AGENDA
CITY OF STURGEON BAY
AESTHETIC DESIGN & SITE PLAN REVIEW BOARD
Monday, June 14, 2021
6:00 p.m.
Council Chambers, City Hall
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from April 26, 2021.
4. Election of officers.
5. Consideration of: Signage for Apple Storage, 1427 Green Bay Rd.
6. Consideration of: Site Plan and Building Review, 1201 S. Duluth Ave.
7. Consideration of: Signage for Boys & Girls club, 55 S. 3rd Ave.
8. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Committee members
Jon Burk
Mark Struck
Dave Augustson
Cheryl Frank
Kelsey Fox
Rick Wiesner
Pam Jorns

6/10/21
3:15 p.m.
TM

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, April 26, 2021

The Aesthetic Design and Site Plan Review Board meeting was called to order at 6:07 p.m. by Chairperson Dennis Statz in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Kelsey Fox, Jon Burk, Dave Augustson, and Dennis Statz were present. Excused: Members Cheryl Frank, Rick Wiesner, and Mark Struck. Also present were City Administrator Josh VanLieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Christopher Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

Adoption of Agenda: Moved by Mr. Augustson, seconded by Mr. Burk to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 22, 2021.
4. Consideration of: Signage for Virlee Gunworks, located at 1019 Egg Harbor Road.
5. Consideration of: Exterior remodel for Cherryland Properties, located at 154 S. 3rd Ave.
6. Consideration of: Signage for Culligan Water, located at 63 E Oak Street.
7. Adjourn.

All ayes. Carried.

Approval of minutes from March 22, 2021: Moved by Ms. Fox, seconded by Mr. Augustson to approve the minutes from March 22, 2021. All ayes. Carried.

Consideration of: Signage for Virlee Gunworks, located at 1019 Egg Harbor Road: Scott Bertrand, representative from Elevate 97 sign company, presented the proposed signage for Virlee Gunworks. The pylon sign, which is a sister sign from the Virlee Gunworks location in New Franken, will have an opaque background. The only thing illuminated are the letters and copy. The crosshairs on the top of the sign will have a halo glow effect with LED lighting behind it. The two-sided sign is 20 feet high. Only the copy will light up. A timer can be set for illumination. Grass will remain under the sign. It will be installed perpendicular to Egg Harbor Road and set back 20 feet from the right of way.

The 54 square-foot wall sign is non-illuminated. But, the crosshairs will also have the halo glow effect like the pylon sign. There will also be gooseneck LED lighting fixtures above the sign shining down. The fixtures will extend 12 inches away from the wall and project back onto the wall.

Ms. Fox stated that she liked the signage better than the original proposal with the tenant panels. She wanted them to make sure there is enough lighting for the wall sign, otherwise the business could get lost without identification with the building located so far away from the street.

Mr. Bertrand stated that the target date for opening is the beginning of July.

A short discussion was held. Moved by Mr. Augustson, seconded by Mr. Burk to grant a certificate of appropriateness as presented. All ayes. Carried.

Consideration of: Exterior remodel for Cherryland Properties, located at 154 S. 3rd Ave.: Jeff Jahnke, owner of the property at 154 S. 3rd Avenue, presented his plans for remodeling the property. He would like to change to mixed-use commercial. Plans are to add a patio to the rear of the property and add an ADA ramp by the back door of the building. There is a natural slope and a buried retaining wall. The front of the garage will be paved. It may become an Air B&B. There are two parking spaces for residential use and two for an Air B&B. There is currently an apartment on the upper floor of the building. The awning will be removed and an upper deck added.

Mr. Olejniczak added that Mr. Jahnke's current nonconforming use is a two-family dwelling. He wants to convert the lower level to commercial.

Mr. Jahnke stated that the building was built in 1873. He wants to keep the historical significance. There will be no vinyl siding, but a horizontal beveled siding, with black architectural shingles. The parapet wall will also be repaired.

Mr. Statz suggested to use a 42-inch historical looking railing.

Mr. Augustson expressed his opinion in disliking the balcony facing 3rd Avenue. There are no balconies for six blocks. He thought they would be ok for a personal home, but not for an Air B&B.

Mr. Statz stated that there used to be balconies on 3rd Avenue that had rotted and were removed.

Mr. Jahnke confirmed that the Air B&B would be located above the garage, not in the apartment. The whole building, including the railing posts will be painted white.

Mr. Sullivan-Robinson suggested adding more windows on the first floor to give it a more commercial look. He also suggested pushing the roof above the second floor balcony, but Mr. Jahnke would like to keep that uncovered.

Mr. Jahnke will come back to the committee for signage, as well as other exterior proposals.

Moved by Mr. Burk, seconded by Ms. Fox to grant a certificate of appropriateness as presented. Motion carried, with Mr. Augustson voting no.

Consideration of: Signage for Culligan Water, located at 63 E Oak Street: Mr. Sullivan-Robinson stated that Culligan is proposing to add two new signs for their business. A 32 square-foot wall sign, with channel letters will be added facing Neenah Avenue. The only thing seen at night will be the trim of the lettering and the words "Cliff & Dianne Tebon" in a silver color. The other 12 square-foot cabinet sign will be installed on the wall facing East Oak Street that will replace an existing sign. The black and silver signs will match the new black awnings.

A short discussion was held. Moved by Mr. Augustson, seconded by Ms. Fox to grant a certificate of appropriateness as presented. Carried.

Adjourn: Moved by Mr. Augustson, seconded by Mr. Burk to adjourn. All ayes. Carried. The meeting adjourned at 6:56 p.m.

Respectfully submitted,

Cheryl Nault

Cheryl Nault
Community Development Secretary

5.

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR ***CERTIFICATE OF APPROPRIATENESS***

Name: Apple Storage

Owner of Premises: Wolf River Partners, LLC

Address or Legal Description of Premises:

1427 Green Bay Rd

Statement of Specific Item Requested for Approval:

In 2009 we received a set back varience for our sign. We would now like to modify the current sign within the existing footprint. We will not be changing the footprint, just updating and making improvements to what is currently there.

5/21/21
Date

Dave Allen
Applicant

Date Received: 5.21.21

Staff Signature:

Date Approved/Denied:

CITY OF STURGEON BAY
SIGN PERMIT

I HEREBY REQUEST A PERMIT FOR THE ITEMS SPECIFIED BELOW.

Owner of Premises Wolf River Partners, LLC Telephone 920-362-3479

Address or Legal Description 1427 Green Bay Rd. Sturgeon Bay

Owner of Sign or Banner same as Owner Telephone _____

Manufacturer sign source LLC Telephone 920-655-7139

Installed by same Telephone _____

ATTACH DRAWINGS OR PHOTO SHOWING BUILDING STREET SIDE, DIMENSION, SIGN DIMENSION, SHAPE, MESSAGE, AND SIGN LOCATION

Type Sign Cut existing poles to accommodate an 8 ft. under clearance. Supply and install (1) 5'6" High x 11'0" Wide x 12" Deep internally illuminated, two sided sig cabinet with flat poly faces decorated with digitally printed vinyl, black perforated vinyl to light white at night, and block out

Size 11' X 5'6" Height _____ Clearance 8'

Setback from Property Line: Right Side 60, Left Side 80, Front 0', Driveways _____

Electric x Yes _____ No

sign replaces existing sign of equivalent dimensions that was granted variance #2816613000504A (attached)

Banners: Size _____ X _____ Location _____

Temporary Signs: Size _____ X _____ Location _____

List dates, not to exceed 30 days: _____

Portable Signs: Size _____ X _____ Location _____

List dates, not to exceed 30 days: _____

Pennants, Balloons and Similar Articles : Size _____ Height _____

Location _____

List dates, not to exceed 30 days total: _____

CERTIFICATE OF APPLICANT

I HEREBY CERTIFY THAT I AM FAMILIAR WITH, AND WILL CONFORM TO ALL THE REQUIREMENTS OF THE STATE CODE, AND CITY OF STURGEON BAY CODE COVERING THE WORK FOR WHICH THIS PERMIT IS REQUESTED, AND THAT I WILL NOTIFY THE CHIEF OF INSPECTION DEPT. WHEN SAID WORK IS READY FOR INSPECTION AS REQUIRED BY SAID CODE.

Signed _____
(PERSON MAKING APPLICATION)

PERMIT NO. _____ HEREBY ISSUED FOR THE ABOVE DESCRIBED WORK, AND IS TO BE COMPLETED IN ACCORDANCE WITH STATE AND CITY CODES.

PERMIT ISSUED _____/_____/_____

WORK MUST BEGIN NOT LATER THAN _____/_____/_____

THIS PERMIT EXPIRES _____/_____/_____

FEE $_____

Signed _____
(CHIEF, INSPECTION DEPART.)

FOR OFFICE USE ONLY

WORK COMPLETED _____/_____/_____

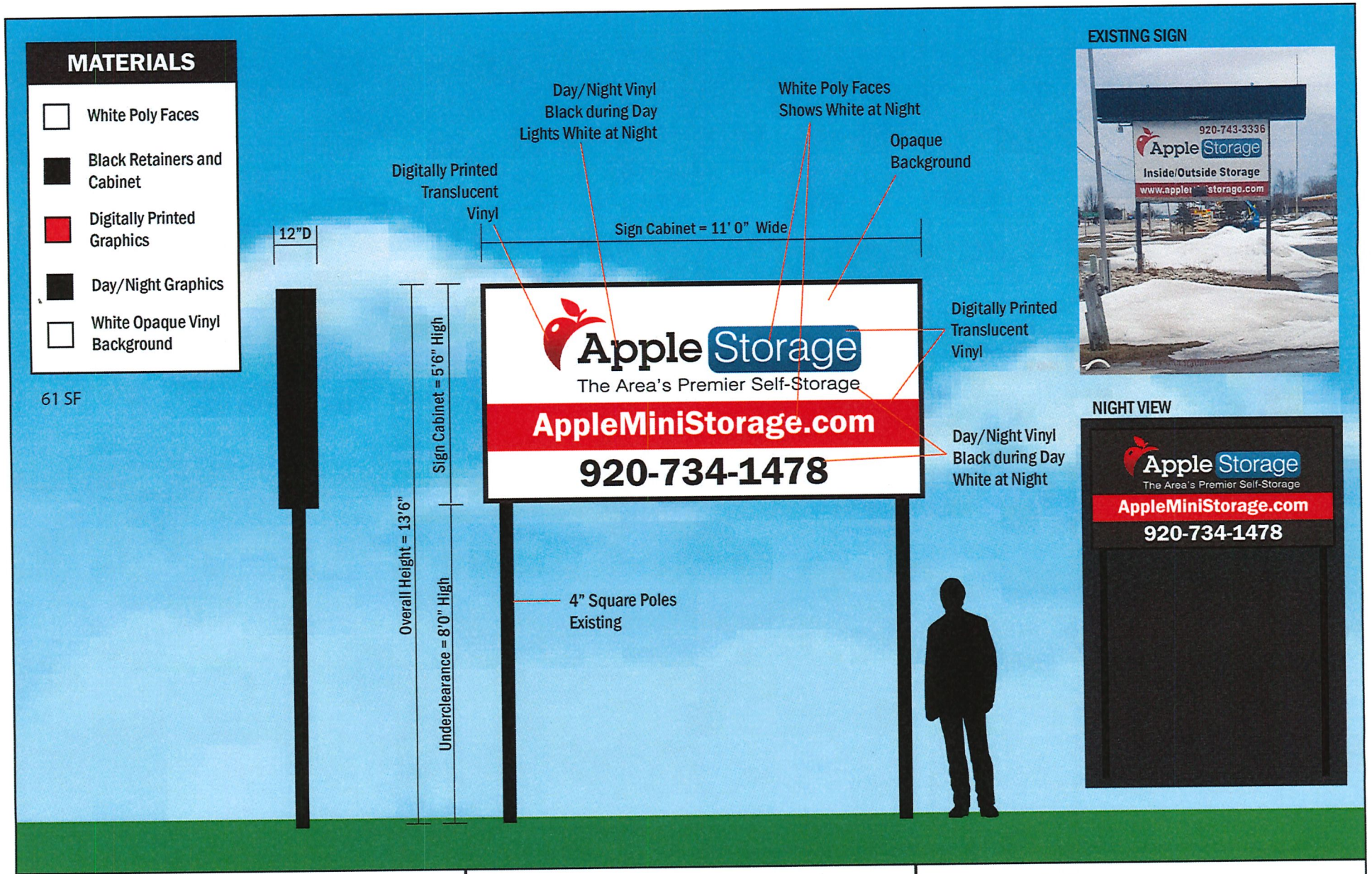
INSPECTED _____/_____/_____

Signed _____

MATERIALS

- White Poly Faces
- Black Retainers and Cabinet
- Digitally Printed Graphics
- Day/Night Graphics
- White Opaque Vinyl Background

61 SF



EXISTING SIGN

NIGHT VIEW

Scope of Work

Remove existing sign and dispose of. Cut existing poles to accommodate an 8ft underclearancea, install (1) 5'5"H x 11'W x 12"D internally illuminated, two-sided sign cabinet with flat poly faces decorated as above.

signsource LLC
WORKING FOR YOU, THE CUSTOMER, NOT A COMPANY

Cindy Reinhold-LeClair
920.655.7139
Cindy@SignSourceWI.com
PO Box 474, De Pere, WI 54115
www.SignSourceWI.com

Client:	Apple Storage
Location:	1427 Green Bay Rd. Sturgeon Bay
Date:	April 27, 2021
Design #	AS0427C

signsource LLC
WORKING FOR YOU, THE CUSTOMER, NOT A COMPANY

CINDY REINHOLD-LECLAIR
PO BOX 474 • DE PERE • WI 54115
(920) 655-7139 • SIGNSOURCEWI@GMAIL.COM

PROPOSAL # 215015
DATE May 14, 2021
TERMS 75% Down Payment
Balance Due Upon Completion

BILL TO	JOB LOCATION
WOLF RIVER PARTNERS DAVE ALLEN	APPLE STORAGE 1427 GREEN BAY ROAD STURGEON BAY WI

Sign Source LLC is pleased to provide this **PROPOSAL** for the following project:

SCOPE OF WORK

LINE ITEM #1

Remove existing signage and electronic message center from twin pole structure. Cut existing poles to accommodate an 8 ft. under clearance. Supply and install (1) 5'6" High x 11'0" Wide x 12" Deep internally illuminated, two sided sign cabinet with flat poly faces decorated with digitally printed vinyl, black perforated vinyl to light white at night, and block out white vinyl for background as per layout #AS0427C dated April 27, 2021.

LINE ITEM #1 INVESTMENT $ 9,338.00 *

LINE ITEM #2

LINE ITEM #2 INVESTMENT *

LINE ITEM #3

LINE ITEM #3 INVESTMENT *

TOTAL INVESTMENT REQUIREMENT $ 9,338.00 *

** plus any applicable sales tax and permit fees*

THIS PRICE DOES NOT INCLUDE ELECTRICAL HOOKUP, PERMITS, ENGINEERING OR TAX UNLESS SPECIFICALLY STATED.
PRIMARY ELECTRICAL IS THE RESPONSIBILITY OF OTHERS.
FINAL ELECTRICAL HOOKUP IS THE RESPONSIBILITY OF OTHERS
SIGNS ARE WIRED AT 120 VOLTS UNLESS CLIENT IDENTIFIES OTHERWISE.
PROPERTY OWNER & CONTACT INFO: _____
OBTAINMENT OF SIGN PERMIT BY: _____
* OBTAINMENT FEE OF $100 (IN ADDITION TO THE ACTUAL PERMIT FEES) WILL BE INCURRED IF SIGN SOURCE LLC

signsource LLC
WORKING FOR YOU, THE CUSTOMER, NOT A COMPANY

PROPOSAL # 215015
DATE May 14, 2021

MUNICIPALITY INSTALLATION TAKES PLACE IN (CITY, VILLAGE OR TOWN) _____

COUNTY INSTALLATION TAKES PLACE IN _____

CHECKS RETURNED FOR NON-SUFFICIENT FUNDS WILL BE SUBJECT TO AN ADDITIONAL $50.00 FEE.

ALL WARRANTIES ARE NULL AND VOID IF FINAL INVOICE IS NOT PAID WITHIN 45 DAYS FROM INVOICE DATE.

THIS PROPOSAL IS VALID FOR 30 DAYS.

All sizes, dimensions, and elevations as shown on drawing(s) are an approximation only and are subject to variation based upon field measurements and standard component dimensions. Client agrees to provide service feed wire of suitable capacity and approved to location of display in advance of installation, and make connection thereof to display.

Any alteration or deviation from the above specifications will be executed only upon written change order(s), and will become an extra charge, to be paid by the client, over and above the proposal amount.

Client is responsible for identifying and flagging of property owner's utilities, such as, but not limited to: sprinkling/watering systems, parking lot lighting, landscape lighting, storm/sanitary sewers, or any other utility that the owner may have buried, etc.

In the event building, soil, underground, or overhead conditions or obstructions are encountered which impair installation of said sign, client agrees to pay for all additional costs of installation attributed to such conditions or obstructions.

All in-ground bases are estimated for standard soil conditions, any other condition will result in additional charges. This structure is engineered to hold only the signage specified. Do not add additional signage to the structure.

Client is responsible for providing clear access to sign installation area(s) for all vehicles (trucks, excavation equipment, trailers, concrete trucks, etc.) required for proper installation of signage.

Client has identified sign installation location. Client is responsible to have exising signage meet all state and local code. The client has the sole responsibility for the structural integrity of all existing structures to support the signage.

Sign Source LLC is not responsible for damage that may occur to sign installation areas such as landscape, blacktop, etc. or otherwise. Sign Source LLC will not be responsible in any way for penetrations through roof membranes or wall materials or for any leakage or water damage resulting from any penetrations.

Sign Source LLC hereby warrants signage against defective workmanship in construction and assembly for one year period from the date of invoice. LED's are covered under the manufacturer's warranty. Warranty is voided when unauthorized contractor installs or services sign. Temporary Signs, flags and banners are not covered under warranty. Signs and graphics supplied (not installed by Sign Source LLC) are not covered under warranty. Warranty does not apply to vandalism, misuse, acts of God and war.

