



Village of Hobart
Village Office 2990 S. Pine Tree Rd, Hobart, WI
www.hobart-wi.org - www.buildinhobart.com

Notice is hereby given according to State Statutes that the **SITE REVIEW COMMITTEE** of the Village of Hobart will meet on Wednesday May 22nd 2024 at 5:30 P.M. at the Hobart Village Office. **NOTICE OF POSTING:** Posted this 16th day of May, 2024 at the Hobart Village Office, 2990 S. Pine Tree Rd and on the village's website.

MEETING NOTICE – SITE REVIEW COMMITTEE

Date/Time: Wednesday May 22nd 2024 (5:30 P.M.)
Location: Village Office, 2990 South Pine Tree Road

ROUTINE ITEMS TO BE ACTED UPON:

1. Call to order/Roll Call.
2. Certification of the open meeting law agenda requirements and approval of the agenda.
3. Approve Minutes of the October 18th 2023 meetings (Page 2)
4. Public Comment on Non-Agenda Items

ACTION ITEMS

5. DISCUSSION AND ACTION - New 11,873 square foot commercial building and associated site improvements – Founders Terrace, HB-524-2 (Page 4)

This property located along Founders Terrace at the intersection of Centerline Dr., is currently undeveloped, and the proposed project will consist of a new 11,873 square foot, single story, car wash and retail/commercial facility. Access to the site will be through multiple new driveways from both Founders Terrace and Centerline Dr. which will provide separate access to both the car wash and retail areas. (Developer: Folkman Holdings, LLC; Applicant: Robert E. Lee & Associates / Bayland Buildings, Inc.)

6. ADJOURN

Aaron Kramer – Village Administrator

Members: Dave Dillenburg, Tammy Zittlow, Dave Baranczyk, Rick Nuetzel, Tom Tengowski, Peter Zobro, Steve Riley

NOTE: Page numbers refer to the meeting packet. All agenda and minutes of Village meetings are online: www.hobart-wi.org. Any person wishing to attend, who, because of disability requires special accommodations, should contact the Village Clerk-Treasurer at 920-869-1011 with as much advanced notice as possible. Notice is hereby given that action by the Committee may be considered and taken on any of the items described or listed in this agenda. There may be Committee members attending this meeting by telephone if necessary.



Village of Hobart Site Review Committee Minutes
Hobart Village Office; 2990 S. Pine Tree Rd, Hobart, WI
Wednesday, October 18, 2023 – 5:30 pm

1. Call to Order, Roll Call:

The meeting was called to order by Dave Dillenburg at 5:31 pm. Roll call: Dave Dillenburg, aye; Tammy Zittlow, aye; Steve Riley, aye; Dave Baranczyk, aye; Tom Tengowski, excused; Peter Zobro, excused; Rick Nuetzel, aye.

2. Verify/Modify/Approve Agenda:

Motion by Tammy Zittlow, seconded by Steve Riley, to approve the agenda as presented. All in favor. Motion carried.

3. Approval of Site Review Minutes:

Motion by Dave Baranczyk, seconded by Rick Nuetzel, to approve the September 20, 2023 minutes as presented. All in favor. Motion carried.

4. Public Comment on Non-Agenda Items:

None.

5. DISCUSSION AND ACTION - New 2,760 square foot commercial building and associated site improvements (Cyrus Dr., Portion of HB-194):

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the proposed new building and associated site improvements request.

The committee discussed.

Motion by Rick Nuetzel, seconded by Dave Baranczyk, to approve the proposed project as presented subject to the following conditions:

1. Wall mounted lighting shall be submitted to Village Staff for approval prior to installation.
2. Signage details shall be submitted for approval prior to installation.
3. Screening of any proposed roof mounted HVAC equipment with materials similar to those utilized for the principal building, or landscaping if such equipment is located on the ground.
4. The installation of four (4) windows on the front (north) building elevation.

All in favor. Motion carried.

6. DISCUSSION AND ACTION - New 2,950 square foot Clubhouse Building and a 784 Square Foot Mail Room/Garage and associated site improvements (Lear Ln., Portion of HB-L159-2):

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the proposed new building and associated site improvements request.

The committee discussed.

Motion by Dave Baranczyk, seconded by Tammy Zittlow, to approve the proposed project as presented subject to the following conditions:

1. Storm water drainage plan shall be reviewed and approved by Village Staff and Village Engineer prior to implementation. Wall mounted lighting shall be submitted to Village Staff for approval prior to installation.
2. Landscape plan shall be better detailed and submitted for review and approval prior to implementation. Additional landscaping shall be required to buffer the view of proposed buildings to the residential property to the south.
3. Both the lighting plan and specs on building mounted lighting shall be submitted for review and approval prior to installation. utilized for the principal building, or landscaping if such equipment is located on the ground.
4. Signage details shall be submitted for approval prior to installation.
5. Screening of any proposed roof mounted HVAC equipment with materials similar to those utilized for the principal building, or landscaping if such equipment is located on the ground.

All in favor. Motion carried.

7. DISCUSSION AND ACTION - Review of light and landscape plans for Fire Station (2703 S. Pine Tree Rd., HB-83-1):

Director of Planning & Code Compliance, Todd Gerbers, presented the committee with the proposed lighting and landscape plans request.

Motion by Dave Steve Riley seconded by Dave Baranczyk, to approve the proposed project as presented subject to the following conditions:

1. A minimum 5' landscape area shall be planted around the perimeter of the ground mount sign along S. Pine Tree Rd.
2. Work with adjoining property owner to the west relating to light trespass from pole lighting.

All in favor. Motion carried.

8. Adjourn:

Motion by Steve Riley, seconded by Tammy Zittlow, to adjourn. All in favor. Motion carried.

Adjourned at 6:59 pm.



TO: Site Review Committee

RE: Founders Terrace, HB-524-2; New 11,873 Square Foot Commercial Building

FROM: Todd Gerbers, Director of Planning and Code Compliance

DATE: May 22, 2024

ISSUE: Discussion and action on a new 11,873 square foot commercial building and associated site improvements

RECOMMENDATION: Staff recommends conditional approval of this new development along with any conditions the Committee may identify.

GENERAL INFORMATION

1. Developer: Folkman Holdings, LLC
2. Applicant: Robert E. Lee & Associates / Bayland Buildings, Inc.
3. Address/Parcel: Founders Terrace / HB-524-2
4. Zoning: PDD #1: Centennial Centre at Hobart District
5. Use: Car Wash & Retail / Commercial

BACKGROUND

This property located along Founders Terrace at the intersection of Centerline Dr., is currently undeveloped, and the proposed project will consist of a new 11,873 square foot, single story, car wash and retail/commercial facility. Access to the site will be through multiple new driveways from both Founders Terrace and Centerline Dr. which will provide separate access to both the car wash and retail areas.

SITE REVIEW DEVELOPMENT AND DESIGN STANDARDS CHECKLIST

Section 1, Site Plan Approval

- A. **Zoning:** PDD #1: Centennial Centre at Hobart District
- B. **Green Space:** 31.7% green space proposed.
- C. **Setbacks:** Per the PDD #1 zoning district, “minimum setbacks will be established per the design of the structure”. Front setback along Founders Terrace – 101.9’ (front of building - east), 101.5’ to south property line (side of building), 137’ to west property line (side of building), and 56’ to north property line (side of building along Centerline Dr.). All comply with zoning requirements.
- D. **Parking:** 42 spaces proposed, 35 spaces are required per code of 1 stall per 200 square feet of building area for retail plus one stall per employee on the maximum shift (4,578 square feet of retail area, with 4 employees per tenant space).
- E. **Fire Dept. (and Police Dept.):** The plans presented have been reviewed and accepted by the Police Department and Fire Department with the conditions noted in the “Recommendation/Conditions”.

- F. Storm Water:** Storm water running off the proposed building and parking areas will be collected by the proposed on-site storm sewer and will be discharged to the Centennial Centre regional storm water retention area on the adjacent parcel to the south that will treat the storm water for TSS removal and peak discharge.
- G. Refuse Collection:** The Refuse/recycling enclosure is proposed to the south side of the development with access from the driveways from Founders Terrace. The enclosure will be of masonry to match the building with board on board for the gate.

Section 2, Architectural Plan Approval

A. Exterior Construction Information:

1. **Materials:** Metal framed building.
2. **Exterior Materials:** Proposed building materials consist of a mix of natural cut stone veneer on portions of all four elevations of the building along with 6” horizontal smart board lap siding, 12” vertical board & batten siding, and vertical shadow rib metal wall panels.
3. **Height:** 26’ to top of ridge
4. **Overhead doors:** There will be two overhead glass doors on the south and north ends of the car wash bay.
5. **Mechanical equipment:** Should any equipment being installed on the roof it shall be screened from view by materials compatible with those used for the principal structure. Any such equipment located on the ground shall be screened from view by landscaping or fencing to compliment the building and overall landscaping.

Section 3, Landscaping Plan: Required tree planting along the public roadway is noted on plan and foundation plantings along the office area and plantings screening portions of the parking areas are shown on the plan. It must be noted that the proposed trees along Centerline Dr. may need to be eliminated as there is a 20’ “gas line” easement that may exclude any plantings from being located within this area. The applicant is currently in the process of checking with WPS to get confirmation.

Section 4, Lighting: Wall pack LED lighting is proposed around the perimeter of the building with ten pole mounted lighting located along the internal drive lanes and parking areas.

Section 5, Signage: Wall signage is noted on the front (east) elevation for all four tenant spaces on the attached plans and Staff would recommend that the two end tenant units be approved to have wall signage for the side wall of their respective tenant spaces. Additionally, the applicant is requesting the construction of two monument signs to be located along Centerline Dr. with one detailing the access for the car wash driveway. Location may need to be modified depending on confirmation to be received from WPS on the 20’ easement. Staff would recommend approval for sign placements only at this time with a more detailed sign package being submitted for review and approval prior to installation. (west, south, and east) of the building along the office area.

Section 6, Driveway-Curb Cut: There are two proposed curb cuts of 34’ and 41.2’ along Founders Terrace for the ingress/egress to the tenant spaces and drive-thru to the northern unit. Two additional curb cuts are proposed along Centerline Dr. of 22’ for the egress from the drive-thru and a 34’ ingress/egress to serve the car wash and vacuum areas.

RECOMMENDATION/CONDITIONS

Staff recommends conditional approval of this site plan in concept only, subject to the following in addition to any condition(s) the Site Review may identify:

1. Increase width of paved driveway from 12' to 14' in southwest exit lane from center vacuum area
2. Add hydrant to west side of building in green area south of west vacuum area
3. Village hydrant relocation can be performed by onsite utility contractor under Village supervision and standards
4. Founders Terrace roadway concrete replacement will be full panel replacement approved by the Village and replaced per original roadway specifications
5. Light Pole relocation will be by Village contractor reimbursed by developer
6. Wall signs to be located as noted on the submitted building elevation drawing in possibility to locate a second wall sign on the side walls (North and South elevations) of the two end tenant units. Signage details for all proposed signs on site shall be submitted for approval prior to installation
7. Alterations to the landscape plan following confirmation from WPS on the 20' gas line easement located along Centerline Dr. shall be approved by Village Staff. This may include the reduction in the number of trees located along Centerline Dr.
8. Should any equipment being installed on the roof it shall be screened from view by materials compatible with those used for the principal structure. Any such equipment located on the ground shall be screened from view by landscaping or fencing to compliment the building and overall landscaping

May 8, 2024

Mr. Gerbers
VILLAGE OF HOBART
2990 South Pine Tree Road
Hobart, WI 54155

RE: Wash Shack Site Plan Application

Dear Mr. Gerbers:

On behalf of Bayland Buildings, Robert E. Lee & Associates, Inc. is submitting the attached Site Plan Permit application and associated documentation for the proposed Car Wash and multitenant commercial development at Southwest lot at the intersection of Founders Terrace and Larsen Orchard Parkway. The proposed project includes the construction of a 11,873 square-foot commercial building and the associated paved parking lot, driveways, and vacuum stalls.

Please do not hesitate to contact me regarding any questions.

Sincerely,

ROBERT E. LEE & ASSOCIATES, INC.



Michael R. Leidig, E.I.T.
Project Engineer

MRL/NJM

ENC.

VILLAGE OF HOBART

SITE REVIEW / DEVELOPMENT AND DESIGN STANDARDS PROCESS & APPROVAL

PLAN SUBMITTAL REQUIREMENTS:

- Fifteen (15) copies 11 x 17 or size that is legible with all information required by this process.
- Fifteen (15) copies of the Completed Checklist
- This checklist with complete information no later than ten 10 business days prior to the Third Tuesday of the month to the Village Clerk; NO LATER THAN 1200 HOURS. (Noon)
- One (1) full size set of site plans.
- One (1) full size set of building plans, Ready for State Approval
- All site plans shall be drawn to an engineering scale no greater than one-(1) inch equals one hundred (100) feet.
- Signs not part of this application would be a considered a separate application
- Application fee of \$150.

ALL INFORMATION MUST BE COMPLETE PRIOR TO SCHEDULING A MEETING OF THE SITE REVIEW COMMITTEE. NO BUILDING PERMIT WILL BE ISSUED WITHOUT APPROVED PLANS FROM THE SITE REVIEW COMMITTEE.

1. LOCATION

Project / Development / Site Location / intersection (section town & range)

**WASH SHACK SITE DEVELOPMENT , SOUTHWEST OF LARSEN ORCHARD PARKWAY
AND FOUNDERS TERRACE**

2. TYPE OF DEVELOPMENT

Size of Parcel (acreage or square footage): 2.74 Acres, 119,457 S.F.

Size of facility(square footage): 11,873 S.F.

Type of facility: COMMERCIAL CAR WASH / MULTIUSE BUILDING

Developer: BAYLAND BUILDINGS

Address: 3323 Bay Ridge Court, Green Bay, WI 54155 Phone: 920-498-9300

Engineer: Robert E Lee and Associates, Inc. – MICHAEL LEIDIG

Address: 1250 Centennial Centre Blvd, Hobart, WI 54155 Phone: 920-662-9641

Contractor: Bayland Buildings, Inc.

Construction Firm: General Contractor

Address: 3323 Bay Ridge Court, Green Bay, WI 54155 Phone: 920-498-9300

Revised 1-23-08

3. **SITE PLAN APPROVAL**A. Industrial ___ Business Park ___ Commercial X

Multi-Family ___

Current Zoning: PUD #1 – CENTENNIAL CENTRE AT HOBART DISTRICT

Other – Identify: _____

Erosion Control Plan on file: _____ YES X NO% of Green Space: 31%

B. Orientation – Provide scale map of parcel and facility, (show north indicating arrow, and a graphic scale)

C. Setback Information: TBD Complies with Ordinance: Yes D. # of parking stalls (Include Handicapped parking): 40 regular Stalls
 2 Handicap, 24 VAC STALLS

E. Show the following Utilities and all easements including but not limited to the following facilities types:

1) Electric underground X overhead X 2) Natural Gas X 3) Telephone X 4) Water / Fire Hydrants X 5) Fiber Optic Lines X

6) Other transmission lines _____

7) Ingress – egress easements _____

F. Total Site Build-out including future structures and setbacks:

Complies with ordinance X YES _____ NO

G. Identify on the Site Plan Key: Spot Elevations: such as Center of Street, Driveway apron, 4 - corners of lot, building elevations, building floor, key drainage points & ditches on local USGS Datum:

Data Complete: _____ YES X NO

- H. Adjacent streets and street rights-of-ways and fire lanes:
 - 1) Fire Chief has reviewed and approved: ____ YES ___X___ NO
 - 2) Not applicable_____

- I. Water bodies and wetlands. Over 1-acre disturbed requires storm water plan.
 - 1) Surface water holding ponds, drainage ditches, and drainage patterns, location and size of culverts
 - 2) Name and address and phone# of engineer of project plan:

MICHAEL LEIDIG – Robert E Lee and Associates, Inc.
1250 Centennial Centre Blvd, Hobart, WI 54155

- J. Sidewalks, walkways, and driveways: X
- K. Off street loading areas and docks: X
- L. Fences and retaining walls or berms: X

- M. Location & Size of exterior refuse collection areas (must be enclosed a minimum of three (3) sides):

See Detail Sheet 7

- N. Location and dimensions of proposed outdoor display areas:_____
-
-

4. ARCHITECTURAL PLAN APPROVAL

- A. Exterior construction information:

- 1) Type of Construction Materials: Metal Frame
- 2) Exterior Materials: horizontal and vertical siding, glass, composite metal panels, stone, and concrete
- 3) Height of Facility: 24'
- 4) Compatibility with existing adjacent structure: _____ (Attach Photos)
- 5) Other unique characteristics: _____

5. **LANDSCAPING PLAN**

If planting new trees in Village right-of-way, a requirement of a 1.5” caliper or greater of the tree at 12” above ground is needed, according to planting ordinance specifications. A tree-planting plan must be filed with the application. Tree placement is 1-tree every 50 feet of frontage.

Provide scaled landscaping of plan for parcel

Identify tree and location specifics – Quantity / Diameter, etc: SEE LANDSCAPE PLAN

Identify Shrubs & Location Specifics - Quantity: _____

Identify Buffering -Type – Quantity:

6. **LIGHTING PLAN**

Provide scaled lighting plan for parcel

Identify Exterior Building Lighting – Quantity, Wattage, Location :

Full cutoff light poles and light packs, see cut sheets

Identify Parking Lighting – Quantity – Wattage – Location :

See cut sheets, see REL Sheet 2

Identify other Lighting – Quantity – Wattage – Location:

7. **SIGNAGE**

Provide scaled drawings.

Provide Site Plan for signage

Provide building elevations with signage.

Discussion: SIGN TBD

Complies with Ordinance: _____ YES _____ NO

Date: _____

8. **DRIVEWAY – CURB CUT**

Width of Curb Cut: 41.0'

Radius / Flare: 5' FLAIR

Apron Dimensions: 41' at road, 31' at property line

Culvert Size (End-walls Required) NA



Storm Water Utility Service Application

Dept. of Neighborhood Services
2990 S. Pine Tree Rd.
Hobart WI 54155
920-869-3809

A. Applicant

Applicant Name: Michael Leidig Owner Name Justin Folkman – Folkman Holdings LLC
 Address: 1250 Centennial Centre Blvd Address: 1520 Cornell Road
 City: Hobart State: WI Zip: 54155 City: Green Bay State: WI Zip: 54313
 Phone: (920) 662-9641 Phone: (920) 680-8767
 Email: mleidig@releeinc.com Email: jfolkman@folkmaninc.com

B. Parcel – Site Information

Site Address: SW Corner of Founders Ter. and Larsen Orchard Prkwy. Parcel ID: HB-524-2
 Project Description: MARTOR USA BUILDING

Residential ERU Calculations

Use	<input type="checkbox"/> Single Family	<input type="checkbox"/> Duplex	<input type="checkbox"/> Multi-family
Number of Dwellings			
ERU's / Dwelling	1 ERU	0.75 ERU	0.6 ERU
Total ERU's			

Nonresidential Uses - Impervious Surface Calculation

	Existing		Change (+/-)		= New Total Area	
		sq. ft.		sq. ft.		sq. ft.
Building/Structure Foot Prints	0		11,873		11,873	
Paved/Gravel Areas	0		69,170		69,170	
Totals	0		81,043		81,043	

ERU Calculation: $\frac{81,043}{4000 \text{ sf / ERU}} = \mathbf{20.26}$ ERU's
 New Total Area sq. ft.

Preparer's Signature: _____ Date: _____
 Preparer's Printed Name: _____

Centennial Centre at Hobart

Site Plan Review Checklist

Project: WASH SHACK

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(P)S or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
a. Name of project/development;	REL Sheet 1	Y	
b. Location of project/development by street address, or CSM	REL Sheet 2	Y	
c. Name and mailing address of developer/owner;	REL Sheet 1	Y	
d. Name and mailing address of engineer/architect;	REL Sheets 1	Y	
e. A written statement describing how the development will be consistent with the land use and design guidelines as identified in the Centennial Centre Master Plan.			
f. A written statement from the Owner acknowledging the Village's Restrictive Covenants for the District set forth on Appendix A and agreeing:			
i. to subject the real estate that is subject to the Site to the Restrictive Covenants if said property has not been previously subjected to the Restricted Covenants; and			
ii. to be individually bound by the terms of the Restrictive Covenants, including the waiver of sovereign immunity set forth therein.			
g. North point indicator;	REL Sheet 1-4	Y	
h. Scale;	REL Sheet 1-4	Y	

Centennial Centre at Hobart

Site Plan Review Checklist

Project: WASH SHACK

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
i. Boundary lines of property, with dimensions;	REL Sheet 1-4	Y	
j. Location identification, and dimensions of existing and proposed:			
i. Topographic contours at a minimum interval of two feet, and key spot elevations;	REL Sheets 1,4	Y	
ii. Adjacent streets and street right of ways, respective to the elevation of building first floor;	REL Sheet 2	Y	
iii. On site streets and street right of ways, and fire lanes;	REL Sheet 2	Y	
iv. Utilities and any easements including but not limited to the following types;	REL Sheets 1,3	Y	
v. All buildings and structures, existing & proposed to consider maximum development of the parcel if more than one structure could be located on the parcel;	REL Sheet 2-4	Y	
k. A statement of the total acreage of the property to be developed;	REL Sheet 2	Y	
l. Significant physical features within the tract, watercourses, ponds, lakes, rain gardens, and wetlands; and proposed major changes in those features;	REL Sheet 1-4	Y	
m. All contemplated land uses;	REL Sheets 1-4	Y	
n. An indicator of the contemplated intensity of use: i.e., gross density in residential development;	N/A	N/A	

Centennial Centre at Hobart

Site Plan Review Checklist

Project: WASH SHACK

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
o. Existing buildings that will be removed and the proposed location of all principal structures and associated parking areas;	N/A	N/A	
p. Proposed circulation systems (pedestrian, bicycle, auto) by type, their connection to the existing network outside the site;	REL Sheet 2	Y	
q. Existing rights-of-way and easements that may affect the project;	REL Sheets 1,2	Y	
r. The location of sanitary and storm sewer lines and water mains;	REL Sheets 1,3	Y	
s. The location of recreational and open space areas;	REL Sheet 2	Y	
t. Description of proposed system for drainage and a storm water plan showing existing and final grades.	REL Sheet 3	Y	Drains to regional pond
i. Parking facilities;	REL Sheet 2	Y	
ii. Water bodies and wetlands;	REL Sheet 1,2	Y	
iii. Surface water holding ponds , drainage ditches, and drainage patterns, location and size of culverts and any drainage sewers servicing the site	REL Sheets 3,4	Y	
u. Sidewalks, walkways, and driveways;	REL Sheet 2	Y	
v. Off street loading areas and docks;	REL Sheet 2	Y	
w. Fences and retaining walls;	REL SHEET 2	Y	
x. All signs;	REL SHEET 2	Y	Sign Pemrits and details by others

Centennial Centre at Hobart

Site Plan Review Checklist

Project: WASH SHACK

PDD ORDINANCE, SITE PLAN REQUIREMENT	LOCATION, PLAN SHEET(PS) or MAP	PRESENT AND SATISFIES REQUIREMENT?	COMMENTS
y. Exterior refuse collection areas and the required enclosure(s);	REL Sheets 2	Y	
z. Exterior lighting;	REL Sheets 3	Y	
aa. Traffic flow on and off site.	REL Sheet 2	Y	
bb. Location of open space/green space;	REL Sheet 2	Y	
cc. Site statistics, including:			
i. Sq. Footage	REL Sheet 2	Y	
ii. Percent site coverage;	REL Sheet 2	Y	
iii. Percent open space; and green space	REL Sheet 2	Y	
iv. Floor area ratio (FAR)	REL Sheet 2	Y	
dd. Location and dimensions of proposed outdoor display areas;	N/A	N/A	
ee. Architectural rendering of the proposed structures and buildings, including:	REL SHEET R		
i. All dimensions;	A1.o		
ii. Gross square footage of existing and proposed buildings and structures; and	REL Sheet 2	Y	
iii. Description of all exterior finish materials.	A2.o	Y	
ff. Erosion control plans;	REL Sheets 4	Y	
gg. Landscaping plan	Attahced landscape plan	Y	

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction

Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 89% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized

Catalog #		Type
Project		
Comments		Date
Prepared by		

electrical wiring compartment. Integral LED electronic driver is standard 0-10V dimming. 120-277V 50/60Hz or 347V 60Hz models.

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life. Options to meet Buy American and other domestic preference requirements.

Warranty

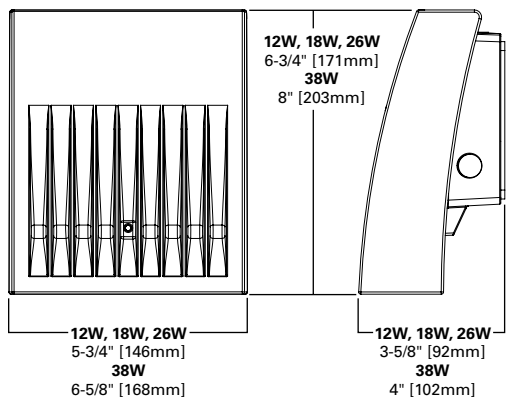
Five-year warranty.



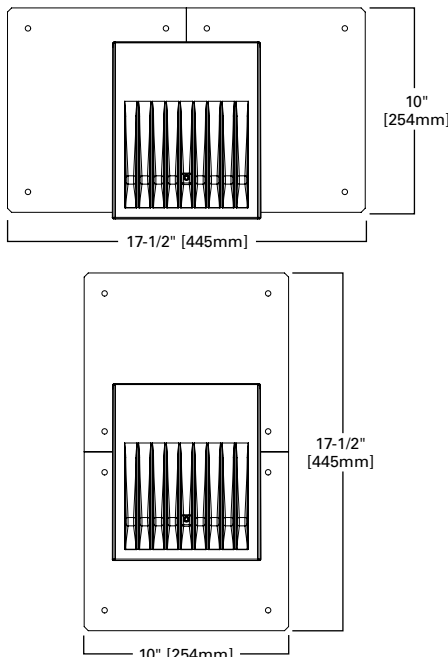
**XTOR
CROSSTOUR LED**

- APPLICATIONS:**
 WALL / SURFACE
 POST / BOLLARD
 LOW LEVEL
 FLOODLIGHT
 INVERTED
 SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA

- Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
- UL/cUL Wet Location Listed
- LM79 / LM80 Compliant
- ROHS Compliant
- ADA Compliant
- NOM Compliant Models
- IP66 Ingressed Protection Rated
- Title 24 Compliant
- DesignLights Consortium® Qualified*

TECHNICAL DATA

- 40°C Maximum Ambient Temperature
- External Supply Wiring 90°C Minimum

EPA

- Effective Projected Area (Sq. Ft.):
 XTOR1B, XTOR2B, XTOR3B=0.34
 XTOR4B=0.45

SHIPPING DATA:

- Approximate Net Weight:
 3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

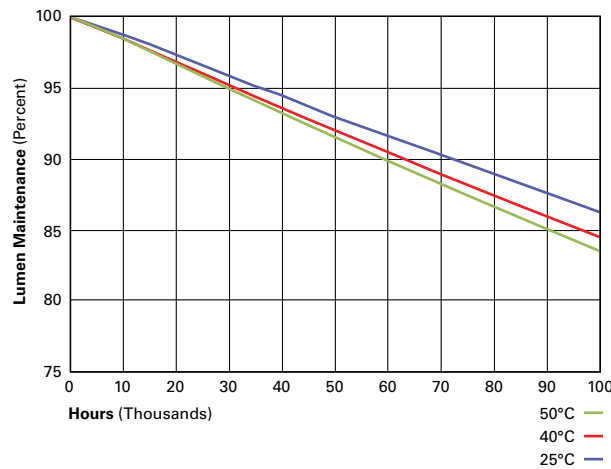
POWER AND LUMENS BY FIXTURE MODEL

LED Information	XTOR1B	XTOR1B-W	XTOR1B-Y	XTOR2B	XTOR2B-W	XTOR2B-Y	XTOR3B	XTOR3B-W	XTOR3B-Y	XTOR4B	XTOR4B-W	XTOR4B-Y
Delivered Lumens (Wall Mount)	1,418	1,396	1,327	2,135	2,103	1,997	2,751	2,710	2,575	4,269	4,205	3,995
Delivered Lumens (With Flood Accessory Kit) ¹	1,005	990	940	1,495	1,472	1,399	2,099	2,068	1,965	3,168	3,121	2,965
B.U.G. Rating ²	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G0	B2-U0-G0	B2-U0-G0
CCT (Kelvin)	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000	5,000	4,000	3,000
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70	70	70	70	70
Power Consumption (Watts)	12W	12W	12W	18W	18W	18W	26W	26W	26W	38W	38W	38W

NOTES: 1 Includes shield and visor. 2 B.U.G. Rating does not apply to floodlighting.

