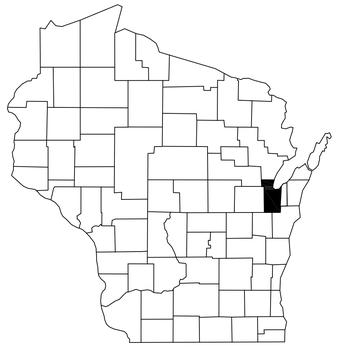
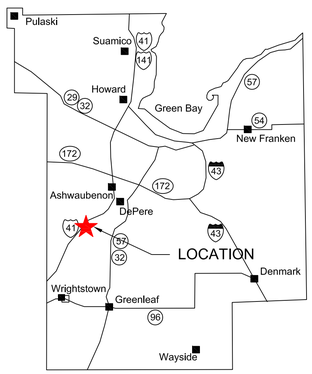
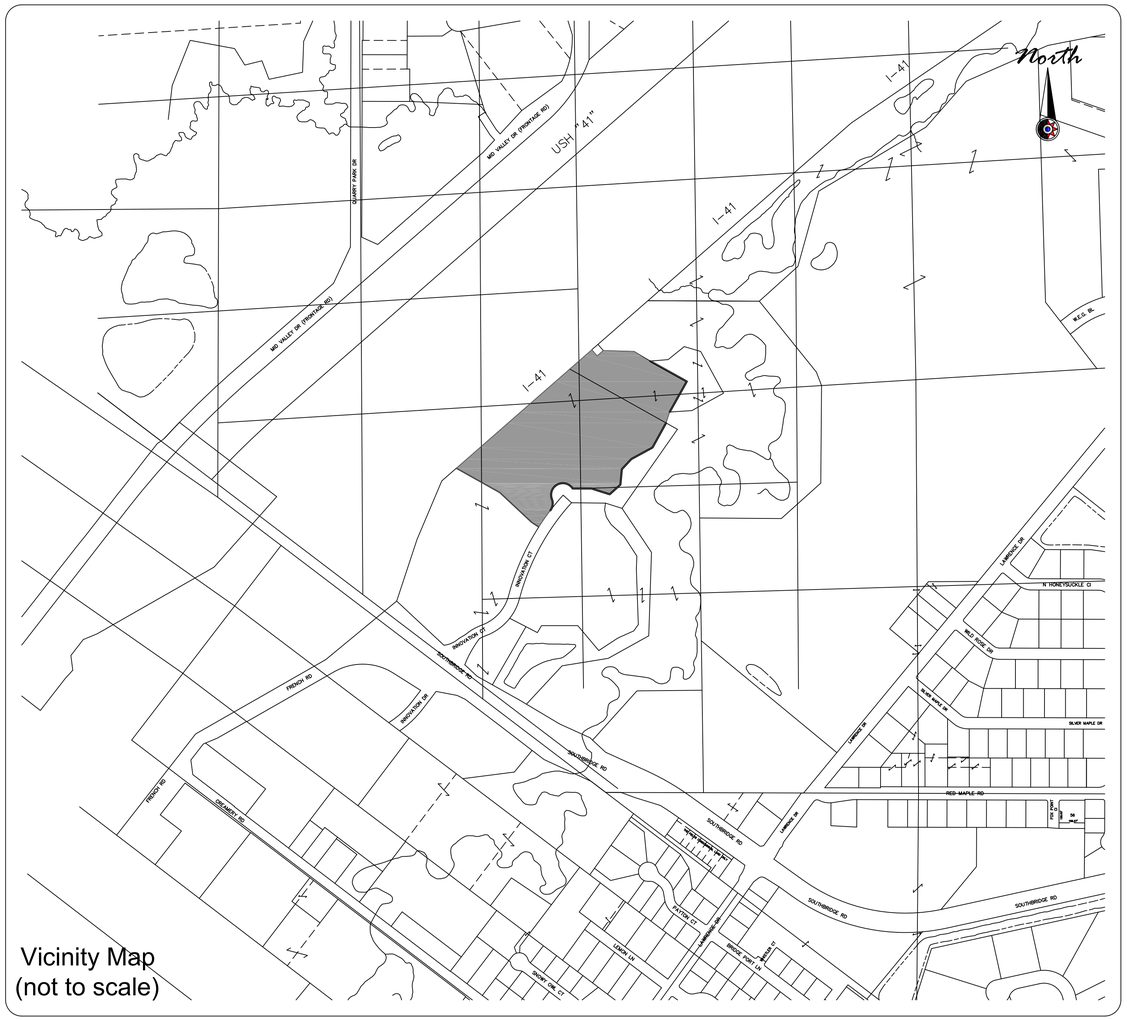
Commercial Horizons Multi-Tenant Facility

City of De Pere

Brown County, Wisconsin







Vicinity Map
(not to scale)

City Submittal Set 11-4-19
Miron Bid Set
Project Information

Owner(s): South Bridge Properties, LLC
Project Name: Multi-Tenant Facility
Project Description: 4 Story commercial facility with 982 parking stalls and a storm water pond
Project Location: 0 Southbridge Road (Innovation Court)
Parcel Number(s): WD-D0036, WD-D--35-1-1

Contact information

Owner(s): South Bridge Properties, LLC Attn: Jeff Weyers 111 N. Washington Street Green Bay, WI 54301 PH.: 920-362-7215
Engineer: Mau & Associates, LLP Contact: Tonya Wagner, P.E. 400 Security Blvd. Suite 100 Green Bay, WI 54313 PH.: 920-434-9670

Sheet Index:

Utility Contacts:

AT&T (Telephone)
Joe Kassab
205 S. Jefferson Street
Green Bay, WI 54301
920-433-4200 (Office)
920-202-4002 (Cell)
1-800-342-8511 (Cable Locate Toll Free)

Wisconsin Public Service (WPS)
Robert Laskowski (Electric/Gas)
2850 S. Ashland Ave
PO Box 19002
Green Bay, WI 54307
920-433-1279

Century Link
800-573-1311

Time Warner Cable
Vince Albin
3520 E Destination Dr.
Appleton, WI 54915
920-831-9249
Vince.albin@twcable.com

Wisconsin DOT
Will Dorsey
944 Vanderperren Way
Green Bay, WI 54304-5344
920-492-5640

WDNR
Norman Hahn, Jr. (Water)
101 S. Webster Street
P.O. Box 7921
Madison, WI 53707
608-267-7661
Norman.Hahnjr@wisconsin.gov

DNR Liason
James Doperalski
2984 Shawano Avenue
Green Bay, WI 54313
920-662-5119

City of De Pere
Public Works
Scott Thoresen
925 Sixth Street
De Pere, WI 54115
920-339-4060

De Pere Water Department
Eric Zygarlicke
925 Sixth Street
De Pere, WI 54115
920-339-4060

NEW Water
Green Bay Metropolitan Sewerage District
Lisa Sarau
2231 N. Quincy Street
Green Bay, WI 54302
920-438-1039

Non-emergency Numbers
Green Bay Police Department
920-448-3200
De Pere Fire Department
920-339-4091

24-hour Emergency Numbers
Natural Gas
800-450-7280
Electric
800-450-7240

Diggers Hotline
800-242-8511 (Toll Free)
800-542-2289 (Hearing Impared TDD)
www.digershotline.com

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

DATE: 11-04-19
PROJECT NO. P-10119
DRAWING NO. S-3166

COMMERCIAL HORIZONS INC.

CHI Office Building
SCHEMATIC DESIGN

Southwest View

Performa
ARCHITECTS + ENGINEERS
October 25, 2019

COMMERCIAL HORIZONS INC.

CHI Office Building
SCHEMATIC DESIGN

Northwest View

Performa
ARCHITECTS + ENGINEERS
October 25, 2019

COMMERCIAL HORIZONS

CHI Office Building
SCHEMATIC DESIGN

Southeast View

Performa
ARCHITECTS + ENGINEERS
October 25, 2019

Site Survey

Lots 3, Volume 57, Certified Survey Maps, page 255, Map Number 8236, Document Number 2584032, Brown County Records, said Map being part of Government Lots 1 and 2, the Northeast ¼ of the Northwest ¼, and the Southeast ¼ of the Northwest ¼ of Section 31, T23N-R20E, and Outlot 1, Volume 52, Certified Survey Maps, page 327, Map Number 7671, Document Number 2318068, Brown County Records, said Map being part of Lot 1, Volume 10, Certified Survey Maps, page 329, Map Number 2316, Brown County Records, being located in part of the Northeast ¼ of the Southwest ¼, the Southeast ¼ of the Northwest ¼, the Northwest ¼ of the Southeast ¼, and the Southwest ¼ of the Northeast ¼ of Section 31, T23N-R20E, all in the City of DePere, Brown County, Wisconsin.

Graphic Scale

0 100 200 300 400 500

North

Curve Data

CURVE	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING	CENTRAL ANGLE	TANGENT BEARING
6–9	715.32	1497.87	708.54	N28°28'11"E	27°21'44"	N42°09'03"E
9–10	254.88	265.00	245.17	S42°20'33"W	55°06'28"	N14°47'19"E
10–11	115.65	335.00	115.08	N60°00'22"E	19°46'50"	N69°53'47"E & S50°06'57"W
12–13	100.81	164.67	99.25	N65°43'00"E	35°04'40"	N48°10'40"E & S83°15'20"W

NOTES

Bearings referenced to the Easterly right of way of Interstate Highway "41", assumed to be N48°50'13"E.

The County Monuments used in this survey are shown and their ties have been found and verified and/or Brown County Planning and Land Services has been notified of any discrepancies.

Elevations are referenced to the NAVD 88 Benchmark Datum.

SURVEYOR'S CERTIFICATE

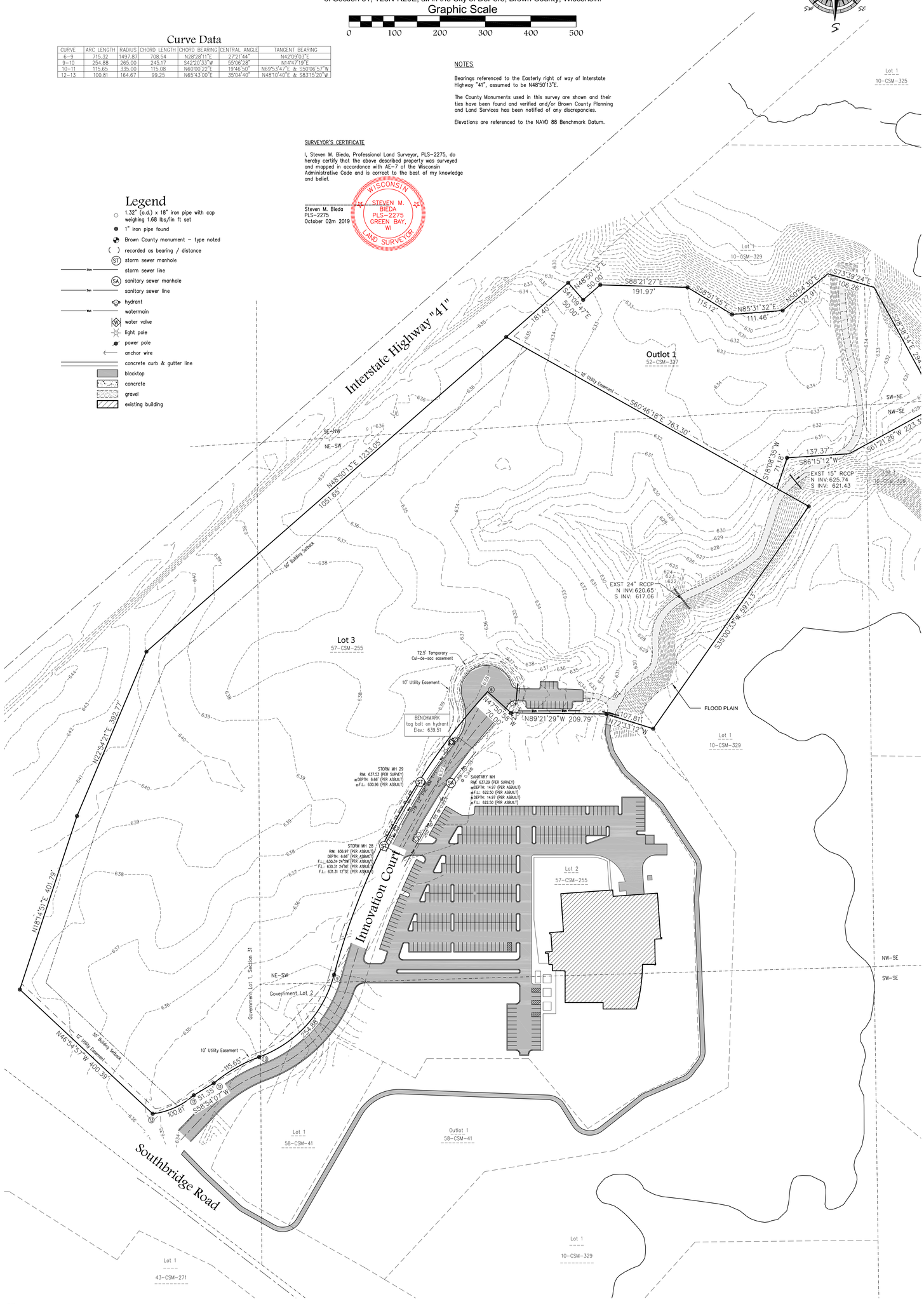
I, Steven M. Bieda, Professional Land Surveyor, PLS-2275, do hereby certify that the above described property was surveyed and mapped in accordance with AE-7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

Steven M. Bieda
PLS-2275
October 02m 2019

WISCONSIN STEVEN M. BIEDA PLS-2275 GREEN BAY, WI LAND SURVEYOR

Legend

- 1.32" (o.d.) x 18" iron pipe with cap weighing 1.68 lbs/lin ft set
- 1" iron pipe found
- Brown County monument – type noted
- ( ) recorded as bearing / distance
- (ST) storm sewer manhole
- Sto storm sewer line
- (SA) sanitary sewer manhole
- San sanitary sewer line
- hydrant
- Wat watermain
- (WV) water valve
- light pole
- power pole
- anchor wire
- concrete curb & gutter line
- blacktop
- concrete
- gravel
- existing building



Performa Inc.

Mau & Associates, LLP
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Website: www.mau-associates.com
400 Security Blvd Ste 1, Green Bay, WI 54313-9712

TAX PARCEL NO. WD-D0036, WD-D0035-1-1

Site Survey

SCALE 1"=100'

DRAWN BY BAR

File: P-10119SiteSurvey 091119.dwg

Data File: P-10119.txt

Fieldwork Completed: xx/xx/xx

PROJECT NO. P-10119

SHEET NO. 1 of 1

DRAWING NO. S-3173

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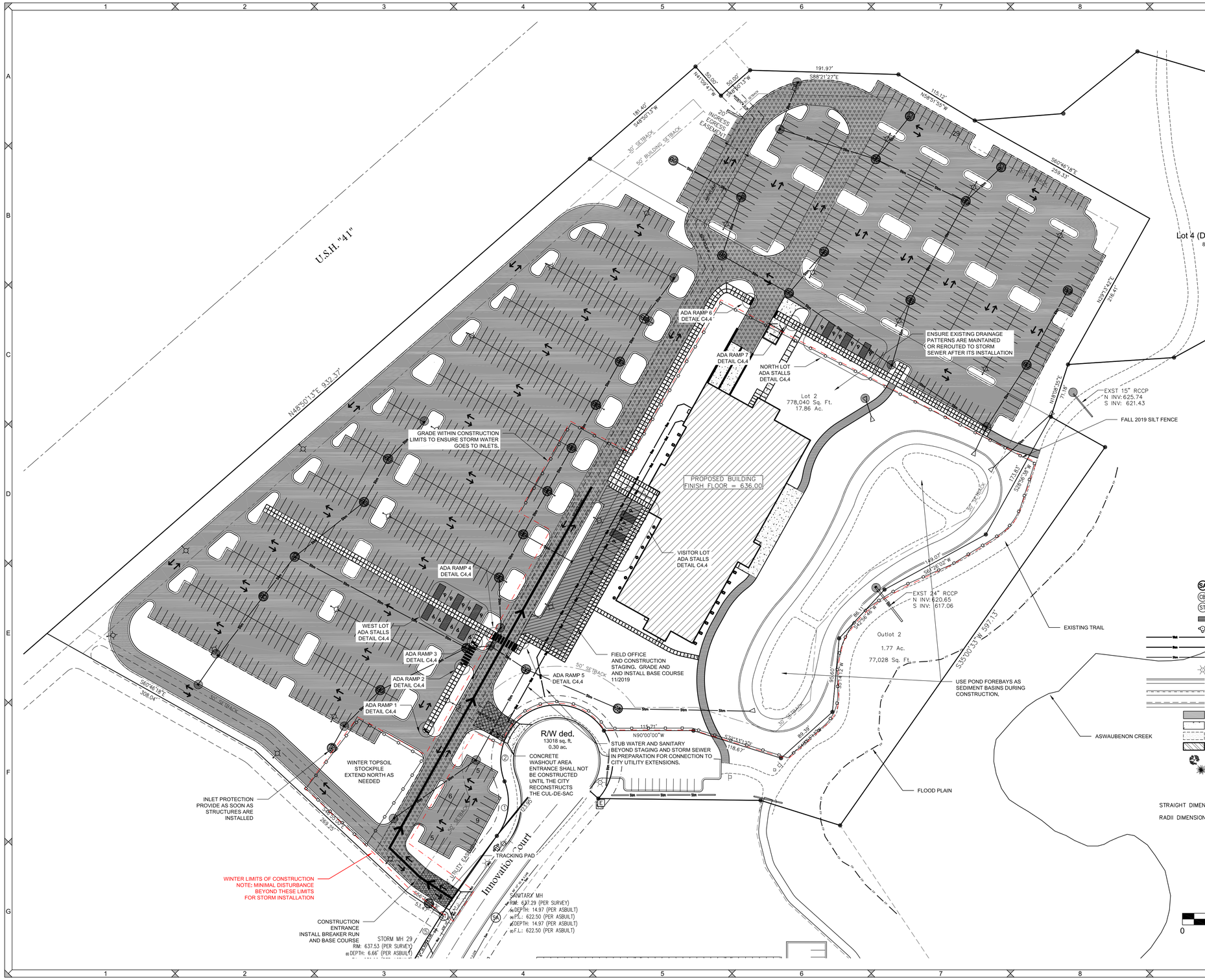

GENERAL NOTES:

1. ALL CLEARING, GRADING, GRAVELING, PAVING, AND RESTORATION SHALL BE DONE IN ACCORDANCE WITH THE WISCONSIN DOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION.

2. A COPY OF THE EROSION CONTROL PLAN SHALL BE KEPT ON SITE AT ALL TIMES.

3. EROSION CONTROL METHODS SHALL BE IMPLEMENTED, AS DIRECTED BY THE ENGINEER, PRIOR TO AND DURING CONSTRUCTION, TO CONTROL WATER POLLUTION, EROSION, AND SILTATION. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS.

4. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DIGGERS HOTLINE FOR THE LOCATION OF THE UTILITIES.

5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL STUMPS.

6. EXCESS TOPSOIL SHALL BE STOCKPILED ON THE SITE WITH THE PROPER EROSION CONTROL AT A LOCATION ACCEPTABLE TO THE OWNER.

7. CONTRACTOR SHALL DISPOSE OF ALL WASTE AND EXCESS MATERIAL AT AN APPROVED LOCATION.

8. CONTRACTOR SHALL PROTECT ALL PROPERTY IRONS. A LICENSED LAND SURVEYOR, AT THE CONTRACTORS EXPENSE, SHALL REPLACE ANY PROPERTY IRONS REMOVED DURING CONSTRUCTION.

SITE STATISTICS (BEFORE CONSTRUCTION)

SITE AREA - 17.86 ACRES
BUILDING 0 SF (0%)
PAVEMENT 0 SF (0%)
PERVIOUS 17.86 (100.0%)
FLOOR AREA RATIO 0%

SITE STATISTICS (AFTER CONSTRUCTION)

SITE AREA - 17.86 ACRES
BUILDING 0.97 ACRES (x4 floors) (5.4%)
PAVEMENT/SIDEWALK 10.19 ACRES (57.1%)
PERMANENT POOL 0.82 ACRES (4.6%)
PERVIOUS 5.88 ACRES (32.9%)
FLOOR AREA RATIO 21.7%

PARKING STATISTICS
REQUIRED - 4 SP/1000 GROSS SF
$42,145 * 4 \text{ FLOORS} * \frac{4 \text{ SP}}{1000}$
674 STALLS REQUIRED

962 PROPOSED STANDARD STALLS
20 ADA STALLS
962 TOTAL STALLS PROVIDED

SEQUENCE OF CONSTRUCTION
NOVEMBER 2019
A. INSTALL TRACKING PADS AND SILT FENCE AS SOON AS PRACTICABLE. PERFORM STREET SWEEPING AS NEEDED.
B. CONTACT THE CITY OF DE PERE AND WDNR TO NOTIFY THEM THAT SITE GRADING IS TO BEGIN AND INITIAL EROSION CONTROLS ARE INSTALLED.

DECEMBER-JANUARY 2019
C. SITE CLEARING. STRIP WINTER CONSTRUCTION AREAS AND STOCKPILE TOPSOIL AS INDICATED ON THE PLANS. WHERE CONSTRUCTION ACTIVITIES HAVE PERMANENTLY CEASED OR HAVE TEMPORARILY BEEN SUSPENDED FOR MORE THAN FOURTEEN DAYS, OR WHEN FINAL GRADES ARE REACHED IN ANY PORTION OF THE SITE, STABILIZATION SHALL BE IMPLEMENTED WITHIN SEVEN DAYS. WHEN STABILIZATION IS NOT POSSIBLE DUE TO SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS POSSIBLE.
D. CONSTRUCT POND. STABILIZE DISTURBED SITE WITH SLOPE EROSION MAT, SEED, AND MULCH.
E. INSTALL STORM, SANITARY, AND WATER UTILITIES. STABILIZE DISTURBED SITE WITH SLOPE EROSION MAT, SEED, AND MULCH.
F. INSTALL BUILDING FOUNDATION.

SPRING 2019
G. GRAVEL BASE COURSE FOR PAVEMENT AREAS.
H. RESEED POND AND APPLY EROSION MAT AS SOON AS WEATHER ALLOWS.
I. PERFORM STREET SWEEPING AND TEMPORARY MULCHING / SEEDING AS NEEDED AND REQUIRED.

MAY-JUNE 2020
J. ROUGH GRADE SITE. COMPLETE FINE GRADING. PERMANENTLY STABILIZE EACH AREA OF THE CONSTRUCTION SITE WITH TOPSOIL, SEED, FERTILIZE AND MULCH AS SOON AS PRACTICABLE AFTER FINAL GRADING.

FALL 2020
K. PAVE SITE
L. INSTALL LANDSCAPING PLANTS AND DECORATIVE MULCH.
M. REMOVE AND DISPOSE OF EROSION AND SEDIMENT CONTROL MEASURES WITHIN 30 DAYS OF FINAL SITE STABILIZATION (I.E. SILT FENCE,, INLET PROTECTION, ETC.). VEGETATION SHALL ACHIEVE 70% GROWTH TO BE CONSIDERED STABILIZED.