AUTHORIZED AND ACCEPTED BY:

PRINT NAME _____ TITLE

AUTHORIZED SIGNATURE _____ DATE

SIGN SOURCE LLC AUTHORIZATION _____ DATE

signsource LLC
WORKING FOR YOU, THE CUSTOMER, NOT A COMPANY

SIGN SOURCE LLC • PO BOX 474 • DE PERE • WI 54115
920.655.7139 • SIGNSOURCEWI@GMAIL.COM

Down Payment Invoice

Date	Invoice #
5/14/2021	215015

Bill To
WOLF RIVER PARTNERS
DAVE ALLEN
0
0

Job Location
APPLE STORAGE
1427 GREEN BAY ROAD
STURGEON BAY WI

Terms
75% Down, Balance due upon Completion

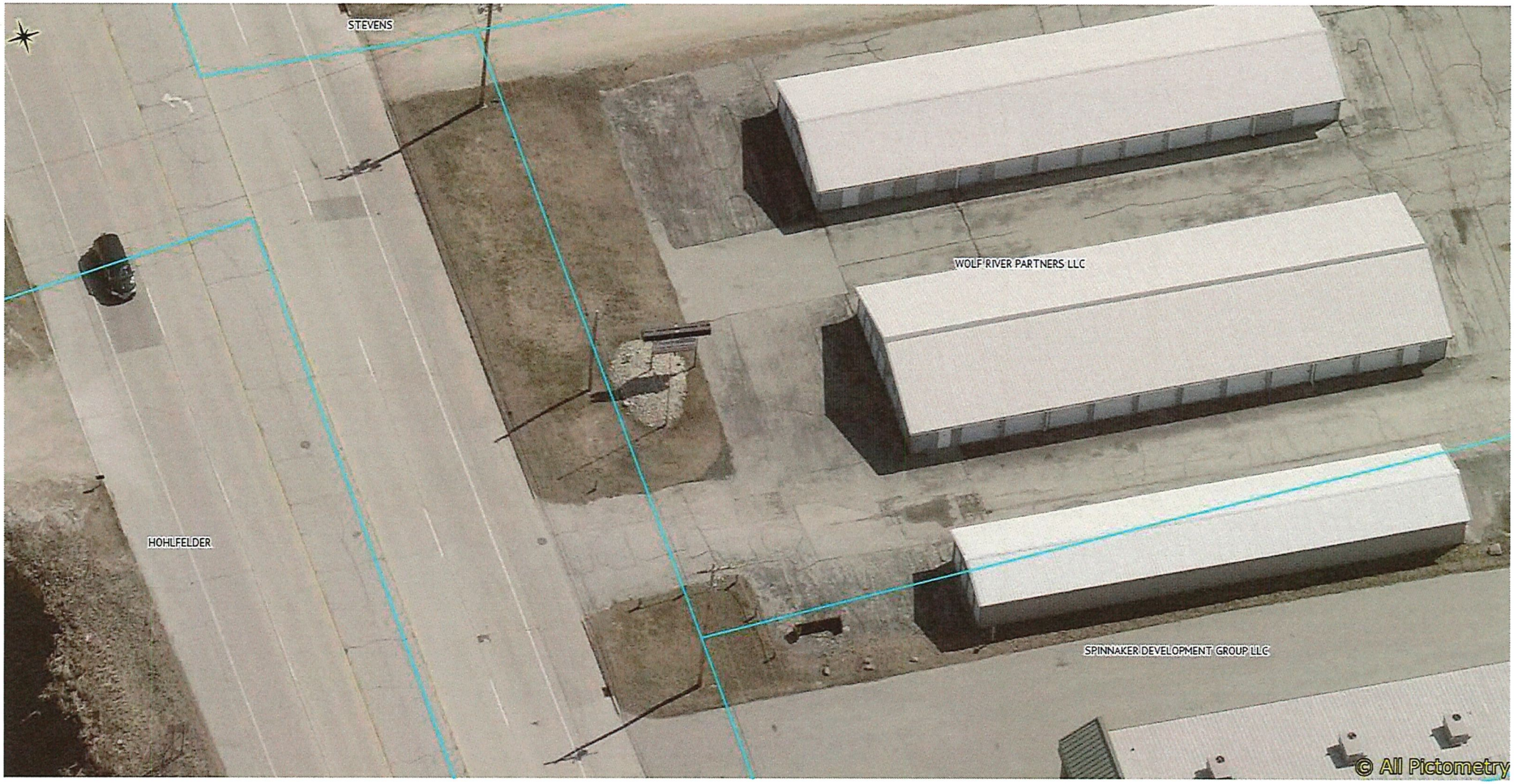
Quantity	Description	Amount
	Remove existing signage and electronic message center from twin pole structure. Cut existing poles to accommodate an 8 ft. under clearance. Supply and install (1) 5'6" High x 11'0" Wide x 12" Deep internally illuminated, two sided sign cabinet with flat poly faces decorated with digitally printed vinyl, black perforated vinyl to light white at night, and block out white vinyl for background as per layout #AS0427C dated April 27, 2021.	$ 9,338.00
	0	$ -
	0	$ -

Looking forward to working with you!

Subtotal	$ 9,338.00
75% Down Payment	$ 7,003.50

Make checks payable to: Sign Source LLC
Mail down payment along with authorized proposal,
and authorized artwork to: Sign Source LLC
PO Box 474
De Pere, WI 54115

Map



03/29/2021

Christopher Sullivan-Robinson
Planner/Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235

Phone: 920-746-2907
Fax: 920-746-2905
E-mail: csullivan-robinson@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

MEMO

To: Aesthetic Design and Site Plan Review Board
From: Christopher Sullivan-Robinson
Date: June 10, 2021
Subject: Development Project located at 1201 S Duluth Ave

The County is subdividing the Justice Center property located at 1201 S Duluth Ave and installing up to four manufactured homes on the newly created lot. Typically, the Aesthetic Design and Site Plan Review Board does not review projects involving single-family and two-family residential uses. However, the use has been defined as "Municipal Buildings and Related Uses", so this review process is required. The committee should use the normal guidelines and standards for reviewing this project.

Site Layout / Access: The proposed lot will be located north of the existing Door County Justice Center facilities and at least one acre to meet the minimum standards of the Agricultural district. Since there is no public street abutting the lot an easement will be needed using the existing and proposed driveway. The proposed driveway and pads will be paved with asphalt. A five-foot wide concrete sidewalk will extend from the parking pads to the buildings.

Buildings: There will be a maximum of four buildings to be located on the site at 1188 square feet per building. The dimensions are 44' x 28 with one-foot overhangs. The buildings will be attached to a slab on grade. They are proposing a 4.5-inch Dutch Lap Siding and 3-tab asphalt shingles. The proposed colors are provided in your packet.

Stormwater Management: The City Engineer is not requiring a stormwater management submittal since the existing regional ponds will handle the additional impervious surfaces created in this project.

Lighting: There is a light fixture shown on the building elevations. The light fixtures should be night-sky friendly.

Signage: N/A.

Landscaping: There is no landscaping proposed; however, the committee can require some landscape enhancements and / or the submittal of a landscape plan.

Staff comments: Staff recommends approval of the project.

Map

Printed 06/10/2021 courtesy of Door County Land Information Office

... from the Web Map of ...
(//www.co.door.wi.gov)

Door County, Wisconsin
... for all seasons!



Door County can not and does not make any representation regarding the accuracy or completeness, nor the error-free nature, of information depicted on this map. This information is provided to users "as is". The user of this information assumes any and all risks associated with this information. Door County makes no warranty or representation, either express or implied, as to the accuracy, completeness, or fitness for a particular purpose of this information. The Web Map is only a compilation of information and is NOT to be considered a legally recorded map or a legal land survey to be relied upon.

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR ***CERTIFICATE OF APPROPRIATENESS***

Name: Wayne Spritka - Door County Facilities & Parks

Owner of Premises: County of Door

Address or Legal Description of Premises:

1201 S. Duluth Ave, Sturgeon Bay - Door County Justice Center

Statement of Specific Item Requested for Approval:

Review/approved Site Plan

Review/approved Proposed ordered Homes

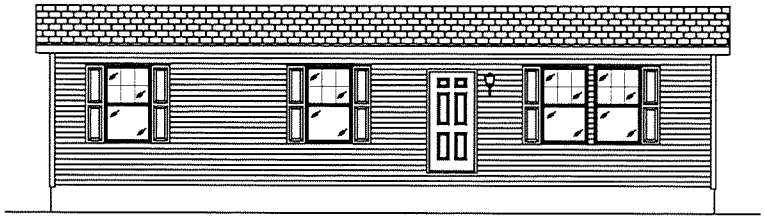
5-21-21
Date

W. Spritka Director Door County Facilities and Parks
Applicant

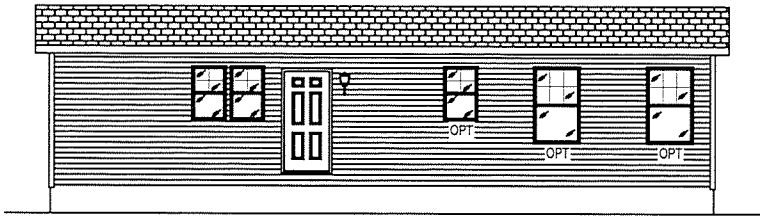
Date Received: _____

Staff Signature: _____

Date Approved/Denied: _____



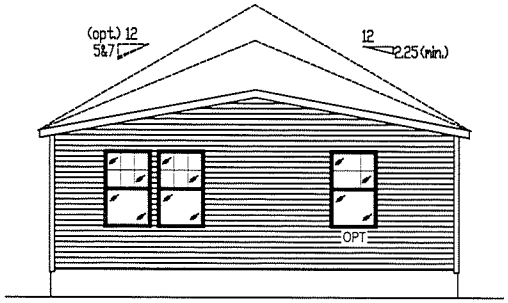
FRONT ELEVATION



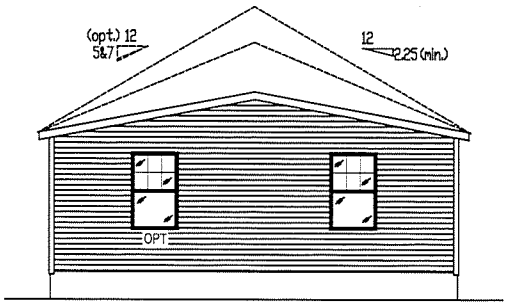
REAR ELEVATION

NOTE:
THE DEPICTED WINDOWS AND DOORS SHOWN ON THE ELEVATION ARE FOR A VISUAL REFERENCE ONLY AND MAY NOT REFLECT THE ACTUAL LOOK OF THE WINDOWS AND DOORS THAT ARE ORDERED. PLEASE REFER TO THE SALES ORDER FOR THE ACTUAL WINDOWS AND DOORS THAT ARE TO BE USED.

EXTERIOR ELEVATIONS



LEFT ELEVATION

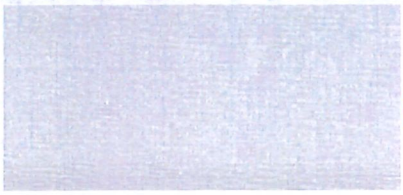


RIGHT ELEVATION

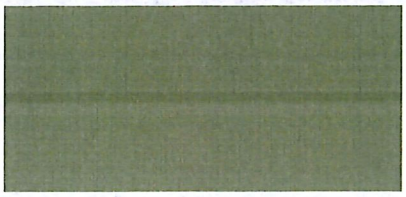
TITLE: 21-4428-MS005			CMH MANUFACTURING WEST Clayton Middlebury- Plant 981 437 N. Main Street, Middlebury, IN 46540 PH: 574.825.7500 FAX: 574.825.7505
DRAWN BY:	TF	DATE: 1/13/21	
SERIES:	MULTI SECTION	LAST REVISED: 3/25/21	SHEET: 21-4428-MS005
SCALE:	1/8"=1'	CALC REF:	
1/7/2021 9:29 AM	L:\01 - Standard Files\21 STANDARD PLANSETS 981\MS\21-4428-MS005.dwg		

Siding

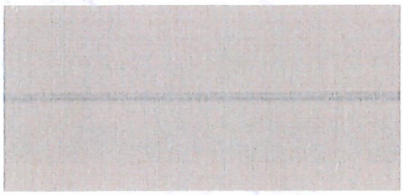
4½" Dutch Lap Siding



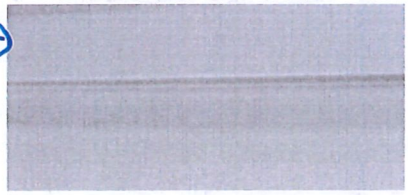
White*



Cypress



Mist*



Flint*



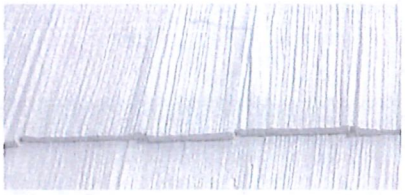
Blue

**Also available in Board & Batten siding.*

Shake Siding

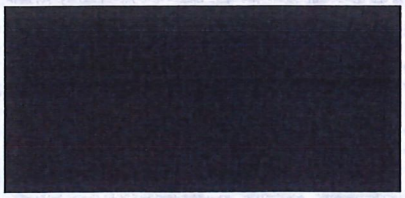


Tan

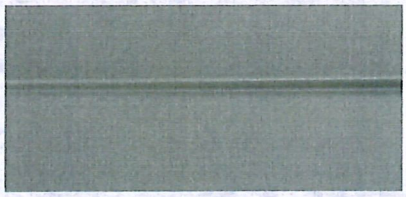


White

4½" Plygem Dutch Lap Siding (Upgrade)



Brunswick*



Sagebrook



Hampton Red



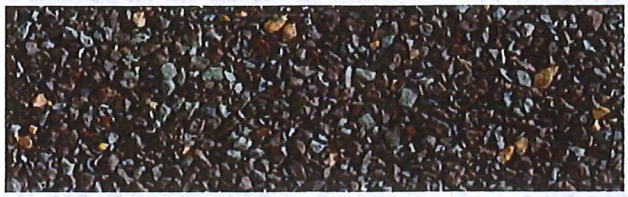
Shadow

Material subject to change without notice or obligation.

Shingles & Shutters

Certain Teed XT 3-Tab Shingle

3-Tab Shingle



Weathered Wood (25 year)



Moire Black (25 year)

Landmark Shingles (Upgrade)



Weathered Wood (30 year)

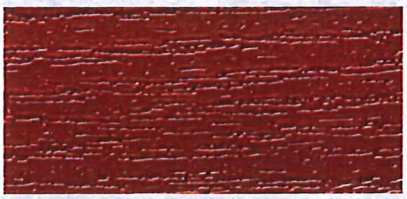


Moire Black (30 year)

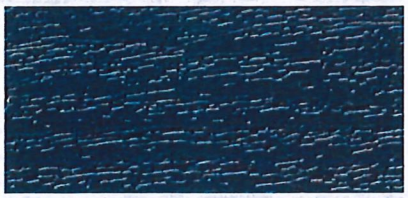


Pewter (30 year)

Raised Panel Shutters



Red



Blue



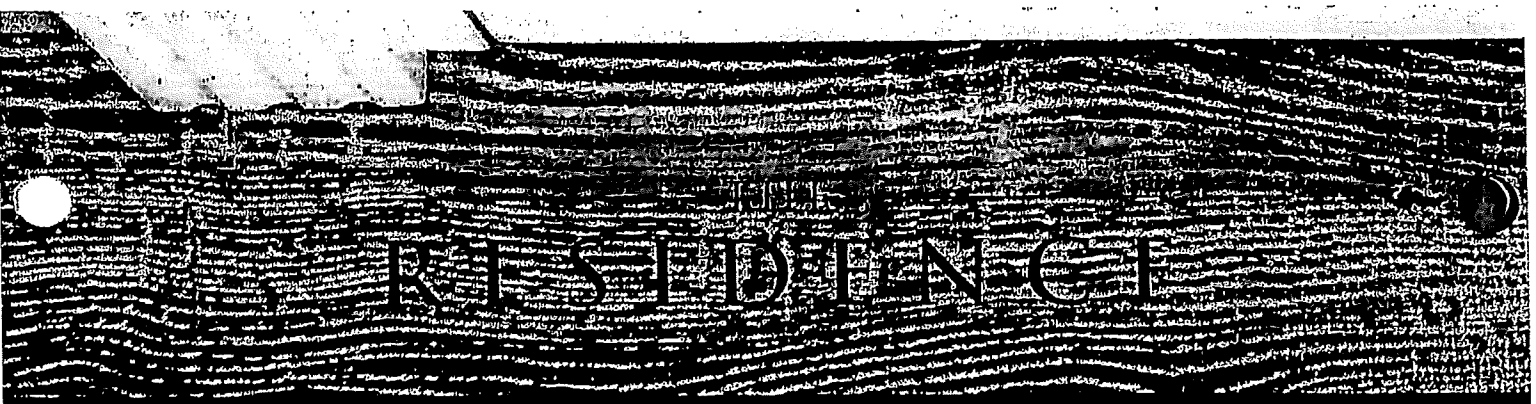
Sand



White



Black



RESIDENCE

STANDARD FEATURES

INTERIOR
- SHAW CARPET WITH 5# REBOND PAD & TACK STRIP
- 8' FLAT CEILINGS THROUGHOUT
- STIPPLE CEILING FINISH
- FINISHED CEILING JOINTS
- 1/2" DRYWALL THROUGHOUT
- BUILDER GRADE PRIMER THROUGHOUT
- "CLOSET MAID" VENTILATED WIRE SHELVING IN CLOSETS
- CEILING LIGHTS THROUGHOUT
- MDF 2" DOOR & WINDOW CASING AND 3" BASE TRIM
- 2-PANEL WHITE INTERIOR DOORS
- 32" INTERIOR DOORS WHERE APPLICABLE

KITCHEN
- 30" KITCHEN CABINETS
- LC WRAPPED CABINET STILES
- HARDWOOD CABINET DOORS
- CONCEALED EUROPEAN STYLE COUNTER-SUNK HINGES
- 3/4" ADJUSTABLE SHELVES IN OVERHEAD CABINETS
- STAINLESS STEEL DOUBLE BOWL KITCHEN SINK
- PFISTER METAL FAUCETS
- FRIGIDAIRE APPLIANCES
  - 30" FREE-STANDING ELECTRIC RANGE
  - 18 CU FT FROST FREE REFRIGERATOR W/ICEMAKER
- RECESSED LED CAN LIGHTS IN KITCHEN
- 4" LAMINATE BACKSPLASH
- BANK OF DRAWERS
- DRAWER OVER DOOR CONSTRUCTION
- CAN LIGHTS IN DINING ROOM - VBP
- GFCI PROTECTED RECEPTACLES

