



April 22, 2020

City of Verona
Attn: Mr. Adam Sayre, City Administrator
111 Lincoln Street
Verona, WI 53593

Re: Zander Solutions – Site Expansion
Updated Site Plan Review

Dear Mr. Sayre,

On behalf of the property owner, A to Z Real Estate, LLC, we are submitting revised plans for the building expansion for Zander Solutions to reflect comments received from the City Planning Department and the City Engineer. Enclosed with this letter are the following updated items:

- 6 copies of Site, Grading, Utility, and Landscaping Plans
- 6 copies of Elevation Drawings
- 6 copies of Cross Access Easement and Cross Drainage and Stormwater Management Easement Exhibits
- 6 copies of the draft CSM
- 1 electronic copy of the Stormwater Management Report

Where the plans have been updated we have included a revision date on the document.

We will forward a list of the comments provided and how they have been addressed under separate cover.

We are requesting your review and comments for the site expansion submittal. Should you have any questions please feel free to contact me.

Sincerely,



Timothy L. Schleeper, PE

Enclosure: Application, Plans, CSM

cc: Frank Acker, A to Z Real Estate, LLC



April 2, 2020

City of Verona
Attn: Mr. Adam Sayre, City Administrator
111 Lincoln Street
Verona, WI 53593

Re: Zander Solutions – Site Expansion
Site Plan Review

Dear Mr. Sayre,

On behalf of the property owner, A to Z Real Estate, LLC, we are submitting plans for the building expansion for Zander Solutions. Enclosed with this letter are the following items:

- One "Plan Commission Application"
- 6 copies of Site, Grading, Utility, and Landscaping Plans
- 6 copies of Elevation Drawings
- 6 copies of Cross Access Easement and Cross Drainage and Stormwater Management Easement Exhibits
- 6 copies of the draft CSM

The property owner intends to construct a new building to house additional business enterprises and activities related to Zander Solutions. The building fronts Venture Court and is accessed by using the existing driveway that is constructed on Venture Court. Asphalt parking will be installed in the front of the building with an area for accessing overhead doors in the rear of the building. As part of this project, an additional open storage building is proposed for inventory storage. This building will be part of the Nine Mound Road parcel. Specific aspects of the project are discussed below.

Certified Survey Map: The existing property is composed of three separate land parcels. We have provided a two lot CSM over the existing properties to consolidate the parcels. One parcel fronts Nine Mound Road and includes the existing Zander Solutions office building, the existing open storage building, the new open storage building, and the existing enclosed storage building along the east side of the property. The second parcel fronts Venture Court and contains the new building and expanded stormwater facility. As part of this work we have drafted cross-access easements and cross-drainage easements to preserve access and drainage between the created lots.

Stormwater Management: In 2015 the existing parking lot was expanded and the open storage building was added to the site. As part of that work, a bioretention basin was constructed to address the increased amount of impervious surface. With this project we have updated the stormwater management plan and the project will expand the bioretention area as required to meet current stormwater regulations. The Stormwater Management Report for the site will be provided electronically for review.

April 2, 2020

Page 2 of 2

Landscaping and Lighting: A landscape plan is included which shows how the site will meet the City standards for this type of development. Point totals for foundation plantings and screening are shown. The owner intends to use wall pack lights on the front and back of the proposed building to provide site lighting. The locations of these lights are depicted on the building elevations provided.

We are requesting your review and comments for the site expansion submittal. Should you have any questions please feel free to contact me.

Sincerely,



Timothy L. Schleeper, PE

Enclosure: Application, Plans, CSM

cc: Frank Acker, A to Z Real Estate, LLC

M:\Zander Solutions\190338_Verona Site Expansion\Design Development\Permits\Local\Verona PC\PC Submittal 2020-04-02\PCMeeting_Letter of Intent 2020-04-02.docx

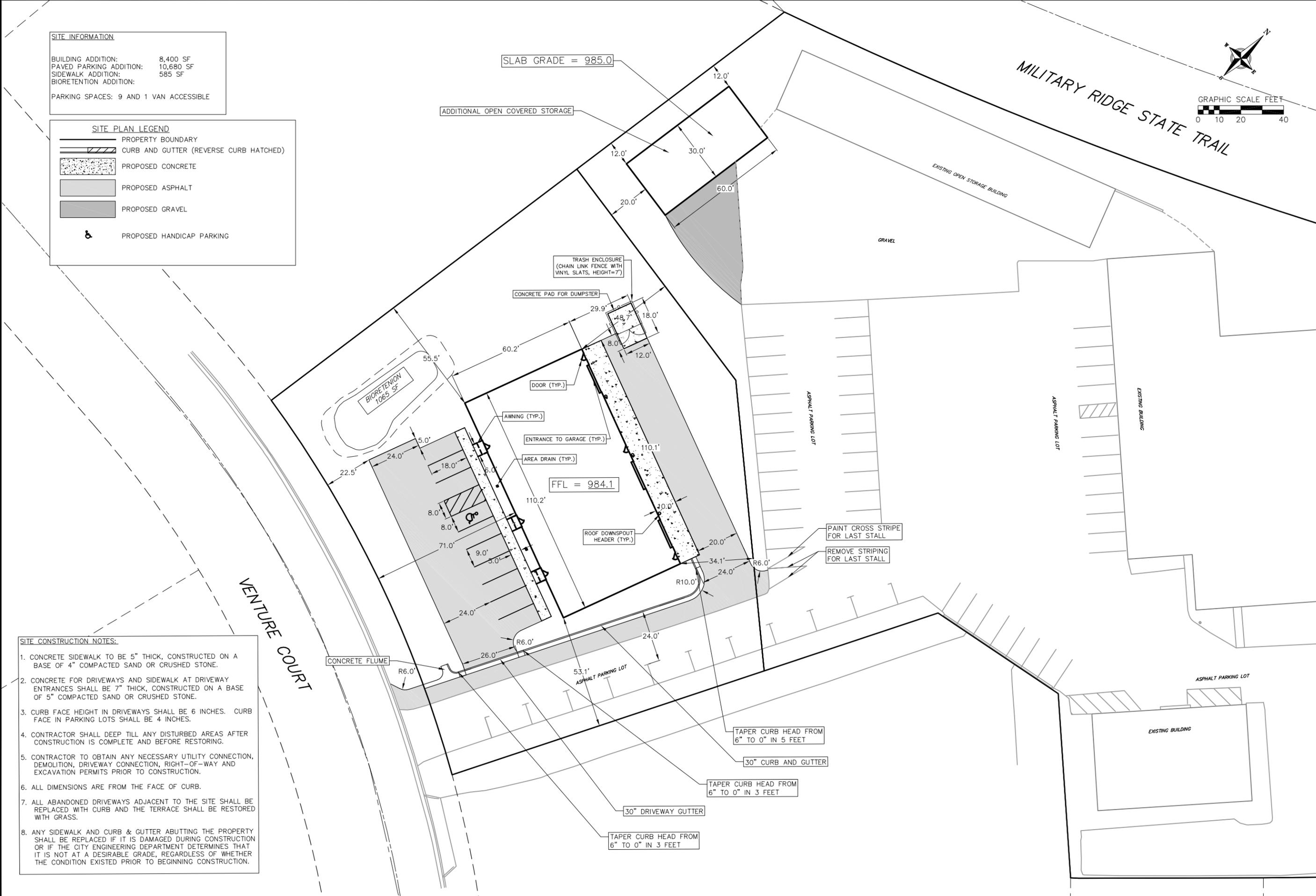
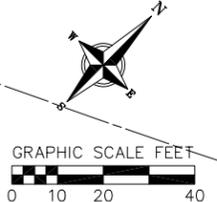
SITE INFORMATION

BUILDING ADDITION: 8,400 SF
 PAVED PARKING ADDITION: 10,680 SF
 SIDEWALK ADDITION: 585 SF
 BIORETENTION ADDITION:

PARKING SPACES: 9 AND 1 VAN ACCESSIBLE

SITE PLAN LEGEND

- PROPERTY BOUNDARY
- CURB AND GUTTER (REVERSE CURB HATCHED)
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED GRAVEL
- PROPOSED HANDICAP PARKING



- SITE CONSTRUCTION NOTES:**
1. CONCRETE SIDEWALK TO BE 5" THICK, CONSTRUCTED ON A BASE OF 4" COMPACTED SAND OR CRUSHED STONE.
 2. CONCRETE FOR DRIVEWAYS AND SIDEWALK AT DRIVEWAY ENTRANCES SHALL BE 7" THICK, CONSTRUCTED ON A BASE OF 5" COMPACTED SAND OR CRUSHED STONE.
 3. CURB FACE HEIGHT IN DRIVEWAYS SHALL BE 6 INCHES. CURB FACE IN PARKING LOTS SHALL BE 4 INCHES.
 4. CONTRACTOR SHALL DEEP TILL ANY DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE AND BEFORE RESTORING.
 5. CONTRACTOR TO OBTAIN ANY NECESSARY UTILITY CONNECTION, DEMOLITION, DRIVEWAY CONNECTION, RIGHT-OF-WAY AND EXCAVATION PERMITS PRIOR TO CONSTRUCTION.
 6. ALL DIMENSIONS ARE FROM THE FACE OF CURB.
 7. ALL ABANDONED DRIVEWAYS ADJACENT TO THE SITE SHALL BE REPLACED WITH CURB AND THE TERRACE SHALL BE RESTORED WITH GRASS.
 8. ANY SIDEWALK AND CURB & GUTTER ABUTTING THE PROPERTY SHALL BE REPLACED IF IT IS DAMAGED DURING CONSTRUCTION OR IF THE CITY ENGINEERING DEPARTMENT DETERMINES THAT IT IS NOT AT A DESIRABLE GRADE, REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.

