER DOCUMENT NO. 975211

STORM AND SANITARY EASEMENT PER DOCUMENT NO. 530926

WISCONSIN STATE PLANE COORDINATES SOUTH ZONE N 224004.77 E 2580070.55 NAD27, ZONE 4803 LAT 42°35'38.5536" LONG 87°50'44.54737"

POB METES AND BOUND PARCEL A

POB PARCEL A

POB EASEMENT DOC#975210

QUIT CLAIM DEED DOCUMENT NO. 688130

EAST LINE NW 1/4 SEC. 36–2–22

WEST LINE NE 1/4 SEC. 36–2–22

WATERMAIN EASEMENT PER DOCUMENT NO. 975210

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ALTA/ACSM LAND TITLE SURVEY
Northwest corner 52nd St. and 30th Ave.
Kenosha, Wisconsin
JOB NUMBER: 02–15–10–201
FILE NAME: 5686ALTA.dwg

McClure Engineering Associates, Inc.
5417 North 118th Court
Milwaukee, Wisconsin 53225
(414) 578–4880
FAX (414) 578–4886

PLOTTING SCALE: 1" = 60'
DESIGNED BY: MK
DRAWN BY:
CHECKED BY: TEM
DATE: 2/24/11

REVISIONS
NO. ITEM DATE

SHEET NO.
C2.0
02–15–10–201

STORM SEWER LEGEND

21 INLET
RIM 626.79
INV 623.44 SE 10" CMP

22 MANHOLE O/L
RIM 627.47
INV 615.87 N&S 78" RCP
INV 623.17 E 10" CMP
INV 623.07 SW 10" CMP
INV 622.72 W 12" RCP
INV 623.37 NW 10" CMP

23 INLET
RIM 626.91
INV 623.56 NE 10" CMP

24 INLET
RIM 626.63
INV 623.53 W 10" CMP

25 MANHOLE C/L
RIM 628.06
INV 616.46 N& S 78" RCP

26 INLET
RIM 628.80
INV 627.40 E 10"

27 INLET
RIM 628.68
INV 626.18 W 10"

28 INLET
RIM 629.43
INV 625.88 E 8"

29 MANHOLE O/L
RIM 629.58
INV 617.61 N 78"
INV 617.58 SW 60"
INV 620.48 E 36"
INV 625.98 SE 8"
INV 624.18 W 8"
INV 625.98 S 8"

30 MANHOLE O/L
RIM 630.24
INV 629.14 SE 8"
INV 617.79 E 60"
INV 617.79 W 78"

31 INLET"
RIM 629.32
INV 625.62 NW 8"

32 INLET"
RIM 628.65
INV 625.50 N 8"

33 INLET
RIM 628.66
INV 626.51 NW 8"

34 INLET
RIM 629.31
INV 626.41 NW 8"

35 INLET
RIM 629.97
INV 626.52 SW 8"

36 MANHOLE O/L
RIM 630.12
INV 621.42 W 36"
INV 621.32 SE 36"
INV 625.57 SW 8"
INV 625.97 NW 8"

37 INLET
RIM 629.92
INV 626.11 SE 8"

38 MANHOLE O/L
RIM 630.05
INV 621.50 N&S 36"
INV 623.50 E 8"
INV 623.90 W 8"

39 INLET
RIM 628.64
INV 625.34 E 8"

40 MANHOLE C/L
RIM 625.44
CAN NOT OPEN

41 INLET
RIM 622.69
INV 619.77 E 10"

42 INLET
RIM 622.62
INV 620.87 E 10"

43 MANHOLL O/L
RIM 623.75
INV 615.18 NE 24"
INV 618.80 SE 10"
INV 615.83 S 24"
INV 618.05 SW 10"
INV 619.65 W 10"

44 INLET
RIM 623.04
INV 619.46 NW 10"
INV 619.83 W 10"

45 MANHOLE O/L
RIM 623.76
INV 615.11 SW 24"
INV 615.81 N 24"

46 INLET
RIM 622.81
INV 620.06 NW 12"

47 MANHOLE O/L
RIM 624.03
INV 615.73 S 24"
INV 615.63 E 24"
INV 617.93 NE 12"
INV 618.23 NW 8"
INV 618.28 SE 12"

48 IN_E"
RIM 622.85
INV 619.30 SW 12"

49 IN_E"
RIM 623.27
INV 619.27 SE 8"
INV 619.67 NE 8"

50 INLET
RIM 623.11
INV 620.36 SW 8"

51 INLET
RIM 623.09
INV 619.54 NW 8"

52 INLET
RIM 622.98
INV 619.98 NE 8"

53 MANHOLE O/_
RIM 623.71
INV 619.06 SW 8"
INV 619.06 N 10"
INV 619.16 SE 8"

54 MANHOLE O/L
RIM 623.73
INV 616.43 N&S 10"
INV 618.83 S 12"
INV 618.88 W 8"
INV 616.53 W 12"
INV 617.98 E 8"

55 INLET
RIM 623.00
INV 619.55 W 8"

56 INLET
RIM 623.06
INV 619.66 E 8"

57 CATCH BASIN
RIM 622.40
FULL OF DEBRIS

58 MANHOLE O/L
RIM 624.61
INV 615.11 N 18"
INV 615.11 S 10"
INV 619.06 E 8"
INV 619.46 E 15"
INV 618.86 NE 8"
INV 619.46 W 8"

59 MANHOLE C/L
RIM 624.40
FULL OF DEBRIS

60 MANHOLE C/L
RIM 624.33
INV 613.93 N,S,E&W 8"

61 MANHOLE O/L
RIM 623.99
INV 614.89 N&S 18"
INV 618.44 NW

62 CATCH BASIN
RIM 622.98
INV 619.43 W 8"

63 MANHOLE O/L
RIM 623.74
INV 614.59 N&S 18"
INV 618.59 E 8"
INV 617.94 W 8"

64 CATCH BASIN
RIM 622.98
INV 619.38 E 8"

65 MANHOLE C/L
RIM 624.53
INV 617.68 N&W 8"

66 MANHOLE C/L
RIM 624.31
INV 617.51 N,S&E 8"

SANITARY SEWER LEGEND

9 MANHOLE
RIM 627.64
INV 611.44 N&S 24"

10 MANHOLE
RIM 627.94
INV 612.44 N&S 24"

11 MANHOLE
RIM 630.34
INV 614.04 E 18"
INV 614.89 W 18"
INV 618.94 W 15"

12 MANHOLE
RIM 629.61
INV 620.01 W&NE 8"

13 MANHOLE
RIM 630.01
INV 618.11 E 18"
INV 613.81 W 18"
INV 618.66 S 24"
INV 619.01 SW 8"
INV 613.51 N 24"
INV 618.76 N

14 MANHOLE
RIM 631.55
INV 617.00 E&W 18"

15 MANHOLE
RIM 630.37
INV 616.47 S 18"
INV 617.97 N
INV 614.77 E&W 18"
INV 624.27 NE

16 MANHOLE
RIM 623.39
INV 613.04 E&W 18"

17 MANHOLE
RIM 624.18
INV 611.53 E&W 18"
INV 612.83 N 8"
INV 611.83 S 8"
INV 617.03 W 10"

18 MANHOLE
RIM 623.92
INV 614.32 N,S,&NW 8"

19 MANHOLE
RIM 623.08
INV 616.98 SE 8"

20 MANHOLE
RIM 628.06
INV 620.86 N,S&W 8"

21 MANHOLE
RIM 627.95
INV 621.25 S&E 8"

22 MANHOLE
RIM 624.76
INV 615.51 N&S 8"

23 MANHOLE
RIM 624.07
INV 615.27 N&S 8"

WATER STRUCTURE LEGEND

23 WATER BUFFALO BOX
RIM 628.87

24 WATER BUFFALO BOX
RIM 628.74

25 WATER BUFFALO BOX
RIM 627.88

26 WATER BUFFALO BOX
RIM 627.86

27 WATER BUFFALO BOX
RIM 627.82

28 WATER BUFFALO BOX
RIM 627.68

29 FIRE HYDRANT

30 WATER VALVE BOX
RIM 627.17

31 WATER BUFFALO BOX
RIM 627.53

32 WATER VALVE VAULT
RIM 628.19

33 WATER BUFFALO BOX
RIM 628.03

34 WATER VALVE BOX
RIM 628.77

35 WATER BUFFALO BOX
RIM 629.90

36 FIRE HYDRANT

37 WATER VALVE BOX
RIM 629.18

38 WATER VALVE BOX
RIM 629.99

39 FIRE HYDRAN"

40 WATER VALVE BOX
RIM 629.60

41 WATER VALVE BOX
RIM 629.89

42 WATER VALVE VAULT
RIM 627.23
"/VALVE 622.73

43 WATER VALVE BOX
RIM 624.17

44 WATER VALVE BOX
RIM 623.76

45 WATER VALVE BOX
RIM 623.86

46 WATER VALVE VAUL"
RIM 623.81
T/PIPE 618.01

47 WATER VALVE BOX
RIM 623.36

48 WATER VALVE BOX
RIM 623.65

49 WATER VALVE VAUL"
RIM 623.99
T/PIPE 618.34

50 WATER VALVE BOX
RIM 624.37

51 FIRE HYDRANT

52 WATER VALVE VAULT
RIM 624.82
CAN NOT OPEN

MISCELLANEOUS STRUCTURE LEGEND

1 MANHOLE UNDER CONCRETE
RIM 628.87

2 ELECTRIC MANHOLE
RIM 629.92

3 TELEPHONE MANHOLE
RIM 629.72

4 GAS BUFFALO BOX
RIM 629.72

5 GAS BUFFALO BOX
RIM 629.53

6 ELECTRIC MANHOLE
RIM 624.49

7 ELECTRIC MANHOLE
RIM 623.65

8 GAS VALVE BOX
RIM 623.00

9 GAS MANHOLE
RIM 623.41

10 ELECTRIC MANHOLE
RIM 623.23

11 ELECTRIC HANDHOLE
RIM 623.56

12 TELEPHONE MANHOLE
RIM 623.48

13 ELECTRIC HANDHOLE
RIM 623.50

14 ELECTRIC VALVE VAULT
RIM 626.86

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WI STATUTE 182(0178)(2)
REQUIRES NO 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE
MILWAUKEE AREA 259-1181

ELECTRIC UTILITY
WE ENERGIES
201 FIRST STREET
RACINE, WI 53403
CONTACT: MELANIE BOWMAN
PH: (262) 552-3310

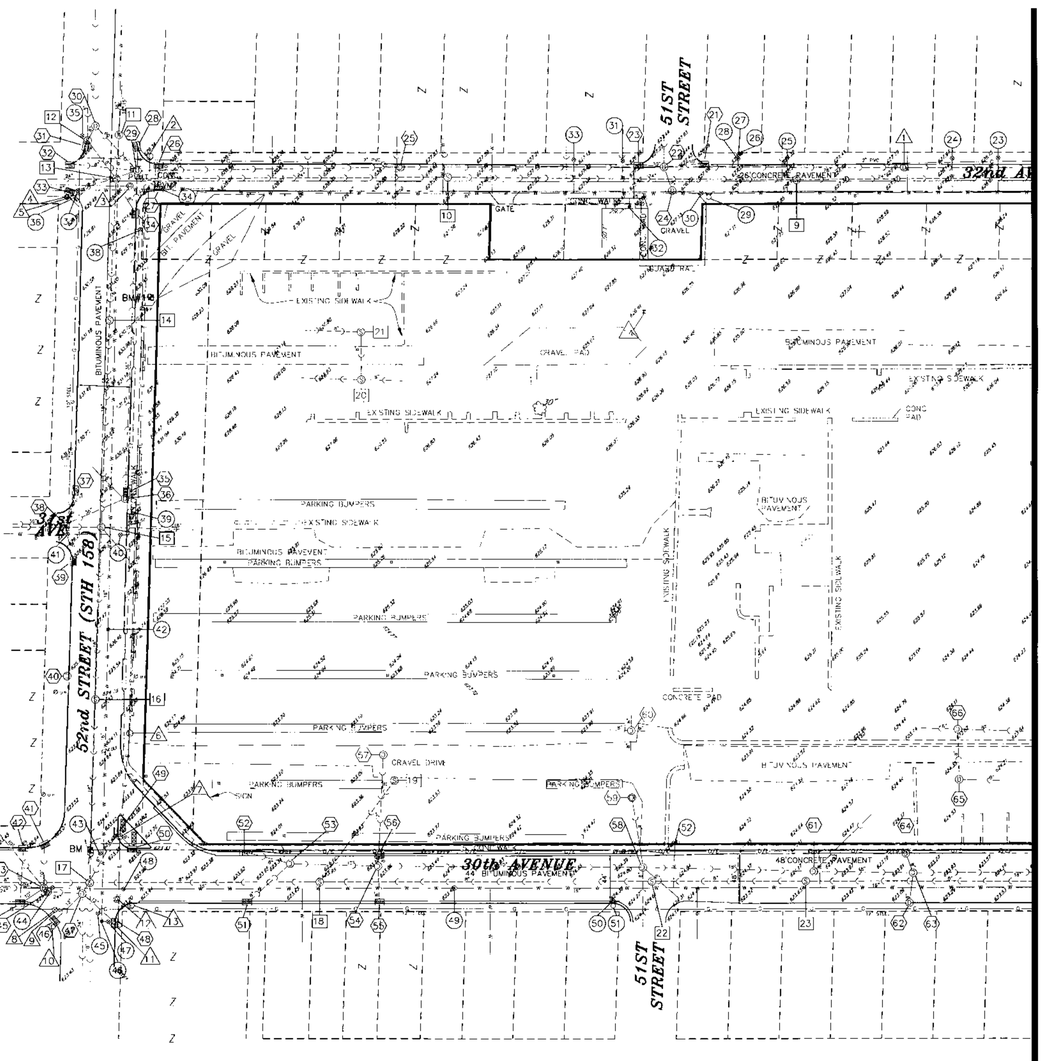
NATURAL GAS UTILITY
WE ENERGIES
201 FIRST STREET
RACINE, WI 53403
CONTACT: MELANIE BOWMAN
PH: (262) 552-3310

TELEPHONE COMPANY
ATT
220 W. WISCONSIN AVENUE
WAUKESHA, WISCONSIN 53186
PH: (800) 324-8622

WATER & SANITARY SEWER
KENOSHA WATER UTILITY
4401 GREEN BAY ROAD
KENOSHA, WISCONSIN 53144-1716
PH: (262) 653-4315

STORM SEWER
CITY OF KENOSHA PUBLIC WORKS
625 52ND STREET
KENOSHA, WISCONSIN 53140
PH: (262) 653-4150

STATE HIGHWAY DEPARTMENT
WISDOT-DISTRICT 2
2000 PEWAUKEE ROAD, SUITE A
P.O. BOX 798
WAUKESHA, WISCONSIN 53187
CONTACT: ANDY MAXWELL
PH: (262) 521-5344

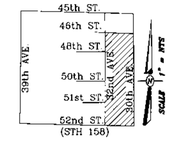


MATCHLINE SEE SHEET 3

SCALE 1" = 60'
GRAPHIC SCALE
60' 30' 0 60'

SYMBOL LEGEND

	SANITARY SEWER
	STORM SEWER
	TELEPHONE WIRE
	WATER MAIN
	GAS MAIN
	UNDERGROUND ELECTRIC
	GUY ANCHOR WIRE
	UTILITY POLE
	LIGHT POLE
	ELECTRIC MANHOLE/HANDHOLE
	ELECTRIC PEDESTAL
	WATER MANHOLE
	SANITARY MANHOLE
	STORM MANHOLE
	CATCH BASIN
	INLET
	TELEPHONE MANHOLE
	GAS VALVE
	WATER VALVE
	FIRE HYDRANT
	TRAFFIC POLE
	CHAIN LINK FENCE
	TELEPHONE PEDESTAL
	GUARD RAIL
	SIGN
	OVERHEAD WIRES
	DECIDUOUS TREE
	CONIFEROUS TREE
	BUSHES
	PK, CONTROL PT
	FOUND I/P,I/R
	MONUMENT



VICINITY MAP
N.W. 1/4 OF SECTION 36-2-22

BENCHMARKS

REFERENCE BENCHMARK:

BM ■ CENTER OF SECTION, CONC. MON. WITH A BRASS CAP IN IRON HANDHOLE IN WEST SIDE INTERSECTION 52ND ST.(STH 158) AND 30TH AVENUE.
ELEV. 623.905 NGVD29

PROJECT BENCHMARKS:

BM#1 ■ PK NAIL IN BIT. DRIVE AT SOUTHWEST CORNER OF PARCEL 91.5 +/- FEET EAST OF THE EAST ROW LINE OF 32nd AVENUE
ELEV.= 631.08 NGVD 29

BM#2 ■ SCRIBED "X" IN CONCRETE SIDEWALK AT THE NORTHEAST CORNER OF 46th AND 30th AVENUE.
ELEV.= 621.43' NGVD 29

Dated this _____ day of _____, 2011.

Theodore E. Morrill, R.L.S.
Registered Land Surveyor 2396-008
McClure Engineering Associates, Inc.
2728 Grand Avenue
Waukegan, Illinois 60085
(847) 336-7100

NOTE:

THE SPEED LIMIT ON 52nd ST. AND 30th AVE. IS POSTED AS 30MPH THE SPEED LIMIT ON 46th ST. AND 32nd AVE ARE NOT POSTED WITHIN OUR BLOCK. REFER TO LOCAL ORDINANCES FOR SPEED LIMITS ON CITY STREETS.

TOPOGRAPHIC AND UTILITY DETAIL

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ALTA/ACSM LAND TITLE SURVEY

Northwest corner 52nd St. and 30th Ave.
Kenosha, Wisconsin
JOB NUMBER: 02-15-10-201
FILE NAME: 3696ALTA.dwg

McClure Engineering Associates, Inc.
5417 North 118th Court
Milwaukee, Wisconsin 53225
(414) 616-4880
FAX (414) 616-4885

PLOTTING SCALE: 1" = 60'
DESIGNED BY: KJC
DRAWN BY: TEM
CHECKED BY:
DATE: 2/24/11

REVISIONS

NO.	ITEM	DATE

SHEET NO.
C2.1
02-15-10-201

STORM SEWER LEGEND

1. MANHOLE C/ RIM 623.43 NV 619.53 W 18" RCP
2. MANHOLE O/L RIM 623.43 INV 619.23 E&W 18" RCP INV 620.23 N&S 10" CMP
3. INLET RIM 623.17 INV 620.97 S 10" CMP
4. INLET RIM 623.14 INV 620.09 N 10" CMP
5. INLET R.M 623.37 NV 621.24 S 10" CMP
6. MANHOLE O/L RIM 623.56 INV 619.56 N 10" CMP INV 619.67 S 10" CMP INV 618.61 E&W 18" RCP
7. INLET RIM 623.19 INV 619.96 N 10" CMP
8. INLET RIM 623.47 INV 621.22 NW 10" CMP
9. INLET RIM 623.78 INV 621.43 NE 10" CMP
10. MANHOLE C/L RIM 624.18 INV 617.38 N 30" RCP INV 618.18 E 18" RCP INV 619.88 SE 10" CMP INV 618.18 S 20" RCP INV 620.28 SW 10 " CMP INV 620.18 NW 10" CMP
11. INLET RIM 623.93 INV 620.83 SE 10" CMP
12. MANHOLE C/L RIM 625.93 INV 621.48 N 20" RCP INV 621.73 SE 10" CMP INV 621.48 SW 20" RCP
13. INLET RIM 625.90 NV 621.70 NE 20" RCP NV 621.75 SW 20" RCP
14. INLET RIM 625.95 INV 624.25 NE 10" CMP
15. INLET RIM 625.82 INV 623.67 NW&SW 10" CMP
16. INLET RIM 628.63 INV 625.53 SE 10" CMP
17. INLET RIM 628.60 FULL OF DEBRIS
18. MANHOLE O/L RIM 628.93 INV 624.53 NW 10" CMP INV 614.23 NE&S 78" RCP INV 624.63 W 10" CMP
19. MANHOLE C/L RIM 628.65 INV 614.25 E 78" RCP INV 614.35 SW 78" RCP INV 624.10 NW 12" CMP
20. INLET RIM 628.56 INV 625.36 SE 12" CMP
67. MANHOLE O/L R.M 624.84 INV 611.84 E&W 78" NV 619.09 N 12" NV 614.14 S 18" NV 620.29 SW 9" NV 618.34 W 8" NV 618.69 SE 8"
68. MANHOLE O/L RIM 624.39 INV 613.89 E&W 78" NV 619.69 S 10"
69. MANHOLE C/L RIM 625.84 COLLAPSED
70. MANHOLE C/L R.M 625.15 NV 618.45 N,S&E 8"
71. MANHOLE O/L RIM 623.89 INV 617.79 N&S 18" NV 618.89 E&W 8" NV 619.89 N 8" NV 619.19 E 8" INV 618.24 NE 8"
72. MANHOLE O/L RIM 624.56 INV 619.26 NE 8" INV 619.01 NW 8" INV 618.96 S 12"
73. INLET R.M 623.67 NV 620.27 SE 8"
74. INLET R.M 623.74 NV 620.14 SW 8"
75. INLET RIM 622.42 INV 620.10 NW 8"
76. INLET RIM 622.50 INV 618.95 NE 8"
77. MANHOLE O/L R.M 622.94 INV 618.54 N 15" INV 619.79 SE 8" INV 618.59 SW 8"
78. INLET RIM 621.41 INV 618.96 NW 8"
79. INLET RIM 621.42 NV 618.02 W 8"
80. INLET R.M 621.63 NV 617.96 NE 8"
81. MANHOLE O/L R.M 622.11 INV 617.51 N&S 15" INV 617.66 E 8" INV 617.66 SE 8" INV 617.51 SW 8" INV 618.86 NW 8"
82. MANHOLE O/I RIM 623.73 NOTHING VISIBLE
83. INLET RIM 621.31 INV 617.76 NW 8"
84. MANHOLE O/L RIM 621.96 INV 617.26 N&S 15" INV 618.11 W 15" INV 617.84 NW 8" INV 617.46 SE 8"
85. INLET R.M 621.37 INV 617.75 SE 8"
86. MANHOLE C/L RIM 623.41 INV 618.51 E&SW 15" INV 618.51 NW 12"
87. INLET RIM 623.30 INV 619.20 NE 15" INV 619.20 SW&W 12"
88. INLET RIM 623.80 INV 619.75 NE&W 12"
89. INLET RIM 624.01 INV 620.41 E 12" INV 620.41 W 10"
90. INLET RIM 624.85 INV 621.29 E&W 10"
91. INLET RIM 624.96 INV 621.91 E 10"
92. INLET RIM 624.49 INV 621.93 E 10"
93. INLET RIM 624.84 INV 621.24 E&W 10"
94. INLET RIM 623.97 INV 620.62 E 12" INV 620.62 W 10"
95. INLET RIM 622.72 INV 619.35 SE&W 12"
96. INLET RIM 623.68 INV 620.48 E 12" NV 620.48 W 10"
97. INLET RIM 624.55 NV 621.20 E&W 10"
98. INLET RIM 625.12 INV 621.87 E 10"
99. INLET RIM 625.53 INV 624.33 E 6"
100. INLET RIM 621.01 INV 617.51 NW 8"
101. MANHOLE O/I RIM 621.77 INV 614.82 N&S 15" NV 616.67 SE 8" NV 616.07 NW 8"
102. INLET RIM 621.09 INV 617.64 W 8" NV 617.49 E 6"
103. INLET RIM 620.78 NV 617.46 NW 8" INV 618.11 E 8"
104. INLET RIM 620.77 INV 617.25 NE 8" INV 617.37 W 6"
105. MANHOLE O/L RIM 621.56 INV 613.81 NE&S 15" INV 615.96 SE 8" INV 616.36 SW 8"
106. MANHOLE O/- RIM 621.43 INV 613.93 NW 10" INV 613.53 SW 15" INV 613.48 E 15" INV 616.53 N 8"
107. INLET RIM 620.81 INV 617.39 E 8"
108. MANHOLE O/L RIM 621.41 INV 616.31 N&SE 10" INV 617.11 W 8"