BATHS
- 60" FIBERGLASS TUB/SHOWER IN PRIMARY BATH & BATH 2
- HIGH PRESSURE LAMINATED COUNTERTOPS & BACKSPLASH W/MICROBAN ANTIMICROBIAL TECHNOLOGY
- PORCELAIN COMMODES
- SQUARE PORCELAIN LAVS
- LIGHTED POWER EXHAUST FANS
- GFCI PROTECTED RECEPTACLES
- VANITY LIGHT
- 36" TALL VANITIES IN BOTH BATHS
- PFISTER METAL FAUCETS

INSULATION
- ZONE III INSULATION PACKAGE
  - R-28 BLOWN CEILING INSULATION W/VAPOR BARRIER
  - R-19 FIBERGLASS INSULATION IN WALLS
  - R-22 FIBERGLASS INSULATION IN FLOORS
  - METAL HEAT DUCTS

EXTERIOR
- NOMINAL 3/12 ROOF PITCH
- 25 YEAR CERTAINTEED XT FIBERGLASS SHINGLES
- METAL FACIA
- VINYL VENTED SOFFIT
- 36" 6-PANEL FRONT DOOR W/DEADBOLT
- 36" 6-PANEL REAR DOOR W/DEADBOLT
- EXTERIOR LIGHT AT FRONT & REAR DOOR
- 4 1/2" DUTCH LAP VINYL SIDING
- EXTERIOR GFI RECEPTACLE
- LOW E VINYL WINDOWS W/6 OVER CLEAR GRIDS
- 15" SHUTTERS (FDS & HITCH END)

UTILITIES
- 200 AMP SERVICE PANEL
- CARRIER ELECTRIC FURNACE
- ECOBEE 3 WIFI SMART THERMOSTAT
- 40 GALLON ELECTRIC WATER HEATER
- WATER HEATER PAN WITH EXTERIOR DRAIN
- PEX PLUMBING
- WIRE & PLUMB FOR WASHER
- WIRE & VENT FOR DRYER
- RECESSED WHOLE HOUSE WATER SHUT OFF
- WATER SHUT OFFS THROUGHOUT
- GFI PROTECTED RECEPTACLES IN KITCHEN AND BATHS
- FURNACE CLOSE-OFF DOOR
- SMOKE DETECTORS

CONSTRUCTION
- STEEL I-BEAM RECESSED FRAME W/DETACHABLE HITCH
- 2" X 6" FLOOR JOISTS - 16" O.C.
- T&G OSB FLOOR DECKING GLUED & FASTENED
- 2" X 6" EXTERIOR WALLS - 16" O.C.
- 20LB. ROOF LOAD
- RIDGE VENT ROOF VENTING
- LINKED SMOKE DETECTORS W/BATTERY BACK-UP IN MAIN LIVING AREA & ALL BEDROOMS
- 7/16" OSB EXTERIOR SHEATHING W/WINDWRAP
- KWIKSET INTERIOR & EXTERIOR DOOR KNOBS W/MICROBAN ANTIMICROBIAL TECHNOLOGY

MODULAR SPECIFICATIONS ADDITIONS
- 2" X 10" FLOOR JOISTS 16" O.C.
- MIN. R-40 INSULATION IN CEILING
- ADDITIONAL EXTERIOR RECEPT (2 TOTAL)
- FIBERGLASS HEAT DUCTS
- 2" X 4" INTERIOR WALLS
- 2" X 4" MATE LINE WALL
- 40/40 200 AMP SERVICE PANEL
- VINYL ARGON GAS WINDOWS
- METAL CROSS BRIDGING
- 30LB. ROOF LOAD
- SMOKE/CARBON MONOXIDE DETECTOR



ALL AROUND SKIRTING confirmed on the contract Document.

HOME # 1

QUOTE/CONFIRMATION

To: 432828 Phone: 920-826-2828
BAY AREA PROPERTIES INC
DBA: BAY AREA HOMES
5710 MONTEVIDEO LANE
ABRAMS, WI 54101

Retail Cust: CITY HOUSE
Financed By:
FARMERS & MERCHANTS BANK

Quote No..: 41843
Quote Date: 04/28/2021
Sales Rep.: LARRY J TOMPKINS
Sales Note: CLG
Model #...: 81RDH28443AH21 HUD
Model Series: THE RESIDENCE
Model Name: COTTONWOOD LN 4428-MS005 SECT
Drawing # : 814428-MS005 Ordered by: RICK
Print Date: 4/28/2021 - 9:24 AM Phone No: 574-825-7500

CMH MANUFACTURING WEST, INC.
Middlebury
437 N MAIN ST
PO BOX 1218
MIDDLEBURY, IN 46540

Opt.#	Description	Qty	Price
	01 PACKAGES		
090103	*** 2021 RESIDENCE SPECS ***	1	STD
1Z0001	HUD SEAL	1	STD
230003	35 PSF FRAME	1	STD
230009	8 AXLES & 16 TIRES	1	-
090916	FLOOR WIDTH 27FT	1	STD
067101	**** ENERGY STAR ****	1	-
079045	COUNTY LOCATION - ????	1	STD
182501	**** ADDITIONAL AXLE PER HALF ****	2	700
	02 EXTERIORS		
131026	CERTAINTEED XT SHINGLES- WTHRD WOOD	1	STD
130055	4 1/2" DUTCH LAP SDNG-FLINT	1	STD
130021	15" RSD PNL SHUTTERS-DS- WHITE	1	STD
150070	TRIM COLOR - WHITE	1	STD
130077	WHITE METAL FACIA	1	STD
	04 STRUCTURAL		
189905	FOUNDATION TYPE - ????	1	STD
070950	***INSTALL HOME ON FRAME, INSTALL DRAIN LINES & INSULATE FLOOR ***	1	STD
090128	CEILING FINISH - STIPPLE	1	STD
189007	2"X3" INTERIOR WALLS	1	STD
180701	2"X6" EXTERIOR WALLS	1	STD
180013	2"X 6" FLOOR JOIST 16" O.C.	1	STD
289000	3/12 ROOF PTCH-8'FLAT CEILINGS (NOMINAL)	1	STD
135006	FULL LENGTH RIDGE CAP	1	STD
135007	30# ROOF LOAD	1	200
090035	T&G OSB FLOOR DECKING	1	STD
099006	7/16" ROOF DECKING	1	STD
	06 EXTERIOR DOORS		
100590	*** PERMANENTLY INSTALL EXTERIOR DOORS ***	1	STD
100595	FRONT-36" 6-PNL - NO STORM	1	STD
100752	REAR-36" 6-PNL - NO STORM	1	STD
1Z0028	DEADBOLT LOCK - FRONT & REAR DOOR	1	STD
100003	KWIKSET EXTERIOR LOCKSETS	1	STD
	08 WINDOWS		
140403	VINYL LOW E WNDS WHT 6 OVER CLEAR	1	STD
	10 FLOOR COVERING		
020001	CARPET INSTALL AT PLANT	1	STD
020917	CPT-STD LOC - SPIRIT - SUEDE	1	STD
020920	CARPET PAD - REBOND 5#	1	STD
291004	LINO - BATH 1 - CS025	1	STD
291005	LINO - BATH 2 - CS025	1	STD
291007	LINO - BDRM 1 WIC - CS025	1	STD
291010	LINO - DINING RM - CS025	1	STD
291008	LINO - FOYER - CS025	1	STD
291001	LINO - KITCHEN - CS025	1	STD
291006	LINO - UTILITY RM - CS025	1	STD
	12 DRAPES/DECOR		
210028	DECO RODS W/HANGING DRAPE-PRIMA NAT PER 36"X60" WND - MAIN LIVING AREAS ONLY	3	270
210233	2" CORDLESS VINYL BLIND - PER WND	9	162
	14 WALL FINISH & VINYLS		
010813	FINISHED CEILING JOINTS T/O	1	STD
380001	PAINT ALL WALLS & CEILING- FUTON	1	STD
	16 INTERIOR DOORS		
100167	WHT 2-PNL ARCHED EMBOSSED INTER DRS & DOOR JAMBS	1	STD
150123	CASING AROUND INTERIOR DOORS	1	STD
159047	UPGRADE INTR TRIM PKG - WHITE - T/O MDF 2" WND & DR CASING/3" BASE	1	STD
150714	WHITE WINDOW JAMBS	1	STD
120072	BRUSHED NICKLE HARDWARE	1	STD
109195	FURNACE CLOSE OFF DOOR	1	STD

Opt.#	Description	Qty	Price
	18 INSULATION		
069030	INSULATION - FLOOR R-22	1	STD
060041	INSULATION - WALLS R-19	1	STD
069031	INSULATION - ROOF R-33	1	STD
	20 HEATING & COOLING		
160402	METAL HEAT DUCT	1	STD
160400	VENTILAIRE SYSTEM III	1	STD
160236	IN-LINE/PERIMETER FLOOR REGISTERS	1	STD
169055	CARRIER HI-E GAS FURN N95ESM0401712	1	625
420136	ECOBEE 3 THERMOSTAT	1	STD
	22 APPLIANCES		
250044	REFER 18' 2DR FFTR1835VB BLACK	1	STD
258025	ICEMAKER INCLUDED TO BE INSTALLED ON SITE BY OTHERS	1	STD
250935	ELEC RANGE FCRC3012AB- BLACK	1	STD
250939	1.5CF SPMKR MWAVE FFMV1846V- BLACK	1	275
	24 WATER HEATERS		
270465	WATER HEATER - 40 GAL ELECTRIC	1	STD
	26 ELECTRICAL		
080246	EXTERIOR RECEPT	1	STD
089159	200 AMP SERVICE ENTRANCE	1	STD
089163	20/40 PANEL BOX	1	STD
080520	(2) LED 6" RECESSED CAN LIGHTS - DR	1	STD
080602	BATH VANITY LIGHTS 41055FX249Z2Z/410Z5GLZ48100	1	STD
080521	CEILING LIGHTS - 2 BULB LIGHT - PER PRINT	1	STD
080261	LED 6" RCSD CAN LIGHT O/H AT SINK	1	STD
080147	LED 6" RCSSD CAN LIGHT #42Z @ KIT	4	STD
089021	CARBON MONOXIDE DETECTOR/S	1	STD
080291	USB PORT & RECEPT RIGHT OF RANGE	1	75
080371	220V RECEPT FOR ELECTRIC RANGE	1	STD
080070	220V RECEPT W/WIRE-ELEC DRYER	1	STD
080290	PHONE JACKS RIGHT OF RANGE	1	35
	28 LAUNDRY		
080350	PLUMB & WIRE FOR WASHER	1	STD
080431	VENT FOR DRYER	1	STD
	30 PLUMBING		
270010	6" SS KIT SINK	1	STD
270983	CHROME KITCHEN FAUCET W/SPRAYER	1	STD
030056	MAIN WATER S/O VALVE	1	STD
030085	S/O VLVS-SINKS/LAVS/COMMODES	1	STD
	32 BATH #1		
270025	PORCELAIN LAV	1	STD
270037	FBRGLS TUB/SHOWER FAUCET-CHROME	1	STD
270206	LAV FAUCET-DUAL CONTROL - CHROME	1	STD
271626	60" (1) PC FBRGLS TUB #T-6030	1	STD
110900	LARGE SINGLE MIRROR OVER VANITY	1	STD

(Continued on Page 2)

** IMPORTANT: Manager must sign and date this confirmation in order for home to be scheduled and built.
**
** FAX No: 574-825-7569 Please sign and FAX X_____ Date _____

Note: 3 BDR 2.0 BTH

QUOTE/CONFIRMATION

OK TO BUILD AS SHOWN!

X W. Spaulding 4-29-21
BUYER AGENT

Door County Facilities & Parks
421 Nebraska Street

HOME #1

QUOTE/CONFIRMATION

To: 432828 Phone: 920-826-2828
BAY AREA PROPERTIES INC
DBA: BAY AREA HOMES
5710 MONTEVIDEO LANE
ABRAMS, WI 54101

Retail Cust: CITY HOUSE
Financed By:
FARMERS & MERCHANTS BANK

Quote No..: 41843
Quote Date: 04/28/2021
Sales Rep.: LARRY J TOMPKINS
Sales Note: CLG
Model #...: 81RDH28443AH21 HUD
Model Series: THE RESIDENCE
Model Name: COTTONWOOD LN 4428-MS005 SECT
Drawing # : 814428-MS005 Ordered by: RICK
Print Date: 4/28/2021 - 9:24 AM Phone No: 574-825-7500

CMH MANUFACTURING WEST, INC.
Middlebury
437 N MAIN ST
PO BOX 1218
MIDDLEBURY, IN 46540

Opt.#	Description	Qty	Price
119900	PENCIL EDGE MIRROR W/CLIPS	1	STD
160241	POWER BATH VENT W/LIGHT	1	STD
270021	ROUND COMMODE	1	STD
	34 BATH #2		
270025	PORCELAIN LAV	1	STD
270068	36" HIGH BATH VANITY	1	STD
270037	FBRGLS TUB/SHOWER FAUCET-CHROME	1	STD
270207	LAV FAUCET - DUAL CONTROL - CHROME	1	STD
270406	60" (1) PC FBRGLS TUB #T-6030	1	STD
119900	PENCIL EDGE MIRROR W/CLIPS	1	STD
160227	POWER BATH VENT W/LIGHT	1	STD
270021	ROUND COMMODE	1	STD
	36 BATH #3		
	37 BATH #4		
	31 BATH #5		
	38 COUNTERTOPS		
093000	KITCHEN COUNTERTOP - ARENITE CREAM	1	STD
093001	KITCHEN LAM EDGE - ARENITE CREAM	1	STD
093054	KITCHEN LAM BKSPL - ARENITE CREAM	1	STD
093003	BATH 1 COUNTERTOP - ARENITE CREAM	1	STD
093004	BATH 1 LAM EDGE - ARENITE CREAM	1	STD
093055	BATH 1 LAM BKSPL - ARENITE CREAM	1	STD
093006	BATH 2 COUNTERTOP - ARENITE CREAM	1	STD
093007	BATH 2 LAM EDGE - ARENITE CREAM	1	STD
093056	BATH 2 LAM BKSPL - ARENITE CREAM	1	STD
	40 CABINETS		
119219	KIT-30" HW FLAT PNL DRS-HMSTEAD OAK	1	STD
112067	REFRIGERATOR O/H SHELF	1	STD
119908	BRUSHED NICKEL CAB KNOBS	1	STD
117002	BRUSHED NICKLE CABINET HARDWARE	1	STD
111205	EUROPEAN DRAWER GUIDES	1	STD
111200	FIXED CENTER SHELVES-BASE CABS	1	STD
112062	30" OVERHEAD CABINETS	1	STD
111326	LC WRAPPED STILES	1	STD
112015	LAUNDRY O/H SHELF-VENTED WIRE	1	STD
	48 MISCELLANEOUS		
	SHIP LOOSE		
	OTHER OPTIONS		
427001	PRICE PROTECTION PLAN	1	
	99 OPEN ITEMS		
079045	COUNTY LOCATION - ???? DOOR	1	-
189905	FOUNDATION TYPE - ???? SLAB	1	-

Opt.#	Description	Qty	Price

Purchasers represent, to the best of their knowledge, that the Manufactured Home shall be used as a single family Dwelling Unit.

** IMPORTANT: Manager must sign and date this confirmation in order for home to be scheduled and built.
**
** FAX No: 574-825-7569 Please sign and FAX X_____ Date _____

Note: 3 BDR 2.0 BTH

QUOTE/CONFIRMATION

OK TO BUILD AS SHOWN

X [signature] BUYER AGENT

4-29-21 DATE

HOME #2

QUOTE/CONFIRMATION

To: 432828 Phone: 920-826-2828
BAY AREA PROPERTIES INC
DBA: BAY AREA HOMES
5710 MONTEVIDEO LANE
ABRAMS, WI 54101

Retail Cust: CITY HOUSE
Financed By:
FARMERS & MERCHANTS BANK

Quote No..: 41842
Quote Date: 04/28/2021
Sales Rep.: LARRY J TOMPKINS
Sales Note: CLG
Model #...: 81RDHZ8443AH21 HUD
Model Series: THE RESIDENCE
Model Name: COTTONWOOD LN 4428-MS005 SECT
Drawing # : 814428-MS005 Ordered by: RICK
Print Date: 4/28/2021 - 9:23 AM Phone No: 574-825-7500

CMH MANUFACTURING WEST, INC.
Middlebury
437 N MAIN ST
PO BOX 1218
MIDDLEBURY, IN 46540

Opt.#	Description	Qty	Price
	01 PACKAGES		
090103	*** 2021 RESIDENCE SPECS ***	1	STD
1Z0001	HUD SEAL	1	STD
230003	35 PSF FRAME	1	STD
230009	8 AXLES & 16 TIRES	1	
090916	FLOOR WIDTH 27FT	1	STD
067101	**** ENERGY STAR ****	1	-
079045	COUNTY LOCATION - ????	1	STD
182501	**** ADDITIONAL AXLE PER HALF ****	2	700
	02 EXTERIORS		
131026	CERTAINTEED XT SHINGLES- WTHRD WOOD	1	STD
130055	4 1/2" DUTCH LAP SDNG-CYPRESS	1	STD
130021	15" RSD PNL SHUTTERS-DS- SAND	1	STD
150070	TRIM COLOR - WHITE	1	STD
130077	WHITE METAL FACIA	1	STD
	04 STRUCTURAL		
189905	FOUNDATION TYPE - ????	1	STD
070950	***INSTALL HOME ON FRAME, INSTALL DRAIN LINES & INSULATE FLOOR ***	1	STD
090128	CEILING FINISH - STIPPLE	1	STD
189007	2"X3" INTERIOR WALLS	1	STD
180701	2"X6" EXTERIOR WALLS	1	STD
180013	2"X 6" FLOOR JOIST 16" O.C.	1	STD
289000	3/12 ROOF PTCH-8'FLAT CEILINGS (NOMINAL)	1	STD
135006	FULL LENGTH RIDGE CAP	1	STD
135007	30# ROOF LOAD	1	200
090035	T&G OSB FLOOR DECKING	1	STD
099006	7/16" ROOF DECKING	1	STD
	06 EXTERIOR DOORS		
100590	*** PERMANENTLY INSTALL EXTERIOR DOORS ***	1	STD
100595	FRONT-36" 6-PNL - NO STORM	1	STD
100752	REAR-36" 6-PNL - NO STORM	1	STD
1Z0028	DEADBOLT LOCK - FRONT & REAR DOOR	1	STD
100003	KWIKSET EXTERIOR LOCKSETS	1	STD
	08 WINDOWS		
140403	VINYL LOW E WNDS WHT 6 OVER CLEAR	1	STD
	10 FLOOR COVERING		
020001	CARPET INSTALL AT PLANT	1	STD
020917	CPT-STD LOC - SPIRIT - SUEDE	1	STD
020920	CARPET PAD - REBOND 5#	1	STD
291004	LINO - BATH 1 - CS025	1	STD
291005	LINO - BATH 2 - CS025	1	STD
291007	LINO - BDRM 1 WIC - CS025	1	STD
291010	LINO - DINING RM - CS025	1	STD
291008	LINO - FOYER - CS025	1	STD
291001	LINO - KITCHEN - CS025	1	STD
291006	LINO - UTILITY RM - CS025	1	STD
	12 DRAPES/DECOR		
210028	DECO RODS W/HANGING DRAPE-PRIMA NAT PER 36"X60" WND - MAIN LIVING AREAS ONLY	3	270
210233	2" CORDLESS VINYL BLIND - PER WND	9	162
	14 WALL FINISH & VINYLS		
010813	FINISHED CEILING JOINTS T/O	1	STD
380001	PAINT ALL WALLS & CEILING- FUTON	1	STD
	16 INTERIOR DOORS		
100167	WHT 2-PNL ARCHED EMBOSSED INTER DRS & DOOR JAMBS	1	STD
150123	CASING AROUND INTERIOR DOORS	1	STD
159047	UPGRADE INTR TRIM PKG - WHITE - T/O MDF 2" WND & DR CASING/3" BASE	1	STD
150714	WHITE WINDOW JAMBS	1	STD
120072	BRUSHED NICKLE HARDWARE	1	STD
109195	FURNACE CLOSE OFF DOOR	1	STD

