MIXED RESIDENTIAL DEVELOPMENT

WILLOW RUN

PEWAUKEE, WISCONSIN

PROJECT INFORMATION

MULTIFAMILY INFORMATION:

MULTIFAMILY AREA: 1,406,586 S.F. (32.29 ACRES).

EXISTING ZONING: P-1 (PARK AND OPEN SPACE DISTRICT) & LC (LOWLAND CONSERVANCY DISTRICT)

PROPOSED ZONING: RM-3 (MULTIFAMILY RESIDENTIAL DISTRICT)

PROPOSED USE: PROPOSED SINGLE FAMILY AND MULTIFAMILY HOUSING DEVELOPMENT

AREA OF SITE DISTURBANCE: TBD

SETBACKS:
BUILDING: STREET(SOUTHWEST) = 35'
SIDE(SOUTH AND WEST) = 30'
REAR(NORTH AND EAST) = 35'

PROPOSED BUILDING HEIGHT: 32' (MAX. HEIGHT ALLOWED: 35')

PARKING REQUIRED: 1.5 SPACES PER 1 AND 2 BEDROOM UNIT AND 2.5 SPACES PER 3 OR MORE BEDROOM UNITS (451SPACES REQ.)

PARKING PROVIDED: 117 GARAGE STALLS ATTACHED TO BUILDING
117 STALLS IN FRONT OF BUILDING ATTACHED GARAGES
168 DETACHED GARAGE STALLS
144 EXTERNAL SPACES (6 H.C. ACCESSIBLE)
546 TOTAL PARKING STALLS

HANDICAP STALLS REQUIRED: 6, HANDICAP STALLS PROVIDED: 6

SINGLE-FAMILY INFORMATION:

SINGLE-FAMILY AREA: 903,256 S.F. (20.74 ACRES).

EXISTING ZONING: P-1 (PARK AND OPEN SPACE DISTRICT) & LC (LOWLAND CONSERVANCY DISTRICT)

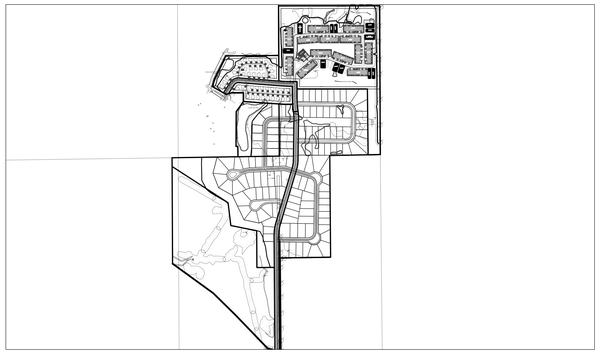
PROPOSED ZONING: RM-3 (MULTIFAMILY RESIDENTIAL DISTRICT)

PROPOSED USE: PROPOSED SINGLE FAMILY AND MULTIFAMILY HOUSING DEVELOPMENT

AREA OF SITE DISTURBANCE: TBD

SETBACKS:
BUILDING: STREET = 35' (30% REDUCTION ALLOWED WITH PUD)
SIDE = 30'
REAR = 35' (30% REDUCTION ALLOWED WITH PUD)

PROPOSED BUILDING HEIGHT: TBD (MAX. HEIGHT ALLOWED: 35')



SITE PLAN OVERVIEW

SCALE: 1"= 800'

NORTH

800' 0 800' 1600'

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED)
1-800 542-2289

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

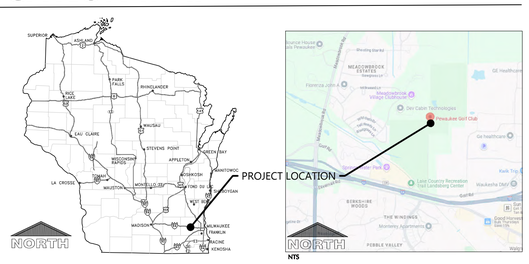
NUMBER	SHEET NAME / DESCRIPTION
C0.1	CIVIL COVER SHEET
C1.1	OVERALL SITE PLAN
C1.1A	OVERALL SITE PLAN - AREA A
C1.1B	OVERALL SITE PLAN - AREA B
C1.1C	OVERALL SITE PLAN - AREA C
C1.1D	OVERALL SITE PLAN - AREA D
C1.1E	OVERALL SITE PLAN - AREA E
C1.1F	OVERALL SITE PLAN - AREA F
C1.2	OVERALL GRADING AND EROSION CONTROL PLAN
C1.2A	OVERALL GRADING AND EROSION CONTROL PLAN - AREA A
C1.2B	OVERALL GRADING AND EROSION CONTROL PLAN - AREA B
C1.2C	OVERALL GRADING AND EROSION CONTROL PLAN - AREA C
C1.2D	OVERALL GRADING AND EROSION CONTROL PLAN - AREA D
C1.2E	OVERALL GRADING AND EROSION CONTROL PLAN - AREA E
C1.2F	OVERALL GRADING AND EROSION CONTROL PLAN - AREA F
C1.3	OVERALL UTILITY PLAN
C1.3A	OVERALL UTILITY PLAN - AREA A
C1.3B	OVERALL UTILITY PLAN - AREA B
C1.3C	OVERALL UTILITY PLAN - AREA C
C1.3D	OVERALL UTILITY PLAN - AREA D
C1.3E	OVERALL UTILITY PLAN - AREA E
C1.3F	OVERALL UTILITY PLAN - AREA F
C3.1	SITE PHOTOMETRIC PLAN
C3.2	SITE ELECTRICAL DETAILS
L1.1A	LANDSCAPE AND RESTORATION DETAIL PLAN - AREA A
L1.1B	LANDSCAPE AND RESTORATION DETAIL PLAN - AREA B

LEGEND

NOTE: ALL SYMBOLS SHOWN MAY NOT APPEAR ON DRAWINGS.