DESIGNED BY
TAW

DATA FILE
P-10119.txt

DATE
11-04-19

Number	Date	Comments
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-	-	-
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Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

OVERALL SITE AND PHASE 1 PLAN

Commercial Horizons
Multi-Tenant Facility

PROJECT NO.
P-10119

SHEET NO.
C1.0

DRAWING NO.
S-3166

PRELIMINARY SITE LOGISTICS PLAN

Legend

- SANITARY MANHOLE
- ROUND CATCH BASIN
- STORM SEWER MANHOLE
- CURB INLET
- HYDRANT
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
- LIGHT POLE
- CONCRETE CURB & GUTTER LINE
- REVERSE SLOPE CURB & GUTTER
- MOUNTABLE CURB & GUTTER
- EXISTING ASPHALT
- CONCRETE
- GRAVEL
- EXISTING BUILDING
- DECIDUOUS TREE
- CONIFEROUS TREE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- SILT FENCE/SILT SOCK
- INLET PROTECTION
- SLOPE EROSION MAT WISDOT CLASS 1 TYPE A
- CHANNEL EROSION MAT WISDOT CLASS I TYPE B
- RIP RAP SIZE AND QUANTITY PER PLAN
- TRACKING PAD
- EXISTING CONTOUR LINE
- PROPOSED CONTOUR LINE
- 176.41 EXISTING GROUND GRADE
- 174.88 PROPOSED GROUND GRADE
- 2.33% DRAINAGE ARROW
- TC TOP OF CURB OR SIDEWALK
- FL FLOW LINE OF GUTTER
- DRAINAGE DIVIDE FOR STORM STRUCTURE

STRAIGHT DIMENSIONS ARE TO FACE OF CURB

RADII DIMENSIONS ARE TO BACK OF CURB

- 6' Chainlink Temp Post Driven Fence
- 4' Snow Construction Fence
- 20' wide Fence Gate
- Miron / Site Advertisement Sign

Graphic Scale

0 60 120 180 240 300

Number	Date	Comments
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DESIGNED BY TAW

DATA FILE P-10119.txt

DATE 10-29-19

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LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

OVERALL EROSION CONTROL PLAN

Commercial Horizons
Multi-Tenant Facility

PROJECT NO. P-10119

SHEET NO. C3.0

DRAWING NO. S-3166

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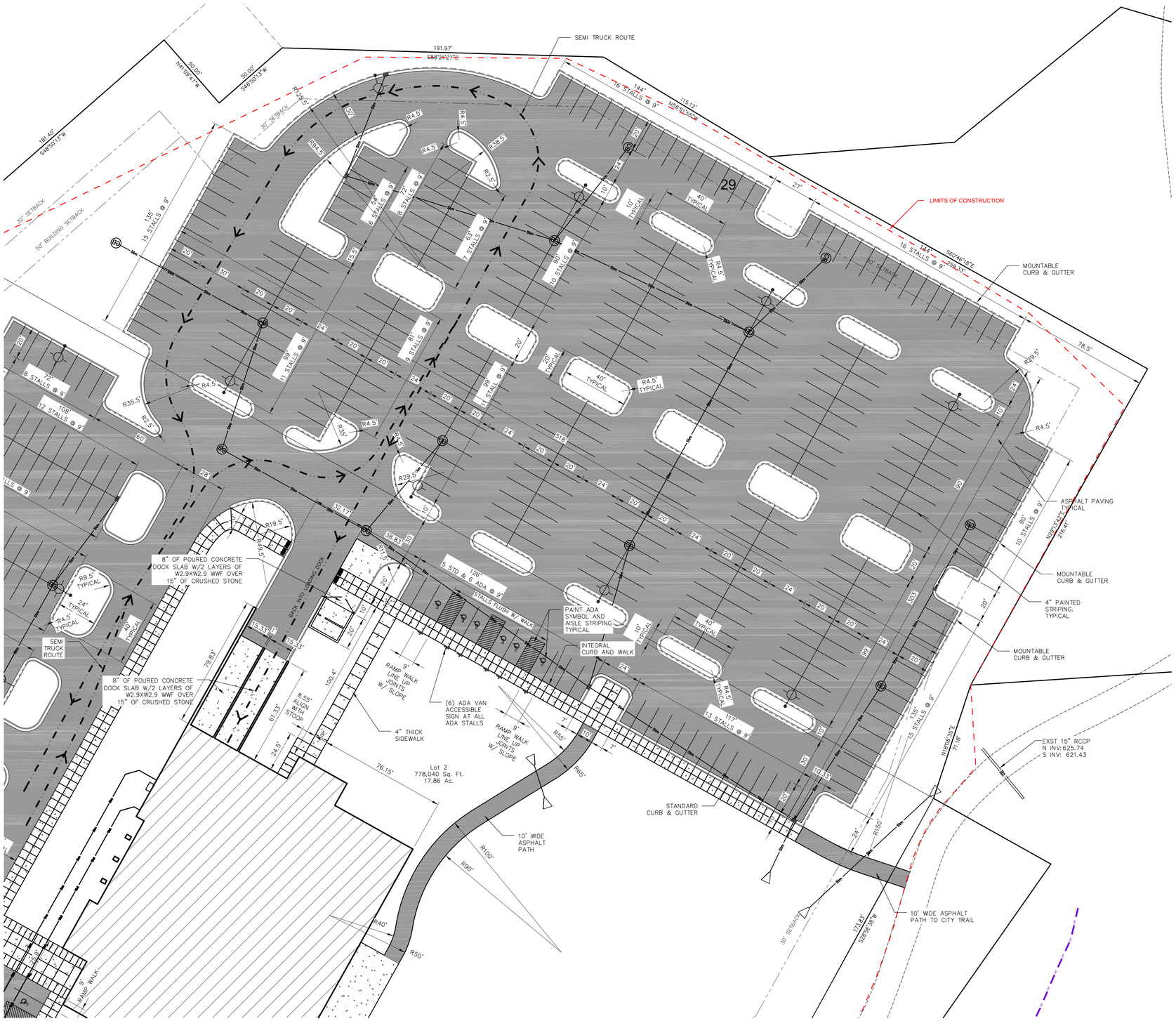

Legend

- SANITARY MANHOLE
- ROUND CATCH BASIN
- STORM SEWER MANHOLE
- CURB INLET
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STRAIGHT DIMENSIONS ARE TO FACE OF CURB

RADII DIMENSIONS ARE TO BACK OF CURB

Graphic Scale

0 30 60 90 120 150

DESIGNED BY TAW

DATA FILE P-10119.txt

DATE 11-04-19

Number	Date	Comments
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File: P-10119Eng 102919.dwg

NORTH LOT SITE PLAN

COMMERCIAL HORIZONS
MULTI-TENANT FACILITY

PROJECT NO. P-10119

SHEET NO. C2.0

DRAWING NO. S-3166

Legend

- SANITARY MANHOLE
- ROUND CATCH BASIN
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DESIGNED BY TAW

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Number	Date	Comments
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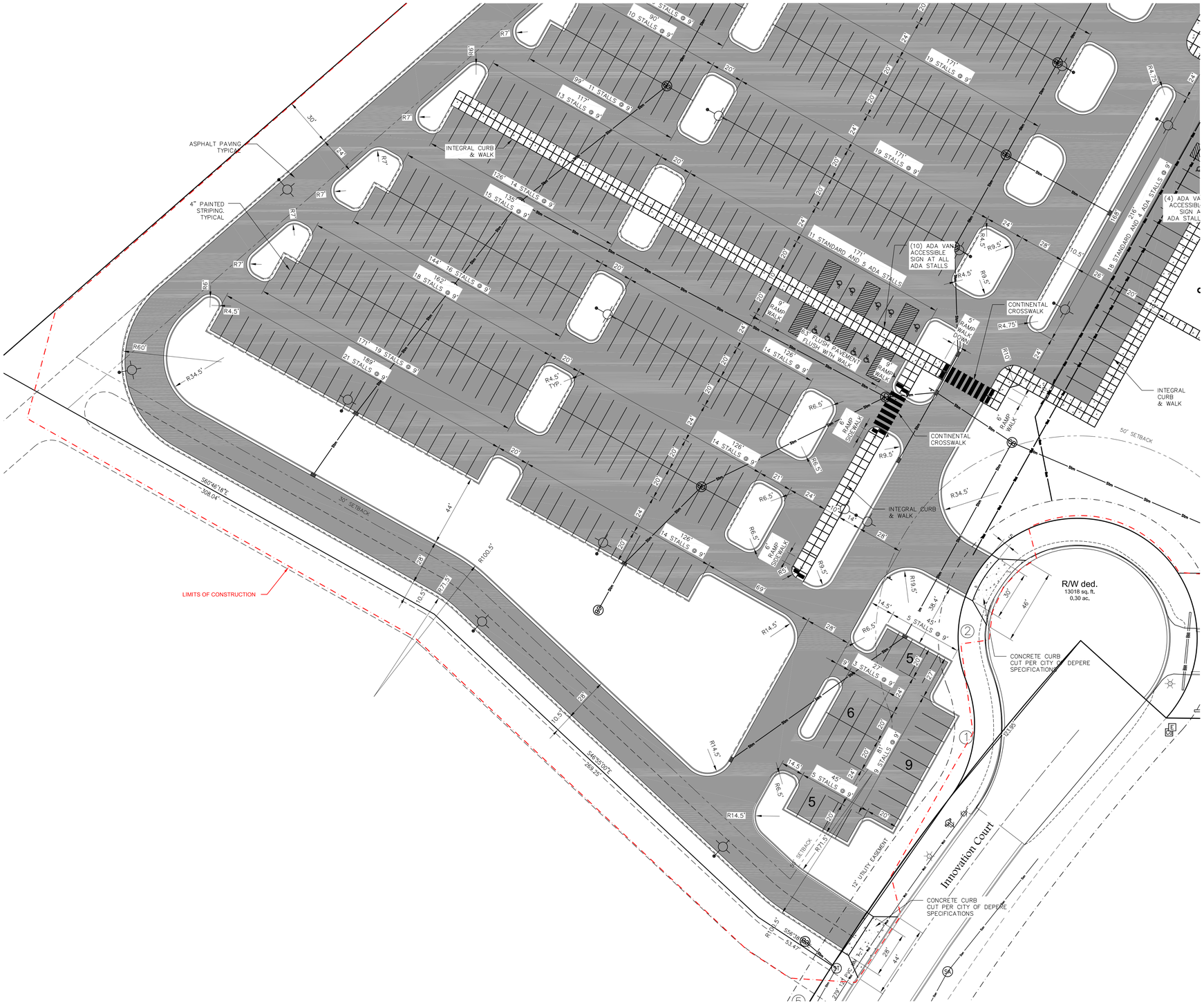
WEST LOT (N) SITE PLAN

COMMERCIAL HORIZONS
MULTI-TENANT FACILITY

PROJECT NO. P-10119

SHEET NO. C2.1

DRAWING NO. S-3166



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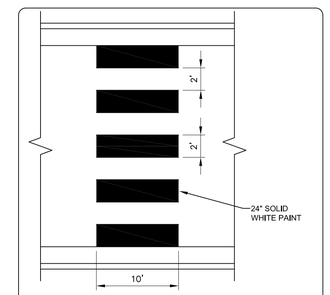

CONTINENTAL CROSSWALK

Graphic Scale

0 30 60 90 120 150

Number	Date	Comments
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DESIGNED BY TAW

DATA FILE P-10119.txt

DATE 11-04-19

File: P-10119Eng 102919.dwg

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

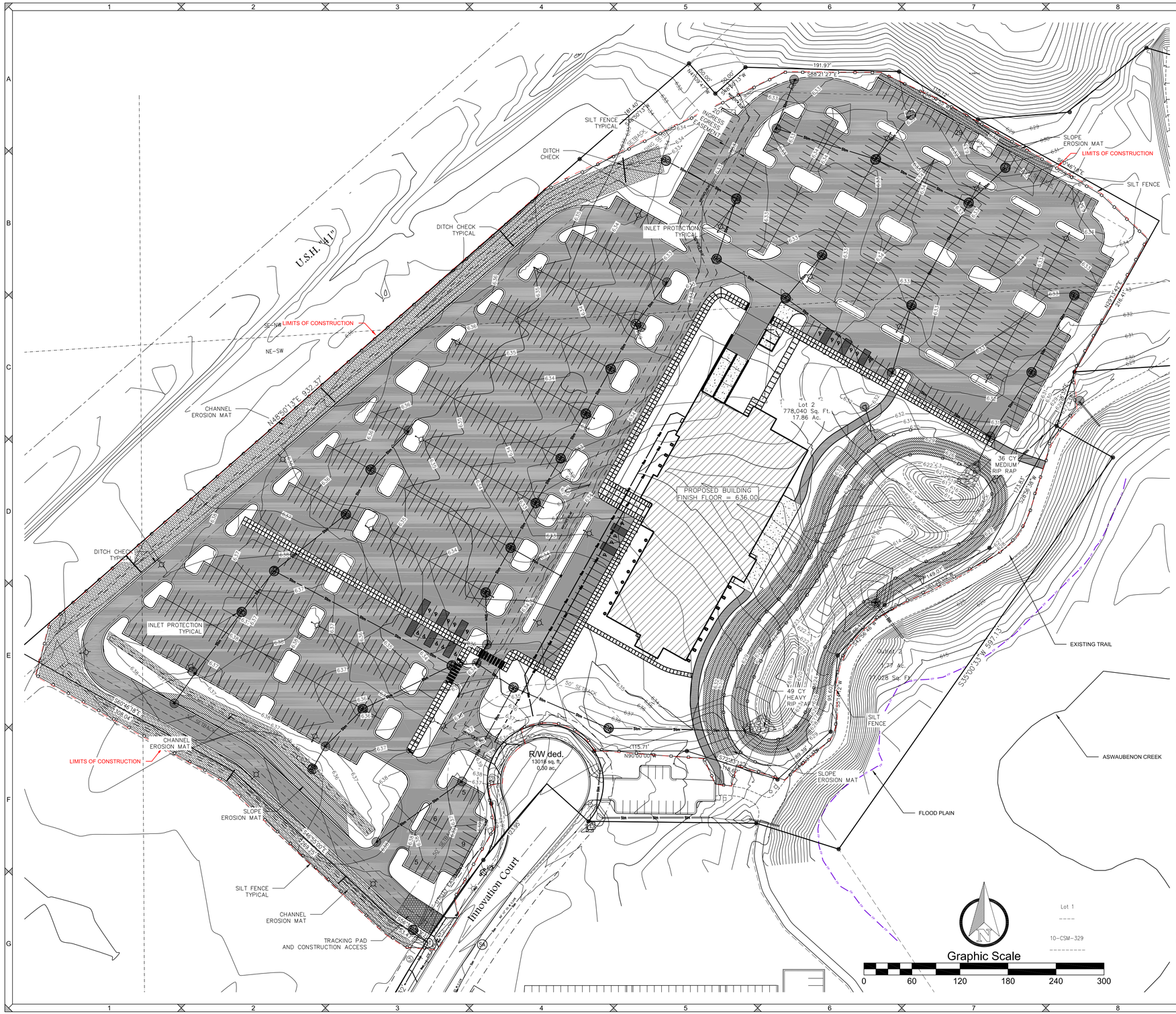
WEST LOT (S) SITE PLAN

COMMERCIAL HORIZONS
MULTI-TENANT FACILITY

PROJECT NO. P-10119

SHEET NO. C2.2

DRAWING NO. S-3166



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CONSTRUCTION SITE EROSION CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARDS AND IF NO STANDARD EXISTS THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK (CURRENT EDITION) SHALL BE REFERENCED. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN PLACE PRIOR TO DISTURBING THE SITE. CONTRACTORS SHALL MINIMIZE THE DURATION AND SIZE OF DISTURBED AREAS TO THE MAXIMUM EXTENT PRACTICABLE. EROSION AND SEDIMENT CONTROL PRACTICES PROPOSED FOR THIS PROJECT ARE DESCRIBED AS FOLLOWS:

SEDIMENT TRACKING FROM CONSTRUCTION SITE:

- STONE TRACKING PAD(S) - TECHNICAL STANDARD 1057
  STONE TRACKING PADS WILL BE INSTALLED AT ENTRANCES SHOWN ON THE SITE. TRACKING PADS SHALL BE IN PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
  WASH WATER FROM VEHICLE AND WHEEL WASHING SHALL BE TREATED BEFORE ENTERING WATERS OF THE STATE.
- STREET SWEEPING/CLEANING
  SEDIMENT TRACKED FROM THE CONSTRUCTION SITE SHALL BE CLEANED UP AT THE END OF EACH WORK DAY UNLESS THE SEDIMENT PRESENTS A HAZARD. SEDIMENT PRESENTING A HAZARD MUST BE CLEANED UP IMMEDIATELY.

SEDIMENT CARRIED OFF-SITE BY OVERLAND FLOW OR RUNOFF:

- SILT FENCE - TECHNICAL STANDARD 1056
  SILT FENCE WILL BE INSTALLED DOWN-SLOPE OF ALL DISTURBED AREAS OF THE SITE. THE FENCE SHALL BE INSTALLED ALONG THE CONTOURS AND BE IN-PLACE PRIOR TO LAND DISTURBING ACTIVITIES.
- SEEDING - TECHNICAL STANDARD 1059; MULCHING - TECHNICAL STANDARD 1058
  DISTURBED AREAS OF THE SITE SHALL BE SEEDED AND MULCHED AS SOON AS THEY ARE BROUGHT TO FINISHED GRADE. IN ADDITION, ANY STOCK PILES IN PLACE FOR 7 DAYS OR MORE SHALL BE SEEDED AND MULCHED.
- NON-CHANNEL EROSION MAT - TECHNICAL STANDARD 1052
  EROSION CONTROL MAT SHALL BE PLACED AS SHOWN ON THE PLANS, AND/OR AS DETERMINED IN THE FIELD, TO PROTECT THE DISTURBED SLOPES FROM EROSION. NON-CHANNEL EROSION MAT SHALL BE INSTALLED AS SOON AS THE SLOPE HAS BEEN BROUGHT TO FINISHED GRADE.
- CONSTRUCTION SITE DIVERSION - TECHNICAL STANDARD 1066
  WHERE POSSIBLE, THE SITE WILL BE GRADED SUCH THE RUNOFF FROM UNDISTURBED AREAS IS ROUTED AROUND DISTURBED AREAS OF THE SITE.

SEDIMENT CARRIED OFF-SITE BY DEWATERING OPERATIONS:

- DEWATERING - TECHNICAL STANDARD 1061
  DEWATERING IS NOT ANTICIPATED FOR THIS PROJECT. IF IT IS REQUIRED, DEWATERING SHALL BE IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD. ANY NECESSARY PERMITS SHALL BE OBTAINED PRIOR TO DEWATERING OPERATIONS TAKE PLACE.

SEDIMENT ENTERING STORM DRAIN INLETS:

- STORM DRAIN INLET PROTECTION - TECHNICAL STANDARD 1060
  ALL INLETS, PROPOSED AND EXISTING, ACCEPTING RUNOFF FROM DISTURBED AREAS OF THE SITE SHALL HAVE INLET PROTECTION INSTALLED PRIOR TO LAND DISTURBING ACTIVITY WITHIN THE AREA DISCHARGING TO THE INLET.

SEDIMENT BEING CARRIED OFF-SITE BY WIND:

- DUST CONTROL - TECHNICAL STANDARD 1068
  WHEN REQUIRED, DUST CONTROL MEASURES SHALL BE EMPLOYED TO PREVENT DUST FROM BLOWING OFF-SITE.

CONCRETE WASHOUT

- CONCRETE WASHOUT SHALL BE COLLECTED AND RETAINED, BOTH WATER AND CONCRETE, IN LEAK PROOF CONTAINERS. WASHOUT CAN BE RECYCLED OR REUSED. SEE http://water.epa.gov/polwaste/npdes/swbmp/upload/concretewashout.pdf FOR DETAILS.

INSPECTION AND MAINTENANCE

THE CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS UNTIL THE CONSTRUCTION SITE IS PERMANENTLY STABILIZED WITH A DENSE GRASS COVER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS WEEKLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. THE CONTRACTOR SHALL INSPECT EROSION AND SEDIMENT CONTROLS FOR STRUCTURAL DAMAGE, SEDIMENT ACCUMULATION, OR ANY OTHER UNDESIRABLE CONDITION. THE CONTRACTOR SHALL REPAIR DAMAGED STRUCTURES PRIOR TO THE END OF EACH WORKING DAY. SEDIMENT SHALL BE REMOVED FROM THE STRUCTURE WHEN THE DEPTH OF SEDIMENT HAS ACCUMULATED TO ONE HALF THE HEIGHT OF THE DEVICE OR AS REQUIRED BY THE APPLICABLE WISCONSIN DEPARTMENT OF NATURAL RESOURCES TECHNICAL STANDARD (CURRENT EDITION).

THE CONTRACTOR SHALL SUMMARIZE WEEKLY INSPECTION AND MAINTENANCE ACTIVITIES ON A WEEKLY INSPECTION REPORT THAT IS AVAILABLE THROUGH THE WDNR.

THE WEEKLY INSPECTION REPORT SHALL INCLUDE THE FOLLOWING MINIMUM INFORMATION:

NAME OF INDIVIDUAL PERFORMING INSPECTION;

DATE, TIME, AND PLACE OF INSPECTION;

A DESCRIPTION OF THE CONSTRUCTION PHASE;

A DESCRIPTION OF EROSION AND SEDIMENT CONTROL INSTALLATIONS;

A DESCRIPTION OF EROSION AND SEDIMENT CONTROL MAINTENANCE ACTIVITIES;

AND AN ASSESSMENT OF EROSION AND SEDIMENT CONTROL CONDITIONS.

THE CONTRACTOR SHALL PROMPTLY FURNISH THE ORIGINAL WEEKLY INSPECTION REPORTS TO THE OWNER, OWNER'S REPRESENTATIVE, OR WISCONSIN DEPARTMENT OF NATURAL RESOURCES WHEN REQUESTED. THE CONTRACTOR SHALL KEEP A COPY OF THE APPROVED EROSION & SEDIMENT CONTROL PLAN, PERMITS, AND WEEKLY INSPECTION REPORTS ON-SITE AT ALL TIMES.

ALL WASTE FROM THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT BE ALLOWED TO ENTER THE STORM SEWER SYSTEM, DRAINAGE SYSTEM, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS LOCATED WITHIN THE CONSTRUCTION SITE, INCLUDING ASHWAUBENON CREEK.

DESIGNED BY TAW

DATA FILE P-10119.txt

DATE 11-04-19

Number	Date	Comments
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Mau & Associates
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OVERALL EROSION CONTROL PLAN

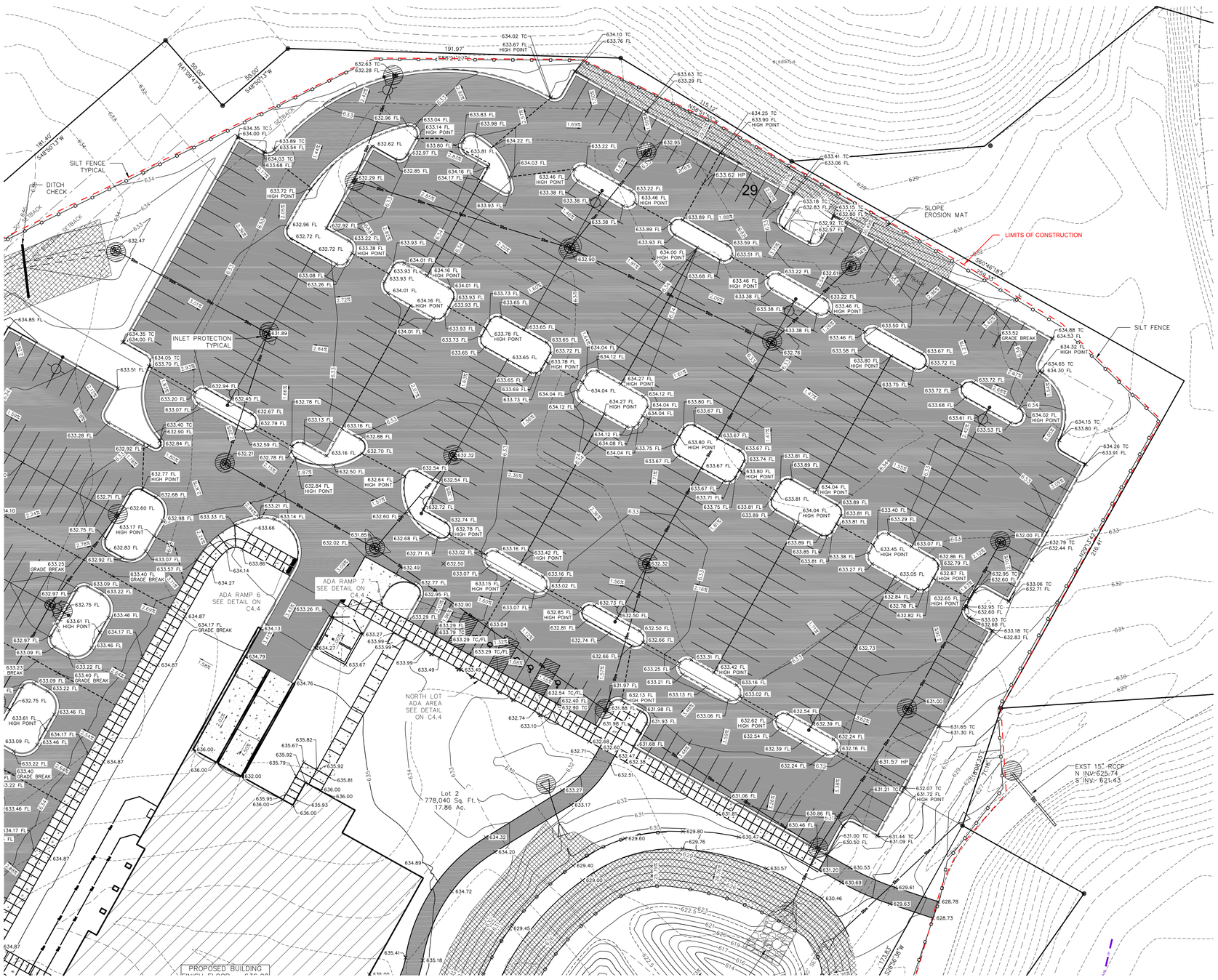
Commercial Horizons
Multi-Tenant Facility

File: P-10119Eng 10291b.dwg

PROJECT NO. P-10119

SHEET NO. C3.0

DRAWING NO. S-3166



Legend

- SANITARY MANHOLE
- ROUND CATCH BASIN
- STORM SEWER MANHOLE
- CURB INLET
- HYDRANT
- WATERMAIN
- SANITARY SEWER
- STORM SEWER
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- TC TOP OF CURB OR SIDEWALK
- FL FLOW LINE OF GUTTER
- DRAINAGE DIVIDE FOR STORM STRUCTURE
- DITCH CHECK
- LIGHT POLE

STRAIGHT DIMENSIONS ARE TO FACE OF CURB

RADII DIMENSIONS ARE TO BACK OF CURB

Graphic Scale

0 30 60 120 150 180

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DATA FILE P-10119.txt

DATE 11-04-19

Number	Date	Comments
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File: P-10119Eng 102919.dwg