Opt.#	Description	Qty	Price
	18 INSULATION		
069030	INSULATION - FLOOR R-22	1	STD
060041	INSULATION - WALLS R-19	1	STD
069031	INSULATION - ROOF R-33	1	STD
	20 HEATING & COOLING		
160402	METAL HEAT DUCT	1	STD
160400	VENTILAIRE SYSTEM III	1	STD
160236	IN-LINE/PERIMETER FLOOR REGISTERS	1	STD
169055	CARRIER HI-E GAS FURN N95ESM0401712	1	625
420136	ECOBEE 3 THERMOSTAT	1	STD
	22 APPLIANCES		
250044	REFER 18' 2DR FFTR1835VB BLACK	1	STD
258025	ICEMAKER INCLUDED TO BE INSTALLED ON SITE BY OTHERS	1	STD
250935	ELEC RANGE FCRC3012AB- BLACK	1	STD
250939	1.5CF SPMKR MWAVE FFMV1846V- BLACK	1	275
	24 WATER HEATERS		
270465	WATER HEATER - 40 GAL ELECTRIC	1	STD
	26 ELECTRICAL		
080246	EXTERIOR RECEPT	1	STD
089159	200 AMP SERVICE ENTRANCE	1	STD
089163	20/40 PANEL BOX	1	STD
080520	(2) LED 6" RECESSED CAN LIGHTS - DR	1	STD
080602	BATH VANITY LIGHTS 41055FK249222/41025GL248100	1	STD
080521	CEILING LIGHTS - 2 BULB LIGHT - PER PRINT	1	STD
080261	LED 6" RCSD CAN LIGHT O/H AT SINK	1	STD
080147	LED 6" RCSSD CAN LIGHT #422 @ KIT	4	STD
089021	CARBON MONOXIDE DETECTOR/S	1	STD
080291	USB PORT & RECEPT RIGHT OF RANGE	1	75
080371	220V RECEPT FOR ELECTRIC RANGE	1	STD
080070	220V RECEPT W/WIRE-ELEC DRYER	1	STD
080290	PHONE JACKS RIGHT OF RANGE	1	35
	28 LAUNDRY		
080350	PLUMB & WIRE FOR WASHER	1	STD
080431	VENT FOR DRYER	1	STD
	30 PLUMBING		
270010	6" SS KIT SINK	1	STD
270983	CHROME KITCHEN FAUCET W/SPRAYER	1	STD
030056	MAIN WATER S/O VALVE	1	STD
030085	S/O VLVS-SINKS/LAVS/COMMODES	1	STD
	32 BATH #1		
270025	PORCELAIN LAV	1	STD
270037	FBRGLS TUB/SHOWER FAUCET-CHROME	1	STD
270206	LAV FAUCET-DUAL CONTROL - CHROME	1	STD
271626	60" (1) PC FBRGLS TUB #T-6030	1	STD
110900	LARGE SINGLE MIRROR OVER VANITY	1	STD

(Continued on Page 2)

** IMPORTANT: Manager must sign and date this confirmation in order for home to be scheduled and built.
**
** FAX No: 574-825-7569 Please sign and FAX X _____ Date 4-29-21

Note: 3 BDR 2.0 BTH

QUOTE/CONFIRMATION

X W. Smith 4-29-21
BUYER AGENT DATE

Door County Facilities & Parks
421 Nebraska Street

HOME #2

QUOTE/CONFIRMATION

To: 432828 Phone: 920-826-2828
BAY AREA PROPERTIES INC
DBA: BAY AREA HOMES
5710 MONTEVIDEO LANE
ABRAMS, WI 54101

Retail Cust: CITY HOUSE
Financed By:
FARMERS & MERCHANTS BANK

Quote No..: 41842
Quote Date: 04/28/2021
Sales Rep.: LARRY J TOMPKINS
Sales Note: CLG
Model #...: 81RDH28443AH21 HUD
Model Series: THE RESIDENCE
Model Name: COTTONWOOD LN 4428-MS005 SECT
Drawing # : 814428-MS005 Ordered by: RICK
Print Date: 4/28/2021 - 9:23 AM Phone No: 574-825-7500

CMH MANUFACTURING WEST, INC.
Middlebury
437 N MAIN ST
PO BOX 1218
MIDDLEBURY, IN 46540

Opt.#	Description	Qty	Price
119900	PENCIL EDGE MIRROR W/CLIPS	1	STD
160241	POWER BATH VENT W/LIGHT	1	STD
270021	ROUND COMMODE	1	STD
	34 BATH #2		
270025	PORCELAIN LAV	1	STD
270068	36" HIGH BATH VANITY	1	STD
270037	FBRGLS TUB/SHOWER FAUCET-CHROME	1	STD
270207	LAV FAUCET - DUAL CONTROL - CHROME	1	STD
270406	60" (1) PC FBRGLS TUB #T-6030	1	STD
119900	PENCIL EDGE MIRROR W/CLIPS	1	STD
160227	POWER BATH VENT W/LIGHT	1	STD
270021	ROUND COMMODE	1	STD
	36 BATH #3		
	37 BATH #4		
	31 BATH #5		
	38 COUNTERTOPS		
093000	KITCHEN COUNTERTOP - ARENITE CREAM	1	STD
093001	KITCHEN LAM EDGE - ARENITE CREAM	1	STD
093054	KITCHEN LAM BKSPL - ARENITE CREAM	1	STD
093003	BATH 1 COUNTERTOP - ARENITE CREAM	1	STD
093004	BATH 1 LAM EDGE - ARENITE CREAM	1	STD
093055	BATH 1 LAM BKSPL - ARENITE CREAM	1	STD
093006	BATH 2 COUNTERTOP - ARENITE CREAM	1	STD
093007	BATH 2 LAM EDGE - ARENITE CREAM	1	STD
093056	BATH 2 LAM BKSPL - ARENITE CREAM	1	STD
	40 CABINETS		
119219	KIT-30" HW FLAT PNL DRS-HMSTEAD OAK	1	STD
112067	REFRIGERATOR O/H SHELF	1	STD
119908	BRUSHED NICKEL CAB KNOBS	1	STD
117002	BRUSHED NICKLE CABINET HARDWARE	1	STD
111205	EUROPEAN DRAWER GUIDES	1	STD
111200	FIXED CENTER SHELVES-BASE CABS	1	STD
112062	30" OVERHEAD CABINETS	1	STD
111326	LC WRAPPED STILES	1	STD
112015	LAUNDRY O/H SHELF-VENTED WIRE	1	STD
	48 MISCELLANEOUS		
	SHIP LOOSE		
	OTHER OPTIONS		
427001	PRICE PROTECTION PLAN	1	
	99 OPEN ITEMS		
079045	COUNTY LOCATION - ???? DOOR	1	-
189905	FOUNDATION TYPE - ???? SLAB	1	-

Opt.#	Description	Qty	Price

Purchasers represent, to the best of their knowledge, that the Manufactured Home shall be used as a single family Dwelling Unit.

** IMPORTANT: Manager must sign and date this confirmation in order for home to be scheduled and built.
**
** FAX No: 574-825-7569 Please sign and FAX X [signature] Date 4-29-21

Note: 3 BDR 2.0 BTH

QUOTE/CONFIRMATION

X [signature] BUYER AGENT 4-29-21 DATE

Door County Facilities & Parks
421 Nebraska Street
Sturgeon Bay, WI 54235

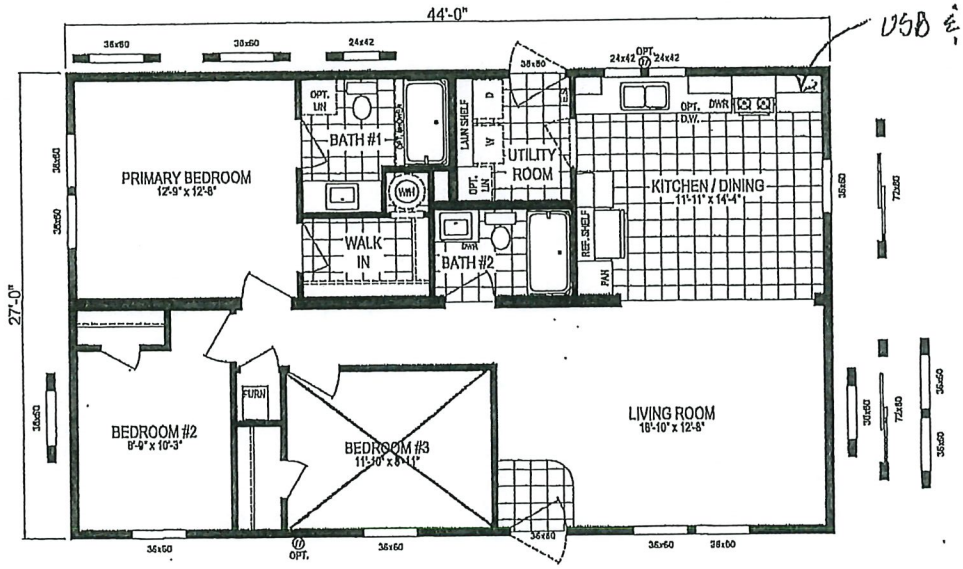
CLICK HERE FOR A 3D TOUR OF THIS FLOORPLAN

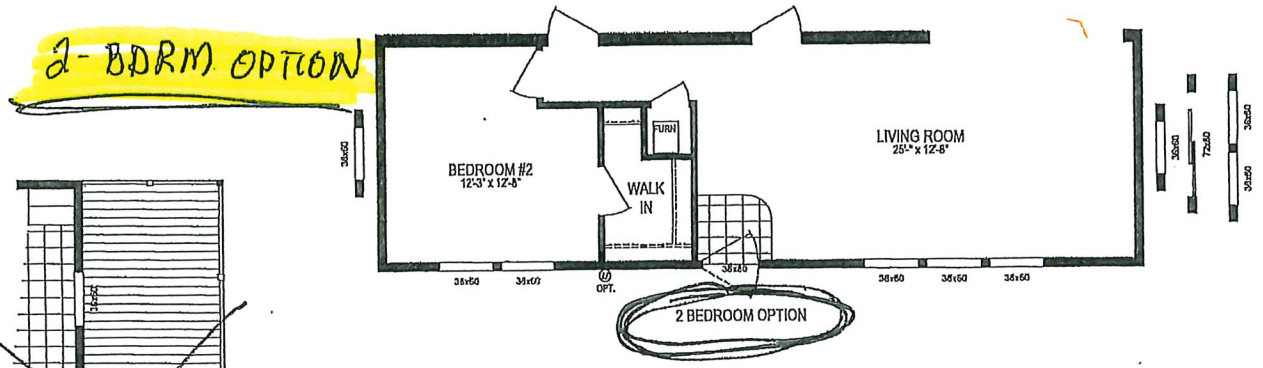
MODEL NUMBER:

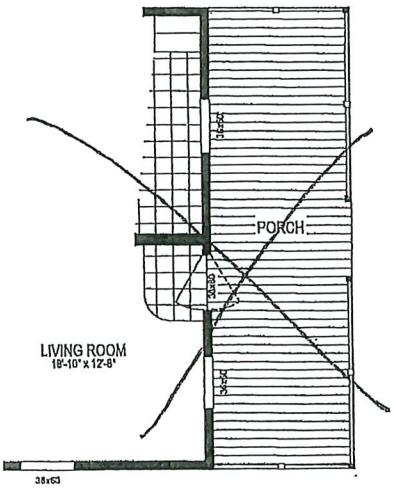
4428-MS005

44 x 28 | 1188 Sq. Ft. 3 Bed | 2 Bath

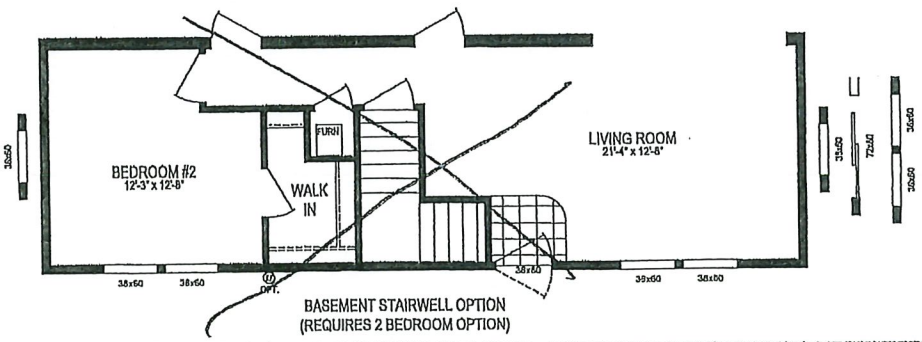
COTTONWOOD LN



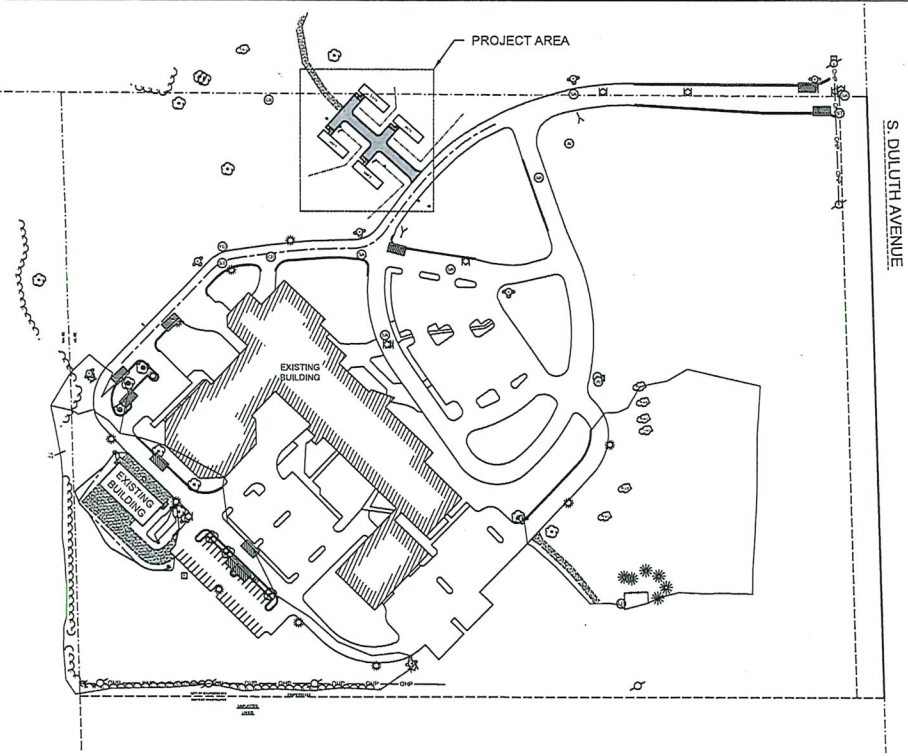




8' PORCH OPTION W/ END ENTRY OPTION



BASEMENT STAIRWELL OPTION
(REQUIRES 2 BEDROOM OPTION)





LOCATION MAP
1205 SOUTH DULUTH AVENUE
STURGEON BAY, WI 54235
NOT TO SCALE

LEGAL DESCRIPTION

PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, T27N-R25E, CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN.