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (Hours)
XTOR1B Model		
25°C	> 90%	255,000
40°C	> 89%	234,000
50°C	> 88%	215,000
XTOR2B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR3B Model		
25°C	> 89%	240,000
40°C	> 88%	212,000
50°C	> 87%	196,000
XTOR4B Model		
25°C	> 89%	222,000
40°C	> 87%	198,000
50°C	> 87%	184,000



CURRENT DRAW

Voltage	Model Series			
	XTOR1B	XTOR2B	XTOR3B	XTOR4B
120V	0.103A	0.15A	0.22A	0.34A
208V	0.060A	0.09A	0.13A	0.17A
240V	0.053A	0.08A	0.11A	0.17A
277V	0.048A	0.07A	0.10A	0.15A
347V	0.039A	0.06A	0.082A	0.12A

ORDERING INFORMATION

Sample Number: XTOR2B-W-WT-PC1

Series ¹	LED Kelvin Color	Housing Color	Options (Add as Suffix)	Accessories (Order Separately) ⁸
XTOR1B =Small Door, 12W XTOR2B =Small Door, 18W XTOR3B =Small Door, 26W XTOR4B =Medium Door, 38W BAA-XTOR1B =Small Door, 12W, Buy American Act Compliant ⁷ TAA-XTOR1B =Small Door, 12W Trade Agreements Act Compliant ⁷ BAA-XTOR2B =Small Door, 18W, Buy American Act Compliant ⁷ TAA-XTOR2B =Small Door, 18W, Trade Agreements Act Compliant ⁷ BAA-XTOR3B =Small Door, 26W, Buy American Act Compliant ⁷ TAA-XTOR3B =Small Door, 26W, Trade Agreements Act Compliant ⁷ BAA-XTOR4B =Medium Door, 38W, Buy American Act Compliant ⁷ TAA-XTOR4B =Medium Door, 38W, Trade Agreements Act Compliant ⁷	[Blank] =Bright White (Standard), 5000K W =Neutral White, 4000K Y =Warm White, 3000K	[Blank] =Carbon Bronze (Standard) WT =Summit White BK =Black BZ =Bronze AP =Grey GM =Graphite Metallic DP =Dark Platinum	PC1 =Photocontrol 120V ² PC2 =Photocontrol 208-277V ^{2,3} 347V =347V ⁴ HA =50°C High Ambient ⁴	WG/XTOR =Wire Guard ⁵ XTORFLD-KNC =Knuckle Floodlight Kit ⁶ XTORFLD-TRN =Trunnion Floodlight Kit ⁶ XTORFLD-KNC-WT =Knuckle Floodlight Kit, Summit White ⁶ XTORFLD-TRN-WT =Trunnion Floodlight Kit, Summit White ⁶ EWP/XTOR =Escutcheon Wall Plate, Carbon Bronze EWP/XTOR-WT =Escutcheon Wall Plate, Summit White

NOTES:

- DesignLights Consortium® Qualified and classified for both DLC Standard and DLC Premium, refer to www.designlights.org for details.
- Photocontrols are factory installed.
- Order PC2 for 347V models.
- Thru-branch wiring not available with HA option or with 347V. XTOR3B not available with HA and 347V or 120V combination.
- Wire guard for wall/surface mount. Not for use with floodlight kit accessory.
- Floodlight kit accessory supplied with knuckle (KNC) or trunnion (TRN) base, small and large top visors and small and large impact shields.
- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

STOCK ORDERING INFORMATION

Domestic Preferences ¹	12W Series	18W Series	26W Series	38W Series
[Blank] =Standard	XTOR1B =12W, 5000K, Carbon Bronze	XTOR2B =18W, 5000K, Carbon Bronze	XTOR3B =26W, 5000K, Carbon Bronze	XTOR4B =38W, 5000K, Carbon Bronze
BAA =Buy American Act	XTOR1B-WT =12W, 5000K, Summit White	XTOR2B-W =18W, 4000K, Carbon Bronze	XTOR3B-W =26W, 4000K, Carbon Bronze	XTOR4B-W =38W, 4000K, Carbon Bronze
TAA =Trade Agreements Act	XTOR1B-PC1 =12W, 5000K, 120V PC, Carbon Bronze	XTOR2B-WT =18W, 5000K, Summit White	XTOR3B-WT =26W, 5000K, Summit White	XTOR4B-WT =38W, 5000K, Summit White
	XTOR1B-W =12W, 4000K, Carbon Bronze	XTOR2B-PC1 =18W, 5000K, 120V PC, Carbon Bronze	XTOR3B-PC1 =26W, 5000K, 120V PC, Carbon Bronze	XTOR4B-PC1 =38W, 5000K, 120V PC, Carbon Bronze
		XTOR2B-W-PC1 =18W, 4000K, 120V PC, Carbon Bronze	XTOR3B-W-PC1 =26W, 4000K, 120V PC, Carbon Bronze	XTOR4B-W-PC1 =38W, 4000K, 120V PC, Carbon Bronze
		XTOR2B-347V =18W, 5000K, Carbon Bronze, 347V	XTOR3B-347V =26W, 5000K, Carbon Bronze, 347V	XTOR4B-347V =38W, 5000K, Carbon Bronze, 347V
		XTOR2B-WT-PC1 =18W, 5000K, 120V PC, Summit White	XTOR3B-PC2 =26W, 5000K, 208-277V PC, Carbon Bronze	

NOTES:

- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.



LED 150

Replaces 400 Watt MH Area Light!

Specification-Grade Optics

ALED 150

RAB engineered "specification-grade" optics for the ALED150 that deliver efficient, clean, uniform light distributions at a reasonable cost. The vacuum-metalized specular reflector creates what is known as "repeatable" optics manufacturing, ensuring consistent, reliable distribution. The optics are factory installed and meet IES Lateral Distribution Types II, III and IV.

For assistance in choosing the distribution to match your application, please contact RAB's Lighting Design department by emailing lightingdesign@rabweb.com or calling 888 722-1000.

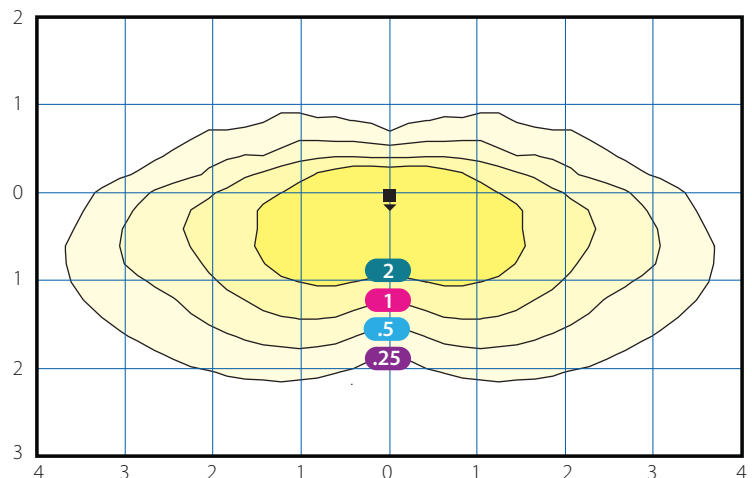


Type II

The Type II distribution is ideal for wide walkways, on ramps and entrance roadways, bike paths and other long and narrow lighting applications. Meant for lighting larger areas and usually located near the roadside, this type of lighting is commonly found on smaller side streets or jogging paths.



ALED2T150 Mounted at 25 ft.



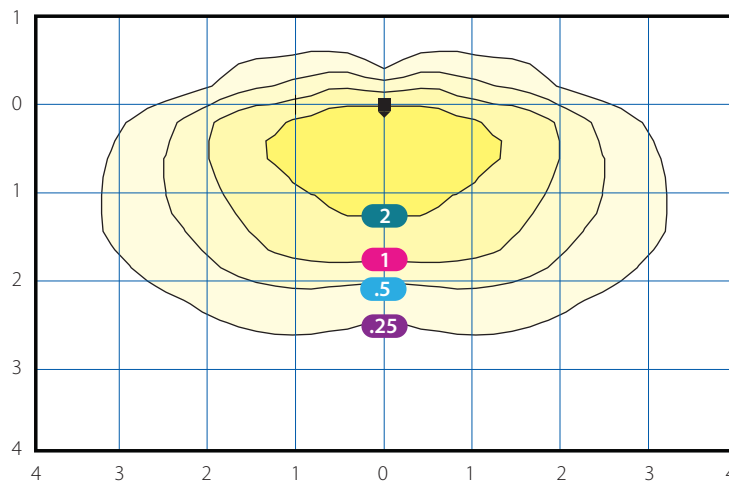
Grid Scale: Multiples of Mounting Height • Values shown in Footcandles
Photometric Report #ITL79617

Type III

The Type III distribution is ideal for roadway, general parking, and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.



ALED3T150 Mounted at 25 ft.



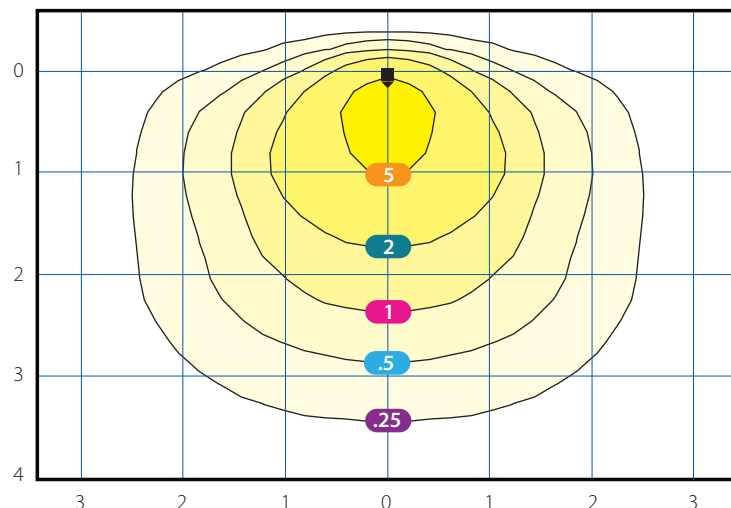
Grid Scale: Multiples of Mounting Height • Values shown in Footcandles
Photometric Report #ITL79623

Type IV

The Type IV distribution (also known as a "Forward Throw") is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90 to 270 degrees.



ALED4T150 Mounted at 25 ft.



Grid Scale: Multiples of Mounting Height • Values shown in Footcandles
Photometric Report #ITL79629

ALED150

- Replaces 400W MH area lights
- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type II, III and IV distribution (also available as a wallpack)
- Slipfitter mounting available
- Bi-level operation (optional)
- Various photocell options available
- 5-Year Warranty

Specifications

UL Listing: Suitable for wet locations.

LEDs: Multi-chip, high-output, long-life LEDs

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Driver(s): Class 2, 2000mA, 100 - 277V and 480V, 50/60 Hz, Surge protection 4 kV

Bi-Level Operation (optional): Allows 50% and 100% output modes

Dimming: Available as On/Off or with 0-10V dimming driver (*all models except the ALED105 family*)

Cold Weather Starting: The minimum starting temperature is -40°C.

Thermal Management: Superior thermal management with external Air-Flow fins

Housing: Die-cast aluminum housing, lens frame and mounting arm

Mounting: Heavy-duty, with "O" ring seal & stainless steel screws

Gaskets: High-temperature silicone gaskets

Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2011.

Reflector: Specular vacuum-metallized polycarbonate

Finish: Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology: Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

IESNA LM-79 & LM-80 Testing: RAB LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

California Title 24: ALED150 complies with California Title 24 building and electrical codes.

Dark Sky Approved: The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

For use on LEED Buildings: IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.

Performance*

Cool Light (5000K)

Nominal Watts @ 120V	78W	105W	125W	150W
Output Lumens	7564	10,384	12,805	14,349
Lumens Per Watt	96	98	94	92
Color Accuracy (CRI)	67	65	65	65

Neutral Light (4000K)

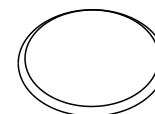
Nominal Watts @ 120V	78W	105W	125W	150W
Output Lumens	6673	8790	10,952	11,786
Lumens Per Watt	84	83	80	76
Color Accuracy (CRI)	82	82	82	82

Warm Light (3000K)

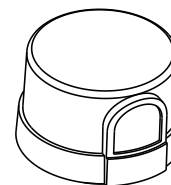
Nominal Watts @ 120V	78W	105W	125W	150W
Output Lumens	5968	8461	10,464	11,352
Lumens Per Watt	75	80	77	74
Color Accuracy (CRI)	82	81	81	81

* Values shown for Type IV. Visit rabweb.com for Type II and III.

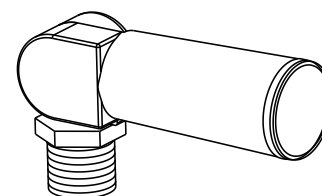
Accessories



Button Photocell
(not available for slipfitter mount)



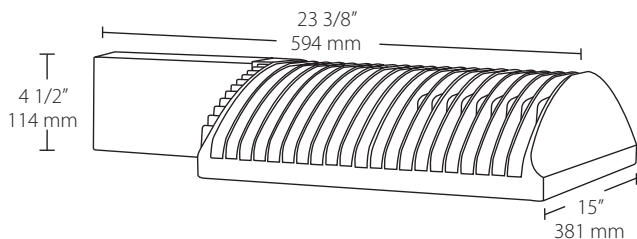
Twistlock Photocell
(not available for slipfitter mount)



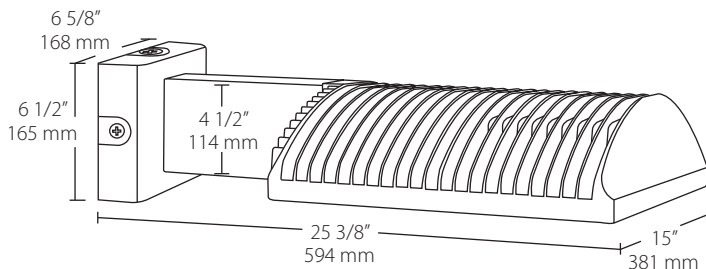
Swivel Photocell

Dimensions & Weight

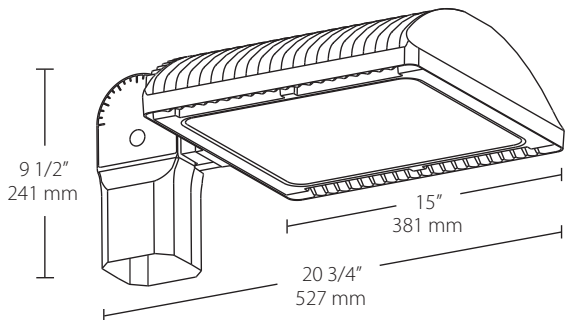
POLE MOUNT - Weight: 30 lbs. **EPA:** 0.75



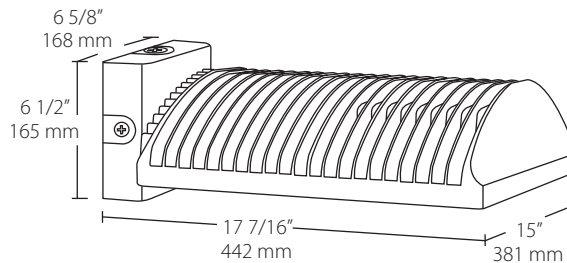
WALLPACK - Weight: 34.8 lbs.



SLIPFITTER - Weight: 32 lbs. **EPA:** 2.2



WALLPACK (NO ARM) - Weight: 26 lbs.



Ordering Information

Product Family	Optics	Wattage	Mounting	Color Temp	Finish Color	Driver Options	Photocell Options
ALED							
2T Type II		50 50W	Blank Pole mount	Blank 5000K	Blank Bronze	/480 480V	/PC 120V*
3T Type III		78 78W	SF Slipfitter	N 4000K	RG Gray	/BL Bi-Level	/PC2 277V*
4T Type IV		105 105W		Y 3000K	W White	/D10 0 - 10V Dimming	/PCT 120-277V Twistlock*
		125 125W			K Black		/PCT4 480V Twistlock*
		150 150W					/PCS 120V Swivel
							/PCS2 277V Swivel
							/PCS4 480V Swivel
							/WS2 Multi-level motion** sensor (20 ft. mt. ht.)
							/WS4 Multi-level motion** sensor (40 ft. mt. ht.)

*Pole mount models only.

**Only available with 0 - 10V dimming models.

Product Family	Optics	Wattage	Color Temp	Mounting	Finish Color	Driver Options	Photocell Options
WPLED							
2T Type II		50 50W	Blank 5000K	Blank Arm	Blank Bronze	/480 480V	/PC 120V
3T Type III		78 78W	N 4000K	FX No Arm	W White	/BL Bi-Level	/PC2 277V
4T Type IV		105 105W	Y 3000K			/D10 0 - 10V Dimming	/PCT 120-277V Twistlock
		125 125W					/PCT4 480V Twistlock
		150 150W					/PCS 120V Swivel
							/PCS2 277V Swivel
							/PCS4 480V Swivel
							/WS2 Multi-level motion** sensor (20 ft. mt. ht.)
							/WS4 Multi-level motion** sensor (40 ft. mt. ht.)

**Only available with 0 - 10V dimming models.



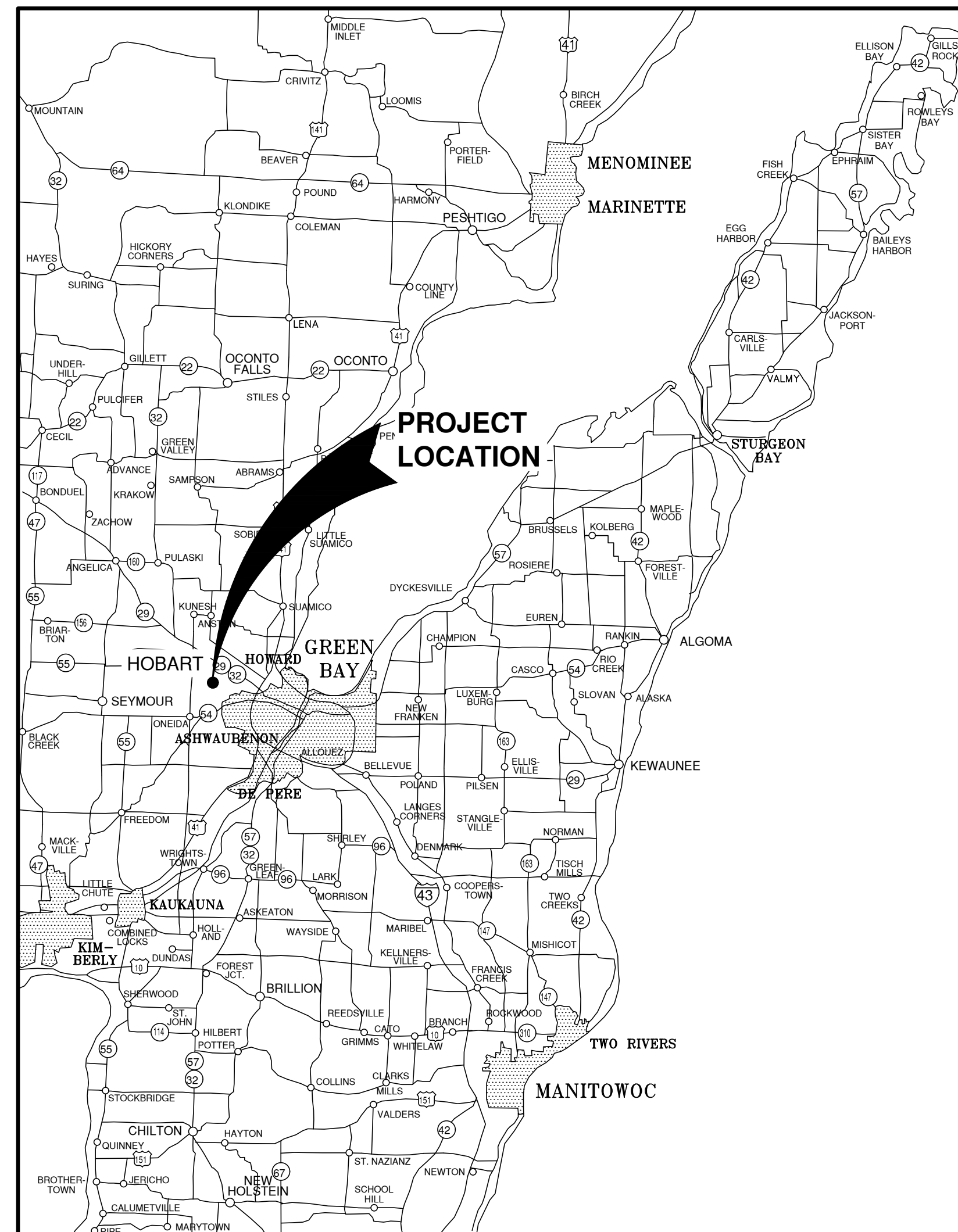
Please visit rabweb.com to see which products are DLC listed.



Outdoor

WASH SHACK SITE DEVELOPMENT FOR BAYLAND BUILDINGS, INC. VILLAGE OF HOBART, BROWN COUNTY, WISCONSIN

ATTENTION!
DOWNLOADED PLANS ARE NOT SCALEABLE. NEITHER THE OWNER OR THE ENGINEER SHALL BE HELD RESPONSIBLE FOR THE SCALE OR PRINT QUALITY OF DOWNLOADED PLANS. ONLY PRINTED PLANS FROM BLUE PRINT SERVICE CO., INC. SHALL BE CONSIDERED TO BE SCALEABLE PLANS.



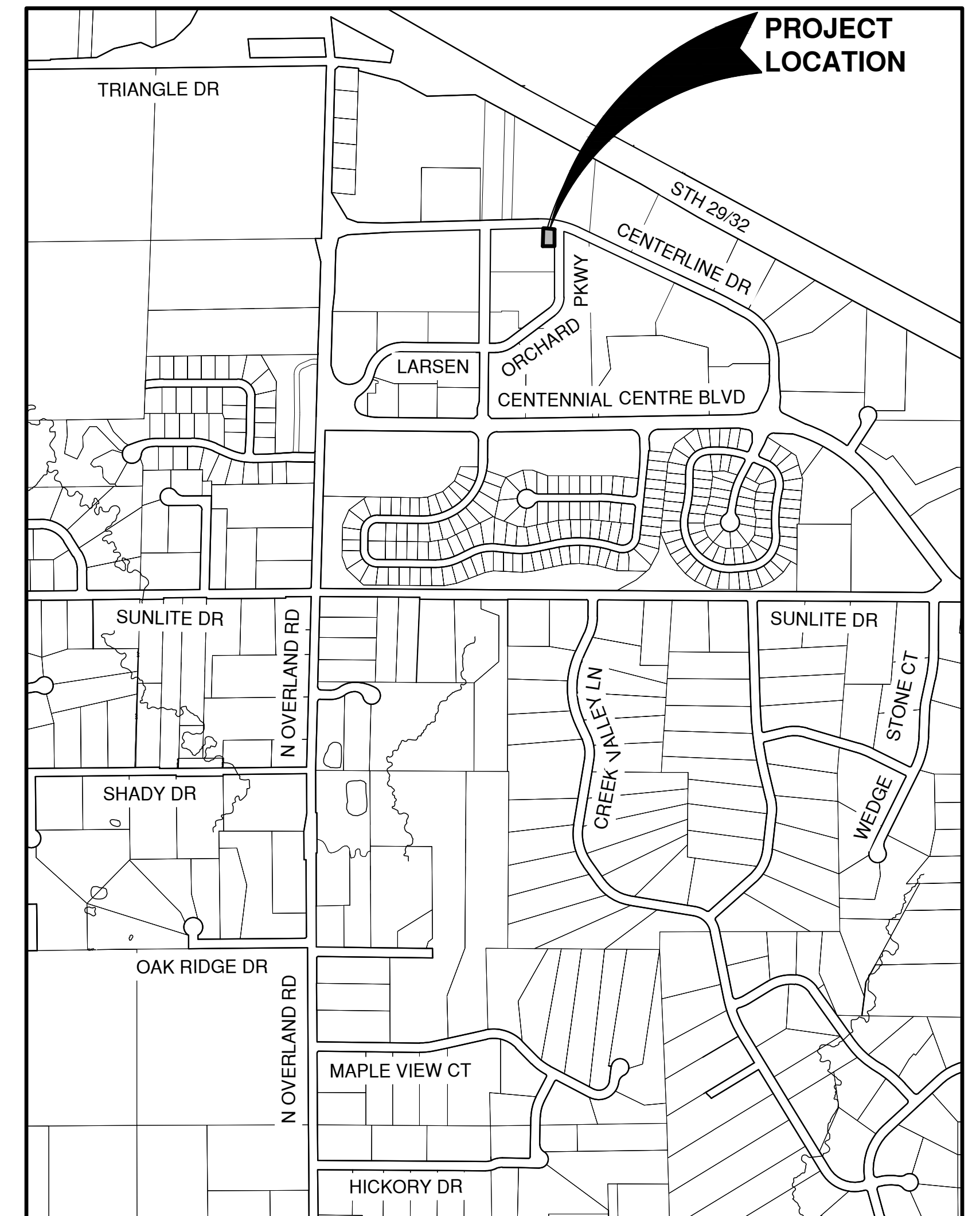
VICINITY MAP

NOTE:
EXISTING UTILITIES SHOWN ON PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING EXACT LOCATIONS AND ELEVATIONS OF ALL UTILITIES, WHETHER SHOWN OR NOT, FROM THE OWNERS OF THE RESPECTIVE UTILITIES. ALL UTILITY OWNERS SHALL BE NOTIFIED FOR LOCATES BY THE CONTRACTOR 72 HOURS PRIOR TO EXCAVATION.

NOTE:
ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO CONSTRUCTION AND SHALL CONFORM TO THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSTRUCTION SITE EROSION CONTROL AND TECHNICAL STANDARDS.

INDEX TO DRAWINGS

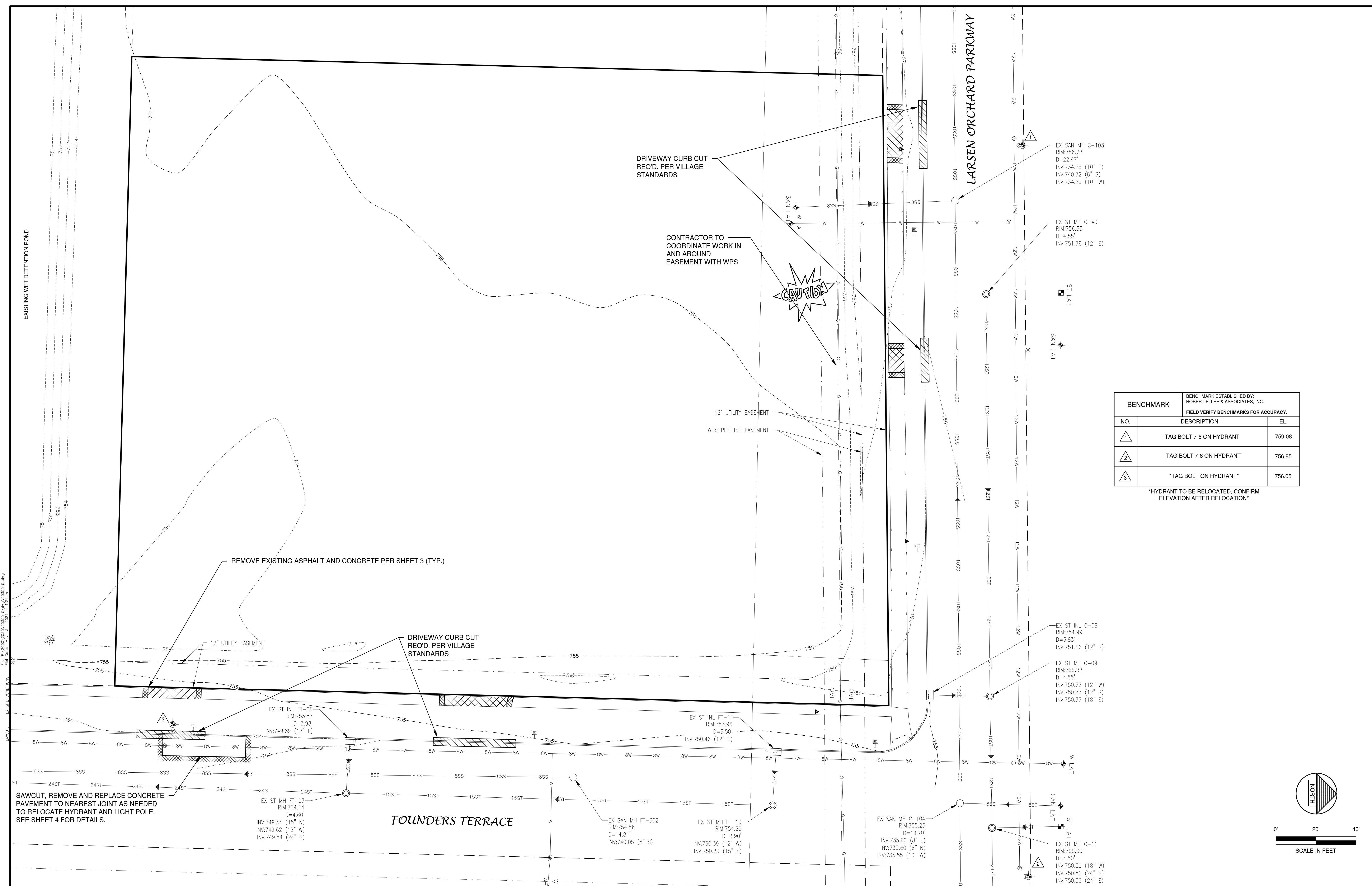
SHT. NO.	DESCRIPTION
C	LOCATION MAPS AND INDEX TO DRAWINGS
1	GENERAL NOTES
2	EXISTING SITE CONDITIONS
3	SITE PLAN
4	UTILITY PLAN
5	GRADING PLAN AND EROSION CONTROL PLAN
6	MISCELLANEOUS DETAILS
7	MISCELLANEOUS DETAILS
8	EROSION CONTROL - INLET PROTECTION TYPES A, B, C AND D
9	EROSION CONTROL - INLET PROTECTION TYPE D-HR AND TYPE D-M
10	EROSION CONTROL - DITCH CHECK DETAILS
11	EROSION CONTROL - SHEET FLOW DETAILS
12	EROSION CONTROL - TRACKOUT CONTROL PRACTICES
13	EROSION CONTROL - EROSION MAT SLOPE APPLICATION DETAILS
14	EROSION CONTROL - EROSION MAT CHANNEL APPLICATION DETAILS



LOCATION MAP

File: P:\2020\2035\203515C.dwg, 203515C.dwg
Plot Date: May 09, 2024 11:27am

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN KDC/LLP	WASH SHACK SITE DEVELOPMENT FOR BAYLAND BUILDINGS, INC. VILLAGE OF HOBART BROWN COUNTY, WISCONSIN	LOCATION MAPS AND INDEX TO DRAWINGS	DATE 05/2024	REL Robert E. Lee & Associates, Inc. 1250 Centennial Centre Blvd Hobart, WI 920-662-9641 releinc.com	SHEET NO. C
								CHECKED			FILE 203515C		
								DESIGNED			JOB NO. 203515		
								MFL					



BENCHMARK		BENCHMARK ESTABLISHED BY: ROBERT E. LEE & ASSOCIATES, INC. FIELD VERIFY BENCHMARKS FOR ACCURACY.	
NO.	DESCRIPTION	EL.	
1	TAG BOLT 7-6 ON HYDRANT	759.08	
2	TAG BOLT 7-6 ON HYDRANT	756.85	
3	*TAG BOLT ON HYDRANT*	756.05	