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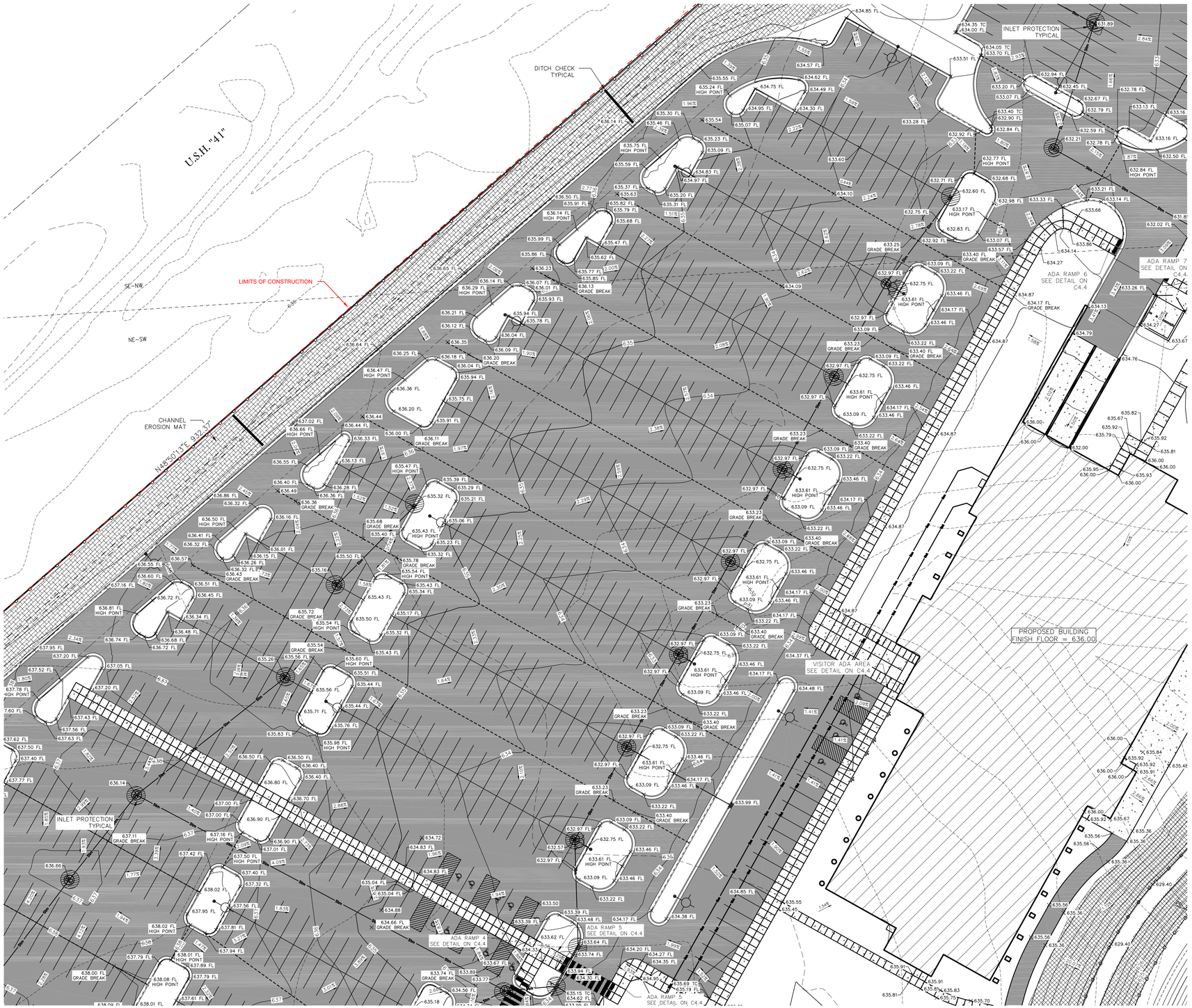
NORTH LOT GRADING PLAN

COMMERCIAL HORIZONS
MULTI-TENANT FACILITY

PROJECT NO. P-10119

SHEET NO. C4.0

DRAWING NO. S-3166



Legend

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Graphic Scale

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DATE 11-04-19

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WEST LOT (N) GRADING PLAN

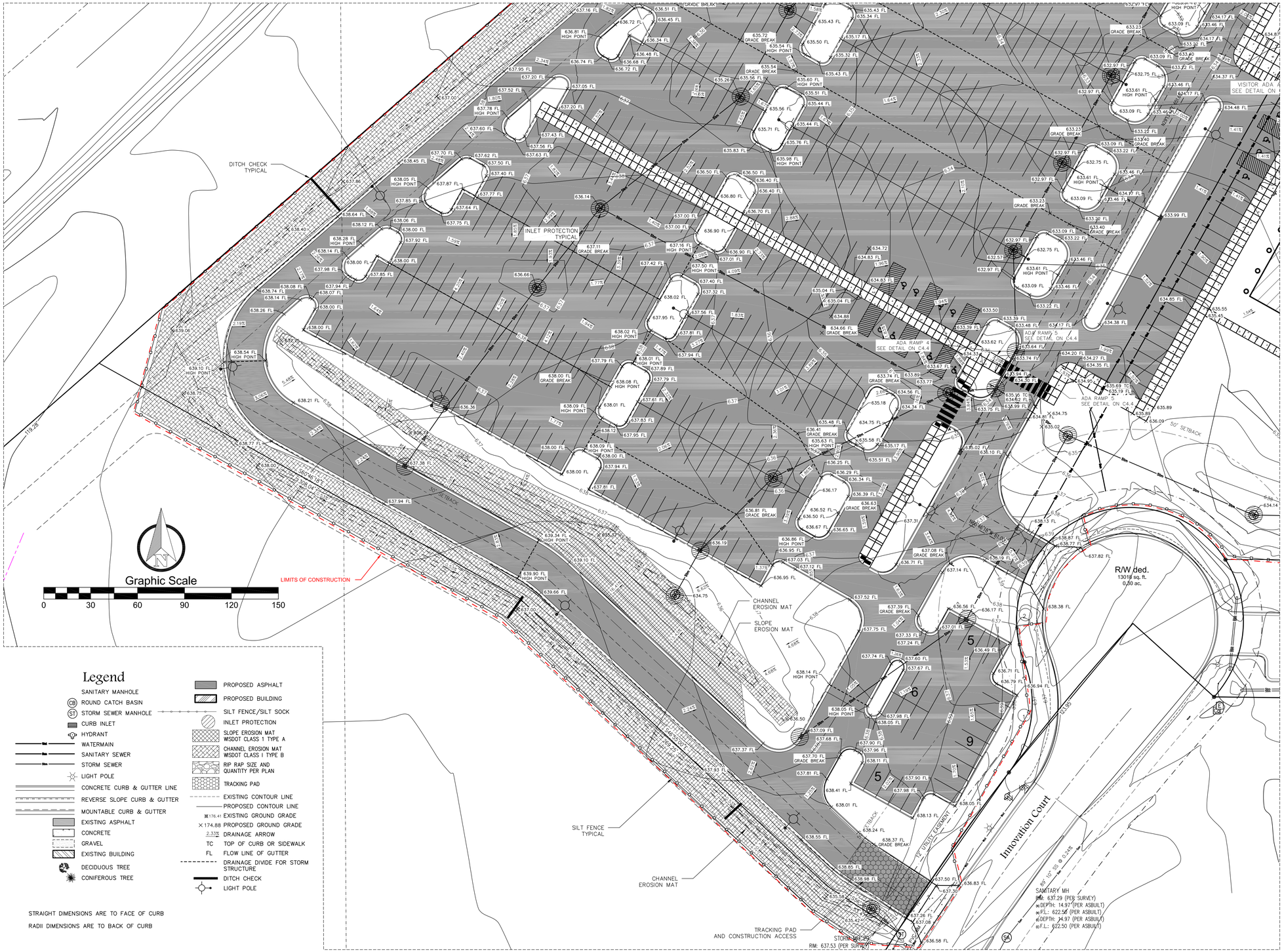
COMMERCIAL HORIZONS
MULTI-TENANT FACILITY

File:

PROJECT NO. P-10119

SHEET NO. C4.1

DRAWING NO. S-3166



Legend

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File: P-10119Eng 102919.dwg

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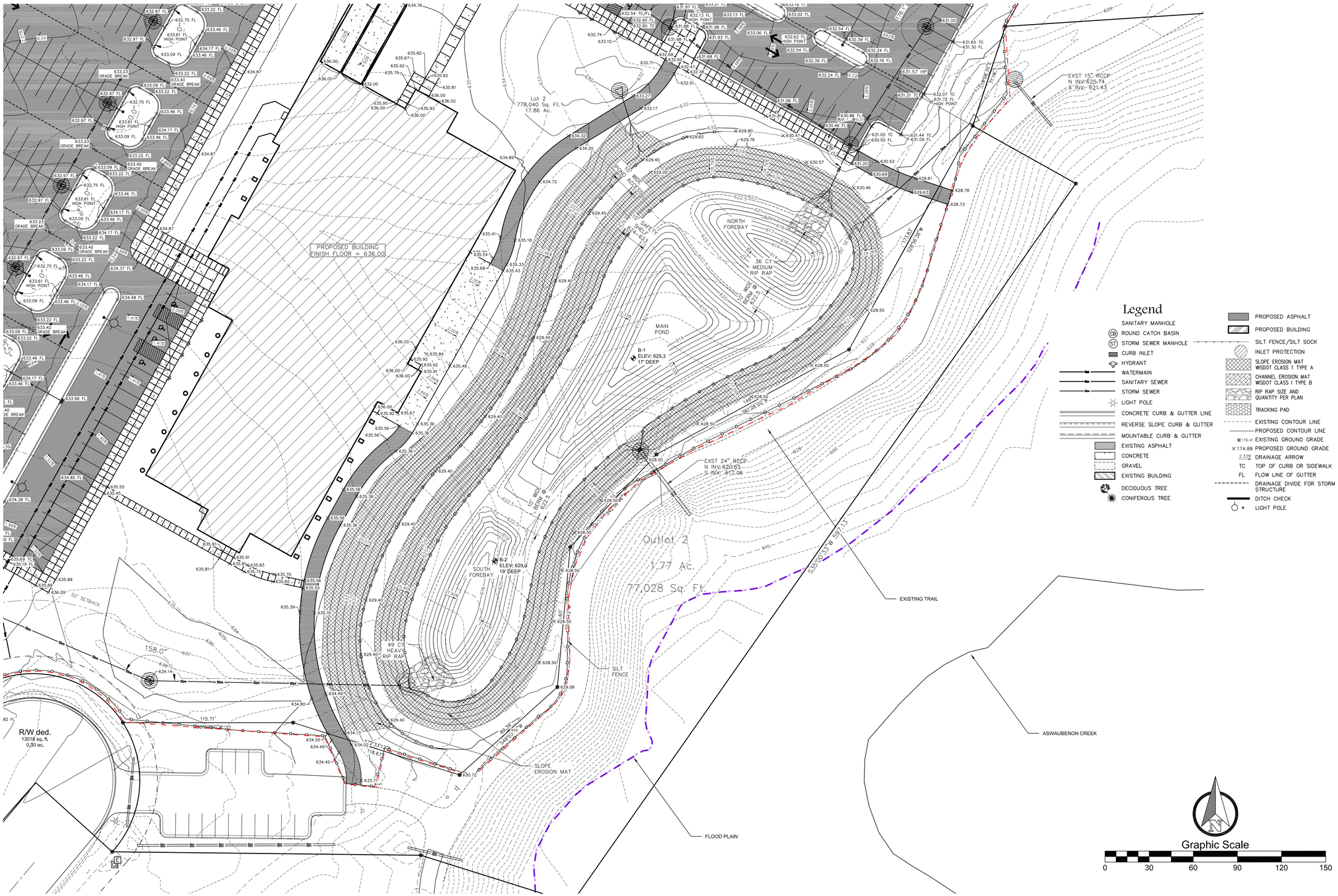
WEST LOT (S) GRADING PLAN

COMMERCIAL HORIZONS
MULTI-TENANT FACILITY

PROJECT NO. P-10119

SHEET NO. C4.2

DRAWING NO. S-3166



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DATE 11-04-19

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File: P-10119Eng 102919.dwg

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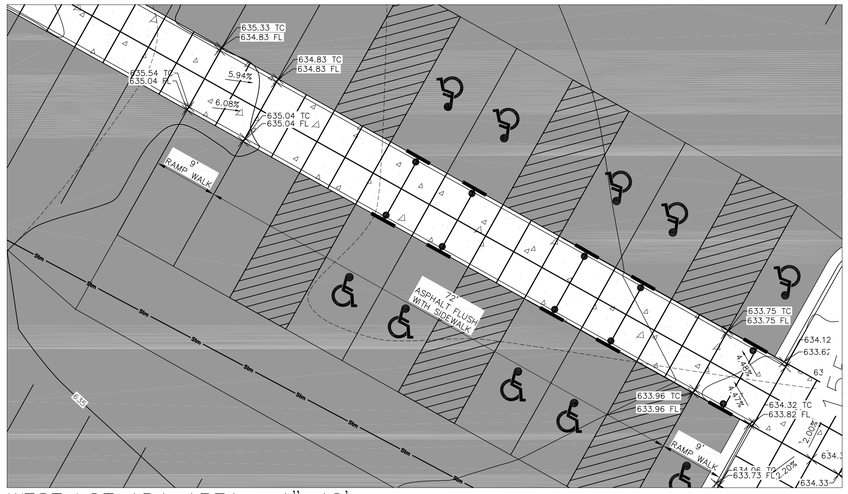
POND AREA GRADING PLAN

COMMERCIAL HORIZONS
MULTI-TENANT FACILITY

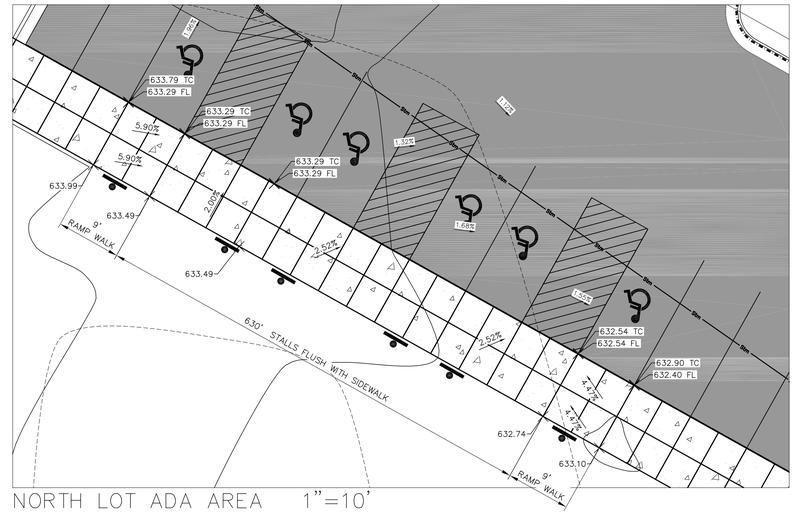
PROJECT NO. P-10119

SHEET NO. C4.3

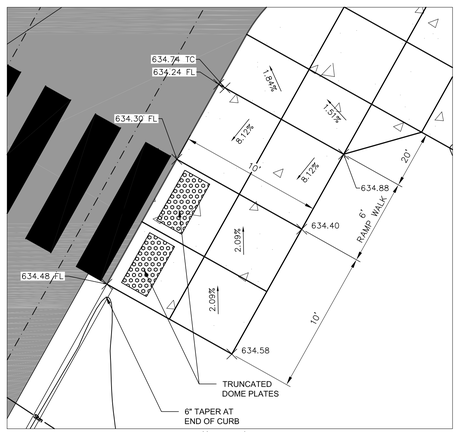
DRAWING NO. S-3166



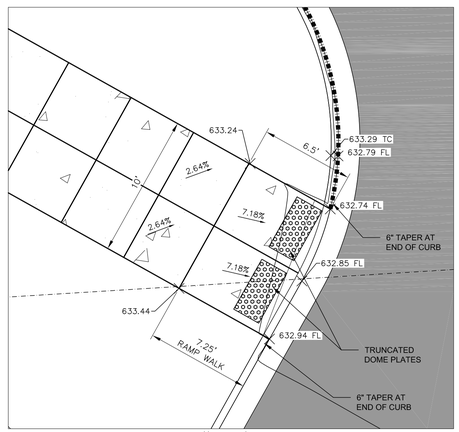
WEST LOT ADA AREA 1"=10'



NORTH LOT ADA AREA 1"=10'



ADA RAMP 5 1"=5'



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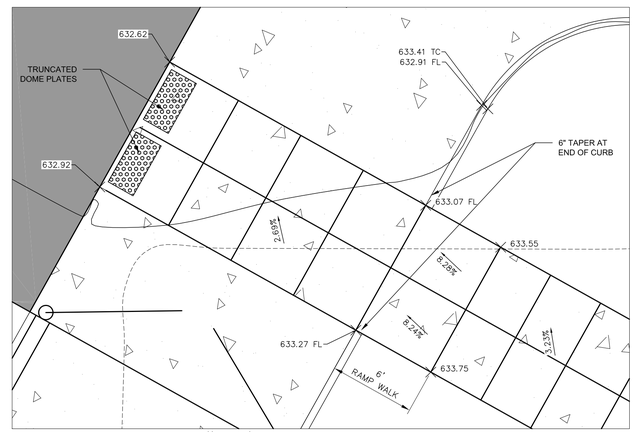
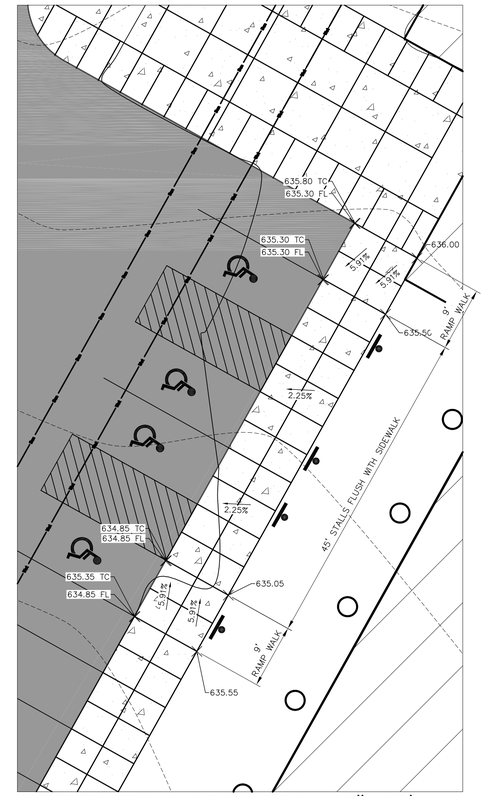
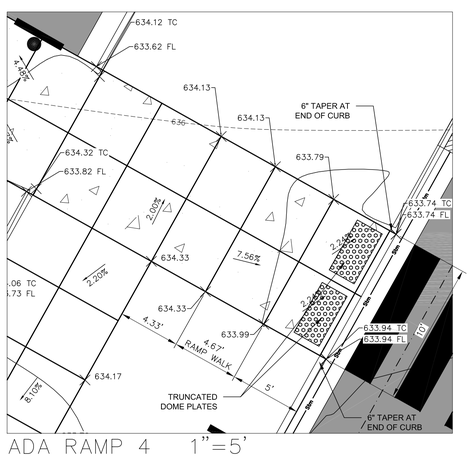


ADA RAMP 7 1"=5'



VISITOR STALL ADA AREA 1"=10'



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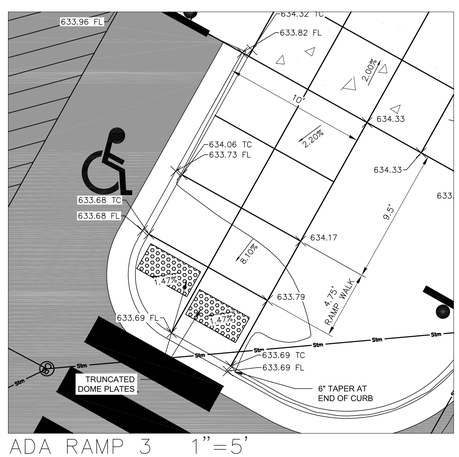

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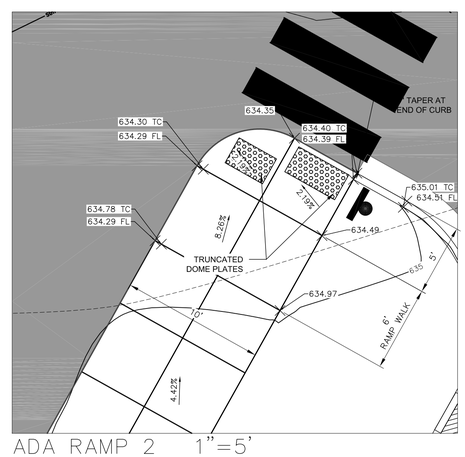

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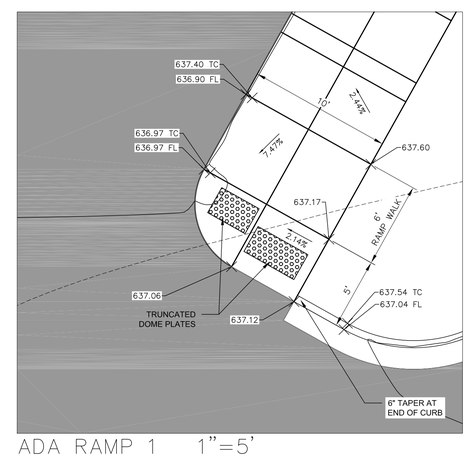

ADA RAMP 1 1"=5'

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TAW

DATA FILE
P-10119.txt

DATE
11-04-19

Number	Date	Comments
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File:P-10119Eng 102919.dwg

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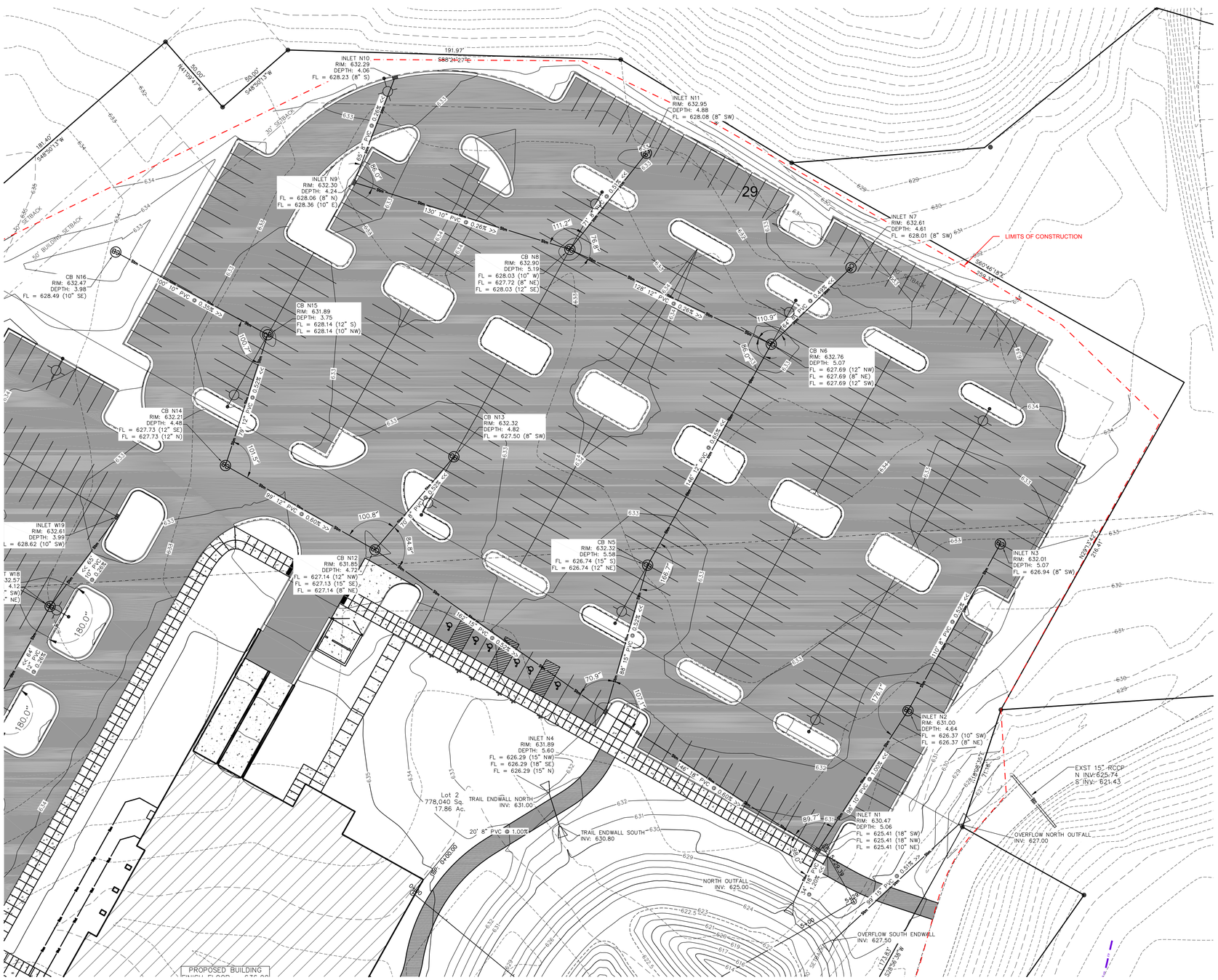
ADA RAMP DETAILS

COMMERCIAL HORIZONS
MULTI-TENANT FACILITY

PROJECT NO.
P-10119

SHEET NO.
C4.4

DRAWING NO.
S-3166



Legend

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- LIGHT POLE

Graphic Scale

0 30 60 90 120 150

DESIGNED BY
TAW

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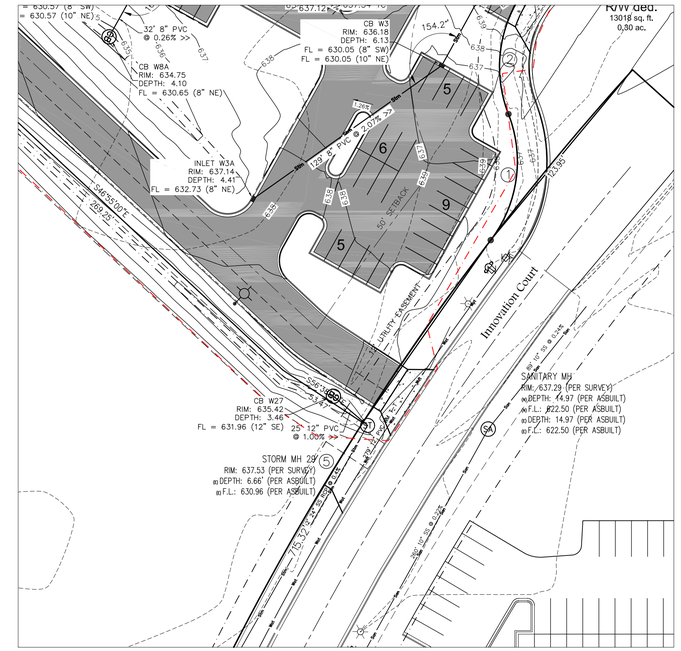
NORTH LOT UTILITY PLAN