SANITARY SEWER LEGEND

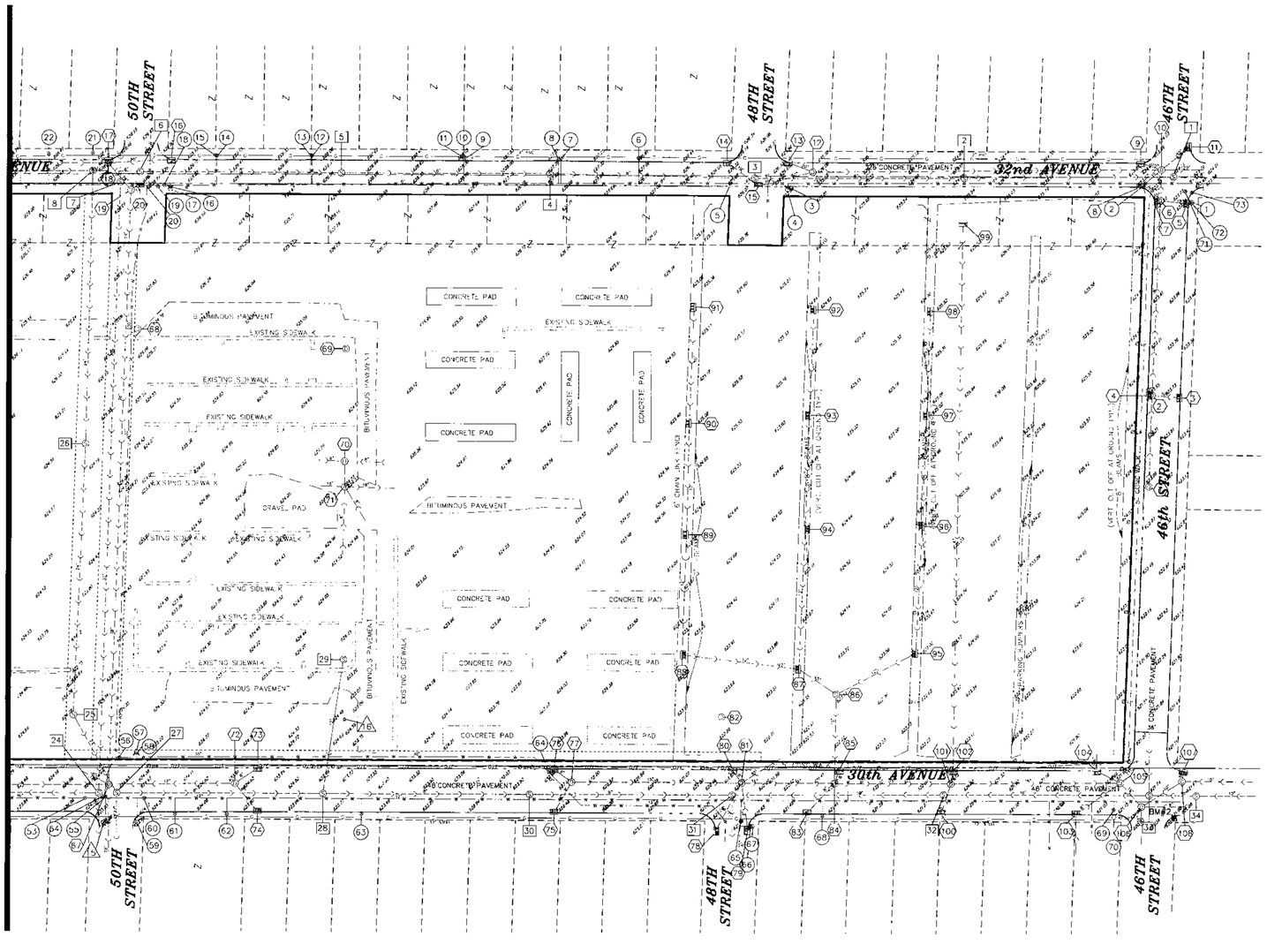
1. MANHOLE RIM 624.09 INV 616.09 N&S 8"
2. MANHOLE RIM 625.01 INV 616.99 N&S 8"
3. MANHOLE RIM 626.06 INV 617.96 N&S 8"
4. MANHOLE RIM 627.70 INV 618.80 N&S 8"
5. MANHOLE RIM 629.14 INV 619.84 N&S 8"
6. MANHOLE RIM 629.09 INV 620.89 N&S 8"
7. MANHOLE RIM 628.74 INV 621.74 W 30" INV 620.49 E 30"
8. MANHOLE RIM 629.07 INV 610.87 S&E 24"
24. MANHOLE RIM 624.81 INV 616.11 W 30" INV 617.21 S 8" INV 615.46 E 30"
25. MANHOLE RIM 624.61 INV 608.81 NE 27" INV 609.41 W 24"
26. MANHOLE RIM 624.65 INV 610.75 E&W 24"
27. MANHOLE RIM 624.81 INV 608.46 E&SW 27" INV 608.81 N INV 617.31 N 8"
28. MANHOLE RIM 624.30 INV 616.45 N&S 8" INV 616.45 NW 12"
29. MANHOLE RIM 623.99 FULL OF DEBRIS
30. MANHOLE RIM 623.35 INV 615.30 N&S 8"
31. MANHOLE RIM 622.26 INV 614.41 N 10" INV 614.41 S 8" INV 614.41 E 12"
32. MANHOLE RIM 621.96 INV 615.36 N&S 10"
33. MANHOLE RIM 621.69 INV 615.59 N&S 10" INV 615.59 W 8"
34. MANHOLE RIM 621.58 NV 612.58 N&S 10" INV 615.58 S 12"

WATER STRUCTURE LEGEND

1. FIRE HYDRANT
2. WATER VALVE BOX RIM 623.65
3. WATER VALVE BOX RIM 626.18
4. FIRE HYDRANT
5. WATER VALVE BOX RIM 625.92
6. WATER BUFFALO BOX RIM 627.25
7. WATER BUFFALO BOX RIM 627.79
8. WATER BUFFALO BOX RIM 627.83
9. WATER BUFFALO BOX RIM 628.67
10. WATER BUFFALO BOX RIM 628.75
11. WATER BUFFALO BOX RIM 628.79
12. WATER BUFFALO BOX RIM 629.91
13. WATER BUFFALO BOX RIM 629.85
14. WATER BUFFALO BOX RIM 629.86
15. WATER BUFFALO BOX RIM 629.60
16. WATER VALVE BOX RIM 629.19
17. FIRE HYDRANT
18. WATER VALVE BOX RIM 628.77
19. WATER VALVE BOX RIM 628.90
20. WATER VALVE BOX RIM 628.40
21. WATER BUFFALO BOX RIM 629.50
22. WATER BUFFALO BOX RIM 629.21
53. WATER VALVE BOX RIM 624.68
54. WATER VALVE BOX RIM 624.68
55. WATER VALVE BOX RIM 624.69
56. WATER VALVE BOX R.M 624.86
57. FIRE HYDRANT
58. WATER VALVE BOX RIM 625.00
59. FIRE HYDRANT
60. WATER VALVE BOX RIM 624.72
61. WATER VALVE BOX RIM 624.34
62. WATER VALVE BOX RIM 624.19
63. WATER VALVE BOX R.M 624.33
64. WATER VALVE BOX RIM 622.74
65. WATER VALVE BOX RIM 621.80
66. WATER VALVE BOX RIM 622.05
67. FIRE HYDRANT
68. WATER VALVE BOX RIM 622.21
69. WATER VALVE BOX RIM 621.31
70. FIRE HYDRANT
71. WATER VALVE BOX R.M 623.76
72. WATER VALVE BOX RIM 624.34 (PVC T/ NUT)
73. WATER VALVE BOX RIM 623.90

MISCELLANEOUS STRUCTURE LEGEND

15. GAS VALVE BOX RIM 624.17
16. ELECTRIC VALVE VAULT RIM 624.14



MATCHLINE SEE SHEET 2

SCALE 1" = 60'
GRAPHIC SCALE
60' 30' 0 60'

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE 1-800-242-8511 TOLL FREE
WIS STATUTE 1999(196.104) REQUIRES YOU TO CALL NOTICE BEFORE YOU EXCAVATE
MILWAUKEE AREA 259-1181

ELECTRIC UTILITY
WE ENERGIES
201 FIRST STREET
RACINE, WI 53403
CONTACT: MELANIE BOWMAN
PH: (262) 552-3310

NATURAL GAS UTILITY
WE ENERGIES
201 FIRST STREET
RACINE, WI 53403
CONTACT: MELANIE BOWMAN
PH: (262) 552-3310

TELEPHONE COMPANY
ATT
720 W. WISCONSIN AVENUE
WAUKESHA, WISCONSIN 53186
PH: (800) 324-8622

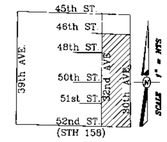
WATER & SANITARY SEWER
KENOSHA WATER UTILITY
4401 GREEN BAY ROAD
KENOSHA, WISCONSIN 53144-1716
PH: (262) 653-4315

STORM SEWER
CITY OF KENOSHA PUBLIC WORKS
625 52ND STREET
KENOSHA, WISCONSIN 53140
PH: (262) 653-4150

STATE HIGHWAY DEPARTMENT
WisDOT-DISTRICT 2
2009 PEWAUKEE ROAD, SUITE A
P.O. BOX 798
WAUKESHA, WISCONSIN 53187
CONTACT: ANDY MAXWELL
PH: (262) 521-5344

SYMBOL LEGEND

- SANITARY SEWER
- STORM SEWER
- TELEPHONE WIRE
- WATER MAIN
- GAS MAIN
- UNDERGROUND ELECTRIC
- GUY ANCHOR WIRE
- UTILITY POLE
- LIGHT POLE
- ELECTRIC MANHOLE/HANDHOLE
- ELECTRIC PEDESTAL
- WATER MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- INLET
- TELEPHONE MANHOLE
- GAS VALVE
- WATER VALVE
- FIRE HYDRANT
- TRAFFIC POLE
- CHAIN LINK FENCE
- TELEPHONE PEDESTAL
- GUARD RAIL
- SIGN
- OVERHEAD WIRES
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSHES
- PK, CONTROL PT
- FOUND MON
- MONUMENT



VICINITY MAP
N.W. 1/4 OF SECTION 36-2-22

BENCHMARKS

REFERENCE BENCHMARK:

BM ■ CENTER OF SECTION, CONC. MON. WITH A BRASS CAP IN IRON HANDHOLE IN WEST SIDE INTERSECTION 52ND ST.(STH 158) AND 30TH AVENUE.
ELEV. 623.905 NGVD29

PROJECT BENCHMARKS:

BM#1 ■ PK NAIL IN BIT. DRIVE AT SOUTHWEST CORNER OF PARCEL 91.5 +/- FEET EAST OF THE EAST ROW LINE OF 32nd AVENUE
ELEV.= 631.08 NGVD 29

BM#2 ■ SCRIBED "X" IN CONCRETE SIDEWALK AT THE NORTHEAST CORNER OF 46th AND 30th AVENUE.
ELEV.= 621.43' NGVD 29

Dated this _____ day of _____, 2011.

Theodore E. Morrill, R.L.S.
Registered Land Surveyor 2396-008
McClure Engineering Associates, Inc.
2728 Grand Avenue
Waukegan, Illinois 60085
(847) 336-7100

NOTE:

THE SPEED LIMIT ON 52nd ST. AND 30th AVE. IS POSTED AS 30MPH THE SPEED LIMIT ON 46th ST. AND 32nd AVE ARE NOT POSTED WITHIN OUR BLOCK. REFER TO LOCAL ORDINANCES FOR SPEED LIMITS ON CITY STREETS.

TOPOGRAPHIC AND UTILITY DETAIL

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ALTA/ACSM LAND TITLE SURVEY

Northwest corner 52nd St. and 30th Ave. — Kenosha, Wisconsin
FILE NAME: 3686ALTA.dwg — JOB NUMBER: 02-15-10-201

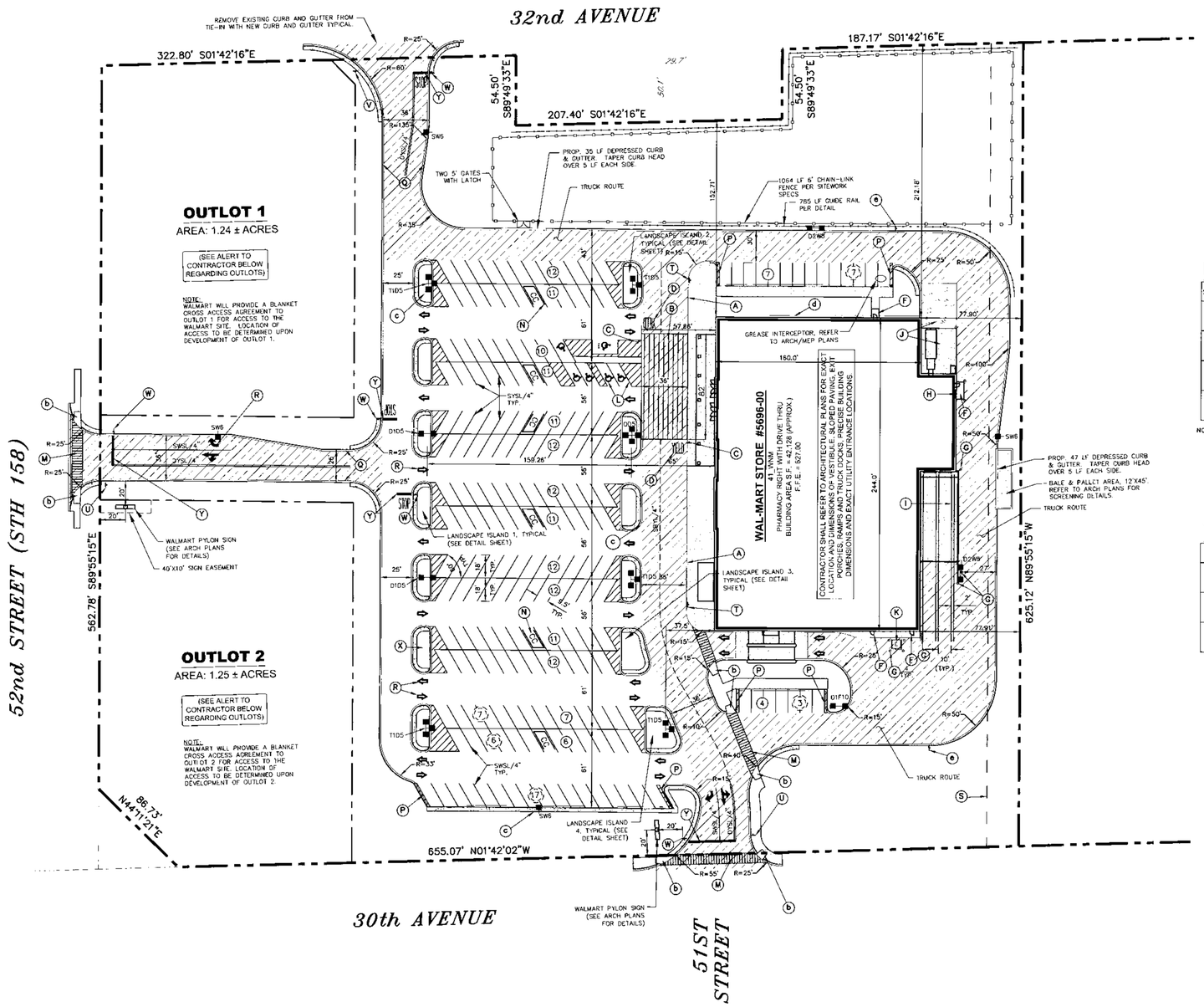
McClure Engineering Associates, Inc.
5417 North 118th Court
Milwaukee Wisconsin 53225
(414) 578-4880
FAX (414) 578-4885

PLOTTING SCALE: 1" = 60'
DESIGNED BY: KJC
DRAWN BY: TEM
CHECKED BY:
DATE: 2/24/11

REVISIONS

NO.	ITEM	DATE

SHEET NO.
C2.2
02-15-10-201



LEGEND

- PROPOSED BUILDING
- PROPOSED 18" CURB AND GUTTER
- (22) PROPOSED PARKING SPACES SYSL/4"
- (22) ASSOCIATE PARKING SPACES SWSL/4"
- CART CORRAL
- HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT
- STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- ARCHITECTURAL APRON SEE ARCH. PLANS
- CONCRETE BUFFER 3' TYP.
- CONCRETE SIDEWALK, 5' TYP.

LIGHT LEGEND

SYMBOL	QTY	LABEL	DESCRIPTION
▪	4	SW6	1-EAMM5F3F57A4CBLCKF
▪▬▪	2	D1D5	2-EAMT5D5N57A4CBLCKF &
	1	D1F10	2-EAMM5K4F57A4CBLCKF
	2	D2W8	1-EAMM5H3L57A4CBLCKF, 1-EAMM5H3R57A4CBLCKF
▪▪	5	T1D5	3-EAMT5D5N57A4CBLCKF
▪▪	1	Q2D5	4-EAMT5D5N57A4CBLCKF

NOTE: ALL LUMINAIRES HAVE A MOUNTING HEIGHT OF 28 FT (25 FT POLE/3 FT BASE).

YARD SETBACK TABLE

TYPE	REQUIRED	PROVIDED
FRONT	0	0
SIDE	0	0
REAR	25'	25'

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/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 DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
4. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
5. ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
6. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
7. 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.
8. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY BY MCCLURE ENGINEERING ASSOCIATES, INC. DATED FEBRUARY 24, 2011.
9. NO WETLANDS WERE PRESENT ON THIS SITE AS INDICATED BY THE LETTER BY R.A. SMITH NATIONAL DATED DECEMBER 7, 2010.
10. THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
11. PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
12. REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
13. ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SITE LEGEND

- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
- (B) PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (C) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
- (D) "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET.
- (E) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
- (F) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STOOPS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOP.
- (G) 6"ø PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (H) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (I) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (J) 26.67' X 35' CONCRETE COMPACTOR PAD AND 26.67' X 35' HEAVY DUTY PAD (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (K) CONCRETE TRANSFORMER PAD AND PIPE BOLLARDS. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (L) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE).
- (M) 8'-0" WIDE PEDESTRIAN CROSSWALK. EDGE LINES PAINTED SWSL/8" WITH INSIDE STRIPING PAINTED SWSL/6" AT 2'-0" O.C. PERPENDICULAR TO EDGE LINES.
- (N) CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL.
- (O) 10' X 15' STRIPED AREA PAINTED SYSL/4" AT 45° @ 2'-0" O.C. AT JIB CRANE LOCATION. SEE ARCH. PLANS.
- (P) 2'-0" LOADING ZONE AT ALL CURBED PARKING SPACES. 4" PAINTED YELLOW STRIPING AT 2'-0" O.C. PERPENDICULAR TO PARKING SPACE. SEE DETAIL SHEET.
- (Q) CONCRETE CURB AND GUTTER, WSDOT TY. D, 18" TYP. SEE DETAIL SHEET.
- (R) PAINTED DIRECTIONAL ARROW TYPICAL. SEE DETAIL SHEET.
- (S) 25' BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (T) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.
- (U) "NO TRUCKS" SIGN. SEE DETAIL SHEET.
- (V) "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.
- (W) "STOP" SIGN. SEE DETAIL SHEET.
- (X) INTERIOR LANDSCAPE ISLAND. SEE DETAIL SHEET.
- (Y) STOP BAR. SEE DETAIL SHEET.
- (Z) 6'x6' PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET.
- (a) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS/DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
- (b) ADA RAMP IN SIDEWALK TYPICAL (SEE DETAIL). SAWCUT, REMOVE, AND REPLACE EXISTING SIDEWALK AS NECESSARY FOR SITE IMPROVEMENTS. INSTALL NEW SIDEWALK TO MATCH EXISTING SIDEWALK GRADES/SLOPES.
- (c) CONCRETE BUFFER, 3' TYP.
- (d) VEGETATION FREE ZONE, TYPICAL, WHERE LANDSCAPING IS DIRECTLY ADJACENT TO BUILDING, SHALL BE 18" WIDE CONCRETE SLOPED AT 1.0% MIN./2.0% MAX. (SEE DETAIL)
- (e) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.
- (f) OPTIONAL MOVEMENT LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.
- (g) ADVANCED INTERSECTION LANE CONTROL SIGN. SEE DIRECTION INDICATED AT SYMBOL. SEE DETAIL SHEET.