HYDRANT TO BE RELOCATED, CONFIRM ELEVATION AFTER RELOCATION

File: R:\2020\2035515T\2035515T.dwg, 2035515T.dwg
 Plot Date: May 13, 2024 11:13:13 AM
 EX SITE CONDITIONS
 LAYOUT:

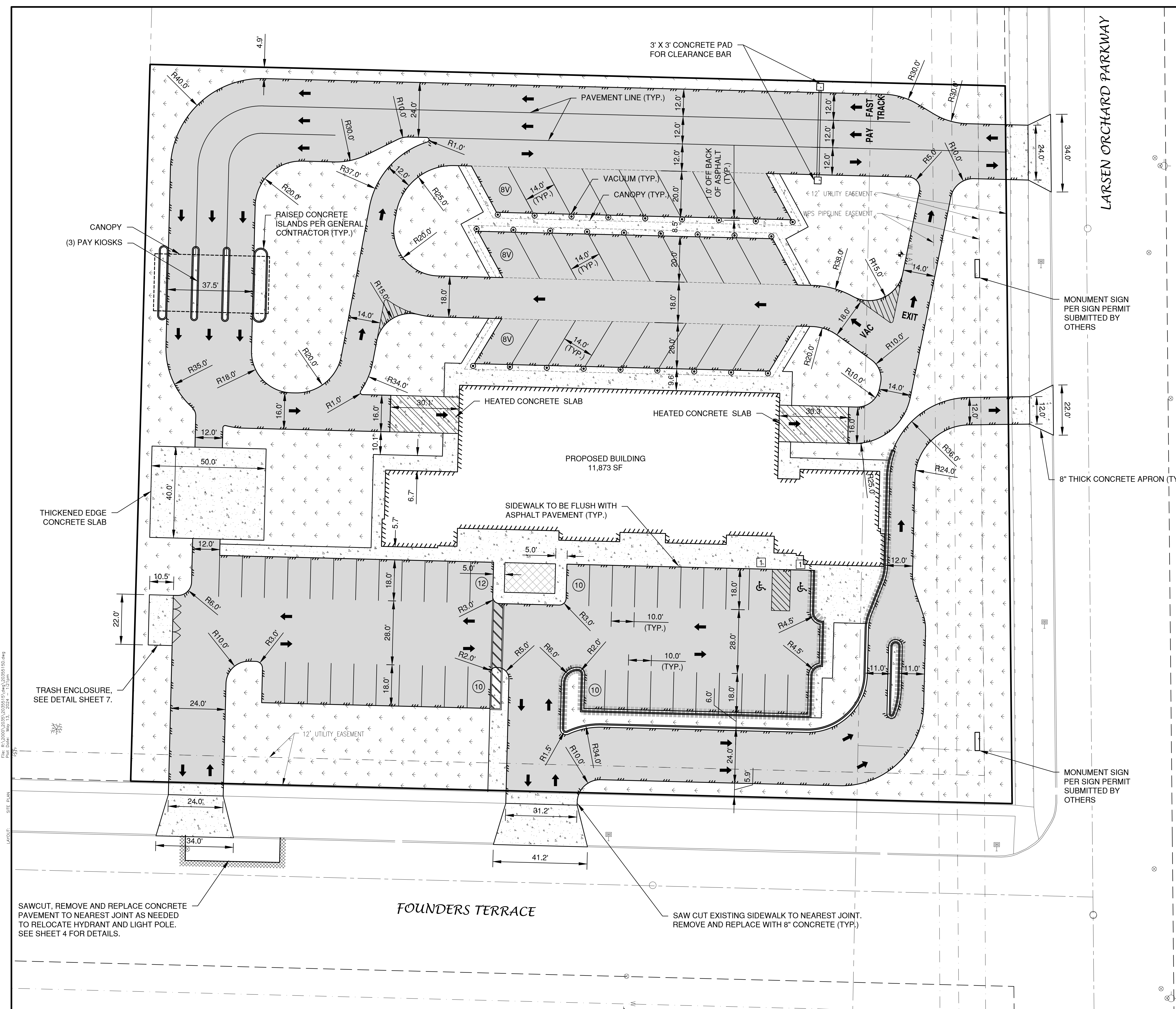
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN KDC/LLP
								CHECKED
								DESIGNED MFL

WASH SHACK SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EXISTING SITE CONDITIONS
 DATE: 05/20/24
 FILE: 2035515T
 JOB NO.: 2035515

DATE: 05/20/24
 FILE: 2035515T
 JOB NO.: 2035515

Robert E. Lee & Associates, Inc.
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NOTE
 ALL DISTURBED AREAS SHALL BE TOPSOILED TO A DEPTH OF 6 INCHES, SEED AND MULCHED. AREA TO BE RAKED FREE OF STONES AND CLUMPS.

PARKING DATA
 TOTAL PARKING STALLS PROVIDED = 42 + 24 VAC STALLS
 HANDICAP ACCESSIBLE PARKING STALLS = 2

SITE DATA
 TOTAL AREA = 2.74 ACRES, 119,457 S.F.
 BUILDING AREA = 0.27 ACRES, 11,874 S.F. (10.0%)
 SIDEWALK/PARKING LOT AREA = 1.60 ACRES, 69,685 S.F. (58.3%)
 GREEN SPACE = 0.87 ACRES, 37,898 S.F. (31.7%)
 FLOOR AREA RATIO = 0.10

ZONING
 PDD #1 - CENTENNIAL CENTRE AT HOBART DISTRICT

PARCEL NO.
 HB-524-2

- LEGEND**
- CONCRETE PAVEMENT (11,856 S.F.)
 - HEATED CONCRETE PAVEMENT (966 S.F.)
 - ASPHALT PAVEMENT (LIGHT) (57,221 S.F.)
 - LANDSCAPE AREA
 - GREEN SPACE
 - PROPOSED 18" STANDARD CURB AND GUTTER
 - PROPOSED 18" STANDARD SHEDDING CURB AND GUTTER
 - TRAFFIC FLOW ARROW
 - HANDICAPPED PARKING
 - INDICATES NUMBER OF PARKING STALLS
 - VACUUM
 - MONUMENT SIGN PER SIGN PERMIT SUBMITTED BY OTHERS

File: R:\2020\2035\2035515D.dwg, 2035515D.dwg
 Plot Date: May 13, 2024, 11:13:10am
 SITE PLAN
 LAYOUT

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

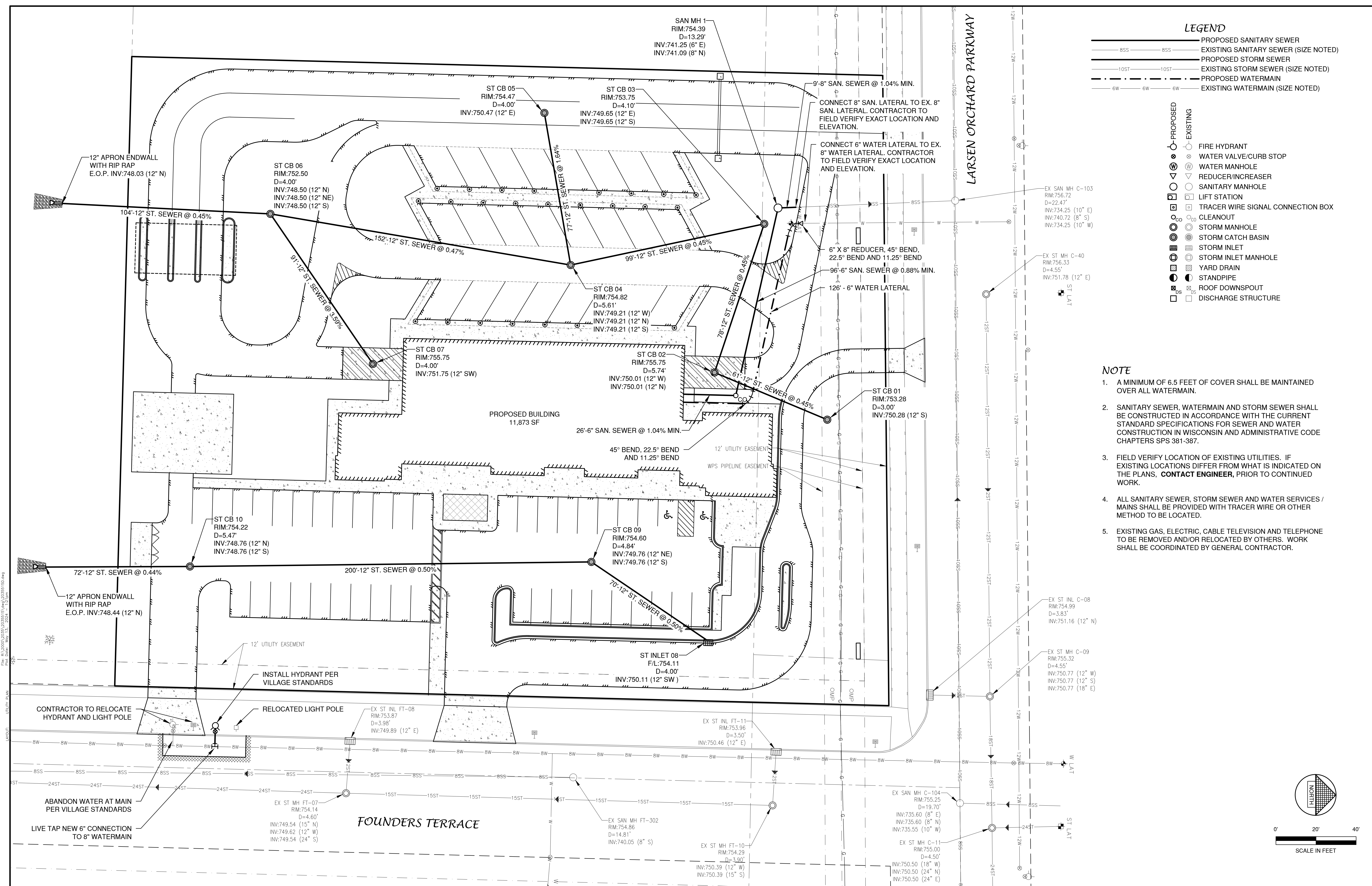
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 CHECKED: [Signature]
 DESIGNED: MFL
WASH SHACK SITE DEVELOPMENT FOR BAYLAND BUILDINGS, INC. VILLAGE OF HOBART BROWN COUNTY, WISCONSIN

SITE PLAN

DATE: 05/2024
 FILE: 2035515D
 JOB NO.: 2035515

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SHEET NO. **3**



LEGEND

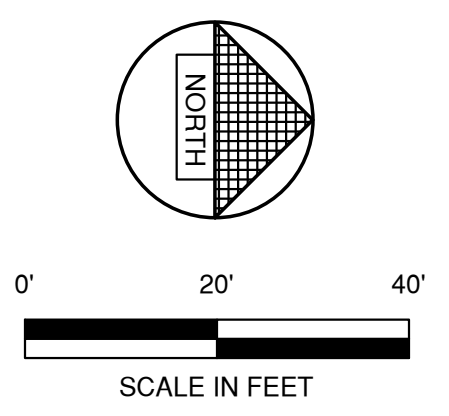
- PROPOSED SANITARY SEWER
- 8SS — 8SS EXISTING SANITARY SEWER (SIZE NOTED)
- 10ST — 10ST EXISTING STORM SEWER (SIZE NOTED)
- - - PROPOSED WATERMAIN
- 6W — 6W EXISTING WATERMAIN (SIZE NOTED)

PROPOSED

- FIRE HYDRANT
- ⊗ WATER VALVE/CURB STOP
- ⊙ WATER MANHOLE
- ▽ REDUCER/INCREASER
- SANITARY MANHOLE
- LIFT STATION
- ⊠ TRACER WIRE SIGNAL CONNECTION BOX
- CLEANOUT
- ⊙ STORM MANHOLE
- ⊙ STORM CATCH BASIN
- ⊙ STORM INLET
- ⊙ STORM INLET MANHOLE
- ⊙ YARD DRAIN
- ⊙ STANDPIPE
- ⊙ ROOF DOWNSPOUT
- DISCHARGE STRUCTURE

NOTE

1. A MINIMUM OF 6.5 FEET OF COVER SHALL BE MAINTAINED OVER ALL WATERMAIN.
2. SANITARY SEWER, WATERMAIN AND STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN AND ADMINISTRATIVE CODE CHAPTERS SPS 381-387.
3. FIELD VERIFY LOCATION OF EXISTING UTILITIES. IF EXISTING LOCATIONS DIFFER FROM WHAT IS INDICATED ON THE PLANS, **CONTACT ENGINEER**, PRIOR TO CONTINUED WORK.
4. ALL SANITARY SEWER, STORM SEWER AND WATER SERVICES / MAINS SHALL BE PROVIDED WITH TRACER WIRE OR OTHER METHOD TO BE LOCATED.
5. EXISTING GAS, ELECTRIC, CABLE TELEVISION AND TELEPHONE TO BE REMOVED AND/OR RELOCATED BY OTHERS. WORK SHALL BE COORDINATED BY GENERAL CONTRACTOR.



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 Plot Date: May 13, 2024 11:13:13 AM
 LAYOUT: UTILITY PLAN

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: KDC/LLP
 CHECKED:
 DESIGNED: MRL
WASH SHACK SITE DEVELOPMENT FOR BAYLAND BUILDINGS, INC. VILLAGE OF HOBART BROWN COUNTY, WISCONSIN

UTILITY PLAN
 DATE: 05/20/24
 FILE: 2035515D
 JOB NO.: 2035515

REL Robert E. Lee & Associates, Inc.
 1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com
 SHEET NO. **4**

LARSEN ORCHARD PARKWAY

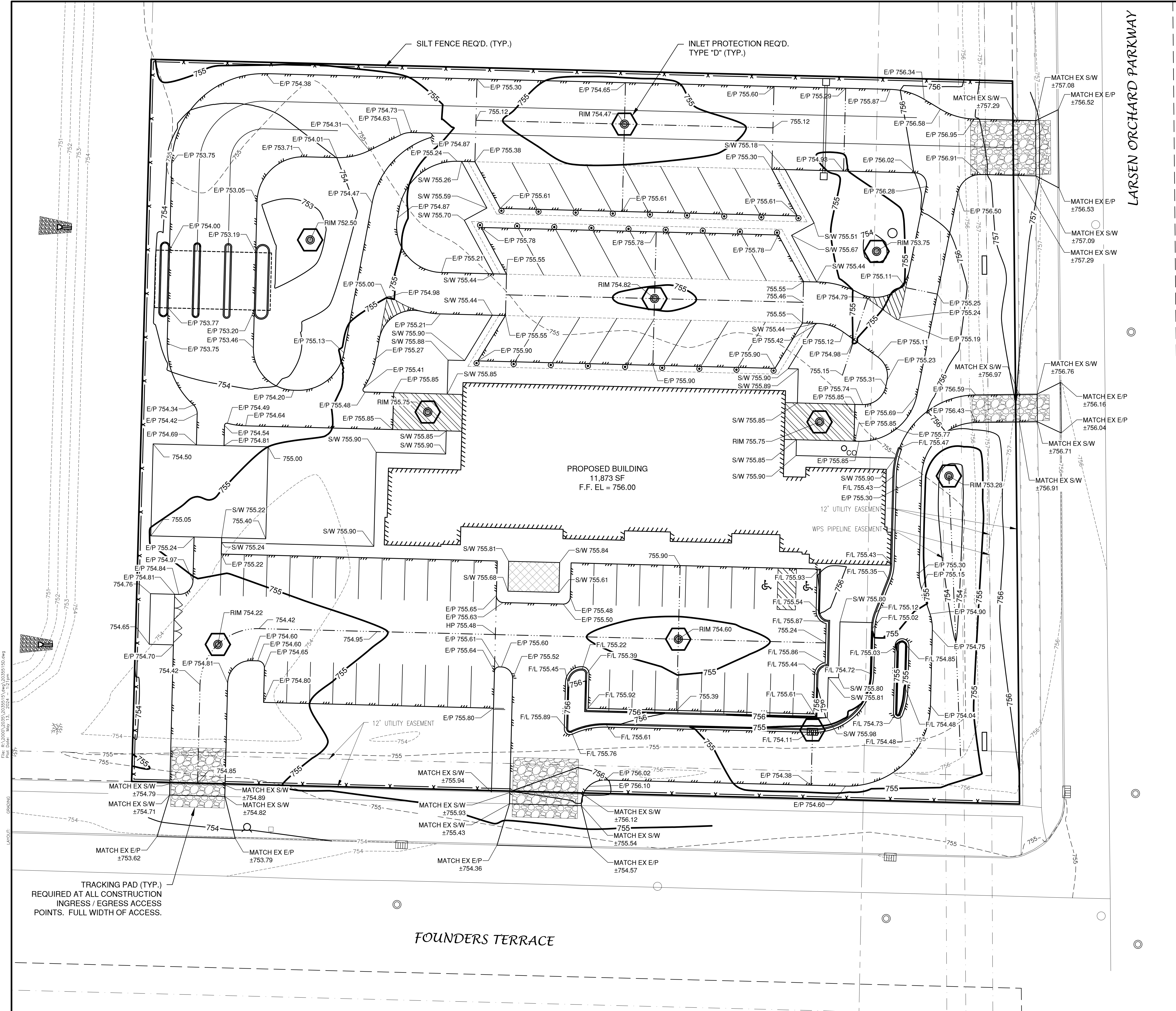
LEGEND

- T/C 999.99 TOP OF CURB ELEVATION
- F/L 888.88 FLOW LINE ELEVATION
- S/W 666.66 TOP OF SIDEWALK ELEVATION
- E/P 555.55 EDGE OF PAVEMENT ELEVATION
- R/W 444.44 TOP OF RETAINING WALL ELEVATION
- 333.33 GROUND ELEVATION
- DRAINAGE SWALE
- DRAINAGE DIVIDE
- FLOW ARROW
- SILT FENCE (PER WDNR TECHNICAL STANDARD 1056)
- DITCH CHECK (PER WDNR TECHNICAL STANDARD 1062)
- TRACKING PAD (PER WDNR TECHNICAL STANDARD 1057)
- EROSION MAT (PER WDNR TECHNICAL STANDARD 1053)
- INLET PROTECTION (PER WDNR TECHNICAL STANDARD 1060)

EROSION CONTROL

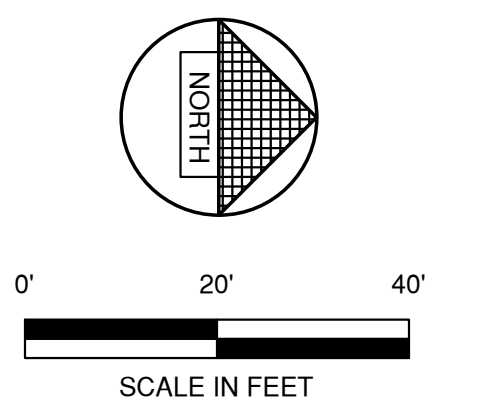
ALL EROSION CONTROL PRACTICES INDICATED ON THIS PLAN ARE APPROXIMATE LOCATIONS ONLY. THE ACTUAL SITE MAY REQUIRE MORE OR LESS EROSION CONTROL DEPENDING ON THE CURRENT CONDITION OF THE SITE.

1. SILT FENCE IS REQUIRED DOWNSLOPE OF ANY DISTURBED LAND THAT MAY CARRY SEDIMENTS OFF SITE.
2. A TRACKING PAD IS REQUIRED AT ANY INGRESS/EGRESS LOCATION, WHERE SEDIMENT MAY BE TRACKED OFF-SITE.
3. PROPER INLET PROTECTION SHALL BE USED DEPENDING ON THE INLET TYPE.
4. ALL NECESSARY SITE DEWATERING SHALL BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061.



TRACKING PAD (TYP.)
REQUIRED AT ALL CONSTRUCTION
INGRESS / EGRESS ACCESS
POINTS. FULL WIDTH OF ACCESS.

FOUNDERS TERRACE



NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

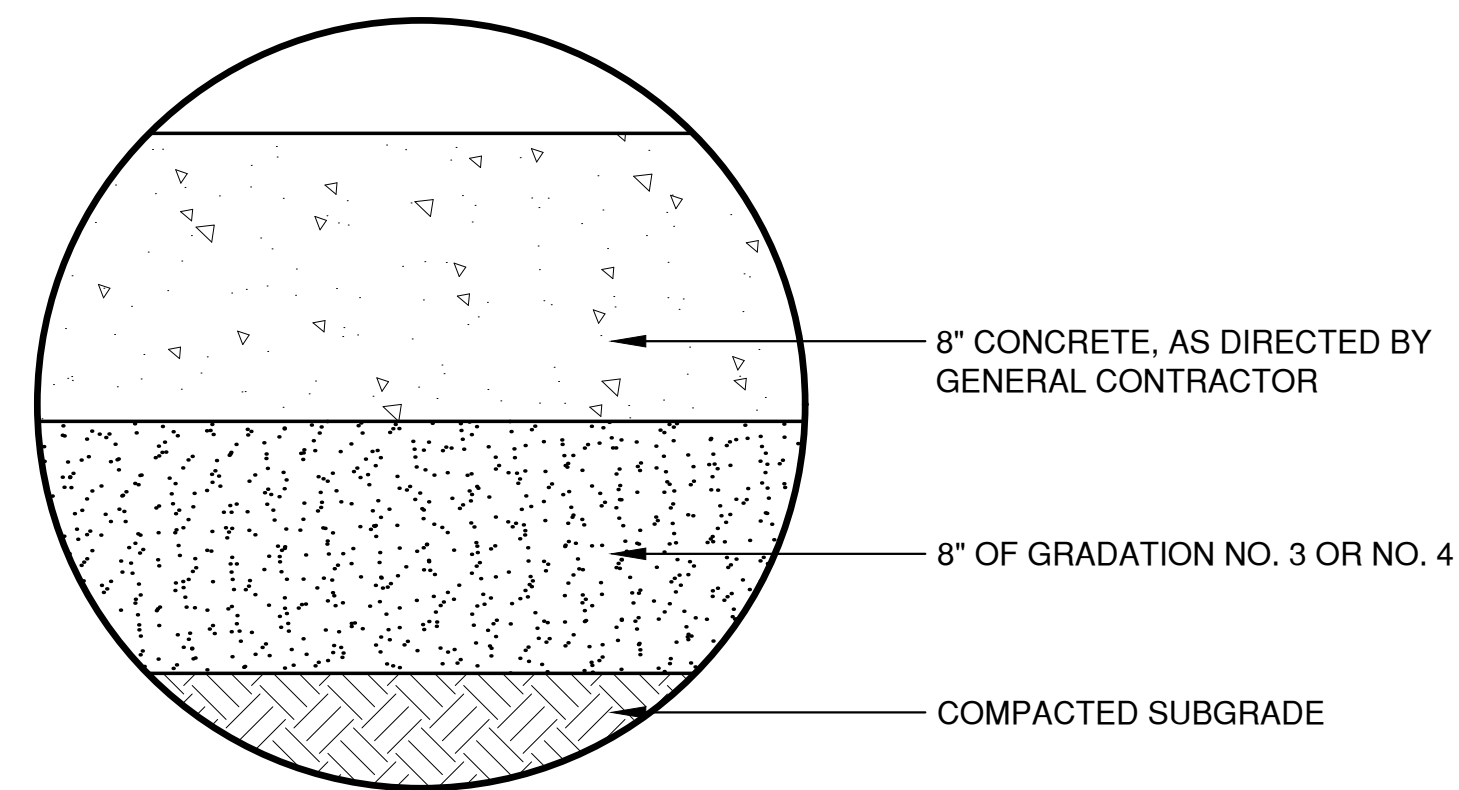
WASH SHACK SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

GRADING AND EROSION CONTROL PLAN

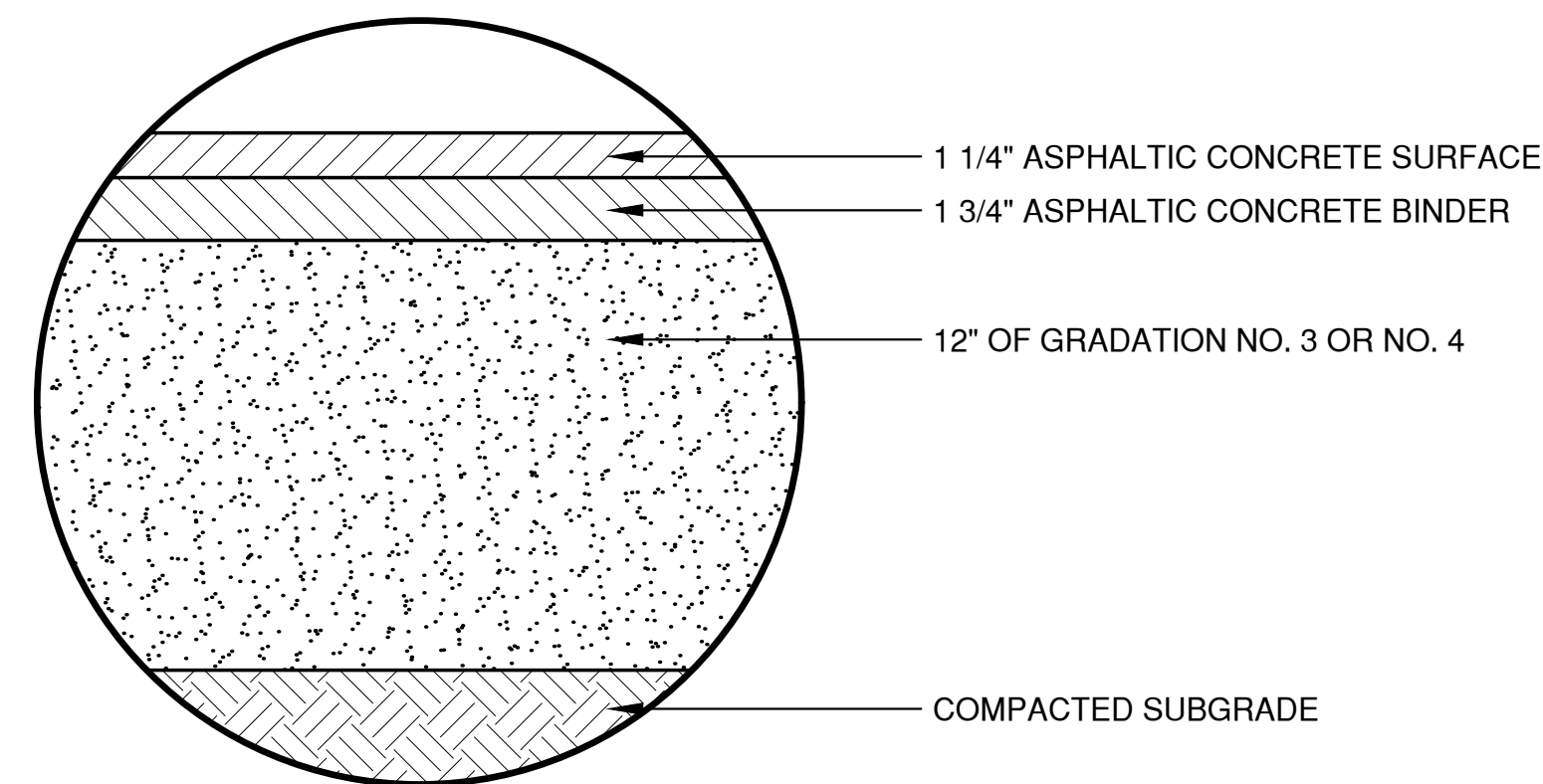
DATE
05/20/24
FILE
2035515D
JOB NO.
2035515

REL Robert E. Lee
& Associates, Inc.
1250 Centennial Centre Blvd | Hobart, WI | 920-662-9641 | releinc.com