COMMERCIAL HORIZONS
MULTI-TENANT FACILITY

PROJECT NO.
P-10119

SHEET NO.
C5.0

DRAWING NO.
S-3166



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Graphic Scale

0 40 80 120 160 200

Number	Date	Comments
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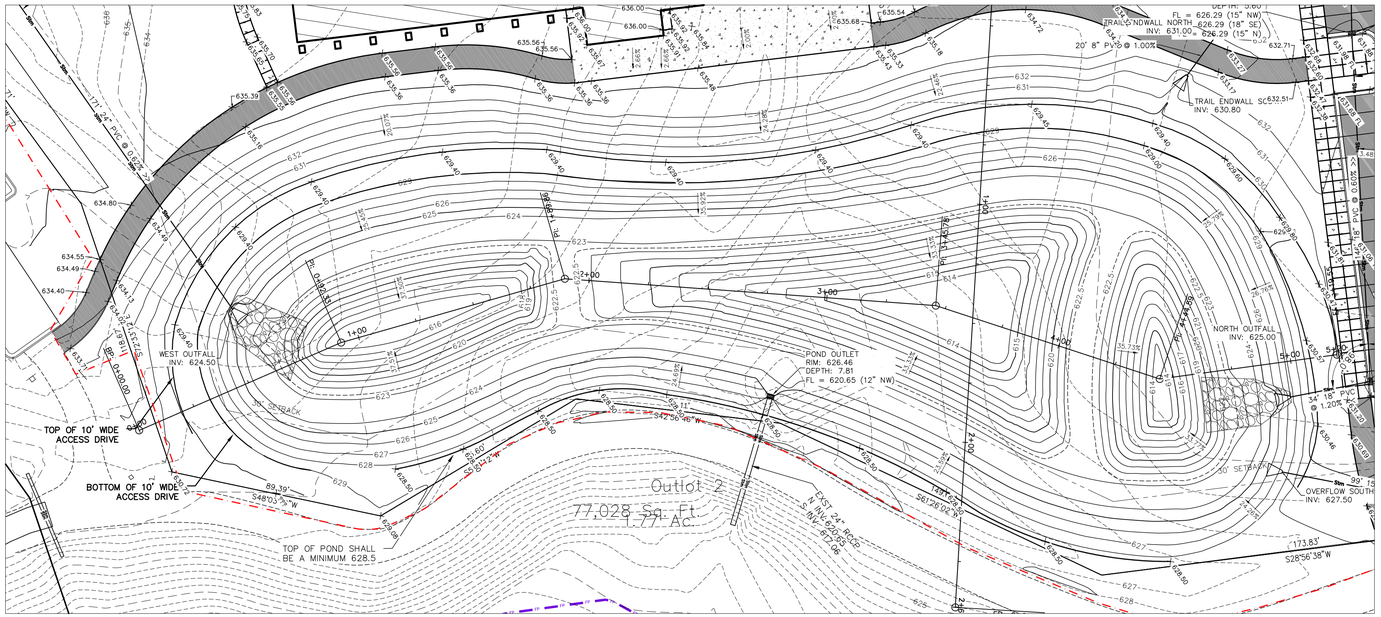
WEST LOT UTILITY PLAN

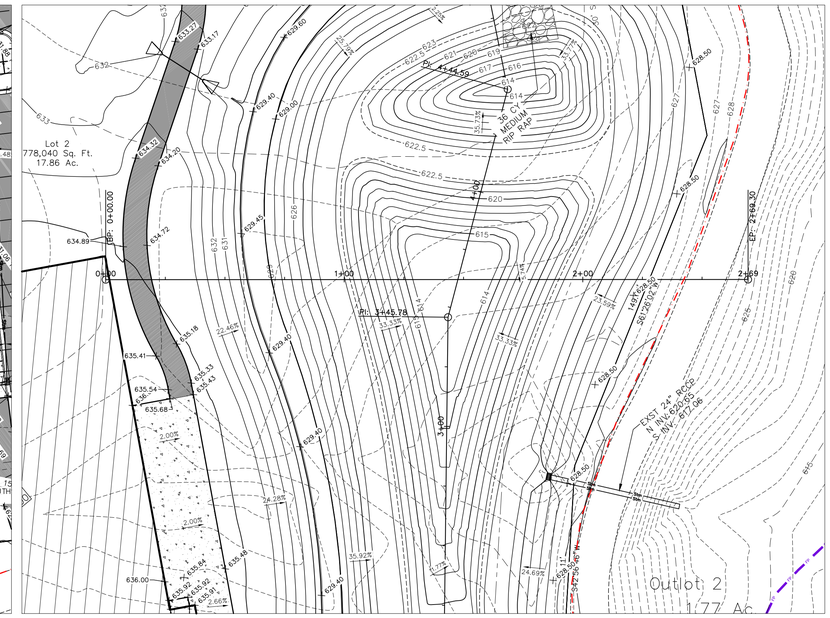
COMMERCIAL HORIZONS
MULTI-TENANT FACILITY

PROJECT NO. P-10119

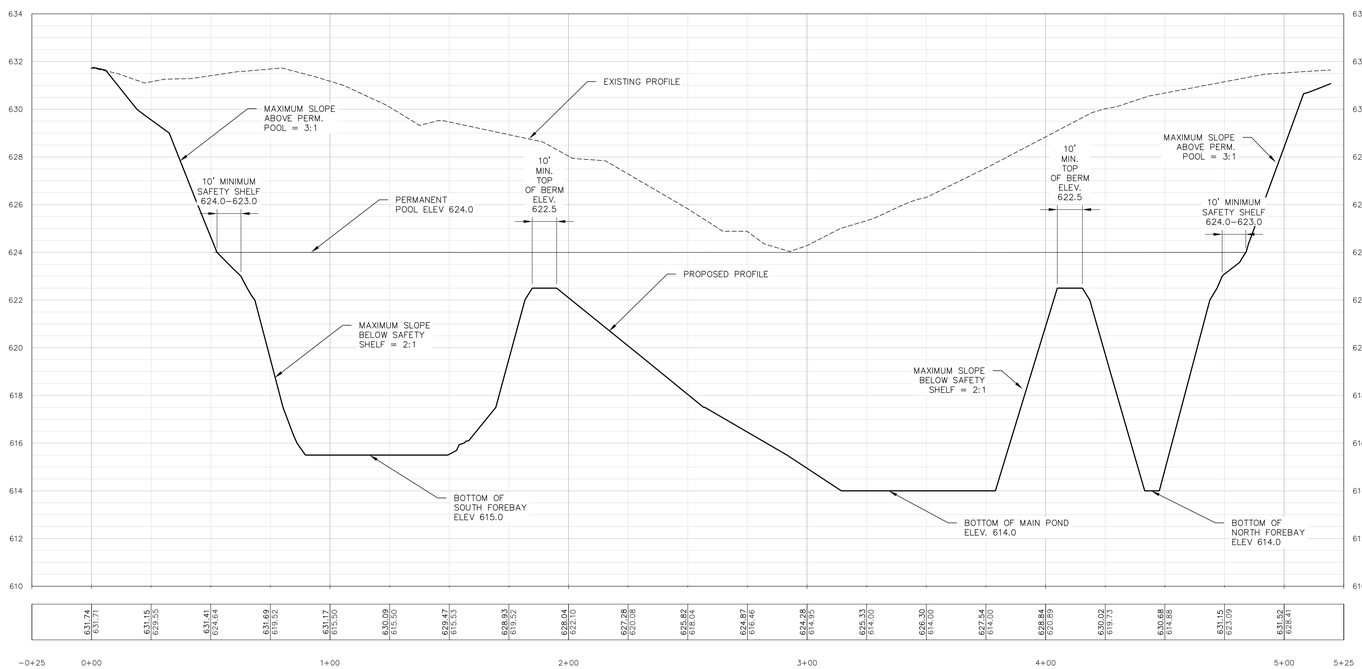
SHEET NO. C5.1

DRAWING NO. S-3166

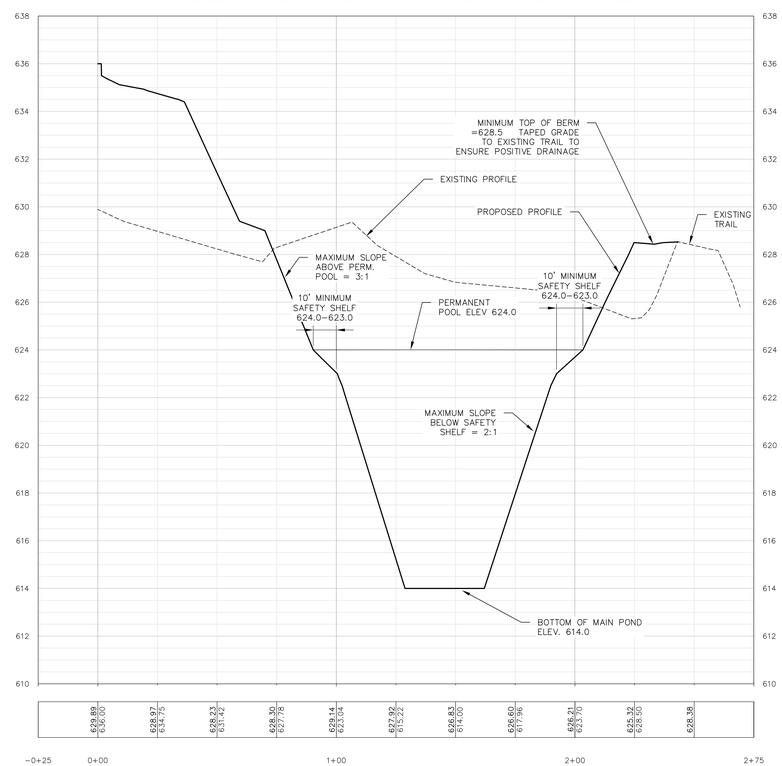




PROFILE VIEW OF POND NORTH–SOUTH



PROFILE VIEW OF POND WEST–EAST



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POND PLAN & PROFILE

COMMERCIAL HORIZONS
MULTI-TENANT FACILITY

File:

PROJECT NO. P-10119

SHEET NO. C6.0

DRAWING NO. S-3166

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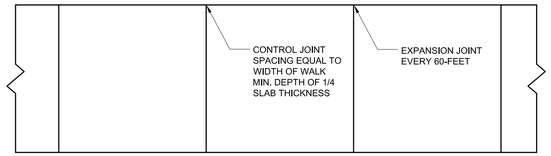
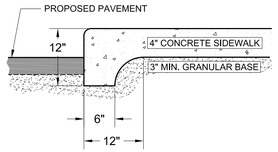
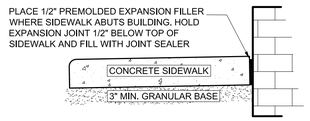




INTEGRAL CURB



SIDEWALK ABUTTING BUILDINGS

STANDARD SIDEWALK

NOTES:

1) CONCRETE SHALL BE 3000 P.S.I. @ 28 DAYS.

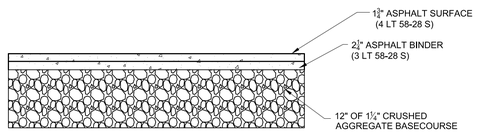
2) MIN. 6-INCH THICKNESS THROUGH DRIVEWAYS.

3) EDGE SIDEWALK WITH 3/8" RADIUS EDGING TOOL.

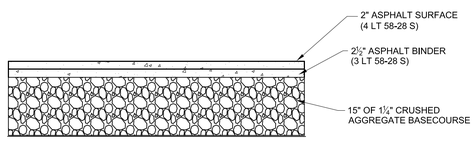
4) ROUND EDGES AT EXPANSION JOINTS TO 3/8" RADIUS.

SIDEWALK

N.T.S.



TYPICAL PAVEMENT SECTION



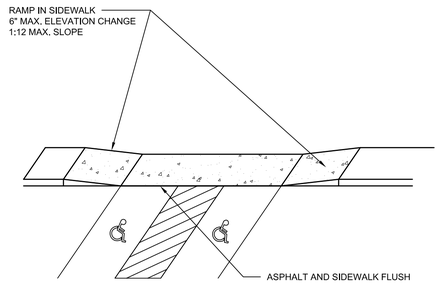
REINFORCED PAVEMENT SECTION

NOTES:

1) ASPHALT PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH WISDOT FDM.

PAVEMENT SECTIONS

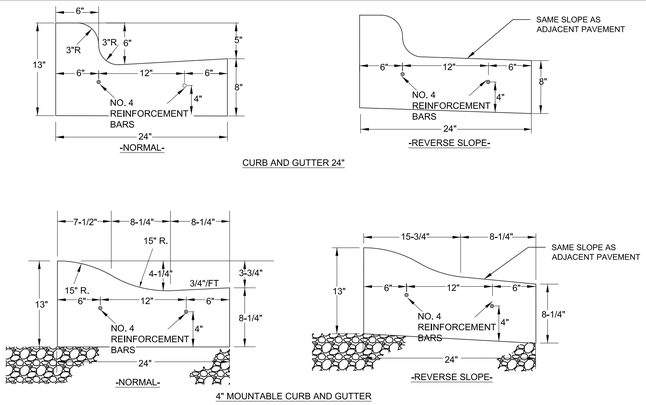
N.T.S.



ADA RAMPING FOR HANDICAP STALLS

HANDICAP SIDEWALK AREA

N.T.S.



CURB AND GUTTER 24"

4" MOUNTABLE CURB AND GUTTER

CONTRACTION JOINTS SHALL BE EVERY 15' MAXIMUM OR DESIGNATED BY ENGINEER IN FIELD.

6"x6" EXPANSION JOINTS (3/4") SHALL BE PLACED CURB HEAD AT END OF RADII.

NO. 4 REINFORCEMENT BARS TO BE 20' LONG WITH A 3/4" EXPANSION TUBE REQUIRED ON ONE END AT EXPANSION JOINTS

NO. 4 REINFORCEMENT BARS TO BE OVERLAPPED A MINIMUM OF 1'.

CONTRACTION JOINTS SHALL BE EVERY 15' MAXIMUM OR DESIGNATED BY ENGINEER IN FIELD.

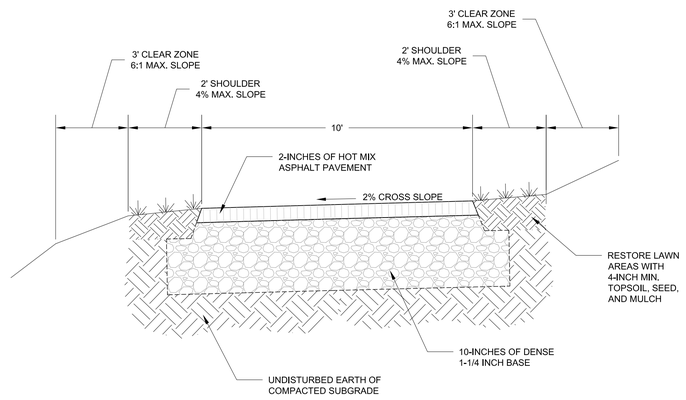
4-1/4"x7-1/2" EXPANSION JOINTS (3/4") SHALL BE PLACED AT CURB HEAD AT END OF RADII.

NO. 4 REINFORCEMENT BARS TO BE 20' LONG WITH A 3/4" EXPANSION TUBE REQUIRED ON ONE END AT EXPANSION JOINTS

NO. 4 REINFORCEMENT BARS TO BE OVERLAPPED A MINIMUM OF 1'.

CURB & GUTTER DETAIL

N.T.S.



ADA MULTI-USE TRAIL

N.T.S.

RESPONSE ACTIONS IN THE EVENT OF A SPILL OR RELEASE
IMMEDIATELY TAKE THE FOLLOWING MEASURES TO KEEP THE SPILL FROM ENTERING SEWER OR STORM DRAINS, SPREADING OFF SITE, OR AFFECTING HUMAN HEALTH.

STOP, CONTAIN, AND CLEAN UP CHEMICAL SPILL IF:
- THE SPILLED CHEMICAL AND ITS HAZARDOUS PROPERTIES HAVE BEEN IDENTIFIED
- THE SPILL IS SMALL AND EASILY CONTAINED
- RESPONDER IS AWARE OF THE CHEMICALS' HAZARDOUS PROPERTIES

IF SPILL OR RELEASE CANNOT BE CONTROLLED OR INJURIES HAVE OCCURRED DUE TO THE RELEASE THE FOLLOWING PROCEDURES SHOULD BE IMPLEMENTED:
- SUMMON HELP OR ALERT OTHERS OF THE RELEASE
- EVACUATE IMMEDIATE AREA, PROVIDE CARE TO INJURED, CALL 911
- IF POTENTIAL FOR FIRE OR EXPLOSION - CALL 911
- RESPOND DEFENSIVELY TO ANY UNCONTROLLED SPILLS
  - USE PROTECTIVE EQUIPMENT
  - ATTEMPT TO STOP SOURCE OF RELEASE (IF SAFE TO DO SO)
  - PROTECT DRAINS BY USE OF ABSORBENT, BOOMS OR DRAIN COVERS (IF SAFE TO DO SO)
- NOTIFY ONSITE EMERGENCY CONTACT(S)
- COORDINATE RESPONSE ACTIVITIES WITH LOCAL EMERGENCY PERSONNEL
- BE PREPARED TO PROVIDE MSDS INFORMATION TO EMERGENCY PERSONNEL
- NOTIFY APPROPRIATE AGENCY IF RELEASE HAS ENTERED THE ENVIRONMENT.

SPILL PREVENTION AND EMERGENCY RESPONSE PLAN:
EMERGENCY CONTACTS
RICK BERKEN
(920) 969-7393

EMERGENCY RESPONSE CONTACTS
FIRE/PARAMEDICS/POLICE 911
FIRE NON-EMERGENCY LINE (920) 339-8070
COUNTY HEALTH DEPARTMENT(920) 448-6400
DNR SPILL HOTLINE 1-800-943-0003

LOCAL EMERGENCY MEDICAL FACILITY
ST. MARY'S HOSPITAL
1726 SHAWANO AVE
GREEN BAY, WI 54303
(920) 498-4200

SPILL PREVENTION
HAZARDOUS SUBSTANCE MANAGEMENT:
ALL HAZARDOUS SUBSTANCES, INCLUDING CHEMICAL WASTES, ARE TO BE MANAGED IN A WAY THAT PREVENTS RELEASE.

DESIGNED BY
TAW

DATA FILE
P-10119.txt

DATE
11-04-19

Number	Date	Comments
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Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

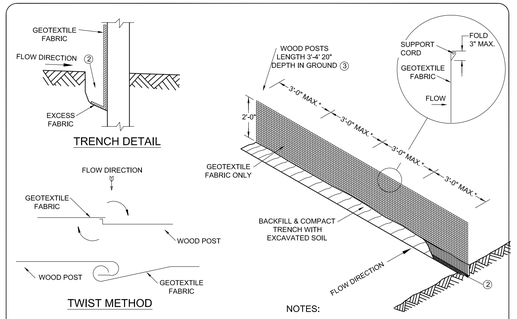
SITE DETAILS
COMMERCIAL HORIZONS
MULTI-TENANT FACILITY

File: P-10119Eng 102919.dwg

PROJECT NO.
P-10119

SHEET NO.
C7.0

DRAWING NO.
S-3166

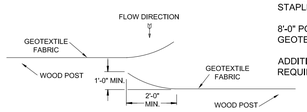


NOTES:

ATTACH THE FABRIC TO THE POSTS WITH WIRE STAPLES OR WOODEN LATH AND NAILS.

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

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



HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE ⑤

GENERAL NOTES:

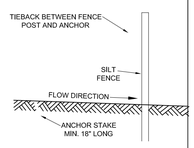
1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

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

3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1„" X 1„" OF OAK OR HICKORY.

4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.



SILT FENCE TIE BACK

(WHEN ADDITIONAL SUPPORT REQUIRED)

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6

SILT FENCE

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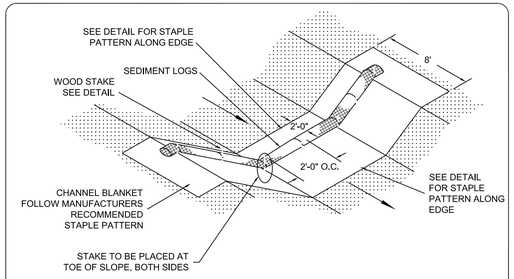
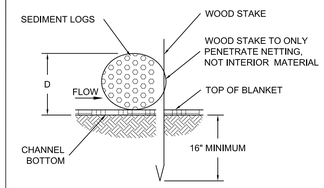
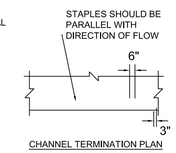




STAKE DETAIL



CHANNEL TERMINATION PLAN

[DISTANCE BETWEEN CHANNEL BOTTOM AND TOP OF INSTALLED CURLEX SEDIMENT LOGS (D)(ft)] / [CHANNEL GRADIENT (%)] X 100 = SEDIMENT LOGS SPACING (ft)

RECOMMENDED PLACEMENT INTERVAL BETWEEN SEDIMENT LOGS
VERIFY WITH MANUFACTURER

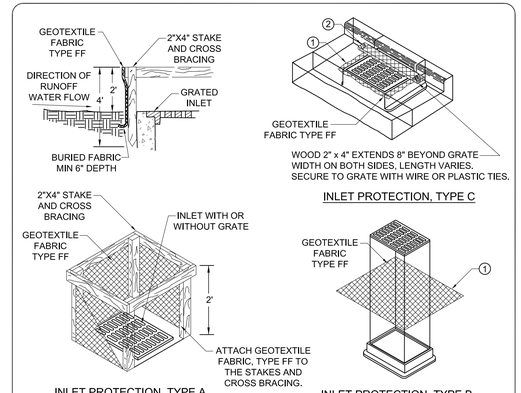
NOTES:

1 1/8 " X 1 1/8" X 30" WOODEN STAKES ARE RECOMMENDED FOR 6", 9", AND 12" SEDIMENT LOGS.

1 1/8 " X 1 1/8" X 48" WOODEN STAKES ARE RECOMMENDED 20" SEDIMENT LOGS

SEDIMENT LOG DITCH CHECK

N.T.S.



INLET PROTECTION, TYPE C

INLET PROTECTION, TYPE A

INLET PROTECTION, TYPE B

(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)

GENERAL NOTES

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

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

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

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

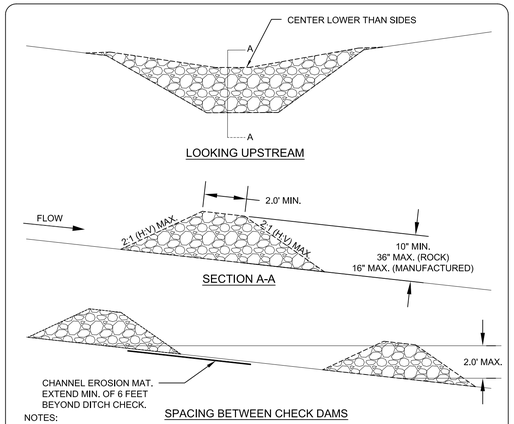
INSTALLATION NOTES TYPE B & C

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

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

INLET PROTECTION TYPES A, B, & C

N.T.S.



NOTES:

1. DITCH CHECKS SHALL BE INSTALLED A MINIMUM OF 10" IN HEIGHT. THE MAXIMUM HEIGHT OF A ROCK DITCH CHECK SHALL BE 36" AND THE MAXIMUM HEIGHT OF ANY MANUFACTURED OR BIODEGRADABLE DITCH CHECKS SHALL BE 16".

2. AT LEAST ONE DITCH CHECK SHALL BE INSTALLED PER 2' OF DROP IN THE CHANNEL.

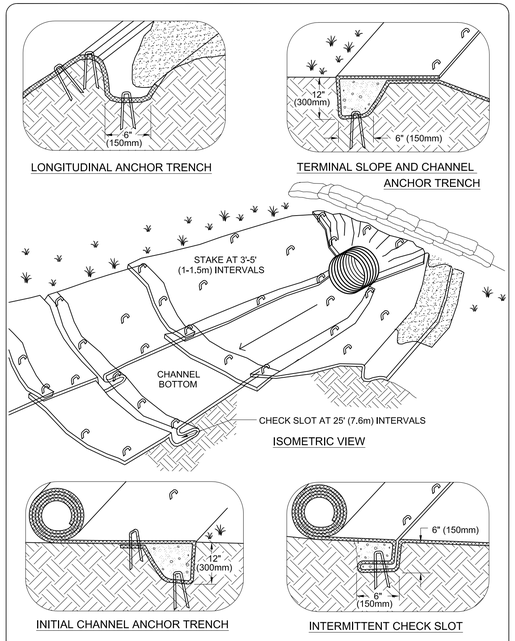
3. CONSTRUCT ROCK DITCH CHECKS WITH WELL-GRADED ANGULAR STONE SUCH AS BREAKER RUN WITH A D50 OF 3" OR GREATER.