SYM.	IDENTIFICATION	SYM.	IDENTIFICATION
SPOT ELEVATIONS			
000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)	000.00 TC 000.00 FL	PROPOSED SPOT ELEVATIONS (TOP OF CURB, FLOWLINE OF CURB)
000.00 EG	EXISTING GRADE SPOT ELEVATIONS		
000.00 BG 000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL	000.00 TW 000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK @ FLOWLINE)
EXISTING SITE SYMBOLS			
	EXISTING SIGN		EXISTING UTILITY POLE
	EXISTING HANDICAP PARKING STALL		EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING WATER VALVE IN BOX		EXISTING STREET LIGHT
	EXISTING WATER VALVE IN MANHOLE		EXISTING TELEPHONE PEDESTAL
	EXISTING WATER SERVICE VALVE		EXISTING ELECTRIC PEDESTAL
	EXISTING WELL		EXISTING ELECTRIC BOX
	EXISTING STORM CATCH BASIN		EXISTING FLOOD LIGHT
	EXISTING STORM CURB INLET		EXISTING TELEPHONE MANHOLE
	EXISTING SQUARE CATCH BASIN		EXISTING CABLE TV PEDESTAL
	EXISTING LIGHT POLE		EXISTING GAS VALVE
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		EXISTING HEDGE
	3/4" REBAR SET WEIGHING 1.50 LB/FT.		EXISTING WOODED AREA
	1-1/4" REBAR FOUND		EXISTING MARSH AREA
	3/4" REBAR FOUND		EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER
	2" IRON PIPE FOUND		EXISTING CONIFEROUS TREE
	1" IRON PIPE FOUND		EXISTING SHRUB
	SECTION CORNER		EXISTING STUMP
PROPOSED SITE SYMBOLS			
	PROPOSED SIGN		PROPOSED STORM FIELD INLET - ST FI
	PROPOSED HANDICAP PARKING STALL		PROPOSED LIGHT POLE
	PROPOSED WATER VALVE IN BOX		PROPOSED DRAINAGE FLOW
	PROPOSED WATER VALVE IN MANHOLE		PROPOSED APRON END SECTION
	PROPOSED WATER SERVICE VALVE		SOIL BORING
	PROPOSED WELL		CENTER LINE
	PROPOSED STORM CATCH BASIN - ST CB	CO	PROPOSED CLEANOUT
	PROPOSED STORM CURB INLET - ST CI	DSG	PROPOSED DOWNSPOUT TO GRADE
		DSR	PROPOSED DOWNSPOUT TO RISER
EXISTING LINETYPES			
	EXISTING CHAINLINK FENCE	POL	EXISTING POLISH SEWER AND MANHOLE
	EXISTING WOOD FENCE	P	EXISTING PROCESS SEWER AND MANHOLE
	EXISTING BARBED WIRE FENCE	CLW	EXISTING CLEAR WATER LINE
	EXISTING CURB AND GUTTER	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
	EXISTING GUARD RAIL	E	EXISTING UNDERGROUND ELECTRIC CABLE
800	EXISTING GROUND CONTOUR	T	EXISTING UNDERGROUND TELEPHONE CABLE
ST	EXISTING STORM SEWER AND MANHOLE	G	EXISTING UNDERGROUND GAS LINE
SA	EXISTING SANITARY SEWER AND MANHOLE	OU	EXISTING OVERHEAD UTILITY LINE
	EXISTING WATER LINE AND HYDRANT		RAILROAD TRACKS
	INTERIOR PROPERTY LINE		RIGHT-OF-WAY LINE
PROPOSED LINETYPES			
	PROPOSED CHAINLINK FENCE	POL	PROPOSED POLISH SEWER AND MANHOLE
	PROPOSED WOOD FENCE	P	PROPOSED PROCESS SEWER AND MANHOLE
	PROPOSED BARBED WIRE FENCE	CLW	PROPOSED CLEAR WATER LINE
	PROPOSED CURB AND GUTTER	FO	PROPOSED UNDERGROUND FIBER OPTIC LINE
	PROPOSED GUARD RAIL	E	PROPOSED UNDERGROUND ELECTRIC CABLE
800	PROPOSED GROUND CONTOUR	T	PROPOSED UNDERGROUND TELEPHONE CABLE
ST	PROPOSED STORM SEWER AND MANHOLE - ST MH	G	PROPOSED UNDERGROUND GAS LINE
SA	PROPOSED SANITARY SEWER AND MANHOLE - SAN MH	OU	PROPOSED OVERHEAD UTILITY LINE
	PROPOSED WATER LINE AND HYDRANT		MATCHLINE
	PROPOSED PROPERTY LINE		GRADING/SEEDING LIMITS

LOCATION MAP



NTS

PROJECT NOTES

GENERAL PROJECT NOTES

1. ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.
3. CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AS-BUILT SURVEY OF STORMWATER POND FOLLOWING COMPLETION OF THE POND.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

STORMWATER POND ASBUILT NOTE

CONTRACTOR TO CONTACT EXCEL ENGINEERING TO COMPLETE AN AS-BUILT SURVEY FOLLOWING COMPLETION OF THE CONSTRUCTION OF THE STORMWATER POND. THE SURVEY SHALL BE COMPLETED PRIOR TO THE POND FILLING WITH WATER. CONTRACTOR SHALL GIVE EXCEL ENGINEERING A MINIMUM OF A 3 DAY NOTICE. PLEASE NOTE THAT THE HORIZONTAL TOLERANCE FOR POND CONSTRUCTION IS 0.50' AND THE VERTICAL TOLERANCE FOR POND, OUTLET, AND SPILLWAY CONSTRUCTION IS 0.10'. ANY ADDITIONAL WORK REQUIRED TO SURVEY A POND FULL OF WATER OR FOR SURVEYING FOLLOWING REWORK SHALL BE AT THE CONTRACTOR'S EXPENSE.

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

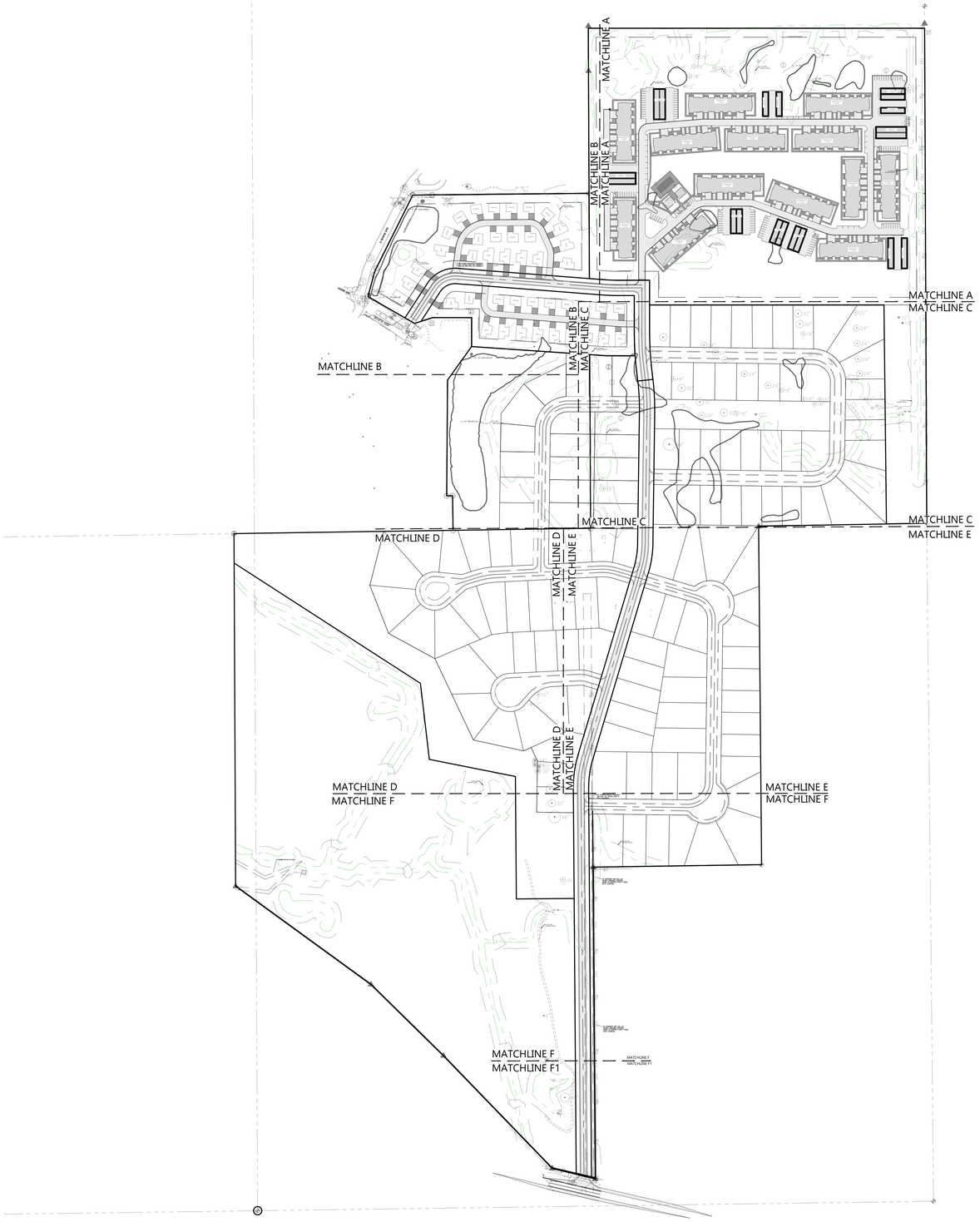
PRELIMINARY DATES
DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C0.1