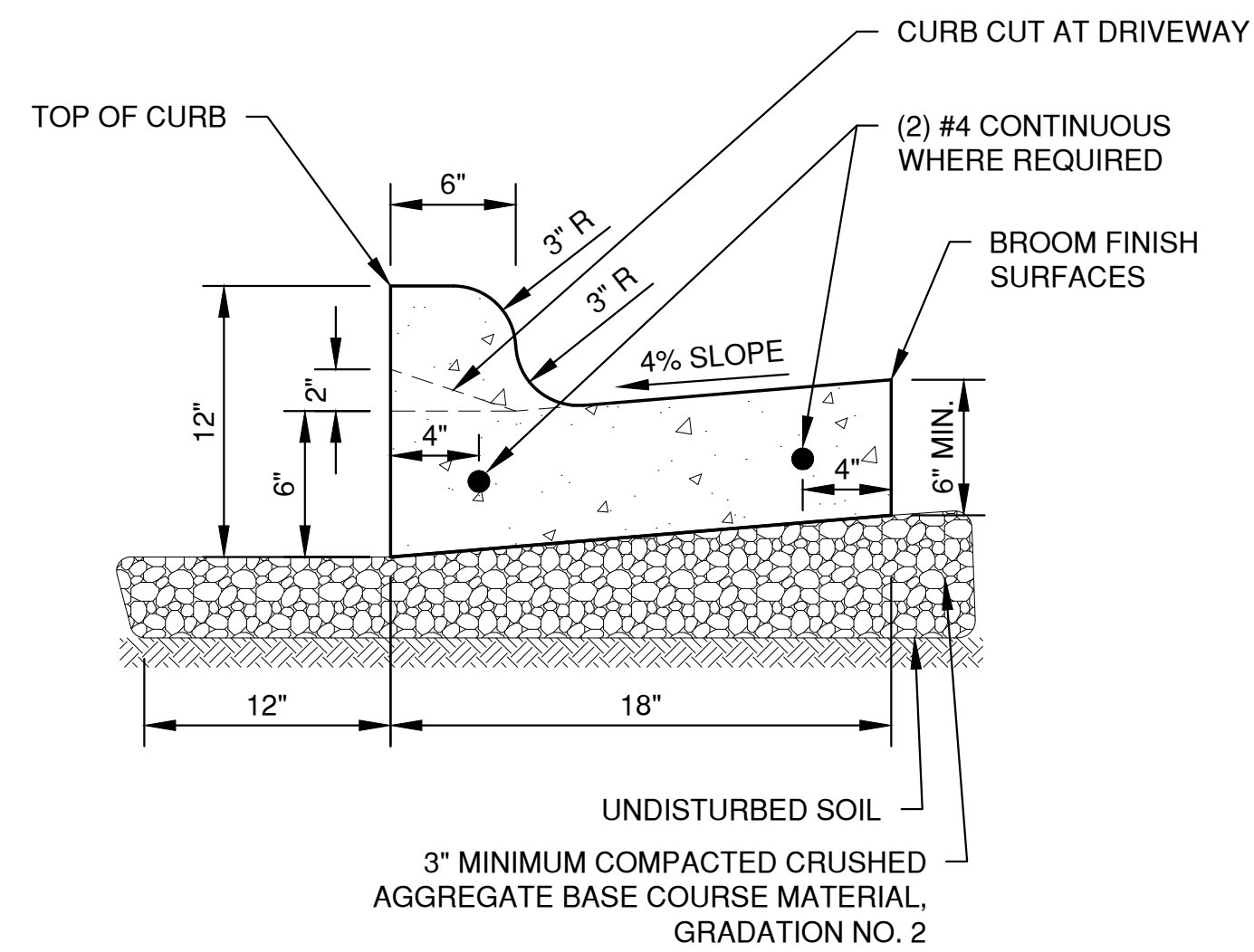
SHEET NO.
5



CONCRETE PAVEMENT

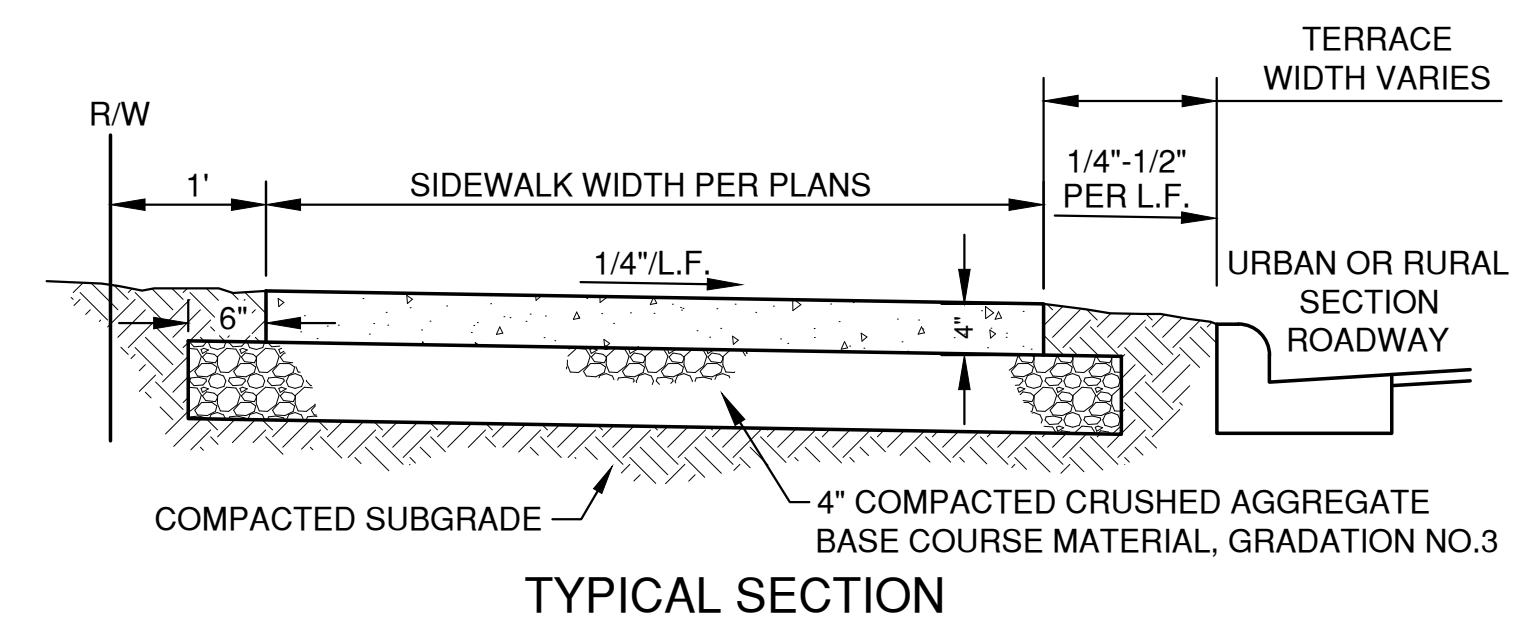


ASPHALT PAVEMENT

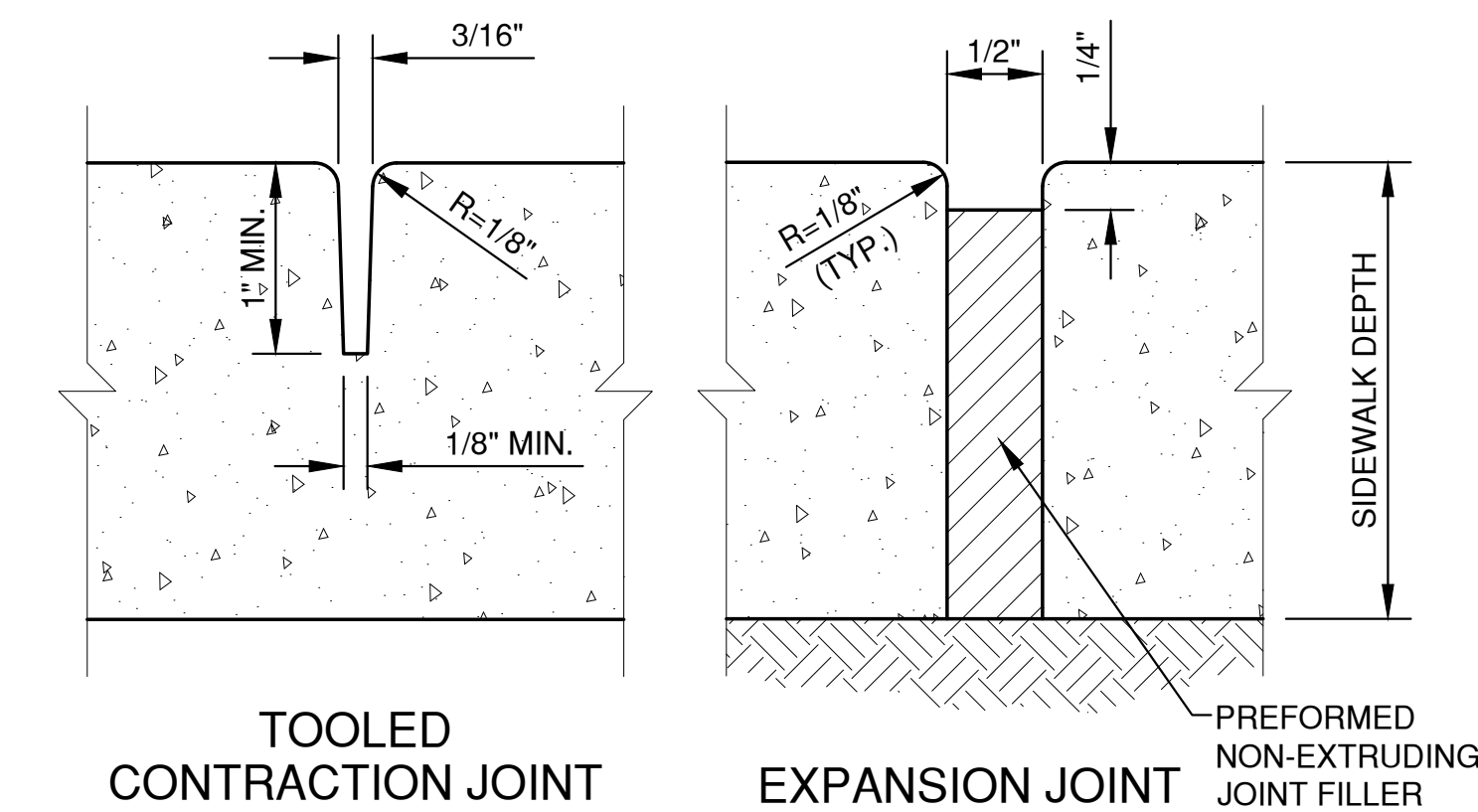


- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

STANDARD CURB AND GUTTER

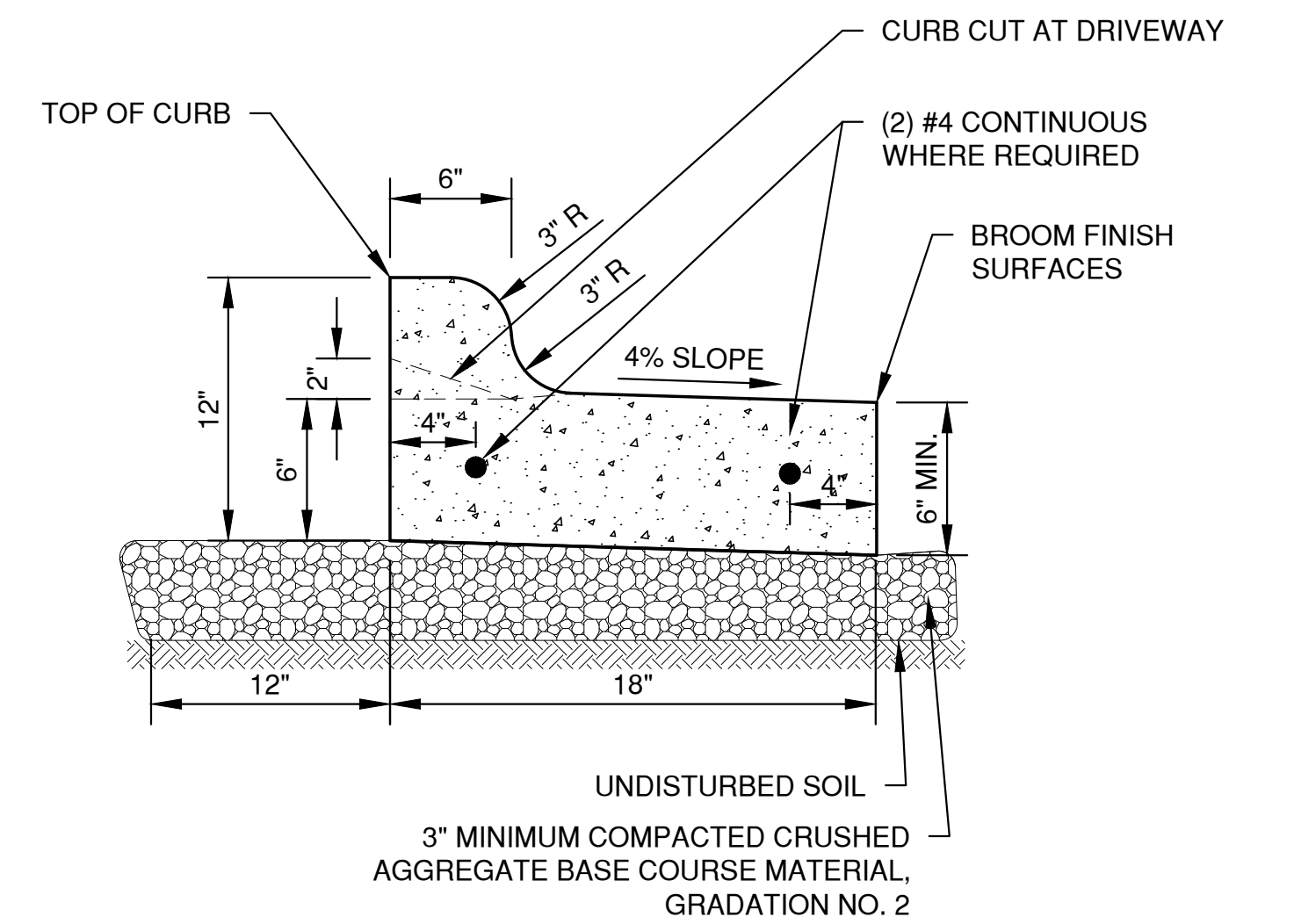


NOTE: REFER TO SPECIFICATIONS FOR REINFORCEMENTS.



WALK WIDTH	CONTRACTION JOINT SPACING		EXPANSION JOINT SPACING
	TRANSVERSE	LONGITUDINAL	
4'	4'	NOT REQ'D	100' MAX.
5'	5'	NOT REQ'D.	100' MAX.
6'	6'	NOT REQ'D.	100' MAX.
8'	4'	4'	100' MAX.
10'	5'	5'	100' MAX.
12'	6'	6'	100' MAX.

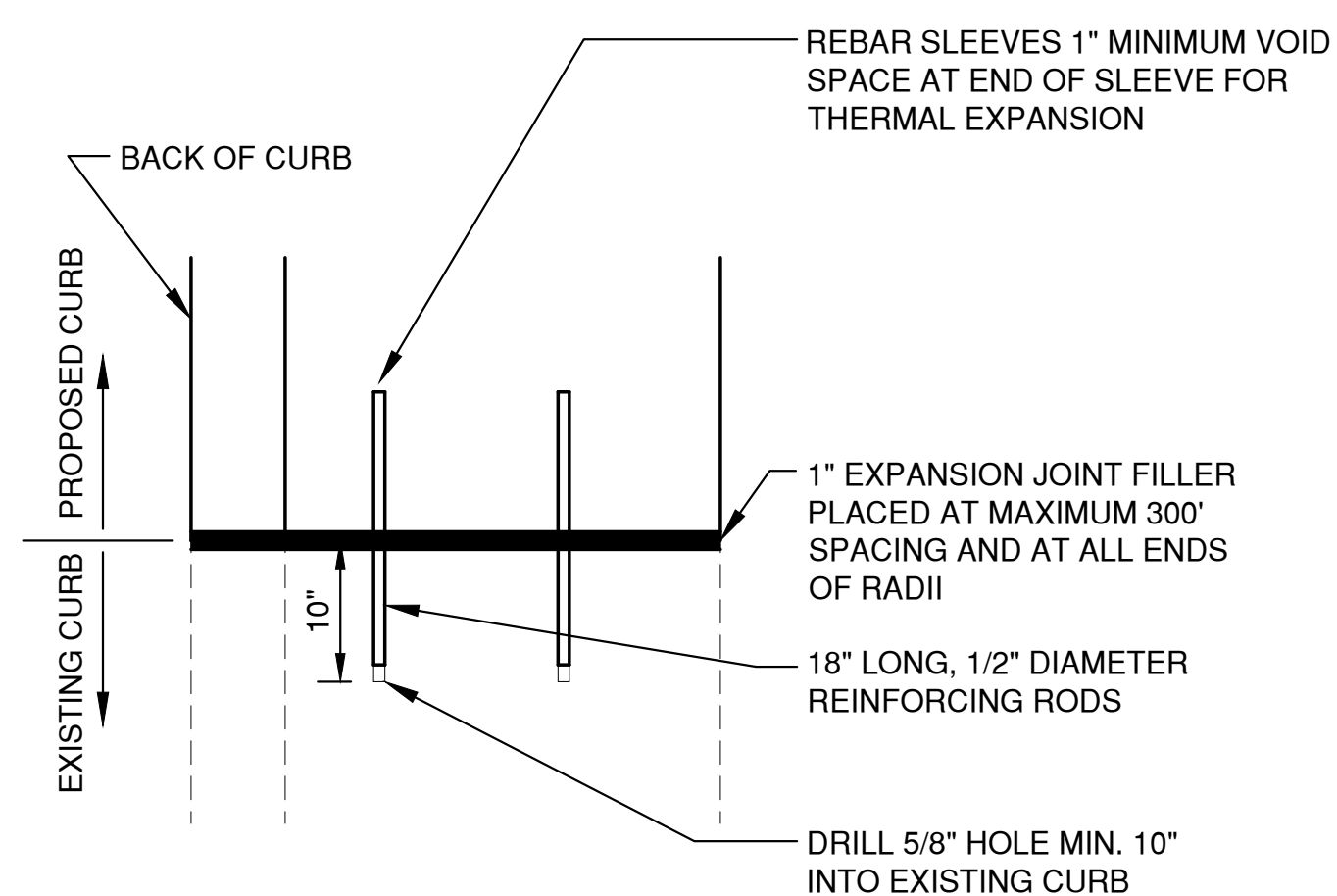
SIDEWALK DETAIL



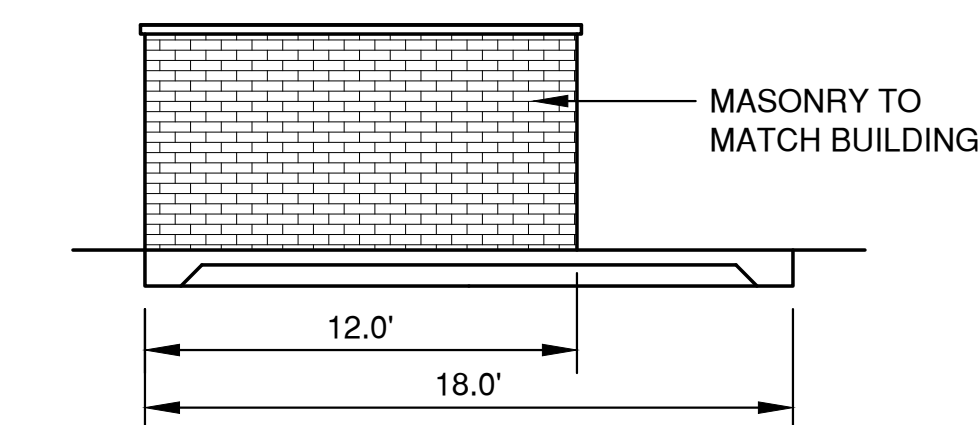
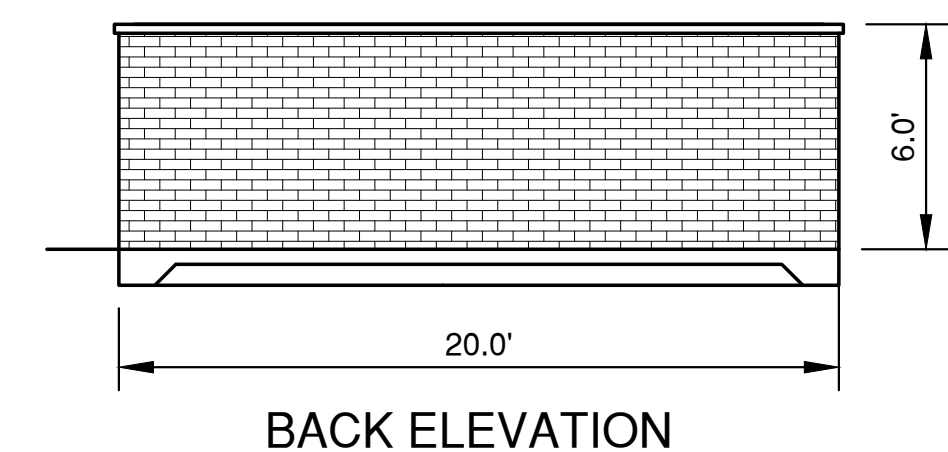
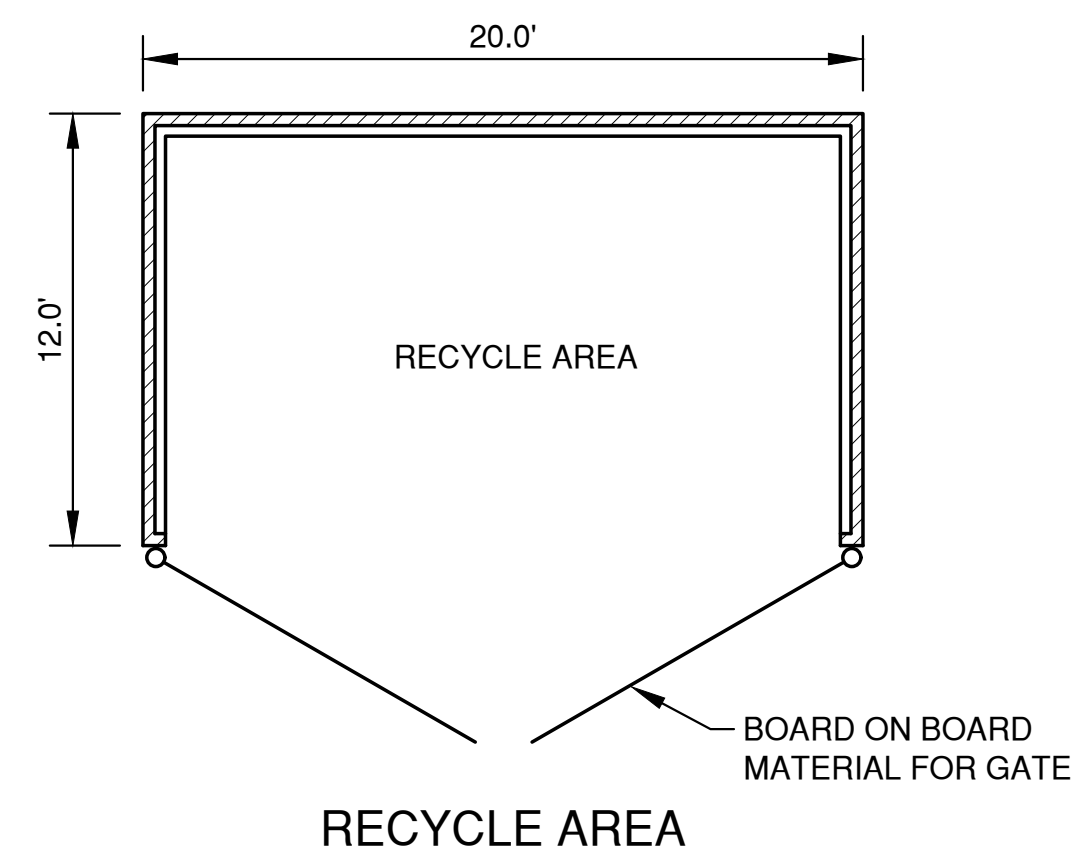
- NOTES:
1. PROVIDE 1" EXPANSION JOINTS AT 300' INTERVALS OR AS SPECIFIED. PROVIDE CONTRACTION JOINTS EVERY 30' OR AS DIRECTED.
 2. AT REMOVAL AND REPLACEMENT AREAS AND AT TIE-INS TO EXISTING CURB AND GUTTER, PROVIDE (2) #4 BARS, 18" LONG. DRILL AND GROUT INTO EXISTING CURB AND GUTTER 9". MATCH EXISTING SLOPE OF EXISTING GUTTER PAN.

SHEDDING CURB AND GUTTER

NOTE: PROVIDE CONTRACTION JOINTS AT MAXIMUM 20' SPACING BY SAW CUTTING OR INSERTION OF DIVIDER PLATES

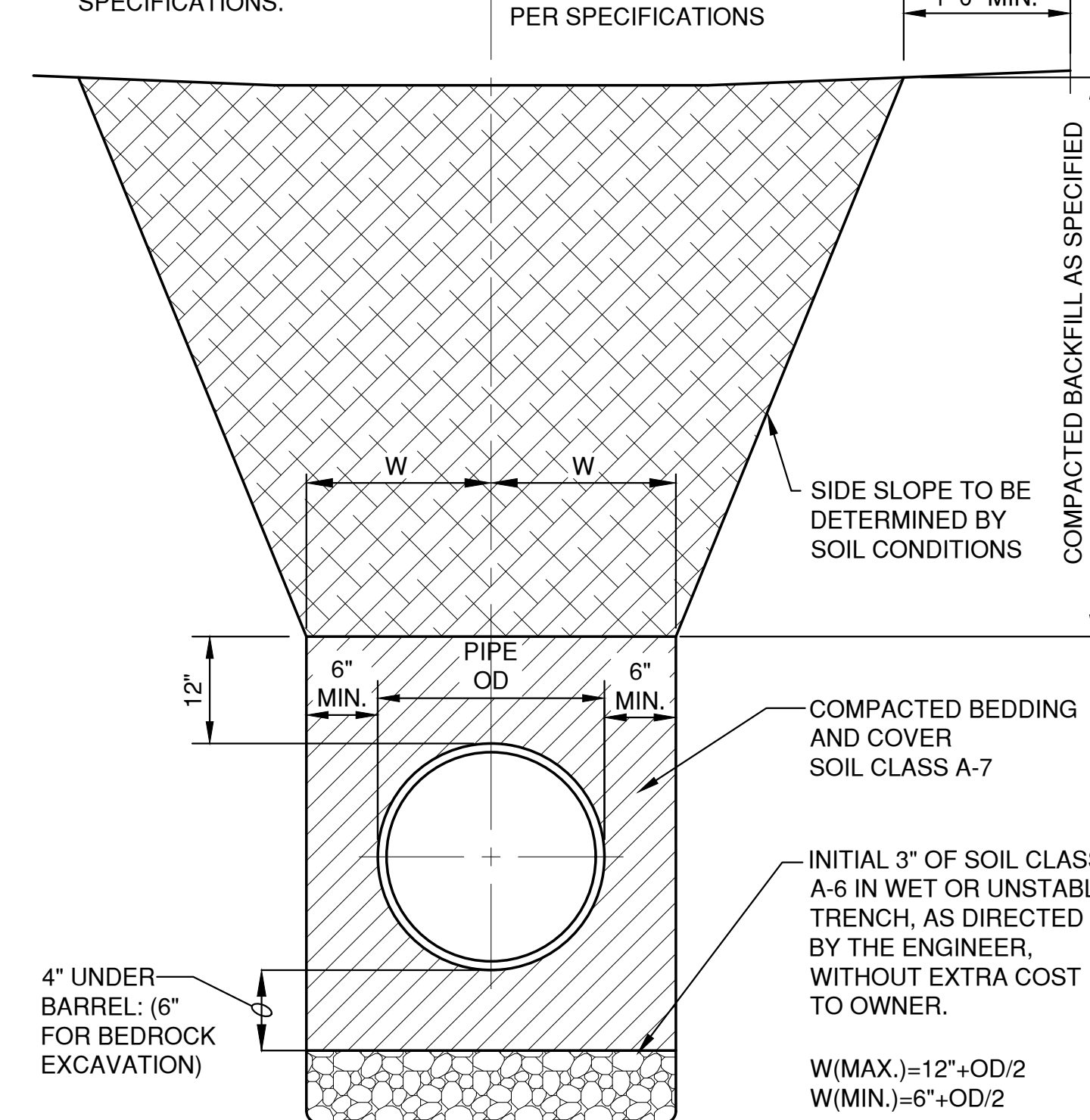


CURB TIE-IN DETAIL
(PROPOSED TO EXISTING)

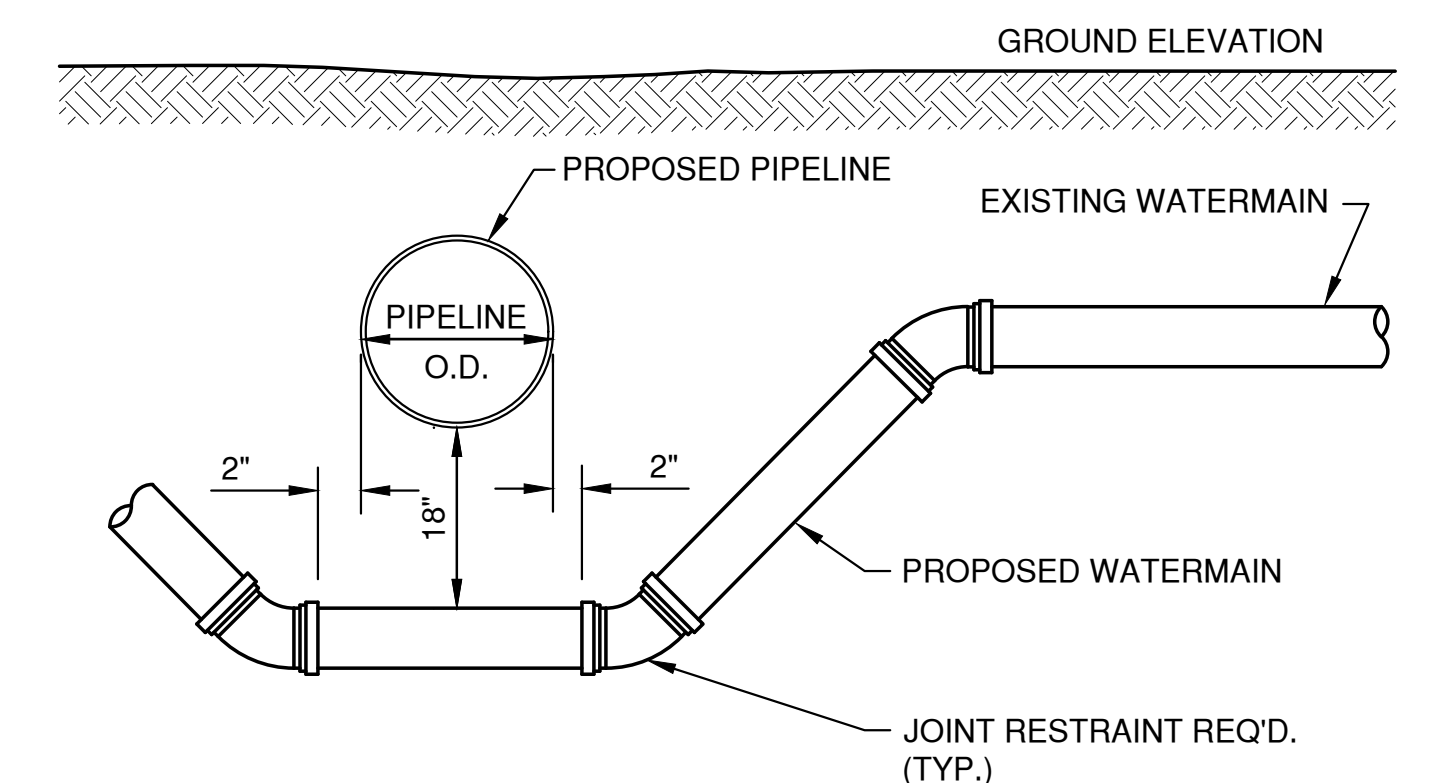


TRASH ENCLOSURE DETAIL
(MASONRY)

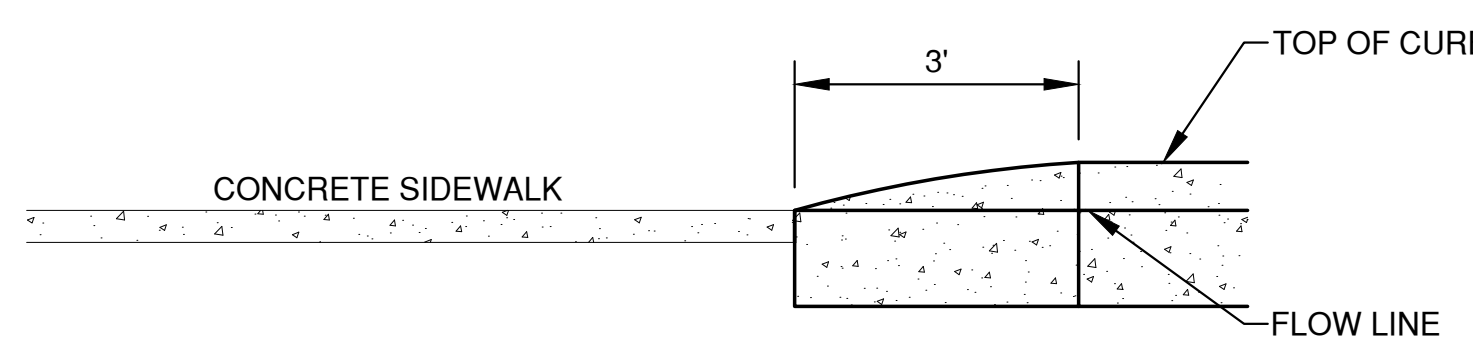
NOTE: SURFACE RESTORATION REQUIREMENTS PER THE SPECIFICATIONS.