Site Plan
 Zander Solutions - Site Expansion
 408 Venture Court, City of Verona
 Dane County, WI

NO.	DATE	REVISIONS	REMARKS

SCALE: AS SHOWN

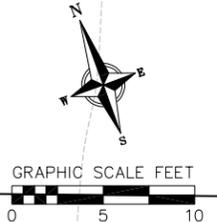
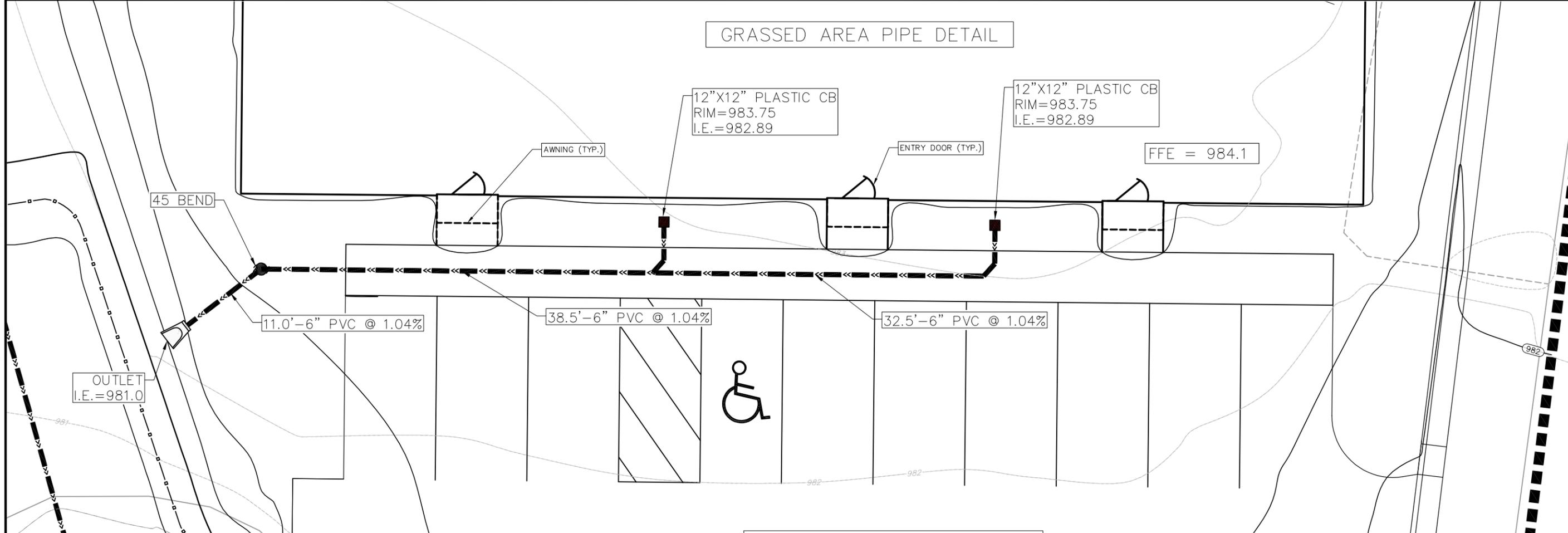
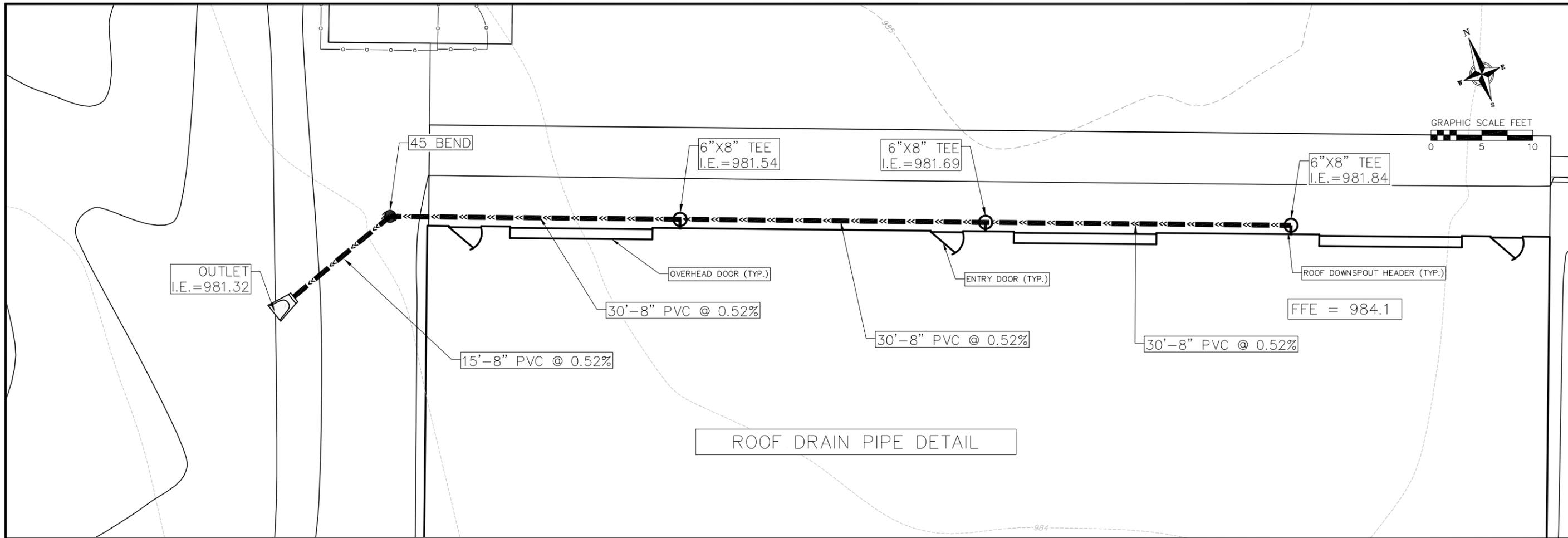
DATE: 04/22/2020