CIVIL COVER SHEET



SCALE: 1" = 200'
200' 0 200' 400'
NORTH

OVERALL CIVIL SITE PLAN

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PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

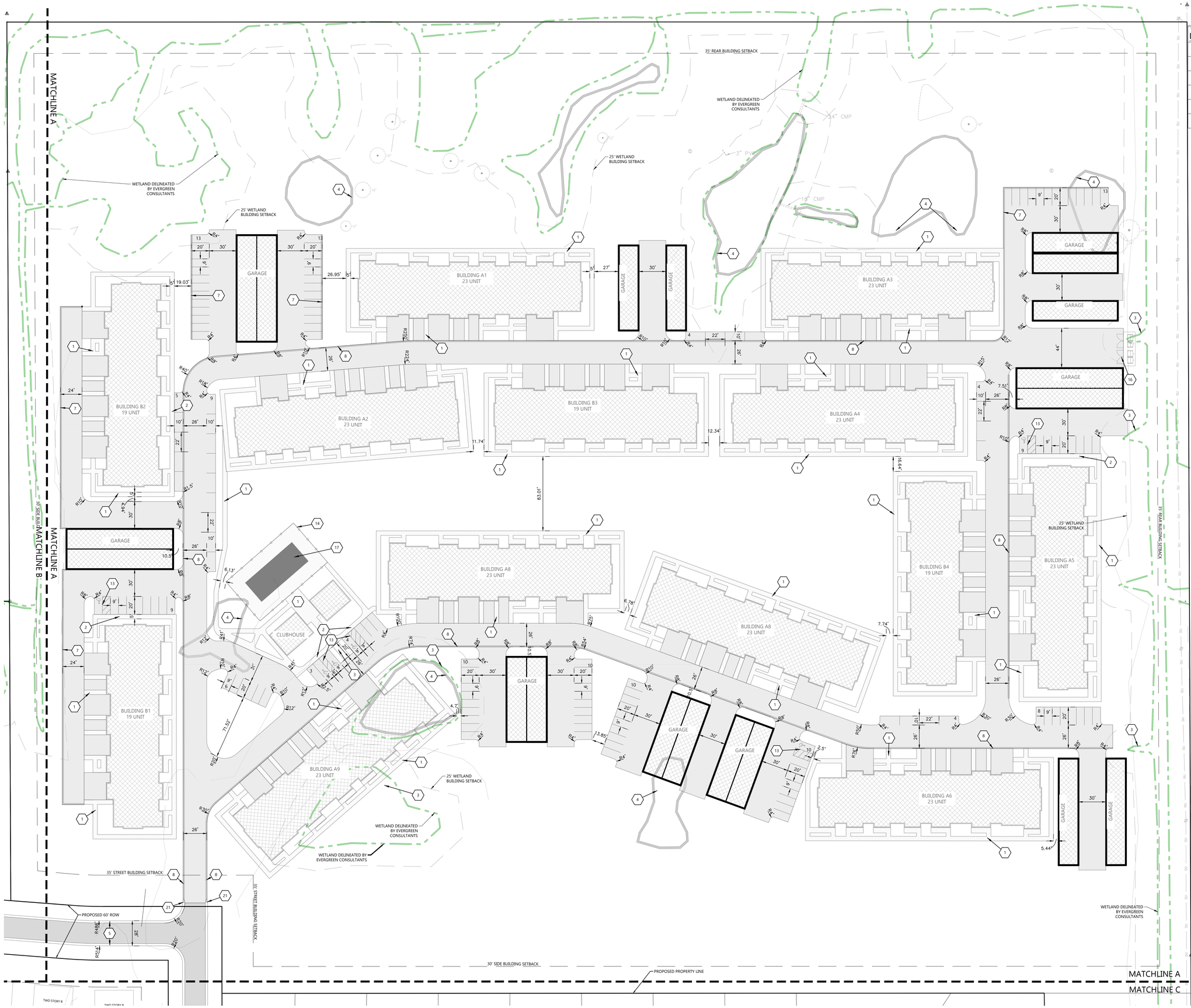
PROFESSIONAL SEAL

PRELIMINARY DATES
NOV. 13, 2024
DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.1



CIVIL SITE PLAN AREA A

SCALE: 1" = 40'

NORTH

LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		LOADING DOCK CONCRETE
	SIDEWALK CONCRETE		DUMPSTER PAD / APRON CONCRETE
	LIGHT DUTY CONCRETE		
	INVERTED CURB & GUTTER		SHEDDING CURB & GUTTER

KEYNOTES

1	CONCRETE WALK (SEE DETAIL)
2	RAISED WALK (SEE DETAIL)
3	WETLAND TO BE FILLED FOR THE PROJECT. WETLAND FILL PERMIT TO BE OBTAINED PRIOR TO DISTURBANCE OF ANY WETLANDS
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5	30" MOUNTABLE CURB AND GUTTER PER CITY OF PEWAUKEE STANDARDS
7	18" CURB & GUTTER (SEE DETAIL)
8	18" MOUNTABLE CURB & GUTTER (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	METAL FENCE (SEE ARCH PLANS FOR DETAILS)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	POOL (SEE ARCH PLANS FOR DETAILS)
21	CURB TAPER TRANSITION FROM 18" - 30" IN 5'

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PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:

WILLOW RUN

PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES

DEC 13, 2024

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JOB NUMBER

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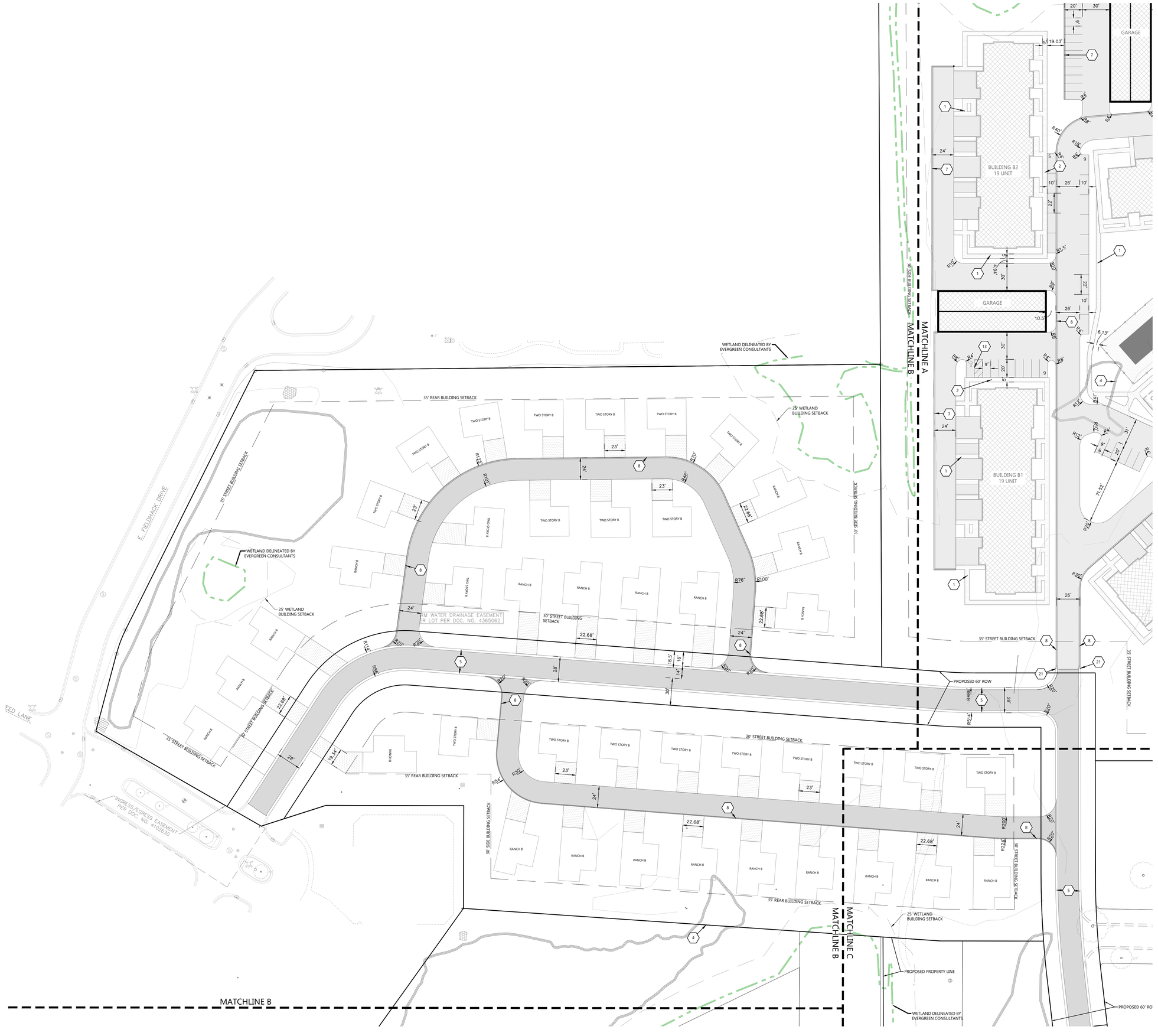
SHEET NUMBER

C1.1A



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16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	POOL (SEE ARCH PLANS FOR DETAILS)
21	CURB TAPER TRANSITION FROM 18" - 30" IN 5'

SCALE: 1"= 40'
40' 0 40' 80'
NORTH

CIVIL SITE PLAN AREA B

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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

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WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
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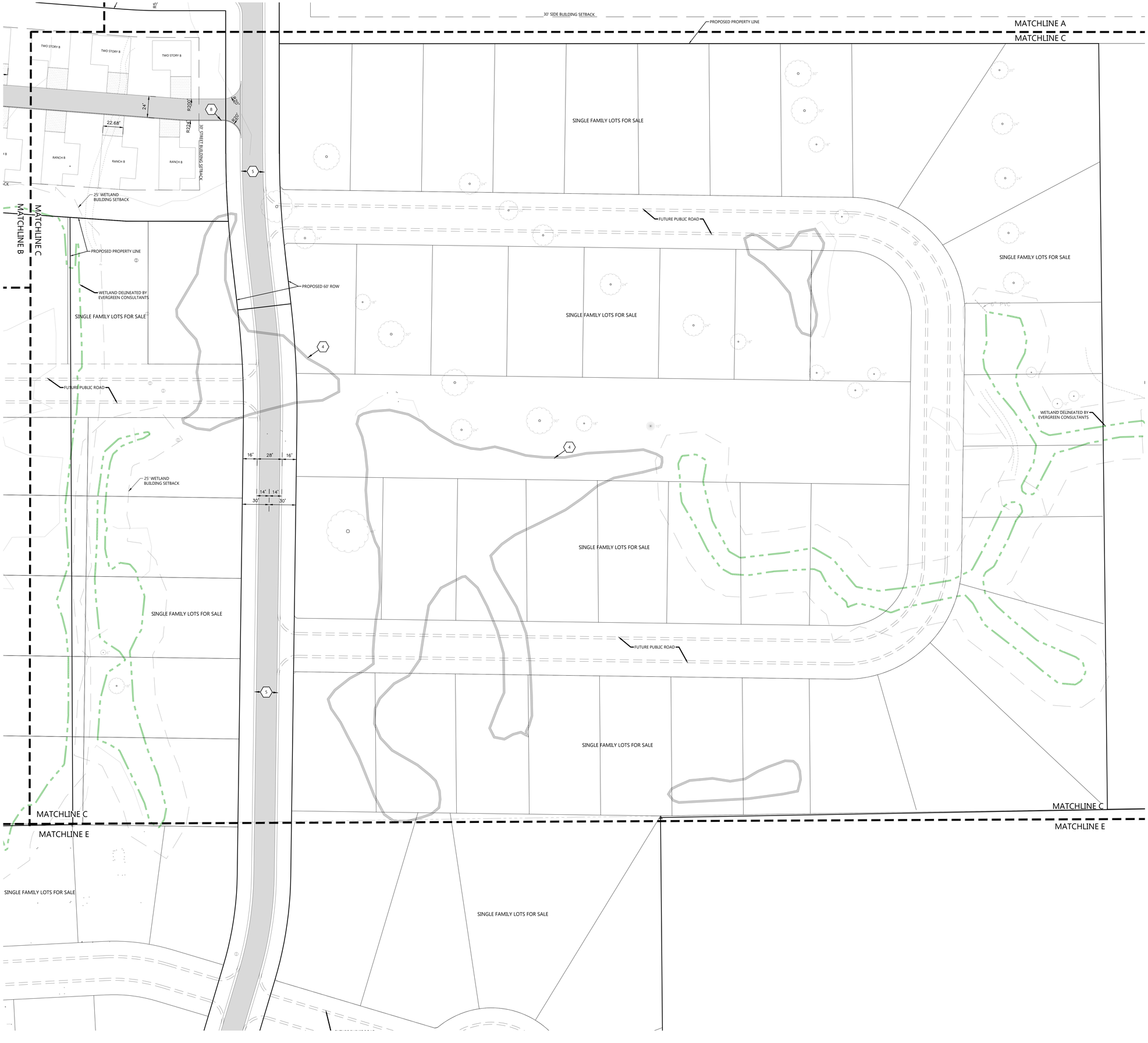
SHEET NUMBER
C1.1B