HDPE /PVC SEWER, WATERMAIN AND FORCEMAIN
BEDDING AND TRENCH DETAIL



DETAIL FOR WATERMAIN OFFSET



CURB TAPER DETAIL

FILE: P:\2020\2035\2035515\44\2035515DET.dwg PLOT DATE: May 13, 2024 4:13:01pm LAYOUT: DETAILS (3)

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: KDC
CHECKED:
DESIGNED: MRL

WASH SHACK SITE DEVELOPMENT FOR BAYLAND BUILDINGS, INC. VILLAGE OF HOBART BROWN COUNTY, WISCONSIN

MISCELLANEOUS DETAILS

DATE: 05/2024
FILE: 2035515DET
JOB NO: 2035515

REL Robert E. Lee & Associates, Inc.
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SHEET NO. 7

INLET PROTECTION NOTES:

INLET PROTECTION DEVICES SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1060, STORM DRAIN INLET PROTECTION FOR CONSTRUCTION SITES.

MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WDOT 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.

MAINTENANCE NOTES:

WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

**INSTALLATION NOTES:
TYPE "B" AND "C"**

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.

TYPE "D"

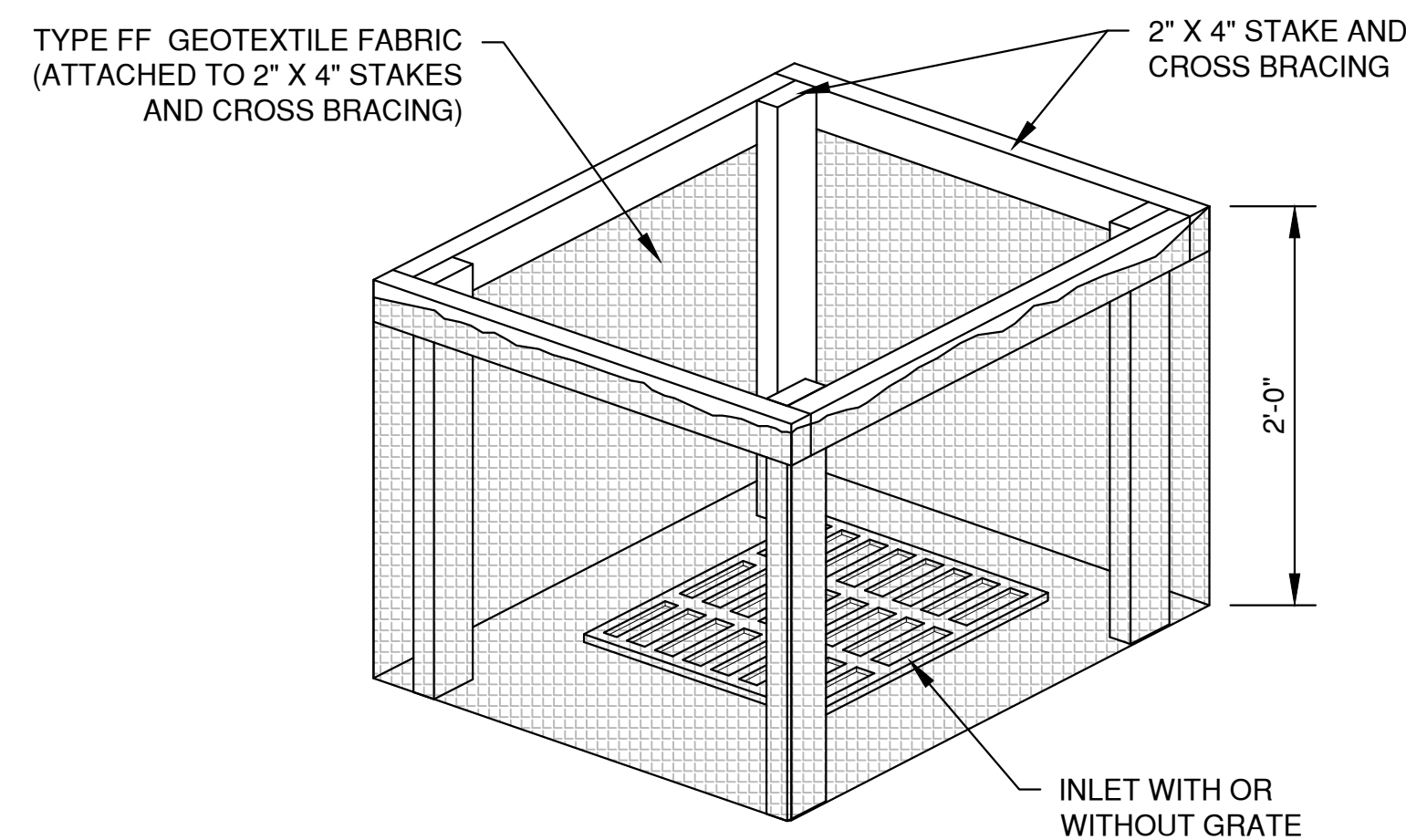
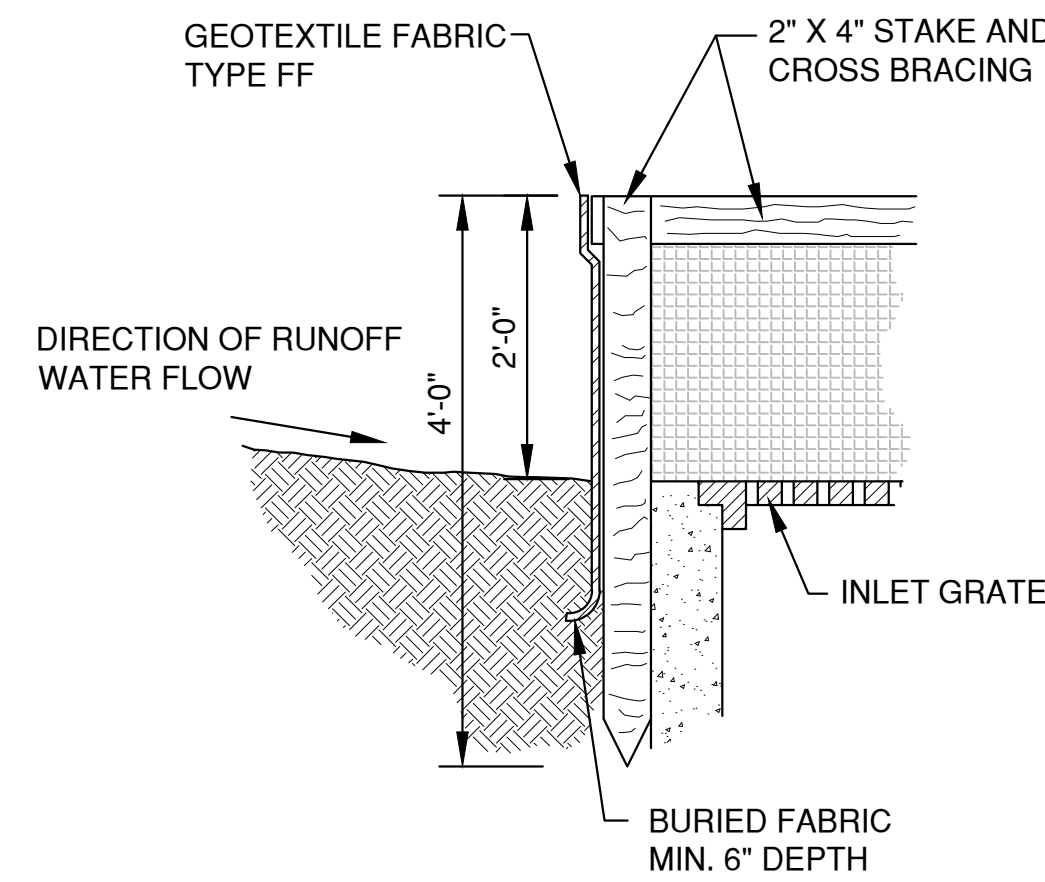
DO NOT INSTALL INLET PROTECTION TYPE D IN INLETS SHALLOWER THAN 30" MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE.

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.

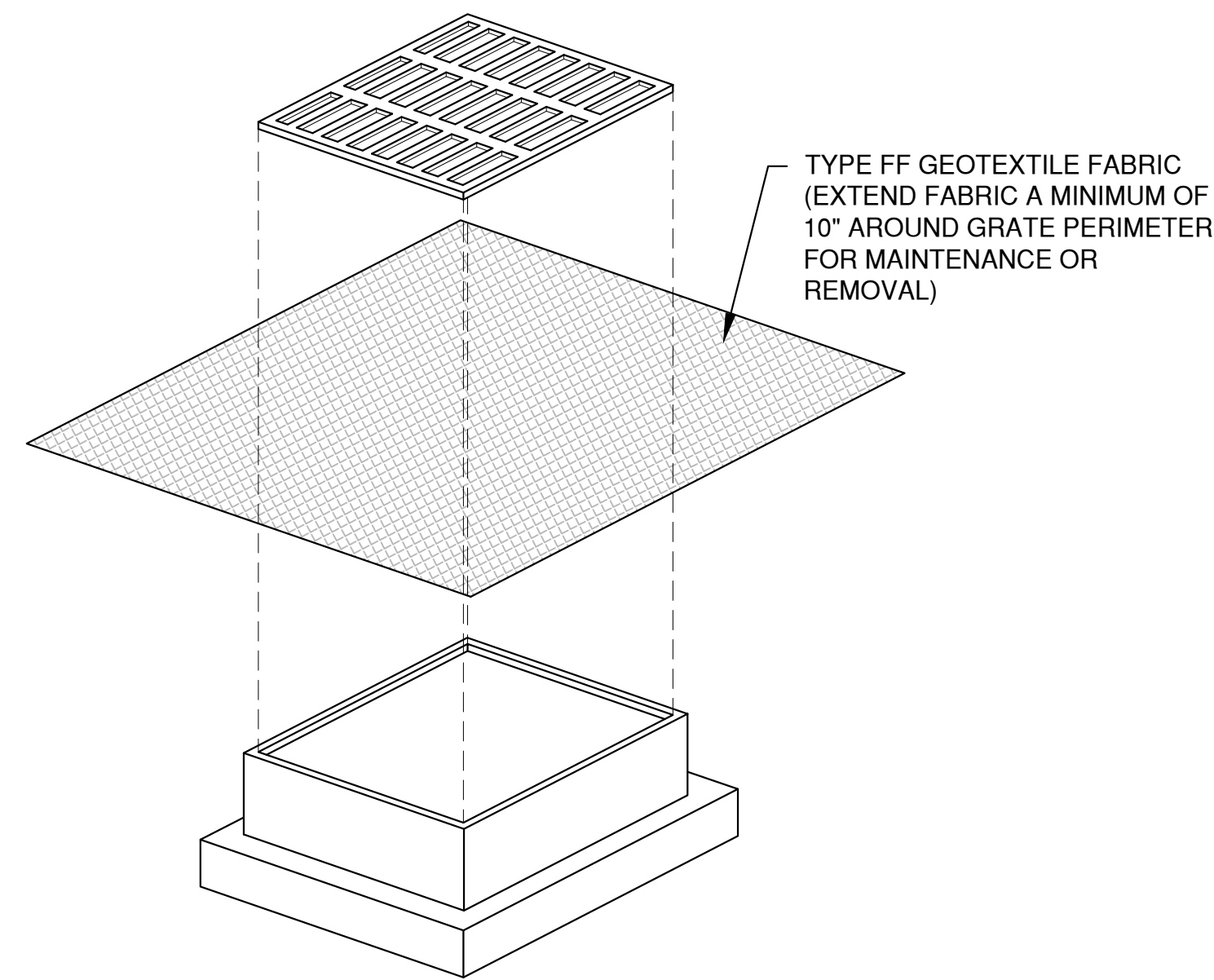
THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3". WHERE NECESSARY, CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3" CLEARANCE, THE TIES SHALL BE PLACED AT THE MAXIMUM OF 4" FROM THE BOTTOM OF THE BAG.

NOTES:

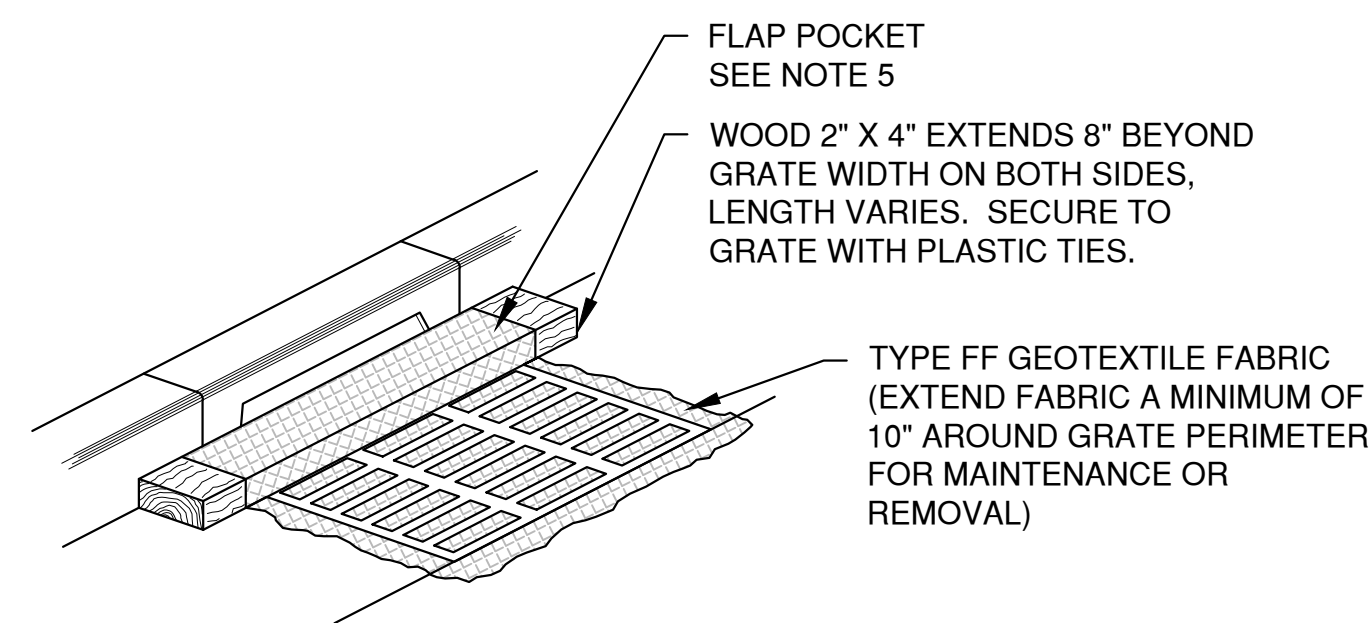
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF THE OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



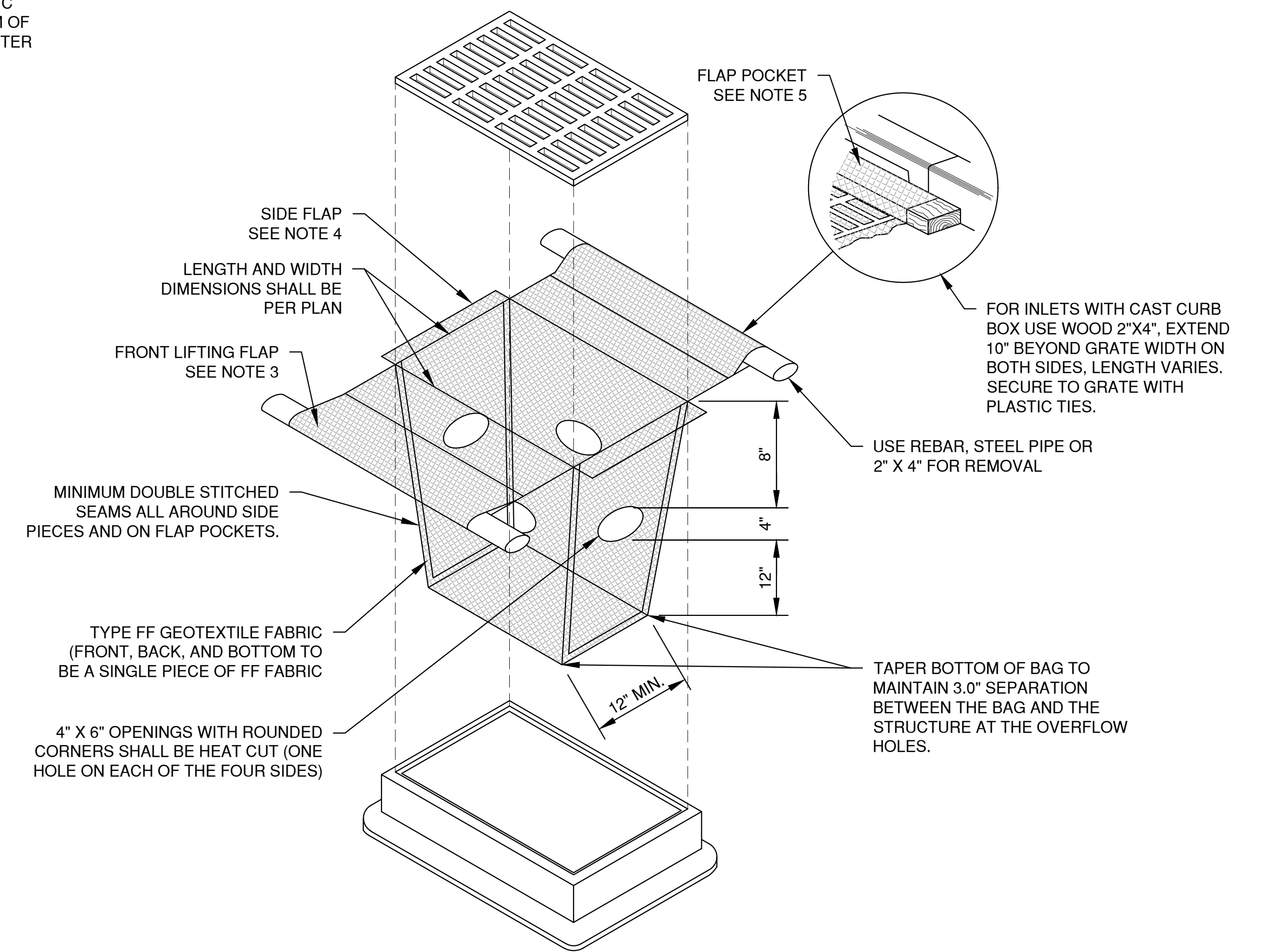
INLET PROTECTION, TYPE A



**INLET PROTECTION, TYPE B
(WITHOUT CURB BOX)
(CAN BE INSTALLED IN ANY INLET WITHOUT A CURB BOX)**



**INLET PROTECTION, TYPE C
(WITH CURB BOX)**



**INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)**

FILE: P:\2020\2035515EC\443\2035515EC.dwg PLOT DATE: May 09, 2024 11:13:00am LAYOUT: I_INLET PROTECTION

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

DRAWN: KDC
 CHECKED:
 DESIGNED: MRL

WASH SHACK SITE DEVELOPMENT FOR BAYLAND BUILDINGS, INC. VILLAGE OF HOBART BROWN COUNTY, WISCONSIN

EROSION CONTROL INLET PROTECTION TYPES A, B, C AND D

DATE	05/20/24
FILE	2035515EC
JOB NO.	2035515

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NOTES:

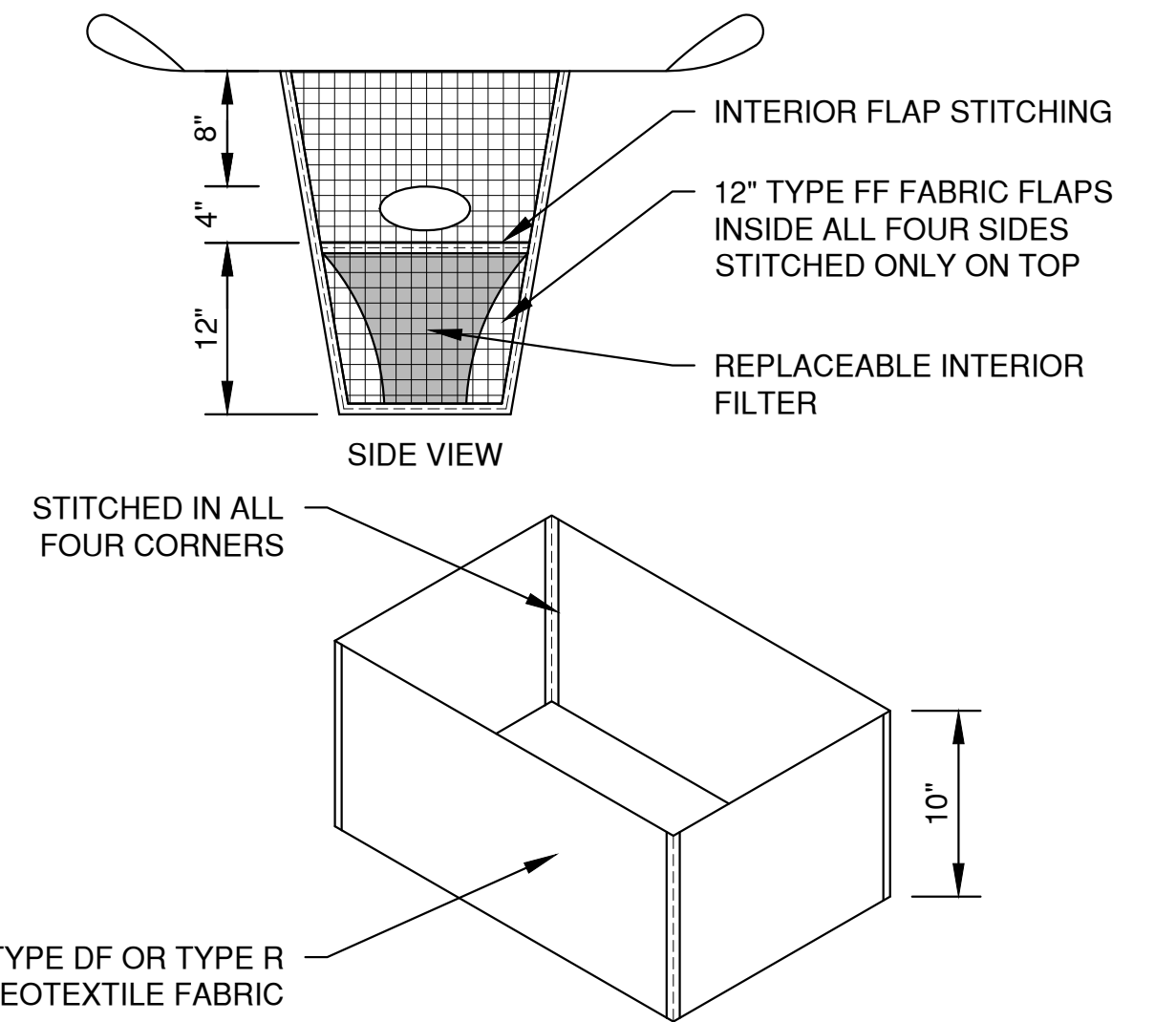
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS AND TOP HALF OF FILTER BAG. GEOTEXTILE FABRIC TYPE HR FOR BOTTOM HALF OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

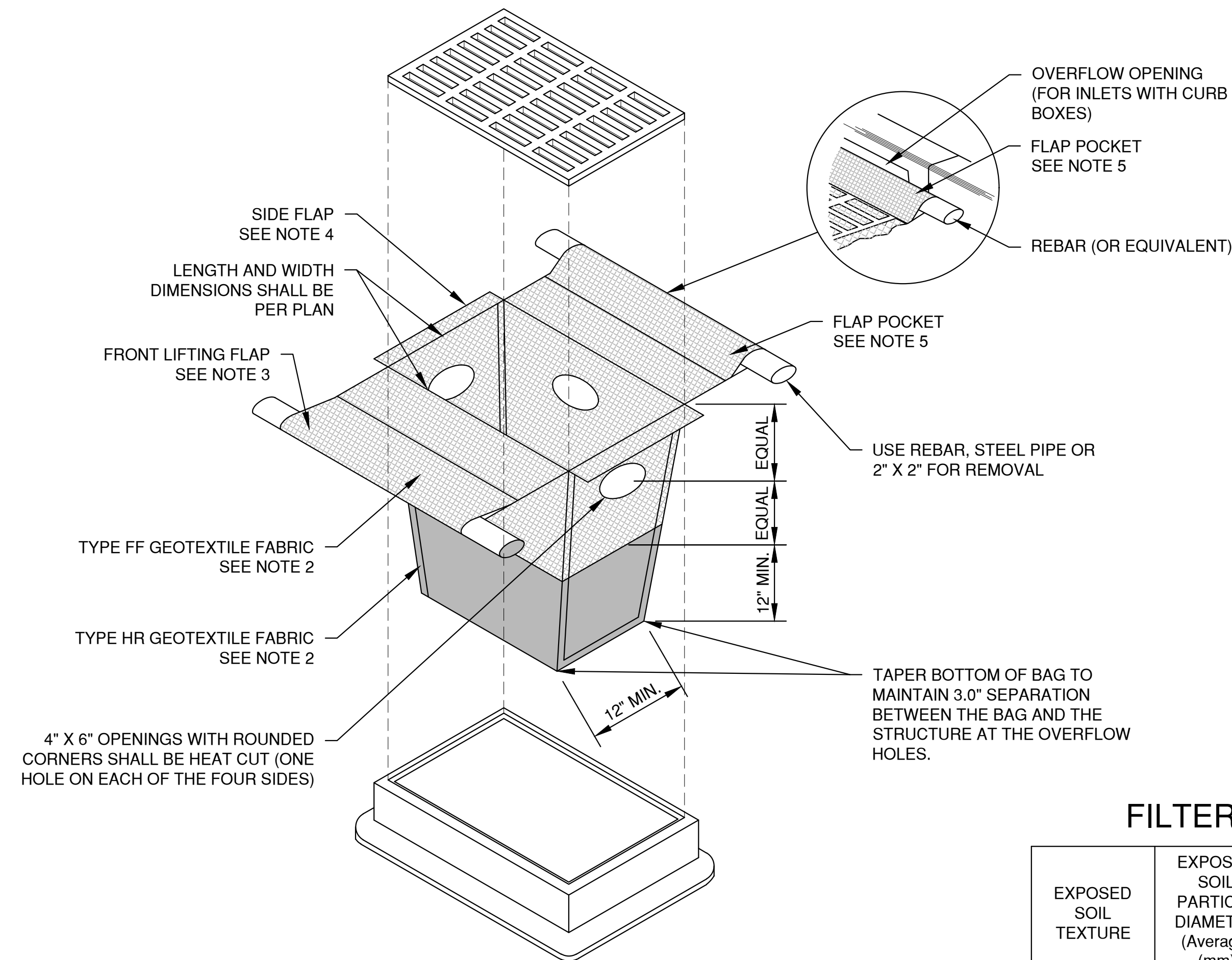
WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

NOTES:

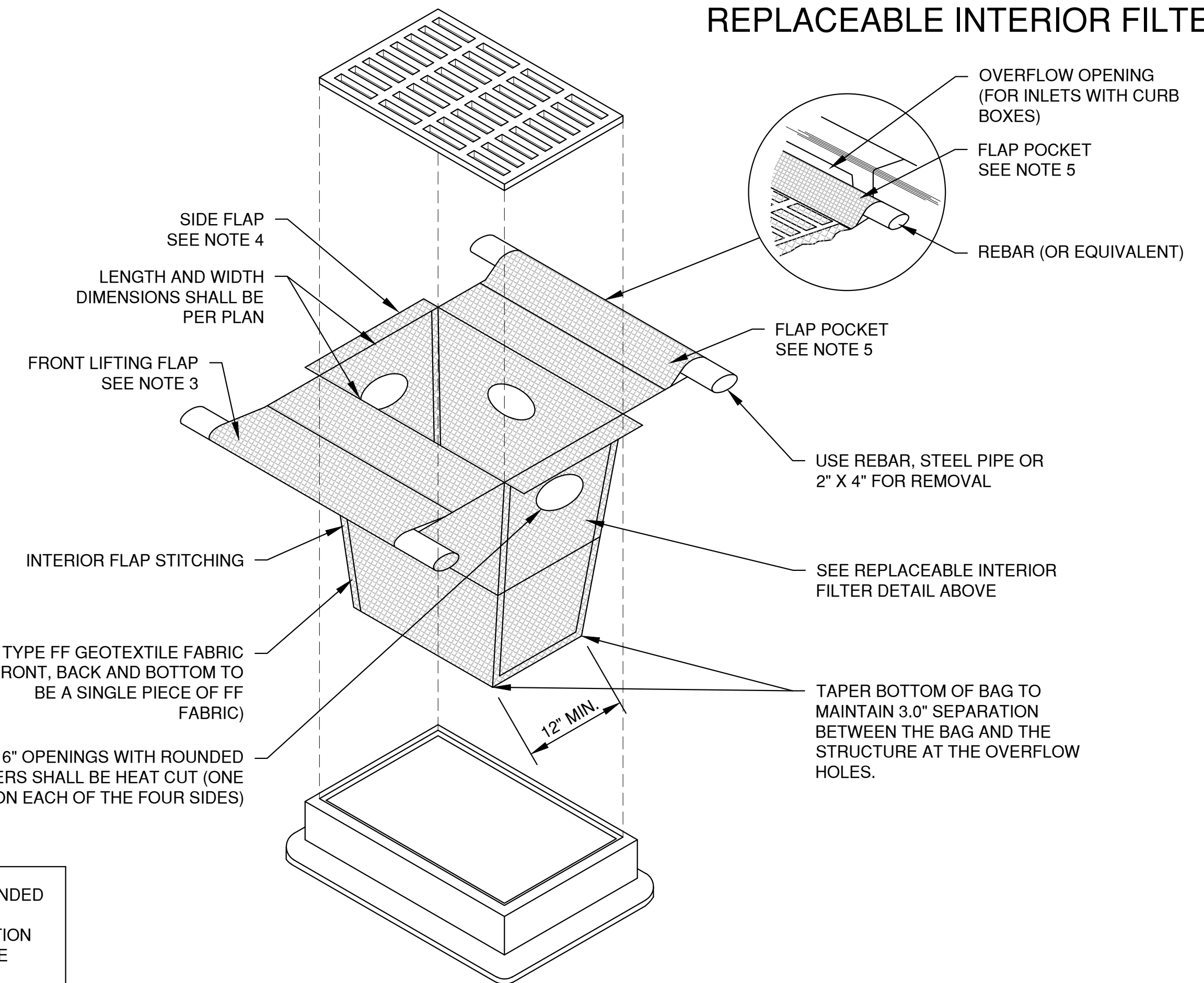
1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" X 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.