4. SILT FENCE OR A SINGLE ROW OF STRAW BALES SHALL NOT BE USED IN PLACE OF DITCH CHECKS.

5. KEY STONE INTO CHANNEL BANKS AND EXTEND DITCH CHECK BEYOND ABUTMENTS A MINIMUM OF 18".

ROCK CHECK DAM

N.T.S.



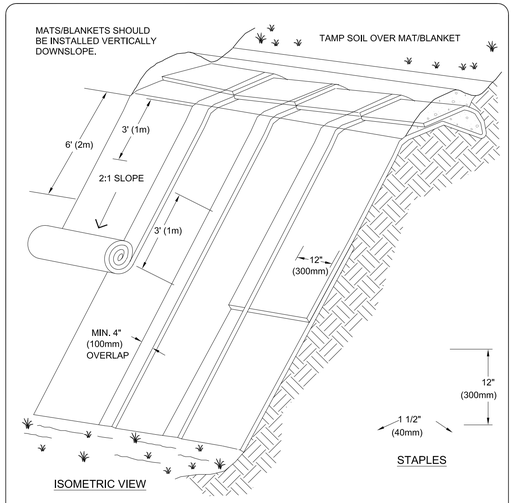
NOTES:

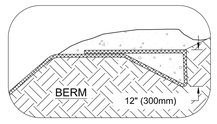
1. CHECK SLOTS TO BE CONSTRUCTED PER MANUFACTURERS SPECIFICATIONS.

2. STAKING OR STAPLING LAYOUT PER MANUFACTURERS SPECIFICATIONS.

EROSION CONTROL MAT FOR CHANNEL INSTALLATION

N.T.S.





TYPICAL SLOPE SOIL STABLIZATION

NOTES:

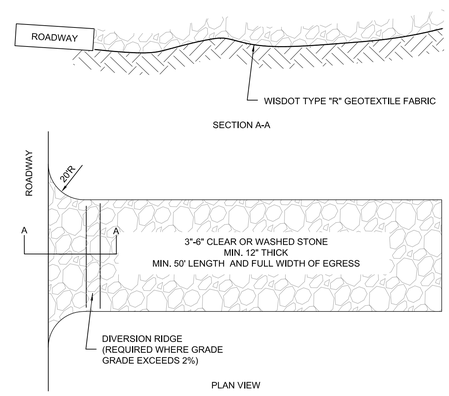
1. SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS AND GRASS. MATS/ BLANKETS SHALL HAVE GOOD SOIL CONTACT.

2. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.

3. LAY BLANKETS LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

EROSION CONTROL MAT FOR SLOPE INSTALLATION

N.T.S.



NOTES:

1. SURFACE WATER MUST BE DIVERTED AROUND OR UNDER THE TRACKING PAD, TO DIVERT SURFACE WATER UNDER THE TRACKING PAD, INSTALL CULVERT WITH A MINIMUM 18" COVER.

2. ROCKS LODGED IN TIRES MUST BE REMOVED PRIOR TO LEAVING THE SITE.

3. TRACKING PADS SHALL BE INSTALLED AND MAINTAINED AT ALL EGRESS POINTS FROM THE SITE.

4. SEDIMENT TRACKED ONTO A ROAD SHALL BE REMOVED BY THE END OF THE WORKING DAY. IF THE TRACKED SEDIMENT PRESENTS A HAZARD IT SHALL BE REMOVED IMMEDIATELY.

5. TRACKING PADS SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE. A MINIMUM 12" PAD SHALL BE MAINTAINED.

STONE TRACKING PAD

N.T.S.

DESIGNED BY TAW

DATA FILE P-10119.txt

DATE 11-04-19

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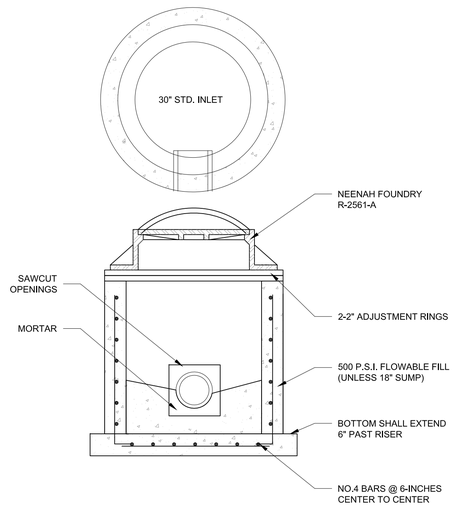
Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

EROSION CONTROL DETAILS
COMMERCIAL HORIZONS
MULTI-TENANT FACILITY

PROJECT NO. P-10119

SHEET NO. C7.1

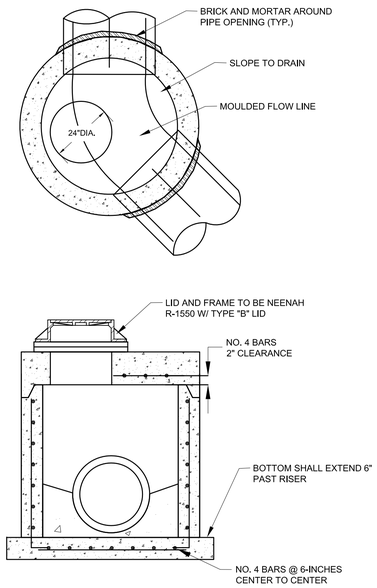
DRAWING NO. S-3166



NOTES:
1) INLETS SHALL MEET ASTM C-478 STANDARD FOR REINFORCED CONCRETE INLETS.
2) CATCH BASIN BARREL TO MEET ASTM C-76-3 STANDARD SPECIFICATION FOR REINFORCED CONCRETE CULVERT, STORM DRAIN, AND SEWER PIPE.

STANDARD CATCH BASIN

N.T.S.



NOTE:

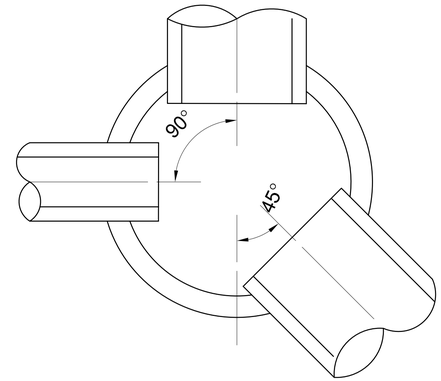
1.) STANDARD REINFORCED CONCRETE MANHOLES SHALL MEET ASTM C-478

2.) STEPS SHALL BE 12-INCHES WIDE AND PROJECT FROM THE WALL BETWEEN 5-INCHES AND 7-INCHES.

3.) PRECAST STRUCTURES BY AMERICAN CONCRETE PIPE OR EQUAL.

STORM MANHOLE

N.T.S.



	4 FT. MANHOLE 5" WALL	5 FT. MANHOLE 6" WALL	6 FT. MANHOLE 7" WALL	8 FT. MANHOLE 9" WALL
MAX. PIPE O.D. STRAIGHT THRU TO 45° DEFLECTION	18"	30"	42"	54"
MAX PIPE O.D. 90° DEFLECTION	18"	27"	30"	42"

NOTES:

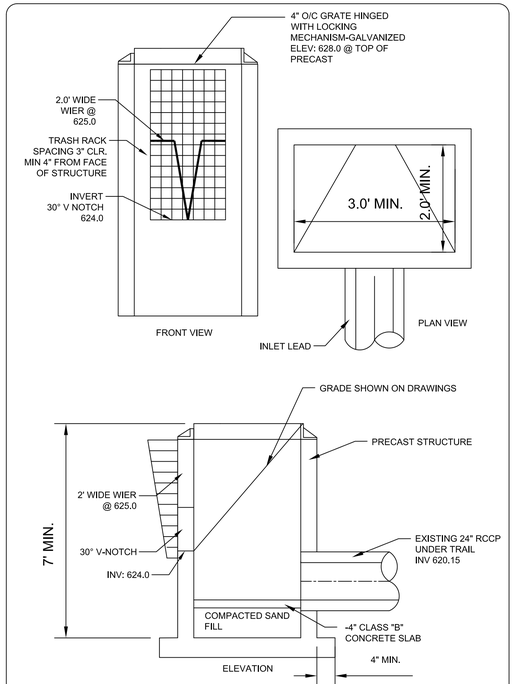
1) MINIMUM DISTANCE BETWEEN HOLES IS EQUAL TO 1/2 PIPE O.D. USE 1/2 O.D. OF SMALLER PIPE WHEN ADJACENT PIPES ARE DIFFERENT SIZES.

2) MAXIMUM PIPE O.D. IS EQUAL TO 0.707 X I.D. OF MANHOLE.

3) PIPE SIZES IN THE ABOVE TABLE ARE BASED ON REINFORCED CONCRETE PIPE.

PRECAST MANHOLE SIZING

N.T.S.

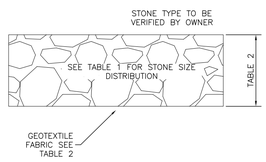


POND OUTLET STRUCTURE

N.T.S.

TABLE 1				
AVERAGE DIMENSION RANGES FOR EACH RIPRAP GRADE				FRACTION OF GROSS IN-PLACE RIPRAP VOLUME OCCUPIED BY STONES
LIGHT RIPRAP (INCHES)	MEDIUM RIPRAP (INCHES)	HEAVY RIPRAP (INCHES)	EXTRA-HEAVY RIPRAP (INCHES)	
>16	>20	>25	>30	0%
11-13	14-16	18-20	22-25	10%-14%
9-11	11-14	14-18	18-22	15%-21%
4-6	5-11	6.5-14	8-18	20%-28%
<4	<5	<6.5	<8	5%-7%
<1	<1	<1	<1	2% OR LESS

TABLE 2		
RIPRAP	MINIMUM THICKNESS (INCHES)	GEOTEXTILE FABRIC
LIGHT	12	TYPE R
MEDIUM	18	TYPE HR
HEAVY	24	TYPE HR
EXTRA HEAVY	30	TYPE HR



RIPRAP DETAIL
NTS

CLAY LINER SPECIFICATIONS (TYP.)

NOTE: THE ANTICIPATED SOILS IN THE POND AREA ARE SILTY CLAY LOAM, SILTY CLAY, AND CLAY, A CLAY LINER IS NOT ANTICIPATED BUT IF UNEXPECTED, PERVIOUS SOILS ARE ENCOUNTERED; THE FOLLOWING CLAY LINER DETAIL SHALL BE USED.

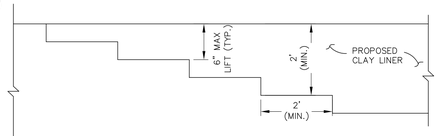
LINER THICKNESS = 2 FEET
IN PLACE HYDRAULIC CONDUCTIVITY = 1 X 10-7 CM/SEC OR LESS
MINIMUM OF 50% BY WEIGHT WHICH PASSES THE 200 SIEVE
AVERAGE LIQUID LIMIT OF 25 OR GREATER, NONE LESS THAN 20
AVERAGE PLASTICITY INDEX OF 12 OR GREATER, NONE LESS THAN 10

ALL CLAY LAYERS IN THE LINER TO BE CONSTRUCTED IN LIFT HEIGHTS NO GREATER THAN 6 INCHES AFTER COMPACTION USING FOOTED COMPACTION EQUIPMENT HAVING FEET AT LEAST AS LONG AS THE LOOSE LIFT HEIGHT. CLAY IS TO BE DISKED OR OTHERWISE MECHANICALLY PROCESSED BEFORE COMPACTION TO BREAK UP CLODS AND ALLOW FOR MOISTURE ADJUSTMENT. CLOD SIZE TO BE NO GREATER THAN 4 INCHES.

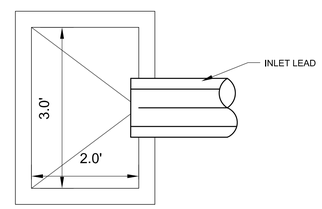
A SUFFICIENT NUMBER OF PASSES OF THE COMPACTION EQUIPMENT IS TO BE MADE OVER EACH LIFT OF CLAY TO ENSURE COMPLETE REMOLDING OF THE CLAY.

ALL CLAY IS TO BE COMPACTED TO 90% MODIFIED OR 95% STANDARD PROCTOR DENSITY AT A MOISTURE CONTENT OF AT LEAST 2% WET OF OPTIMUM IF USING THE MODIFIED PROCTOR METHOD AND WET OF OPTIMUM IF USING THE STANDARD PROCTOR METHOD. BASED ON THE CHARACTERISTICS OF THE APPROPRIATE PROCTOR CURVE FOR THE CLAY BEING PLACED THE CLAY LINER IS TO BE KEYED TOGETHER TO FORM A CONTINUOUS CLAY SEAL, SEE DETAILS.

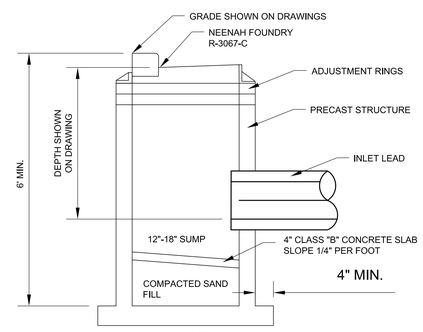
CLAY LINER SHALL BE PLACED OVER NATIVE SOILS THAT DO NOT SATISFY THE CLAY LINER SPECIFICATIONS. A GEOTECHNICAL ENGINEER SHALL DETERMINE WHICH SOILS DO NOT SATISFY THE CLAY LINER SPECIFICATIONS. THE GEOTECHNICAL ENGINEER SHALL INSPECT SOILS WITHIN THE PERMANENT POOL AND UP TO THE POND'S 2-YEAR, 24-HOUR WATER SURFACE ELEVATION OF 600.85. UPON COMPLETION OF THE LINER, A GEOTECHNICAL ENGINEER REGISTERED IN WISCONSIN SHALL PROVIDE AN AFFIDAVIT INDICATING IF THE CLAY LINER SATISFIES THESE SPECIFICATIONS.



CLAY LINER DETAIL



PLAN VIEW



ELEVATION

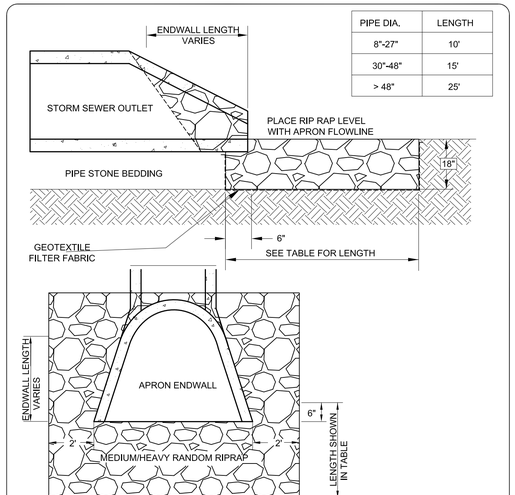
NOTES:

1) COMPACTED 3/4" CRUSHED AGGREGATE REQUIRED AROUND INLET ON ROAD SIDE AND UNDER CURB AND GUTTER SECTION.

TYPE "A" INLET

N.T.S.

PIPE DIA.	LENGTH
8"-27"	10'
30"-48"	15'
> 48"	25'



NOTES:

1) ENDWALLS 36" AND GREATER SHALL HAVE JOINT TIES TO PIPE SECTIONS.

2) TWIN APRON INSTALLATIONS SHALL BE GOVERNED BY THE SIZE OF THE LARGER PIPE.

3) TRASH GRATES REQUIRED ON ALL ENDWALLS 18" AND GREATER.

4) RIPRAP SHALL BE MEDIUM OR HEAVY RIPRAP AS DEFINED IN SECTION 606 OF THE WISCONSIN DOT STANDARD SPECIFICATIONS.

5) USE HEAVY RIPRAP FOR ENDWALLS 30" AND GREATER.

RIPRAP APRON

N.T.S.

DESIGNED BY
TAW

DATA FILE
P-10119.txt

DATE
11-04-19

Number	Date	Comments
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-	-	-
-	-	-
-	-	-
-	-	-

File:P-10119Eng 102919.dwg

Mau & Associates
LAND SURVEYING & PLANNING
CIVIL & WATER RESOURCE ENGINEERING
Phone: 920-434-9670 Fax: 920-434-9672

POND & UTILITY DETAILS

COMMERCIAL HORIZONS
MULTI-TENANT FACILITY

PROJECT NO.
P-10119

SHEET NO.
C7.2

DRAWING NO.
S-3166

PLANT SCHEDULE

TREES	COMMON NAME	QTY
AC-MBS	State Street Maple	32
AC-SCPF	Fall Fiesta Sugar Maple	6
AC-FCSN	Pacific Sunset Maple	24
AC-FREE	Armstrong Freeman Maple	4
AC-AUTF	Autumn Fantasy Maple	34
AM-GRAB	Autumn Brilliance Serviceberry	12
CR-CGN	Thornless Cockspur Hawthorn	16
MA-REDJ	Red Jewel Crabapple	4
MA-REJO	Rejuvenation Crabapple	22
PL-LOND	Exclamation London Plane Tree	2
PY-CAAB	Autumn Blaze Pear	11
QU-BICO	Swamp White Oak	3
QU-ROXM	Heritage Oak	6
SY-SOSE	Scent & Sensibility Dwarf Lilac Tree	7
UL-NEW	New Horizon Elm	27

EVERGREEN TREES	COMMON NAME	QTY
PC-NOR	Norway Spruce	4
PG-BLCK	Black Hills Spruce	11
PG-SERB	Serbian Spruce	6

SHRUBS	COMMON NAME	QTY
BU-GRVT	Green Velvet Boxwood	15
EU-COMP	Compact Burning Bush	9
HY-BOBO	Bobo Hydrangea	286
HY-STRW	Strawberry Sundae Hydrangea	19
RH-PINE	Pine Line Buckthorn	28
RO-CAMP	Campfire Rose	89
RO-RDFT	Red Drift Rose	7
SP-BTOR	Tor Birchleaf Spirea	162
SP-MGC	Magic Carpet Spirea	189
SY-MISKM	Miss Kim Lilac	19
WE-SHNG	Shining Sensation Weigela	28
WE-SONG	Sonic Bloom Weigela - Red	6

EVERGREEN SHRUBS	COMMON NAME	QTY
JN-SAVN	Savin Juniper	86
PG-GLBG	Globe Blue Spruce	4

GRASSES	COMMON NAME	QTY
CMG-KRL	Karl Foerester Grass	96
CMG-OVR	Overdam Feather Reed Grass	288
SPO-TRA	Tara Prairie Dropseed	506

PERENNIALS	COMMON NAME	QTY
AST-PUR	Purple Dome Aster	77
DIA-PIK	Firewitch Dianthus	42
HEM-ORO	Stella de Oro Daylily	176
NEP-WAL	Walkers Low Catmint	183
RUD-LSO	Little Goldstar Black Eyed Susan	343
SAL-MAY	May Night Sage	189
SED-JOY	Autumn Joy Sedum	228

Schmalz
Custom Landscaping and Garden Center

LANDSCAPE ARCHITECTURE
DEVELOPMENT
CONSTRUCTION

AWARD WINNING DESIGN AND INSTALLATION

W2484 CTY RD KK
APPLETON, WI 54915-9464
PHONE 920-733-8223
FAX 920-733-3262
WWW.SCHMALZLANDSCAPING.COM

CHI Office Building
De Pere, WI

DATE: 10/2010
REVISED:
PHONE NO.:
EMAIL:
SCALE: 1" = 40'- 0"
DRAWN BY: DCV
SHEET TITLE
Landscape Plan
SHEET NO. L-1
JOB # FILE NO.

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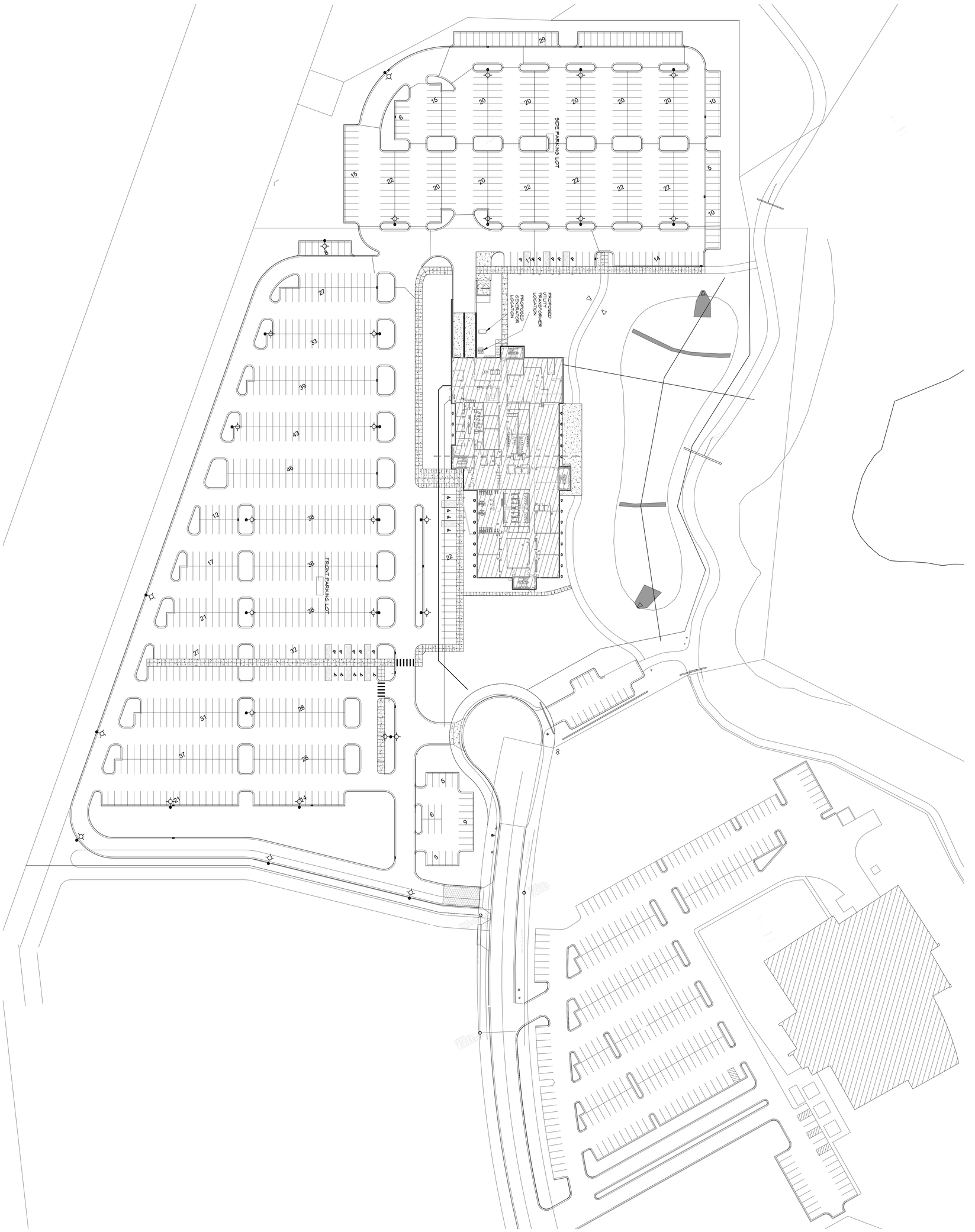

ELECTRICAL SITE PLAN

SCALE: 1" = 50'-0"

CITY SUBMITTAL - NOT FOR CONSTRUCTION

PROJECT NO. 19085	DRAWING NO. ES1.0	TITLE: ELECTRICAL SITE PLAN	Performa ARCHITECTS + ENGINEERS 124 N. BROADWAY, P.O. BOX 5156 DE PERE, WISCONSIN 54115 PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com
REV.	SCALE 1" = 50'-0"	DATE 10/24/19	COMMERCIAL HORizons INC.
		DRAWN AJH / CHKD TJM	

MULTI-TENANT BUILDING FOR:
COMMERCIAL HORIZONS
INNOVATION COURT, DEPERE, WISCONSIN

NO.	DESCRIPTION	DATE

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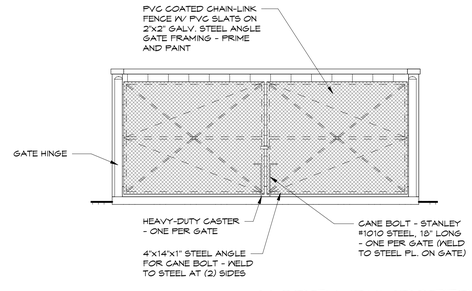
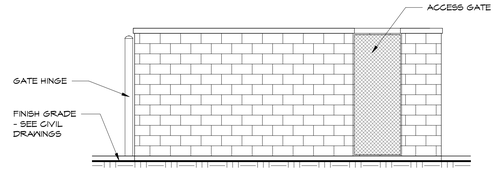


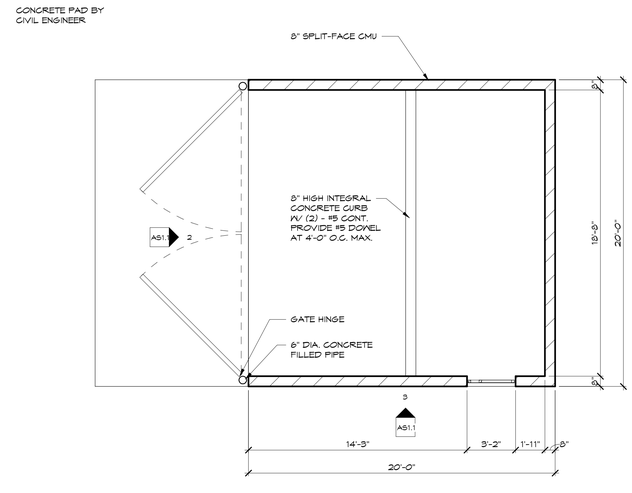
NORTH DUMPSTER ELEVATION

SCALE: 1/4" = 1'-0"



WEST DUMPSTER ELEVATION

SCALE: 1/4" = 1'-0"



DUMPSTER ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

MULTI-TENANT FACILITY FOR:
COMMERCIAL HORIZONS
INNOVATION COURT, DEPERE, WISCONSIN

COMMERCIAL HORIZONS INC.