DRAFTER: TBO

CHECKED: TSCH

PROJECT NO.: 190338

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2.0



REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 04/22/2020

DRAFTER: TBN

CHECKED: TSC

PROJECT NO.: 190338

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4.1

EROSION CONTROL MEASURES

- EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CITY OF VERONA EROSION CONTROL ORDINANCE AND CHAPTER NR 216 OF THE WISCONSIN ADMINISTRATIVE CODE.
- CONSTRUCT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH WISCONSIN DNR TECHNICAL STANDARDS (http://dnr.wi.gov/topic/stormwater/standards/const_standards.html) AND WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK.
- INSTALL SEDIMENT CONTROL PRACTICES (TRACKING PAD, PERIMETER SILT FENCE, ETC.) PRIOR TO INITIATING OTHER LAND DISTURBING CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS REQUIRED TO MAKE EROSION CONTROL INSPECTIONS AT THE END OF EACH WEEK AND WHEN 0.5 INCHES OF RAIN FALLS WITHIN 24 HOURS. INSPECTION REPORTS SHALL BE PREPARED AND FILED AS REQUIRED BY THE DNR AND/OR CITY. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
- EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
- A 3" CLEAR STONE TRACKING PAD SHALL BE INSTALLED AT THE END OF ROAD CONSTRUCTION LIMITS TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE ADJACENT PAVED PUBLIC ROADWAY. SEDIMENT TRACKING PAD SHALL CONFORM TO WISDNR TECHNICAL STANDARD 1057. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORK DAY.
- CHANNELIZED RUNOFF: FROM ADJACENT AREAS PASSING THROUGH THE SITE SHALL BE DIVERTED AROUND DISTURBED AREAS.
- STABILIZED DISTURBED GROUND: ANY SOIL OR DIRT PILES WHICH WILL REMAIN IN EXISTENCE FOR MORE THAN 7-CONSECUTIVE DAYS, WHETHER TO BE WORKED DURING THAT PERIOD OR NOT, SHALL NOT BE LOCATED WITHIN 25- FEET OF ANY ROADWAY, PARKING LOT, PAVED AREA, OR DRAINAGE STRUCTURE OR CHANNEL (UNLESS INTENDED TO BE USED AS PART OF THE EROSION CONTROL MEASURES). TEMPORARY STABILIZATION AND CONTROL MEASURES (SEEDING, MULCHING, TARPING, EROSION MATTING, BARRIER FENCING, ETC.) ARE REQUIRED FOR THE PROTECTION OF DISTURBED AREAS AND SOIL PILES, WHICH WILL REMAIN UN-WORKED FOR A PERIOD OF MORE THAN 14-CONSECUTIVE CALENDAR DAYS. THESE MEASURES SHALL REMAIN IN PLACE UNTIL SITE HAS STABILIZED.
- SITE DE-WATERING: WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENTATION BASINS OR OTHER APPROPRIATE CONTROL MEASURES. SEDIMENTATION BASINS SHALL HAVE A DEPTH OF AT LEAST 3 FEET, BE SURROUNDED BY SNOWFENCE OR EQUIVALENT BARRIER AND HAVE SUFFICIENT SURFACE AREA TO PROVIDE A SURFACE SETTLING RATE OF NO MORE THAN 750 GALLONS PER SQUARE FOOT PER DAY AT THE HIGHEST DEWATERING PUMPING RATE. WATER MAY NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE, A NEIGHBORING SITE, OR THE BED OR BANKS OF THE RECEIVING WATER. POLYMERS MAY BE USED AS DIRECTED BY DNR TECHNICAL STANDARD 1061 (DE-WATERING).
- WASHED STONE WEEPERS OR TEMPORARY EARTH BERMS SHALL BE BUILT PER PLAN BY CONTRACTOR TO TRAP SEDIMENT OR SLOW THE VELOCITY OF STORM WATER.
- SEE DETAIL SHEETS FOR RIP-RAP SIZING. IN NO CASE WILL RIP-RAP BE SMALLER THAN 3" TO 6".
- INLET PROTECTION IS TO BE PLACED IN STORMWATER INLET STRUCTURES AS SOON AS THEY ARE INSTALLED. ALL PROJECT AREA STORM INLETS NEED WISCONSIN D.O.T. TYPE D INLET PROTECTION. THE FILTERS SHALL BE MAINTAINED UNTIL THE CITY HAS ACCEPTED THE BINDER COURSE OF ASPHALT.
- RESTORATION (SEED, FERTILIZE AND MULCH) SHALL BE PER SPECIFICATIONS ON THIS SHEET (NOTE: ADD SEEDING RATE STANDARD OF DETAIL BLOCK TO PLAN) UNLESS SPECIAL RESTORATION IS CALLED FOR ON THE LANDSCAPE PLAN OR THE DETENTION BASIN DETAIL SHEET.
- TERRACES SHALL BE RESTORED WITH 6" TOPSOIL, PERMANENT SEED, FERTILIZER AND MULCH. LOTS SHALL BE RESTORED WITH 6" TOPSOIL, TEMPORARY SEED, FERTILIZER AND MULCH.
- SEED, FERTILIZER AND MULCH SHALL BE APPLIED WITHIN 7 DAYS AFTER FINAL GRADE HAS BEEN ESTABLISHED. IF DISTURBED AREAS WILL NOT BE RESTORED IMMEDIATELY AFTER ROUGH GRADING, TEMPORARY SEED SHALL BE PLACED.
- FOR THE FIRST SIX WEEKS AFTER RESTORATION (E.G. SEED & MULCH, EROSION MAT, SOD) OF A DISTURBED AREA, INCLUDE SUMMER WATERING PROVISIONS OF ALL NEWLY SEEDED AND MULCHED AREAS WHENEVER 7 DAYS ELAPSE WITHOUT A RAIN EVENT.
- EROSION MAT (CLASS I, TYPE A URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON ALL SLOPES 3:1 OR GREATER BUT LESS THAN 1:1.
- EROSION MAT (CLASS I, TYPE B URBAN PER WISCONSIN D.O.T. P.A.L.) SHALL BE INSTALLED ON THE BOTTOM (INVERT) OF ROADSIDE DITCHES/SWALES AS SHOWN ON THIS PLAN, 1 ROLL WIDTH.
- SOIL STABILIZERS SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES BETWEEN 10% AND 3:1 (DO NOT USE IN CHANNELS). SOIL STABILIZERS SHALL BE TYPE B, PER WISCONSIN D.O.T. P.A.L. (PRODUCT ACCEPTABILITY LIST), OR EQUAL. APPLY AT RATES AND METHODS SPECIFIED PER MANUFACTURER/THIS SHEET. SOIL STABILIZERS SHALL BE RE-APPLIED WHENEVER VEHICLES OR OTHER EQUIPMENT TRACK ON THE AREA.
- SILT FENCE OR EROSION MAT SHALL BE INSTALLED ALONG THE CONTOURS AT 100 FOOT INTERVALS DOWN THE SLOPE ON THE DISTURBED SLOPES STEEPER THAN 5% AND MORE THAN 100 FEET LONG THAT SHEET FLOW TO THE ROADWAY UNLESS SOIL STABILIZERS ARE USED.
- INSTALL MINIMUM 6"-7" WIDE EROSION MAT ALONG THE BACK OF CURB AFTER TOPSOIL HAS BEEN PLACED IN THE TERRACE IF THIS AREA WILL NOT BE SEEDED AND MULCHED WITHIN 48 HOURS OF PLACING TOPSOIL.
- SILT FENCE TO BE USED ACROSS AREAS OF THE LOT THAT SLOPE TOWARDS A PUBLIC STREET OR WATERWAY. SEE DETAILS.
- SEDIMENT SHALL BE CLEANED FROM CURB AND GUTTER EACH DAY AND PRIOR TO PROJECT ACCEPTANCE.
- ACCUMULATED CONSTRUCTION SEDIMENT SHALL BE REMOVED FROM ALL PERMANENT BASINS TO THE ELEVATION SHOWN ON THE GRADING PLAN FOLLOWING THE STABILIZATION OF DRAINAGE AREAS.
- ALL CONSTRUCTION ENTRANCES SHALL HAVE TEMPORARY ROAD CLOSED SIGNS THAT WILL BE IN PLACE WHEN THE ENTRANCE IS NOT IN USE AND AT THE END OF EACH DAY.
- ANY PROPOSED CHANGES TO THE EROSION CONTROL PLAN MUST BE SUBMITTED AND APPROVED BY CITY OF VERONA.
- THE CITY, OWNER AND/OR ENGINEER MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AT ANY TIME DURING CONSTRUCTION.

CONSTRUCTION SEQUENCE:

- INSTALL SILT FENCE, TRACKING PAD, INLET PROTECTION, AND EROSION CONTROL ITEMS
- STRIP TOPSOIL OF SITE
- ROUGH GRADE SITE AND BIOTENTION BASIN
- CONSTRUCT UTILITIES
- CONSTRUCT BUILDING, ROAD, SIDEWALK, AND CURB & GUTTER
- SEED LOT AND RESTORE BASIN
- REMOVE TRACKING PAD, SILT FENCE, INLET PROTECTION, AND OTHER EROSION CONTROL MEASURES ONCE LOT IS RESTORED

SEEDING RATES:

TEMPORARY:

- USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS.
- USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 SF FOR FALL PLANTINGS STARTED

AFTER SEPTEMBER 15.

PERMANENT:

- USE WISCONSIN D.O.T. SEED MIX #40 AT 2 LB./1,000 S.F.

FERTILIZING RATES:

TEMPORARY AND PERMANENT:

USE WISCONSIN D.O.T. TYPE A OR B AT 7 LB./1,000 S.F.

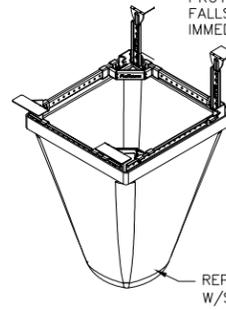
MULCHING RATES:

TEMPORARY AND PERMANENT:

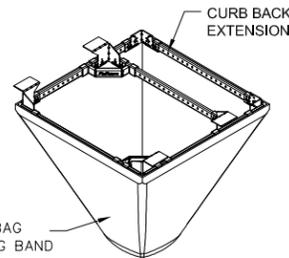
USE 1/2" TO 1-1/2" STRAW OR HAY MULCH, CRIMPED PER SECTION 607.3.2.3, OR OTHER RATE AND METHOD PER SECTION 627, WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION

INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.

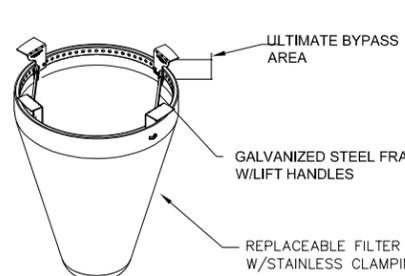
WHEN REMOVING OR MAINTAINING INLET PROTECTION, ANY TRAPPED MATERIAL THAT FALLS INTO THE INLET SHALL BE IMMEDIATELY REMOVED BY THE CONTRACTOR.



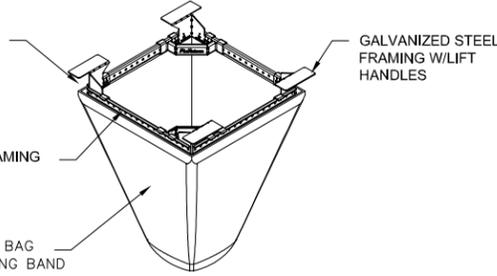
FLEXSTORM CATCH-IT INLET FILTERS FOR ROLLED CURB



FLEXSTORM CATCH-IT INLET FILTERS FOR CURB BOX OPENINGS (MAGNETIC CURB FLAP)