REPLACEABLE INTERIOR FILTER



INLET PROTECTION, TYPE D-HR
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)



INLET PROTECTION, TYPE D-M
(CAN BE INSTALLED IN INLETS WITH OR WITHOUT CURB BOXES)

FILTER FABRIC TYPE

EXPOSED SOIL TEXTURE	EXPOSED SOIL PARTICLE DIAMETER (Average) (mm)	FILTER FABRIC TYPE*	RECOMMENDED INLET PROTECTION DEVICE TYPE
COARSE (SAND)	≥0.0625	FF	D, D-M
MEDIUM (SILT LOAM)	0.0624 - 0.005	DF	D, D-M
FINE (CLAY)	≤ 0.004	R	D-M
		HR	D-HR

* DF, R OR HR FILTERS MAY BE USED WHERE FF IS THE REQUIRED MINIMUM STANDARD. R OR HR MAY BE USED WHERE DF IS THE REQUIRED MINIMUM STANDARD.

** FOLLOW DESIGN CRITERIA OF WDNR TECHNICAL STANDARD 1060

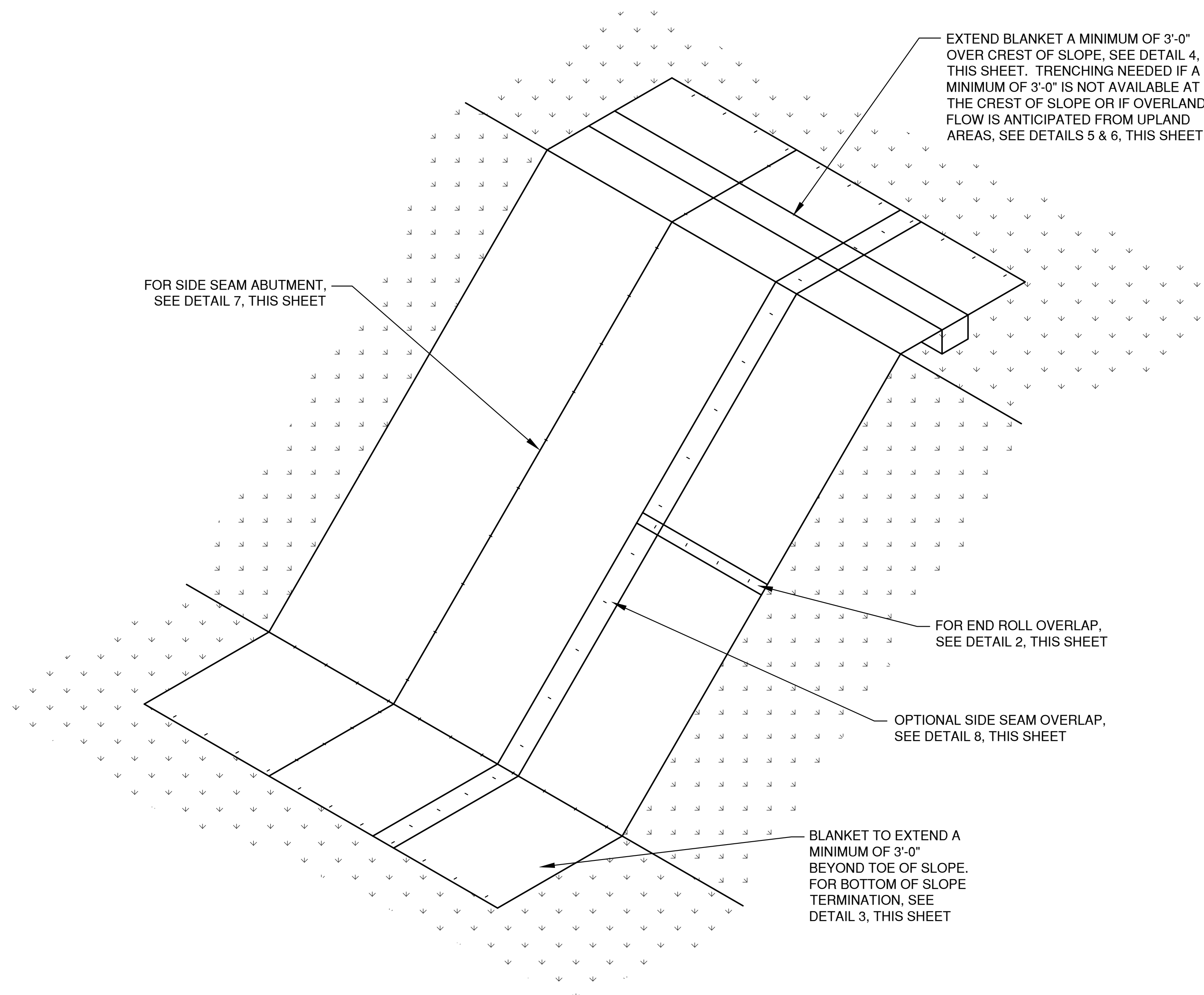
LAWVILLE: 2. INLET PROTECTION: File: R:\2020\2035\203551515_443_203551515C-44g pro: Date: May 09, 2024 11:30am

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN KDC
								CHECKED
								DESIGNED MRL

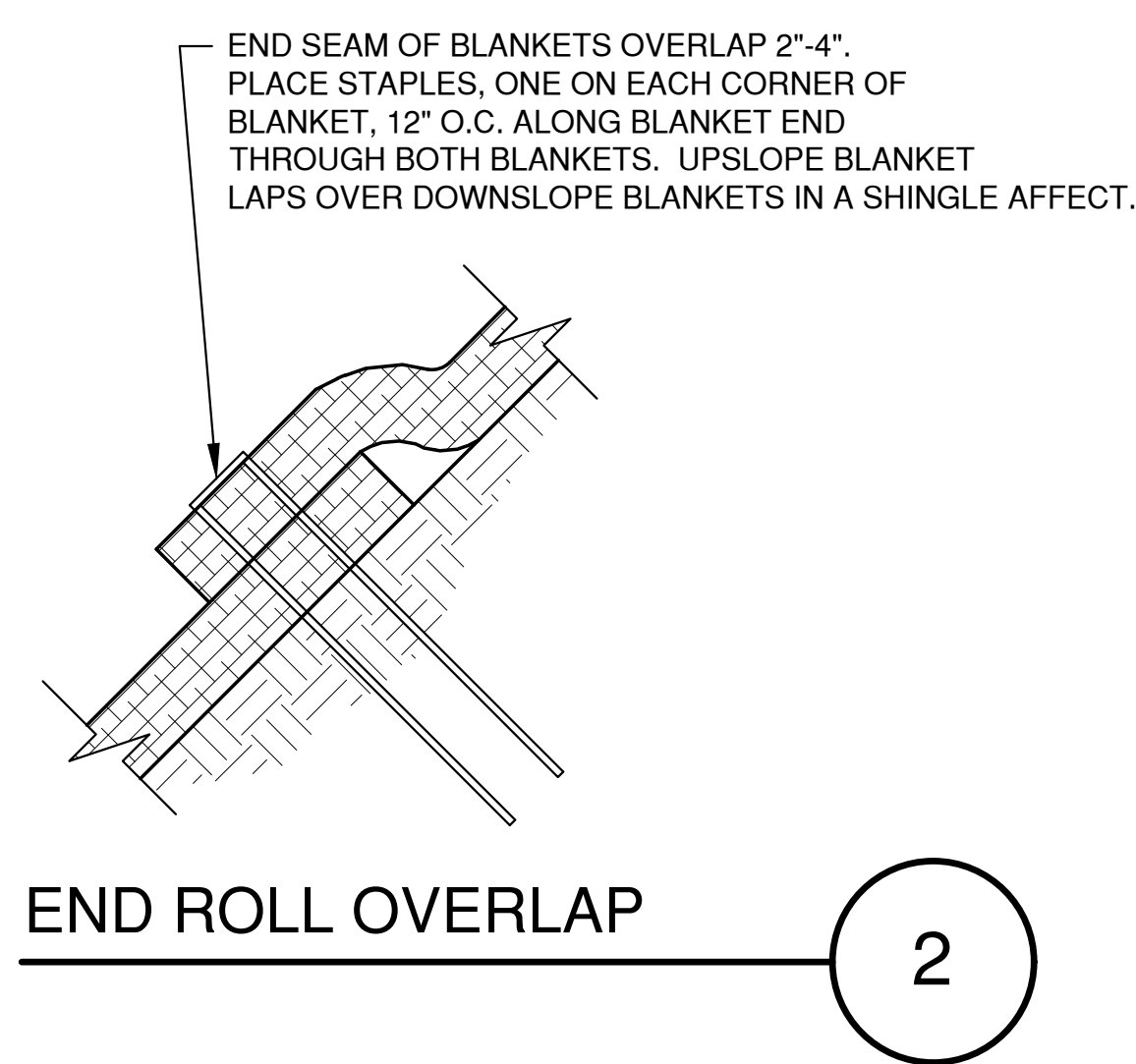
WASH SHACK SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

EROSION CONTROL
INLET PROTECTION
TYPE D-HR AND TYPE D-M

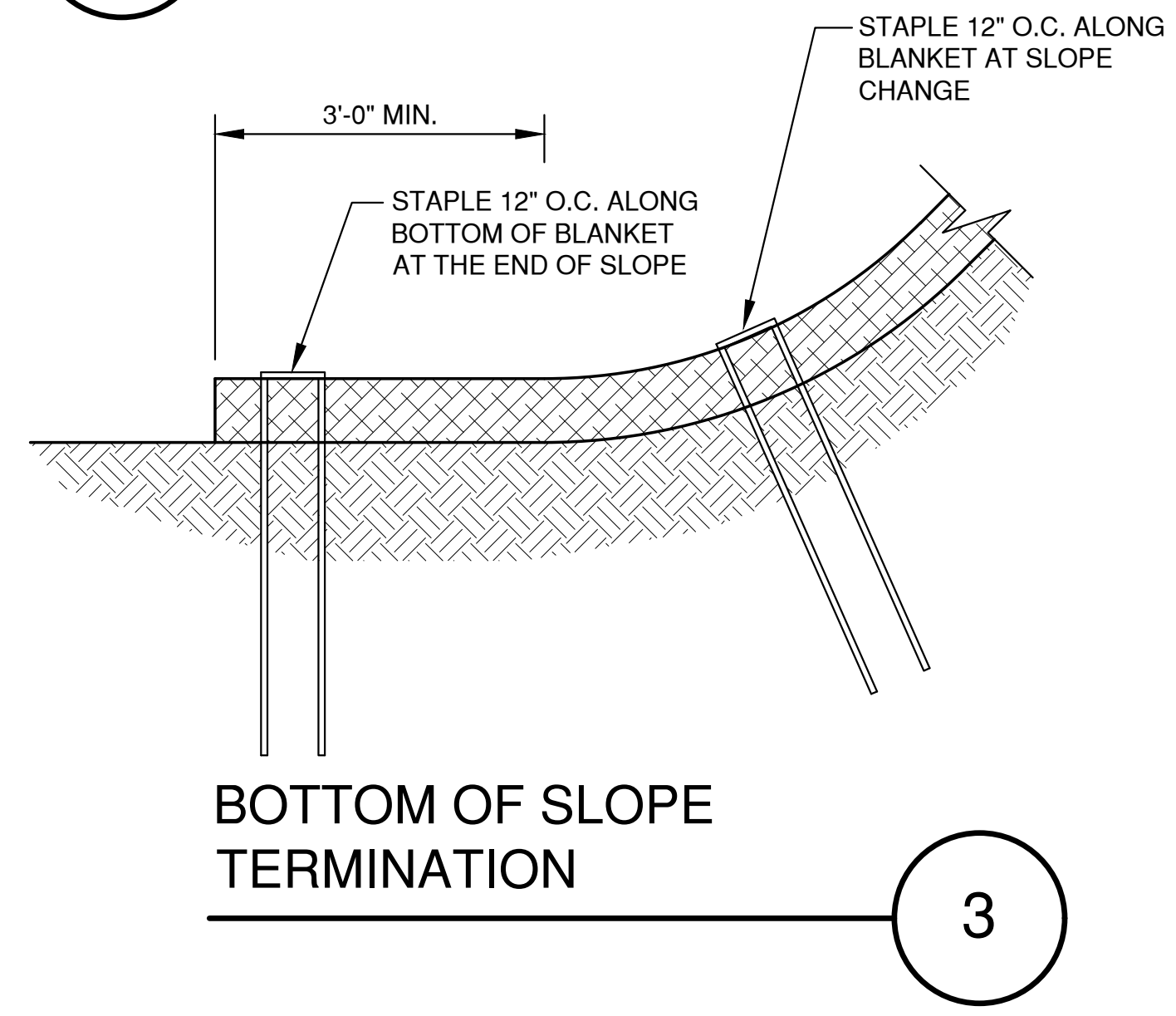
DATE 05/20/24
FILE 203551515C
JOB NO. 2035515



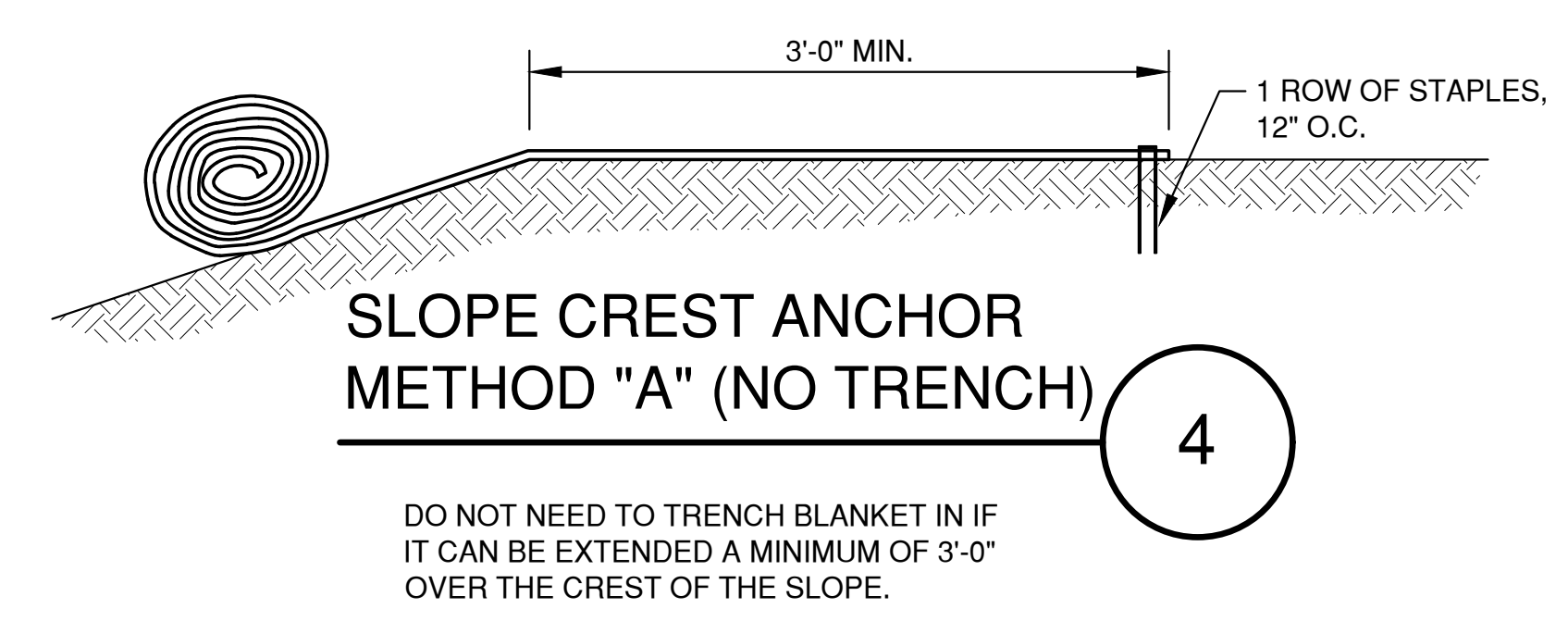
SLOPE DETAIL 1



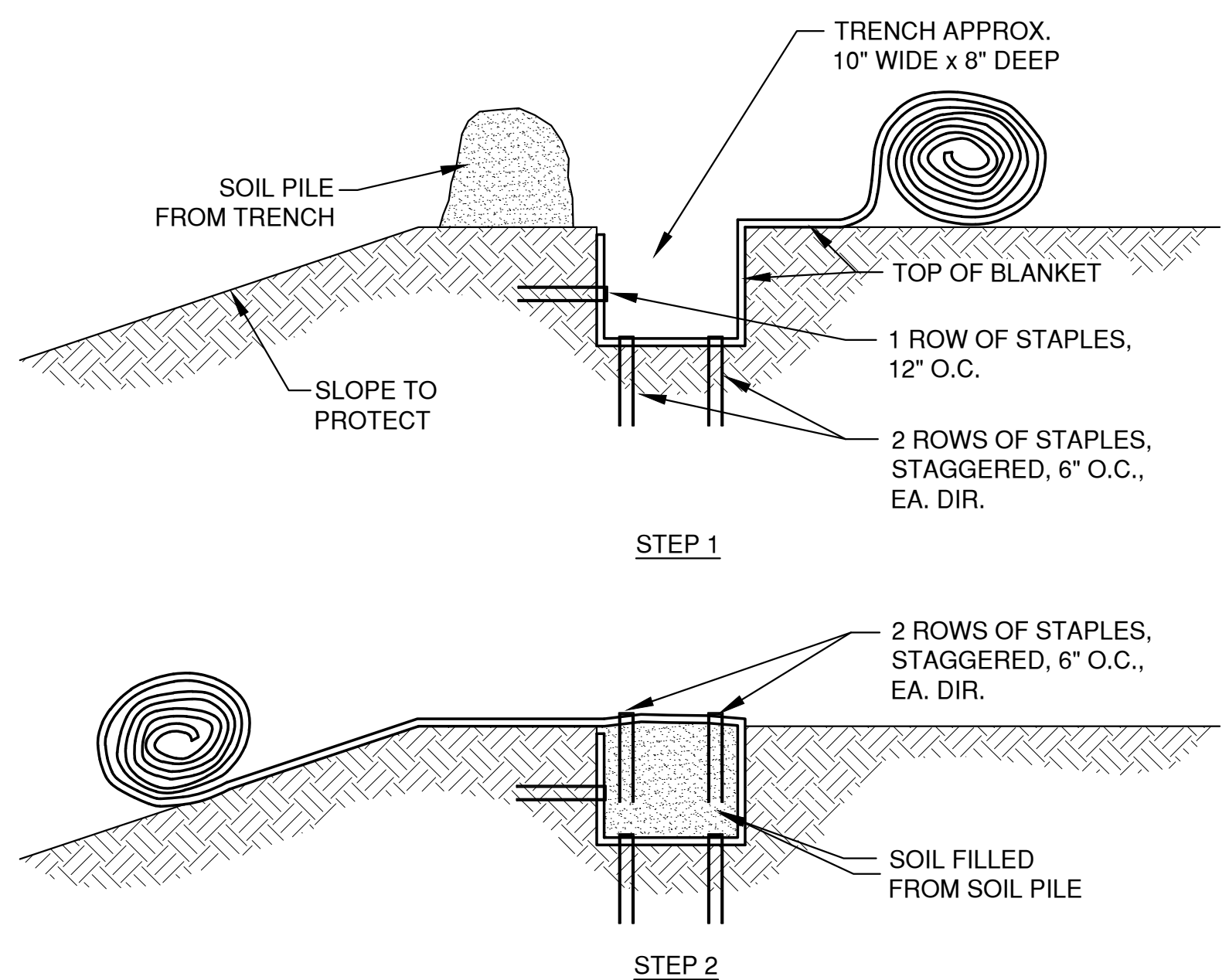
END ROLL OVERLAP 2



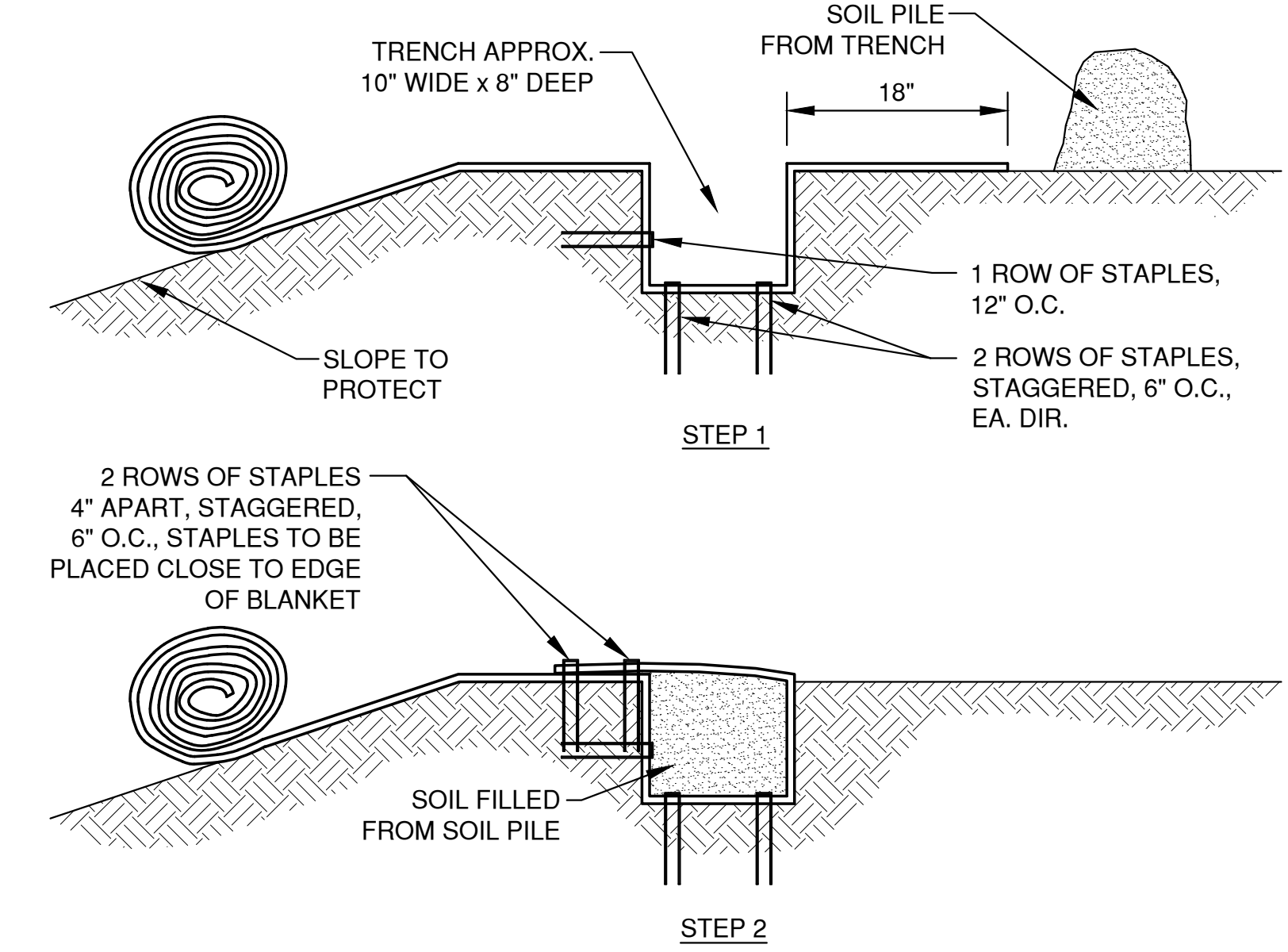
BOTTOM OF SLOPE TERMINATION 3



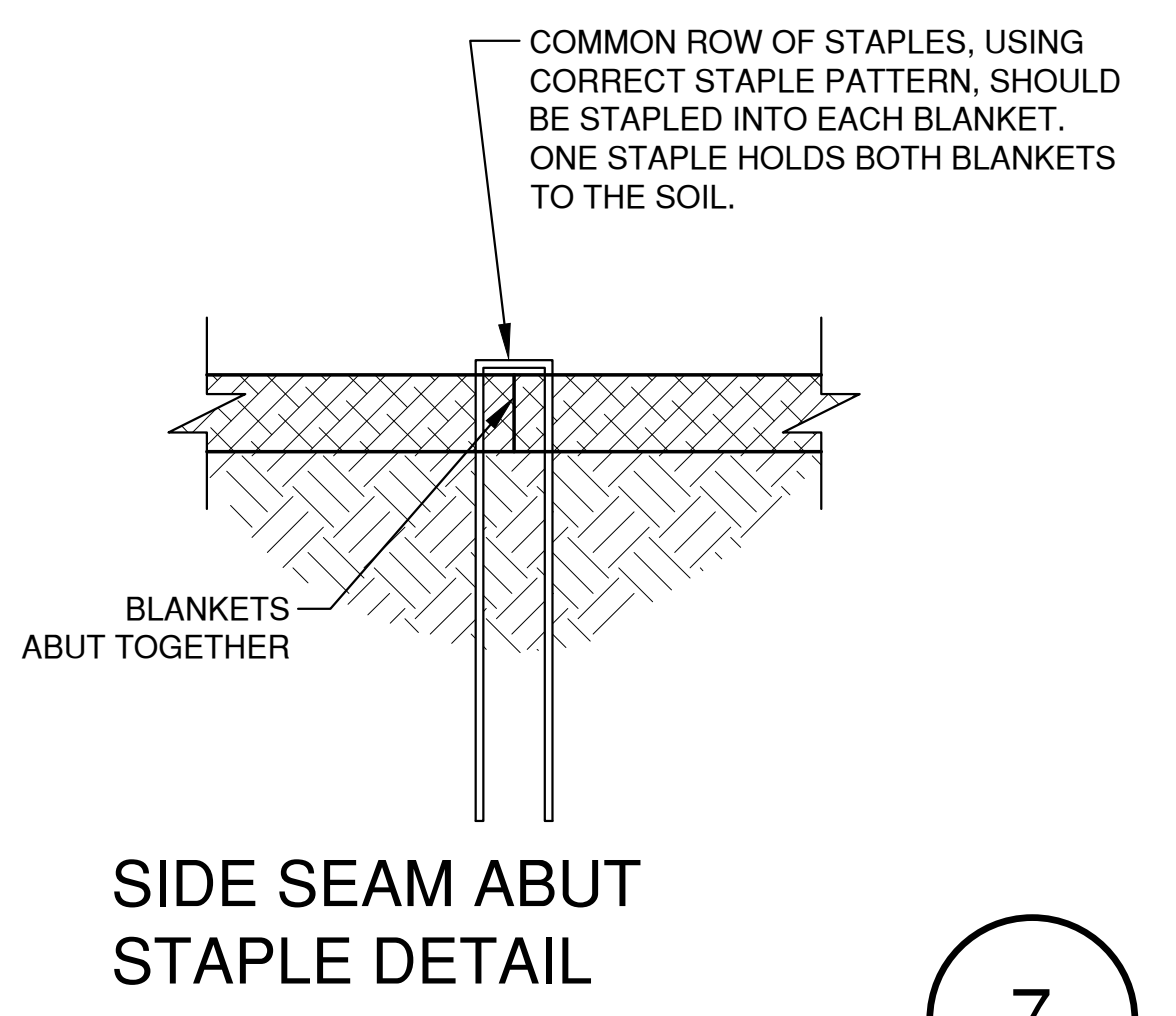
SLOPE CREST ANCHOR METHOD "A" (NO TRENCH) 4



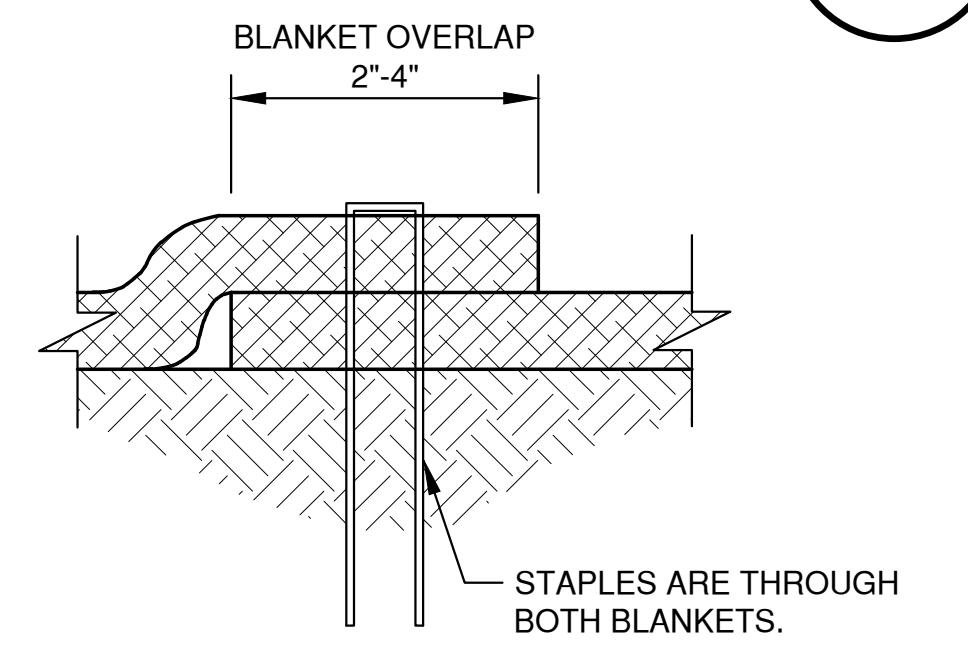
SLOPE TRENCHING METHOD "B" 5



SLOPE TRENCHING METHOD "C" 6



SIDE SEAM ABUT STAPLE DETAIL 7



SIDE SEAM OVERLAP STAPLE DETAIL 8

NOTES:
1. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.