Performa ARCHITECTS + ENGINEERS
124 N. BROADWAY, P.O. BOX 5154
GREEN BAY, WISCONSIN 54307-5154
PHONE: 920.336.9929 FAX: 920.336.2899 www.performainc.com

TITLE: ARCHITECTURAL SITE PLAN

DRAWN	CHK'D
Author	Checker

DATE: MM/DD/YY

SCALE: 1/4" = 1'-0"

DRAWING NO.: AS1.1

PROJECT NO.: 19065

REV.:

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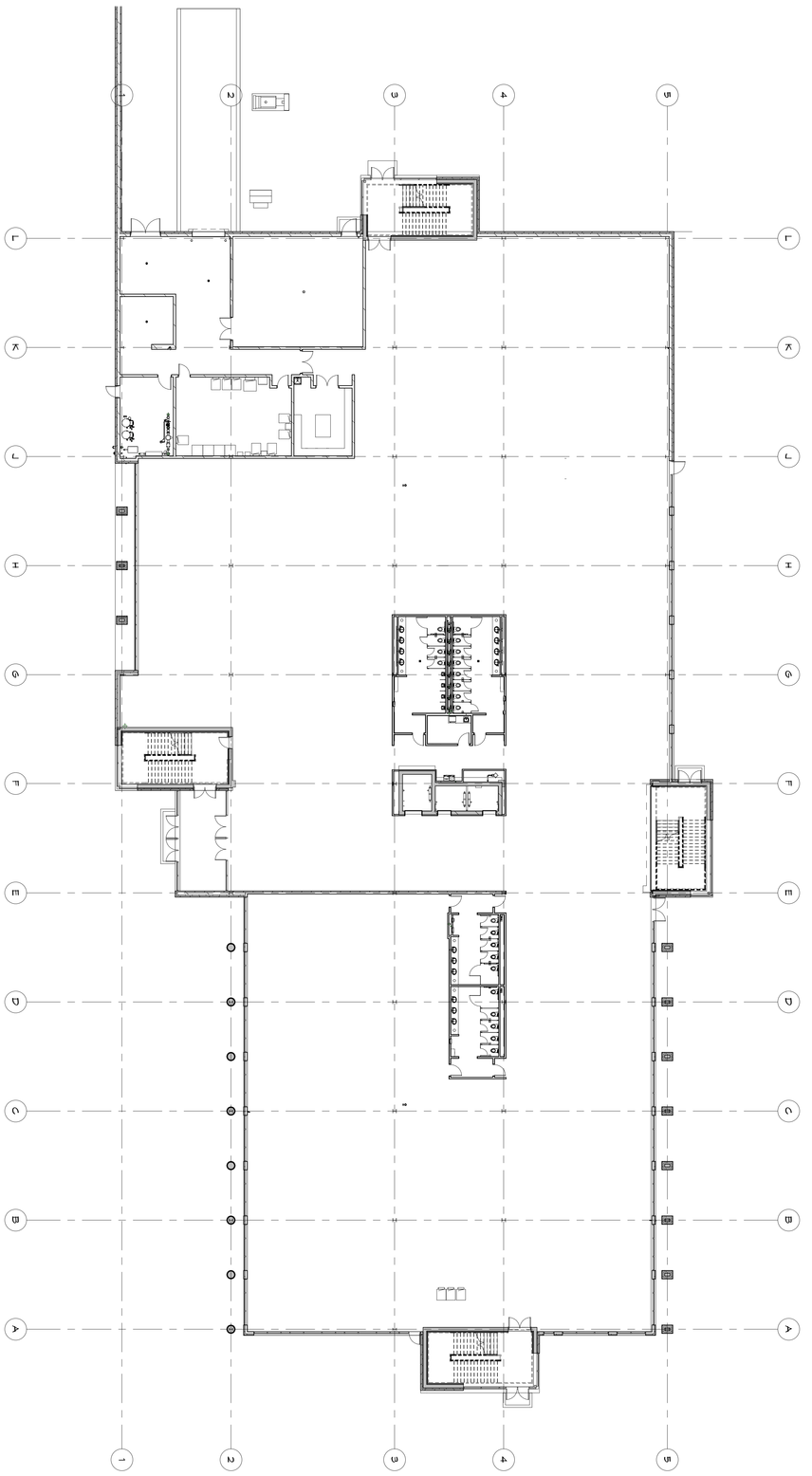

COMPOSITE FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT NO. 1608	REV.	TITLE: COMPOSITE FIRST FLOOR PLAN	Performa ARCHITECTS + ENGINEERS 124 N. BROADWAY, P.O. BOX 5156 DE PERE, WISCONSIN 54115 PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com
DRAWING NO. A1.1	DRAWN: Author	COMMERCIAL HORIZONS INC.	MULTI-TENANT FACILITY FOR: COMMERCIAL HORIZONS INNOVATION COURT, DEPERE, WISCONSIN
SCALE: 1/16" = 1'-0"	CHK'D: Checker		
DATE: MM/DD/YY			

NO.	DESCRIPTION	DATE

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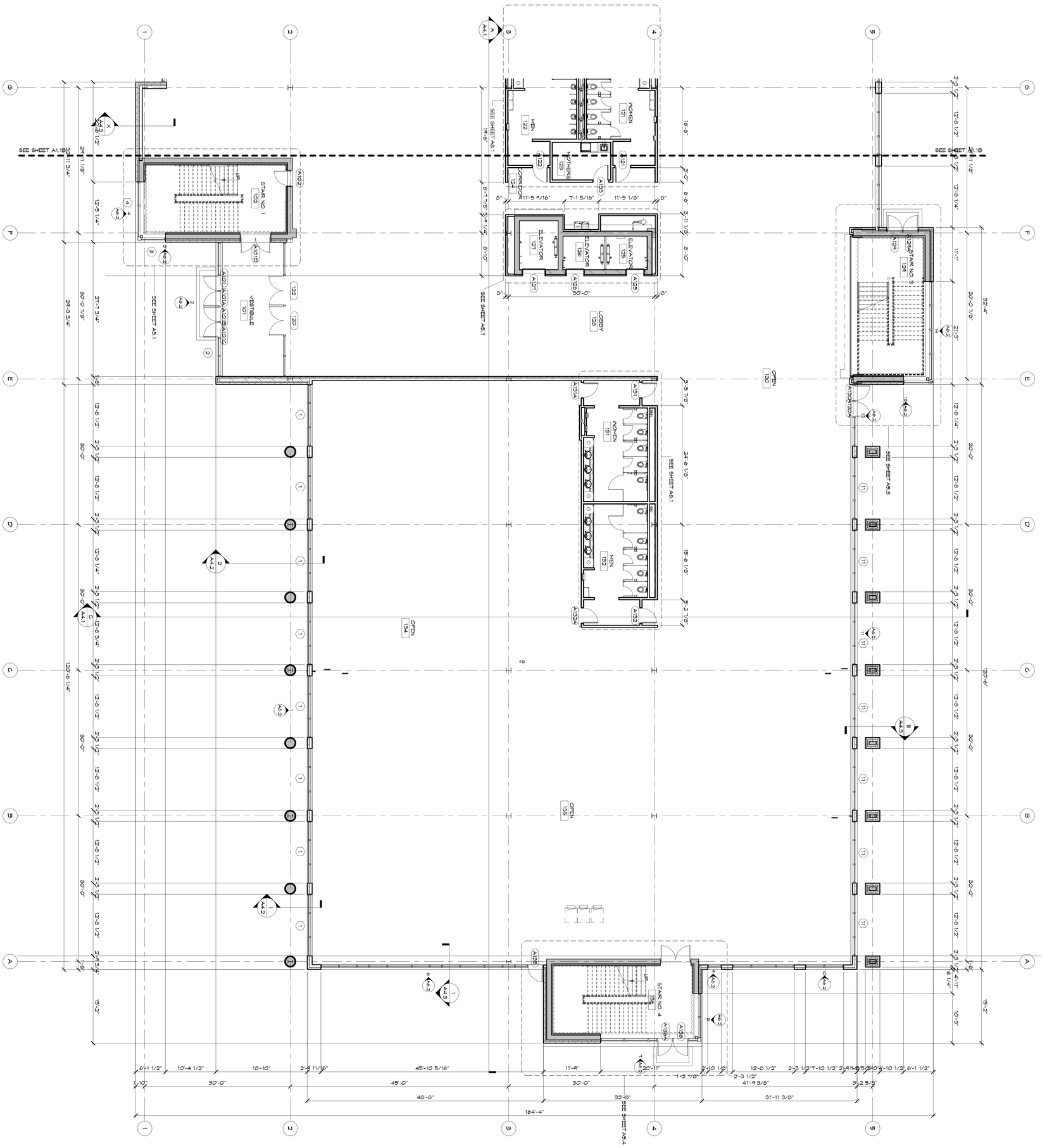


FIRST FLOOR PLAN - AREA 'A'

SCALE: 1/8" = 1'-0"

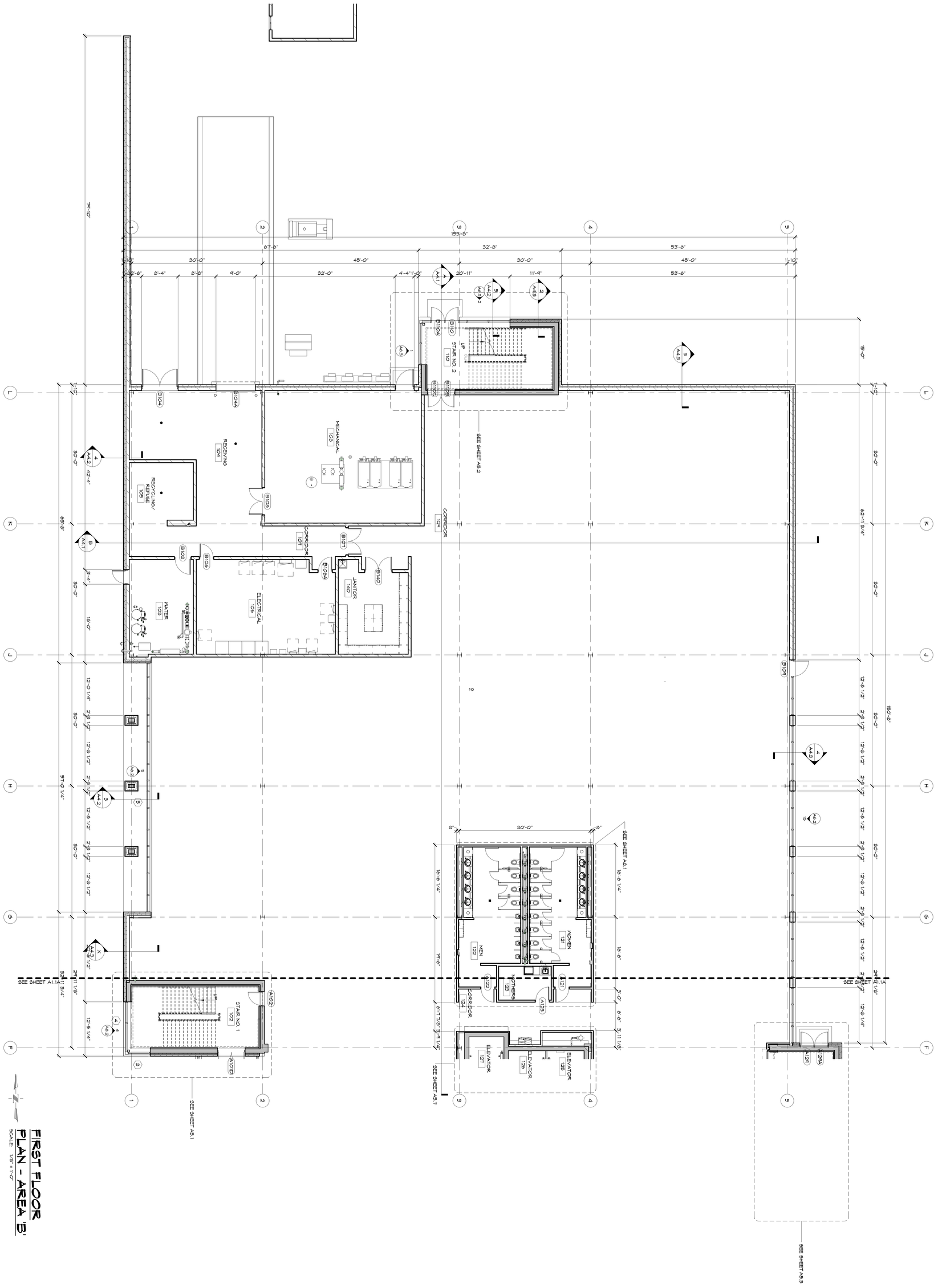
NOT FOR CONSTRUCTION

PROJECT NO. 18085	REV.	TITLE: FIRST FLOOR PLAN - AREA 'A'	Performa ARCHITECTS + ENGINEERS, 124 N. BROADWAY, P.O. BOX 5156, DE PERE, WISCONSIN 54115, PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com
DRAWING NO. A1.1A	SCALE 1/8" = 1'-0"	DATE MM/DD/YY	DRAWN BY Author / CHKD. Checker

COMMERCIAL HORIZONS INC.

MULTI-TENANT FACILITY FOR:
COMMERCIAL HORIZONS
INNOVATION COURT, DEPERE, WISCONSIN

NO.	DESCRIPTION	DATE



FIRST FLOOR PLAN - AREA 'B'

SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

TITLE: FIRST FLOOR PLAN - AREA 'B'	Performa ARCHITECTS + ENGINEERS 1324 N. BROADWAY, P.O. BOX 5156 DE PERE, WISCONSIN 54115 PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com	COMMERCIAL HORIZONS INC.	MULTI-TENANT FACILITY FOR: COMMERCIAL HORIZONS INNOVATION COURT, DEPERE, WISCONSIN	NO.	DESCRIPTION	DATE
DRAWN: AUTHOR / CHKD: CHECKER DATE: MM/DD/YY SCALE: 1/8" = 1'-0" DRAWING NO.: A1.1B PROJECT NO.: 19065 REV.:						

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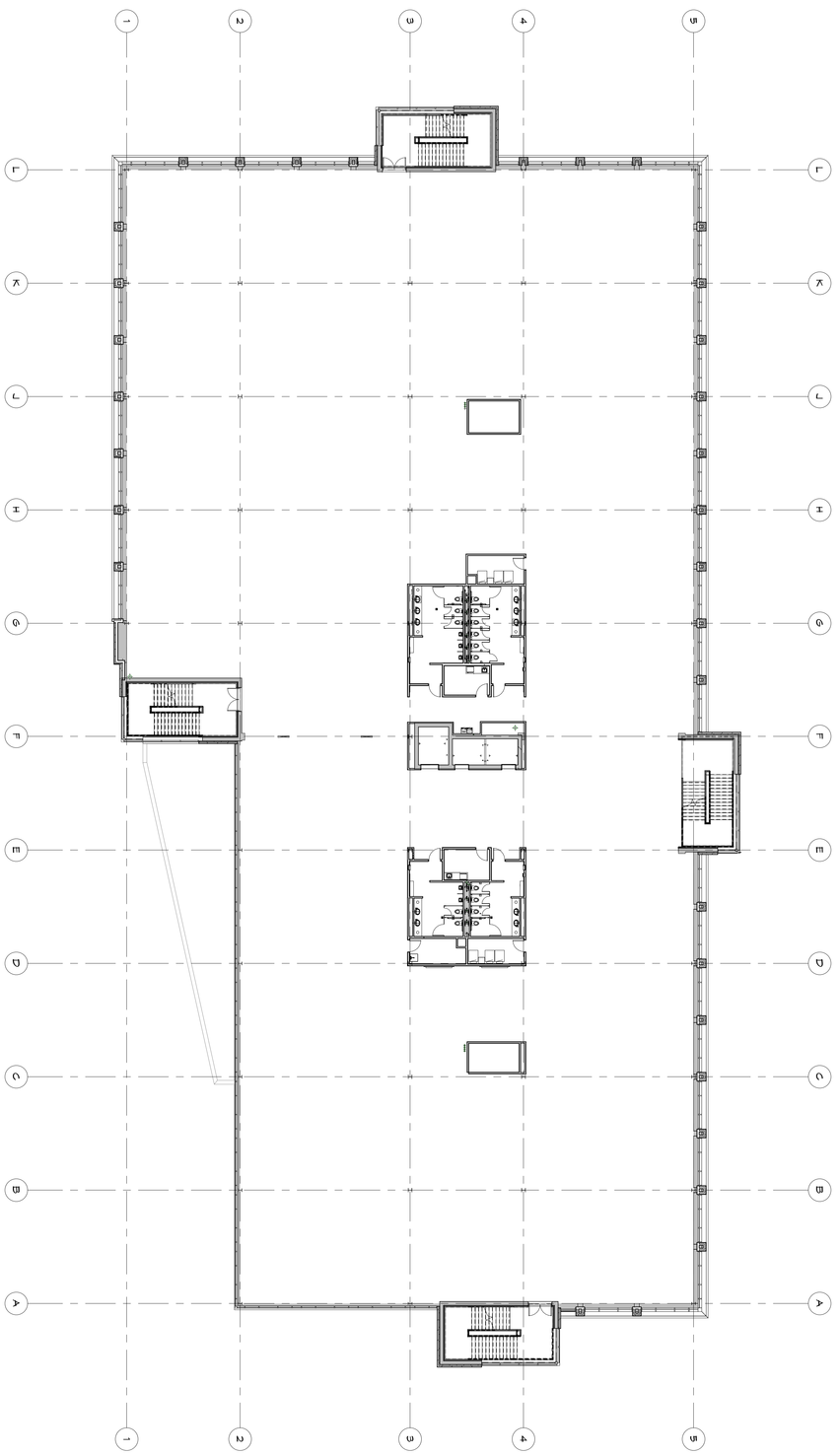

COMPOSITE SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT NO. 19085	TITLE: COMPOSITE SECOND FLOOR PLAN	Performa ARCHITECTS + ENGINEERS 124 N. BROADWAY, P.O. BOX 5156 DE PERE, WISCONSIN 54115 PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com	MULTI-TENANT FACILITY FOR: COMMERCIAL HORIZONS INNOVATION COURT, DEPERE, WISCONSIN
REV.	DRAWN BY: Author / CHKD: Checker	COMMERCIAL HORIZONS INC.	
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NO.	DESCRIPTION	DATE

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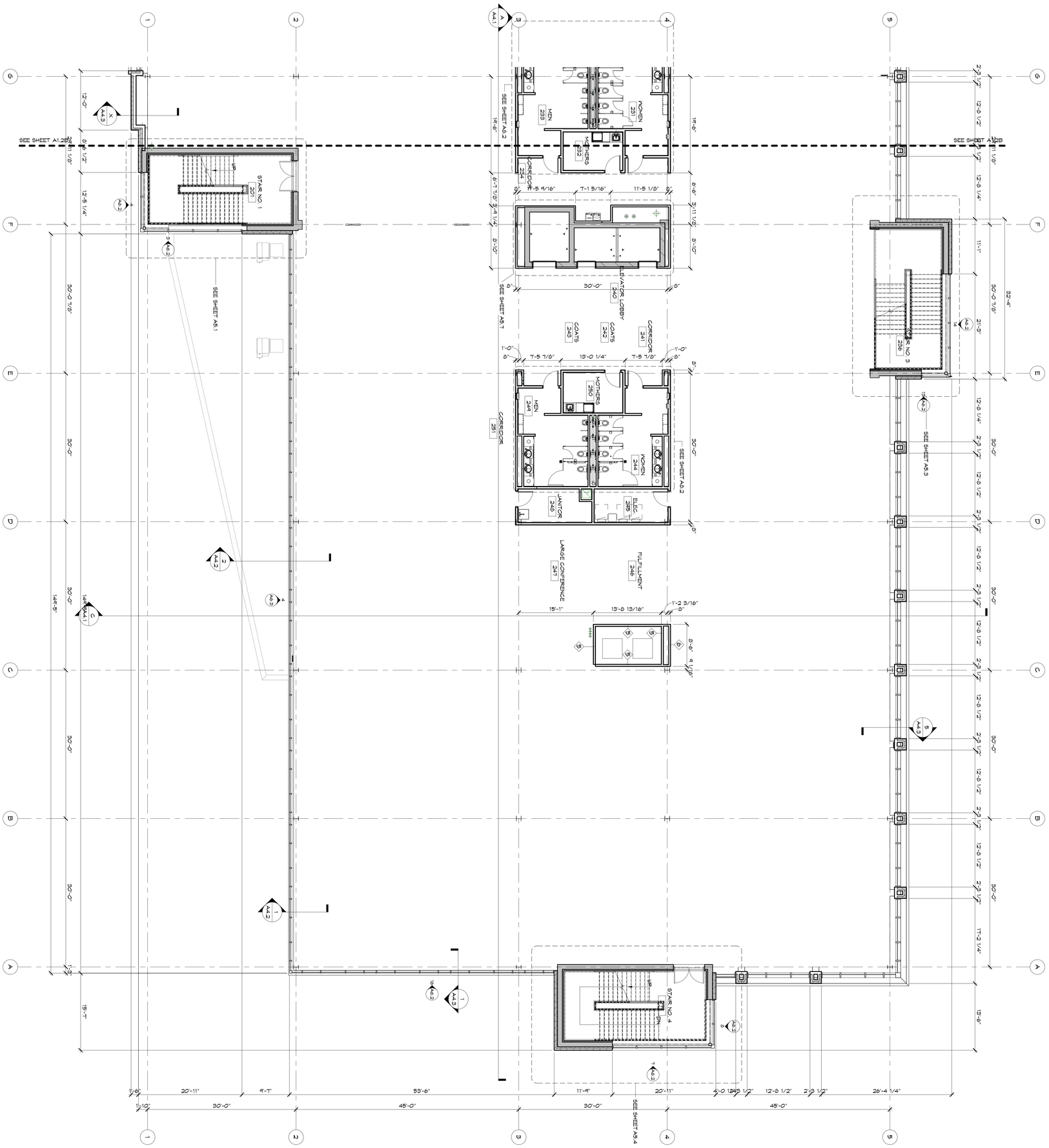
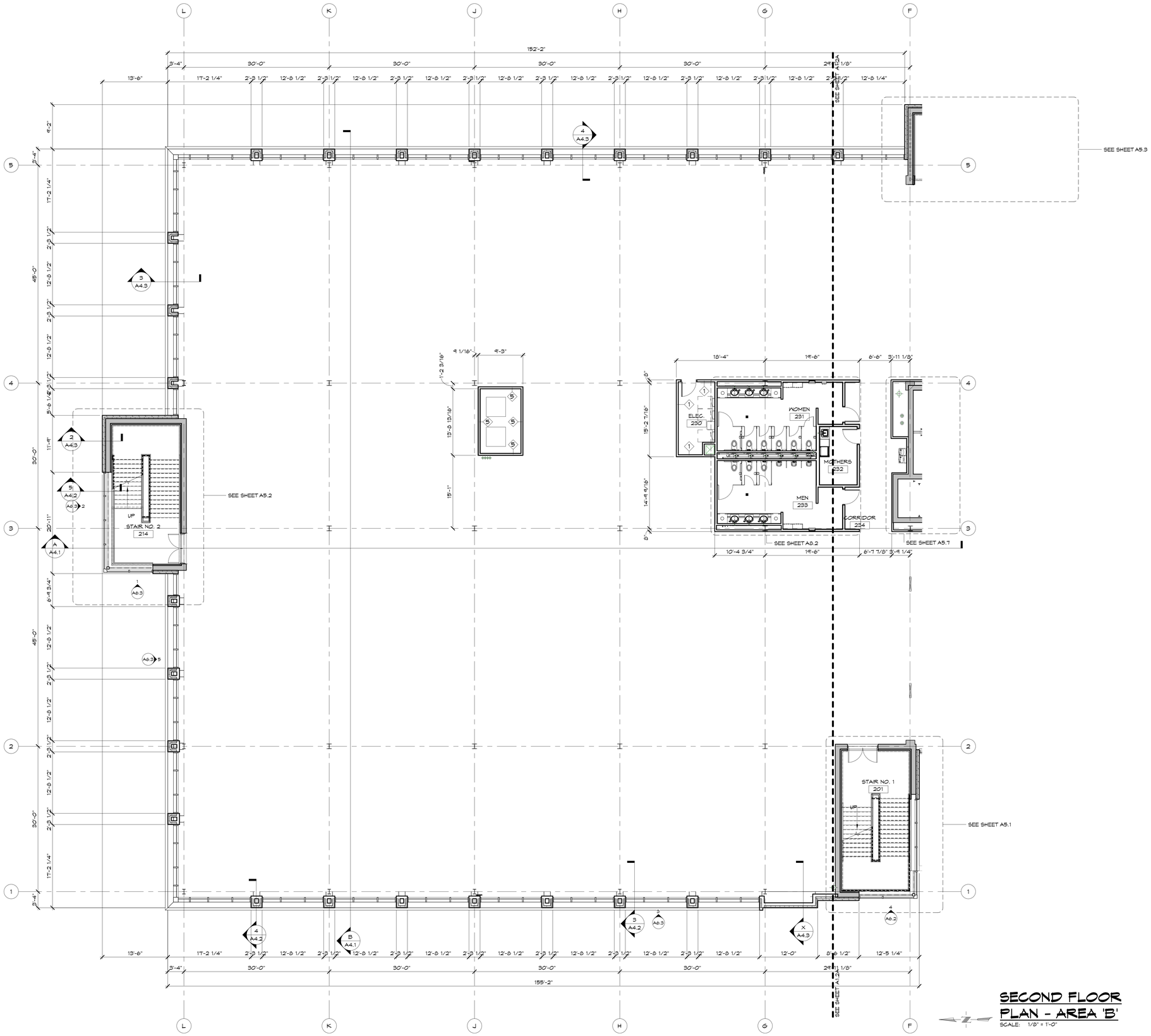