PAINTING STRIPING LEGEND

SWSL/4" – SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" – SINGLE YELLOW SOLID LINE / 4" WIDE EACH
DYSL/4" – DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
SYSL/10" – SINGLE YELLOW SOLID LINE / 10" WIDE
SWDL/4" – SINGLE WHITE DASHED LINE / 4" WIDE
SBYL/4" – SINGLE BROKEN YELLOW LINE / 4" WIDE
SWSL/24" – SINGLE WHITE SOLID LINE / 24" WIDE

SITE ANALYSIS TABLE

WALMART	42,128 S.F.
PARKING (ASSOCIATE AND CUSTOMER)	195 SPACES
ACCESSIBLE	6 SPACES
TOTAL PARKING	201 SPACES
RATIO	4.77/1,000 S.F.
*CART CORRALS	6 CORRALS /6 SPACES

*PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.

ALERT TO CONTRACTOR:

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

LAND USE TABLE

WALMART	7.50 AC.
OUTLOT 1	1.24 AC.
OUTLOT 2	1.25 AC.
TOTAL	9.99 AC.

DIGGERS HOTLINE
TOLL FREE (800) 242-8511
MILWAUKEE AREA (414) 259-1181
HEARING IMPAIRED TDD (800) 542-2289
WWW.DIGGERSHOTLINE.COM

NORTH
GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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SITE PLAN
WAL-MART STORE No. 5696-00
NE CORNER OF 52ND ST. & 30TH AVE.
Kenosha, Wisconsin
JOB NUMBER: 02-15-10-201
FILE NAME: 5696 SITEPLAN.dwg

McClure Engineering Associates, Inc.
5417 North 118th Court
Milwaukee, Wisconsin 53225
PH 414 615 4800
FAX 414 615 4855

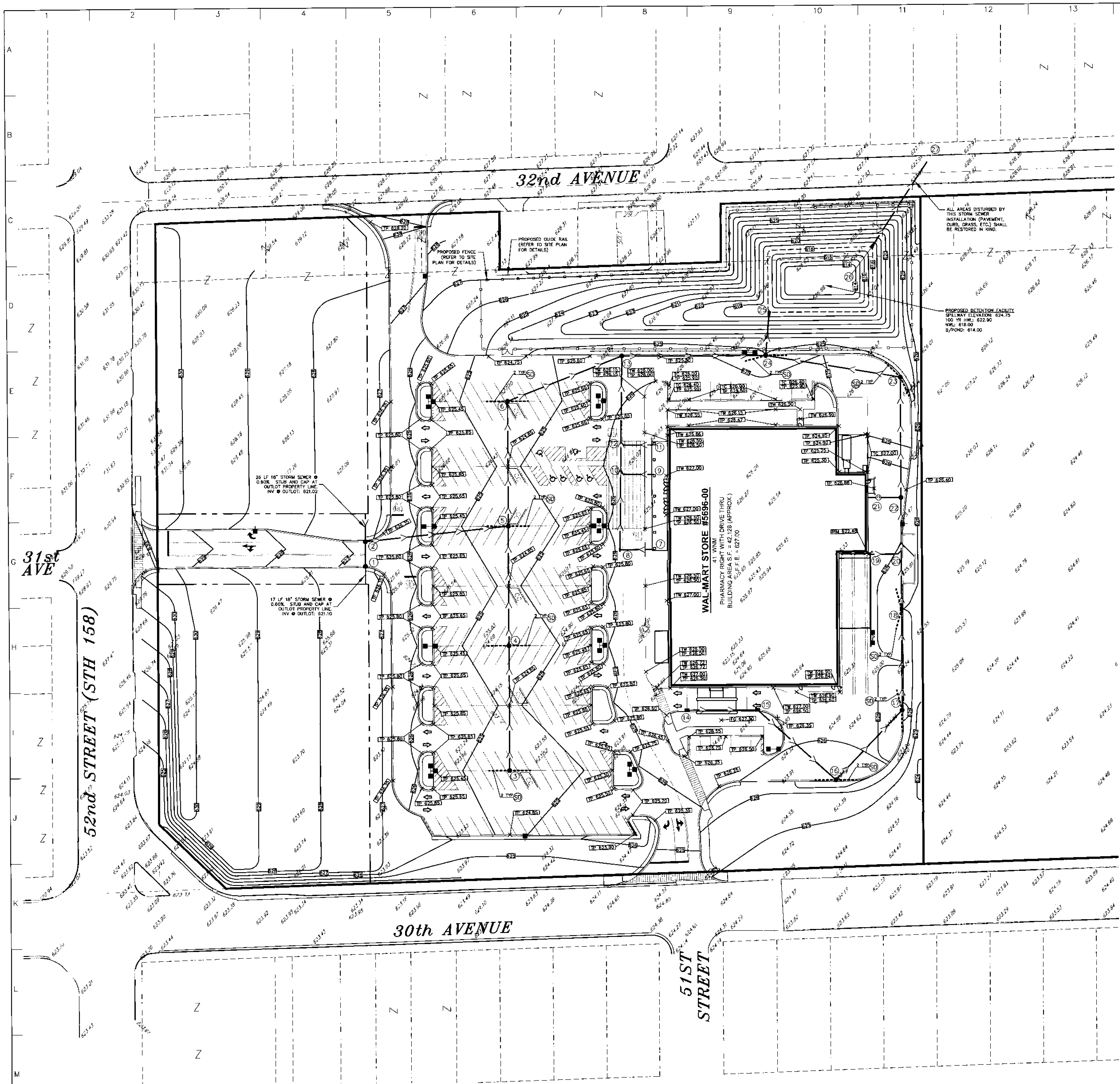
Walmart

PLOTTING SCALE: 1" = 40'
DESIGNED BY: KJC
DRAWN BY: MK
CHECKED BY: JLJ
DATE: 6/14/11

REVISIONS
NO. | ITEM | DATE

SHEET NO.
C5.0
02-15-10-201

W:\dwg\W\KENOSHA\52nd Street\WM Store 5696-00\Civil\5696.SITEPLAN.dwg 7/8/2011 10:39:21 AM CDT



DEWATERING NOTE:

WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.

ALERT TO CONTRACTOR

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

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W:\dwg\WI\KENOSHA\52nd Street\WM Store 5696-00\Civil\5696.GRADING.dwg 7/8/2011 10:41:03 AM CDT

STORM STRUCTURE LEGEND

1. MANHOLE TYPE 1, INLET COVER TYPE Z, RIM: 626.65, INV: 621.00 (E,W)
2. MANHOLE TYPE 1, INLET COVER TYPE Z, RIM: 626.65, INV: 620.86 (N,E,W)
3. MANHOLE TYPE 1, NEENAH R-2251-G, RIM: 624.20, INV: 620.95 (N,W)
4. MANHOLE TYPE 1, NEENAH R-2251-G, RIM: 624.25, INV: 620.40 (E,W)
5. MANHOLE TYPE 3, NEENAH R-2251-G, RIM: 624.25, INV: 619.85 (S,E,W)
6. MANHOLE TYPE 3, NEENAH R-2251-G, RIM: 624.20, INV: 619.20 (E,NW)
7. DOWNSPOUT CONNECTION, INV: 623.00 (S)
8. INLET TYPE 1, MH COVER TYPE J, RIM: 626.00, INV: 622.50 (N,W)
9. DOWNSPOUT CONNECTION, INV: 623.00 (S)
10. DIRECT CONNECTION, INV: 621.65 (N,E,W)
11. DOWNSPOUT CONNECTION, INV: 623.00 (S)
12. DIRECT CONNECTION, INV: 621.31 (N,E,W)
13. MANHOLE TYPE 3, INLET COVER TYPE Z, RIM: 625.00, INV: 620.30 (E), INV: 618.73 (N,SE)
14. INLET TYPE 1, INLET COVER TYPE Z, RIM: 626.00, INV: 623.30 (N)
15. INLET TYPE 1, INLET COVER TYPE Z, RIM: 626.00, INV: 623.00 (S,NE)
16. MANHOLE TYPE 1, INLET COVER TYPE Z, RIM: 625.40, INV: 622.50 (NW,SW)
17. MANHOLE TYPE 1, INLET COVER TYPE Z, RIM: 625.40, INV: 622.00 (SE,W)
18. INLET TYPE 1, INLET COVER TYPE Z, RIM: 625.50, INV: 621.50 (S,E), INV: 620.02 (W)
19. TRUCKWELL DRAIN (SEE ARCH PLANS), RIM: 622.48, INV: 619.87 (N)
20. DIRECT CONNECTION, INV: 619.72 (E,W)
21. SIPHONIC MANHOLE (SEE DETAIL), RIM: 626.60, INV: 622.50 (S), INV: 621.73 (N)
22. MANHOLE TYPE 3 (MH COVER TYPE J), RIM: 626.40, INV: 621.00 (S), INV: 619.40 (E,W)
23. MANHOLE TYPE 1 (INLET COVER TYPE Z), RIM: 624.20, INV: 618.83 (S,E)
24. MANHOLE TYPE 3 (INLET COVER TYPE Z), RIM: 624.25, INV: 618.20 (S), INV: 618.11 (N,W)
25. 36" FLARED END SECTION, INV: 618.00
26. 18" FLARED END SECTION, INV: 618.00
27. CONNECT TO EXISTING MANHOLE. EX RIM: 627.9±, PROPOSED INV: 617.00 (SE), EX INV: 615.06 (78" N,S)

STORM SEWER PIPE SIZING TABLE

FROM	TO	AREA (ACRES)	RUNOFF COEFF C	CUMM FLOW (CFS)	CUMM FLOW (GPM)	SLOPE (%)	DIA REQ'D (IN)	DIA PRV'D (IN)	LENGTH (FT)
1	2	1.40	0.93	6.94	3115	0.60	18	18	23
2	5	1.50	0.85	13.32	5979	0.75	21	21	135
3	4	0.86	0.86	3.82	1716	0.47	15	15	117
4	5	0.71	0.86	6.78	3042	0.49	18	18	112
5	6	0.69	0.89	22.07	9905	0.55	27	27	117
6	13	0.71	0.83	24.27	10891	0.40	30	30	116
7	8	0.02	0.95	0.102	46	1.53	3	12	33
8	13	0.04	0.95	0.21	94	1.21	4	12	182
9	10	0.01	0.95	0.054	24	4.09	3	12	33
11	12	0.01	0.95	0.054	24	5.12	3	12	33
13	24	0.12	0.93	24.29	10901	0.46	30	30	135
14	15	0.04	0.70	0.15	69	0.45	6	12	66
15	16	0.04	0.79	0.32	143	0.50	6	12	99
16	17	0.24	0.83	1.34	600	0.55	10	12	90
17	18	0.10	0.95	1.78	797	0.57	12	12	95
18	22	0.14	0.95	2.64	1186	0.59	12	12	105
19	20	0.06	0.95	0.32	144	0.44	6	10	33
21	22	0.94	0.95	4.34	1946	3.50	12	15	21
22	23	-	-	6.80	3050	0.50	18	21	113
23	24	0.20	0.92	7.46	3346	0.56	18	21	128
24	25	0.22	0.79	31.62	14193	0.26	36	36	42
26	27	(See Stormwater Report for Pond Outlet Sizing)				1.00	-	18	100

NOTE: PIPE SIZE REQUIRED IS BASED UPON COMM 82, TABLE 82.36-4. CONTRACTOR SHALL PROVIDE/INSTALL STORM SEWER SIZES LISTED IN THE DIAMETER PROVIDED COLUMN IN THE TABLE ABOVE (NOT THE DIAMETER REQUIRED COLUMN).

GRADING NOTES

1. CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF EXISTING STRUCTURES INCLUDING REMOVAL OF ANY EXISTING UTILITIES SERVING THE STRUCTURE. UTILITIES ARE TO BE REMOVED TO THE RIGHT-OF-WAY.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
4. PRECAST STRUCTURES MAY BE USED AT CONTRACTORS OPTION.
5. STORM SEWER PIPE MATERIAL SHALL BE EITHER/OR AS FOLLOWS:
   - A. REINFORCED CONCRETE PIPE (RCP) CONFORMING TO ASTM C 76 WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM C 443.
   - B. POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D 3034, F-679, AND F-789 WITH AN SDR 35 AND ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM D-3212 AND ASTM F-477.
6. EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
7. EXISTING GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT.
8. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
9. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
10. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
11. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
12. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE EPA OR APPLICABLE STATE GENERAL N.P.D.E.S. PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND THE WALMART SPECIAL CONDITIONS, SECTION 8, ENVIRONMENTAL COMPLIANCE AND STORM WATER POLLUTION PREVENTION. THIS APPLIES TO WALMART BUILT PROJECTS ONLY.
13. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
14. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
15. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY MCCLURE ENGINEERING ASSOCIATES, INC. DATED FEBRUARY 24, 201_. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
16. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE A MINIMUM OF 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
17. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
18. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
19. INLETS AND FRAMES
    - I. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE COMM 82.36(9)B.3.
    - II. FRAMES AND GRATES SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES (CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS.
20. MANHOLES AND FRAMES
    - I. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF WISCONSIN ADMINISTRATIVE CODE COMM 82.35(8)A.8
    - II. FRAMES AND LIDS SHALL BE GRAY IRON MATERIAL (PER ASTM A-48) OF STYLES (CATALOG NUMBERS AS INDICATED ON THESE CONSTRUCTION DRAWINGS. INTERNAL CHIMNEY SEALS SHALL BE CRETEX SPECIALTY PRODUCTS, OR EQUAL.
21. FIELD TILE CONNECTION

    ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE EITHER CONNECTED TO THE PROPOSED STORM SEWER (WHEREVER POSSIBLE) OR REROUTED AT NO ADDITIONAL COST TO THE OWNER. THESE SHALL BE INSPECTED BY CITY OF KENOSHA PRIOR TO BACKFILLING.
22. STORM SEWER NOTES ABOVE ARE IN ACCORDANCE WITH CITY OF KENOSHA REQUIREMENTS.

LEGEND

Symbol	Description
—>—	STORM SEWER PIPING
(X)	DRAINAGE STRUCTURE INDICATOR
■	STANDARD INLET
●	STANDARD MANHOLE
○	SIPHONIC BREAK CONCRETE STORM MANHOLE (MUST HAVE VENTED MANHOLE) SEE DETAIL SHEET
	SLOPE ARROW
—XXX—	PROPOSED CONTOURS
- - - -	EXISTING CONTOURS
	SINGLE FIXTURE LIGHT POLE AND BASE
	2 FIXTURE LIGHT POLE AND BASE
	3 FIXTURE LIGHT POLE AND BASE
	4 FIXTURE LIGHT POLE AND BASE
× TP 23.50	TOP OF PAVEMENT SPOT ELEVATION
× TW 23.50	TOP OF WALK SPOT ELEVATION
× TC 23.50	TOP OF CURB SPOT ELEVATION
× FG 23.50	FINISHED GRADE SPOT ELEVATION
(SD)	20 LF 4" PERFORATED SPIDER DRAIN @ 1.0% MINIMUM SLOPE. INSTALL 6" BELOW PAVEMENT SUB-BASE IN "OPEN GRADED" STONE TRENCH. CORE INTO PROPOSED STORM STRUCTURE.

DIGGERS HOTLINE
TOLL FREE (800) 242-8511
MILWAUKEE AREA (414) 259-1181
HEARING IMPAIRED TDD (800) 542-2289
WWW.DIGGERSHOTLINE.COM

NORTH

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

GRADING PLAN

WAL-MART STORE No. 5696-00
NE CORNER OF 52ND ST. & 30TH AVE.
Kenosha, Wisconsin
JOB NUMBER: 02-15-10-201
FILE NAME: 5696.GRADING.dwg

McClure Engineering Associates, Inc.
5417 North 118th Court, Milwaukee, Wisconsin 53225
(414) 616-4880
FAX (414) 616-4885

Walmart

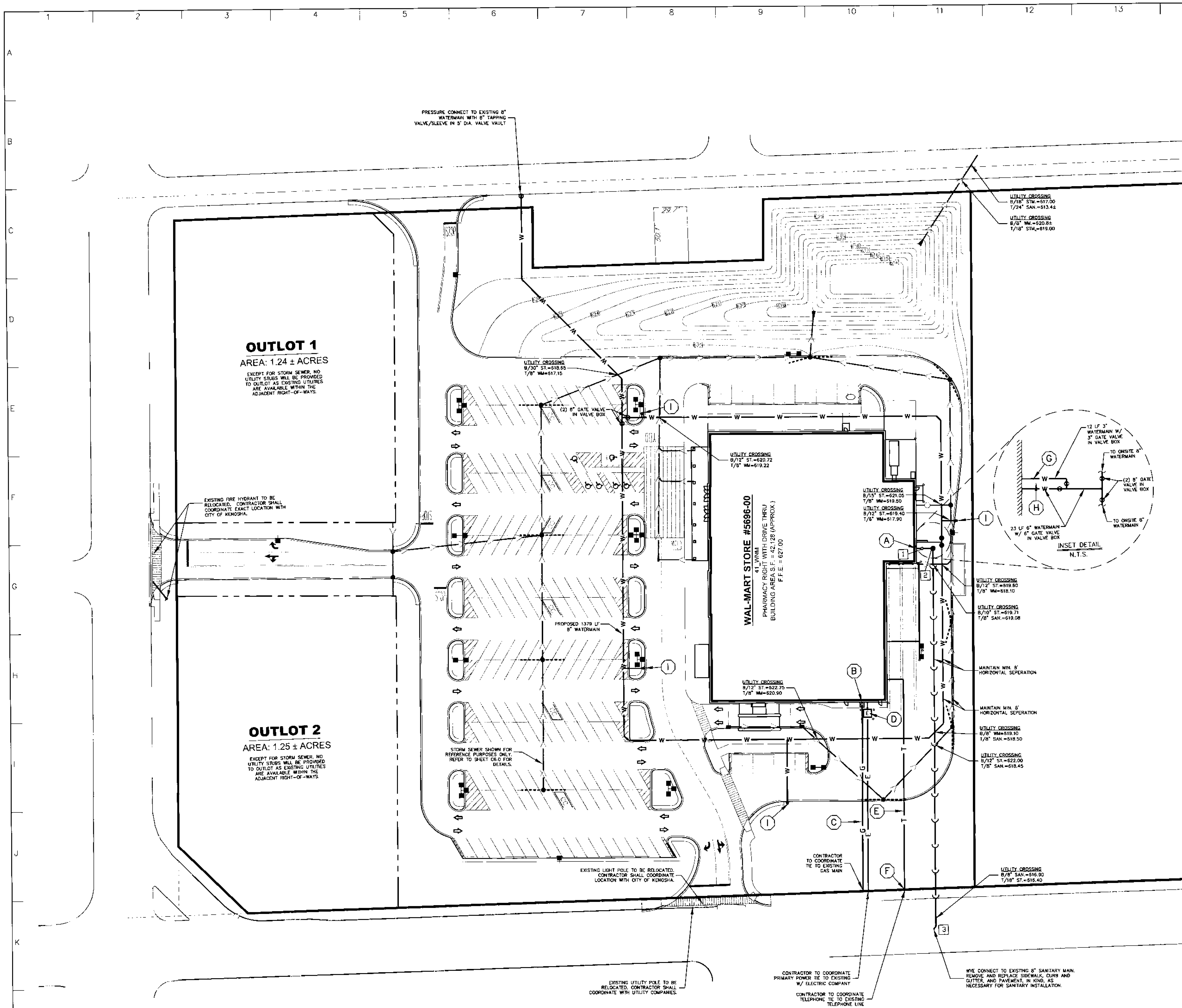
PLOTTING SCALE:	1" = 40'
DESIGNED BY:	KJC
DRAWN BY:	MK
CHECKED BY:	JLJ
DATE:	6/14/11

REVISIONS

NO.	ITEM	DATE

SHEET NO.
C6.0
02-15-10-201

W:\dwg\WI\KENOSHA\52nd Street\WM Store 5696-00\Civil\5696UTILITY.dwg 7/8/2011 10:43:03 AM CDT



GENERAL UTILITY NOTES

1. ALL FILL MATERIALS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. ALL TRENCHING SHALL BE IN ACCORDANCE WITH OSHA STANDARDS
4. ALL UTILITIES SHOULD BE KEPT EIGHT (8') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (EDGE OF PIPE TO OUTSIDE EDGE OF PIPE).
5. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATER LINES, SANITARY LINES, STORM LINES AND GAS LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING. THE WATER LINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE, MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
6. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
7. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH PROPOSED PAVEMENT ELEVATIONS, AND TO BE ONE FOOT ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
8. ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
9. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.
10. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE-IN OF ALL UTILITIES.
11. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES (CITY OF KENOSHA) WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
12. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
13. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES. THIS AND THE FINAL CONNECTIONS OF THE SERVICE SHALL BE COMPLETED 30 DAYS PRIOR TO STORE POSSESSION.
14. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
15. UTILITIES SHOWN AS EXISTING IN PUBLIC R/W (WATER, SEWER, STORM) AND THE ROADWAYS THEMSELVES ARE NOT CONSTRUCTED AS OF THIS DATE. THIS INFRASTRUCTURE IS PROPOSED TO BE BUILT AS SHOWN (BY OTHERS) BUT MAY NOT ALL BE COMPLETED AT TIME OF WALMARTS CONSTRUCTION.
16. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
17. LOCAL MUNICIPALITY DOES NOT REQUIRE LAWN IRRIGATION.
18. LENGTH OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
19. CONTRACTOR SHALL VERIFY ALL ELEVATIONS, LOCATIONS, AND SIZES OF EXISTING UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICT.
20. DRAWING DOES NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
21. THERE ARE NO WELLS WITHIN THE VICINITY OF THE SITE.