FLEXSTORM CATCH-IT INLET FILTERS FOR ROUND OPENINGS

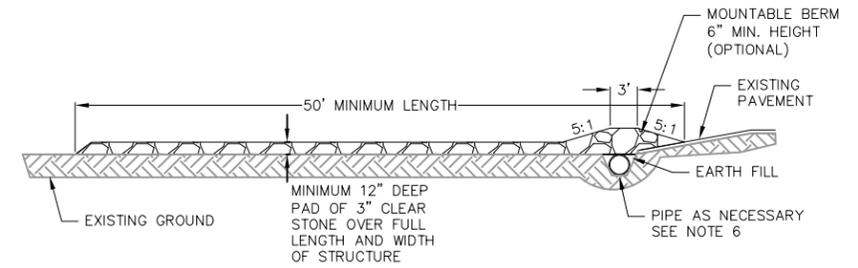


FLEXSTORM CATCH-IT INLET FILTERS FOR SQUARE/RECTANGULAR OPENINGS

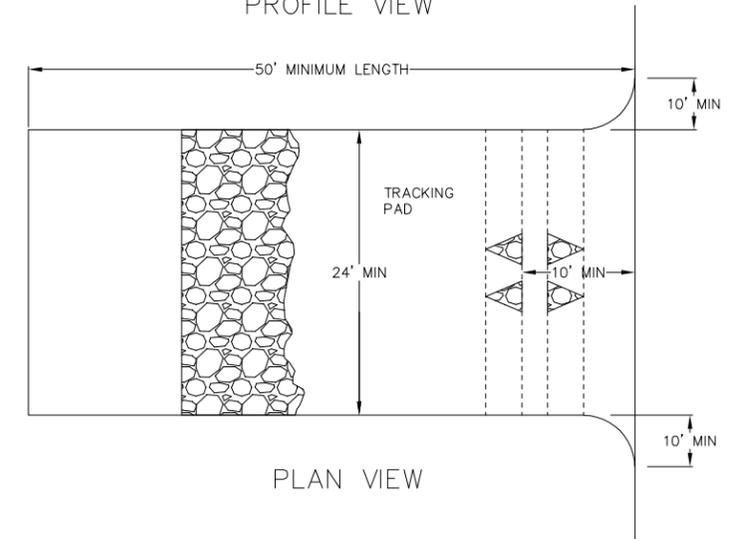
NEENAH CASTING	INLET TYPE	GRATE SIZE	OPENING SIZE	ADS P/N
1040/1642/1733	ROUND	26	24	62MRDFX
3067 W/FLAP	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3067 EXTENDED BACK	CURB BOX	35.25 X 17.75	33.0 X 15.0	62LCBEXTFX
3246A	CURB BOX	35.75 X 23.875	33.5 X 21.0	62LCBFX
3030	SQUARE/RECT	23 X 16	20.5 X 13.5	62MCBFX
3067-C	SQUARE/RECT	35.25 X 17.75	33 X 15	62LSQFX

1 FRAMED INLET PROTECTION

CS.0 NOT TO SCALE



PROFILE VIEW

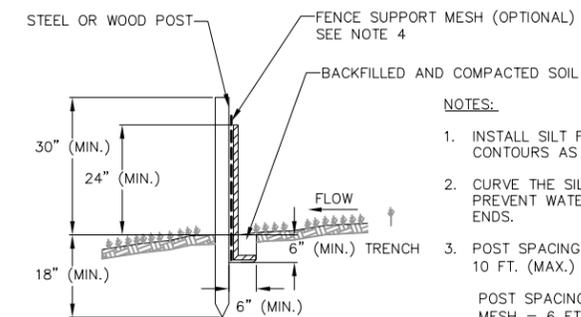


PLAN VIEW

- FOLLOW WISCONSIN DNR TECHNICAL STANDARD 1057 FOR FURTHER DETAILS AND INSTALLATION.
- LENGTH - MINIMUM OF 50'.
- WIDTH - 24' MINIMUM, SHOULD BE FLARED AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- ON SITES WITH A HIGH GROUNDWATER TABLE OR WHERE SATURATED CONDITIONS EXIST, GEOTEXTILE FABRIC SHALL BE PLACED OVER EXISTING GROUND PRIOR TO PLACING STONE. FABRIC SHALL BE WSDOT TYPE-HR GEOTEXTILE FABRIC.
- STONE SHALL BE IN CONFORMANCE WITH THE GRADATION PROVIDED IN WDNR TECHNICAL STANDARD 1057, "USE HARD, DURABLE, ANGULAR STONE OR RECYCLED CONCRETE MEETING THE GRADATION IN TABLE 1. WHERE THIS GRADATION IS NOT AVAILABLE, MEET THE GRADATION IN WISCONSIN DEPARTMENT OF TRANSPORTATION (DOT) 2018 STANDARDS SPECIFICATION, SECTION 312. SELECT CRUSHED MATERIAL. USE MATERIAL SUBSTANTIALLY FREE FROM DIR, DEBRIS, STEEL, VEGETABLE MATTER, AND OTHER DELETERIOUS MATERIAL.
- SURFACE WATER - ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARDS CONSTRUCTION ENTRANCES SHALL BE PIPED THROUGH THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PIPE INSTALLED THROUGH THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROTECTED WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND MINIMUM OF 6" STONE OVER THE PIPE. PIPE SHALL BE SIZED ACCORDING TO THE DRAINAGE REQUIREMENTS. WHEN THE ENTRANCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY A PIPE SHALL NOT BE NECESSARY. THE MINIMUM PIPE DIAMETER SHALL BE 6". CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID PIPE.
- LOCATION - A STABILIZED CONSTRUCTION ENTRANCE SHALL BE LOCATED WHERE CONSTRUCTION TRAFFIC ENTERS AND/OR LEAVES THE CONSTRUCTION SITE. VEHICLES LEAVING THE SITE MUST TRAVEL OVER THE ENTIRE LENGTH OF THE TRACKING PAD.

2 TRACKING PAD

CS.0 NOT TO SCALE

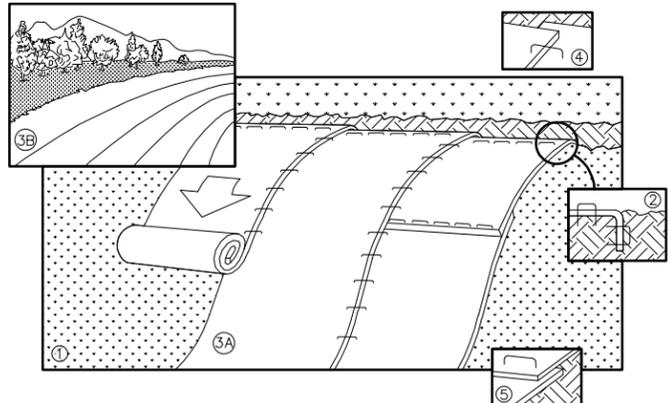


NOTES:

- INSTALL SILT FENCE TO FOLLOW THE GROUND CONTOURS AS CLOSELY AS POSSIBLE.
- CURVE THE SILT FENCE UP THE SLOPE TO PREVENT WATER FROM RUNNING AROUND THE ENDS.
- POST SPACING WITH FENCE SUPPORT MESH = 10 FT. (MAX.)
POST SPACING WITHOUT FENCE SUPPORT MESH = 6 FT. (MAX.)
- SILT FENCE SUPPORT MESH CONSISTS OF 14-GAUGE STEEL WIRE WITH A MESH SPACING OF 6 IN. X 6 IN. OR PREFABRICATED POLYMERIC MESH OF EQUIVALENT STRENGTH

3 SILT FENCE

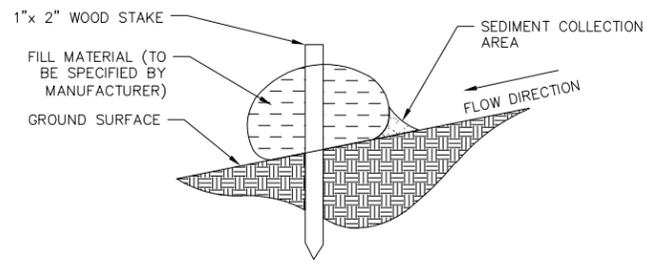
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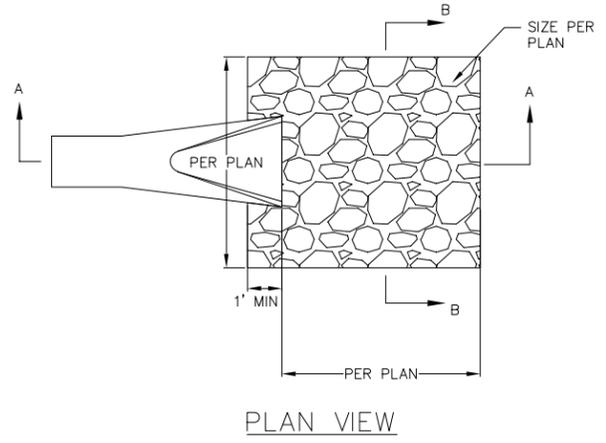
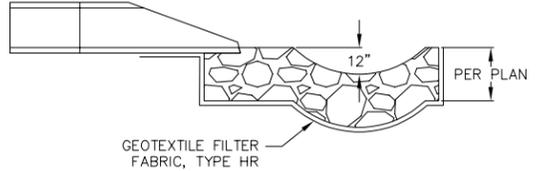
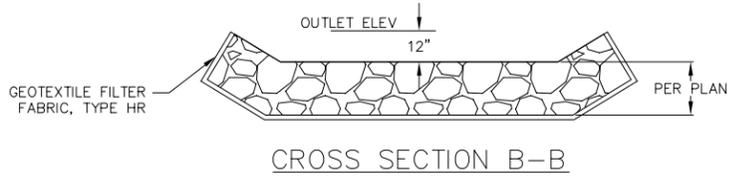
NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF FERTILIZER AND SEED.
NOTE: WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP BY 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS <A.> DOWN, OR <B.> HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.
6. ALL BLANKETS MUST BE SECURELY FASTENED TO THE SLOPE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS RECOMMENDED BY THE MANUFACTURER.

1 EROSION MAT
C5.1 NOT TO SCALE



2 SILT SOCK
C5.1 NOT TO SCALE



3 RIP-RAP OUTLET
C5.1 NOT TO SCALE

REVISIONS		REVISIONS	REVISIONS
NO.	DATE	REMARKS	NO.