File: R:\2020\2020\20205151\44\20205151EC-4.dwg
Plot Date: May 09, 2024 11:24am
LAYOUT: 8 - SLOPE MAT

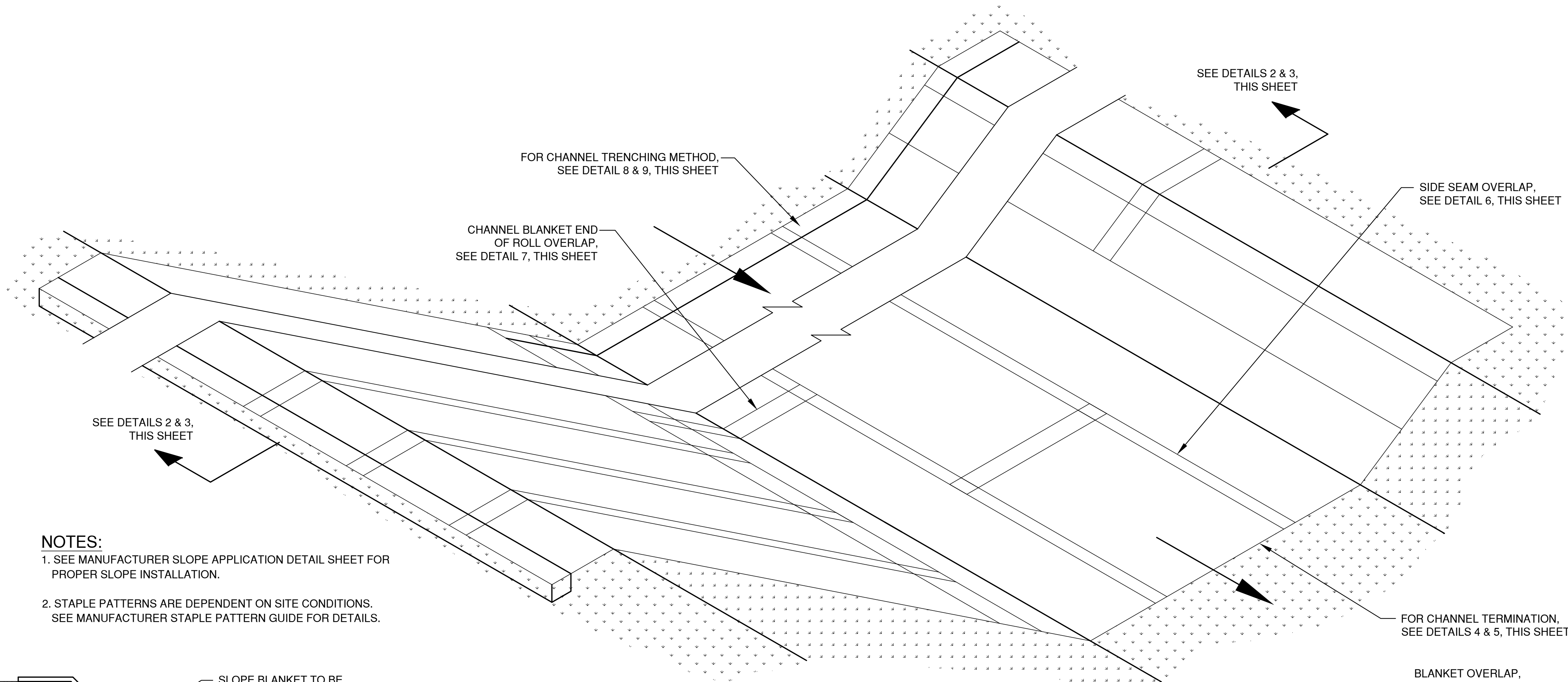
NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION

WASH SHACK SITE DEVELOPMENT
FOR BAYLAND BUILDINGS, INC.
VILLAGE OF HOBART
BROWN COUNTY, WISCONSIN

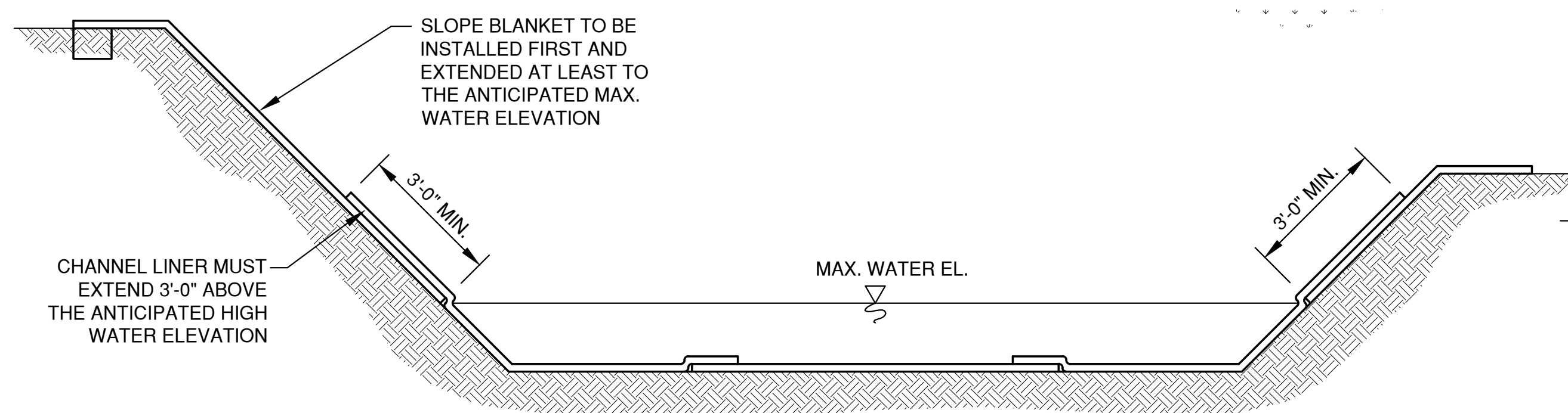
EROSION CONTROL
EROSION MAT
SLOPE APPLICATION DETAILS

DATE	05/20/24
FILE	20255151EC
JOB NO.	2025515

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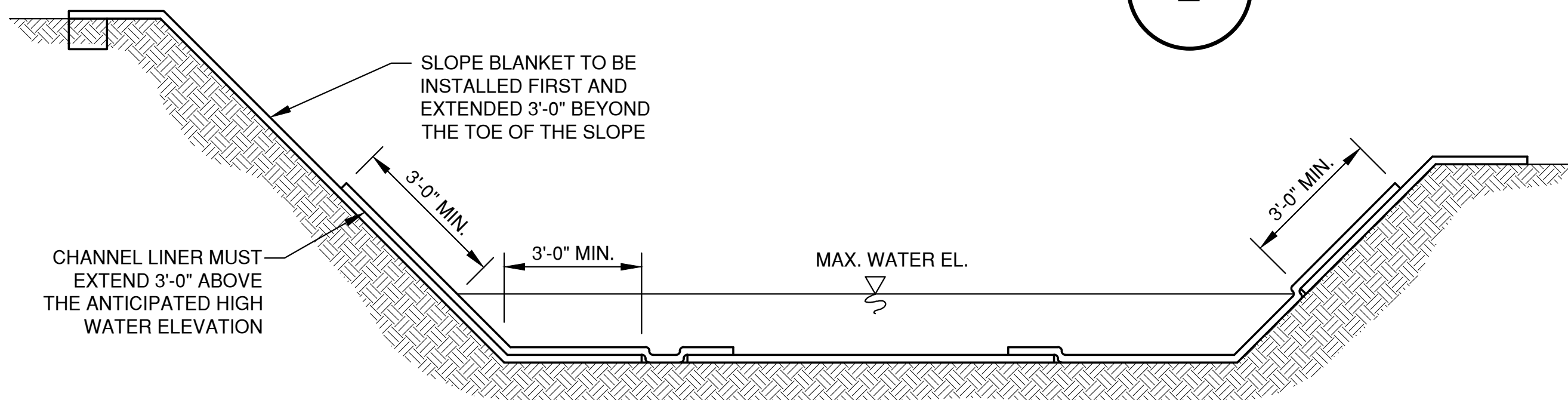


NOTES:
 1. SEE MANUFACTURER SLOPE APPLICATION DETAIL SHEET FOR PROPER SLOPE INSTALLATION.
 2. STAPLE PATTERNS ARE DEPENDENT ON SITE CONDITIONS. SEE MANUFACTURER STAPLE PATTERN GUIDE FOR DETAILS.



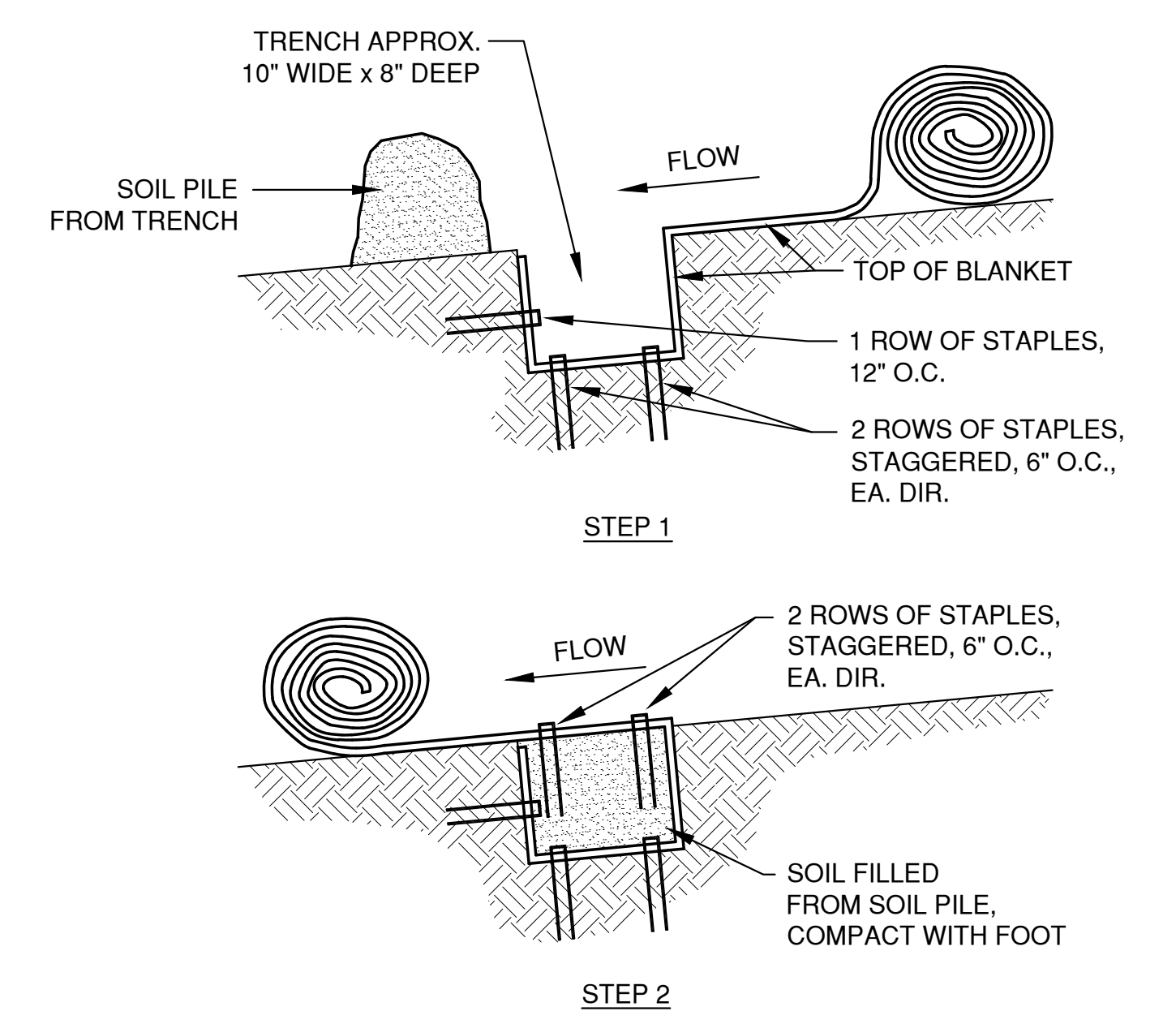
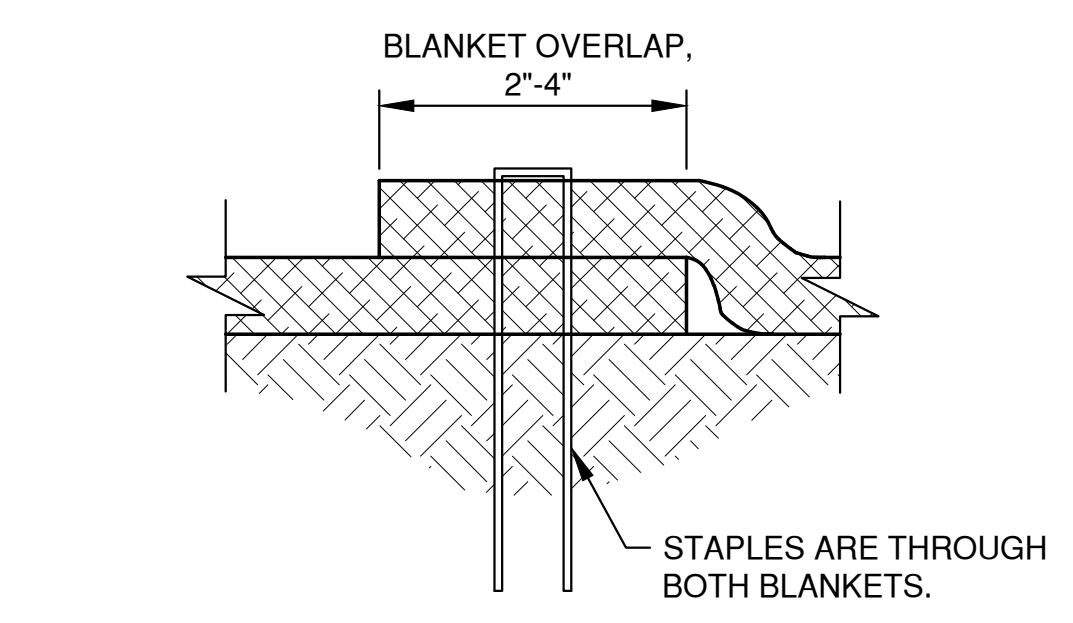
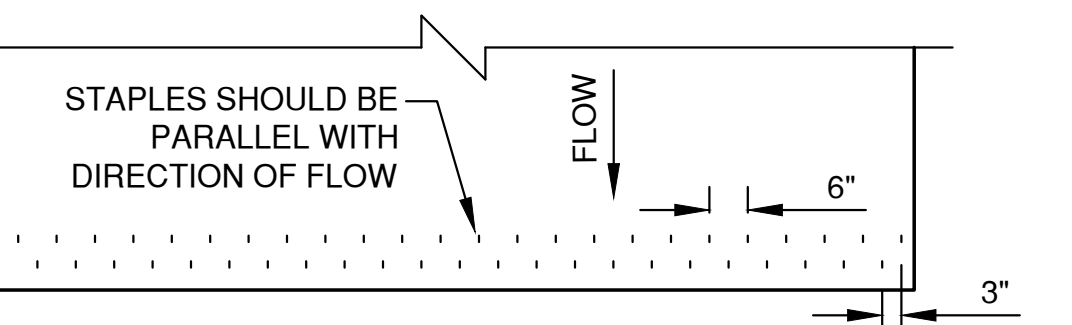
CHANNEL INSTALLATION METHOD "A"

2



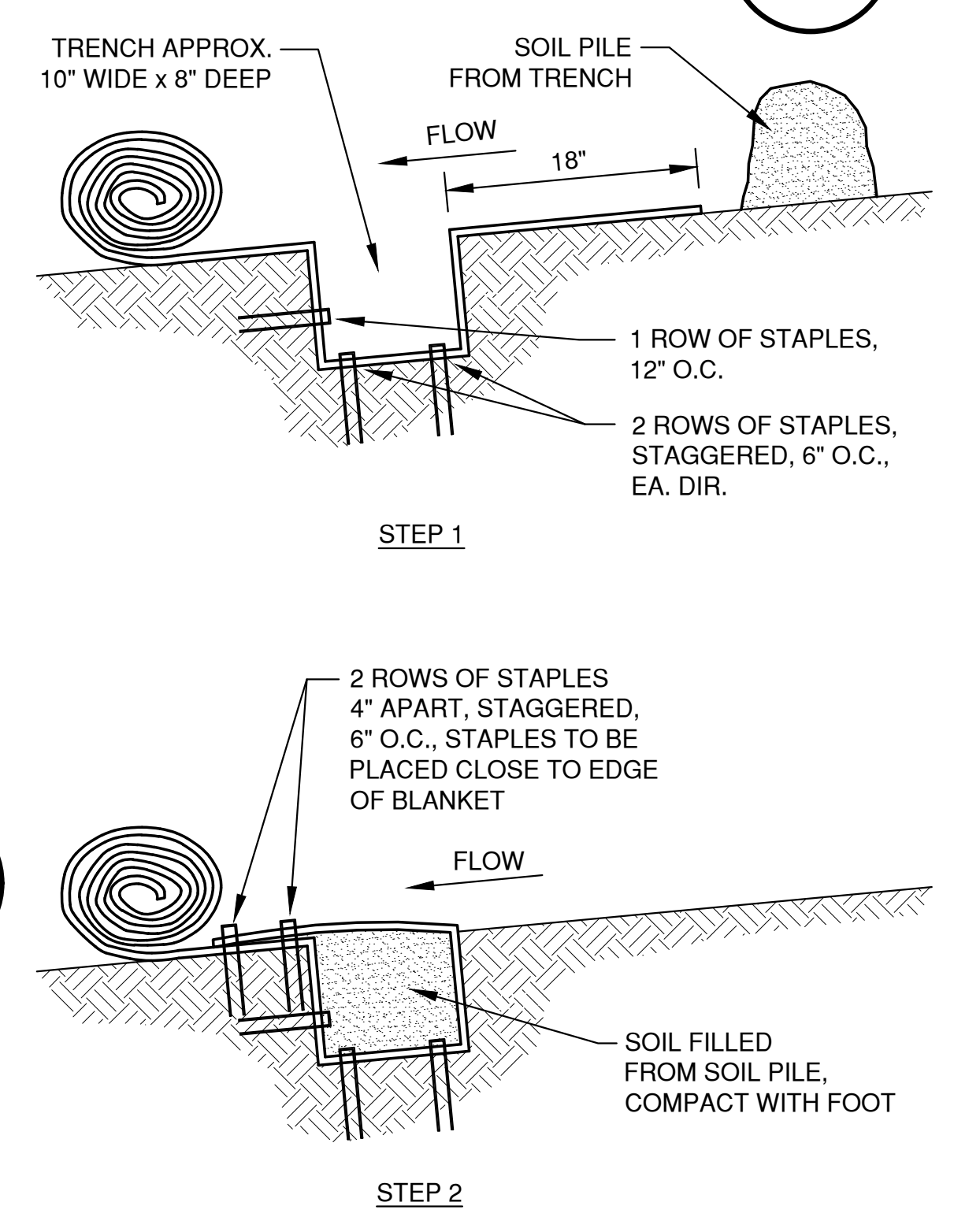
CHANNEL INSTALLATION METHOD "B"

3



CHANNEL TRENCHING METHOD "A"

8



CHANNEL TRENCHING METHOD "B"

9

FILE: P:\2020\2020\20205151\443\20205151EC-4.dwg
 PLOT DATE: May 09, 2024 11:34:09
 LAYOUT: 7_CHANNEL_DET

NO.	DATE	APPROV.	REVISION	NO.	DATE	APPROV.	REVISION	DRAWN	CHECKED	DESIGNED
								KDC		MRL

WASH SHACK SITE DEVELOPMENT
 FOR BAYLAND BUILDINGS, INC.
 VILLAGE OF HOBART
 BROWN COUNTY, WISCONSIN

EROSION CONTROL
 EROSION MAT
 CHANNEL APPLICATION DETAILS

DATE
05/2024
 FILE
20205151EC
 JOB NO.
2020515

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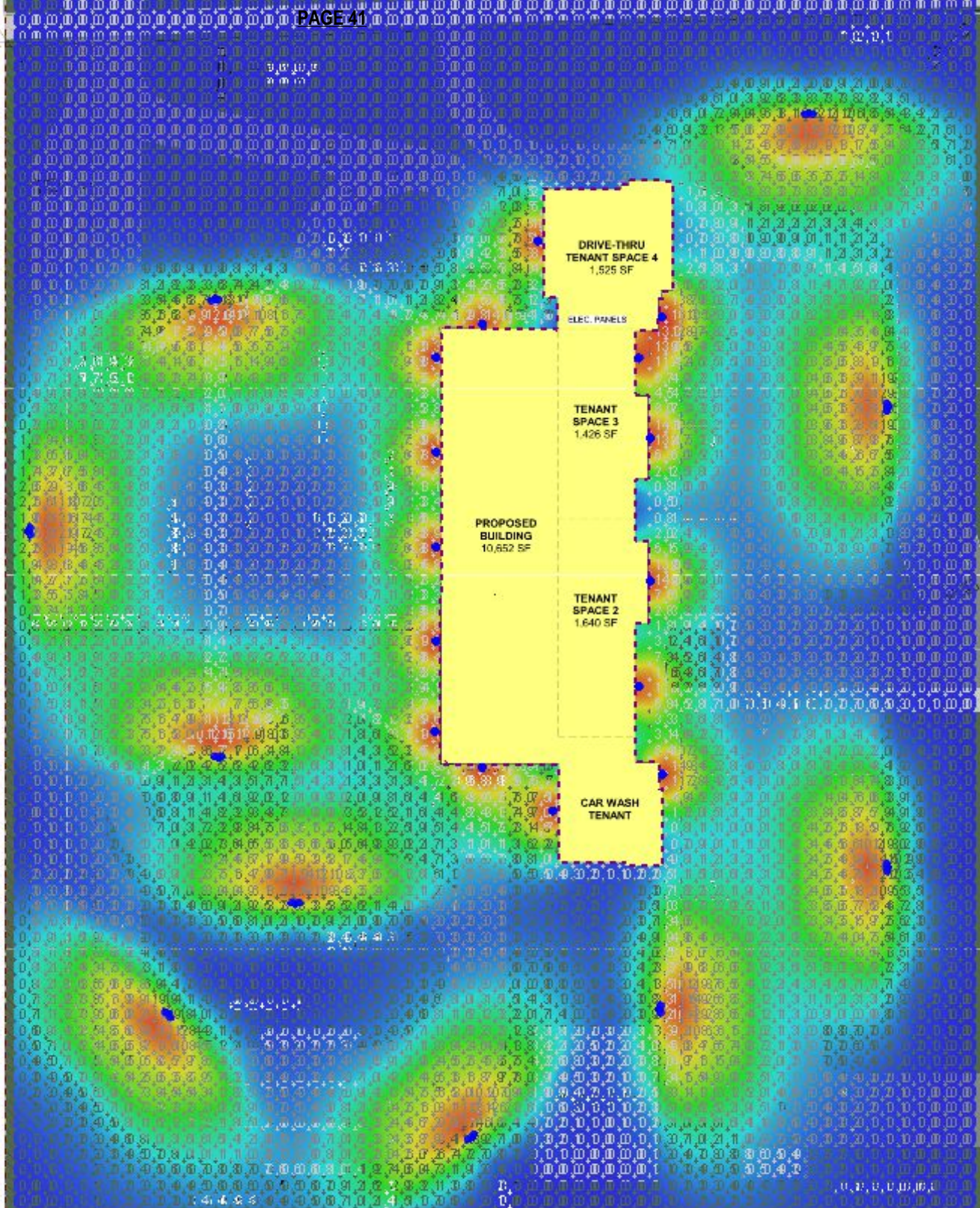
SHEET NO.
14

375' - 8 3/16"

CURRENT PLAT

374' - 0 5/16"

PROPOSED PLAT ADDN.



DRIVE-THRU
TENANT SPACE 4
1,525 SF

ELEC. PANELS

TENANT
SPACE 3
1,426 SF

PROPOSED
BUILDING
10,652 SF

TENANT
SPACE 2
1,640 SF

CAR WASH
TENANT

- 16.3
 - 7.5
 - 3.2
 - 1.0
 - 0.0 fc
- PARKING TABULATION REQUIRED**
- CAR WASH
 - 1 SPACE PER EMPLOYEE, 1 SPACE PER BAY
 - 3 EMPLOYEES + 1 BAY = 4 PARKING SPACES
 - MIN. 3 SEJE SPACES
 - RESTAURANT/FOOD SERVICE
 - 1 SPACE/100 SF
 - 4,391 SF/100 = 36 PARKING SPACES
 - TOTAL REQUIRED = 34 PARKING SPACES
 - PROVIDED: 42 PUBLIC PARKING SPACES (2 ADA)

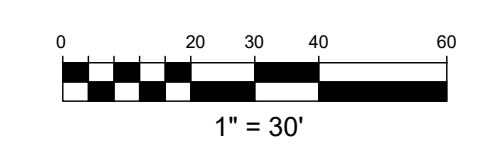
FOUNDERS TERRACE

FOUNDERS TERRACE

CONCRETE APRON TRP

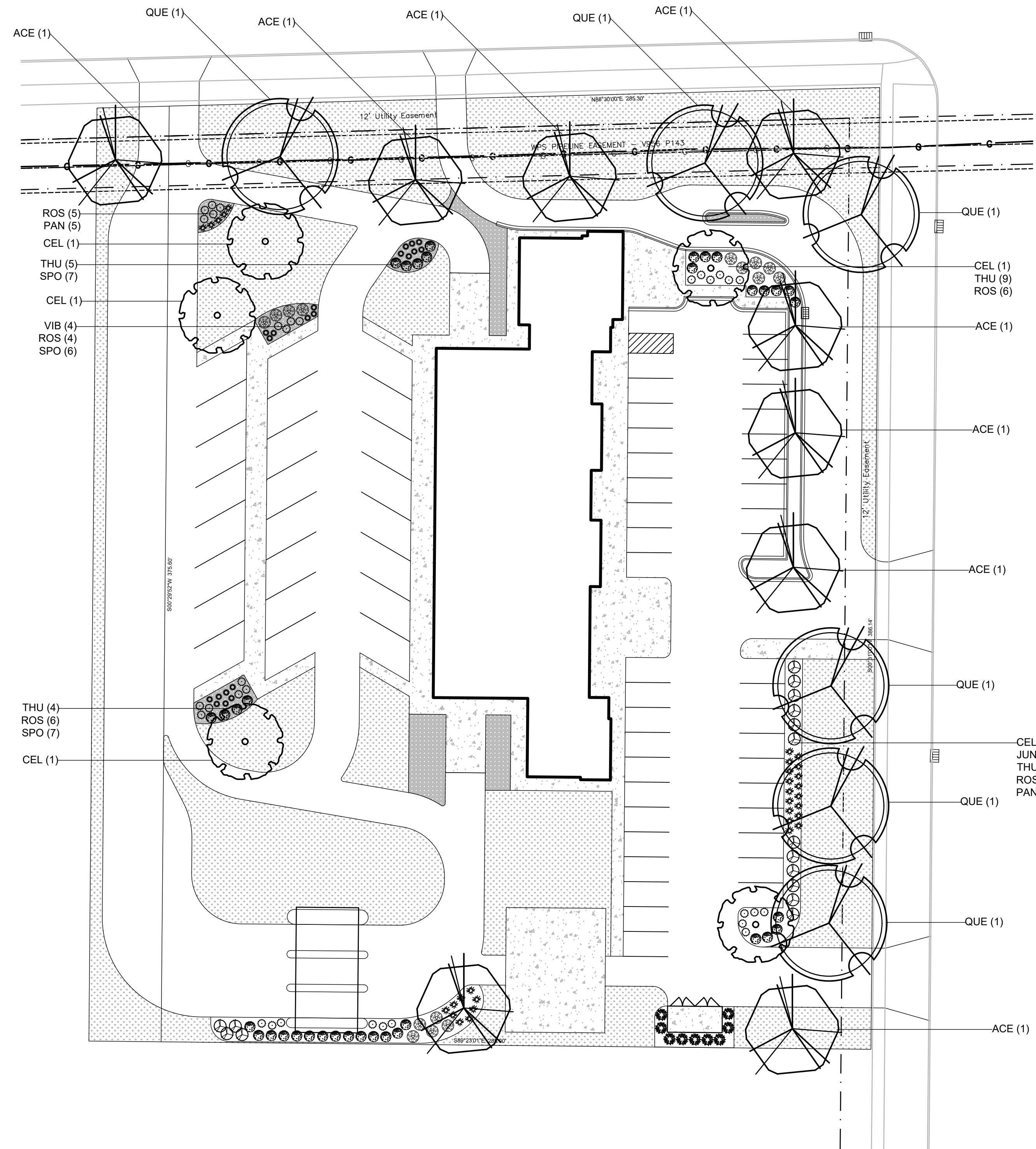
CONCRETE APRON TRP

LANDSCAPE PLAN



LANDSCAPE INSTALLATION NOTES:

- GENERAL:**
- Landscape contractor is responsible for coordinating work with general contractor to ensure the landscape scope of work doesn't interfere with existing or built conditions. They should note any discrepancies to the general contractor.
 - Landscape contractor is responsible for verifying the location of underground utilities by calling their local utility marking service.
 - All plant material should be inspected by Landscape Contractor prior to installation to determine overall appearance and condition. Plant material that is damaged or has clear signs of stress should be rejected.
 - Quantities of material shown on plan take precedence over the specification list or legend.
 - If plant substitutions are required, Landscape Contractor is responsible for submitting recommendations to the client or client's representative.
- PLANTING:**
- When excavating for plant pits, any excess rock or building material should be removed and replaced with specified soil mix backfill.
 - All plant tags should be removed from material by landscape contractor.
 - All planting beds should receive a minimum 3" deep layer of shredded hardwood mulch, unless otherwise noted.
 - Edge all beds with a spade cut edge unless otherwise noted.
 - All backfill around plant material rootballs should receive a soil mix of 4 parts (pulverized) topsoil to 1 part fine, organic compost.
 - All wire baskets and stakes should be removed during planting.
 - Cut and remove top half of burlap around rootballs and cut and remove any twine around trunk or root flare.
 - All stakes and guy wires and tree wrap are to be removed no more than 1 year after installation.