CIVIL SHEETS INDEX

C1.0 COVER SHEET
C1.1 SPEC'S & EROSION CONTROL NOTES
C2.0 EXISTING CONDITIONS
C3.0 SITE PLAN
C4.0 UTILITY & GRADING PLAN
C5.0 EROSION CONTROL PLAN
C5.1 EROSION CONTROL DETAILS
C6.0 SITE DETAILS

CIVIL LEGEND

	EXISTING	PROPOSED
CABLE PEDESTAL		
ELECTRIC METER		
ELECTRIC PEDESTAL		
GUY WIRE		
LIGHT POLE		
POWER POLE		
GAS METER		
GAS VALVE		
BOLLARD		
HANDICAP PARKING		
SANITARY CLEANOUT		
SANITARY MANHOLE		
CATCH BASIN		
CULVERT		
DOWNSPOUT		
INLET		
INLET 2' X 2'		
STORM CLEANOUT		
STORM MANHOLE		
FIBER OPTIC PEDESTAL		
SIGN		
FIRE HYDRANT		
WATER SHUT OFF		
WATER VALVE		

	EXISTING	PROPOSED
EVERGREEN SHRUB		
EVERGREEN TREE		
TREE		
TREE SHRUB		
BUILDING OVERHANG		
UNDERGROUND CABLE	C	
OVERHEAD WIRE	OHP	
UNDERGROUND ELECTRIC	E	
GAS	G	
LANDSCAPE		
FENCE		
GUARDRAIL		
CENTERLINE		
CURB		
PARKING STRIPE		
SANITARY SEWER	SAN	SAN
CULVERT	CLVRT	CLVRT
STORM SEWER	STM	STM
FIBER OPTIC	FO	
WOOD LINE		
RETAINING WALL		
WATERMAIN	WAT	WAT
CONTOUR MAJOR	600	600
CONTOUR MINOR	602	602

	EXISTING	PROPOSED
STANDARD DUTY ASPHALT		
HEAVY DUTY ASPHALT		
BUILDING		
ASPHALT		
CONCRETE		
GRAVEL		
LANDSCAPE WOOD MULCH		
LANDSCAPE STONE MULCH		

ABBREVIATIONS

Ø	DIAMETER
AC	ACRE
AEW	APRON END WALL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
BM	BENCHMARK
C	CABLE
CB	CATCH BASIN
CI	CURB INLET
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
CSM	CERTIFIED SURVEY MAP
C.T.H	COUNTY TRUNK HIGHWAY
DIA	DIAMETER
DOT	DEPARTMENT OF TRANSPORTATION
E	EAST
E	ELECTRIC (BURIED)
EL	ELEVATION
FDM	FACILITIES DEVELOPMENT MANUAL
FFE	FIRST FLOOR ELEVATION
FL	FLOW LINE
FO	FIBER OPTIC
FT	FEET
G	GAS
G.F.E.	GROUND FLOOR ELEVATION
GR	GRADE
HDPE	HIGH DENSITY POLYETHYLENE
INL	INLET
INV	INVERT
M	METER
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
mm	MILLIMETER
N	NORTH
NE	NORTHEAST
OC	ON CENTER
OD	OUTSIDE DIAMETER
OHP	OVER HEAD POWER
OL	OUTLOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
R	RADIUS
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
REQ	REQUIRED
S	SOUTH
SA	SANITARY
SAN	SANITARY
SCHD	SCHEDULE
S.D.	SUMP DEPTH
SQ	SQUARE
ST	STORM
S.T.H.	STATE TRUNK HIGHWAY
STM	STORM
T	TELEPHONE
T/C	TOP OF CURB
U.S.H.	UNITED STATES HIGHWAY
V	VARIES
W	WEST
WAT	WATER
WI	WISCONSIN
WisDOT	WISCONSIN DEPARTMENT OF TRANSPORTATION

CIVIL GENERAL NOTES:

1. SURVEY WAS PERFORMED BY MACH IV ENGINEERING & SURVEYING LLC DECEMBER 2020.
2. SURVEY VERTICAL DATUM IS NAVD88.
3. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE/ NON-EXISTENCE, SIZE, TYPE OR LOCATION OF UNDERGROUND UTILITIES. UTILITIES SHOWN ARE BASED ON ABOVEGROUND UTILITY STRUCTURES (I.E. VALVES, MANHOLES ETC.), AND AVAILABLE UTILITY MAPS AND PLANS.
4. UNLESS OTHERWISE INDICATED, ALL EXISTING STRUCTURES AND FACILITIES SHALL REMAIN.
5. PROVIDE TURF, AS SPECIFIED TO ALL DISTURBED AREAS NOT RECEIVING PAVEMENTS, CURBS, SIDEWALKS, BUILDINGS, OR LANDSCAPING, WITHIN THE LIMITS OF CONSTRUCTION.
6. NO LAND DISTURBING ACTIVITIES SHALL TAKE PLACE UNTIL ALL TEMPORARY SOIL EROSION DEVICES ARE INSTALLED.
7. ALL GRADE TRANSITIONS BETWEEN NEW AND EXISTING SHALL BE SMOOTH AND GRADUAL WITH NO SHARP OR ABRUPT CHANGES.
8. COORDINATE THE WORK OF ALL TRADES - VERIFY ALL FIELD CONDITIONS, QUANTITIES AND DIMENSIONS PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES SHALL BE PROMPTLY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
9. EXECUTE ALL WORK WITH CARE AS TO PROTECT FROM DAMAGE ADJACENT EXISTING FEATURES TO REMAIN. ANY SUCH DAMAGE SHALL BE REPAIRED OR REPLACED TO MATCH THE ORIGINAL CONDITION AS APPROVED BY THE ARCHITECT.
10. UNLESS REFERRED TO, OR INDICATED AS "EXISTING", ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSIDERED AS NEW AND PROVIDED UNDER THIS CONTRACT.
11. FINISHED GRADE OF TOPSOIL (AFTER COMPACTION) SHALL BE 1/2" TO 1" BELOW TOP OF ABUTTING PAVEMENTS, SIDEWALKS, AND CURBING.
12. NO DISTURBANCE SHALL OCCUR OUTSIDE OF SITE LIMITS.
13. GENERAL CONTRACTOR SHALL OBTAIN APPROVAL FROM OWNER AND MUNICIPALITY PRIOR TO ANY LAND DISTURBANCE OUTSIDE THE CONSTRUCTION LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING WORK IN RIGHT OF WAY PERMITS.
15. NO HAZARDOUS MATERIALS WILL BE STORED ON-SITE.
16. FOR LEGEND AND ABBREVIATIONS SEE SHEET C1.0
17. FOR EROSION CONTROL PLAN AND NOTES SEE SHEET C5.0 AND C5.1.
18. FOR NOTES SHOWN THUS, "①", SEE SHEET KEY NOTES, ON SHEET THEY APPEAR.

DIGGERS HOTLINE

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

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

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

GRAPHIC SCALE
100 50 0 100 200

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Salscheider Court Green Bay, WI 54313
PH:920-569-5765; Fax 920-569-5767
www.mach-iv.com

DOOR COUNTY SHERIFF'S
CHAPTER 980 HOUSING PROJECT
COVER SHEET

NO.	REVISION DESCRIPTION

DATE: MAY 12, 2021
DRAFTED BY: RPH
CHECKED BY: JAE
PROJECT NO.: 1700-02-20
DRAWING NUMBER
SHEET NUMBER
C1.0
OF 8

RL\0ch1700-02-20 Door Co Sheriffs Ch 980 Housing Project\DRAWINGS\1700-02-20 ENG.dwg 5/17/2021 4:25:08 PM

SPECIFICATION NOTES:

DEMOLITION AND SITE CLEARING

COMPLY WITH APPLICABLE CODES AND REGULATIONS FOR DEMOLITION OPERATIONS AND SAFETY OF ADJACENT STRUCTURES AND THE PUBLIC. OBTAIN REQUIRED PERMITS.

PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES. CONDUCT OPERATIONS TO MINIMIZE EFFECTS ON AND INTERFERENCE WITH ADJACENT STRUCTURES AND OCCUPANTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS OR SIDEWALKS WITHOUT APPROVAL. CONDUCT OPERATIONS TO MINIMIZE OBSTRUCTION OF ENTRANCES AND EXITS; DO NOT OBSTRUCT EXITS AT ANY TIME; PROTECT PERSONS USING ENTRANCES AND EXITS FROM REMOVAL OPERATIONS.

DO NOT BEGIN DEMOLITION UNTIL RECEIPT OF NOTIFICATION TO PROCEED FROM OWNER. PROTECT EXISTING STRUCTURES AND OTHER ELEMENTS THAT ARE NOT TO BE REMOVED. MINIMIZE PRODUCTION OF DUST DUE TO DEMOLITION OPERATIONS; DO NOT USE WATER IF IT WILL RESULT IN ICE, FLOODING, SEDIMENTATION OF PUBLIC WATERWAYS OR STORM SEWERS, OR OTHER POLLUTION.

COORDINATE WORK WITH UTILITY COMPANIES; NOTIFY BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS; OBTAIN REQUIRED PERMITS. PROTECT EXISTING UTILITIES TO REMAIN FROM DAMAGE. DO NOT DISRUPT PUBLIC UTILITIES WITHOUT PERMIT FROM AUTHORITY HAVING JURISDICTION. LOCATE AND MARK UTILITIES TO REMAIN; MARK USING HIGHLY VISIBLE TAGS OR FLAGS, WITH IDENTIFICATION OF UTILITY TYPE; PROTECT FROM DAMAGE DUE TO SUBSEQUENT CONSTRUCTION, USING SUBSTANTIAL BARRICADES IF NECESSARY.

REMOVE TREES, SHRUBS, BRUSH, AND STUMPS IN AREAS INDICATED. DO NOT REMOVE OR DAMAGE VEGETATION BEYOND THE LIMITS INDICATED ON DRAWINGS. CHIP, GRIND, CRUSH, OR SHRED VEGETATION FOR MULCHING, COMPOSTING, OR OTHER PURPOSES; PREFERENCE SHOULD BE GIVEN TO ON-SITE USES. REMOVE STUMPS AND ROOTS TO A DEPTH OF 24 INCHES BELOW PROPOSED FINISHED GRADE. IF VEGETATION OUTSIDE REMOVAL LIMITS OR WITHIN SPECIFIED PROTECTIVE FENCES IS DAMAGED OR DESTROYED DUE TO SUBSEQUENT CONSTRUCTION, CONTRACTOR SHALL REPAIR/ REPLACE AT THEIR EXPENSE.

REMOVE DEBRIS, JUNK, ALL MATERIALS NOT TO BE REUSED ON SITE, AND TRASH FROM SITE. LEAVE SITE IN CLEAN CONDITION, READY FOR SUBSEQUENT WORK. CLEAN UP SPILLAGE AND WIND-BLOWN DEBRIS FROM PUBLIC AND PRIVATE LANDS.

GRADING

PREPARATION
PROTECT BENCH MARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES, FENCES, SIDEWALKS, PAVING, AND CURBS FROM GRADING EQUIPMENT AND VEHICULAR TRAFFIC. IDENTIFY REQUIRED LINES, LEVELS, CONTOURS, AND DATUM. STAKE AND FLAG LOCATIONS OF KNOWN UTILITIES. LOCATE, IDENTIFY, AND PROTECT FROM DAMAGE ABOVE - AND BELOW - GRADE UTILITIES TO REMAIN. NOTIFY UTILITY COMPANY TO REMOVE AND RELOCATE UTILITIES.

ROUGH GRADING
REMOVE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED, RE-LANDSCAPED, OR RE-GRADED, WITHOUT MIXING WITH FOREIGN MATERIALS. DO NOT REMOVE TOPSOIL WHEN WET. REMOVE SUBSOIL FROM AREAS TO BE FURTHER EXCAVATED, RE-LANDSCAPED, OR RE-GRADED. DO NOT REMOVE WET SUBSOIL, UNLESS IT IS SUBSEQUENTLY PROCESSED TO OBTAIN OPTIMUM MOISTURE CONTENT. STABILITY; REPLACE DAMAGED OR DISPLACED SUBSOIL TO SAME REQUIREMENTS AS FOR SPECIFIED FILL.

SOIL REMOVAL
STOCKPILE TOPSOIL TO BE RE-USED ON SITE WHERE INDICATED ON DRAWINGS. HAUL EXCESS TOPSOIL AS INDICATED ON DRAWINGS, PILE DEPTH NOT TO EXCEED 8 FEET, AND PROVIDE SEED AND MULCH. PROTECT FROM EROSION.

FINISH GRADING
VERIFY TRENCH BACKFILLING HAS BEEN ACCEPTED BY OWNER. VERIFY SUBGRADE HAS BEEN CONTOURED AND COMPACTED. PLACE TOPSOIL DURING DRY WEATHER. REMOVE DEBRIS, ROOTS, BRANCHES, STONES, IN EXCESS OF 1/2 INCH IN SIZE. NEAR PLANTS SPREAD TOPSOIL MANUALLY TO PREVENT DAMAGE. FINE GRADE AND RAKE TOPSOIL TO ELIMINATE UNEVEN AREAS AND LOW SPOTS. MAINTAIN PROFILES AND CONTOUR OF SUBGRADE. LIGHTLY COMPACT PLACED TOPSOIL. WHERE TOPSOIL IS TO BE PLACED OR IN AREAS WHERE VEHICLES OR EQUIPMENT HAVE COMPACTED SOIL, SCARIFY SURFACE TO DEPTH OF 3 INCHES.

PLACE TOPSOIL IN AREAS WHERE SEEDING AND PLANTING ARE INDICATED OR WHERE REQUIRED TO LEVEL FINISH GRADE. PLACE TOPSOIL TO THE FOLLOWING COMPACTED THICKNESSES:
- AREAS TO BE SEED WITH GRASS: 4-INCHES.
- SHRUB BEDS: 18-INCHES
- FLOWER BEDS: 12 -INCHES

CLEANING AND PROTECTION
GRADE STOCKPILE AREA TO PREVENT STANDING WATER. LEAVE SITE CLEAN AND RAKED, READY TO RECEIVE LANDSCAPING.

EXCAVATION

PROTECT BENCH MARKS, SURVEY CONTROL POINTS, EXISTING STRUCTURES, FENCES, SIDEWALKS, PAVING, AND CURBS FROM EXCAVATING EQUIPMENT AND VEHICULAR TRAFFIC. EXCAVATE TO ACCOMMODATE NEW STRUCTURES AND CONSTRUCTION OPERATIONS. NOTIFY OWNER/ENGINEER OF UNEXPECTED SUBSURFACE CONDITIONS AND DISCONTINUE AFFECTED WORK IN AREA UNTIL NOTIFIED TO RESUME WORK. SLOPE BANKS OF EXCAVATIONS DEEPER THAN 4 FEET TO ANGLE OF REPOSE OR LESS UNTIL SHORED. CUT UTILITY TRENCHES WIDE ENOUGH TO ALLOW INSPECTION OF INSTALLED UTILITIES. HAND TRIM EXCAVATIONS. REMOVE LOOSE MATTER. GRADE TOP PERIMETER OF EXCAVATION TO PREVENT SURFACE WATER FROM DRAINING INTO EXCAVATION.

PREVENT DISPLACEMENT OF BANKS AND KEEP LOOSE SOIL FROM FALLING INTO EXCAVATION; MAINTAIN SOIL STABILITY. PROTECT BOTTOM OF EXCAVATIONS AND SOIL ADJACENT TO AND BENEATH FOUNDATION FROM FREEZING.

FILL AND BACKFILL

FILL MATERIALS

GENERAL FILL:	CLEAN LEAN CLAY OF MODERATE PLASTICITY.
STRUCTURAL FILL:	CLEAN GRANULAR FILL CONFORMING TO GRADE 1 OR 2 OF SECTION 209 WDOT STANDARD SPECIFICATIONS.
CONCRETE FILL:	LEAN CONCRETE.
AGGREGATE FILL:	DENSE GRADED BASE CONFORMING TO 3/4" TO 1-1/4" DENSE GRADED BASE SECTION 305 OF WDOT STANDARD SPECIFICATIONS.
GRANULAR FILL:	CLEAN GRANULAR FILL CONFORMING TO TABLE 37 OR 39 OF STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
PIPE BEDDING:	CLEAN GRANULAR FILL CONFORMING TO TABLE 34 OF STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN.
EXCAVATION BELOW SUBGRADE (EBS):	1-1/4-INCH DENSE GRADED BASE CONFORMING TO SECTION 305 OF WDOT STANDARD SPECIFICATIONS

TOPSOIL: TOPSOIL THAT IS FERTILE, FRIABLE, NATURALLY LOAMY, SURFACE SOIL; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, AND OTHER LITTER AND FREE OF ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. ON-SITE SOIL MAY BE USED, IF SUITABLE. IF ON-SITE IS NOT SUITABLE, OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THAT FOUND AT SITE OF WORK. OBTAIN TOPSOIL FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL IS AT LEAST 4 INCHES DEEP.

FILLING
FILL TO CONTOURS, SUBGRADE, AND FINISH ELEVATIONS INDICATED USING UNFROZEN MATERIALS. EMPLOY A PLACEMENT METHOD THAT DOES NOT DISTURB OR DAMAGE OTHER WORK. SYSTEMATICALLY FILL TO ALLOW MAXIMUM TIME FOR NATURAL SETTLEMENT. DO NOT FILL OVER POROUS, WET, FROZEN OR SPONGY SUBGRADE SURFACES. MAINTAIN OPTIMUM MOISTURE CONTENT OF FILL MATERIALS TO ATTAIN REQUIRED COMPACTION DENSITY. CORRECT PAVE AREAS THAT ARE OVER-EXCAVATED WITH EBS FILL. OTHER AREAS USE GENERAL FILL, FLUSH TO REQUIRED ELEVATION, COMPACTED TO MINIMUM 95 PERCENT OF MAXIMUM DRY DENSITY. RESHAPE AND RE-COMPACT FILLS SUBJECTED TO VEHICULAR TRAFFIC.

PROOF ROLL BASE COURSE IN PAVED AREAS WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK OR EQUIVALENT VEHICLE. CONTRACTOR SHALL NOTIFY OWNER 3 DAYS PRIOR TO PROOF-ROLLING. NO OVER EXCAVATION SHALL BE PERFORMED WITHOUT PRIOR APPROVAL BY THE OWNER. EXCAVATE SOFT OR SPONGY AREAS, FILL AND COMPACT WITH EBS FILL (SEE GENERAL NOTES THIS PAGE).

FILL AT SPECIFIC LOCATIONS
USE GENERAL FILL UNLESS OTHERWISE SPECIFIED OR INDICATED.

AT FOUNDATION WALLS AND FOOTINGS:
USE STRUCTURAL FILL, COMPACT TO 95 PERCENT MAXIMUM DENSITY.
DO NOT BACKFILL AGAINST UNSUPPORTED FOUNDATIONS WALLS

PIPE EMBEDMENT:
OVER BURIED UTILITY PIPING, CONDUITS, AND DUCT BANK IN TRENCHES:

PIPE EMBEDMENT ZONE (SEE DETAIL A THIS SHEET): UTILITY PIPE BEDDING PLACED IN 8" LIFTS AND COMPACT TO 95 MAXIMUM DRY DENSITY.

TRENCH ZONE:
- PAVED AREAS: GRANULAR FILL TO BASE PLACED IN 8" LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY
- BASE: 1-1/4" AGGREGATE FILL
- NON-PAVED AREAS: GENERAL FILL UP TO 4" BELOW FINISH GRADE ELEVATIONS. PLACED IN 8" LIFTS AND COMPACTED TO 90% MAXIMUM DRY DENSITY. TOPSOIL TO FINISHED GRADE.

BITUMINOUS CONCRETE PAVING

QUALITY ASSURANCE
PERFORM WORK IN ACCORDANCE WITH WDOT STANDARDS. OBTAIN MATERIALS FROM SAME SOURCE THROUGHOUT THE PROJECT. DO NOT PLACE ASPHALT WHEN AMBIENT AIR OR BASE SURFACE TEMPERATURE IS LESS THAN 40 DEGREES F, OR SURFACE IS WET OR FROZEN. PLACE BITUMEN MIXTURE WHEN TEMPERATURE IS NOT MORE THAN 15 DEGREES F BELOW BITUMEN SUPPLIER'S BILL OF LADING AND NOT MORE THAN MAXIMUM SPECIFIED TEMPERATURE.