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LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		LOADING DOCK CONCRETE
	SIDEWALK CONCRETE		DUMPSTER PAD / APRON CONCRETE
	LIGHT DUTY CONCRETE		
	INVERTED CURB & GUTTER		SHEDDING CURB & GUTTER

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WILLOW RUN
PEWAUKEE • WISCONSIN

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DEC 13, 2024

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240299700

SHEET NUMBER
C1.1C

SCALE: 1"= 40'
40' 0 40' 80'
NORTH

CIVIL SITE PLAN AREA C

MATCHLINE D

MATCHLINE D
MATCHLINE E

SINGLE FAMILY LOTS FOR SALE

FUTURE PUBLIC ROAD

SINGLE FAMILY LOTS FOR SALE

SINGLE FAMILY LOTS FOR SALE

FUTURE PUBLIC ROAD

SINGLE FAMILY LOTS FOR SALE

16' 14' 14' 16'

16' 28' 16'

WETLAND DELINEATED BY EVERGREEN CONSULTANTS

PROPOSED PROPERTY LINE

WETLAND DELINEATED BY EVERGREEN CONSULTANTS

25' WETLAND BUILDING SETBACK

MATCHLINE D
MATCHLINE F

MATCHLINE D
MATCHLINE E

MATCHLINE F

30' EASEMENT PER DOC. #1174940 (NOT IN TITLE, VACATED?)

KEYNOTES	
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	LIGHT DUTY CONCRETE		
	INVERTED CURB & GUTTER		SHEDDING CURB & GUTTER

SCALE: 1" = 40'
40' 0 40' 80'
NORTH

CIVIL SITE PLAN AREA D

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	LIGHT DUTY CONCRETE		
	INVERTED CURB & GUTTER		SHEDDING CURB & GUTTER

SCALE: 1" = 40'
40' 0 40' 80'
NORTH

CIVIL SITE PLAN AREA E

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SHEET NUMBER
C1.1E

MATCHLINE D
MATCHLINE F

MATCHLINE E
MATCHLINE F

30' INGRESS/EGRESS EASEMENT PER DOC. NO. 930455 (NOT IN TITLE VACATED?)

FUTURE PUBLIC ROAD

SINGLE FAMILY LOTS FOR SALE

25' WETLAND BUILDING SETBACK

WETLAND DELINEATED BY EVERGREEN CONSULTANTS

PROPOSED 60' ROW

10' EASEMENT PER DOC. NO. 881204. ASSUMED LOCATION BASED ON EXISTING UTILITY POLES. (DOC. ILLEGIBLE)

18" CMP

WETLAND DELINEATED BY EVERGREEN CONSULTANTS

25' WETLAND BUILDING SETBACK

3

PROPOSED 60' ROW

60'

16' | 14' | 14' | 16'

10' EASEMENT PER DOC. NO. 881204. ASSUMED LOCATION BASED ON EXISTING UTILITY POLES. (DOC. ILLEGIBLE)

MATCHLINE F
MATCHLINE F1

MATCHLINE F
MATCHLINE F1

PROPOSED 60' ROW

16' | 14' | 14' | 16'

217'
100'
150'
130'
100'
12.04'
12.21'
300'
325'
150'

LEGEND:

HATCH	PAVEMENT SECTION	HATCH	PAVEMENT SECTION
	STANDARD ASPHALT		HEAVY DUTY CONCRETE
	HEAVY DUTY ASPHALT		LOADING DOCK CONCRETE
	SIDEWALK CONCRETE		DUMPSTER PAD / APRON CONCRETE
	LIGHT DUTY CONCRETE		
	INVERTED CURB & GUTTER		SHEDDING CURB & GUTTER

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8	18" MOUNTABLE CURB & GUTTER (SEE DETAIL)
13	HANDICAP STALL & STRIPING PER STATE CODES
14	METAL FENCE (SEE ARCH PLANS FOR DETAILS)
16	DUMPSTER ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
17	POOL (SEE ARCH PLANS FOR DETAILS)
21	CURB TAPER TRANSITION FROM 18" - 30" IN 5'

SCALE: 1" = 40'
40' 0 40' 80'
NORTH

CIVIL SITE PLAN AREA F

EXCEL
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excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