SECOND FLOOR
PLAN - AREA 'A'
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT NO. 18065	DRAWING NO. A1.2A	SCALE 1/8" = 1'-0"	DATE MM/DD/YY	DRAWN BY AUTHOR	CHKD. CHECKER	TITLE SECOND FLOOR PLAN - AREA 'A'	Performa ARCHITECTS + ENGINEERS 124 N. BROADWAY, P.O. BOX 5156 DE PERE, WISCONSIN 54115 PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com	COMMERCIAL HORIZONS INC.	MULTI-TENANT FACILITY FOR: COMMERCIAL HORIZONS INNOVATION COURT, DEPERE, WISCONSIN

NO.	DESCRIPTION	DATE



SECOND FLOOR PLAN - AREA 'B'

SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

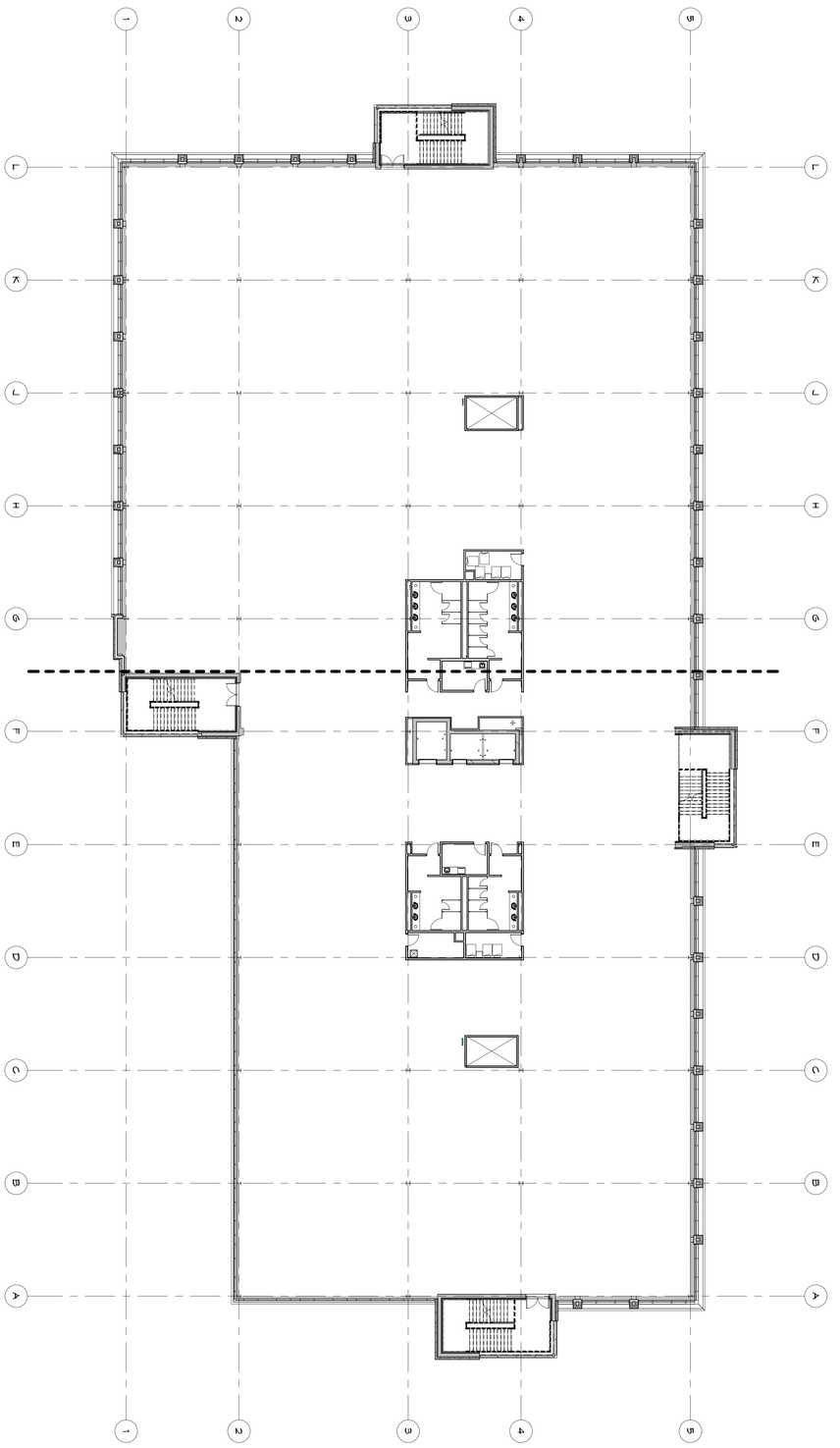
MULTI-TENANT FACILITY FOR:
COMMERCIAL HORIZONS
INNOVATION COURT, DEPERE, WISCONSIN

COMMERCIAL HORIZONS

Performa ARCHITECTS + ENGINEERS
134 N. BROADWAY, P.O. BOX 1154
DE PERE, WISCONSIN 54115
PHONE: 920.336.9929 FAX: 920.336.2899 www.performainc.com

SECOND FLOOR PLAN - AREA 'B'

DRAWN: Author	CHK'D: Checker
DATE: MM/DD/YY	
SCALE: 1/8" = 1'-0"	
DRAWING NO.: A1.2B	
PROJECT NO.: 19065	REV.



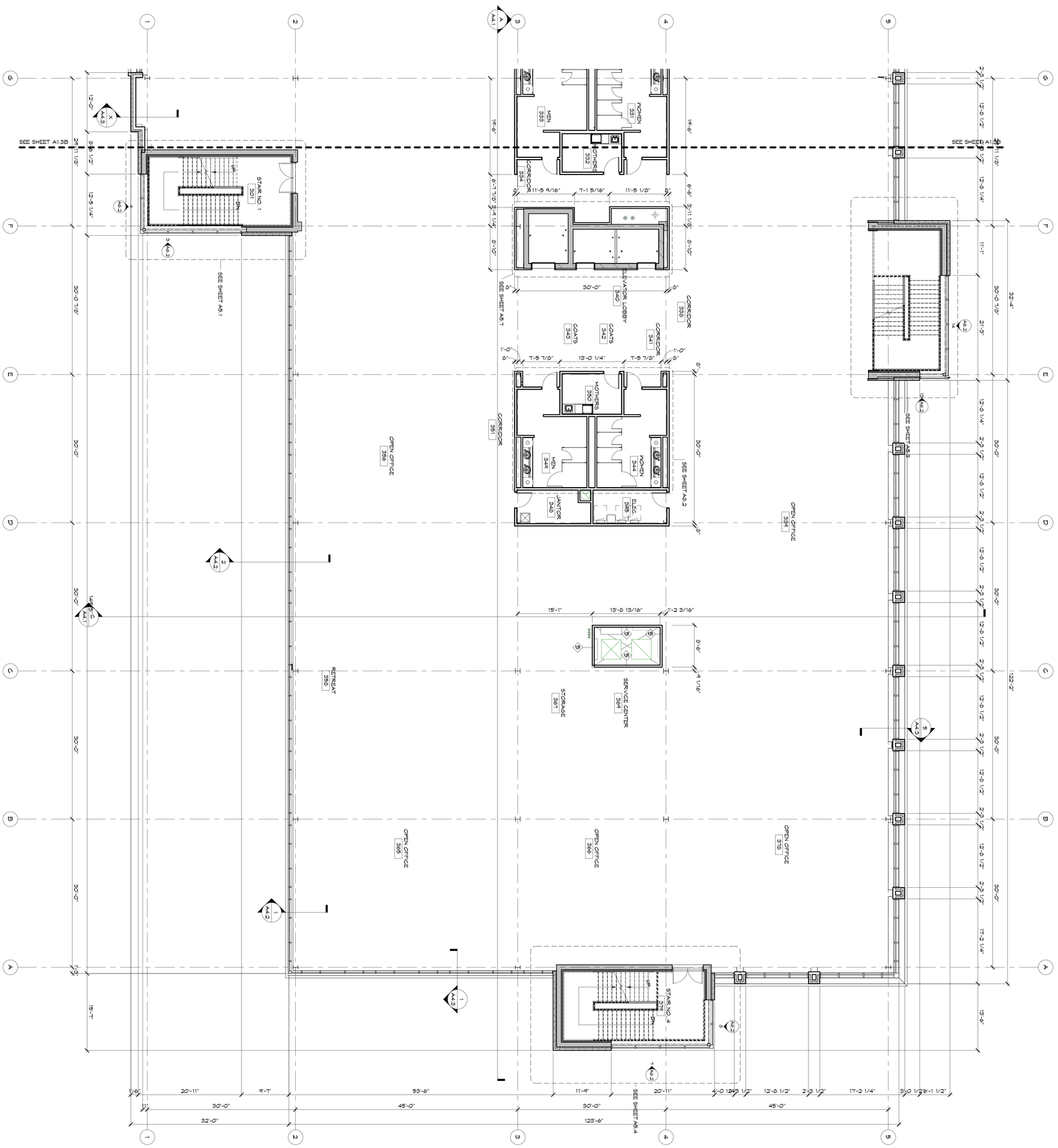
COMPOSITE THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT NO. 19065	REV.	TITLE: COMPOSITE THIRD FLOOR PLAN	Performa ARCHITECTS + ENGINEERS 124 N. BROADWAY, P.O. BOX 5156 DE PERE, WISCONSIN 54115 PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com
DRAWING NO. A1.3	DRAWN BY: Author	CHKD. BY: Checker	COMMERCIAL HORIZONS INC.
DATE: MM/DD/YY	SCALE: 1/16" = 1'-0"		MULTI-TENANT FACILITY FOR: COMMERCIAL HORIZONS INNOVATION COURT, DEPERE, WISCONSIN

NO.	DESCRIPTION	DATE



THIRD FLOOR
PLAN - AREA 'A'
SCALE: 1/8" = 1'-0"

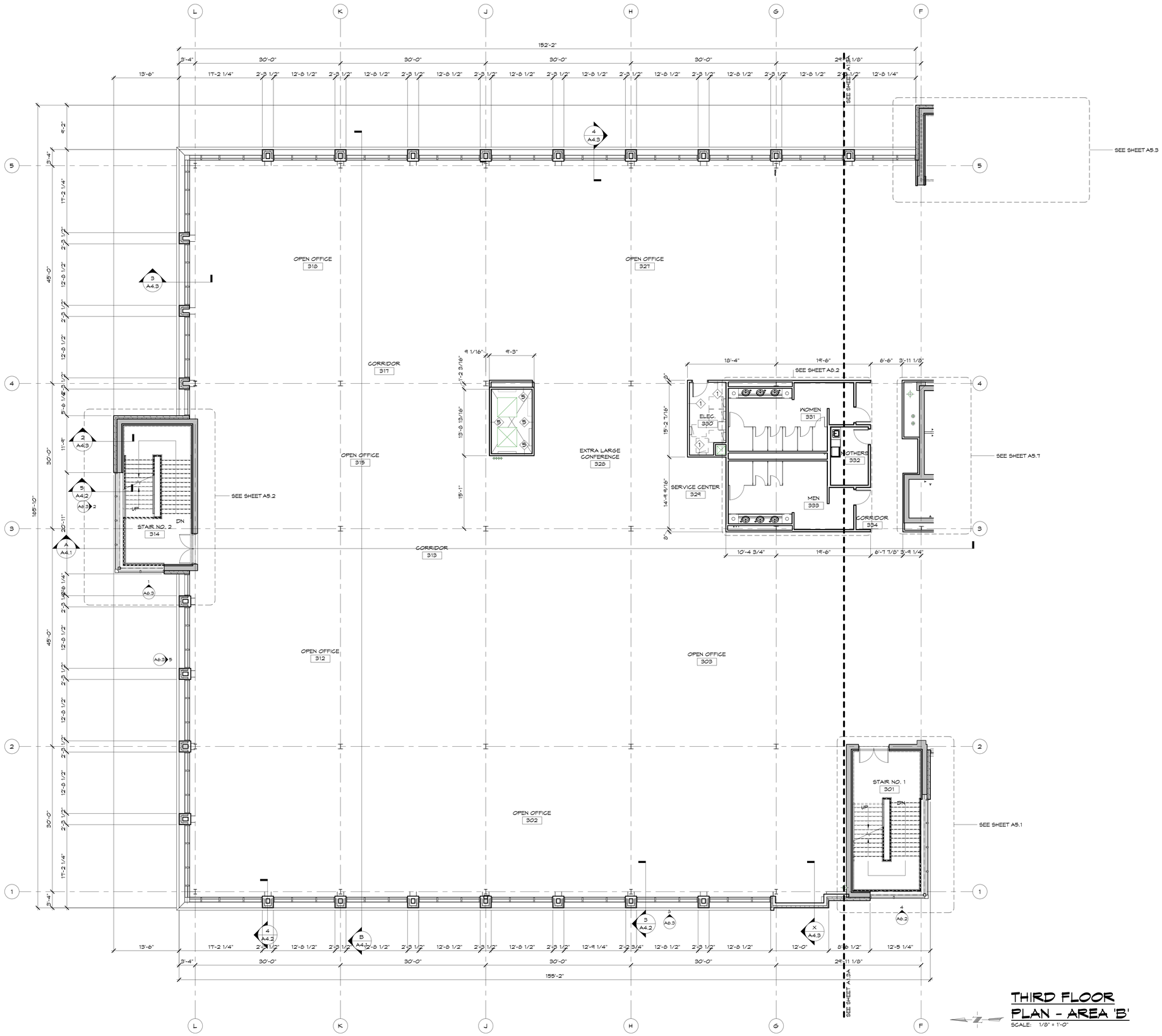
NOT FOR CONSTRUCTION

PROJECT NO. 18065	REV.	TITLE: THIRD FLOOR PLAN - AREA 'A'	Performa ARCHITECTS + ENGINEERS 124 N. BROADWAY, P.O. BOX 5156 DE PERE, WISCONSIN 54115 PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com
DRAWING NO. A1.3A	SCALE 1/8" = 1'-0"	DATE MM/DD/YY	DRAWN BY Author CHKD Checker

COMMERCIAL HORIZONS INC.

MULTI-TENANT FACILITY FOR:
COMMERCIAL HORIZONS
INNOVATION COURT, DEPERE, WISCONSIN

NO.	DESCRIPTION	DATE



THIRD FLOOR PLAN - AREA 'B'

SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

MULTI-TENANT FACILITY FOR:
COMMERCIAL HORIZONS
INNOVATION COURT, DEPERE, WISCONSIN

COMMERCIAL HORIZONS

Performa ARCHITECTS + ENGINEERS
1241N. BROADWAY, P.O. BOX 3154
GREEN BAY, WISCONSIN 54303
PHONE: 920.336.9929 FAX: 920.336.2899 www.performainc.com

THIRD FLOOR PLAN - AREA 'B'

DRAWN: Author	CHK'D: Checker
DATE: MM/DD/YY	
SCALE: 1/8" = 1'-0"	
DRAWING NO. A1.3B	
PROJECT NO. 19065	REV.

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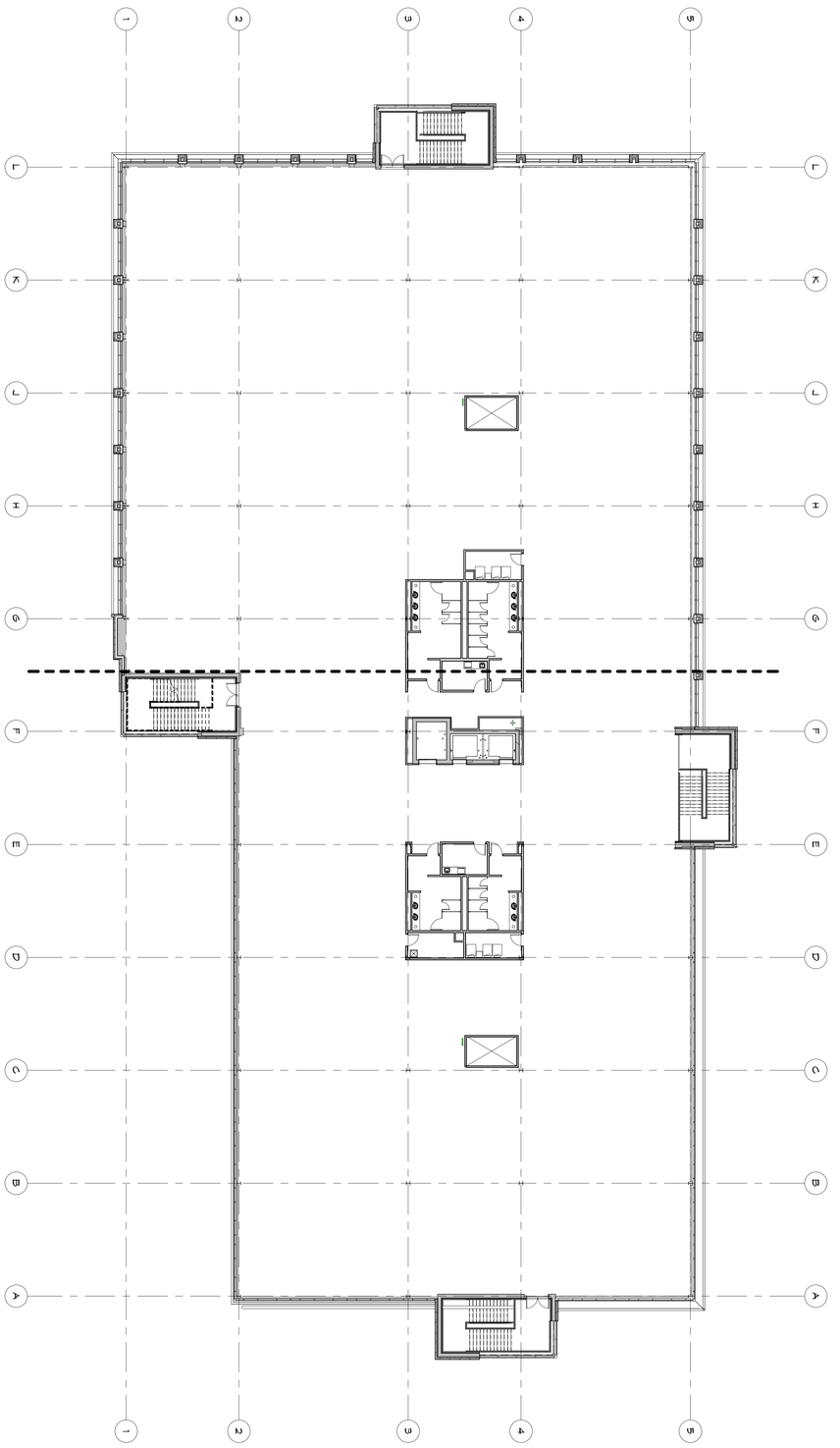

COMPOSITE FOURTH FLOOR PLAN

SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT NO. 19065	REV.	TITLE: COMPOSITE FOURTH FLOOR PLAN	Performa ARCHITECTS + ENGINEERS 124 N. BROADWAY, P.O. BOX 5156 DE PERE, WISCONSIN 54115 PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com
DRAWING NO. A1.4	SCALE 1/16" = 1'-0"	DRAWN BY Author	CHKD. Checker
DATE MM/DD/YY			

COMMERCIAL HORIZONS INC.

MULTI-TENANT FACILITY FOR:

COMMERCIAL HORIZONS

INNOVATION COURT, DEPERE, WISCONSIN

NO.	DESCRIPTION	DATE

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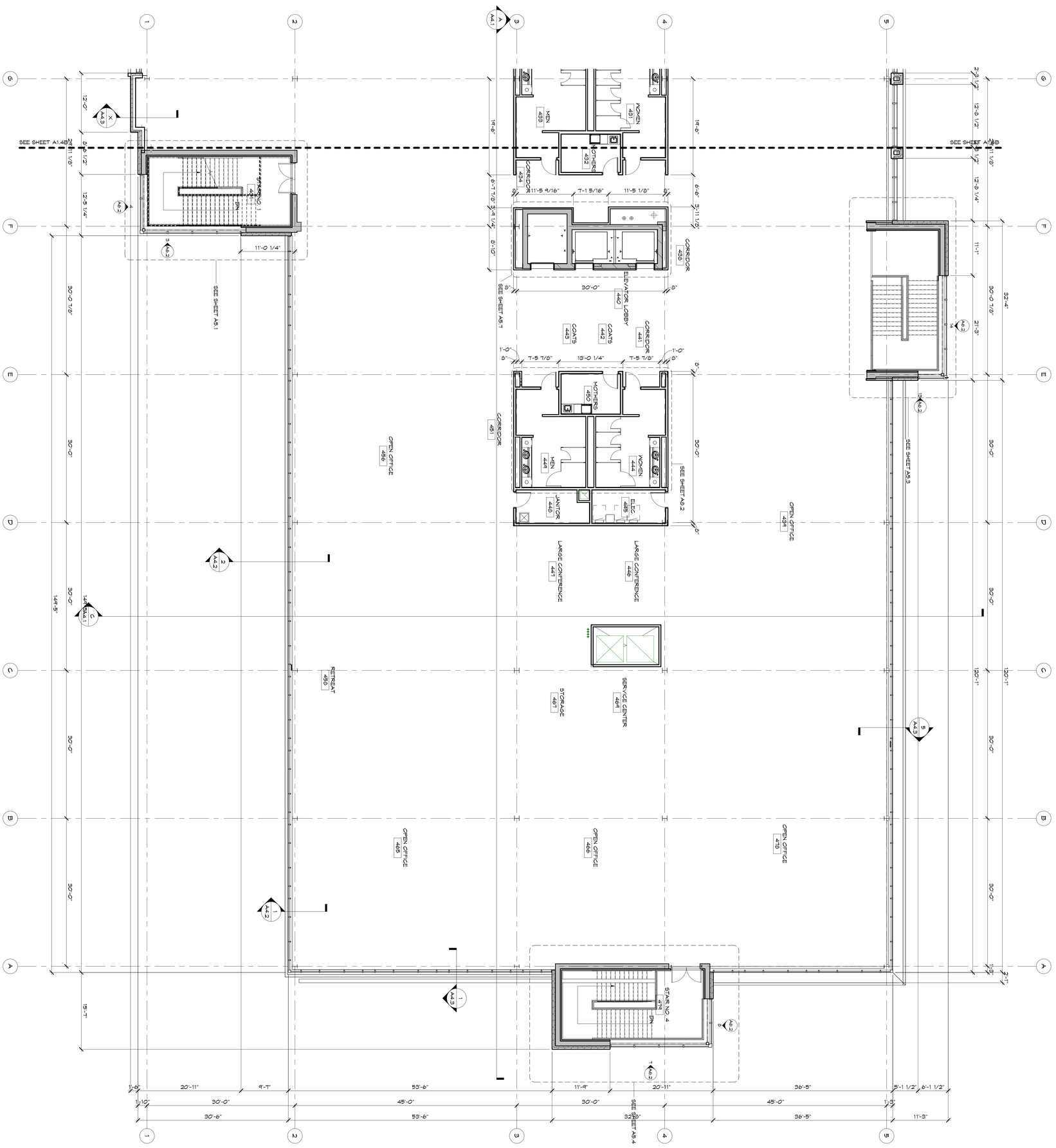


FOURTH FLOOR PLAN - AREA 'A'

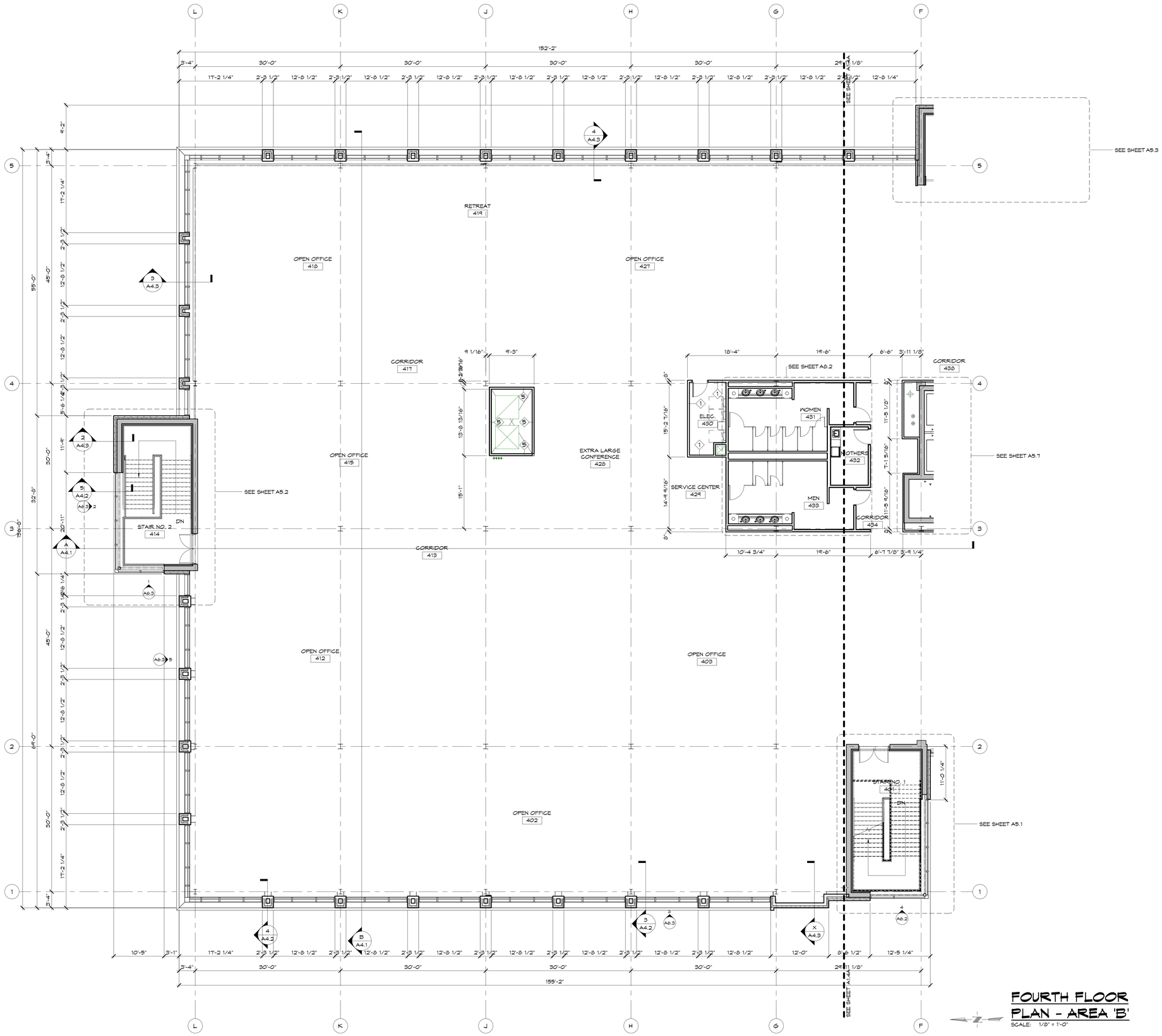
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT NO. 1808	REV.	DRAWN: Author	CHKD: Checker	TITLE: FOURTH FLOOR PLAN - AREA 'A'	Performa ARCHITECTS + ENGINEERS 124 N. BROADWAY, P.O. BOX 5156 DE PERE, WISCONSIN 54115 PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com
DRAWING NO. A1.4A		DATE: MM/DD/YY	SCALE: 1/8" = 1'-0"		COMMERCIAL HORIZONS INC.