SANITARY SEWER NOTES

1. ALL SANITARY SEWER MATERIALS, CONSTRUCTION, AND TESTING SHALL BE DONE IN ACCORDANCE WITH THE KENOSHA WATER UTILITY'S "DETAILED SPECIFICATIONS - SANITARY SEWER".
2. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PIPE WITH AND SDR 26 CONFORMING TO ASTM D 3034 OR F789/PS46, WITH RUBBER GASKET JOINTS CONFORMING TO ASTM F477.
3. WHEN CONNECTING THE PROPOSED SANITARY SEWER TO THE EXISTING SANITARY MAIN LINE, A "CUT-IN-WYE" SHALL BE USED AND INSTALLED BY CORE DRILLING A HOLE IN THE MAIN AND ATTACHING A FLEXIBLE RUBBER T OR Y SADDLE WITH STAINLESS STEEL CLAMPS. ANOTHER ACCEPTABLE FITTING IS AN INSERTA TEE, INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. A #12 AWG THWN SOLID COPPER TRACER WIRE WITH GREEN COLORED INSULATION SHALL BE INSTALLED WITH THE SERVICE PIPE. THE WIRE SHALL BE CENTERED OVER THE TOP OF THE PIPE AND SHALL EXTEND FROM THE BUILDING FOUNDATION TO THE MAIN. A CURB BOX LABELED "SEWER" SHALL BE PLACED AT THE BUILDING EXTERIOR AND THE TRACER WIRE SHALL BE BROUGHT TO GRADE INSIDE THE CURB BOX.

WATER MAIN NOTES

1. ALL WATER MAIN MATERIALS, CONSTRUCTION, DISINFECTION, AND PRESSURE TESTING SHALL BE DONE IN ACCORDANCE WITH THE KENOSHA WATER UTILITY'S "DETAILED SPECIFICATIONS - WATER MAIN".
2. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 6'-0" COVER ON ALL WATER LINES.
3. TAPPING OF EXISTING WATER MAINS FOR ALL WATER CONNECTIONS 2" AND UNDER SHALL BE DONE BY THE KENOSHA WATER UTILITY WITH EXCAVATION AND BACKFILL BY THE CONTRACTOR. A MINIMUM OF 72 HOUR NOTICE SHALL BE PROVIDED TO THE KENOSHA WATER UTILITY. ALL MATERIALS SHALL BE PROVIDED PROVIDED BY THE CONTRACTOR.
4. ALL WATER MAIN MATERIALS SHALL BE AS FOLLOWS:
   - 4.1 WATER MAIN PIPE MATERIAL SHALL BE EITHER:
     - 4.1.1. DUCTILE IRON PIPE, CLASS 53, CONFORMING TO AWWA C-151/ANSI A 21.51 HAVING CEMENT MORTAR LINING AND AN INTERNAL SEAL COAT IN ACCORDANCE WITH AWWA C-104/ANSI A 21.4. CONTRACTOR SHALL FURNISH AND INSTALL DUCTILE IRON PIPE WITH JOINTS HAVING A CABLE CONDUCTOR BETWEEN SOCKET AND PIPE END INSTALLED BY THE MANUFACTURER TO CARRY A 400-AMP CURRENT. BRASS WEDGES SHALL NOT BE USED.
     - 4.1.2 POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO AWWA C 900 WITH A PRESSURE CLASS RATING OF NOT LESS THAN 150 AND NO GREATER THAN A DIMENSION RATIO OF 18 (DR-18). CONTRACTOR SHALL PROVIDE A #12-GAGE THWN SOLID COPPER TRACER WIRE FOR ALL PVC PIPE.
     - 4.1.3. COPPER TUBING SHALL BE USED FOR 1" TO 2" SERVICE CONNECTION AND SHALL BE TYPE "K", SOFT ANNEALED SEAMLESS MANUFACTURED IN THE USA AND SHALL CONFORM TO AWWA C-800.
   - 4.2 JOINTS SHALL BE BELL AND SPIGOT ENDS DESIGNED FOR RUBBER GASKET PUSH ON JOINTS. ALL RUBBER GASKETS FOR PVC PIPE SHALL CONFORM TO ASTM F477. ALL RUBBER GASKETS FOR DUCTILE IRON PIPE, FITTINGS, AND VALVES SHALL CONFORM TO AWWA C-111/ANSI A 21.11. JOINTS FOR ALL DUCTILE IRON FITTINGS OR VALVES SHALL BE MECHANICAL JOINT CONFORMING TO AWWA C-111/ANSI A 21.11 WITH RUBBER GASKETS AND FLUOROCARBON COATED COR-BLUE T-BOLTS AND NUTS.
   - 4.3. FITTING SHALL BE DUCTILE IRON CONFORMING TO AWWA C-110/ANSI A 21.10 OR CAST IRON DUCTILE IRON COMPACT FITTINGS CONFORMING TO AWWA C-153/ANSI A 21.53. FITTINGS SHALL BE CEMENT MORTAR-LINED AND HAVE AN INTERNAL SEAL COAT CONFORMING TO AWWA C-104/ANSI A 21.4. EXTERIOR SEAL COAT SHALL CONFORM TO AWWA C-110/ANSI A 21.10 OR AWWA C-153/ANSI A 21.53. ALL FITTINGS SHALL BE MECHANICAL JOINT BY MECHANICAL JOINT (MJ X MJ) WITH RUBBER GASKETS AND FLUOROCARBON COATED COR-BLUE T-BOLTS AND NUTS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI, EXCEPT COMPACT FITTINGS, WHICH SHALL BE RATED AT 350 PSI. ALL FITTINGS SHALL BE INSTALLED WITH CABLE BONDING ACROSS JOINTS TO CONDUCT A 400-AMP CONTINUOUS CURRENT, WHEN DUCTILE IRON PIPE IS USED. THE FITTING SHALL BE BONDED FROM EACH PIPE TO EACH END OF THE FITTING.
   - 4.4. VALVES SHALL BE RESILIENT WEDGE SEATED GATE VALVES CONFORMING TO AWWA C-509 AND SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY, CLOW, OR MUELLER AND SHALL BE MECHANICAL JOINT WITH A MINIMUM PRESSURE RATING OF 200 PSI. ALL VALVES SHALL CLOSE IN A CLOCKWISE TURNING OPERATION WITH NON RISING STEMS AND A 2 INCH SQUARE, TAPERED OPERATING NUT. ALL PACKING GLAND TO BONNET AND BONNET TO BODY NUTS AND BOLTS SHALL BE STAINLESS STEEL. JOINTS FOR VALVES SHALL BE MECHANICAL JOINTS WITH RUBBER GASKETS AND FLUOROCARBON COATED COR-BLUE T-BOLTS AND NUTS.
   - 4.5. TAPPING VALVES AND SLEEVES SHALL BE USED FOR ALL WET TAPS LARGER THAN 2". RESILIENT WEDGE SEATED TAPPING VALVES SHALL CONFORM TO AWWA C-509 AND SHALL BE MANUFACTURED BY AMERICAN FLOW CONTROL, KENNEDY, CLOW, OR MUELLER WITH A STANDARD MECHANICAL JOINT OUTLET ON BOTH ENDS. TAPPING SLEEVES SHALL BE SMITH-BLAIR STAINLESS STEEL OR EPOXY COATED MODEL 622 WITH A MECHANICAL JOINT OUTLET AND STAINLESS STEEL BOLTS AND NUTS, OR POWERSEAL MODEL 3490 MJ, OR APPROVED EQUAL. SEALS SHALL BE SELF ENERGIZING RUBBER GASKETS.
   - 4.6. VALVE BOXES SHALL BE ARMOR 5-245-48 POLY IRON SHAFT SCREW TYPE OF ADEQUATE LENGTH TO EXTEND FROM THE VALVE TO THE FINISHED GRADE. VALVE BOX COVERS SHALL BE CAST IRON AND CLEARLY MARKED "WATER". A VALVE BOX DEBRIS COVER SHALL BE INSTALLED MANUFACTURED BY SW SERVICES, MODEL DC-457 WITH LD-4 LOCKING DEVICE, OR APPROVED EQUAL. THE DEBRIS COVER SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. VALVE BOX ADAPTORS, BY ADAPTOR, INC. OR EQUAL, MAY BE USED TO PREVENT SETTLING OR SHIFTING OF VALVE BOXES AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. VALVE BOX EXTENSIONS SHALL BE USED AS REQUIRED WHEN RAISING THE TOP OF THE BOX TO FINISHED GRADE.
   - 4.7. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 FOR DRY BARREL FIRE HYDRANTS. HYDRANTS SHALL BE COMPRESSION TYPE WITH 5 1/4 INCH VALVE OPENING, 2 EACH 2-1/2 INCH NST NOZZLE CONNECTIONS, 1 KENOSHA STANDARD PUMPER CONNECTION (TRAVERSE CITY IRON WORKS #405-26, 4 THREADS PER INCH AND 5.812 INCH DIAMETER), AND BURY DEPTH OF 6 1/2 FEET OR AS SHOWN ON THE PLANS. THE BASE SHALL HAVE A 6 INCH MECHANICAL JOINT CONNECTION WITH A RUBBER GASKET AND FLUOROCARBON COATED COR-BLUE T-BOLTS AND NUTS. HYDRANT TOP OPERATING NUT AND NOZZLE CAP SHALL BE 1 1/4 INCH PENTAGON. ALL HYDRANTS SHALL CLOSE IN A CLOCKWISE DIRECTION. HYDRANTS SHALL BE MUELLER SUPER CENTURION 200 OR KENNEDY GUARDIAN AND SHALL BE RED IN COLOR. THE CONTRACTOR SHALL PROVIDE A FINAL COAT OF RED PAINT AFTER INSTALLATION. HYDRANT BRANCH SHALL BE 6" DIAMETER DUCTILE IRON PIPE, CLASS 53. EACH HYDRANT SHALL HAVE AN AUXILIARY VALVE.
   - 4.8. BACKFLOW PREVENTION DEVICES, WATER METER, REMOTE WATER METER READER, AND ALL NECESSARY APPURTENANCES SHALL BE INSTALLED INSIDE THE BUILDING AND IN ACCORDANCE WITH THE KENOSHA WATER UTILITY RULES AND REGULATIONS (REFER TO THE BUILDING PLANS FOR ADDITIONAL DETAILS). WIRING FROM THE WATER METER TO THE REMOTE READER SHALL CONSIST OF (3) # 8 WIRES BY BELDEN-M OR APPROVED EQUAL IN A 1/2" CONDUIT THROUGH THE EXTERIOR WALL FOR REMOTE WATER METER. REMOTE READER TO BE FIELD LOCATED BY THE KENOSHA WATER UTILITY. ALL METERS 1-1/2 INCH AND LARGER SHALL BE PROVIDED WITH A BYPASS CONNECTION AND A LOCKABLE VALVE ON THE BYPASS LINE.

LEGEND

Symbol	Description	Symbol	Description
——T——	TELEPHONE		SINGLE FIXTURE LIGHT POLE AND BASE
——E——	ELECTRIC		2 FIXTURE LIGHT POLE AND BASE
——)——)——	SANITARY SEWER PIPE		3 FIXTURE LIGHT POLE AND BASE
——W——	WATER PIPING		4 FIXTURE LIGHT POLE AND BASE
——G——	GAS PIPING	X	SANITARY SEWER STRUCTURE INDICATOR
	WATER VALVE		
	FIRE HYDRANT		
	SANITARY SEWER MANHOLE		
	GAS METER		
E	TRANSFORMER PAD		
	PIPE BOLLARD		

UTILITY LEGEND

(A) 6" SANITARY SEWER LATERAL AT 1.0% SLOPE. COORDINATE WITH ARCHITECTURAL PLANS

(B) GAS ENTRY WITH GAS METER. CONTRACTOR RESPONSIBLE FOR INSTALLING PIPE BOLLARD PROTECTION AT METER. CONTRACTOR SHALL COORDINATE WITH GAS COMPANY FOR TYING OF INDIVIDUAL METER.

(C) CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH GAS COMPANY REGARDING THE SIZE AND INSTALLATION OF GAS SERVICE LINE.

(D) PROPOSED LOCATION OF TRANSFORMER PAD. CONTRACTOR TO VERIFY EXACT LOCATION AND SIZE WITH POWER COMPANY PRIOR TO INSTALLATION. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF CONCRETE PAD, CONDUIT AND PIPE BOLLARDS AS REQUIRED BY THE ELECTRIC COMPANY. CONTRACTOR SHALL COORDINATE SAID WORK WITH THE ELECTRIC COMPANY. FINAL LOCATION OF TRANSFORMER AND BOLLARD CANNOT CONFLICT WITH TRUCK ACCESS TO DOCK DOOR.

(E) UNDERGROUND TELEPHONE FROM POLE TO BUILDING TO BE EXTENDED BY TELEPHONE COMPANY.

(F) CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE TELEPHONE COMPANY FOR THE INSTALLATION OF OVERHEAD TELEPHONE LINES. CONTRACTOR SHALL COORDINATE THE TYING OF INDIVIDUAL METERS WITH THE ELECTRIC COMPANY. CONTRACTOR TO COORDINATE WITH TELEPHONE COMPANY TO INSURE PROPER SEPARATION BETWEEN OVERHEAD LINES AND LIGHT POLES.

(G) 3" DOMESTIC WATER LINE ENTRY WITH METER PER CITY OF KENOSHA REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ANY APPURTENANCES ON THE DOMESTIC LINE SUCH AS BACKFLOW PREVENTION DEVICES, GATE VALVES, ETC. WHICH MAY BE REQUIRED. CONTRACTOR TO COORDINATE WITH CITY OF KENOSHA.

(H) 6" SPRINKLER ENTRY. CONTRACTOR SHALL BE REQUIRED TO INSTALL ANY APPURTENANCES ON THE SPRINKLER LINE SUCH AS, BUT NOT LIMITED TO, A DOUBLE DETECTOR CHECK BACKFLOW PREVENTION DEVICE, IN SERIES WITH A CHECK VALVE, GATE VALVES, ETC., MEETING CITY OF KENOSHA REQUIREMENTS.

(I) PROPOSED FIRE HYDRANT AND ASSEMBLY, TYPICAL AS INDICATED. SEE DETAIL SHEET

ALERT TO CONTRACTOR

ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SANITARY SEWER SCHEDULE

STRUCTURE NUMBER	STRUCTURE TYPE	TOP OF CASTING ELEV.	–	INVERT IN	ELEVATION OUT	PIPE LENGTH (FEET)	PIPE SIZE/TYPE	PERCENT SLOPE
1	CLEANOUT	626.40	–	619.20 (S)	619.20 (N)	-	-	–
1–2	–	–	–	–	–	10'	6" PVC	1.00%
2	MANHOLE	626.25	–	619.10 (S)	618.40 (E)	–	–	–
2–3	–	–	–	–	–	342'	8" PVC	0.40%
3	WYE CONNECTION	–	–	615.48 (W)	615.48 (N,S)	–	–	-
–	–	–	–	–	-	-	–	–

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HEARING IMPAIRED TDD (800) 542-2289
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NORTH

GRAPHIC SCALE
40 0 20 40 80 120
(IN FEET)
1 inch = 40 ft.

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UTILITY PLAN
WAL-MART STORE No. 5696-00
NE CORNER OF 52ND ST. & 30TH AVE.
Kenosha, Wisconsin
JOB NUMBER: 02-15-10-201
FILE NAME:

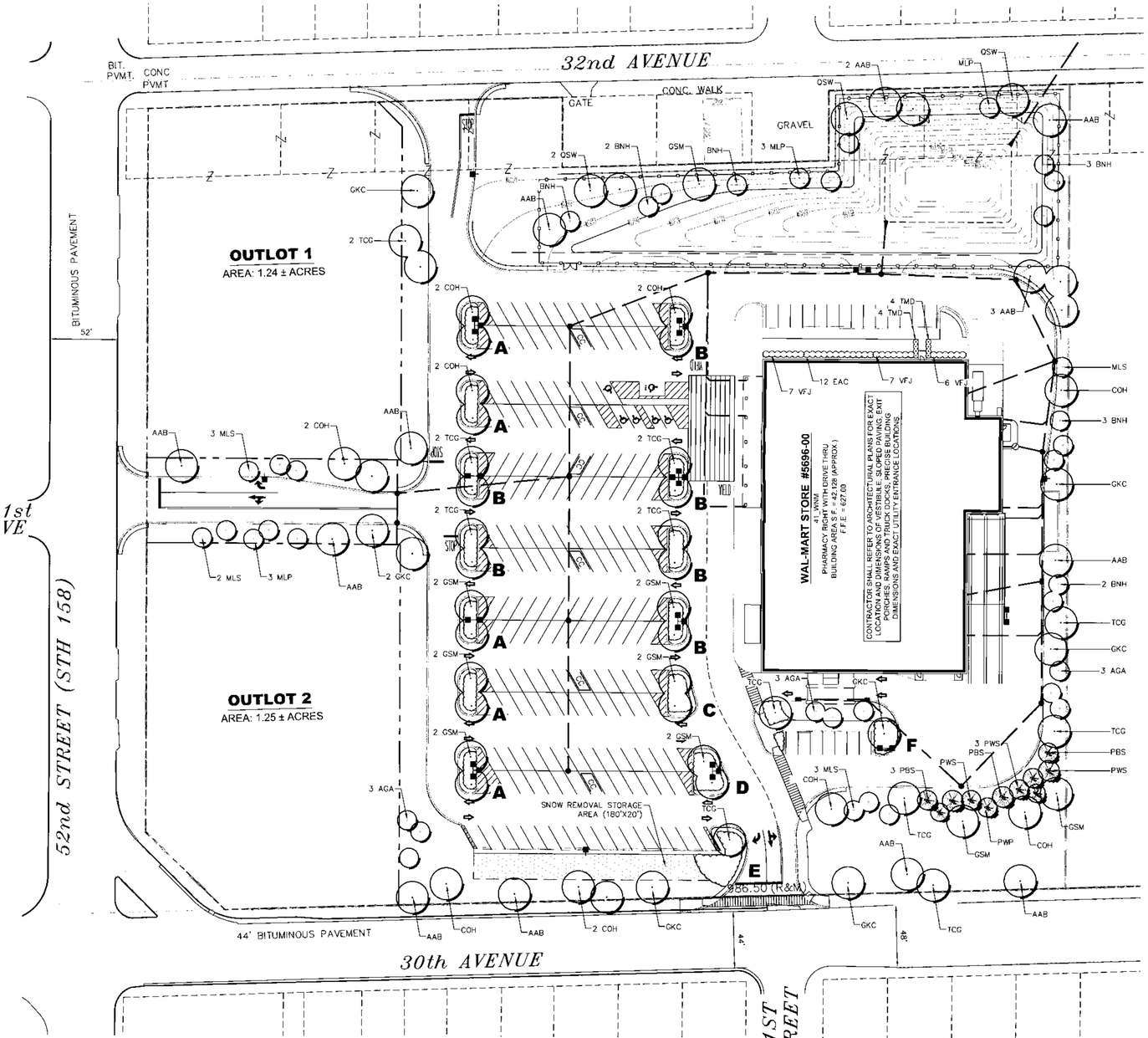
Walmart

PLOTTING SCALE:	1" = 40'
DESIGNED BY:	KJC
DRAWN BY:	MK
CHECKED BY:	JLJ
DATE:	6/14/11

REVISIONS

NO.	ITEM	DATE

SHEET NO.
C7.0
02-15-10-201

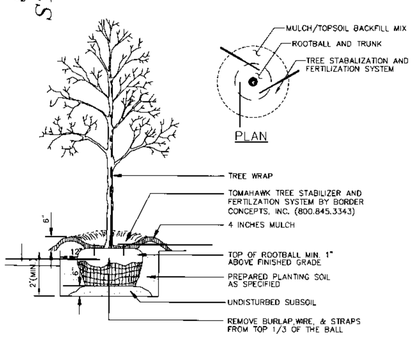


planting notes

1. LANDSCAPE CONTRACTOR (CONTRACTOR) SHALL VISIT SITE, INSPECT EXISTING CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES.
2. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON-SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION MAY BE LOCATED BY CALLING DIGGERS HOTLINE (800) 242-8511. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING WORK.
3. CONTRACTOR RESPONSIBLE FOR APPLICATION AND COST OF ALL NECESSARY BUILDING PERMITS AND CODE VERIFICATIONS. SUBMIT COPIES OF ALL DOCUMENTS TO OWNER AND ARCHITECT.
4. ALL SHRUB BEDS AND TREES SHALL BE MULCHED WITH A 3" CONTINUOUS LAYER OF SHREDDED BARK. ALL GROUND COVER AND PERENNIAL BEDS SHALL BE MULCHED WITH A 2" LAYER OF SHREDDED BARK. ALL DECIDUOUS TREES SHALL BE MULCHED WITH A 3' DIAMETER CIRCLE OF MULCH. ALL EVERGREEN TREES SHALL BE MULCHED TO THE DRIP LINE.
5. CONTRACTOR SHALL GRADE ENTIRE SITE TO CORRECT SURFACE IRREGULARITIES IN PREPARATION FOR SEEDING ACTIVITIES. DISK, DRAG, HARROW, OR HAND RAKE SUBGRADE TO A DEPTH OF 6" IN ALL LAWN AREAS AND REMOVE STONES OR FOREIGN MATTER LARGER THAN 1-1/2". ALL AREAS TO BE SEEDED SHALL HAVE SMOOTH AND CONTINUAL GRADES, FREE FROM RIDGES AND DEPRESSIONS. ROLL RAKE AND LEVEL AS NECESSARY TO OBTAIN TRUE, EVEN LAWN SURFACES. SEED BEDS SHALL BE PERMITTED TO SETTLE, OR SHALL BE FIRMLY ROLLED BEFORE SEEDING BEGINS. FINISH GRADES SHALL MEET APPROVAL OF OWNER BEFORE GRASS SEED IS SOWN.
6. ALL DISTURBED AREAS ARE TO RECEIVE MINIMUM 6" OF TOPSOIL, SEED, STRAW MULCH, SEED OR SOD (AS NOTED). ALL LAWN AREAS TO BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED (SEE NOTES 8 AND 11 FOR ACCEPTANCE OF GRASS)
7. INSTALL SOD IN AREAS INDICATED ON PLAN. SOD TO BE WELL ESTABLISHED MINERAL TYPE GROWTH, NO PEAT SOD WILL BE ALLOWED. SOD BLEND SHALL CONSIST OF THE FOLLOWING: BLUEGRASS TYPES: 55% BARONS, 15% MAJESTIC, 15% ADELPHI, AND 15% GLADE. SOD PIECES ARE TO BE FIT TIGHTLY TOGETHER SO THAT NO JOINT IS VISIBLE. ALTERNATE AND STAGGER COURSES AND TAMP OR ROLL FIRMLY. ALL SODDED LAWN AREAS SHALL BE FERTILIZED AT FIRST CUTTING WITH A 15-40-5 FERTILIZER AT A RATE OF 6 LBS PERT 1,000 S.F.
8. ACCEPTANCE OF GRADING AND SOD SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITY FOR A MINIMUM OF THIRTY (30) DAYS OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REPLACEMENT OF WASH-OFFS, AND OTHER OPERATIONS NECESSARY TO KEEP SOD IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, THE OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES.
9. CONTRACTOR TO SEED ALL LAWN AREAS AS INDICATED ON PLAN. SEEDED LAWN TO BE A COMBINATION OF BLUEGRASS, PERENNIAL RYE, AND RED FESCUE WITH THE FOLLOWING ANALYSIS BY WEIGHT: 30% RUGBY KENTUCKY BLUEGRASS, 20% PARK KENTUCKY BLUEGRASS, 20% RUBY CREEPING RED FESCUE, 20% SCALDIS HARD FESCUE, AND 10% PENNFINE PERENNIAL RYE GRASS. ALL SEEDED AREAS SHALL BE COVERED WITH STRAW MULCH AT A RATE OF 2 TONS PER ACRE IN ACCORDANCE WITH MULCH METHOD I, SECTION 251 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ADOPTED JANUARY 1 2007.
10. ALL SEEDED LAWN AREAS SHALL BE FERTILIZED AT INSTALLATION WITH A 0-26-26 ANALYSIS AT A RATE OF 6 LBS. PER 1,000 S.F. A SECOND APPLICATION OF 15-40-5 TO BE APPLIED AT A RATE OF 6 LBS. PER 1,000 S.F. AFTER FIRST CUTTING. ACCEPTANCE AND GUARANTEE NOTE SHALL APPLY TO ALL SEEDED LAWN AREAS.
11. ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF SIXTY (60) DAYS OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RESEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN A THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RESEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL SEEDED LAWN AREA.
12. GUARANTEE OF PLANTS FOR ONE (1) YEAR SHALL BEGIN AFTER ACCEPTANCE BY LANDSCAPE ARCHITECT AND/OR OWNER. THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR ALL PLANT MATERIAL INCLUDING WATERING, WEEDING, MULCHING, AND SPRAYING, AS NECESSARY TO KEEP PLANTS FREE OF INSECTS AND IN A HEALTHY, VIGOROUS CONDITION. CONTRACTOR SHALL REPLACE WITHOUT COST TO OWNER ANY DEAD OR UNACCEPTABLE PLANTS, AS DETERMINED BY LANDSCAPE ARCHITECT AT END OF ONE (1) YEAR GUARANTEE PERIOD.
13. EXTENDED MAINTENANCE AND WARRANTY PERIOD OF LANDSCAPE INSTALLATION SHALL COMMENCE UPON ACCEPTANCE OF SUBSTANTIAL COMPLETION, AND SHAL HAVE A DURATION OF 12 TO 19 MONTHS DEPENDING UPON THE ACCEPTED COMPLETION DATE AS OUTLINED IN SECTION 3.11.B OF THE PLANTING SPECIFICATIONS.
14. INSTALLATION OF AN AUTOMATIC IRRIGATION SYSTEM IS NOT REQUIRED BY KENOSHA MUNICIPAL ORDINANCE, AND IN THE FURTHERANCE OF WAL-MART'S GOAL OF WATER CONSERVATION, NO SUCH SYSTEM SHALL BE INSTALLED. SUPPLEMENTAL WATERING SHALL BE PERFORMED BY THE LANDSCAPE CONTRACTOR DURING ESTABLISHMENT OF PLANT MATERIAL IN ACCORDANCE WITH THE PLANTING SPECIFICATIONS (SECTION 02900). CARE HAS BEEN TAKEN TO SELECT PLANT MATERIAL THAT IS PROVEN HARDY IN COMMERCIAL APPLICATIONS AND WILL PROVIDE MAXIMUM DROUGHT TOLERANCE ONCE ESTABLISHED.

planting list

KEY	QTY	Botanical name COMMON NAME	SIZE	REMARKS
AAB	15	Acer x freemani 'Autumn Blaze' AUTUMN BLAZE MAPLE	2-1/2"	
AGA	9	Amelanchier x grandiflora 'Autumn Brilliance' AUTUMN BRILLIANCE SERVICEBERRY	8'	MULTI-STEM
BNH	12	Betula nigra 'Heritage' HERITAGE RIVER BRCH	8'	MULTI-STEM
COH	14	Celtis occidentalis 'Prairie Pride' PRAIRIE PRIDE HACKBERRY	2-1/2"	
EAC	12	Euoymus alatus 'Compactum' DWARF BURNING BUSH	30"	
GKC	8	Gymnocladus dioica KENTUCKY COFFETREE	2-1/2"	
GSM	15	Gleditsia triacanthos 'inermis' SHADEMASTER HONEY LOCUST	2-1/2"	
HHR	173	Hemerocallis sp 'Happy Returns' HAPPY RETURNS DAYLILY	1 GAL	
JHH	28	Juniperus horizontalis 'Hughes' HUGHES JUNIPER	5 GAL.	
MLP	7	Malus sp. 'Profussion' PROFUSSION CRAB APPLE	8'	MULTI-STEM
MLS	9	Malus sp. 'Spring Snow' SPRING SNOW CRAB APPLE	8'	MULTI-STEM
PAH	30	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	1 GAL	
PBS	5	Picea mariana BLACK SPRUCE	8'	UNSHEARED
PMW	20	Potentilla fructicosa 'Mackay's White' MACKAY'S WHITE POTENTILLA	24"	
PWS	4	Picea glauca WHITE SPRUCE	8'	UNSHEARED
PWP	2	Pinus strobus EASTERN WHITE PINE	8'	UNSHEARED
QSW	4	Quercus bicolor SWAMP WHITE OAK	2-1/2"	
RAG	127	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	5 GAL.	
RFG	21	Rudbeckia fulgida 'Goldsturm' GOLDSTURM BLACK EYED SUSAN	1 GAL.	
RPJ	12	Rhododendron 'PJM' PJM RHODODENDRON	24"	
SJL	47	Spiraea japonica 'Little Princess' LITTLE PRINCESS SPIREA	24"	
SMP	47	Syringa meyeri 'Palibin' DWARK KOREAN LILAC	30"	
TCG	16	Tilia cordata 'Greenspire' GREENSPIRE LITTLE LEAF LINDEN	2-1/2"	
TMD	45	Taxus x media 'Densiformis' DENSE SPREADING YEW	24"	
VFJ	31	Viburnum x juddi FRAGRANT JUDDI VIBURNUM	30"	



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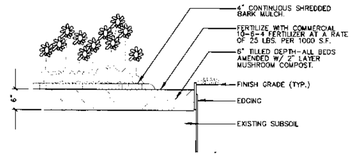
NO SCALE



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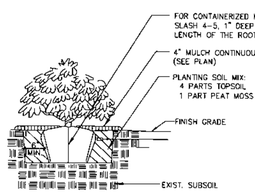
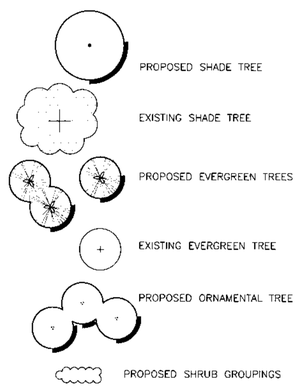


1. TOP OF SHRUB ROOTBALLS TO BE PLANTED 1" – 2" HIGH WITH SOIL MOUNDING UP TO THE TOP OF ROOTBALL.
2. WHEN USED IN MASSES– PRUNE ALL SHRUBS TO ACHIEVE A UNIFORM MASS/HEIGHT
3. 4" MINIMUM OF HARDWOOD BARK MULCH COMPACTED OR AS SPECIFIED.
4. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
5. 4" MINIMUM OF TOPSOIL TO BRING TO FINISHED GRADE (SEE GRADING PLAN).
6. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND-COVERS AND SHRUBS USED IN MASSES ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
7. SCARIFY ROOTBALL SIDES AND BOTTOM.

D L1.0 SHRUB PLANTING DETAIL
NO SCALE



A L1.0 TREE PLANTING LEGEND
NO SCALE

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NORTH
GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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LANDSCAPE PLAN
WAL-MART STORE No. 5696-00
NE CORNER OF 52ND ST. & 30TH AVE.
Kenosha, Wisconsin
JOB NUMBER: 02-15-10-201
FILE NAME: 5696 SITEPLAN.dwg

McClure Engineering Associates, Inc.
3417 North 118th Court
Milwaukee, Wisconsin 53222
PHX (414) 615-4882
FAX (414) 615-4880

Walmart

PLOTTING SCALE: 1" = 40'
DESIGNED BY: SLS
DRAWN BY: SLS
CHECKED BY: SLS
DATE: 7/12/11

REVISIONS
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SHEET NO.
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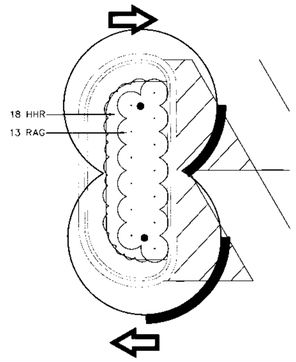

A L1.1 PARKING LOT ISLAND - TYPE 'A'
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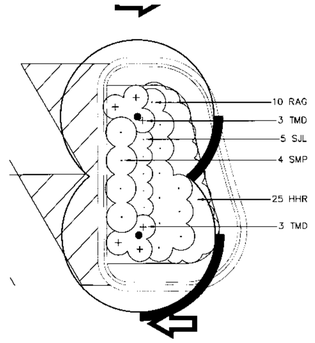

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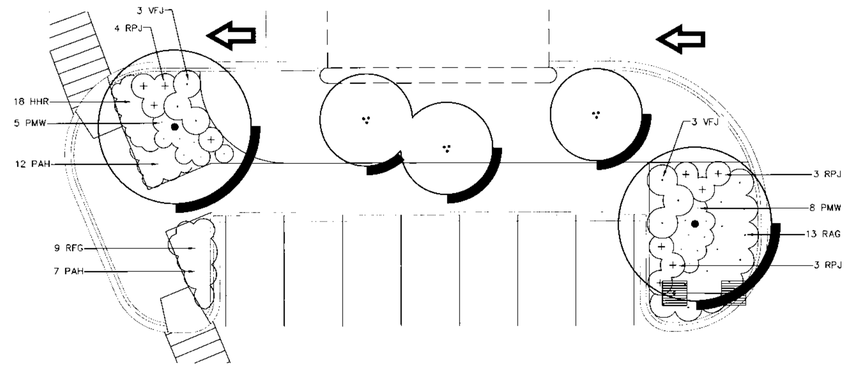

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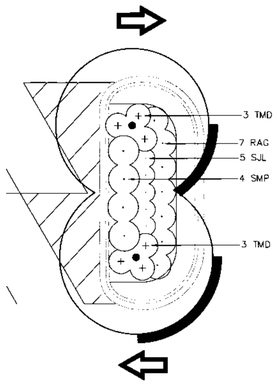

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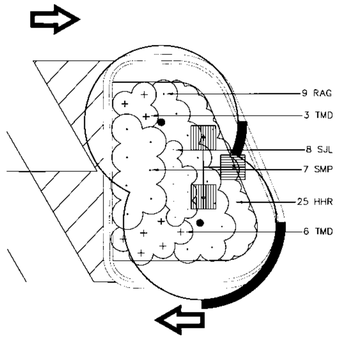

D L1.1 PARKING LOT ISLAND - TYPE 'D'
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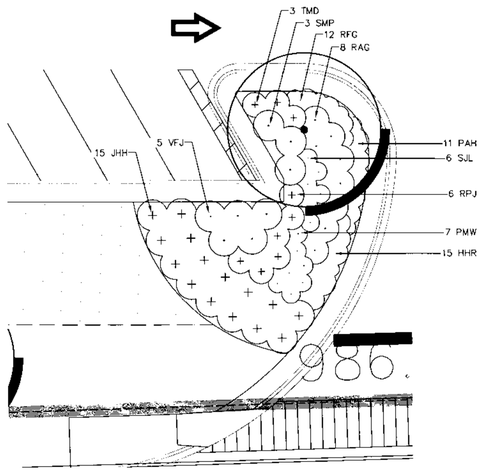

E L1.1 PARKING LOT ISLAND - TYPE 'E'
SCALE: 1"=10'-0" (1 TOTAL TYPE 'E' ISLANDS)

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NORTH

GRAPHIC SCALE

10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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LANDSCAPE DETAILS
WAL-MART STORE No. 5696-00
NE CORNER OF 52ND ST. & 30TH AVE. Kenosha, Wisconsin
JOB NUMBER: 02-15-10-201
FILE NAME: 5696-STEPA.dwg

McClure Engineering Associates, Inc.
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Milwaukee, WI 53222
(414) 616-4890
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Walmart

PLOTTING SCALE: 1" = 10'
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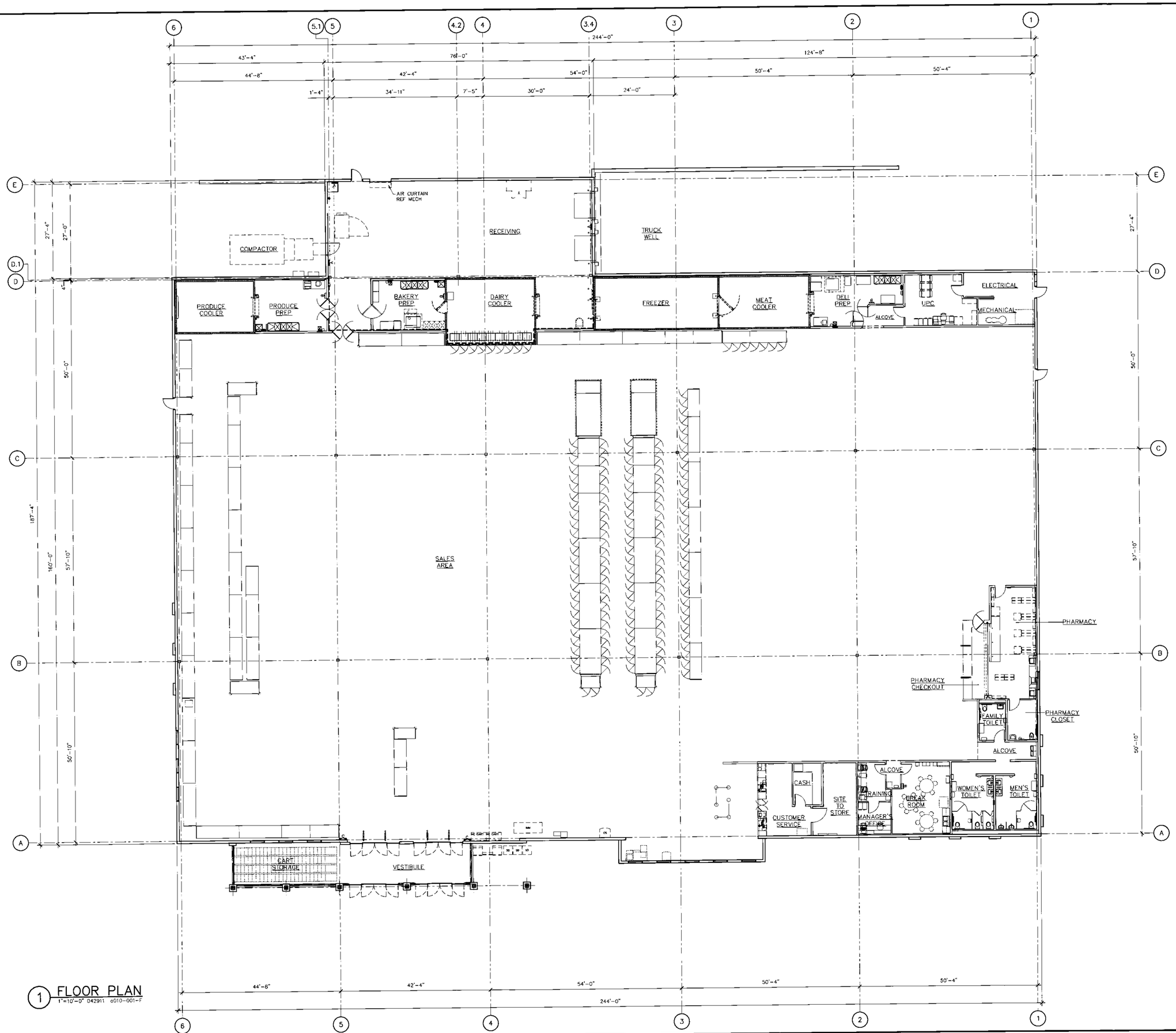

1 FLOOR PLAN
1"=10'-0" 042911 a010-001-F

SAK
From Science to Solutions
SAK CHERRYT, ENVIRO, LLC
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CONST.ADMIN@SAC.COM

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CONSULTANTS

Walmart
Market
KENOSHA, WI
STORE NO. 5696

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PROTO:	41

ISSUE BLOCK

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DRAWN BY:	
FILE NAME:	41-A010
PROTO CYCLE:	042911
DOCUMENT DATE:	MMDDYY

FLOOR PLAN

SHEET: A1

Jul 20, 2011 - 7:02pm : USER rodriguezgar
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EXTERIOR COLOR SCHEDULE

A020 CS

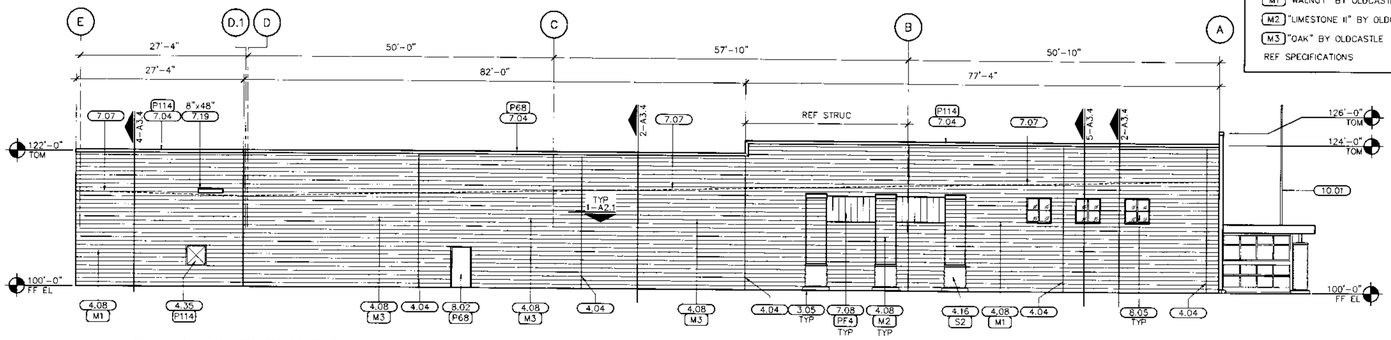
P68	INTERACTIVE CREAM SW #6113
P83	COBBLE BROWN SW #6082
P101	EXTERIOR DROMEDARY CAMEL SW #7694
P114	DEER VALLEY SW #7720
P124	MEADOWLARK SW #7522
PF4	BROWN BRONZE
S2	PHEASANT
M1	"WALNUT" BY OLDCASTLE
M2	"LIMESTONE II" BY OLDCASTLE
M3	"OAK" BY OLDCASTLE
REF	SPECIFICATIONS