MATERIALS
ASPHALT CEMENT: ASTM D 946.
AGGREGATE FOR BINDER COURSE: 19.0MM MIX GRADATION.
AGGREGATE FOR WEARING COURSE: 12.5 MM MIX GRADATION.
FINE AGGREGATE: WDOT STANDARD.
MINERAL FILLER: FINELY GROUND PARTICLES OF LIMESTONE, HYDRATED LIME OR OTHER MINERAL DUST, FREE OF FOREIGN MATTER.
TACK COAT: HOMOGENOUS, MEDIUM CURING, LIQUID ASPHALT.

MIX DESIGN
BINDER COURSE:
- STANDARD DUTY: LT
- HEAVY DUTY: LT

WEARING COURSE:
- STANDARD DUTY: LT
- HEAVY DUTY: LT

PREPARATION - TACK COAT
APPLY TACK COAT IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
TACK COAT IS REQUIRED IN FOR THE FOLLOWING:
1. WHEN INSTALLING NEW ASPHALT PAVEMENT OVER EXISTING ASPHALT OR CONCRETE PAVEMENT.
2. WHEN WEARING SURFACE IS NOT INSTALLED WITHIN 24 HOURS OF PLACING BINDER COURSE.
3. IN HIGH TRAFFIC AREAS OR TURNING LANES WHERE INDICATED ON DRAWINGS.
4. WHEN SURFACE OF BINDER COURSE HAS BEEN CONTAMINATED FROM CONSTRUCTION DEBRIS AND/OR TRAFFIC WHICH WOULD AFFECT THE ATTACHMENT OF WEARING COURSE TO THE BINDER COURSE.
5. APPLY TACK COAT TO CONTACT SURFACES OF CURBS AND WALLS.
6. COAT SURFACES OF MANHOLE FRAMES TO PREVENT BOND WITH ASPHALT PAVEMENT. DO NOT TACK COAT THESE SURFACES.

PLACEMENT
PLACE ASPHALT BINDER COURSE WITHIN 24 HOURS OF APPLYING PRIMER OR TACK COAT. PLACE WEARING COURSE WITHIN TWO HOURS OF PLACING AND COMPACTING BINDER COURSE. COMPACT PAVEMENT BY ROLLING TO 93% SPECIFIED. DO NOT DISPLACE OR EXTRUDE PAVEMENT FROM POSITION. HAND COMPACT IN AREAS INACCESSIBLE TO ROLLING EQUIPMENT. PERFORM ROLLING WITH CONSECUTIVE PASSES TO ACHIEVE EVEN AND SMOOTH FINISH, WITHOUT ROLLER MARKS.

ASPHALT BINDER COURSE AND SURFACE COURSE, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 455, 460 AND 465 OF WDOT STANDARD SPECIFICATIONS.

PRIOR TO PLACING THE SURFACE COURSE, THE PAVING CONTRACTOR SHALL REMOVE ALL FOREIGN MATTER FROM THE SURFACE OF THE BINDER COURSE AND REPAIR, BY SAW CUTTING, REMOVAL, AND REPLACEMENT, ANY DEPRESSION OR SIGNS OF FAILURE AND ALL SURFACE IRREGULARITIES AS DIRECTED BY THE ENGINEER. A TACK COAT SHALL BE APPLIED PRIOR TO PLACEMENT OF THE SURFACE COURSE.

PAVEMENT MARKINGS
CLEAN ASPHALT SURFACES TO RECEIVE PAVEMENT MARKINGS. LAYOUT AREA AND REVIEW WITH OWNER BEFORE PAINT APPLICATION. LAYOUT AND STRIPE INTERNATIONAL GRAPHICS SYMBOL FOR DEDICATED HANDICAP STALLS, STRIPE PEDESTRIAN WALKS AND DIRECTION ARROWS WHERE INDICATED ON PLANS.

TOLERANCES
MAXIMUM VARIATION OF 1/8 INCH MEASURED WITH 10 FOOT STRAIGHT EDGE. COMPACTED THICKNESS SHALL BE WITHIN 1/8 INCH OF INDICATED THICKNESS. VARIATION FROM TRUE ELEVATION SHALL BE WITHIN 1/2 INCH.

PROTECTION
IMMEDIATELY AFTER PLACEMENT, PROTECT PAVEMENT FROM MECHANICAL INJURY FOR 2 DAYS OR UNTIL SURFACE TEMPERATURE IS LESS THAN 140 DEGREES F.

PORTLAND CEMENT CONCRETE PAVING

PERFORM WORK IN ACCORDANCE WITH ACI 301. OBTAIN CEMENTITIOUS MATERIALS FROM SAME SOURCE THROUGHOUT. FOLLOW RECOMMENDATIONS OF ACI 305R AND ACI 306R WHEN CONCRETING DURING HOT OR COLD WEATHER. DO NOT PLACE CONCRETE WHEN BASE SURFACE TEMPERATURE IS LESS THAN 40 DEGREES F, OR SURFACE IS WET OR FROZEN.

MATERIALS
FORM MATERIALS SHALL CONFORM TO ACI 30, JOINT FILLER SHALL BE ½" PRE-FORMED; NON-EXTRUDING BITUMINOUS TYPE (ASTM D 1751) OR SPONGE RUBBER/CORK (ASTM D 1752).

UNLESS NOTED OTHERWISE, REINFORCING STEEL: ASTM A 615/A 615M GRADE 60 (410). STEEL WELDED WIRE REINFORCEMENT; PLAIN TYPE, ASTM A 185/A 185M; IN FLAT SHEETS; UNFINISHED. DOWELS: ASTM A 615/A 615M GRADE 60 (420);DEFORMED BILLET STEEL BARS; UNFINISHED FINISH.

CONCRETE MATERIALS

PORTLAND CEMENT: ASTM C150, TYPE I, GRAY

CONCRETE MIX DESIGN
THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE TESTING PROCEDURES WITH THE LABORATORY AND BE RESPONSIBLE FOR INCORPORATING INTO THE PAVING CONCRETE OF THE MINIMUM STRENGTHS SPECIFIED.

STRENGTH OF 4000 PSI AT 28 DAYS

SLUMP SHALL NOT EXCEED 4 INCHES.

ALL CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH 4-7% AIR CONTENT, NO OTHER ADMIXTURES SHALL BE USED WITHOUT THE APPROVAL OF THE ENGINEER. CALCIUM CHLORIDE SHALL NOT BE USED.

MAXIMUM AGGREGATE SIZE: 3/4"

DESIGN AND CONSTRUCTION OF CAST-IN-PLACE CONCRETE SHALL CONFORM TO ACI 318 AND CRSI STANDARDS

CURING COMPOUND: ASTM C 309, TYPE 1, CLASS A.

REINFORCING STEEL
REINFORCING STEEL TO CONFORM TO ASTM-A615, GRADE 60. WELDED WIRE FABRIC SHALL CONFORM TO ASTM-A185. LAP ALL HORIZONTAL REINFORCING AT SPLICES AND AROUND CORNERS 30 BAR DIAMETERS. WELDED WIRE FABRIC IS TO BE LAPPED 6" AND PLACED IN THE CENTER OF THE SLAB UNLESS INDICATED OTHERWISE. REINFORCING SHALL BE PLACED IN CONFORMANCE WITH CRSI "RECOMMENDED PRACTICES FOR PLACING BARS" AND ACI 315. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE, DIRT OR DEEP RUST WHEN PLACED. PROVIDE CONCRETE PROTECTION FOR REBARS PER ACI 318 SECTION 7.7.

PLACEMENT
VERIFY COMPACTED SUBGRADE IS ACCEPTABLE AND READY TO SUPPORT PAVING AND IMPOSED LOADS AND GRADES/ ELEVATIONS OF BASE ARE CORRECT, MOISTEN BASE TO MINIMIZE ABSORPTION OF WATER FROM FRESH CONCRETE. COAT SURFACES OF MANHOLE FRAMES WITH OIL TO PREVENT BOND WITH CONCRETE PAVEMENT.

PLACE CONCRETE IN ACCORDANCE WITH ACI 304R. ENSURE REINFORCEMENT, INSERTS, EMBEDDED PARTS, FORMED JOINTS ARE NOT DISTURBED DURING CONCRETE PLACEMENT. PLACE CONCRETE CONTINUOUSLY OVER THE FULL WIDTH OF THE PANEL, AND BETWEEN PREDETERMINED CONSTRUCTION JOINTS. DO NOT BREAK OR INTERRUPT SUCCESSIVE POURS SUCH THAT COLD JOINTS OCCUR. APPLY SURFACE RETARDER TO ALL EXPOSED SURFACES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. MAXIMUM VARIATION OF SURFACE FLATNESS: ¼"IN 10 FT AND ½" FROM TRUE POSITION.

ALIGN CURB, GUTTER, AND SIDEWALK JOINTS. PLACE 3/8 INCH WIDE EXPANSION JOINTS AT 20 FOOT INTERVALS AND TO SEPARATE PAVING FROM VERTICAL SURFACES AND OTHER COMPONENTS AND IN PATTERN INDICATED. FORM JOINTS WITH JOINT FILLER EXTENDING FROM BOTTOM OF PAVEMENT TO WITHIN ½ INCH OF FINISHED SURFACE. SECURE TO RESIST MOVEMENT BY WET CONCRETE.

PROVIDE SCORED JOINTS AT SPACING EQUAL TO SIDEWALK WIDTH, OR MAXIMUM FIVE FEET INTERVALS. SAW CUT CONTRACTION JOINTS 3/16 INCH WIDE AT AN OPTIMUM TIME AFTER FINISHING. CUT 1/3 INTO DEPTH OF SLAB. AREA AND SIDEWALK PAVING SHALL RECEIVE LIGHT BROOM TEXTURE PERPENDICULAR TO DIRECTION OF TRAVEL WITH TROWELED AND RADIUSED EDGE RADIUS. CURBS AND GUTTERS SHALL RECEIVE LIGHT BROOM, TEXTURE PARALLEL TO PAVEMENT DIRECTION.

IMMEDIATELY AFTER PLACEMENT, PROTECT PAVEMENT FROM PREMATURE DRYING, EXCESSIVE HOT OR COLD TEMPERATURES, AND MECHANICAL INJURY. DO NOT PERMIT PEDESTRIAN OR VEHICULAR TRAFFIC OVER PAVEMENT FOR 7 DAYS MINIMUM AFTER FINISHING.

SITE RESTORATION
GRASS SEED MIX: WDOT NO. 40 OR EQUAL. AT THE END OF EACH DAY, THE GROUNDS SHALL BE CLEANED OF ALL LANDSCAPE RELATED REFUSE AND DEBRIS. ALL PAVED SURFACES AFFECTED BY PLANTING OPERATIONS WILL BE SWEPT AND HOSED OFF. ALL PLANT BEDS SHALL BE FREE OF WEEDS.

PLANNED EROSION CONTROL PRACTICES:

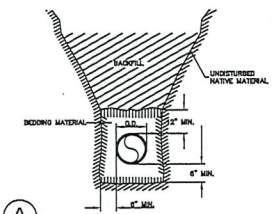
1. SILT FENCE (TECH. STANDARD 1056)
   SILT FENCING WILL BE REQUIRED DOWNSLOPE OF ALL DISTURBED AREAS, INCLUDING ANY DISTURBED AREAS OF THE INDIVIDUAL LOTS, AND WHERE NOTED ON THE SITE PLAN. IF THE SILT FENCE IS LOCATED IN A CHANNELIZED AREA, TWO CONSECUTIVE SILT FENCES WILL BE INSTALLED, OR ONE STRAW BALE FENCE WILL BE INSTALLED.
2. INLET PROTECTION (TECH STANDARD 1060)
   INLET PROTECTION SHALL BE INSTALLED AT ALL EXISTING AND PROPOSED STORM DRAIN INLETS ON THE PROJECT SITE AND IMMEDIATELY DOWN STREAM FROM ANY DISTURBED AREAS.
3. DUST CONTROL (TECH STANDARD 1068)
   DUST CONTROL SHALL BE IMPLEMENTED IN ACCORDANCE WITH THE ABOVE MENTIONED TECHNICAL STANDARD. WHERE POSSIBLE DUST CONTROL SHALL BE WISDOT TYPE B SOIL STABILIZER OR TEMPORARY SEED.
4. STOCKPILED TOPSOIL/TEMPORARY FILL PILES
   SILT FENCING OR STRAW BALE FENCING WILL BE REQUIRED AROUND ALL STOCKPILED TOPSOIL OR TEMPORARY FILL PILES. SOIL PILES OF MORE THAN 10 CUBIC YARDS THAT WILL BE IN EXISTENCE FOR MORE THAN 7 DAYS SHALL BE SEEDED AND/OR MULCHED TO PROVIDE VEGETATIVE COVER AND SHALL USE SILT FENCING OR STRAW BALES FENCING UNTIL THE VEGETATION IS ESTABLISHED.
5. TEMPORARY CONSTRUCTION ENTRANCE/EXIT (TECH. STANDARD 1057)
   A NEW GRAVEL CONSTRUCTION ENTRANCE WILL BE INSTALLED AT ALL CONSTRUCTION ACCESS POINTS TO PREVENT SEDIMENT FROM TRACKING ONTO THE ROADWAYS.
6. EROSION CONTROL MATS (TECH. STANDARD 1053)
   EROSION CONTROL MATS WILL BE INSTALLED IN AREAS AS SHOWN ON THE SITE PLAN, AND IN ALL OTHER AREAS WHERE EXCESSIVE EROSION IS TAKING PLACE. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR PLACEMENT AND STAPLING.
7. DEWATERING (TECH STANDARD 1061)
   SHOULD DEWATERING BE REQUIRED FOR INSTALLATION OF PLANNED IMPROVEMENTS, SEDIMENT SHALL BE REMOVED FROM WATER GENERATED DURING DEWATERING ACTIVITIES PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE.

MAINTENANCE PLAN:

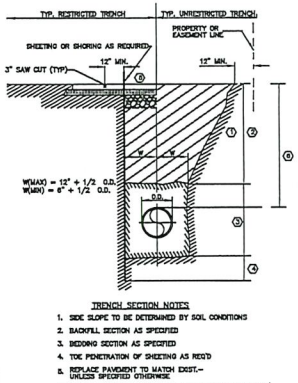
1. ALL EROSION CONTROL AND STORM WATER MANAGEMENT PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION EVERY 7 DAYS AND WITHIN 24 HOURS OF A STORM PRODUCING AT LEAST 0.5 INCHES OF RAINFALL. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED. ALSO, ANY SEDIMENT THAT HAS BEEN DEPOSITED OFF-SITE FROM THIS CONSTRUCTION PROJECT SHALL BE CLEANED UP IMMEDIATELY.
2. REMOVE SEDIMENT FROM BEHIND ANY SILT FENCE WHEN IT HAS ACCUMULATED TO A DEPTH OF ½ FENCE HEIGHT OR MORE. WHEN THE FENCE CAN NO LONGER FILTER WATER OR TRAP SEDIMENT, REPAIR THE SILT FENCE TO PROVIDE AN EFFECTIVE BARRIER.
3. ALL SEEDED AREAS, INCLUDING THE GRASS LINED CHANNELS, WILL BE RESEEDED AND MULCHED AS NECESSARY TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY UNPROTECTED DRAINAGE DITCHES EXPERIENCING EXCESSIVE EROSION AND CHANNEL DEGRADATION DUE TO HIGH RUNOFF VOLUMES WILL BE REGRADED AND COVERED WITH A BIODEGRADABLE EROSION CONTROL MAT. INSTALLATION WILL FOLLOW MANUFACTURER'S RECOMMENDATIONS.
5. REMOVE SILT FENCE AND TEMPORARY STRUCTURES AFTER FINAL STABILIZATION AND VEGETATIVE COVER IS ESTABLISHED.
6. SEDIMENT THAT HAS MIGRATED OFF SITE ONTO ADJACENT PROPERTIES SHALL BE SWEPT OFF PAVEMENTS AND REMOVED FROM VEGETATED AREAS DAILY.
7. COPIES OF THE EROSION & SEDIMENT CONTROL PLAN SHALL BE KEPT ON SITE.
8. MAINTAIN EROSION AND SEDIMENT CONTROL PER THE PLAN AND AS NECESSARY TO MEET THE REQUIREMENTS OF THE ORDINANCE, UNTIL THE SITE HAS UNDERGONE FINAL STABILIZATION AND RECEIVED FINAL ACCEPTANCE FROM THE MUNICIPALITY.
9. AN EROSION AND SEDIMENT CONTROL PRACTICE INSPECTION LOG SHALL BE MAINTAINED. LOG SHALL NOTE THE TIME, DATE AND LOCATION OF INSPECTION, THE PHASE OF CONSTRUCTION AT THE SITE, PERSON DOING THE INSPECTION, ASSESSMENT OF CONTROL PRACTICES, AND DESCRIPTION OF EROSION AND SEDIMENT CONTROL MEASURES OR MAINTENANCE DONE IN RESPONSE TO INSPECTION.