MULTI-TENANT FACILITY FOR:
COMMERCIAL HORIZONS
INNOVATION COURT, DEPERE, WISCONSIN

NO.	DESCRIPTION	DATE



FOURTH FLOOR PLAN - AREA 'B'

SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

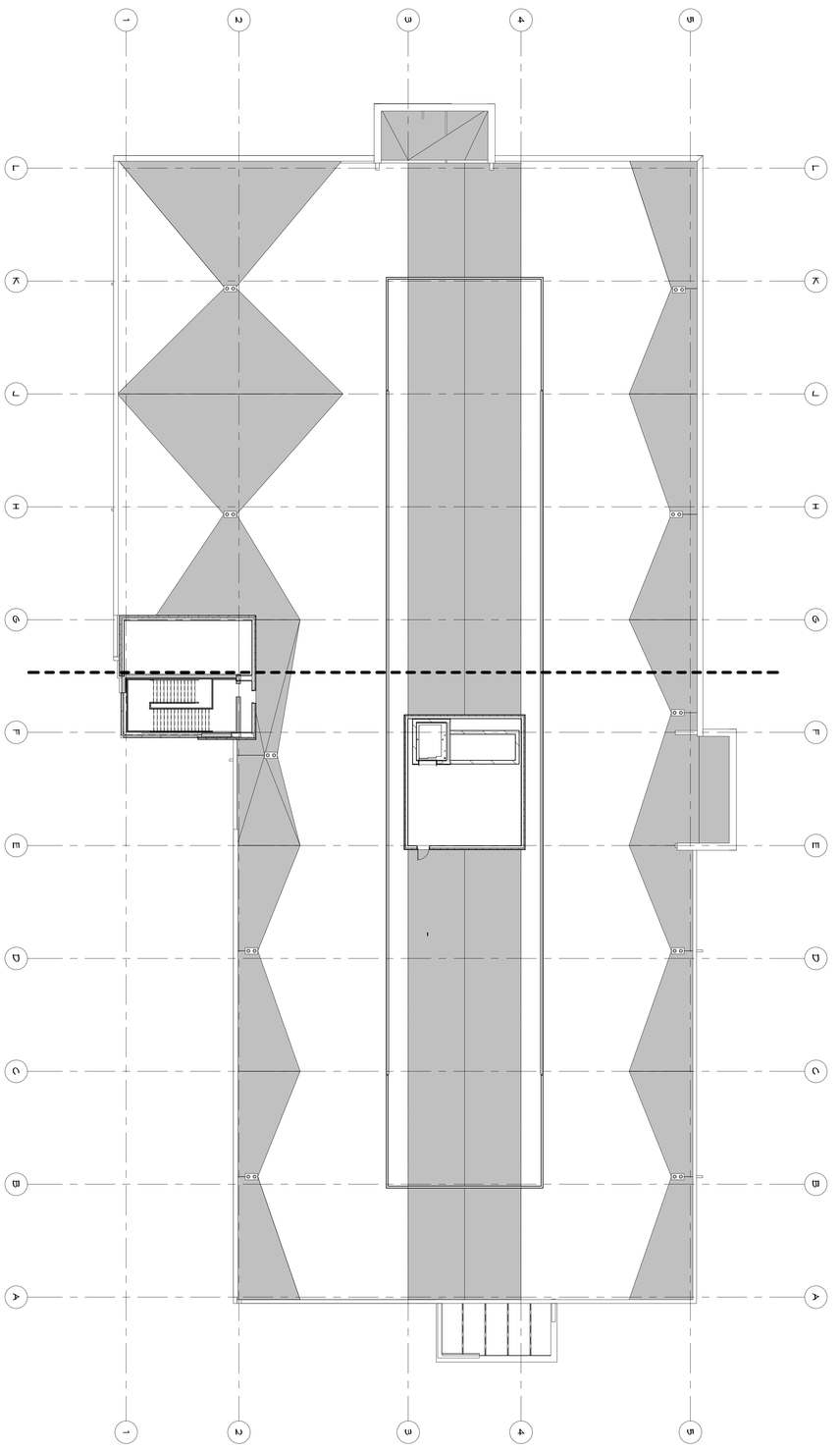
MULTI-TENANT FACILITY FOR:
COMMERCIAL HORIZONS
INNOVATION COURT, DEPERE, WISCONSIN

COMMERCIAL HORIZONS

Performa ARCHITECTS + ENGINEERS
1241N. BROADWAY, P.O. BOX 3154
GREEN BAY, WISCONSIN 54308
PHONE: 920.336.9929 FAX: 920.336.2899 www.performainc.com

FOURTH FLOOR PLAN - AREA 'B'

DRAWN	CHK'D
Author	Checker
DATE	MM/DD/YY
SCALE	1/8" = 1'-0"
DRAWING NO.	A1.4B
PROJECT NO.	19065
REV.	



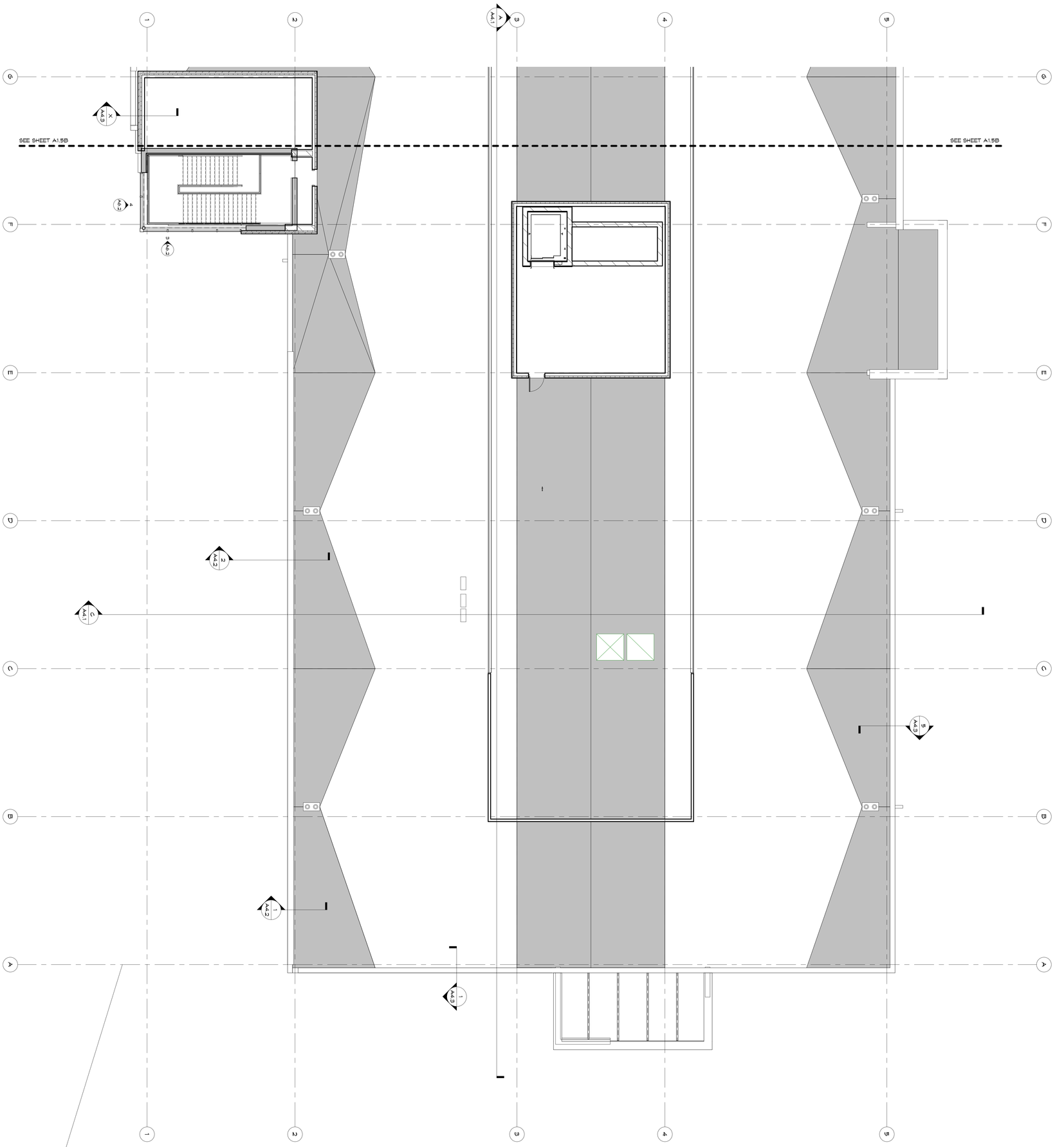
COMPOSITE PENTHOUSE FLOOR PLAN

SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT NO. 19065	REV.	TITLE: COMPOSITE PENTHOUSE FLOOR PLAN	Performa ARCHITECTS + ENGINEERS 124 N. BROADWAY, P.O. BOX 5156 DE PERE, WISCONSIN 54115 PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com
DRAWING NO. A1.5	DRAWN: AMJ/TOP CHKD: GHE/KJP		COMMERCIAL HORIZONS INC.
SCALE: 1/16" = 1'-0"	DATE: MM/DD/YY		MULTI-TENANT FACILITY FOR: COMMERCIAL HORIZONS INNOVATION COURT, DEPERE, WISCONSIN

NO.	DESCRIPTION	DATE

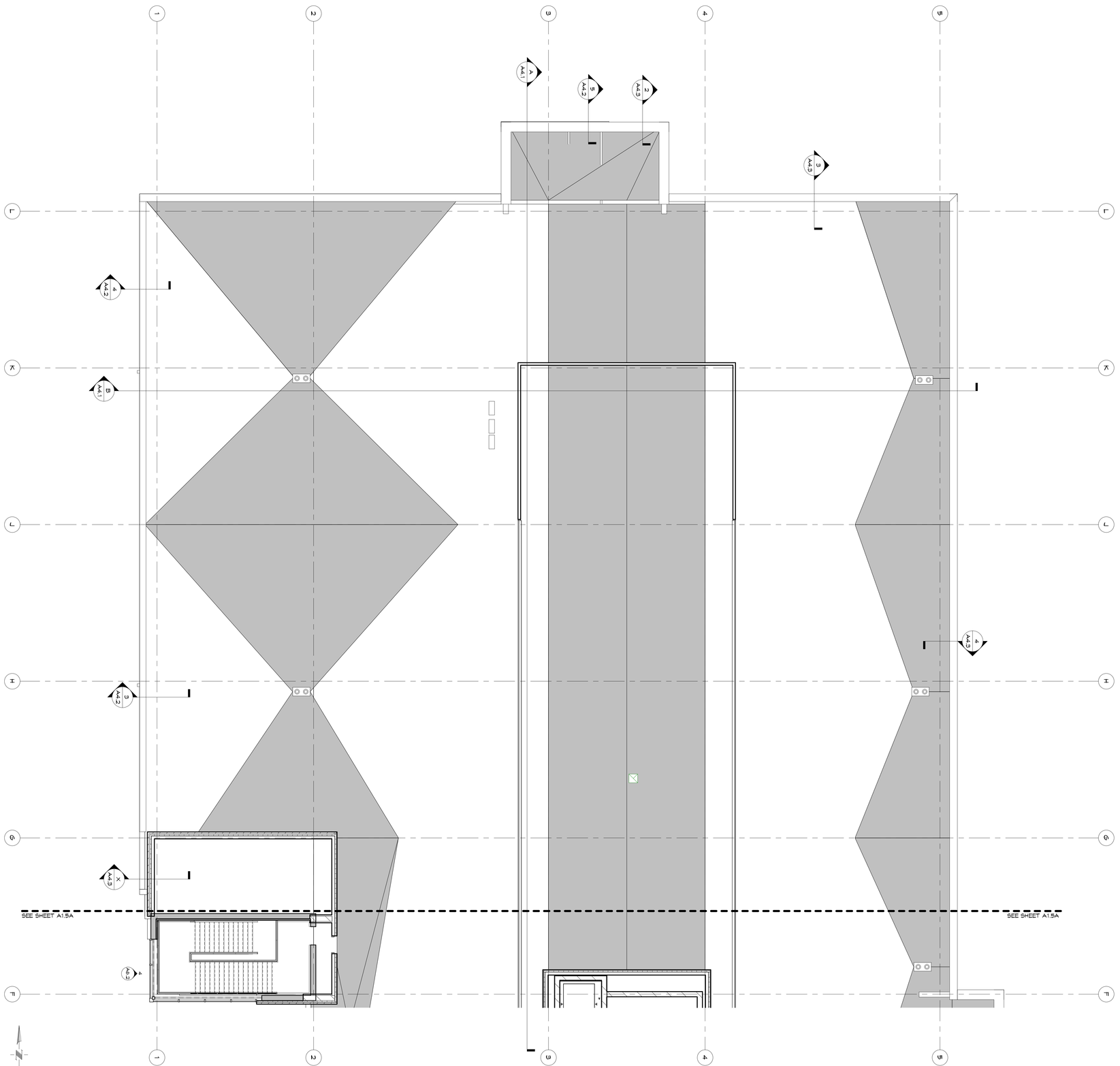


PENTHOUSE FLOOR
PLAN - AREA 'A'
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

PROJECT NO. 18085	TITLE PENTHOUSE FLOOR PLAN - AREA 'A'	Performa ARCHITECTS + ENGINEERS 124 N. BROADWAY, P.O. BOX 5156 DE PERE, WISCONSIN 54115 PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com	MULTI-TENANT FACILITY FOR: COMMERCIAL HORIZONS INNOVATION COURT, DEPERE, WISCONSIN
REV.	DRAWING NO. A1.5A	DATE MM/DD/YY	SCALE 1/8" = 1'-0"
DRAWN BY Author	CHKD. Checker		

NO.	DESCRIPTION	DATE



PENTHOUSE FLOOR PLAN - AREA 'B'

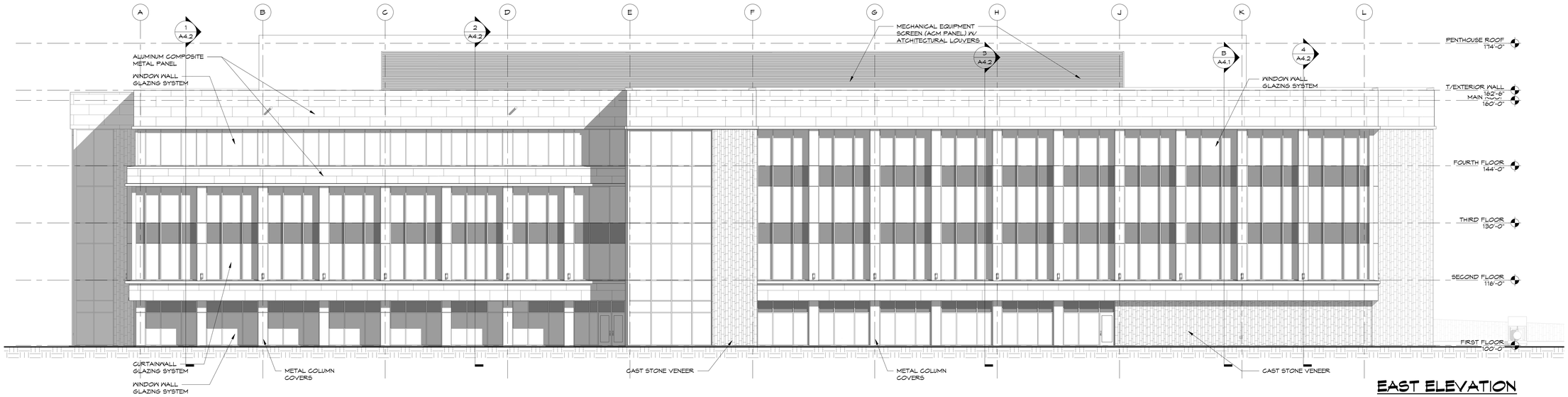
SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

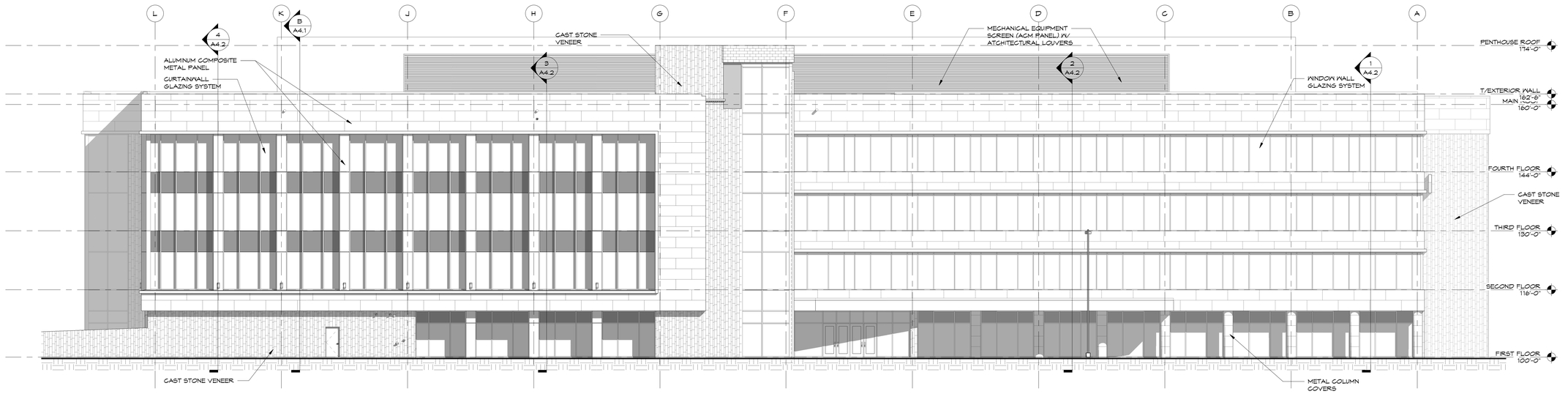
PROJECT NO. 19065	TITLE: PENTHOUSE FLOOR PLAN - AREA 'B'	Performa ARCHITECTS + ENGINEERS 124 N. BROADWAY, P.O. BOX 5156 DE PERE, WISCONSIN 54115 PHONE: 920-336-9929 FAX: 920-336-2899 www.performainc.com	MULTI-TENANT FACILITY FOR: COMMERCIAL HORIZONS INNOVATION COURT, DEPERE, WISCONSIN
SHT. A1.5B	DRAWN: AUTHOR / CHKD: CHECKER	COMMERCIAL HORIZONS INC.	
DRAWING NO. A1.5B	DATE: MM/DD/YY		
SCALE: 1/8" = 1'-0"			

NO.	DESCRIPTION	DATE

11/5/2019 11:09:07 AM



EAST ELEVATION



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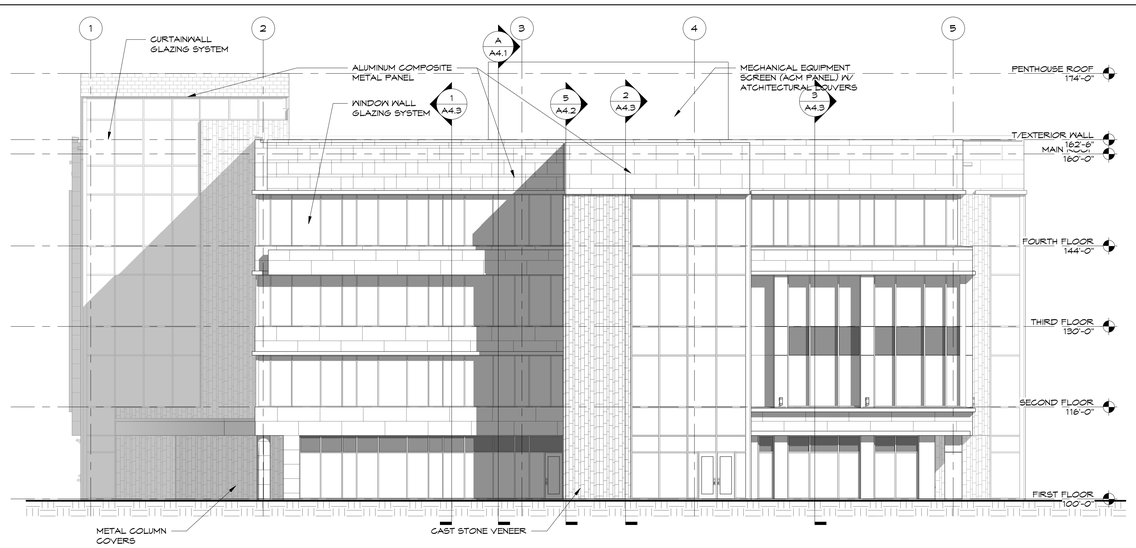
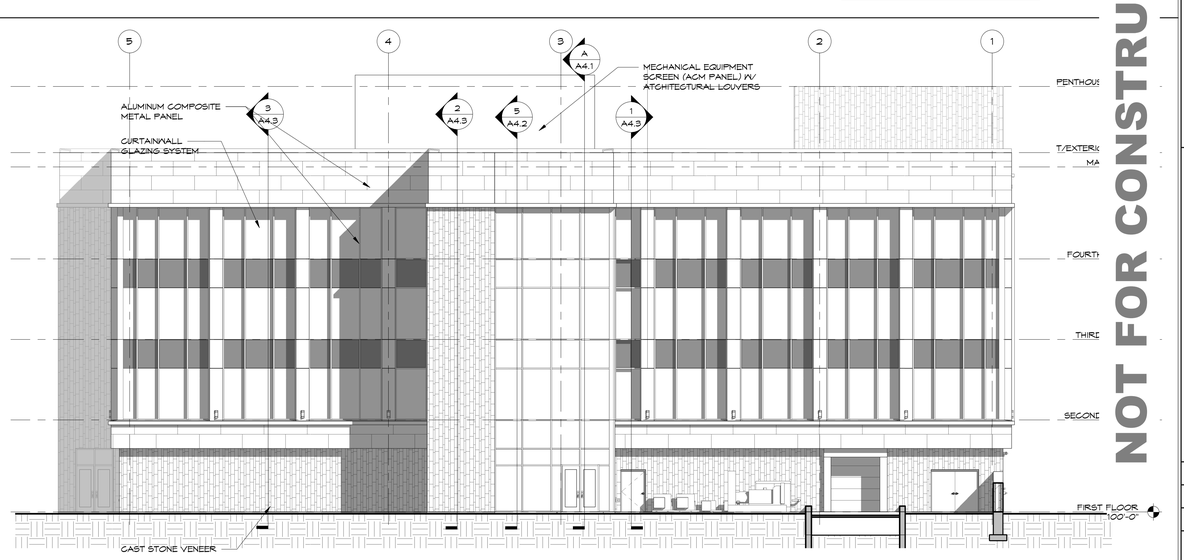


SOUTH ELEVATION



NORTH ELEVATION

NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

MULTI-TENANT FACILITY FOR:
COMMERCIAL HORIZONS
INNOVATION COURT, DEPERE, WISCONSIN

COMMERCIAL HORIZONS

Performa ARCHITECTS + ENGINEERS
1324 N. BROADWAY, P.O. BOX 1554
DE PERE, WISCONSIN 54115
PHONE: 920.336.9979 FAX: 920.336.2899 www.performainc.com

EXTERIOR ELEVATIONS

TITLE

DRAWN	CHK'D
Author	Checker

DATE MM/DD/YY

SCALE 3/32" = 1'-0"

DRAWING NO. A3.1

PROJECT NO. 19065

REV.