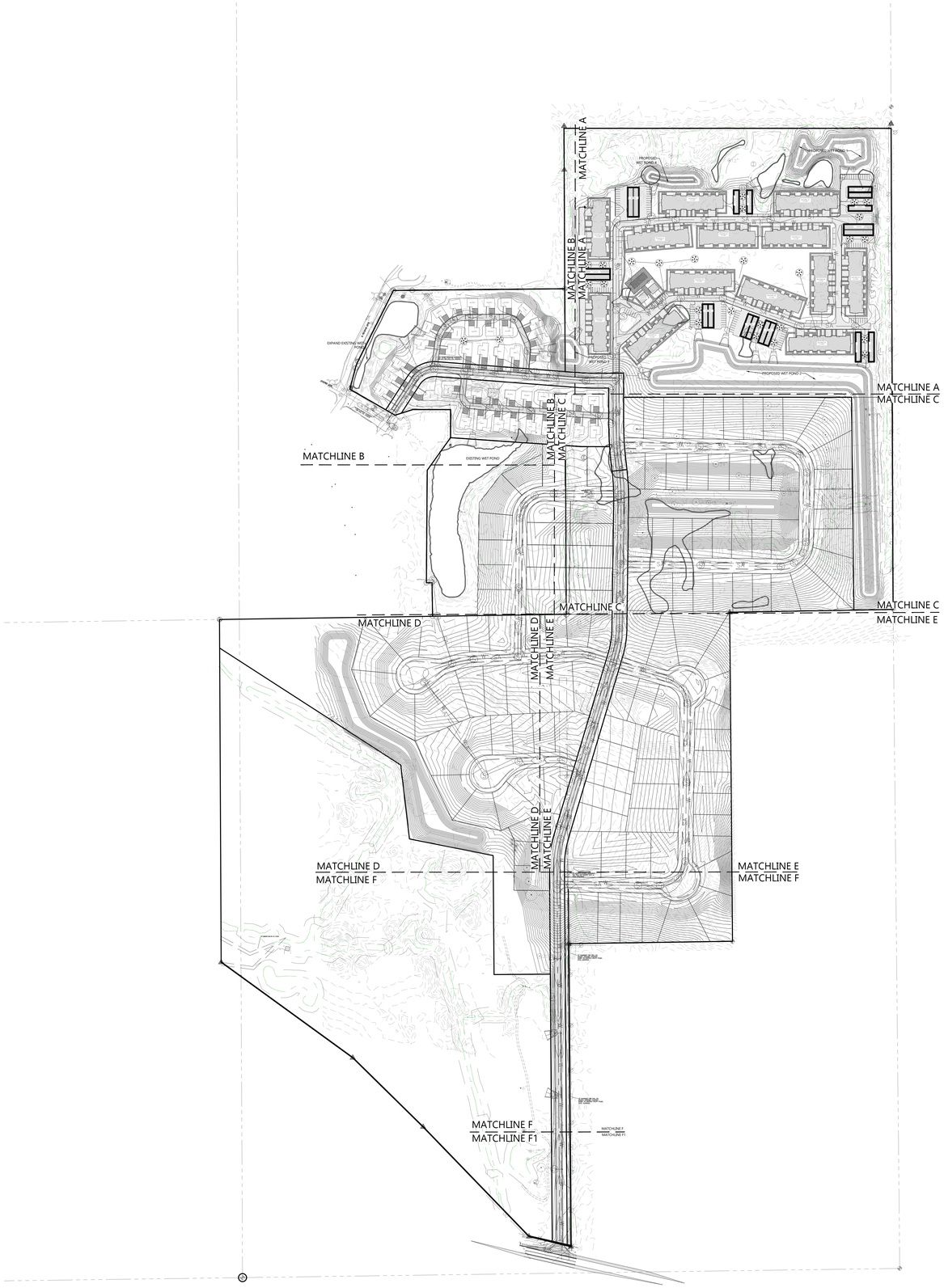
PROFESSIONAL SEAL

PRELIMINARY DATES
DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.1F



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Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

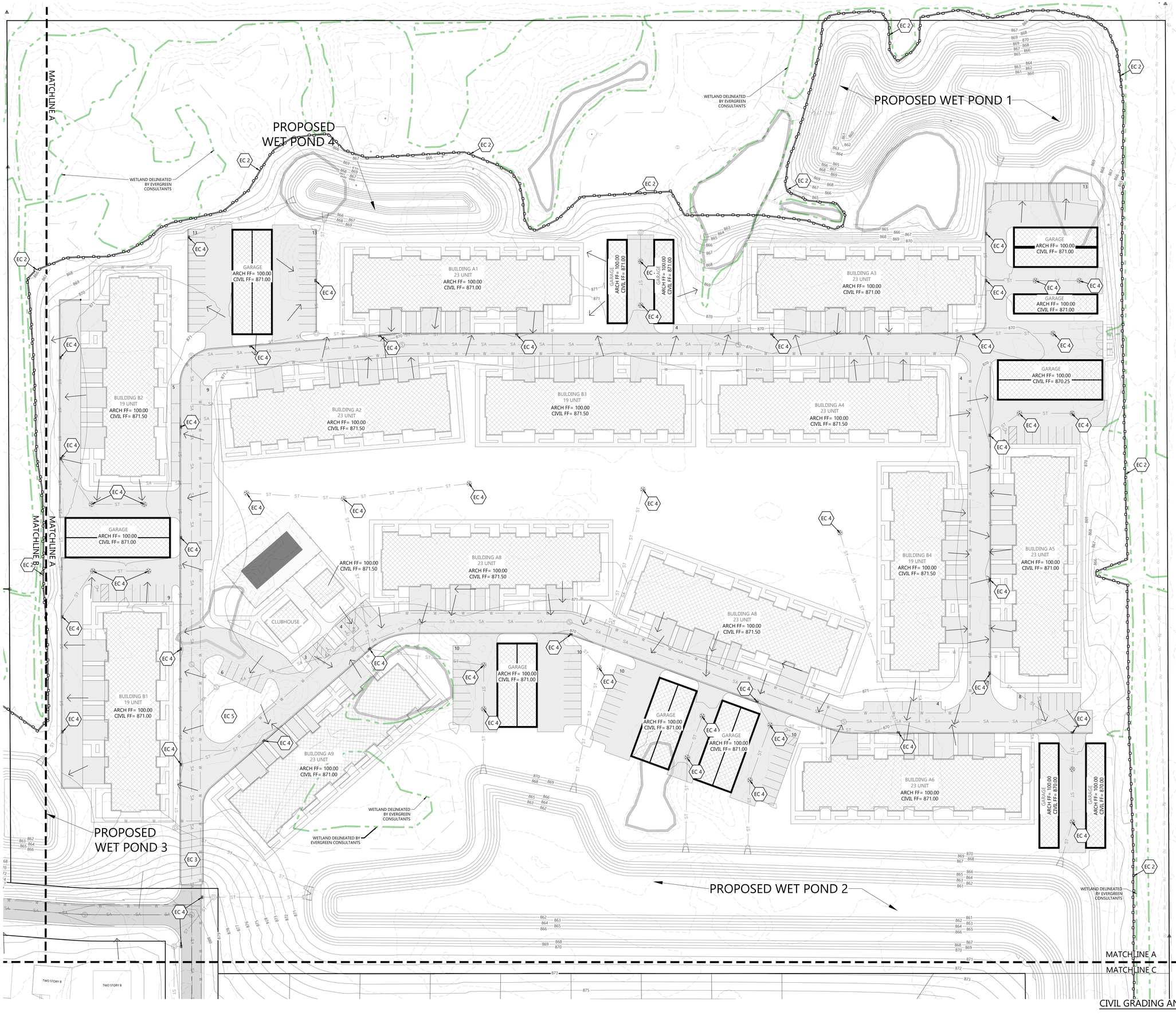
PRELIMINARY DATES
DEC 13, 2024
NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.2

SCALE: 1" = 200'
200' 0 200' 400'
NORTH

OVERALL CIVIL GRADING AND EROSION CONTROL PLAN



GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
- ALL SIDEWALKS SHALL NOT EXCEED A MAXIMUM CROSS SLOPE OF 1.50% AND RUNNING SLOPE OF 4.50% UNLESS OTHERWISE SPECIFIED.
- CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION ENTRANCE AT CONSTRUCTION ENTRANCE FOR PROPOSED IMPROVEMENTS AS REQUIRED PER CODE.
- CONTRACTOR SHALL PROVIDE CONCRETE WASHOUT AS REQUIRED PER CODE. FINAL LOCATION TBD BY CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TEMPORARY INLET PROTECTION FOR ALL CURB INLETS & CATCH BASINS ONSITE & OFFSITE IMMEDIATELY DOWNSTREAM OF THE PROJECT SITE PER LOCAL CODE.