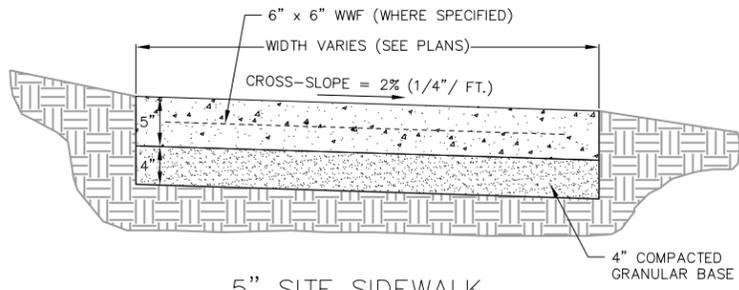
SCALE AS SHOWN

DATE 3/12/2020

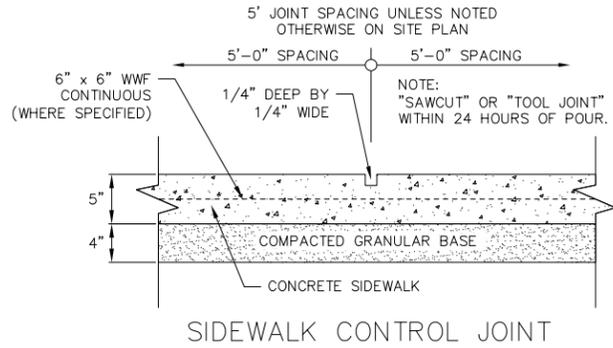
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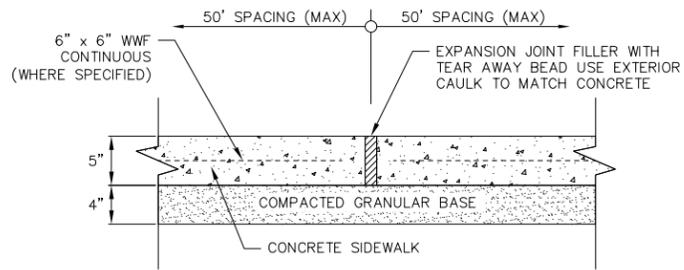
PROJECT NO. 190338



5" SITE SIDEWALK

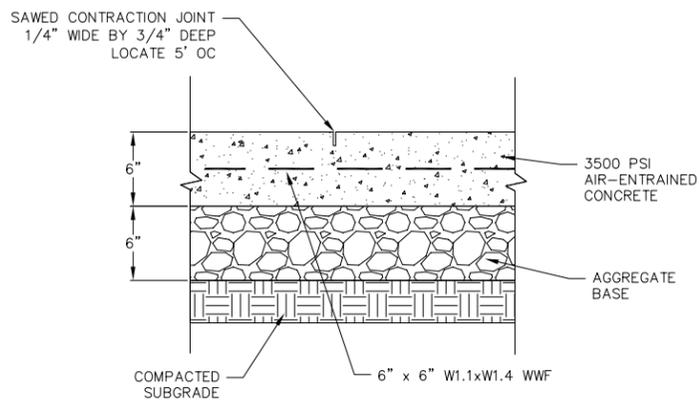


SIDEWALK CONTROL JOINT

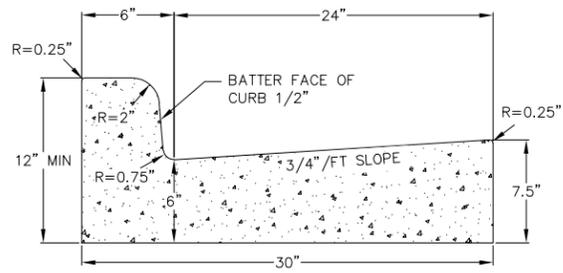


SIDEWALK EXPANSION JOINT

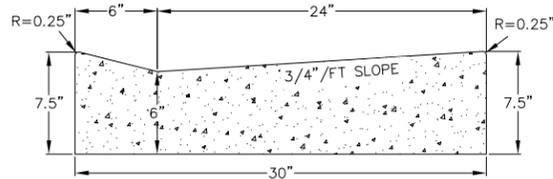
1 5" SIDEWALK
C5.2 NOT TO SCALE



2 CONCRETE PAD
C5.2 NOT TO SCALE

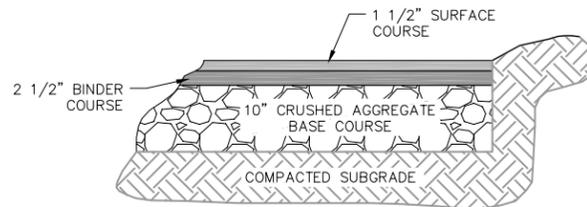


CURB AND GUTTER CROSS SECTION

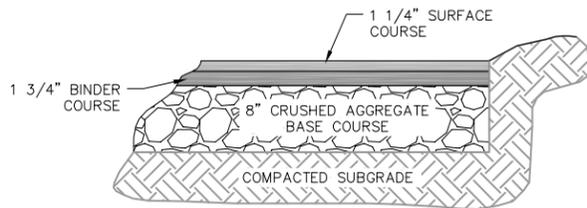


DRIVEWAY GUTTER CROSS SECTION

3 30" CONCRETE CURB AND GUTTER
C5.2 NOT TO SCALE

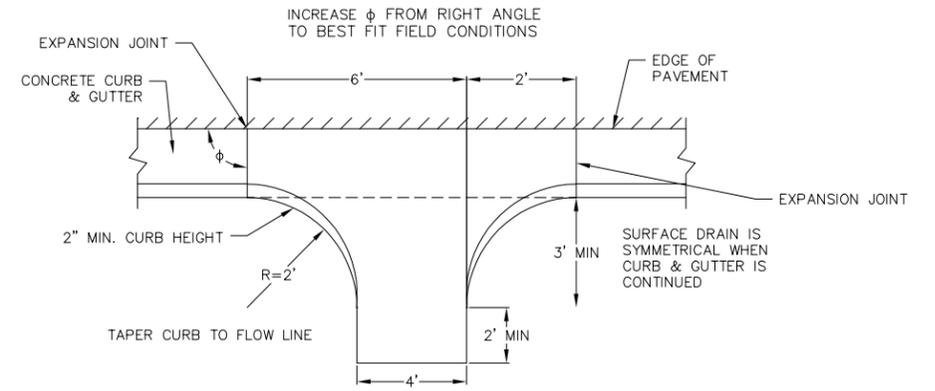


BITUMINOUS PAVEMENT DRIVES

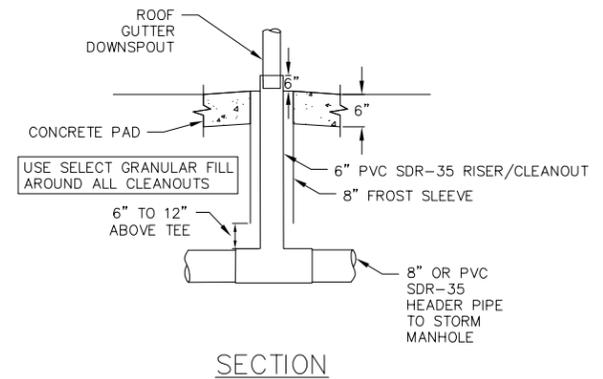
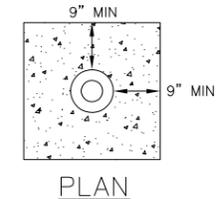


BITUMINOUS PAVEMENT PARKING LOT

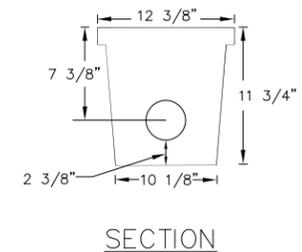
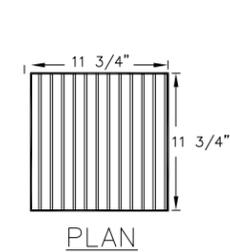
4 SITE PAVEMENT
C5.2 NOT TO SCALE