CONSTRUCTION NOTES:

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



A WATERMAIN BEDDING



B WATERMAIN TRENCH SETTING

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DOOR COUNTY SHERIFF'S
CHAPTER 980 HOUSING PROJECT
SPEC'S & EROSION CONTROL NOTES

NO.	REVISION DESCRIPTION

DATE: MAY 12, 2021
DRAFTED BY: RPH
CHECKED BY: JAE
PROJECT NO.: 1700-02-20

DRAWING NUMBER
SHEET NUMBER
C1.1
OF 8

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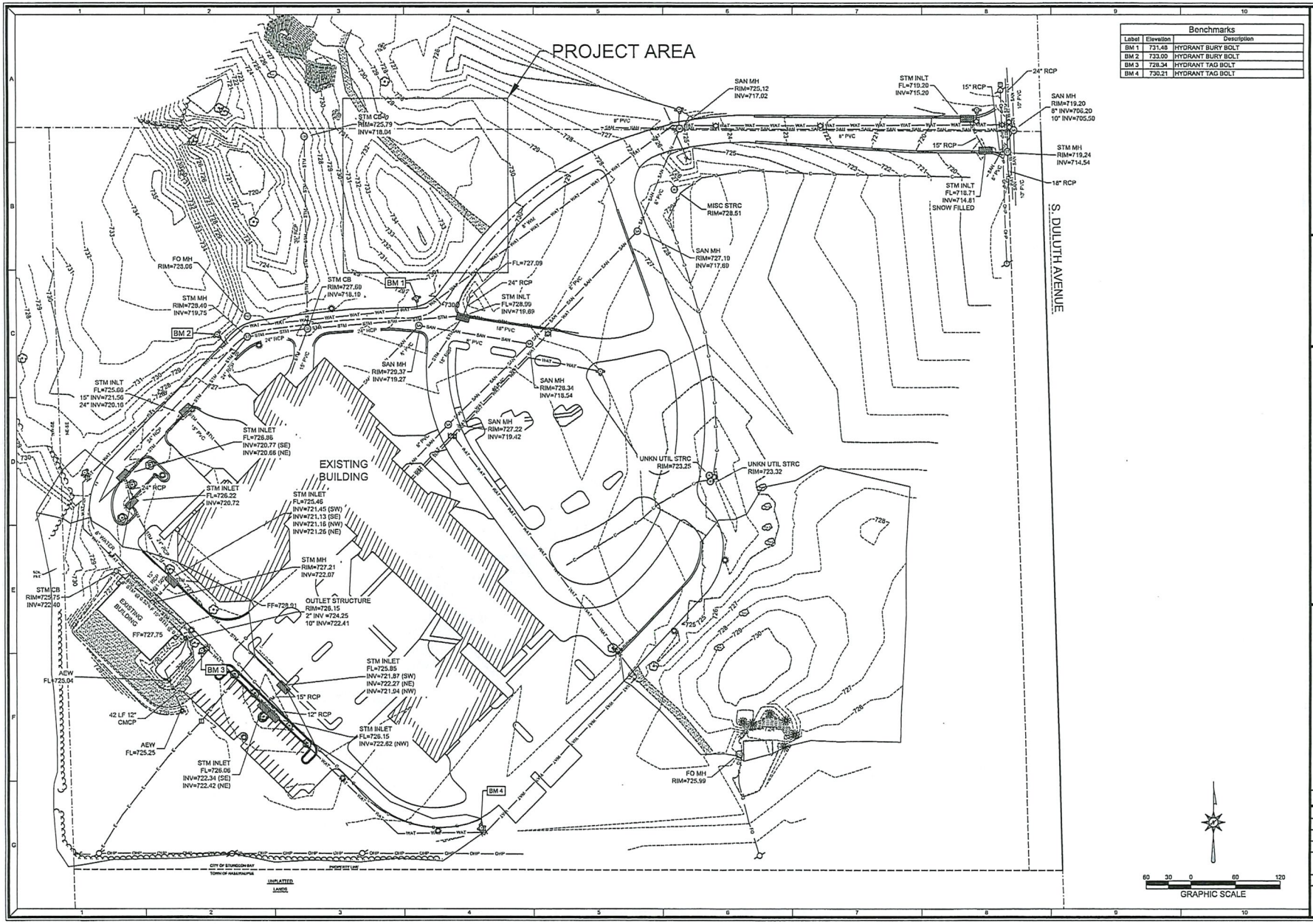

Benchmarks		
Label	Elevation	Description
BM 1	731.48	HYDRANT BURY BOLT
BM 2	733.00	HYDRANT BURY BOLT
BM 3	728.34	HYDRANT TAG BOLT
BM 4	730.21	HYDRANT TAG BOLT

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DOOR COUNTY SHERIFF'S

CHAPTER 980 HOUSING PROJECT

EXISTING CONDITIONS

NO.	REVISION DESCRIPTION

DATE: MAY 12, 2021
DRAFTED BY: RPH
CHECKED BY: JAE
PROJECT NO.: 1700-02-20
DRAWING NUMBER
SHEET NUMBER
C2.0
OF 8

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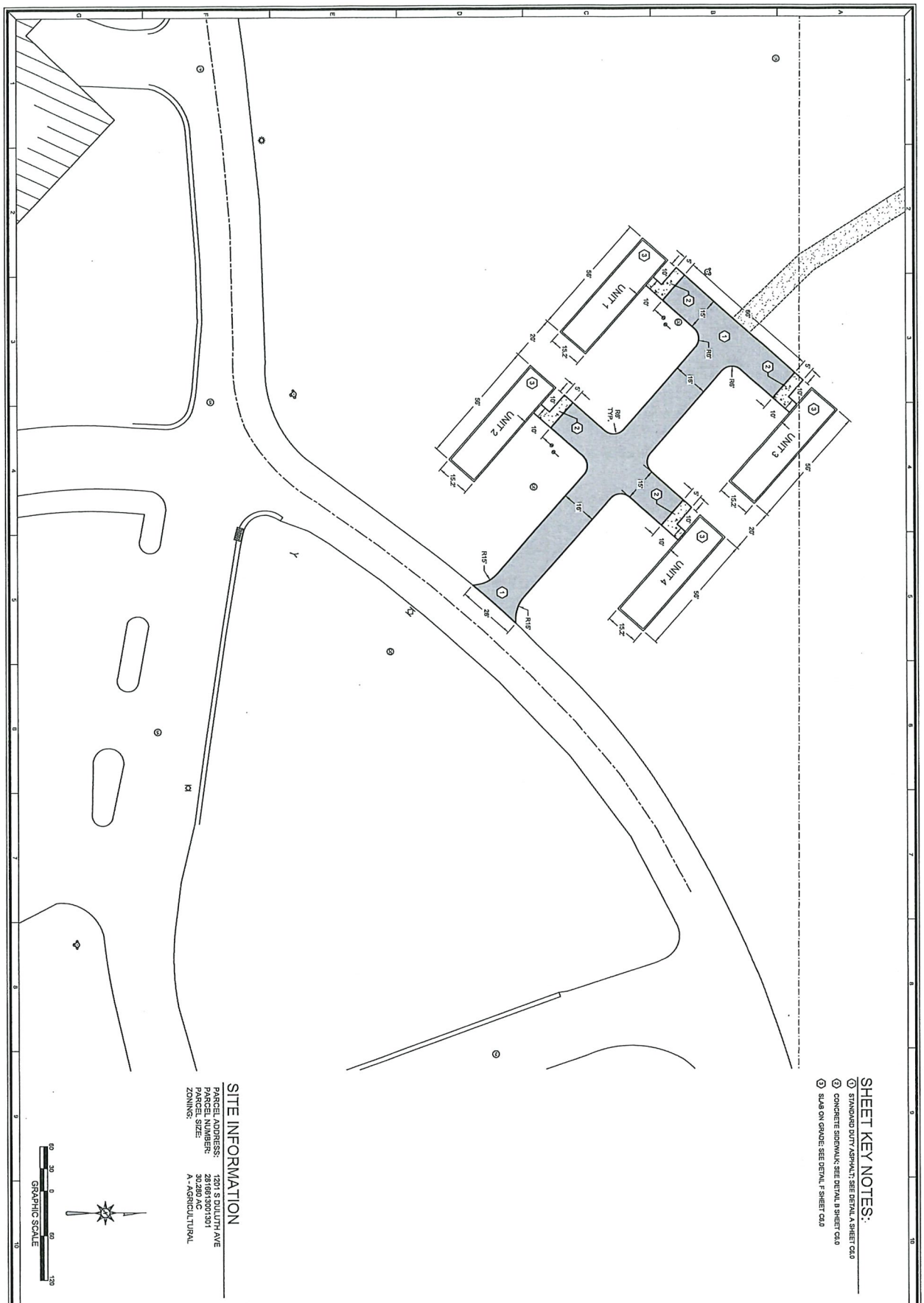

SITE INFORMATION

PARCEL ADDRESS: 1201 S DULUTH AVE
PARCEL NUMBER: 281681301301
PARCEL SIZE: 30.280 AC
ZONING: A - AGRICULTURAL

SHEET KEY NOTES:

1. STANDARD DUTY ASPHALT; SEE DETAIL A SHEET C6.0
2. CONCRETE SIDEWALK; SEE DETAIL B SHEET C6.0
3. SLAB ON GRADE; SEE DETAIL F SHEET C6.0

NO.	REVISION DESCRIPTION

DOOR COUNTY SHERIFF'S

CHAPTER 980 HOUSING PROJECT

SITE PLAN

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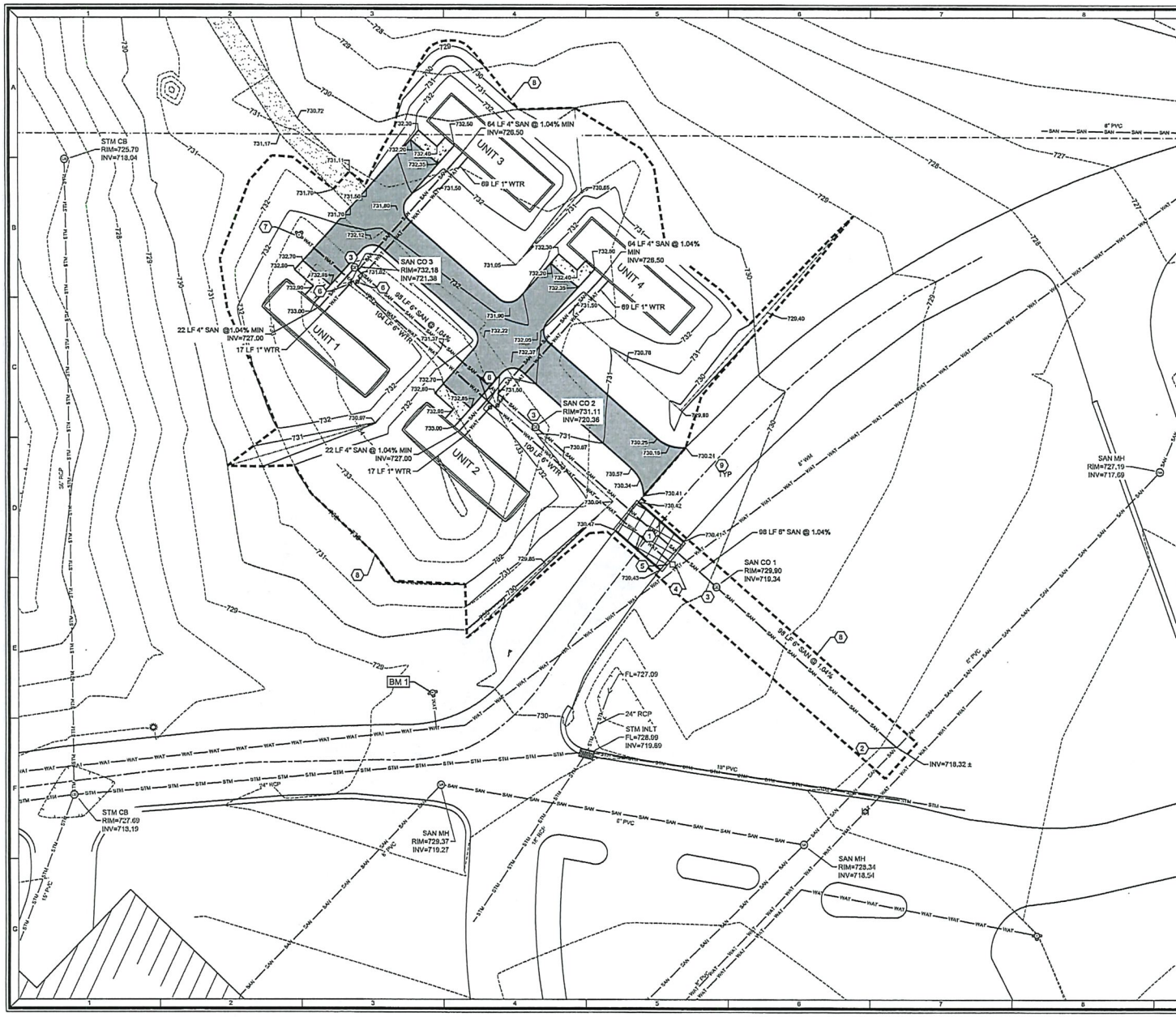
OF 8



Benchmarks		
Label	Elevation	Description
BM 1	731.48	HYDRANT BURY BOLT
BM 2	733.00	HYDRANT BURY BOLT
BM 3	728.34	HYDRANT TAG BOLT
BM 4	730.21	HYDRANT TAG BOLT

SEE SHEET C2.0 FOR ALL BENCHMARK LOCATIONS

SHEET KEY NOTES:

1. SAW CUT AND REMOVE ASPHALT, REPLACE IN-KIND
2. CONNECT TO EXISTING SANITARY SEWER; FIELD VERIFY INVERT
3. SANITARY CLEANOUT; SEE DETAIL C SHEET C6.0, CLEANOUTS TO BE LOCATED NO MORE THAN 100 FEET APART
4. CONNECT TO EXISTING WATER MAIN WITH 8"X6" TAPPING TEE AND VALVE
5. 6" WATER VALVE; SEE DETAIL D SHEET C6.0
6. 1" CURB STOP VALVE; SEE DETAIL E SHEET C6.0
7. HYDRANT ASSEMBLY; SEE DETAIL D SHEET C5.1
8. CONSTRUCTION / GRADING LIMITS
9. SPOT GRADE; SEE DETAIL A THIS SHEET

733.46 — TOP OF CURB/WALL
732.96 — GUTTER/PAVEMENT
733.25 — FINISHED GRADE
732.87 — EXISTING GRADE

(A) SPOT GRADE KEY

UTILITY NOTES:

1. SANITARY LATERAL SHALL BE PVC SDR 35 (ASTM D-3034) OR SCH 40.
2. SANITARY LATERAL SHALL HAVE RISER INSTALLED OFF MAIN. WYE SHALL BE ORIENTED AT 45 DEGREES FROM VERTICAL. TRANSITION FROM RISER TO STANDARD SLOPE SHALL OCCUR WITH A 45 DEGREE LONG RADIUS BEND.
3. WATER SERVICE SHALL BE COPPER, C900 PVC OR HDPE. ALL DUCTILE IRON PIPE AND FITTINGS SHALL BE ENCASED IN POLYETHYLENE WRAP.
4. ALL SERVICE LATERALS SHALL HAVE TRACER WIRE.
5. ALL WORK SHALL CONFORM TO THE MOST RECENT EDITION OF "STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN" AND THE MUNICIPALITY'S STANDARD SPECIFICATIONS.
6. WATER LINE THRUST RESTRAINTS (NOT SHOWN FOR CLARITY) SHALL BE PROVIDED AS SPECIFIED FOR CONCRETE THRUST BLOCKS.
7. STORM SEWER SHALL BE PVC SDR 35 (ASTMD-3034) OR SCH 40.
8. NOTIFY THE MUNICIPALITY THREE WORKING DAYS PRIOR TO WORK IN THE RIGHT OF WAY.
9. CONNECTIONS TO MUNICIPALITY SYSTEMS SHALL BE IN ACCORDANCE WITH THEIR STANDARD SPECIFICATIONS.

60 30 0 60 120
GRAPHIC SCALE

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DOOR COUNTY SHERIFF'S
CHAPTER 980 HOUSING PROJECT
UTILITY & GRADING PLAN

NO.	REVISION DESCRIPTION

DATE: MAY 12, 2021
DRAFTED BY: RPH
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PROJECT NO.: 1700-02-20
DRAWING NUMBER
SHEET NUMBER
C4.0
OF 8

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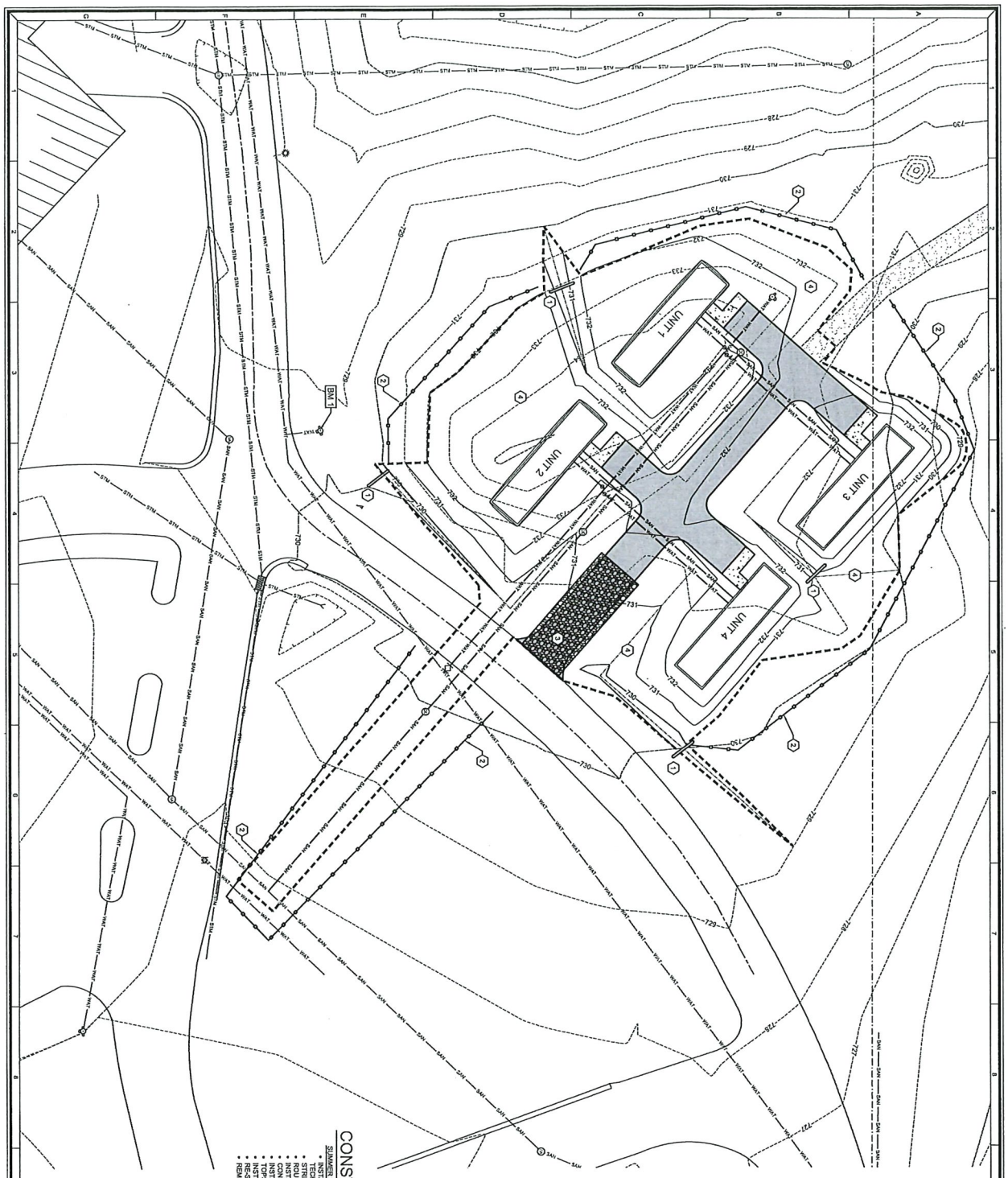