KEYNOTES

EC 1	SILT FENCE
EC 2	DOUBLE ROW OF SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT

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PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:

WILLOW RUN

PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.2A

SCALE: 1" = 40'
40' 0 40' 80'
NORTH

CIVIL GRADING AND EROSION CONTROL PLAN AREA A

GENERAL NOTES:

- HANDICAP STALL AND ACCESS AISLES SHALL NOT EXCEED A SLOPE OF 1.50% IN ANY DIRECTION. HANDICAP STALL & ACCESS AISLES SHALL CONFORM TO ADA REQUIREMENTS (CURRENT EDITION)
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KEYNOTES

EC 1	SILT FENCE
EC 2	DOUBLE ROW OF SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT

CIVIL GRADING AND EROSION CONTROL PLAN AREA B

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PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:

WILLOW RUN

PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES

DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

240299700

SHEET NUMBER

C1.2B

PROPOSED WET POND 3

PROPOSED WET POND 2

WETLAND DELINEATED BY EVERGREEN CONSULTANTS

MATCHLINE A

MATCHLINE B

MATCHLINE C

MATCHLINE E

FUTURE PUBLIC ROAD

TWO STORY B

RANCH B

KEYNOTES

EC 1	SILT FENCE
EC 2	DOUBLE ROW OF SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT

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SCALE: 1" = 40'

NORTH

CIVIL GRADING AND EROSION CONTROL PLAN AREA C

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PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.2C

KEYNOTES

EC 1	SILT FENCE
EC 2	DOUBLE ROW OF SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT

GENERAL NOTES:

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CIVIL GRADING AND EROSION CONTROL PLAN AREA D

SCALE: 1" = 40'
40' 0 40' 80'
NORTH

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PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.2D

KEYNOTES

EC 1	SILT FENCE
EC 2	DOUBLE ROW OF SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT

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SCALE: 1" = 40'
40' 0 40' 80'
NORTH

CIVIL GRADING AND EROSION CONTROL PLAN AREA E

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excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.2E

MATCHLINE D
MATCHLINE F

MATCHLINE E
MATCHLINE F

MATCHLINE F
MATCHLINE F1

MATCHLINE F
MATCHLINE F1

10' INGRESS/EGRESS EASEMENT PER DOC. NO. 830455 (NOT IN TITLE, VACATED?)

FUTURE PUBLIC ROAD

WETLAND DELINEATED BY EVERGREEN CONSULTANTS

10' EASEMENT PER DOC. NO. 881204. ASSUMED LOCATION BASED ON EXISTING UTILITY POLES. (DOC. ILLEGIBLE)

18" CMP

WETLAND DELINEATED BY EVERGREEN CONSULTANTS

10' EASEMENT PER DOC. NO. 881204. ASSUMED LOCATION BASED ON EXISTING UTILITY POLES. (DOC. ILLEGIBLE)

KEYNOTES

EC 1	SILT FENCE
EC 2	DOUBLE ROW OF SILT FENCE
EC 3	STABILIZED CONSTRUCTION ENTRANCE
EC 4	INLET PROTECTION
EC 5	CONCRETE WASHOUT

GENERAL NOTES:

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SCALE: 1" = 40'
40' 0 40' 80'
NORTH

CIVIL GRADING AND EROSION CONTROL PLAN AREA F

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Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

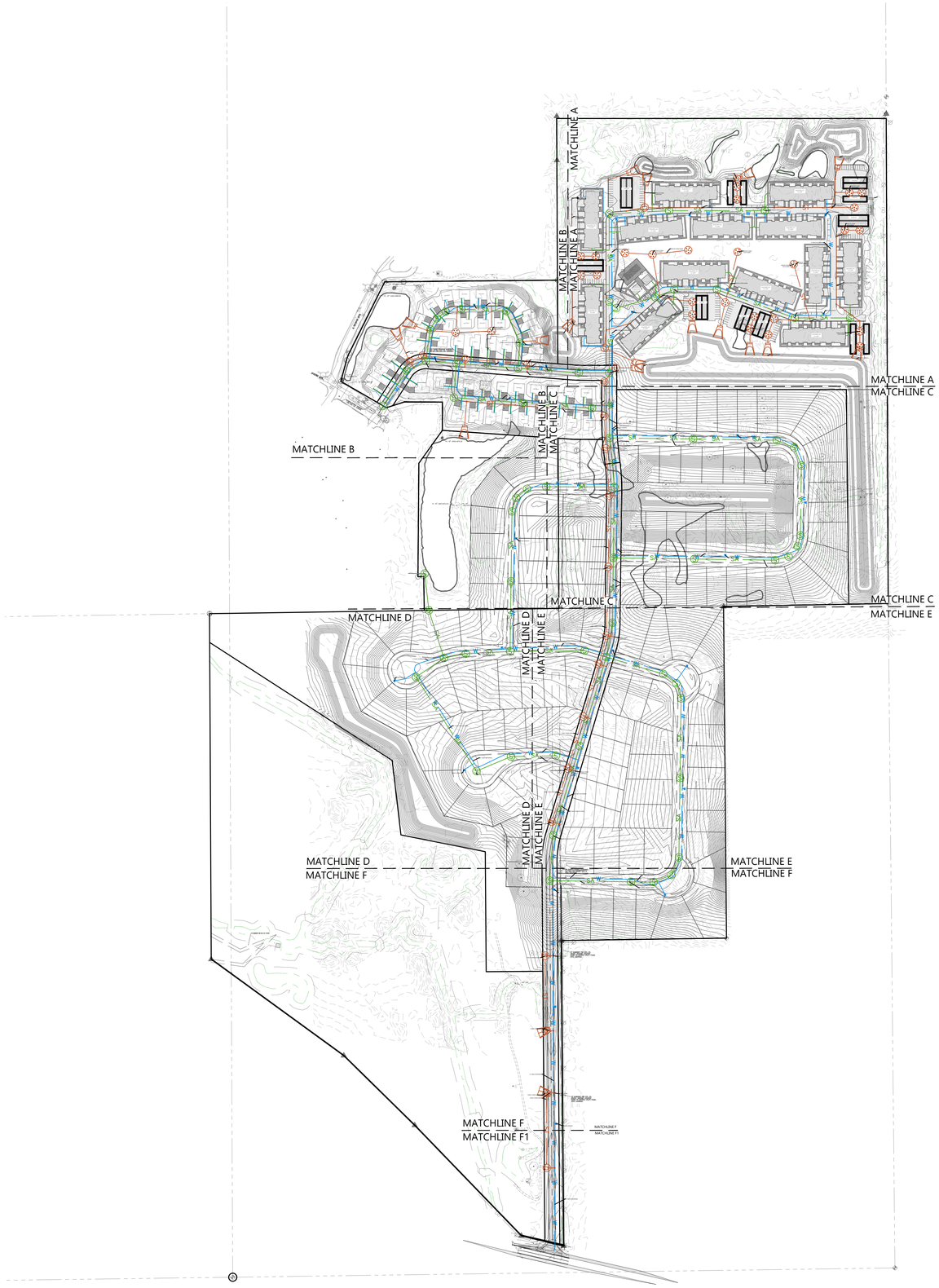
PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC 13, 2024
NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.2F