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	SIZE
ACE	9	Acer rubrum 'October Glory'	1.5"
QUE	6	Quercus bicolor 'Swamp White'	1.5"
CEL	5	Celtis occidentalis 'Common Hackberry'	1.5"
ARB	6	Thuja occidentalis 'Emerald Green'	5' - 6'

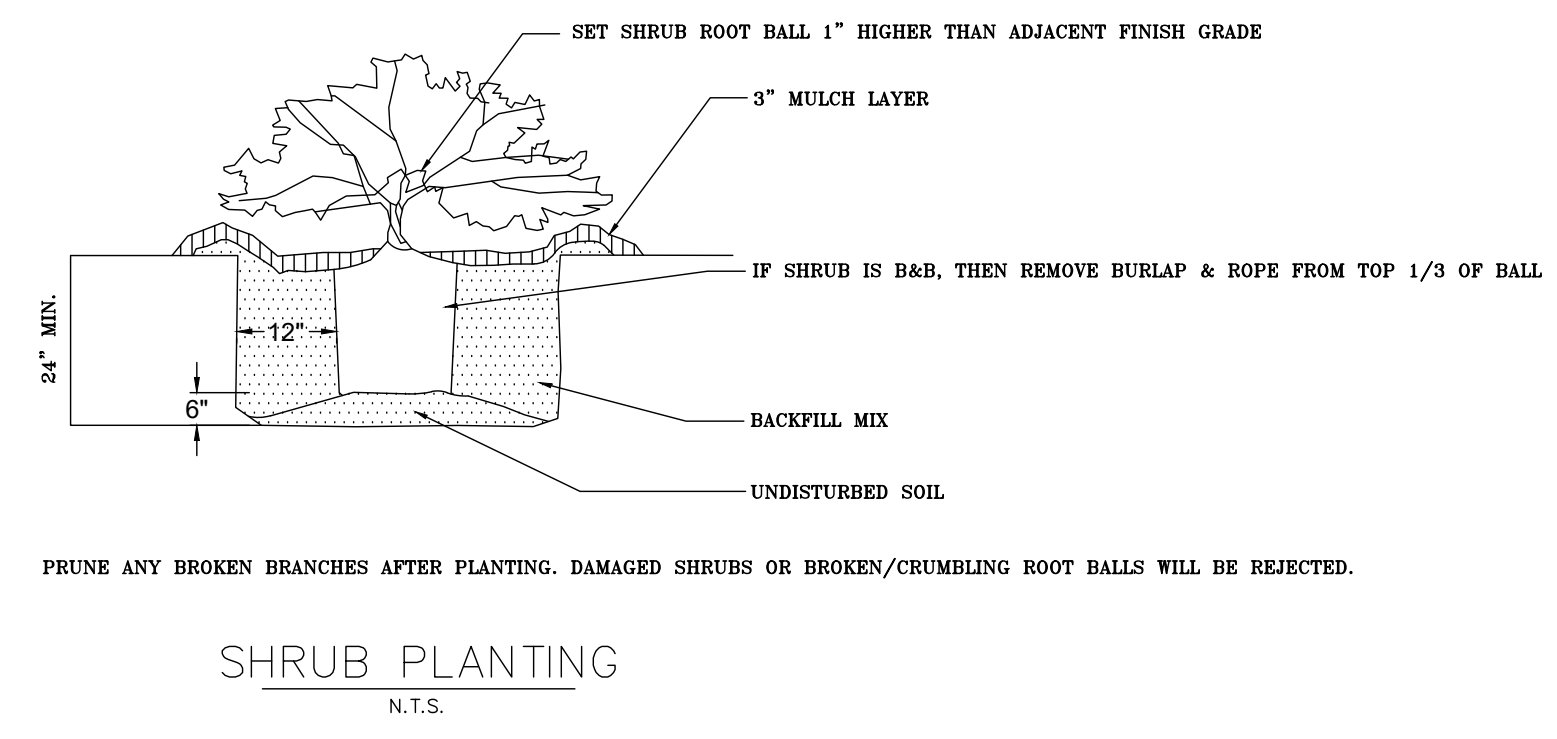
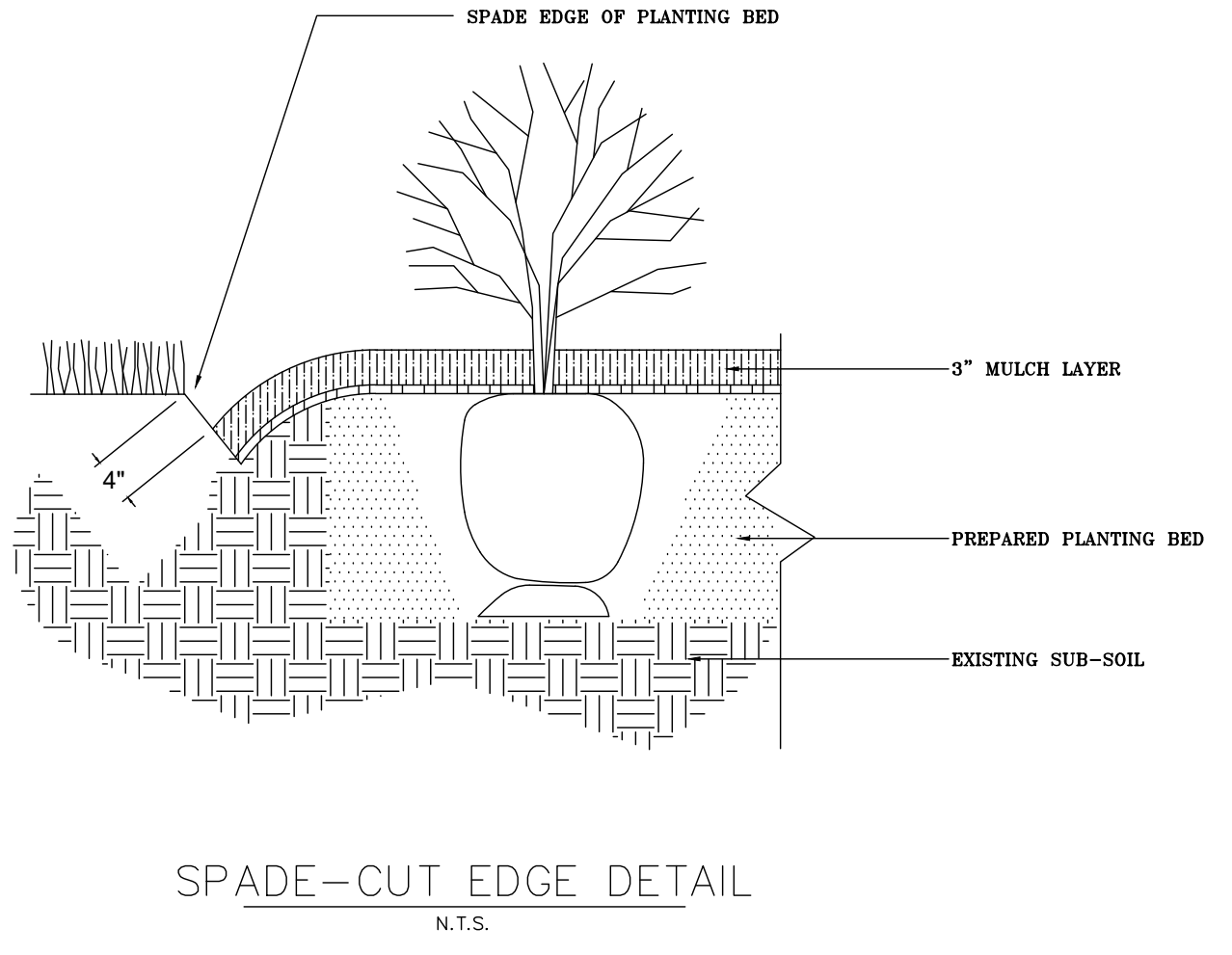
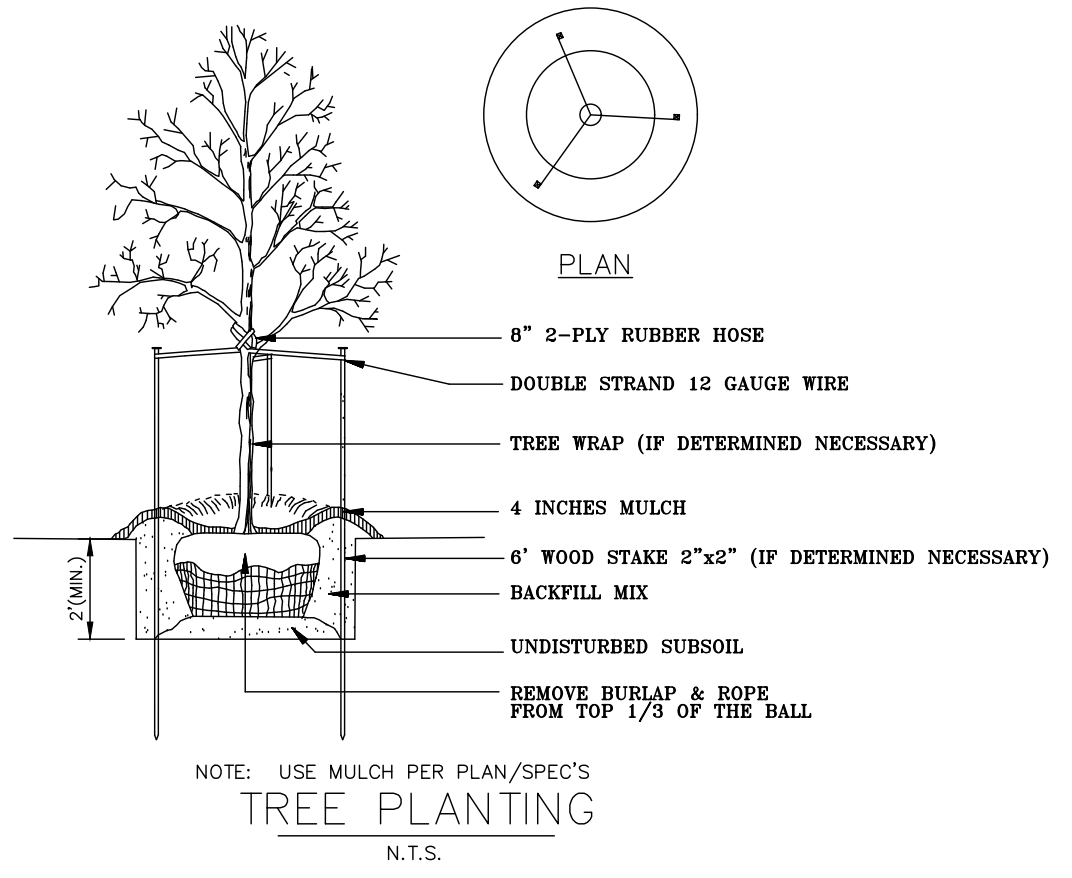
SHRUBS / PERENNIALS	QTY	COMMON NAME / BOTANICAL NAME	SIZE
JUN	19	Juniperus virginiana 'Grey Owl'	#5 (24")
VIB	15	Viburnum carlesii 'Korean Spice'	#5
ROS	26	Rosa 'Meigalpio' PP #17,877	#5
THU	36	Thuja occidentalis 'Hetz Midget'	#5 (24")
PAN	37	Panicum virgatum 'Heavy Metal'	#5
SPO	20	Sporobolus heterolepis 'Prairie Dropseed'	#1

LANDSCAPE REQUIREMENTS:

- ONE DECIDUOUS TREE PER 50 LINEAL FEET OF ROAD FRONTAGE
- EAST FRONTAGE = 385 / 50 = 8 TREES
- NORTH FRONTAGE = 285 / 50 = 6 TREES
- TWENTY-FIVE PERCENT (25%) OF TOTAL LOT AREA SHALL REMAIN OPEN/GREEN
- SPACE
- TOTAL LOT AREA = 108,571 SQ.FT. x 25% = 27,142 SQ.FT.
- TOTAL GREEN SPACE PROVIDED = 36,112 SQ.FT.

PLANT LEGEND:

- MAPLE 'OCTOBER GLORY'
- OAK 'SWAMP WHITE'
- HACKBERRY, COMMON
- ARBORVITAE 'EMERALD GREEN'
- JUNIPER 'GREY OWL'
- VIBURNUM 'KOREAN SPICE'
- ROSE 'RED DRIFT'
- SWITCH GRASS 'HEAVY METAL'
- GRASS 'PRAIRIE DROPSEED'



Wash Shack Site Development
 Larsen Orchard Pkwy & Founders Ter
 Village of Hobart, Wisconsin 54155

This drawing is conceptual and is only to be used as a guide for construction. The completed project may differ from this plan in appearance and dimension.

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Drawing Completed:

3-8-2024
5-10-2024

Landscape Plan

PROPOSED BUILDING FOR:

WASH SHACK

HOBART, WISCONSIN; COUNTY OF: BROWN

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

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JOB NUMBER: 23-5640

PROJECT
EXECUTIVE: BRIAN PETERS

DRAWN BY: CMP, JRG

DATE: 5/2/24

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- PRELIMINARY
- BID SET
- DESIGN REVIEW
- CHECKSET
- CONSTRUCTION

SITE PLAN

C1.0



PARKING TABULATION
REQUIRED:
 CAR WASH
 1 SPACE PER EMPLOYEE, 1 SPACE PER BAY
 3 EMPLOYEES + 1 BAY = 4 PARKING STALLS
 MIN. 3 QUEUE SPACES
 RETAIL/OFFICE
 1 SPACE/150 SF
 4,591 SF/150 = 30 PARKING STALLS
TOTAL REQUIRED = 34 PARKING STALLS
PROVIDED:
 42 PUBLIC PARKING STALLS (2 ADA)

SITE PLAN

1/C1.0 SCALE = 1" = 20'-0"



237' - 0 13/16"

29' - 0 1/4"

285' - 0"

CONCRETE APRON, TYP.

FOUNDERS TERRACE

CONCRETE APRON, TYP.

200' - 11 3/16"

386' - 3 11/16"

PYLON SIGN
32'-0" TALL

PYLON SIGN
21'-0" TALL

CENTERLINE DRIVE

285' - 2 5/16"

185' - 8 5/16"

CONCRETE APRON, TYP.

29' - 0 1/2"

PROPOSED PLAT ADDITION
0.25 ACRE (10,890 SF)

375' - 9 3/16"
CURRENT PLAT

374' - 8 5/16"
PROPOSED PLAT ADDN.

12' - 0"

12' - 0"

12' - 0"

20' - 0"

20' - 0"

18' - 0"

20' - 0"

7' - 0"

10' - 0"

10' - 0"

(3) PAY KIOSKS

50' x 40' THICKENED
EDGE SLAB

DUMPSTER ENCLOSURE

30'-0" CONCRETE APRON

12' RAILING

ELEC. ROUGH IN W/ CONDUITS
FOR VACUUM EQUIPMENT

ELEC. ROUGH IN W/ CONDUITS
FOR VACUUM EQUIPMENT

CAR WASH
TENANT

TENANT SPACE 2
1,640 SF

TENANT SPACE 3
1,426 SF

DRIVE-THRU
TENANT SPACE 4
1,525 SF

PROPOSED
BUILDING
10,652 SF

ASPHALT PARKING LOT

VACUUM PARKING

VACUUM PARKING

FUTURE VACUUM
PARKING

EXIT

FAST
PAY TRACK

STORM SEWER EASEMENT

367' - 0"

HOBART, WISCONSIN; COUNTY OF: BROWN

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WASH SHACK

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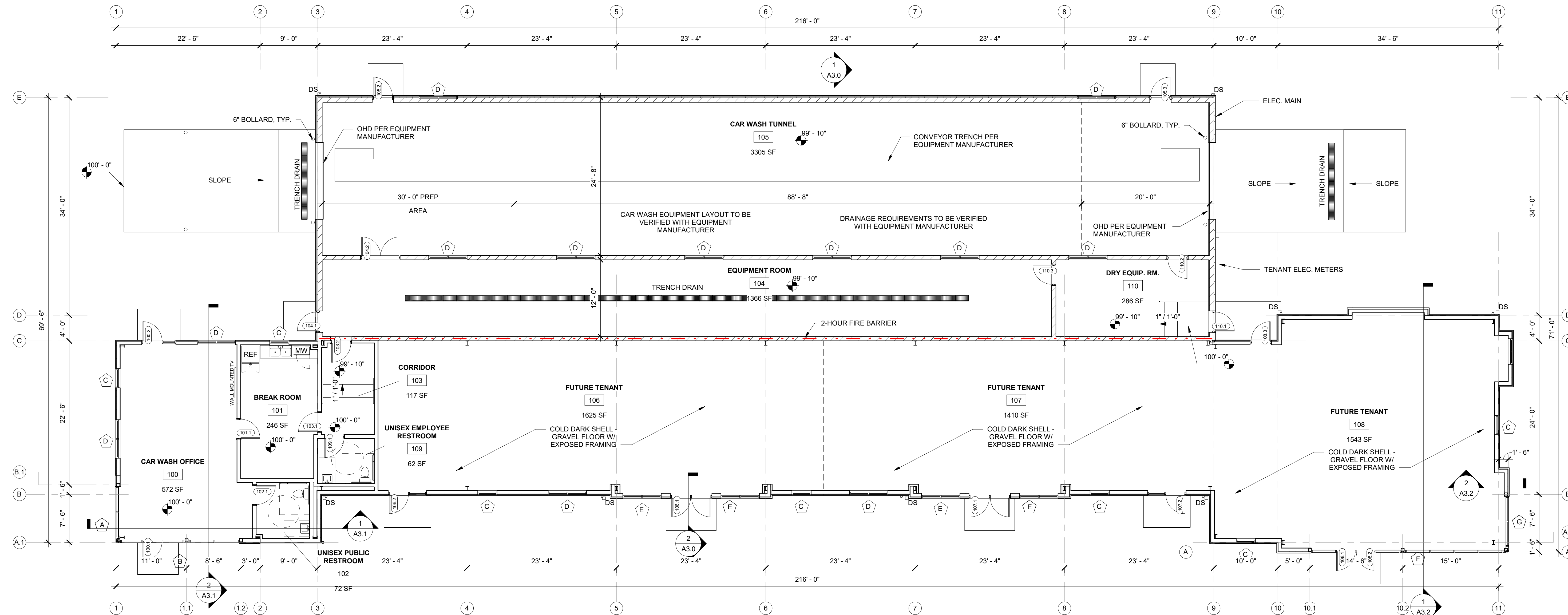
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FLOOR PLAN - OVERALL

A1.0



FLOOR PLAN - OVERALL

1/1.0 SCALE = 1/8" = 1'-0"



PROPOSED BUILDING FOR:

WASH SHACK

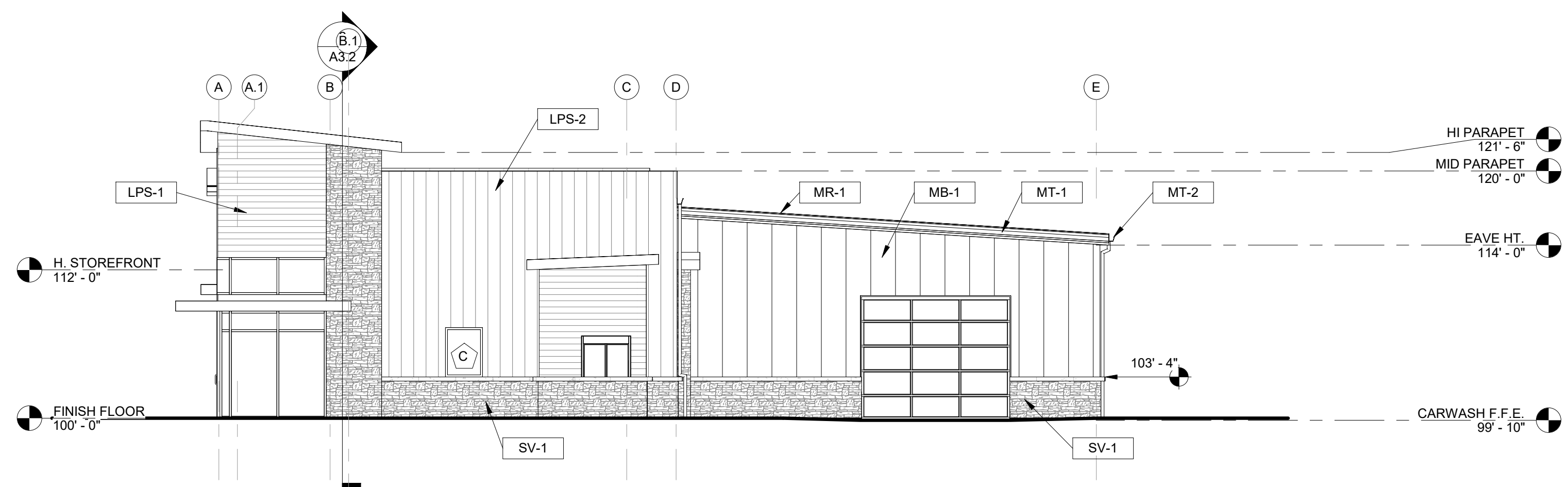
HOBART, WISCONSIN; COUNTY OF: BROWN

EXTERIOR FINISH LEGEND

MARK DESCRIPTION

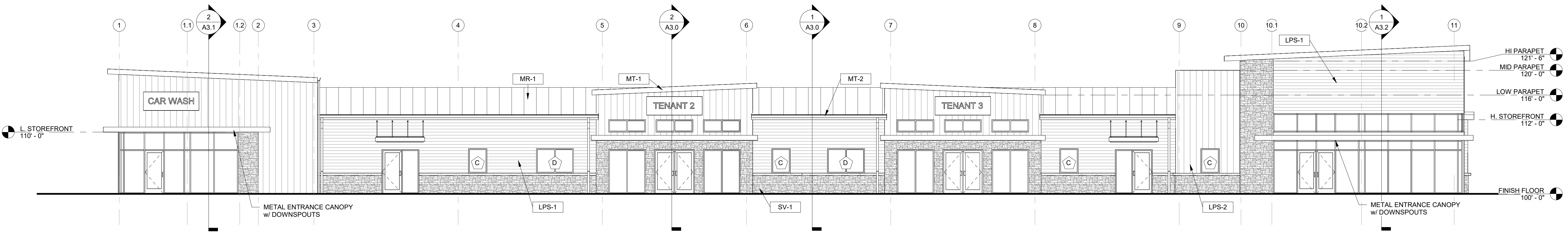
- LPS-1 LOCATION: HORIZ. EXTERIOR SIDING
MATERIAL: 6" LP SMART SIDING
SUPPLIER: LP SMARTSIDE
COLOR: VERIFY
COMMENTS:
- LPS-2 LOCATION: VERTICAL SIDING
MATERIAL: 12" BOARD & BATTEN
SUPPLIER: VERIFY
COLOR: VERIFY
COMMENTS:
- MT-1 LOCATION: FASCIA TRIMS & SOFFITS
MATERIAL: VERIFY
SUPPLIER: VERIFY
COLOR: VERIFY
COMMENTS:
- MT-2 LOCATION: RAKE, GUTTERS & TRIMS
MATERIAL: VERIFY
SUPPLIER: VERIFY
COLOR: VERIFY
COMMENTS:

- SV-1 LOCATION: STONE VENEER
MATERIAL: NATURAL CUT STONE
SUPPLIER: VERIFY
COLOR: VERIFY
COMMENTS:
- CW-1 LOCATION: CONCRETE WALL
MATERIAL: CAST-IN-PLACE CONCRETE
SUPPLIER: VERIFY
COLOR: VERIFY
COMMENTS:
- MB-1 LOCATION: WALL PANEL
MATERIAL: 24 GA. MSR VERTICAL
SHADOW RIB PANEL
SUPPLIER: VERIFY
COLOR: VERIFY
COMMENTS:
- MR-1 LOCATION: ROOF PANEL
MATERIAL: 26GA SSR
SUPPLIER: VERIFY
COLOR: VERIFY
COMMENTS:



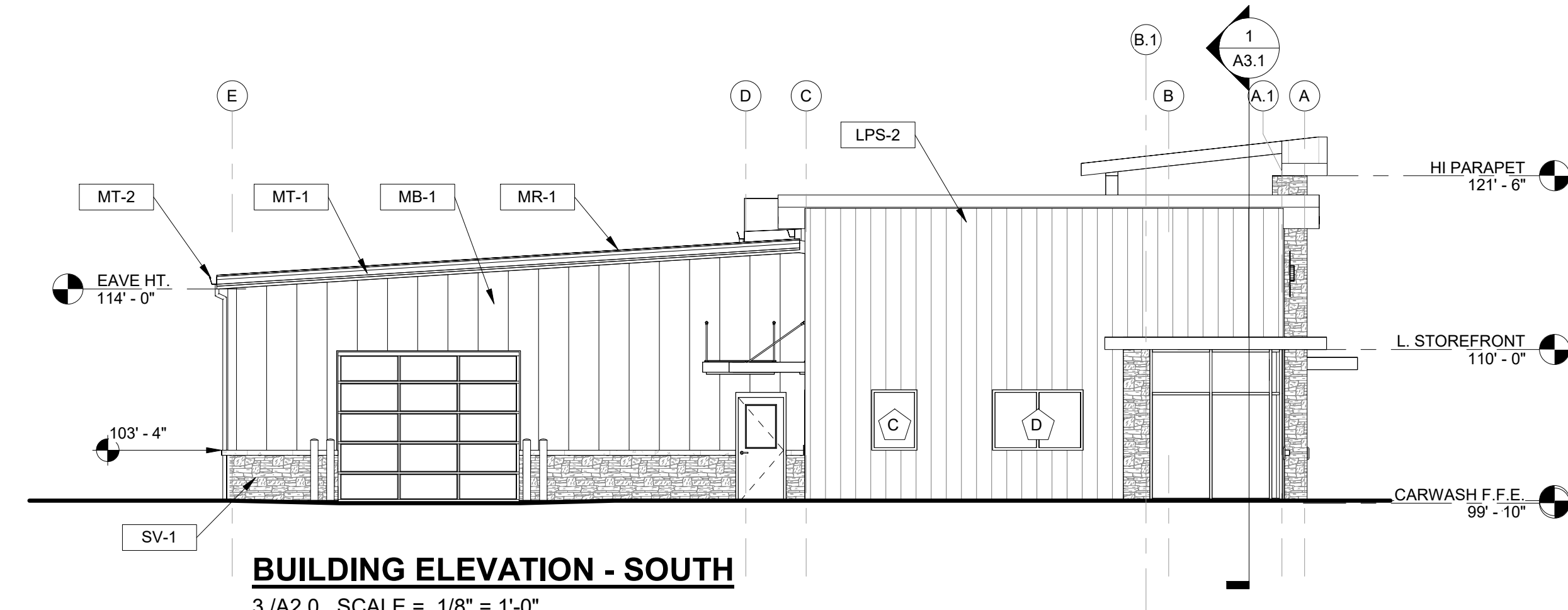
BUILDING ELEVATION - NORTH

1/A2.0 SCALE = 1/8" = 1'-0"



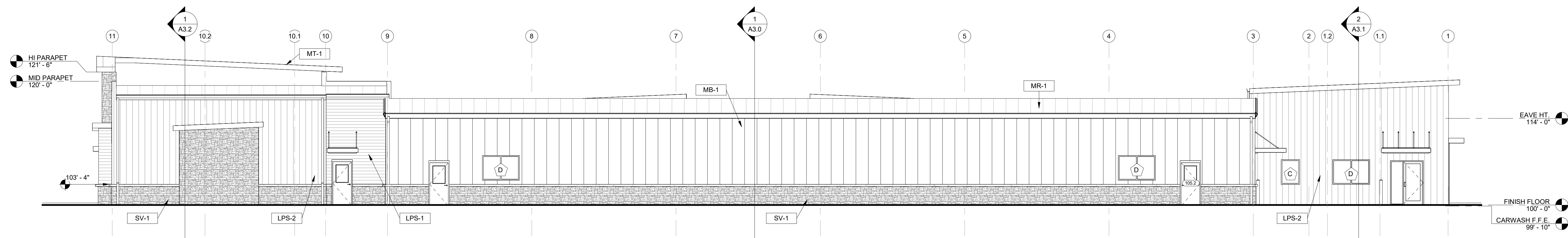
BUILDING ELEVATION - EAST

2/A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH

3/A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - WEST

4/A2.0 SCALE = 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

A2.0



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR



PROPOSED BUILDING FOR:

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EXTERIOR VIEW

A2.1