SHEET KEY NOTES:

1. SEDIMENT LOG, MIN 12" DIAMETER; SEE DETAIL A SHEET C5.1
2. SILT FENCE; SEE DETAIL B SHEET C5.1
3. STONE TRACKING PAD; SEE DETAIL C SHEET C5.1
4. TOPSOIL, SEED, FERTILIZE AND MULCH

CONSTRUCTION SEQUENCE:

SUMMER 2021 TO FALL 2021

- INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH THE WDNR TECHNICAL STANDARDS AND STORMWATER MANAGEMENT PLAN.
- STRIP TOPSOIL WITHIN GRADING LIMITS
- ROUGH GRADE SITE
- INSTALL UTILITIES
- CONSTRUCT BUILDING
- INSTALL BASE COURSE
- TOPSOIL, SEED, FERTILIZE AND MULCH/EROSION MAT
- INSTALL PAVEMENT
- RE-SEED ANY UNVEGETATED AREAS
- REMOVE EROSION CONTROL BMPS UPON SITE STABILIZATION

GRAPHIC SCALE
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DOOR COUNTY SHERIFF'S

CHAPTER 980 HOUSING PROJECT

EROSION CONTROL PLAN

NO.	REVISION DESCRIPTION

DATE: MAY 12, 2021
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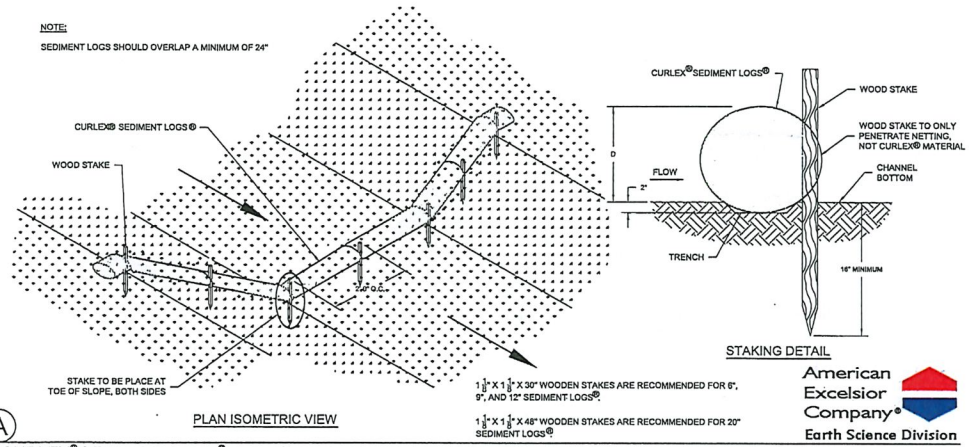
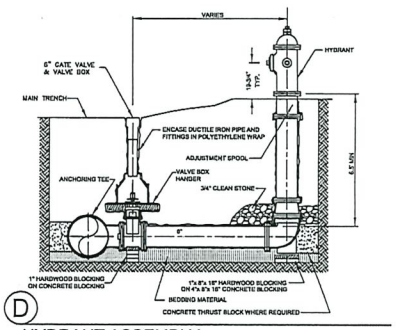
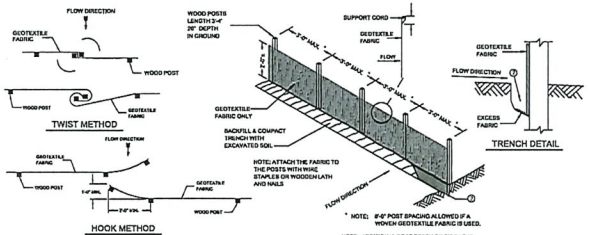


A PLAN ISOMETRIC VIEW

CURLEX® SEDIMENT LOGS® DITCH/CHANNEL APPLICATION



D HYDRANT ASSEMBLY

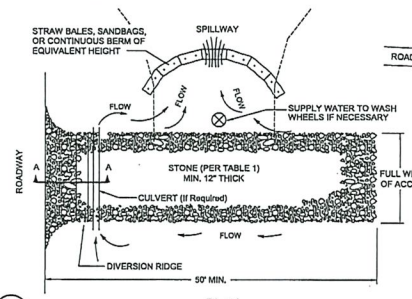


GENERAL NOTES:

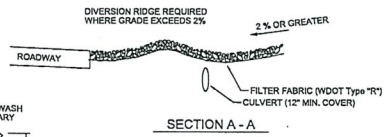
1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1 1/8" X 1 1/8" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

B SILT FENCE

TABLE 1: GRADATION FOR STONE TRACKING PADS	
SIEVE SIZE	% PASSING BY WEIGHT
3"	100
2 1/2"	90-100
1 1/2"	25-60
3/4"	0-20
3/8"	0-5



PLAN



SECTION A - A

NOTES:

1. TRACKING PAD SHALL BE FULL WIDTH OF THE ACCESS POINT UNLESS EXITING TRAFFIC IS RESTRICTED TO A DEDICATED EGRESS LANE WITH A MINIMUM 12 FOOT WIDTH.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
4. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED EROSION CONTROL BMP.
5. USE SANDBAGS, STRAW BALES OR OTHER APPROVED METHODS TO CHANNELIZE RUNOFF TO BMP AS REQUIRED.

C STONE TRACKING PAD

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DOOR COUNTY SHERIFF'S

CHAPTER 980 HOUSING PROJECT

EROSION CONTROL DETAILS

NO.	REVISION DESCRIPTION

DATE: MAY 12, 2021
DRAFTED BY: RPH
CHECKED BY: JAE
PROJECT NO.: 1700-02-20
DRAWING NUMBER
SHEET NUMBER
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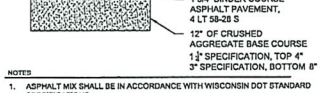
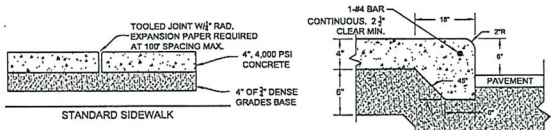


NOTES

1. ASPHALT MIX SHALL BE IN ACCORDANCE WITH WISCONSIN DOT STANDARD SPECIFICATIONS

(A) STANDARD DUTY ASPHALT PAVEMENT



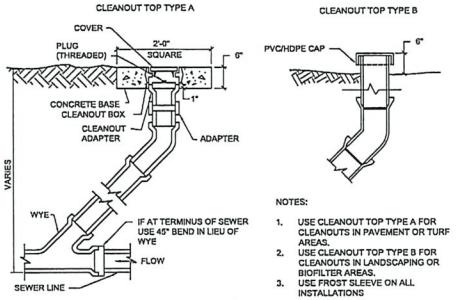
STANDARD SIDEWALK

THICKENED EDGE FOR MONOLITHIC SIDEWALK

NOTES:

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

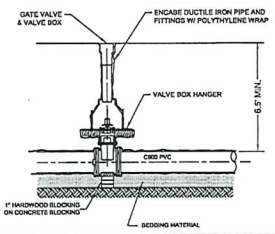
(B) CONCRETE SIDEWALK



NOTES:

1. USE CLEANOUT TOP TYPE A FOR CLEANOUTS IN PAVEMENT OR TURF AREAS.
2. USE CLEANOUT TOP TYPE B FOR CLEANOUTS IN LANDSCAPING OR BIOFILTER AREAS.
3. USE FROST SLEEVE ON ALL INSTALLATIONS

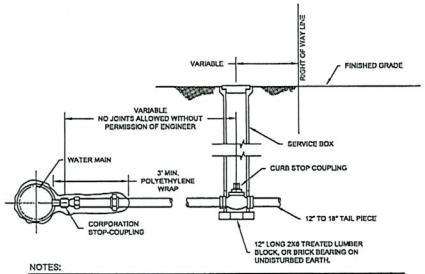
(C) CLEANOUT



NOTES:

1. PROVIDE FROST PROTECTION ON SERVICE BOX IN ACCORDANCE WITH STATE STANDARDS.

(D) GATE VALVE

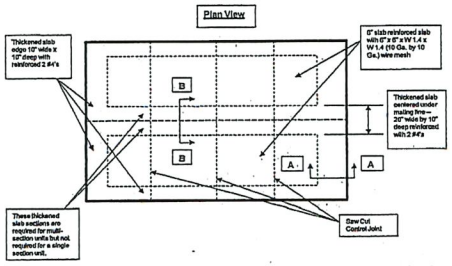


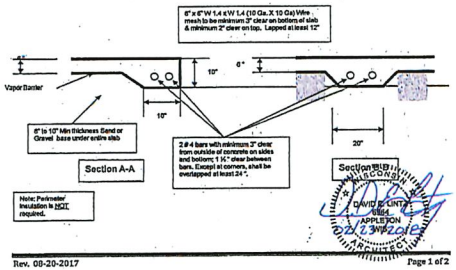
NOTES:

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

(E) WATER SERVICE CONNECTION

State of Wisconsin acceptable slab on grade for pier supported manufactured home produced on or after April 1, 2007 [per SPS 321.40 (1)]





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Limitations:

1. Minimum 3,000 psi concrete. [24 CFR 3285.312(a)(1)(ii)]
2. Rebar and mesh at least grade 40.
3. Soil bearing capacity at least 2,000 psf. [SPS 321.40 (2) (b) 2.] The soil bearing capacity shall be determined through test by a pocket penetrometer or other means of analysis. If the soil bearing capacity under each intended pier location is less than 2000 pounds per square foot, piers shall be located in accordance with the manufacturer's instructions. [SPS 321.40(1)(j).] This is a department requirement in addition to the requirements in 24 CFR 3285.202(a): Where a community-wide soil test does not exist and a soil test is required by this chapter, such as for a proposed frost-free-foundation design, the test shall be conducted to determine the soils in the entire community rather than at an individual site.
4. Placed on undisturbed soil. May not be placed on unprepared fill material, organic soil, alluvial soil, mud, or frozen soil. [SPS 321.40 (2) (b) 1. and 24 CFR 3285.312(a)]
5. 8 to 10" of clean, graded sand, gravel, or crushed stone base in clay soils. [SPS 321.20 (2) with added thickness to resist frost.] Compaction of sand, etc., should be 95% of modified Proctor.
6. 6 mil vapor retarder overlapped 12 inches and sealed. [24 CFR 3285.204]
7. Maximum pier spacing of 7 feet with max. load per pier of 5,300 lbs. when placed on 6" thick slab. [SPS 321.40 (2) (b) 10. and 24 CFR 3285.310]
8. Maximum load per pier of 11,900 lbs. at mating line when centered on the 20" W. X 10" D. thickened slab, Section B-B, reinforced with 2 - #4 bars. Individual pier footings at mating line meeting sizing requirements in 24 CFR 3285 Table to 3285.312 may be used in lieu of continuous thickened slab. [24 CFR 3285.312(c)]
9. Site shall drain away from the home per SPS 321.12. Ensure drainage of sand fill zone so that any clay does not cause water to pool under the slab.
10. The water table may not be above the frost penetration depth, i.e. at least 4 feet below grade. [SPS 321.16 (1) (a)]
11. Saw cut joints in slab so that sections are approximately square. (Example: 16' by 70' slab = 4 segments.)
12. Anchors and tie-downs per manufacturer's requirements.

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(F) SLAB ON GRADE

MACH IV
ENGINEERING • SURVEYING • ENVIRONMENTAL
2260 Satschelder Court Green Bay, WI 54313
PH:920-569-5765; Fax: 920-569-5767
www.mach-iv.com

DOOR COUNTY SHERIFF'S

CHAPTER 980 HOUSING PROJECT

SITE DETAILS

NO.	REVISION DESCRIPTION

DATE: MAY 12, 2021
DRAFTED BY: RPH
CHECKED BY: JAE
PROJECT NO.: 1700-02-20
DRAWING NUMBER
SHEET NUMBER
C6.0
OF 8

FL\Jobs\1700-02-20 Door Co Sheriffs Ch 980 Housing Project\DRAWINGS\1700-02-20 ENG.dwg 5/17/2021 4:25:04 PM

Revision Number	Revision Description	Drawn By	Checked By	Date

Designed By	SMS
Drawn By	RLS
Checked By	SMS
Approved By	SMS
Filename	001G3.DWG
Project No.	10432
Project Date	AUGUST 2003

SITE, ROADWAY, UTILITY and DRAINAGE IMPROVEMENTS
JUSTICE CENTER and HIGHWAY DEPARTMENT
DOOR COUNTY (STURGEON BAY, WISCONSIN)
SITE
SOIL EXPLORATION LOCATION MAP

STUBENRAUCH The Stubenrauch Architects, Inc.

DONOHUE & ASSOCIATES

Sheet No. 4

Drawing No. 001-G-3

GENERAL NOTES:

1. BORING LOCATIONS AS FROM SUBSURFACE INVESTIGATION.
2. REFERENCE THE SPECIFICATION SUPPLEMENTARY CONDITIONS REGARDING REPORTS.

CITY OF STURGEON BAY

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

APPLICATION FOR ***CERTIFICATE OF APPROPRIATENESS***

Name: Boys & Girls Club

Owner of Premises: John McMahon

Address or Legal Description of Premises:
55 S. 3rd Street, Sturgeon Bay WI 54235

Statement of Specific Item Requested for Approval:
Install double face flag mount full color message center on the corner of the building per design attached.

Kelli Lax - Creative Sign Company

6.7.2011
Date

Applicant

Date Received: 6-10-21

Staff Signature:

Date Approved/Denied:

EMC-1: LOC-1
OPTION A

creative Sign company inc
505 LAWRENCE DR, DE PERE, WI 54115
920.336.8900 CREATIVESIGNCOMPANY.COM

CLIENT: BOYS & GIRLS CLUB
LOCATION: 55 S. THIRD AVE., STURGEON BAY
DRAWN BY: NICOLE M
SALESPERSON: KELLI L
DATE: 05/18/2021
DESIGN #: D18276
PAGE: 1.1

REVISION LOG:	INTL	DATE	DESCRIPTION
	BN	06/01/2021	SIZE CHANGE/ FLUSH

FLAGMOUNT EMC

QUANTITY: 1 D/F EMC

MESS CENTER: 16MM WATCHFIRE (COLOR)
BROADBAND: YES
TEMP PROBE: YES

FRAME: 3" SQ TUBE
MOUNTING: FLAGMOUNT WITH .25" PLATES & TENSION CABLES AS NEEDED

INSTRUCTION: ADD NEW MC TO BUILDING AS SHOWN.

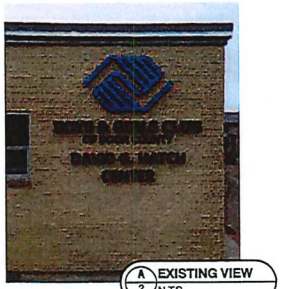
COLORS:
■ P-1 BLACK

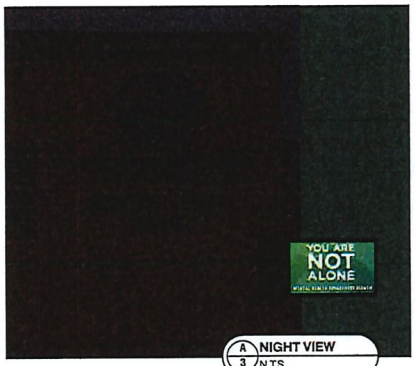
CUSTOMER SIGNATURE FOR DESIGN APPROVAL:

X
SIGNATURE DATE

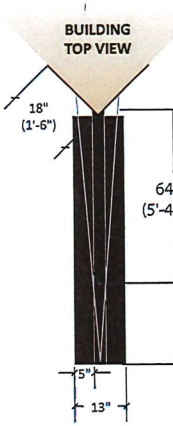


A 1 LOCATION VIEW (AFTER) SCALE: 3/16" = 1'

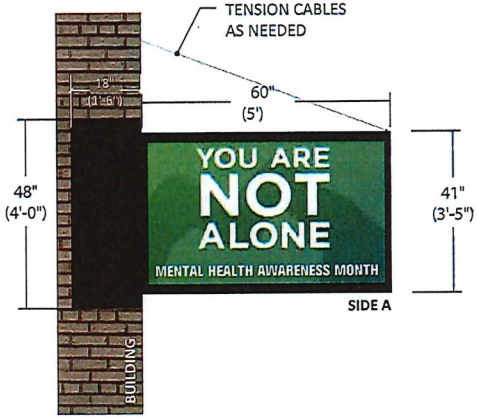

A 2 EXISTING VIEW N.T.S.



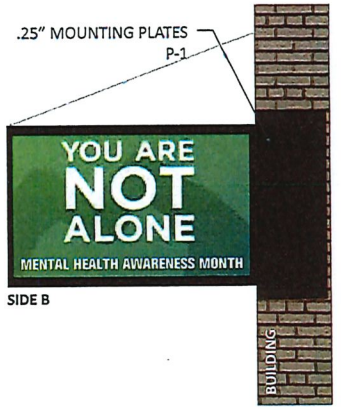
A 3 NIGHT VIEW N.T.S.



A 4 DETAIL VIEW SCALE: 3/8" = 1'



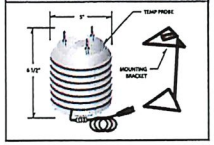
SIDE A



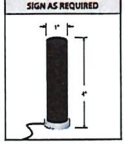
SIDE B

LIT SIGN
THIS SIGN WILL REQUIRE ELECTRICAL HOOK UP. CUSTOMER IS REQUIRED TO SCHEDULE A LICENSED ELECTRICIAN TO RUN POWER TO THE SIGN AND DO FINAL HOOK UP. TALK TO YOUR SIGN CONSULTANT IF:
- YOU WOULD LIKE CREATIVE SIGN TO COORDINATE YOUR ELECTRICAL
- YOU HAVE ANY QUESTIONS REGARDING THE POWER REQUIREMENTS FOR YOUR SIGNAGE.

TEMPERATURE PROBE DETAILS
TO BE MOUNTED TO MESSAGE CENTER AS REQUIRED PER SITE CONDITIONS FOR ACCURATE READINGS



BROADBAND ANTENNA DETAILS
TO BE MOUNTED TO SIGN AS REQUIRED



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