6 CONCRETE FLUME
C5.2 NOT TO SCALE



7 ROOF DRAIN HEADER
C5.2 NOT TO SCALE

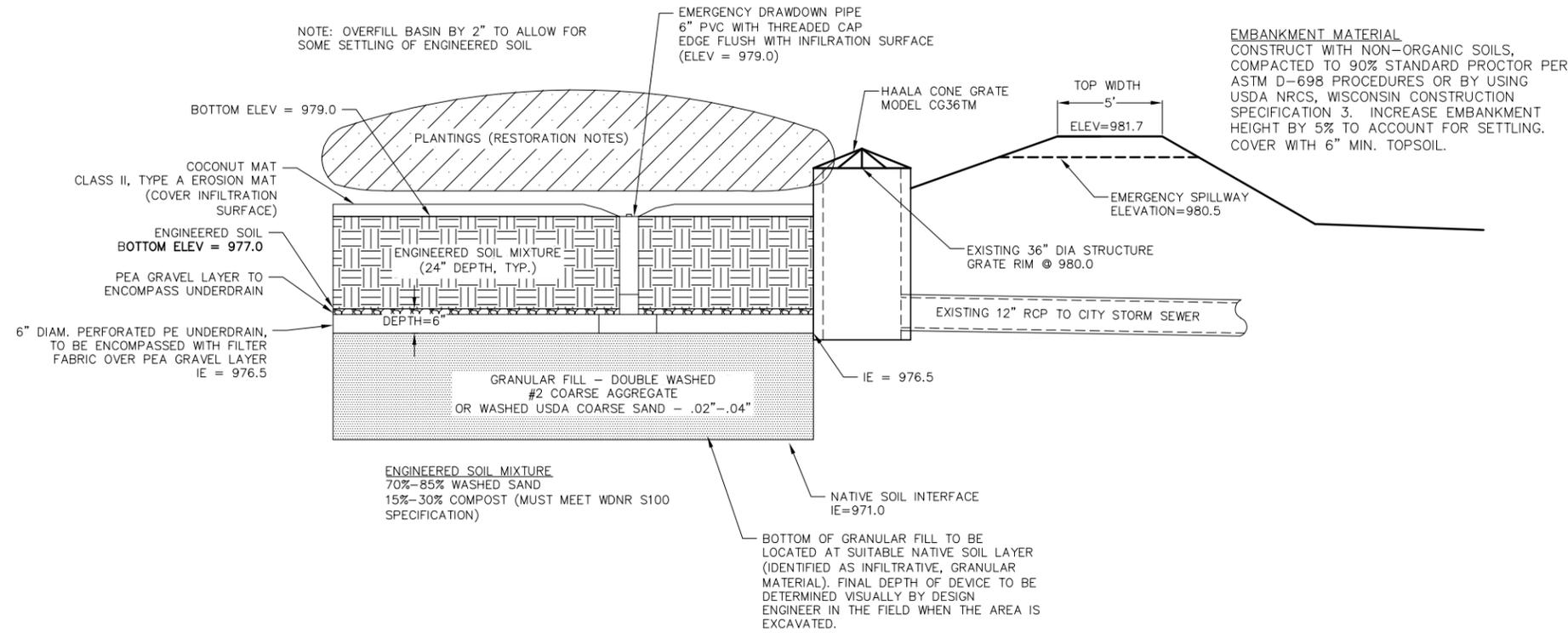


8 12"x12" PLASTIC CATCH BASIN
C5.2 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN
DATE: 3/12/2020
DRAFTER: TBN
CHECKED: TSCH
PROJECT NO.: 190338

C
5.2



BIO-RETENTION AREA RESTORATION SPECIFICATIONS:
NOTE: BIO-RETENTION AREA MUST NOT BE CONSTRUCTED (INSTALLED) UNTIL THE SITE IS STABILIZED, I.E. THE GRASS COVER IS WELL ESTABLISHED.

BIO-RETENTION AREA MUST CONFORM TO WISCONSIN DNR TECHNICAL STANDARD 1004 (BIORETENTION FOR INFILTRATION)

USE RAINWATER GARDEN LIVE NATIVE PLANT PLUGS FROM AGRECOL (SUNNY, SHORT, OR MEDIUM STATURE) - OR ENGINEER APPROVED EQUAL.

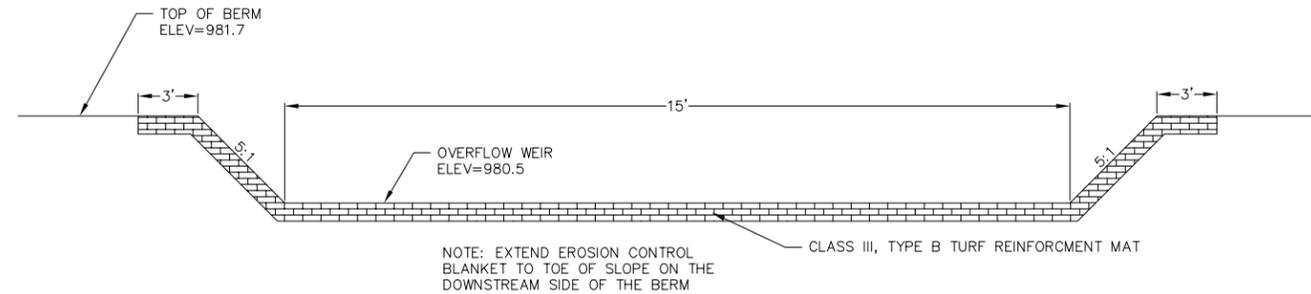
PLANT PLUGS AT 1 PER SQUARE FOOT.

PLANTING, MULCH, AND MAINTENANCE NOTES:
PLANTING SHOULD TAKE PLACE BETWEEN AVAILABILITY OF PLANTS IN SPRING AND JUNE 30TH, OR BETWEEN SEPTEMBER 1ST AND OCTOBER 15TH. IF PLANTED JULY 1ST THROUGH AUGUST 31ST, HEAVILY WATER THE PLANTS AT THE TIME THEY ARE PLANTED, AND EVERY OTHER DAY FOR A TOTAL OF 4 WATERINGS. A RAIN EVENT GREATER THAN 0.5 INCHES CONSTITUTES A WATERING. IF PLANTED SEPTEMBER 1ST THROUGH OCTOBER 15TH, PLACE CERTIFIED WEED-FREE STRAW MULCH AT 3" MINIMUM THICKNESS BETWEEN PLANTS TO HELP PREVENT FROST HEAVE. IF PLANTING IS TO OCCUR AFTER OCTOBER 15TH, IT MUST BE POSTPONED UNTIL THE FOLLOWING SPRING (MAY). FOR THE FIRST 3 YEARS AFTER PLANTING, SPOT TREAT THE AREA WITH HERBICIDE TO REMOVE WEEDS.

RESTORATION OF THE INFILTRATION AREA (NOT INCLUDING SIDE SLOPES):

- OVER-EXCAVATE THE AREA TO INFILTRATIVE LAYER TO BE DETERMINED IN THE FIELD (APPROXIMATELY 971.0), DURING EXCAVATION, BY DESIGN ENGINEER.
- CHISEL PLOW, OR ROTO-TILL THE BASE OF THE AREA TO BREAK UP ANY HARDPAN IN THE NATIVE SOIL LAYER.
- PLACE WASHED SAND (FREE OF P200 PARTICLES) FROM THE NATIVE SOIL INTERFACE TO AN ELEVATION OF 976.5.
- PLACE 24 INCHES OF ENGINEERED SOIL, COMPRISED OF:
70-85% WASHED SAND
15-30% COMPOST (MUST MEET WDNR S100 SPECIFICATION)
- PLANT PLUG, MULCH, WATER, AND MAINTAIN AS DIRECTED ABOVE.

1 BIO-RETENTION FACILITY
C5.3 NOT TO SCALE



2 OVERFLOW WEIR
C5.3 NOT TO SCALE

REVISIONS	NO.	DATE	REMARKS

SCALE: AS SHOWN

DATE: 3/12/2020

DRAFTER: TBN

CHECKED: TSCH

PROJECT NO.: 190338

C
5.3



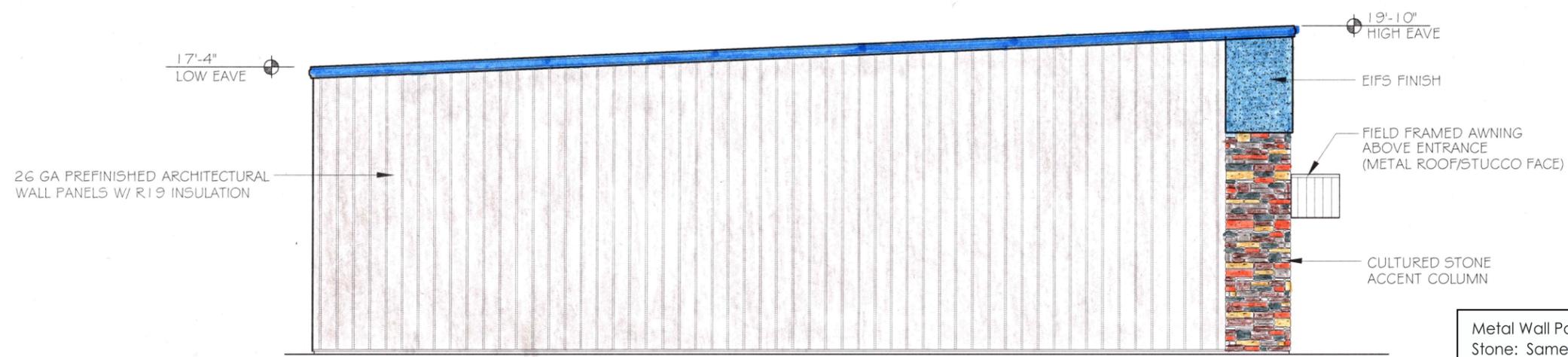
SOUTH BUILDING ELEVATION
1/8" = 1'-0"

- 19'-10" HIGH EAVE
- EIFS FINISH
- EXTERIOR WALL LIGHTING (FRONT & BACK)
- CULTURED STONE ACCENT COLUMN
- CULTURED STONE ACCENT COLUMN
- 26 GA PREFINISHED ARCHITECTURAL WALL PANELS W/ R19 INSULATION
- FIELD FRAMED AWNING (METAL ROOF/STUCCO FACE)
- ALUMINUM STOREFRONT DOOR AND WINDOW UNITS TEMPERED GLASS IN DOOR



NORTH BUILDING ELEVATION
1/8" = 1'-0"

- 26 GA GALVALUME SCREW-DOWN ROOF & R30 FIBERGLASS INSUL.
- 17'-4" LOW EAVE
- 26 GA PREFINISHED ARCHITECTURAL WALL PANELS W/ R19 INSULATION
- EXTERIOR WALL LIGHTING (FRONT & BACK)
- 3'-0" x 7'-0" HOLLOW METAL DOOR & FRAME W/ GLAZING
- 14'-0" x 14'-0" THERMACORE OVERHEAD DOOR WITH OPERATOR



ENDWALL ELEVATION
1/8" = 1'-0"

- 17'-4" LOW EAVE
- 26 GA PREFINISHED ARCHITECTURAL WALL PANELS W/ R19 INSULATION
- 19'-10" HIGH EAVE
- EIFS FINISH
- FIELD FRAMED AWNING ABOVE ENTRANCE (METAL ROOF/STUCCO FACE)
- CULTURED STONE ACCENT COLUMN