KEYNOTES

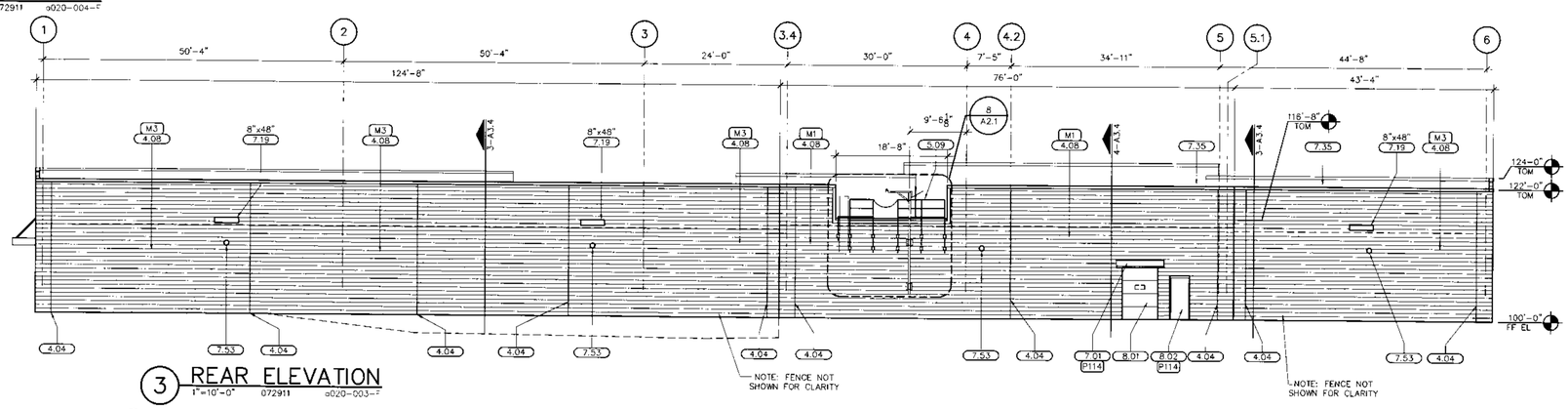
1.01	SIGNAGE
2.02	CHAIN LINK FENCING (HEIGHT NOTED BELOW KEYNOTE)
3.05	CONCRETE CURB
4.04	CONTROL JOINT, TYPICAL REF STRUCTURAL
4.08	SPLIT FACE CMU
4.09	SMOOTH FACE CMU
4.16	MANUFACTURED STONE VENEER
4.21	24" X 24" MASONRY OPENING AT GENERATOR CABLE RACEWAY, BOTTOM AT 8" AFF
4.35	40"X38" OPENING AT TRASH COMPACTOR. BOTTOM OF OPENING IS 42" AFF
5.02	PAINTED 6" PIPE BOLLARD
5.09	JIB CRANE HOIST ARM WAL-MART FURNISHED, CONTRACTOR INSTALLED
7.01	SHEET METAL DOOR HOOD, PAINTED REF 6-A2.1
7.03	METAL GUTTER, PAINTED, UNLESS NOTED OTHERWISE
7.04	METAL PARAPET COPING
7.06	WATER DRAINAGE EXTERIOR INSULATION AND FINISH SYSTEM
7.07	ROOF LINE BEYOND
7.08	STANDING SEAM METAL ROOF PANELS
7.09	METAL DOWNSPOUT, PAINTED, UNLESS NOTED OTHERWISE
7.19	OVERFLOW SCUPPER (SIZE INDICATED AT KEYNOTE) REF 13-A4.1
7.35	ROOFING MEMBRANE
7.53	SECONDARY OVERFLOW DRAIN
8.01	SECTIONAL OVERHEAD DOOR, TYPICAL
8.02	HOLLOW METAL DOOR AND FRAME, PAINTED
8.05	ALUMINUM STOREFRONT
9.93	10' X 10' PAINT TEST AREA REF SPECS
10.01	FLAGPOLE REF 6-SP2
10.02	LOCKABLE FLAGPOLE CLEAT

SHEET NOTES

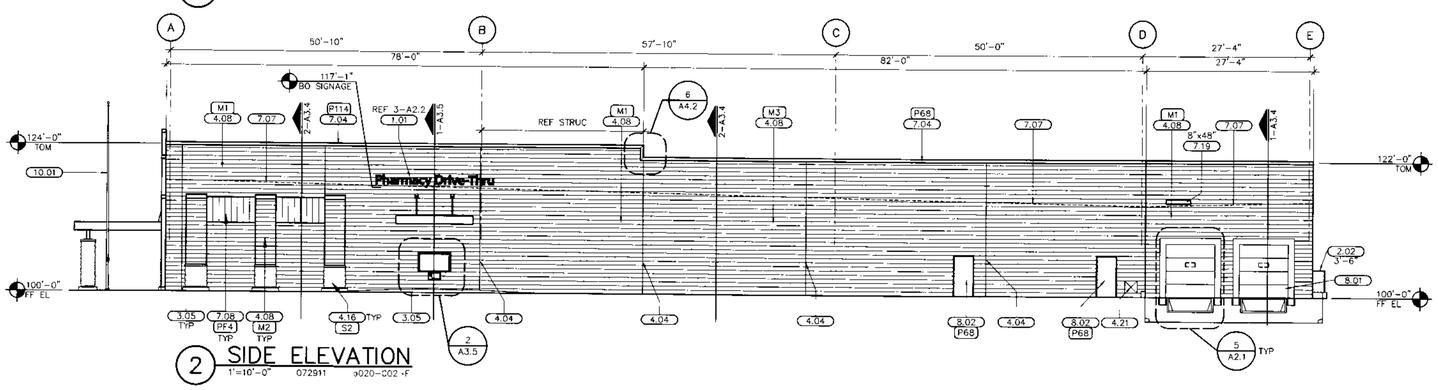
1. DOWNSPOUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY
2. GUTTERS, DOWNSPOUTS, DOOR HOODS, HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING, AND EXPOSED MISCELLANEOUS STEEL SHALL MATCH ADJACENT BUILDING COLOR UNO. IF THERE ARE TWO ADJACENT COLORS AT DOORS USE THE BOTTOM COLOR FOR THE ENTIRE DOOR
3. PARAPET STEPS OCCUR AT CONTROL JOINTS REF STRUCTURAL FOR CONTROL JOINT LOCATIONS. REF 5-A4.2 FOR FLASHING CONDITION
4. CONTRACTOR TO PROVIDE PLYWOOD BACKING FOR SIGNAGE AS SHOWN. REF A2.2 FOR SIZE REQUIREMENTS. PLYWOOD BACKING TO EXTEND 1'-0" MIN BEYOND EDGES OF SIGN
5. AT ALL CMU CONTROL JOINTS, PROVIDE BREAK IN WATER DRAINAGE EIFS THE WIDTH OF CMU JOINT. FILL WITH SEALANT, THEN PAINT. REF STRUC FOR JOINT LOCATIONS
6. GRIND SPLIT FACE CMU SMOOTH AT ANY BRACKET ATTACHMENTS
7. OVERFLOW DRAIN OPENINGS SHALL NOT BE PLACED IN JAMB AREA ADJACENT TO EDGE OF SCUPPER OPENINGS REF STRUCTURAL FOR WIDTH OF JAMB



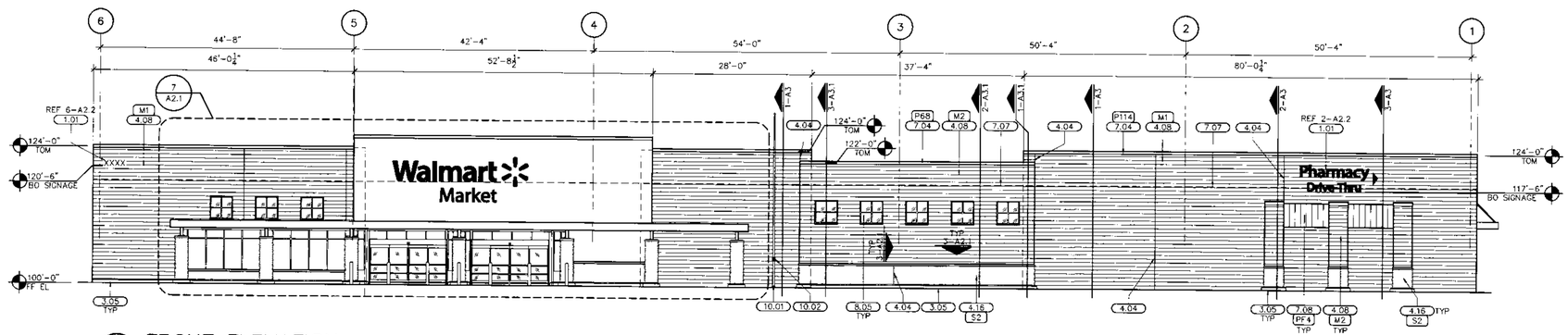
4 SIDE ELEVATION
1"=10'-0" 072911 a020-004-F



3 REAR ELEVATION
1"=10'-0" 072911 a020-003-F



2 SIDE ELEVATION
1"=10'-0" 072911 a020-002-F



1 FRONT ELEVATION
1"=10'-0" 072911 a020-001-F

SAIC ENERGY, ENVIRONMENT & INFRASTRUCTURE, LLC
60 EAST PLATO BLVD, SUITE 300
ST PAUL, MN 55107

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF WAL-MART STORES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF WAL-MART STORES, INC. THIS DRAWING IS NOT TO BE LOANED, COPIED OR DISCLOSED TO UNAUTHORIZED PERSONS. LICENSED ARCHITECTS AND ENGINEERS ARE RESPONSIBLE FOR ADAPTING THIS DRAWING FOR REUSE ON ANOTHER PROJECT TO COMPLY WITH LOCAL LAWS AND ORDINANCES. ANY REUSE OF THIS DRAWING IN ANY WAY, OR CONTRARY TO THE LAW

CONSULTANTS

Walmart
Market
KENOSHA, WI
STORE NO. 5696
JOB NUMBER: XXXXXXX PROTO: 41

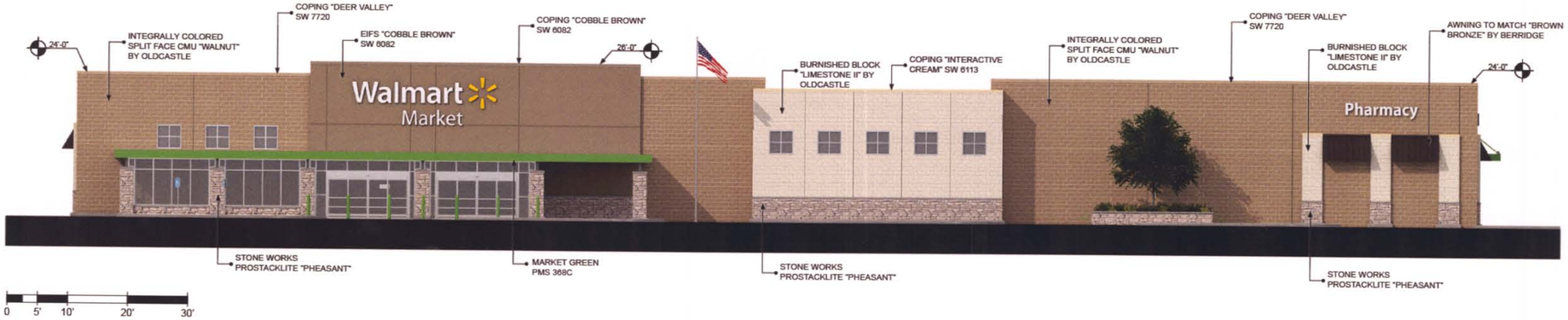
ISSUE BLOCK

CHECKED BY:	
DRAWN BY:	
FILE NAME:	41-A020
PROTO CYCLE:	072911
DOCUMENT DATE:	MMDDYY

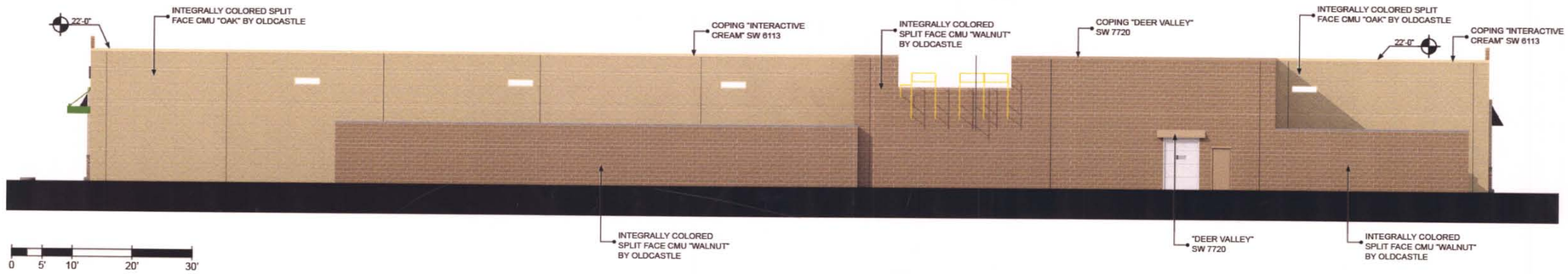
EXTERIOR ELEVATIONS

SHEET: A2

8/5/2011 9:11:52 AM McConnell, James [RA]

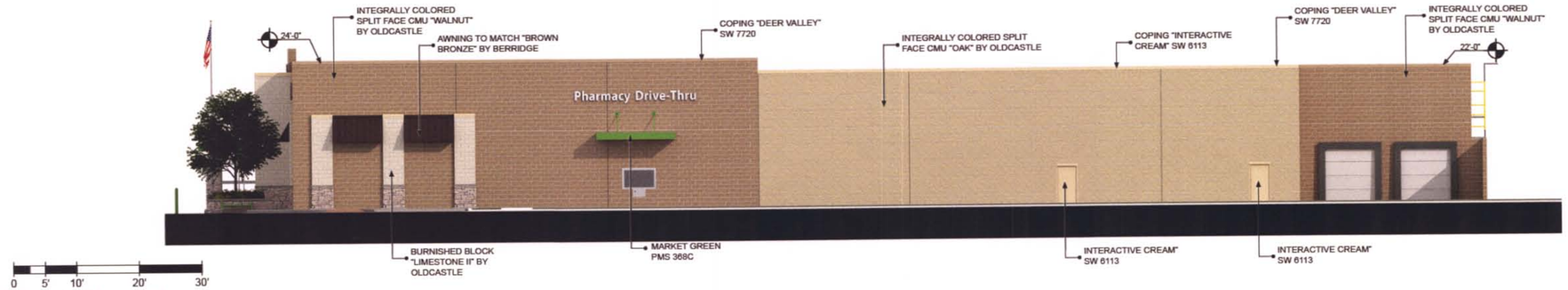


Front Elevation

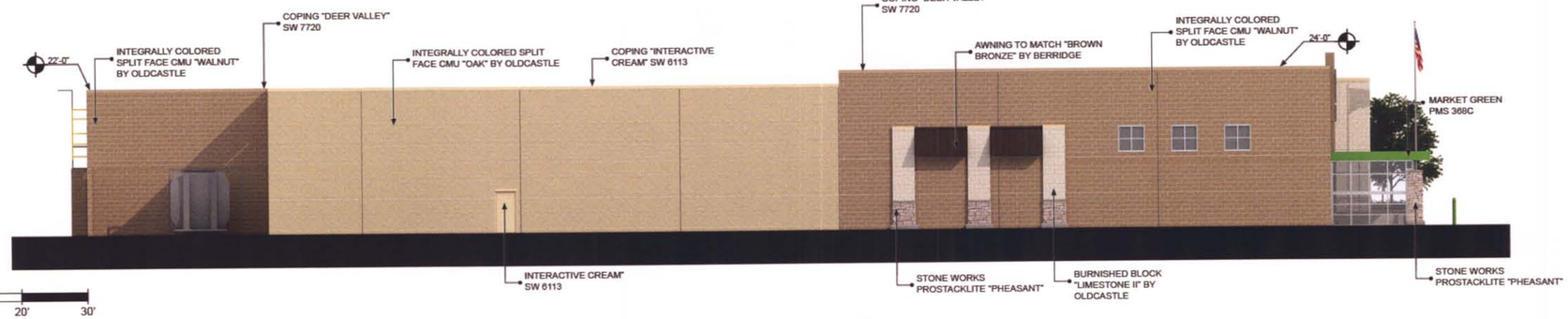


Rear Elevation

REPRESENTATION ONLY NOT FOR CONSTRUCTION: BUILDING IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT ANY SUBTLE VARIATION IN COLOR, MATERIAL OR CONSTRUCTION THAT MAY OCCUR DUE TO LOCAL MATERIAL DIFFERENCES AND FINAL DESIGN DETAILING.



Right Elevation



Left Elevation

Sign	Qty	Color	Height	Illumination	Sq.Ft	Total Sq.Ft
Walmart	1	White/Yellow	3'-6"	Internal	189.84	189.84
Market		White	2'-6"			
Pharmacy	1	White	2'-0"	N/A	33.48	33.48
Pharmacy Drive-Thru	1	White	1'-6"	N/A	39.88	39.88
					Total Building Signage:	**263.20**

REPRESENTATION ONLY NOT FOR CONSTRUCTION: BUILDING IMAGES SHOWN ARE A REPRESENTATION OF THE DESIGN INTENT AND MAY NOT REFLECT ANY SUBTLE VARIATION IN COLOR, MATERIAL OR CONSTRUCTION THAT MAY OCCUR DUE TO LOCAL MATERIAL DIFFERENCES AND FINAL DESIGN DETAILING.

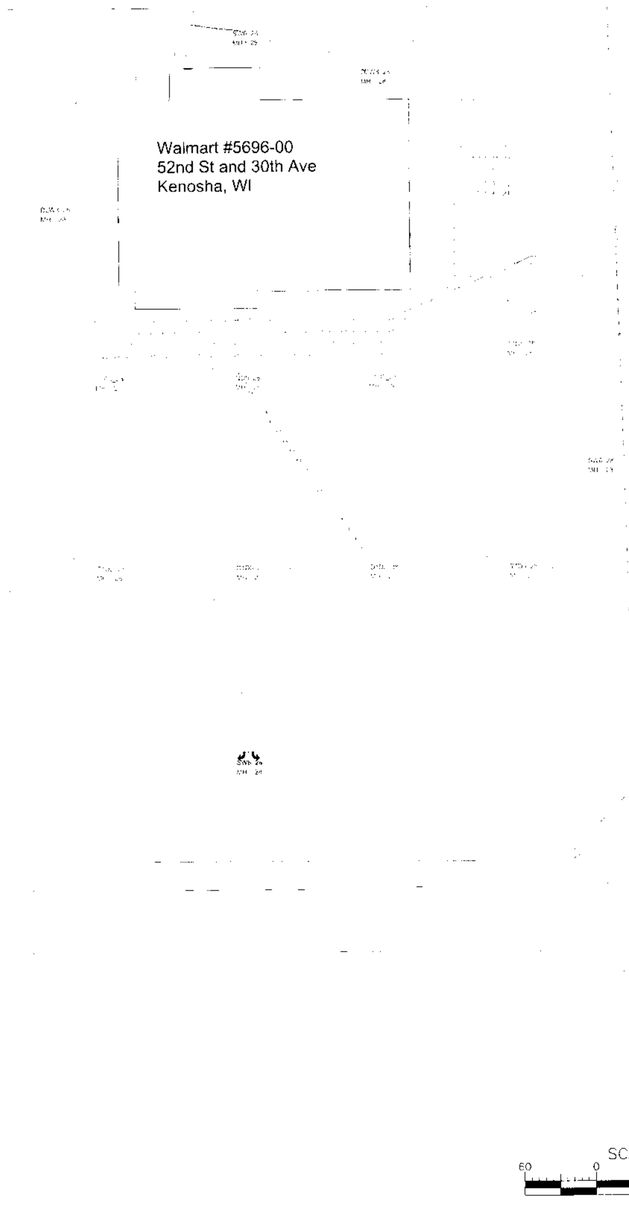
Walmart hardscape area = 161,742 sq. ft.

STATISTICS SHOWN ARE 50000 HOURS (~12 YEARS @12 HRS/DAY) L85/B50 RATING.

NOTE: L85/B50= OPERATING HOURS AT WHICH 50% (B50) OF THE TESTED POPULATION OF LEDs EMITS 85% OF ITS INITIAL OUTPUT.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Max/Min	# Pts
Drive Lane	Illuminance	Fc	2.13	2.9	1.1	2.64	153
Entry Drive 1	Illuminance	Fc	1.16	1.9	0.4	4.75	45
Entry Drive 2	Illuminance	Fc	1.61	2.6	0.5	5.20	33
Front Aisle	Illuminance	Fc	3.01	4.1	2.2	1.86	108
Front Entry Drive	Illuminance	Fc	0.87	1.7	0.4	4.25	48
Limited Parking 1	Illuminance	Fc	1.94	2.9	0.6	4.83	52
Limited Parking 2	Illuminance	Fc	1.40	2.2	0.8	2.75	76
Main Parking	Illuminance	Fc	2.20	4.2	1.0	4.20	808
Rear Drive	Illuminance	Fc	0.65	3.6	0.0	N.A.	202
Vert-cal In	Illuminance	Fc	1.01	1.8	0.4	4.50	19
Vertical Out	Illuminance	Fc	0.79	1.2	0.5	2.40	19
Vertical Spill PL East	Illuminance	Fc	0.32	0.8	0.0	N.A.	66
Vertical Spill PL North	Illuminance	Fc	0.06	0.2	0.0	N.A.	63
Vertical Spill PL South	Illuminance	Fc	0.00	0.0	0.0	N.A.	65
Vertical Spill PL West	Illuminance	Fc	0.08	0.5	0.0	N.A.	83
Bale & Pallet Area	Illuminance	Fc	1.11	1.7	0.4	4.25	27



General Notes.