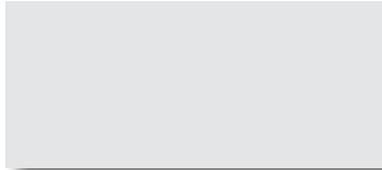
Metal Wall Panels: VP "VeeRib" Egyptian White or Granite Grey (both very similar)
 Stone: Same as "Coating Place, Inc." ; 200 Paoli St., Verona (see picture attached)
 EIFS Band: Similar to VP "Imperial Blue"



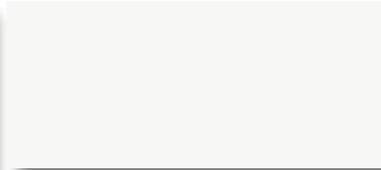
VARCO PRUDEN BUILDINGS

STANDARD WALL, TRIM & ROOF COLORS

Cool Arctic White



Cool Cotton White



Cool Egyptian White



Cool Sierra Tan



Cool Granite Gray



Cool Zinc Gray



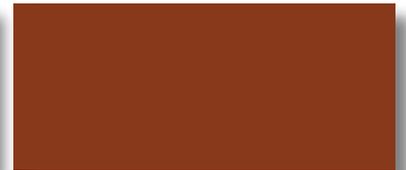
Cool Straw Gold



Cool Dark Bronze



Cool Colonial Red



Cool Hemlock Green



Cool Leaf Green



Cool Bermuda Green



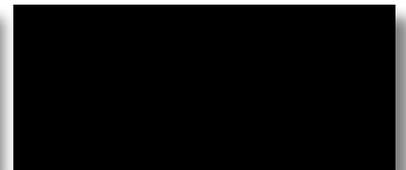
Cool Cobalt Blue



Cool Imperial Blue



Cool Ebony (trim only)



Acrylic Coated Galvalume® *



Wall panel colors for Panel Rib, RPR, Tech Four & Vee Rib. Roof panel colors for Panel Rib Roof, SSR and 26 & 24 ga. Deck-Liner. Deck-Liner panel colors are limited to 24 & 26 ga. 22 & 28 ga. Deck-Liner is available in Polyester Interior White only. LPR-36 is available in SMP Cool Cotton White only. *Acrylic Coated Galvalume® is an option for SSR, Panel Rib Roof or Wall & Deck-Liner.

COLORS & FINISHES



STANDARD WALL, TRIM & ROOF COLORS

Long-term beauty, unmatched protection, cool color performance and superior quality.

Varco Pruden uses high quality paint systems designed to provide long-term performance and protection. Each coating is formulated with thoroughly researched, tested and field proven pretreatments, primers, resins and pigments that can meet your design and performance requirements.

This paint system combines ceramic pigmentation with polyvinylidene fluoride for superior, long-lasting performance. PVDF finishes are respected for their durability, resistance and color retention. Our KXL finishes are warranted for up to 25 years.

70% PVDF finishes meet both Kynar 500® and Hylar 5000® specifications. All colors shown approximate actual paint colors as accurately as possible. Actual paint colors may vary. Colors in this guide are for reference only. Varco Pruden Buildings reserves the right to change color offerings shown here without notice. Painted metal samples are available.

Custom color matching is available through Varco Pruden. Orders with custom colors are subject to special pricing and delivery considerations. For SLR II colors, see selection card #6020.

Note: All panels formed from light gauge metal may exhibit waviness, also known as "Oil Canning," commonly occurring in, but not restricted to, flat portions of a panel. This inherent characteristic is not a defect of material and is not cause for rejection.

- Kynar 500® is a registered trademark of Arkema.
- Hylar 5000® is a registered trademark of Solvay Solexis.
- Galvalume® is a registered trademark of BIEC International, Inc.

PHYSICAL AND PERFORMANCE PROPERTIES ON COATED STEEL ¹		
Specular Gloss at 60°	ASTM D 523 ⁽²⁾	25-35
Pencil Hardness	ASTM D 3363	F-2H
T-Bend ⁽³⁾	ASTM D 4145	2T; No pick off
Adhesion	ASTM D 3359	Reverse impact 1/16" crosshatch; No adhesion loss
Humidity Resistance 100% humidity @ 95° F	ASTM D 2247 ASTM D 714	Passes 1500 hours No #8 blisters
Reverse Impact	ASTM D 2794	3.0 x metal thickness, no cracking or adhesion loss
Salt Spray Resistance 5% salt fog @ 95° F	ASTM B 117	Passes 1000 hours Less than 1/8" avg. creepage from scribe. None or few #8 blisters
South Florida Exposure 10 yrs. @ 45°	ASTM D 2244 ASTM D 4214	Max 5 fade Max 8 chalk
Dry Film Thickness	ASTM D 1400	0.20 mil primer; 0.75 mil topcoat
Acid Resistance	ASTM D 1308	10% muriatic acid 24 hours – no effect; 20% muriatic acid 18 hours – no effect
Acid Rain Test	Kesternich SO ₂	15 cycles min. DIN 50018, no objectionable color change
Alkali Resistance	ASTM D 1308	10%, 25% NaOH, 1 hour; no effect

1. Includes G90 hot dip galvanized and Galvalume 2. American Society for Testing and Materials. 3. Fracturing or rupturing of substrate will rupture coatings. Heavy gauge and clad steel substrates impose limitations on formability. KXL coatings are generally flexible beyond the point of substrate rupture.

VP COOL COLOR INFORMATION							
Color Name & Code	Solar Reflectance ¹	Thermal Emittance ²	SRI ³	LEED 2.2	LEED 4.0	LEED 2.2	LEED 4.0
				Low Slope Initial SRI > or = 78	Low Slope Initial SRI > or = 82	Steep Slope Initial SRI > or = 29	Steep Slope Initial SRI > or = 39
Acrylic Coated Galvalume (no code)	0.68	0.30	65	No	No	Yes	Yes
Cool Arctic White – BN5W183B	0.64	0.84	76	No	No	Yes	Yes
Cool Bermuda Green – BN5G176B	0.30	0.84	29	No	No	Yes	No
Cool Cobalt Blue – BN5L148B	0.33	0.84	33	No	No	Yes	No
Cool Colonial Red – BN5R143B	0.34	0.85	35	No	No	Yes	No
Cool Cotton White – BN5W184B	0.76	0.84	93	Yes	Yes	Yes	Yes
Cool Dark Bronze – BN5N239B	0.32	0.84	32	No	No	Yes	No
Cool Ebony – BN5B114B	0.30	0.84	29	No	No	Yes	No
Cool Egyptian White – BN5I137B	0.63	0.83	74	No	No	Yes	Yes
Cool Granite Gray – BN5A221B	0.55	0.84	63	No	No	Yes	Yes
Cool Hemlock Green – BN5G175B	0.34	0.85	35	No	No	Yes	No
Cool Imperial Blue – BN5L149B	0.30	0.84	29	No	No	Yes	No
Cool Leaf Green – BN5G174B	0.30	0.85	30	No	No	Yes	No
Cool Sierra Tan – BN5N235B	0.49	0.84	55	No	No	Yes	Yes
Cool Straw Gold – BN5I136B	0.61	0.84	72	No	No	Yes	Yes
Cool Zinc Gray – BN5A222B	0.37	0.85	39	No	No	Yes	Yes

Authorized Independent Testing Laboratory Results: 1 – AITL ASTM C1549 CRRC Tested Lab Results.
2 – AITL ASTM C1371 CRRC Tested Lab Results. 3 – AITL ASTM E1980 CRRC Tested Lab Results.
(Low Slope ≤ 2:12; Steep Slope > 2:12)



Varco Pruden Buildings, 3200 Players Club Circle, Memphis, TN 38125

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6021 Wall, Trim & Roof Colors
Issue Date: 1967
Revised: 2/17



V A R C O P R U D E N B U I L D I N G S

VEE RIB™ WALL PANEL

WALL SYSTEMS



FEATURES

- Available in 26 or 24 gauge
- 36 " wide panel with 1-3/16" recessed ribs 12" on center
- Available up to 48' in length*
- Variety of color options with KXL finish and a 25 year paint warranty
- Installed with stainless steel capped self-drilling color-matched fasteners
- Fasteners installed in V-groove
- Embossed surface

**Max. length varies by manufacturing location*

BENEFITS

- Variety of gauge thicknesses to meet most codes and specifications
- Engineered for durability and aesthetically pleasing
- Long panel lengths minimize end laps for optimum wall integrity
- Superior paint finishes reduces maintenance costs
- Recessed fastener locations give the panel a semi-concealed profile with bold architectural lines
- Embossed surface provides attractive architectural finish



VEE RIB WALL PANEL

The sculptured look of Vee Rib can add visual interest to any building

Vee Rib is an economical wall system with a distinct sculptured look. This wall system can provide a more architectural approach than concrete, masonry or even wood alternatives.

Vee Rib wall panels are standard 26 gauge AZ50 steel or optional 24 gauge. The panel is 36" wide with a V-groove pattern creating 1-3/16" reveals. It is available in lengths up to 48' which can provide a continuous panel from foundation to eave. This can eliminate the need for endlaps and assures you of wall integrity and weathertightness.

Vee Rib also comes with special base trim for the foundation to assure a weathertight seal. Vee Rib panels are attached with stainless steel capped self-drilling, color matched fasteners that are semi-concealed in the bottom of the V-groove. The panel's surface is embossed for increased aesthetics and to reduce glare.

Vee Rib can effectively utilize up to 6" of blanket insulation as well as up to 2-1/2" of rigid board insulation. Your VP Builder can assist you in selecting the optimal insulation approach, considering up-front costs and long term energy savings.