General Electric Company
GE Lighting Solutions
East Flat Rock, NC 28726

Provided By:
Application Solution Center
GE Lighting Solutions
3010 Spartanburg Highway
East Flat Rock, NC 28726
Phone: 828-693-2176
Phone: 828-693-2000
Fax: 828-693-2184

Provided For:
KEVIN CARRIER
McClure Engineering
WALMART

Calculated light levels and visualizations are based on specific information that has been supplied to GE. Any differences in luminaire installation, lighted area geometry and obstructions in the lighted area may produce different results from the predicted values. Normal tolerances of voltage, lamp output, and ballast and luminaire manufacture will affect results.
Ref: IES LM-61-1986 Identifying Operating Factors for HID Luminaires

WALMART #5696-00
KENOSHA, WI
GE EVOLVE LED AREA LUMINAIRE
MOUNTING HEIGHT: 28 FEET
TARGET: 2.75 FC AVG/ 1.5 MIN POINT IN FRONT AISLE
2.0 FC AVG/ 0.75 MIN POINT IN MAIN PARKING
LOCATIONS BY REQUEST WITH SOME ALTERED/ADDED
VERTICAL FCs @ 5' A.F.G.
HORIZONTAL FCs @ GRADE
VALUES AT 50,000 HOURS (L85 RATING)

Designer:
Richard F. Carpenter

GE Layout Reference
A544076

Sheet:
1 or 1

Date/Time Drawn:
05/11/11 14:34:18

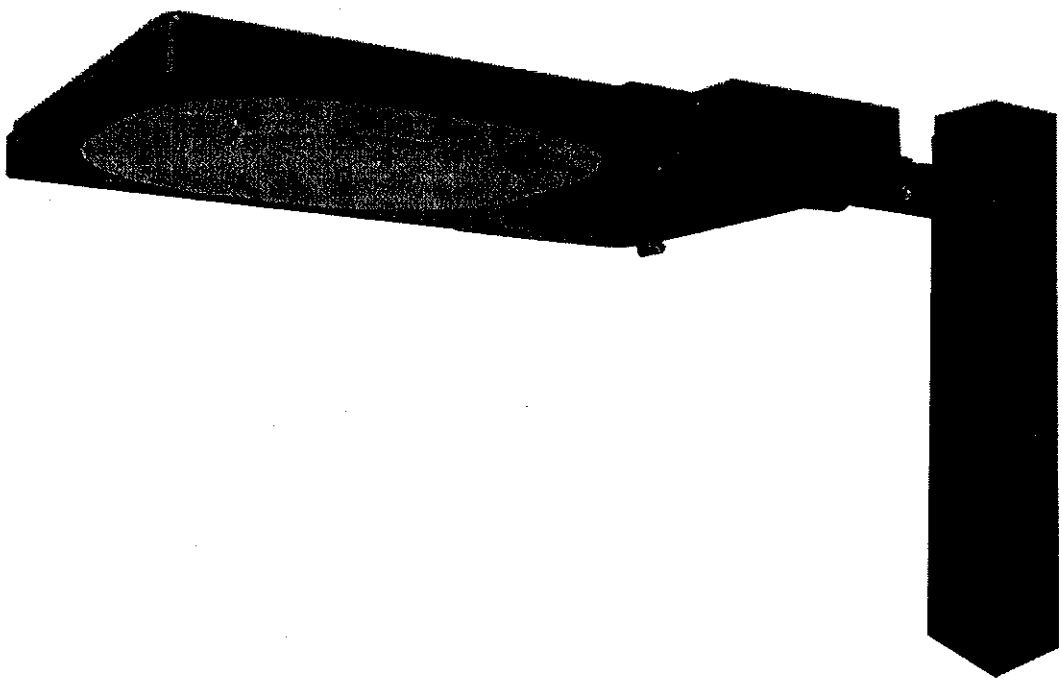
Drawing Number:
A544076B1

Rev:
0

GE
Lighting Solutions

Evolve™ LED Area Light

Medium Thin Profile (EAMT)



imagination at work

Product Features

GE Lighting Solutions designed this luminaire using both fixture and LED application expertise to bring unmatched product quality and reliability with optical leadership and understanding of customer needs. This product can easily achieve IESNA RP-20 horizontal illuminance requirements while exceeding MAX/MIN uniformity requirements. This sleek and robust fixture is now available with a new, higher light output Type V option (D5) that produces 19,000 lumens.

Applications

- For site, area, and general lighting utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Ideal for commercial and medical properties, large malls, and big box retailers.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates a heat sink directly into the unit ensuring maximum heat transfer, long LED life and a reduced Effective Projected Area (EPA).
- Meets 2G vibration standards per ANSI C136.32-2001. For 3G rating contact factory.

LED & Optical Assembly

- Optimized LED array based on distribution pattern.
- Utilizes high brightness LEDs, 70 CRI at 6000K typical. D5 available in 4000K and 5700K typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- System rating is 50,000 hours at L85.
- Contact factory for L rating (Lumen Depreciation) beyond 50,000 hours.

Ratings

- UL/cUL listed, suitable for wet locations.
- IP 65 rated optical assembly per ANSI C136.25-2009.
- Temperature rated at -40°C to 50°C.
- RoHS compliant, contains no lead or mercury.

Mounting

Option A

- 10-inch (254mm) mounting arm for square pole with easy-connect terminal board.

Option B

- 10-inch (254mm) mounting arm for round pole with easy-connect terminal board.

Option C

- Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

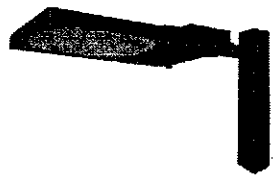
- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%.
- Class "A" Sound rating.
- Integral surge protection non-dimming:
  - For 120-277VAC per IEEE/ANSI C62.41.-1991, 4kV/2kA Location Category B2 (120 Events)
  - For 347-480VAC per IEEE/ANSI C62.41.-1991, 6kV/3kA Location Category B3 (120 Events)
- Integral surge protection GE dimming:
  - For 120-480VAC per IEEE/ANSI C62.41.2-2002, 6kV/3kA Location Category B (120 Events)
- EMI: Title 47 CFR Part 15 Class A
- Photo Electric Sensors (PE) available for all voltages.

Warranty

- 5-year limited system warranty standard.

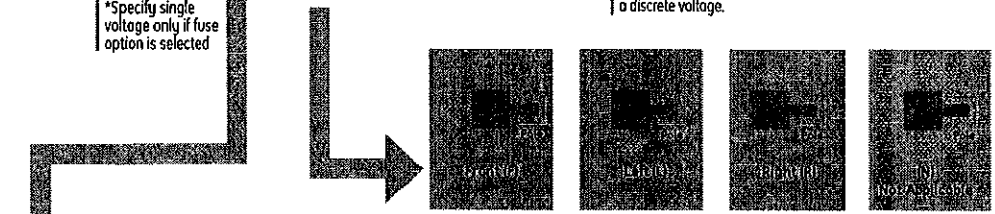
Ordering Number Logic

Medium Thin Profile Fixtures (EAMT)



EAMT _ _ _ _ - _ - _ _ - _ - _ _ - **A** - _ - _ - _ - _ _ _ _ - _

PROD. ID	VOLTAGE	OPTICAL CODE	DISTRIBUTION ORIENTATION	LED COLOR TEMP	LENS TYPE	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area M= Medium T = Thin	0 = 120 - 277 H = 347 - 480 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347* *Specify single voltage only if fuse option is selected		F = Front L = Left R = Right N = Not Applicable* *Not applicable when pattern is symmetric	40 = 4000K* 57 = 5700K* 60 = 6000K** *D5 Distribution Only **Not available in D5 distribution	A = Acrylic	1 = None 2 = PE Rec. 4 = PE Rec. with Shorting Cap 5 = PE Rec. with Control PE control not available for 347-480V. Must be a discrete voltage.	A = 10" Arm for Square Pole supplied with Terminal Block B = 10" Arm for Round Pole supplied with Terminal Block C = EXT Slipfitter 2" PIPE (2.375 in. OD) supplied with leads	BLCK = Black DKBZ = Dark Bronze Contact factory for other colors	D = Dimmable (0-10 Volt Input)* F = Fusing T = Extra Surge Protection* *Contact factory for availability.

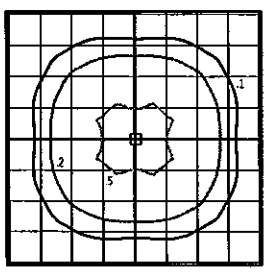


Light pattern thrown in direction specified in relation to Pole and Fixture.

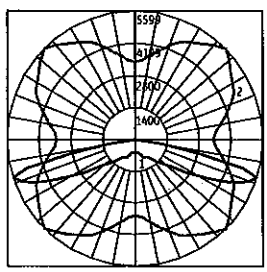
OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS 4000K	5700K	6000K	TYPICAL SYSTEM WATTAGE 120-277V	347-480V	DISTRIBUTION ORIENTATION AVAILABLE	BUG RATINGS 4000K B	U	G	5700K B	U	G	6000K B	U	G	IES FILE NUMBER 4000K	5700K	6000K
S5	Symmetric Square	17,500	19,000	N/A	270	285	N	5	3	3	5	3	3	N/A	N/A	N/A	454564	454566	N/A
D5	Symmetric Square	N/A	N/A	12,300	210	220	N	N/A	N/A	N/A	N/A	N/A	N/A	4	2	2	N/A	N/A	454058
F4	Asymmetric Forward	N/A	N/A	5,400	94	99	F, L, R	N/A	N/A	N/A	N/A	N/A	N/A	1	3	2	N/A	N/A	454062
W3	Asymmetric Wide	N/A	N/A	7,200	132	138	F, L, R	N/A	N/A	N/A	N/A	N/A	N/A	3	1	3	N/A	N/A	454060

Photometrics

EAMT Type V - Symmetric Square (S5)
12,300 Lumens, 6000K (GE454058.ies)

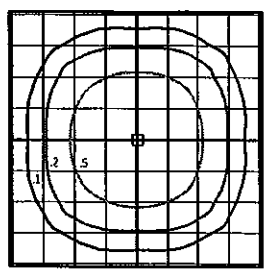


Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade

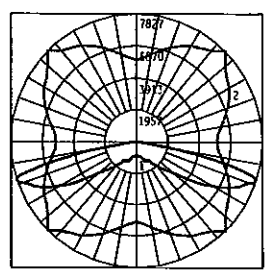


Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Candlepower

EAMT Type V - Symmetric Square (D5)
19,000 Lumens, 5700K (GE454566.ies)

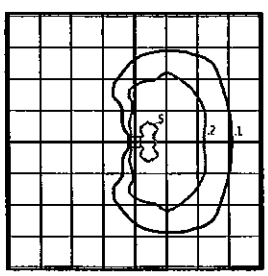


Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade

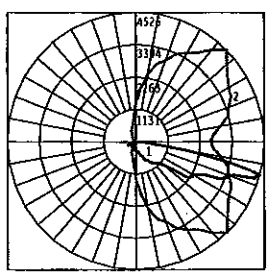


Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Candlepower

EAMT Type IV - Asymmetric Forward (F4)
5,400 Lumens, 6000K (GE454062.ies)

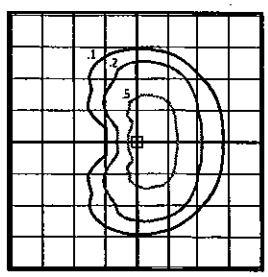


Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade

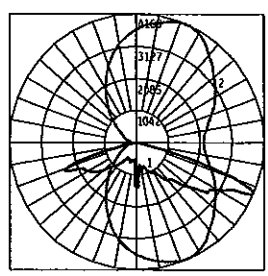


Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Candlepower

EAMT Type III - Asymmetric Wide (W3)
7,200 Lumens, 6000K (GE454060.ies)



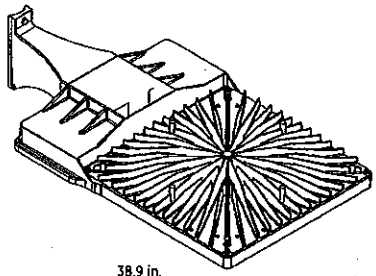
Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade

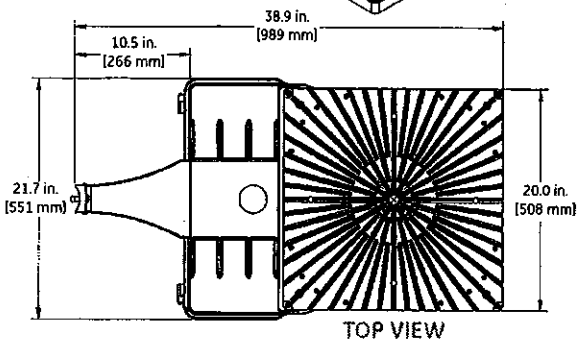


Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Candlepower

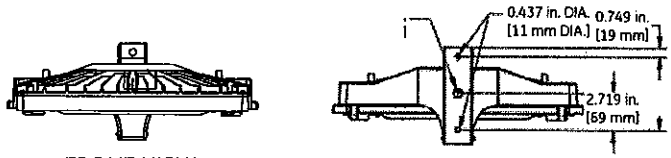
Product Dimensions

10" Arm for Round Pole Mount (Option B)

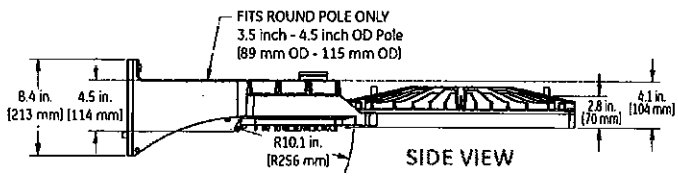




TOP VIEW

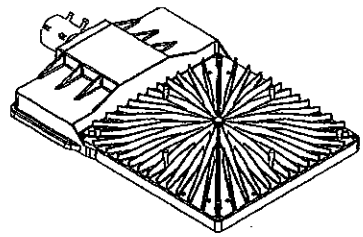


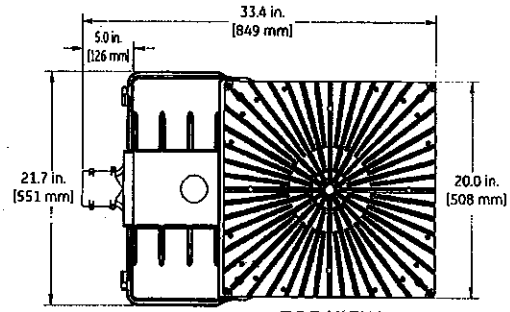
FRONT VIEW BACK VIEW



SIDE VIEW

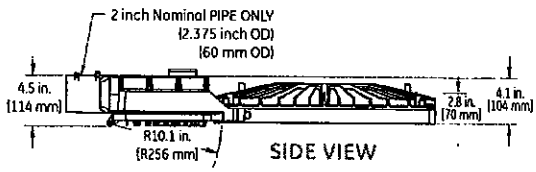
Slipfitter Arm Mount (Option C)





TOP VIEW

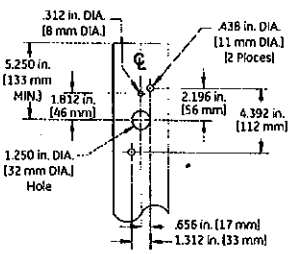
FRONT VIEW



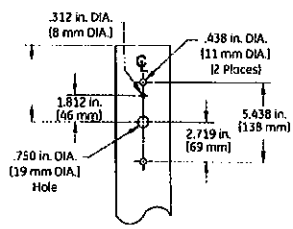
SIDE VIEW

Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



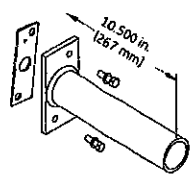
ROUND POLE MOUNTING
3.5 TO 4.5-inch [89 to 114mm] OD
round pole mounting arm



Mounting Arms for Slipfitter

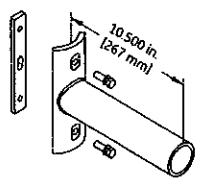
Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM
3.5 TO 4.5-inch [89 to 114mm] SQUARE
[WILL ALLOW 4 FIXTURES PER
POLE @ 90 DEGREES.]



ORDER SEPARATELY FROM FIXTURE
AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM
3.5 TO 4.5-inch [89 to 114mm] OD
[WILL ALLOW 4 FIXTURES PER
POLE @ 90 DEGREES.]



ORDER SEPARATELY FROM FIXTURE
AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

[FOR RETROFITS INSTALLATIONS OTHER MOUNTING PATTERNS ARE AVAILABLE] CONTACT FACTORY FOR OTHER AVAILABLE MOUNTING PATTERNS

DATA

- Approximate Net Weight: 51-57 lbs (23-26 kgs)
- Effective Projected Area (EPA) with 10" Mounting Arm: 1.35 sq ft max (0.13 sq m)
- Effective Projected Area (EPA) with Slipfitter: 1.19 sq ft max (0.11 sq m)

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1-888-69-43-533

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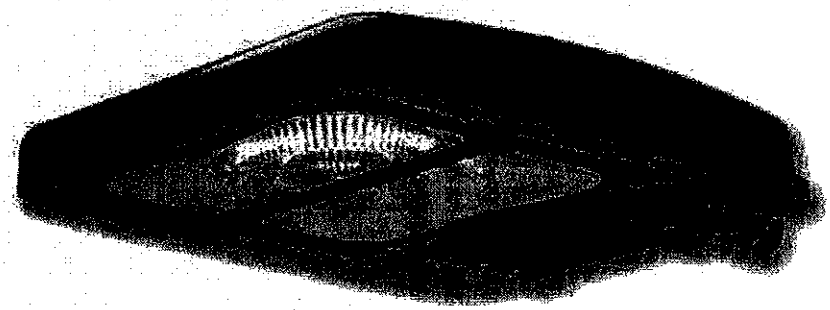
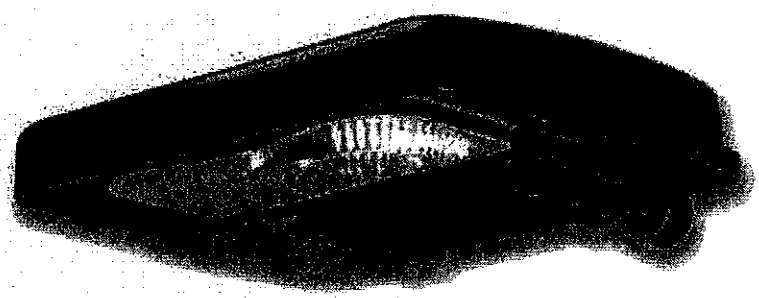
GE
Lighting Solutions

Evolve™ LED Area Light

Modular Fixture - Small & Medium (EASM & EAMM)





imagination at work

Product Features

The next evolution of the GE Evolve™ LED Area Light continues to deliver the same outstanding features associated with the original Evolve product, while now adding greater flexibility and style. The European styling offers a sleek, modern look, and balances the needs for photometric scalability with reliable workhorse performance. The new modular design provides 34 photometric combinations, available in two color temperatures, to meet a wide range of area lighting needs.

GE's exclusive optical ring design produces superior vertical illuminance and efficiently directs the light without wasteful and unwelcomed light spill into neighboring properties. Additionally, reduced energy consumption, combined with a long rated life that virtually eliminates ongoing maintenance expenses, enables the Evolve LED Area Light to provide significant operating cost benefits over the life of each fixture.

Applications

- Single and double modules for site, area, and general lighting utilizing advanced LED optical system providing high uniformity, excellent vertical light distribution, reduced offsite visibility, reduced on-site glare and effective security light levels.
- Scalable design makes this product ideal for small to medium retailers, commercial to medical properties, strip malls to large malls, and big box retailers.

Housing

- Die-cast aluminum housing.
- Slim architectural design incorporates modular heat sink light engine directly into the unit ensuring maximum heat transfer, long LED life and a reduced Effective Projected Area (EPA).
- Meets 2G vibration standards per ANSI C136.32-2001. For 3G rating contact factory.

LED & Optical Assembly

- Structured LED arrays for optimized area light photometric distribution.
- Evolve modular light engine consisting of nested concentric directional reflectors designed to optimize application efficiency and minimize glare.
- Utilizes high brightness LEDs, 70 CRI at 4000K and 5700K typical.
- LM-79 tests and reports are performed in accordance with IESNA standards.

Lumen Maintenance

- System rating is 50,000 hours at L85. Contact factory for L rating (Lumen Depreciation) beyond 50,000 hours.

Ratings

- UL/cUL listed, suitable for wet locations.
- IP 65 rated optical enclosure per ANSI C136.25-2009.
- Temperature rated at -40° to 50°C.
- RoHS compliant, contains no lead or mercury.

Mounting

Option A
- 10-inch (254mm) mounting arm for square pole with easy-connect terminal board.

Option B
- 10-inch (254mm) mounting arm for round pole with easy-connect terminal board.

Option C
- Slipfitter mounting for 2 3/8-inch (60mm) O.D. pipe prewired with 24-inch (610mm) leads.

Finish

- Corrosion resistant polyester powder painted, minimum 2.0 mil. thickness.
- Standard colors: Black & Dark Bronze.
- RAL & custom colors available.

Electrical

- 120-277 volt and 347-480 volt available.
- System power factor is >90% and THD <20%.
- Class "A" sound rating.
- Integral surge protection non-dimming:
  - For 120-277VAC per IEEE/ANSI C62.41.-1991, 4kV/2kA Location Category B2 (120 Events)
  - For 347-480VAC per IEEE/ANSI C62.41.-1991, 6kV/3kA Location Category B3 (120 Events)
- Integral surge protection GE dimming:
  - For 120-480VAC per IEEE/ANSI C62.41.2-2002, 6kV/3kA Location Category B (120 Events)
- Optional high capability surge protection per IEEE/ANSI C62.41.2-2002.
  - Rating 1 - 10kV/5kA Location Category (120 events)
  - Rating 2 - 6kV/3kA Location Category C-Low (5000 events)
- EMI: Title 47 CFR Part 15 Class A
- Photo electric sensors (PE) available for all voltages.

Warranty

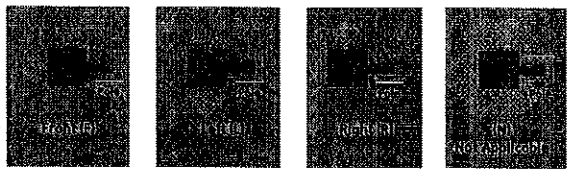
- 5-year limited system warranty standard.

Ordering Number Logic

Medium / Double Module Fixture (EAMM)

EAMM _ _ _ _ - _ - _ _ - _ - _ _ - **A** - _ - _ - _ - _ _ _ _ - _

PROD. ID	VOLTAGE	OPTICAL CODE	DISTRIBUTION ORIENTATION	LED COLOR TEMP	LENS TYPE	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area M= Medium M= Modular	0 = 120 - 277 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347* *Specify single voltage if fuse option is selected.		F = Front L = Left R = Right N = Not Applicable	40 = 4000K 57 = 5700K	A = Acrylic	1 = None 2 = PE Rec. 4 = PE Rec. with Shorting Cap 5 = PE Rec. with Control PE control not available for 347-480V. Must be a discrete voltage.	A = 10" Arm for Square Pole supplied with Terminal Block B = 10" Arm for Round Pole supplied with Terminal Block C = EXT Slipfitter 2" PIPE (2.375 in. OD) supplied with leads	BLCK = Black DKBZ = Dark Bronze Contact factory for other colors	D = Dimmable (0-10 Volt Input)* F = Fusing S = Shield* T = Extra Surge Protection* XXX = Special Options *Contact factory for availability.



Light pattern thrown in direction specified in relation to Pole and Fixture.