All gauges of Vee Rib are available in a selection of standard KXL finish and colors. The KXL paint system is a PVDF finish applied to the Galvalume® surface to give a long-life color that resists fading and chalking backed by 25 year finish warranty. KXL is a 1 mil nom. PVDF finish with 70% Kynar® 500 or Hylar® 5000 standard.

Varco Pruden Buildings meets the highest standards and certifications in the industry, including IAS and Miami-Dade County, Florida Product Approvals.

Panel Width: 36" coverage
Panel Length: Min. 1' Max. 48'*
Gauges: 26 or 24 ga. available
Substrate: AZ50 coated
Exterior Coating: KXL (70% PVDF)
Interior Coating: Gray primer
Ext. Coat Warranty: 25 yrs. conditional†
Finish: Embossed

Available accessories include louvres, walk-doors, wall-lites, and window kits. For information about this or any other VP product or service, contact your local authorized VP Builder.

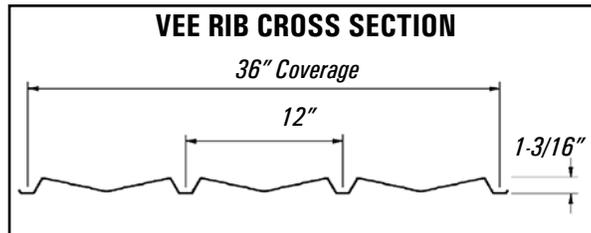
Note: All panels formed from light gauge metal may exhibit waviness, also known as "Oil Canning," commonly occurring in, but not restricted to, flat portions of a panel. This inherent characteristic is not a defect of material or manufacturing and is not cause for rejection.

• Kynar 500® is a registered trademark of Arkema.

• Hylar 5000® is a registered trademark of Solvay Solexis.

*Some manufacturing facilities have length limitations

† For specific warranty information, refer to VP's Warranty Guide.



Varco Pruden Buildings, 3200 Players Club Circle, Memphis, TN 38125

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2058 Vee Rib Wall Panel
Issue Date: 1999
Revised: 6/17



Stone Material - Same as "Coating Place, Inc."; 200 Paoli St., Verona

E-WFS Series

Full Cutoff LED Wall Pack
Replaces up to 400W PSMH



You'll Love The Installation On This One

cULus listed, the E-WFS Series LED Full Cutoff Wall Pack features a low-profile appearance and hook that hangs the fixture in place feature, which makes installation quick, painless, and a one-man job. The fixture is also dimmable from 0-10V, delivers up to 21,600 lumens, and is available in 4000K and 5000K.

Stylish

- Sleek rounded architectural design
- Polycarbonate lens for better light distribution

Recommended Use

- Security
- Commercial
- Perimeter Lighting

Durable

- Heavy duty, die-cast aluminum housing

Input Voltage

- Universal (120V through 277V Operation)

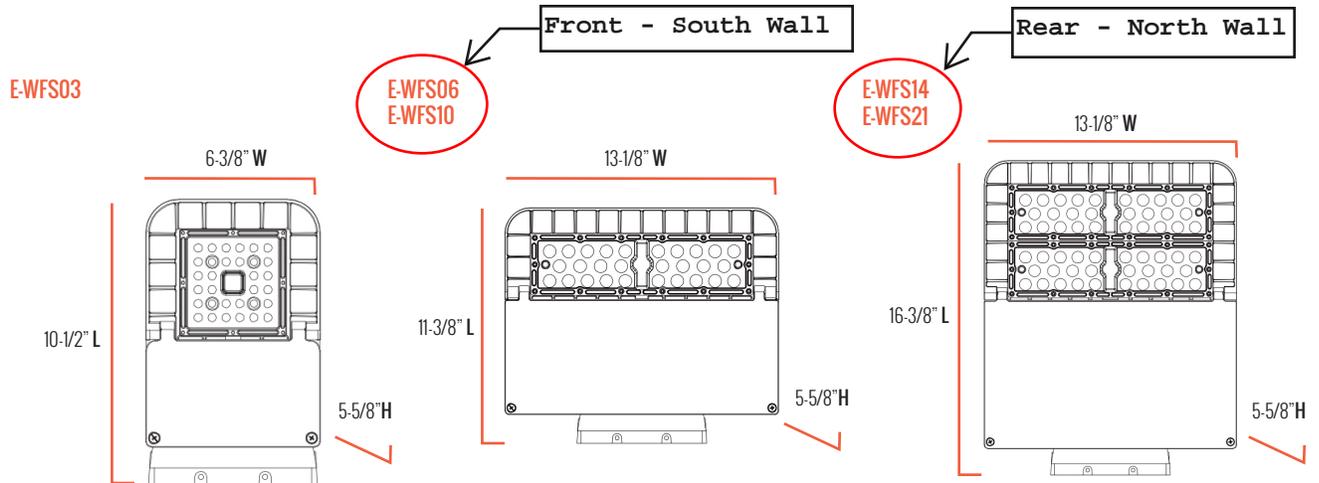
Certifications



"WARNING - Cancer and Reproductive Harm -
www.p65warnings.ca.gov"



E-WFS Series



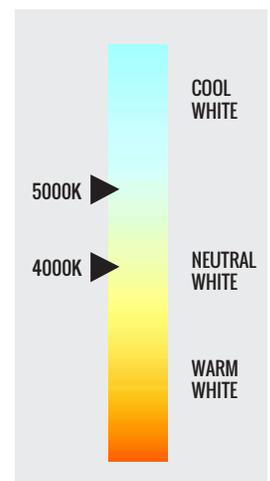
Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT
E-WFS03 10-1/2" L x 6-3/8" W x 5-5/8" H	3.3 lbs.	12' - 20'
E-WFS06, E-WFS10 11-3/8" L x 13-1/8" W x 5-5/8" H	7.7 lbs.	12' - 20'
E-WFS14, E-WFS21 16-3/8" L x 13-1/8" W x 5-5/8" H	9.9 lbs.	12' - 25'

Fixture Specifications

HOUSING	Dark bronze, die-cast aluminum
LENS ASSEMBLY	Polycarbonate
MOUNTING	Included with an EZ hook quick mount bracket, bubble level and through wiring feature. Purchase a surface mount box (E-ACSBWFZ), to be installed with surface conduit.

CORRELATED COLOR TEMPERATURE (CCT)



Electrical Performance

OPERATING RANGE	LIFESPAN <i>L</i> ₇₀ AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C to 40°C (-40°F to 104°F)	Estimated >100,000 hours	> 0.9	< 10%	Yes

Due to continuous product improvement, information in this document is subject to change. The eULUS logo is a registered trademark of UL LLC. The DLC QPL logo and the DLC QPL Premium logo are registered trademarks of Northeast Efficiency Partnerships, Inc.

E-WFS Series

INPUT VOLTAGE (AMPS)	120V	208V	240V	277V
E-WFS21A-F50Z	1.30	0.75	0.65	0.56
E-WFS21A-F40Z	1.30	0.75	0.65	0.56
E-WFS14A-F50Z	0.85	0.49	0.43	0.37
E-WFS14A-F40Z	0.85	0.49	0.43	0.37
E-WFS10A-F50Z	0.67	0.38	0.33	0.29
E-WFS10A-F40Z	0.67	0.39	0.33	0.29
E-WFS06A-F50Z	0.38	0.22	0.19	0.17
E-WFS06A-F40Z	0.38	0.22	0.19	0.16
E-WFS03A-F50Z	0.20	0.11	0.10	0.09
E-WFS03A-F40Z	0.20	0.11	0.10	0.09

Warranty & Certifications

WARRANTY	eULus LISTED	DLC
5-Year Limited	Wet Locations	Premium

Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-WFS21A-F50Z	21,600 Lumens	Cool White (5000K)	157W	≥70CRI	400W PSMH
E-WFS21A-F40Z	21,200 Lumens	Neutral White (4000K)	157W	≥70CRI	400W PSMH
E-WFS14A-F50Z	14,950 Lumens	Cool White (5000K)	103W	≥70CRI	320W PSMH
E-WFS14A-F40Z	14,700 Lumens	Neutral White (4000K)	103W	≥70CRI	320W PSMH
E-WFS10A-F50Z	11,000 Lumens	Cool White (5000K)	81W	≥70CRI	250W PSMH
E-WFS10A-F40Z	10,500 Lumens	Neutral White (4000K)	81W	≥70CRI	250W PSMH
E-WFS06A-F50Z	6100 Lumens	Cool White (5000K)	46W	≥70CRI	150W PSMH
E-WFS06A-F40Z	6100 Lumens	Neutral White (4000K)	46W	≥70CRI	150W PSMH
E-WFS03A-F50Z	3250 Lumens	Cool White (5000K)	24W	≥70CRI	100W PSMH
E-WFS03A-F40Z	3200 Lumens	Neutral White (4000K)	24W	≥70CRI	100W PSMH

Rear - North Wall

Front - South Wall

Accessories



Photocell - Button, 120V/208V/240V/277V

SKU: E-ACP1 (120V)
E-ACP2 (208/240/277V)

USE: Photocell is field installed. Drilling of the back box in the field is required.



Surface Mounting Box

SKU: E-ACSBWFZ

USE: For use when using surface conduit.

Recommended Dimmers

MAKE	DIMMER TYPE	MODEL
Leviton	0-10V	DS710
Leviton	0-10V	IP710
Lutron	0-10V	NTSTV-DV
Lutron	0-10V	NFTV
Lutron	0-10V	DVTV-WH

Due to continuous product improvement, information in this document is subject to change.

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Revision Date: 12/09/19

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