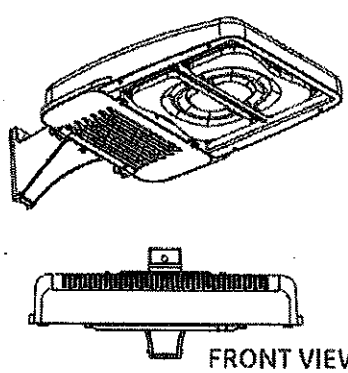
	OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS 4000K	TYPICAL INITIAL LUMENS 5700K	TYPICAL SYSTEM WATTAGE 120-277V	TYPICAL SYSTEM WATTAGE 347-480V	DISTRIBUTION ORIENTATION AVAILABLE	BUG RATINGS 4000K B	4000K U	4000K G	5700K B	5700K U	5700K G	IES FILE NUMBER* 4000K	IES FILE NUMBER* 5700K
TYPE V	A5	Symmetric Medium	6260	6800	100	105	N	3	1	1	3	2	2	454457	454487
	C5	Symmetric Medium	8100	8800	126	133	N	3	2	2	3	2	2	454458	454488
	E5	Symmetric Medium	9940	10800	152	160	N	4	2	2	4	2	2	454459	454489
	D5	Symmetric Medium	11780	12800	178	187	N	4	2	2	4	3	2	454460	454490
	F5	Symmetric Medium	13620	14800	202	213	N	4	3	2	4	3	2	454461	454491
	K5	Symmetric Short	6260	6800	100	105	N	3	1	1	3	1	1	454471	454513
	H5	Symmetric Short	8100	8800	126	133	N	3	1	1	3	1	1	454472	454514
	J5	Symmetric Short	9940	10800	152	160	N	3	1	2	3	1	2	454473	454515
	N5	Symmetric Short	11780	12800	178	187	N	3	1	2	4	1	2	454474	454516
	M5	Symmetric Short	13620	14800	202	213	N	4	1	2	4	1	2	454475	454517
TYPE IV	T4	Asymmetric Forword	8100	8800	126	133	F, L, R	2	3	2	2	3	2	454409	454396
	G4	Asymmetric Forword	9020	9800	139	146	F, L, R	2	3	2	2	3	2	454448	454476
	P4	Asymmetric Forword	9940	10800	152	160	F, L, R	2	3	2	2	3	3	454412	454405
	U4	Asymmetric Forword	10860	11800	165	174	F, L, R	2	3	3	2	3	3	454451	454479
	Q4	Asymmetric Forword	11780	12800	178	187	F, L, R	2	3	3	2	3	3	454415	454426
	R4	Asymmetric Forword	12700	13800	190	200	F, L, R	2	3	3	2	3	3	454454	454482
	W4	Asymmetric Forword	13620	14800	202	213	F, L, R	2	3	3	3	3	3	454418	454435
TYPE III	T3	Asymmetric Wide	8100	8800	126	133	F, L, R	1	1	2	1	1	2	454436	454492
	G3	Asymmetric Wide	9020	9800	139	146	F, L, R	2	1	2	2	1	2	454462	454495
	P3	Asymmetric Wide	9940	10800	152	160	F, L, R	2	1	2	2	1	2	454439	454498
	U3	Asymmetric Wide	10860	11800	165	174	F, L, R	2	1	2	2	1	2	454465	454501
	Q3	Asymmetric Wide	11780	12800	178	187	F, L, R	2	1	2	2	1	2	454442	454504
	R3	Asymmetric Wide	12700	13800	190	200	F, L, R	2	1	2	2	1	2	454468	454507
	W3	Asymmetric Wide	13620	14800	202	213	F, L, R	2	1	2	2	1	2	454445	454510

*Shielded options available. Contact factory for IES files.

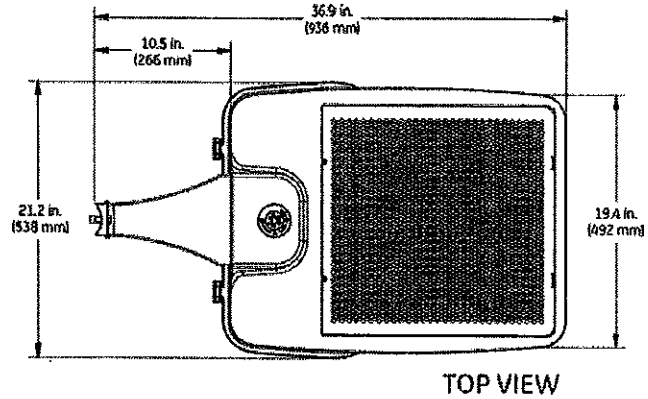
Product Dimensions

Medium / Double Module Fixture (EAMM)

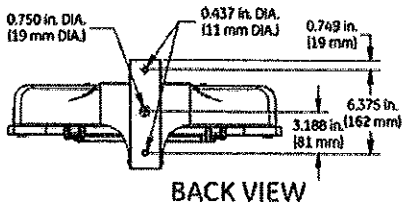
10" Arm for Round Pole Mount (Option B)



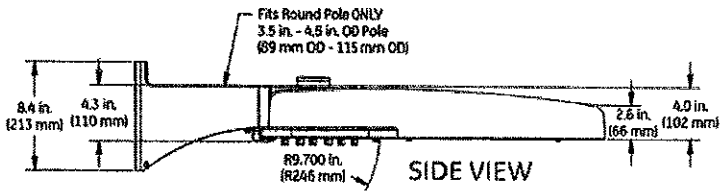
FRONT VIEW



TOP VIEW

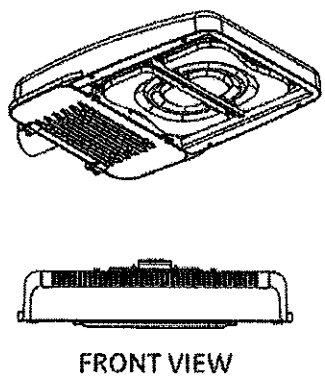


BACK VIEW

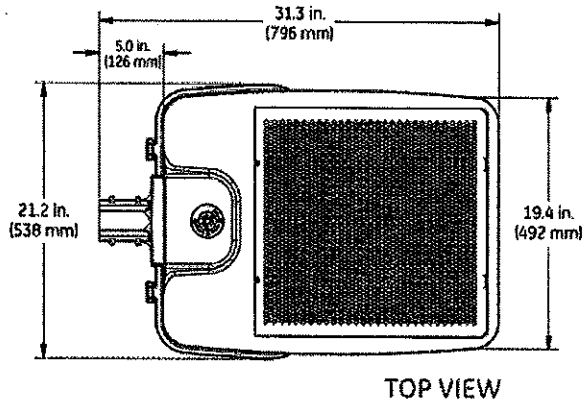


SIDE VIEW

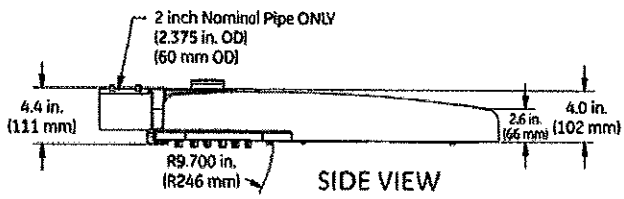
Slipfitter Arm Mount (Option C)



FRONT VIEW



TOP VIEW



SIDE VIEW

DATA

- Approximate Net Weight: 46-49 lbs (21-22 kgs)
- Effective Projected Area (EPA) with 10" Mounting Arm: 1.35 sq ft max (0.13 sq m)
- Effective Projected Area (EPA) with Slipfitter: 0.86 sq ft max (0.08 sq m)

Ordering Number Logic

Small / Single Module Fixture (EASM)

E A S M _ _ _ _ - _ - _ _ - **F** _ - _ _ - **A** _ - _ _ - _ - _ _ _ _ - _

PROD. ID	VOLTAGE	OPTICAL CODE	DISTRIBUTION ORIENTATION	LED COLOR TEMP	LENS TYPE	PE FUNCTION	MOUNTING ARM	COLOR	OPTIONS
E = Evolve A = Area S = Small M= Modular	0 = 120 - 277 1 = 120* 2 = 208* 3 = 240* 4 = 277* 5 = 480* D = 347* *Specify single voltage if fuse option is selected.		F = Front	40 = 4000K 57 = 5700K	A = Acrylic	1 = None 2 = PE Rec. 4 = PE Rec. with Shorting Cap 5 = PE Rec. with Control PE control not available for 347-480V. Must be a discrete voltage.	A = 10' Arm for Square Pole supplied with Terminal Block B = 10' Arm for Round Pole supplied with Terminal Block C = EXT Slipfitter 2" PIPE (2.375 in. OD) supplied with leads	BLCK = Black DKBZ = Dark Bronze Contact factory for other colors	D = Dimmable (0-10 Volt Input)* F = Fusing S = Shield* T = Extra Surge Protection* XXX = Special Options *Contact factory for availability.

Light pattern thrown in direction specified in relation to Pole and Fixture.

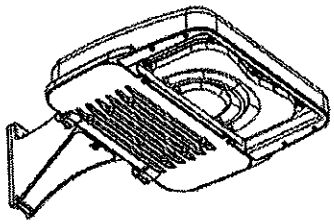
	OPTICAL CODE	TYPE	TYPICAL INITIAL LUMENS 4000K	TYPICAL INITIAL LUMENS 5700K	TYPICAL SYSTEM WATTAGE 120-277V	TYPICAL SYSTEM WATTAGE 347-480V	DISTRIBUTION ORIENTATION AVAILABLE	4000K B	4000K U	4000K G	5700K B	5700K U	5700K G	IES FILE NUMBER* 4000K	IES FILE NUMBER* 5700K
TYPE IV	[illegible]	Asymmetric Forward	3130	3400	50	53	F	1	2	1	1	2	1	454394	454395
	[illegible]	Asymmetric Forward	4050	4400	63	66	F	1	2	2	1	2	2	434397	454398
	[illegible]	Asymmetric Forward	4970	5400	76	80	F	1	2	2	1	2	2	454400	454401
	[illegible]	Asymmetric Forward	5890	6400	89	94	F	1	2	2	1	3	2	454403	454404
	[illegible]	Asymmetric Forward	6810	7400	101	106	F	1	3	2	2	3	2	454406	454407
TYPE III	[illegible]	Asymmetric Wide	3130	3400	50	53	F	1	1	1	1	1	1	454421	454422
	[illegible]	Asymmetric Wide	4050	4400	63	66	F	1	1	1	1	1	1	454424	454425
	[illegible]	Asymmetric Wide	4970	5400	76	80	F	1	1	1	1	1	2	454427	454428
	[illegible]	Asymmetric Wide	5890	6400	89	94	F	1	1	2	1	1	2	454430	454431
	[illegible]	Asymmetric Wide	6810	7400	101	106	F	1	1	2	1	1	2	454433	454434

*Shielded options available. Contact factory for IES files.

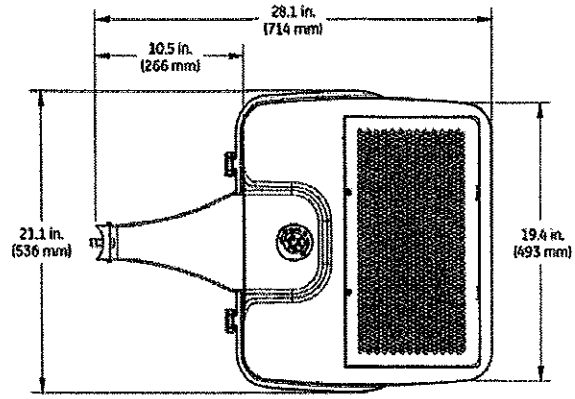
Product Dimensions

Small / Single Module Fixture (EASM)

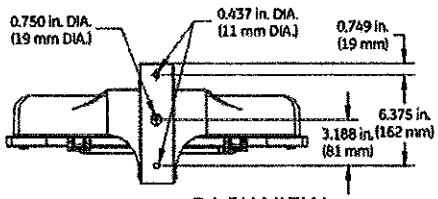
10" Arm for Round Pole Mount (Option B)



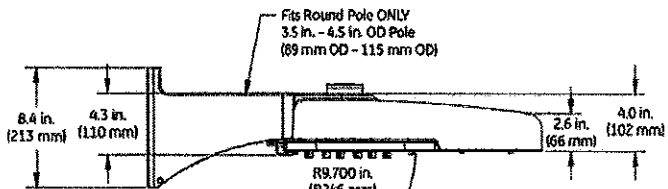
FRONT VIEW



TOP VIEW

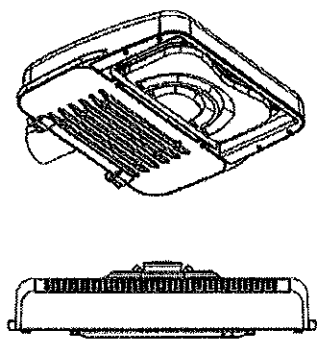


BACK VIEW

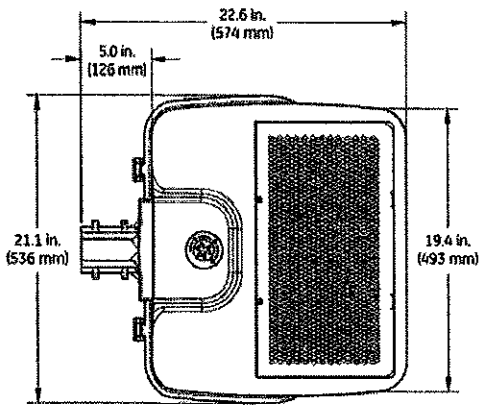


SIDE VIEW

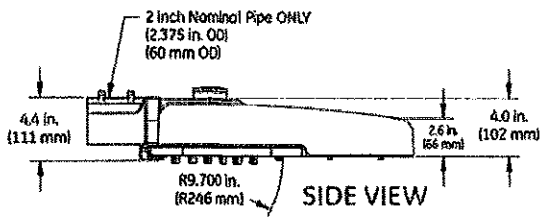
Slipfitter Arm Mount (Option C)



FRONT VIEW



TOP VIEW



SIDE VIEW

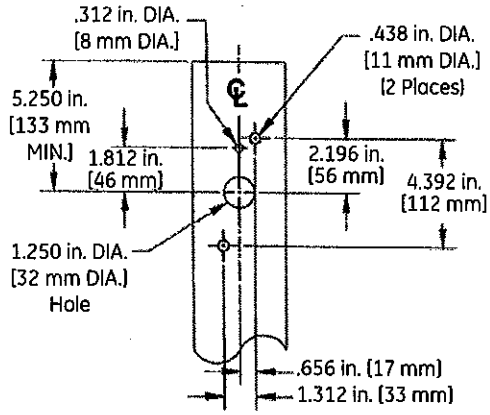
DATA

- Approximate Net Weight: 30-33 lbs (14-15 kgs)
- Effective Projected Area (EPA) with 10" Mounting Arm: 1,11 sq ft max (0.10 sq m)
- Effective Projected Area (EPA) with Slipfitter: 0.62 sq ft max (0.06 sq m)

Mounting Information

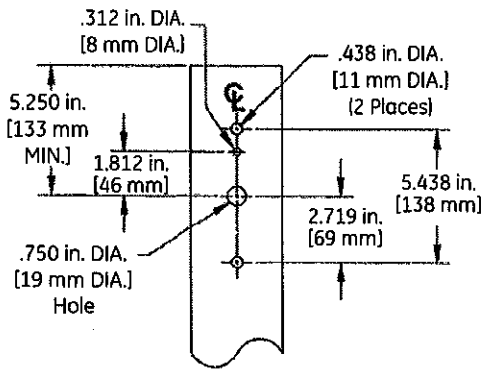
Drilling Templates for Slipfitter Arms & Arm Mount

SQUARE POLE MOUNTING



ROUND POLE MOUNTING

3.5 TO 4.5-inch (89 to 114mm) OD
round pole mounting arm

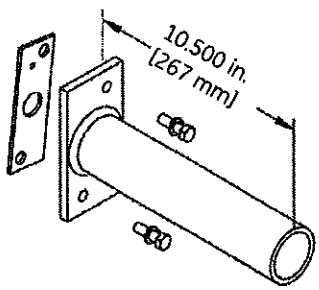


Mounting Arms for Slipfitter

Order separately with Mounting Option C (External Slipfitter)

SQUARE POLE MOUNTING ARM

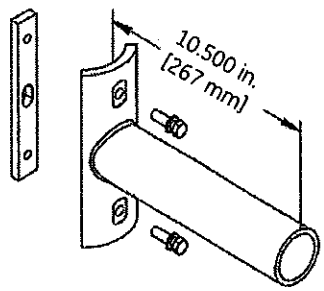
3.5 TO 4.5-inch (89 to 114mm) SQUARE
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
SPA-EAMT10BLCK "Black"
SPA-EAMT10DKBZ "Dark Bronze"

ROUND POLE MOUNTING ARM

3.5 TO 4.5-inch (89 to 114mm) OD
(WILL ALLOW 4 FIXTURES PER POLE @ 90 DEGREES.)



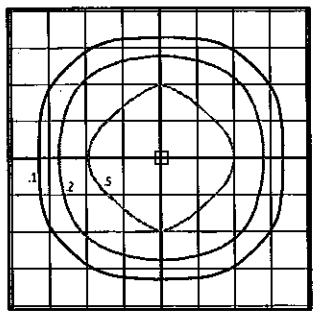
ORDER SEPARATELY FROM FIXTURE AS CATALOG NUMBER
RPA-EAMT10BLCK "Black"
RPA-EAMT10DKBZ "Dark Bronze"

(FOR RETROFITS INSTALLATIONS OTHER MOUNTING PATTERNS ARE AVAILABLE)
CONTACT FACTORY FOR OTHER AVAILABLE MOUNTING PATTERNS

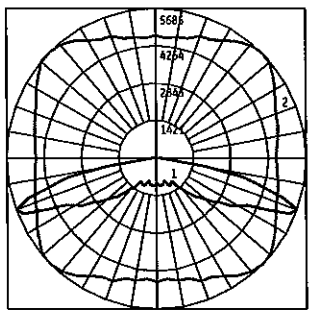
Photometrics

Medium / Double Module Fixture (EAMM)

EAMM Type V – Symmetric Medium (E5)
14,800 Lumens, 5700K (GE454491.ies)

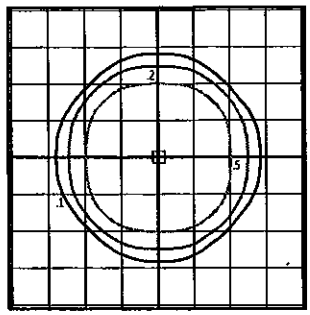


Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade

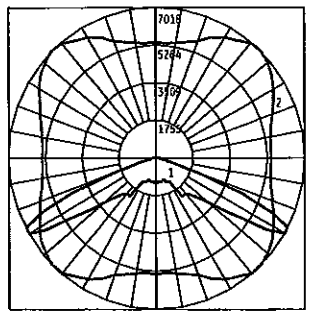


Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Candlepower

EAMM Type V - Symmetric Short (P5)
14,800 Lumens, 5700K (GE454517.ies)

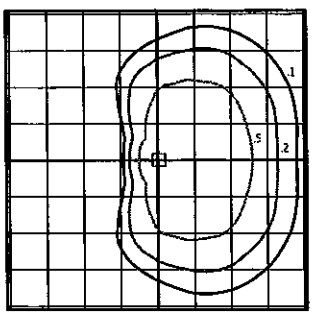


Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade

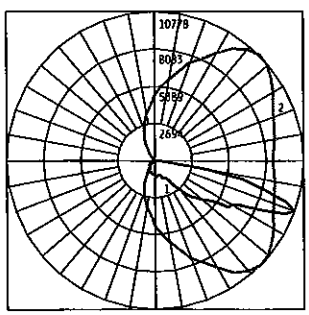


Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Candlepower

EAMM Type IV - Asymmetric Forward (M4)
14,800 Lumens, 5700K (GE454435.ies)

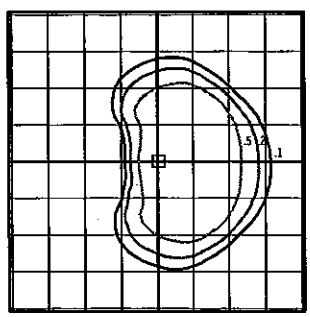


Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade

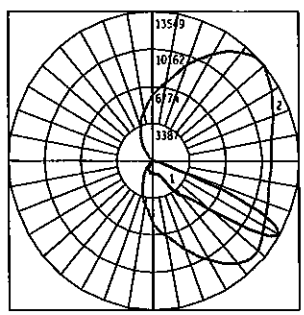


Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Candlepower

EAMM Type III - Asymmetric Wide (M3)
14,800 Lumens, 5700K (GE454510.ies)



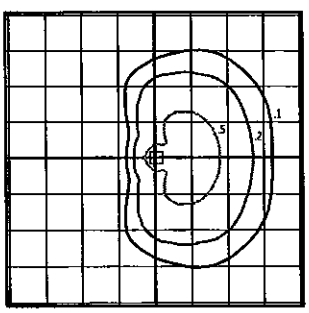
Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade



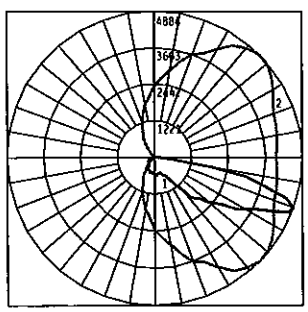
Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Candlepower

Small / Single Module Fixture (EASM)

EASM Type IV - Asymmetric Forward (E4)
7,400 Lumens, 5700K (GE454407.ies)

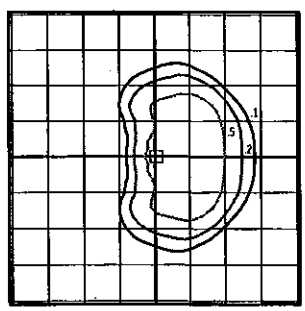


Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade

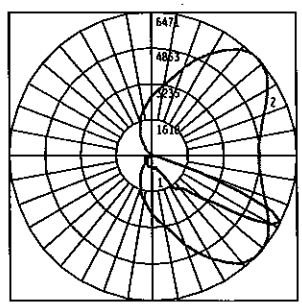


Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Candlepower

EASM Type III - Asymmetric Wide (E3)
7,400 Lumens, 5700K (GE454434.ies)



Grid Distance in Units of Mounting Height at 30' Initial Footcandle Values at Grade



Polar Trace Vertical and Horizontal Plane through Horizontal Angle of Maximum Candlepower

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