SCALE: 1" = 200'
200' 0 200' 400'
NORTH

OVERALL CIVIL UTILITY PLAN

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excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.3

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920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:

WILLOW RUN

PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.3A

CIVIL UTILITY PLAN AREA A

SCALE: 1" = 40'

MATCHLINE A
MATCHLINE C
MATCHLINE A
MATCHLINE B
MATCHLINE A

CIVIL UTILITY PLAN AREA B

SCALE: 1"= 40'

NORTH

PROFESSIONAL SEAL

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:

WILLOW RUN

PEWAUKEE ● WISCONSIN

PROJECT INFORMATION

EXCEL

Always a Better Plan

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excel-engineer.com

PRELIMINARY DATES
DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.3B

SCALE: 1" = 40'
40' 0 40' 80'
NORTH

CIVIL UTILITY PLAN AREA C

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Fond du Lac, WI 54935
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excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

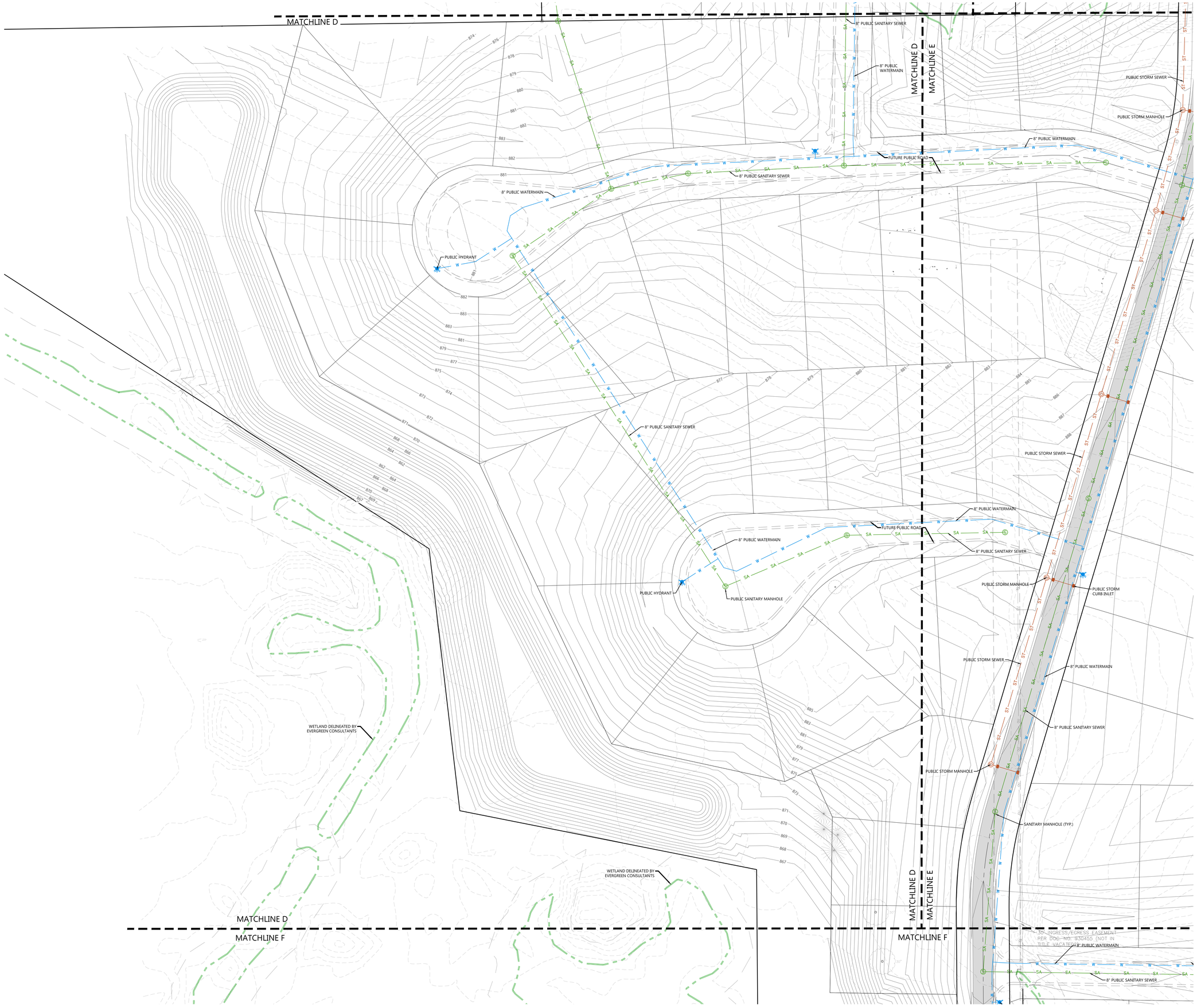
PROFESSIONAL SEAL

PRELIMINARY DATES
DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.3C



CIVIL UTILITY PLAN AREA D

SCALE: 1" = 40'

NORTH

EXCEL
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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:

WILLOW RUN

PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES

DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER

240299700

SHEET NUMBER

C1.3D

SCALE: 1" = 40'
40' 0 40' 80'
NORTH

CIVIL UTILITY PLAN AREA E

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excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.3E

MATCHLINE D
MATCHLINE F

MATCHLINE D
MATCHLINE F

30' INGRESS/EGRESS EASEMENT PER DOC. NO. 930455 (NOT IN TITLE VACATED)

8" PUBLIC WATERMAIN

8" PUBLIC SANITARY SEWER

FUTURE PUBLIC ROAD

8" PUBLIC SANITARY SEWER

PUBLIC HYDRANT

WETLAND DELINEATED BY EVERGREEN CONSULTANTS

PUBLIC STORM MANHOLE

PUBLIC STORM CURB INLET

10' EASEMENT PER DOC. NO. 881204. ASSUMED LOCATION BASED ON EXISTING UTILITY POLES. (DOC. ILLEGIBLE)

MATCHLINE F
MATCHLINE F1

PUBLIC HYDRANT

8" PUBLIC WATERMAIN

18" CMP

WETLAND DELINEATED BY EVERGREEN CONSULTANTS

PUBLIC STORM SEWER

8" PUBLIC WATERMAIN

PUBLIC STORM MANHOLE

PUBLIC STORM CURB INLET

PUBLIC STORM SEWER

10' EASEMENT PER DOC. NO. 881204. ASSUMED LOCATION BASED ON EXISTING UTILITY POLES. (DOC. ILLEGIBLE)

PUBLIC HYDRANT

MATCHLINE F
MATCHLINE F1

SCALE: 1" = 40'
40' 0 40' 80'
NORTH

CIVIL UTILITY PLAN AREA F

EXCEL
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920-926-9800
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PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

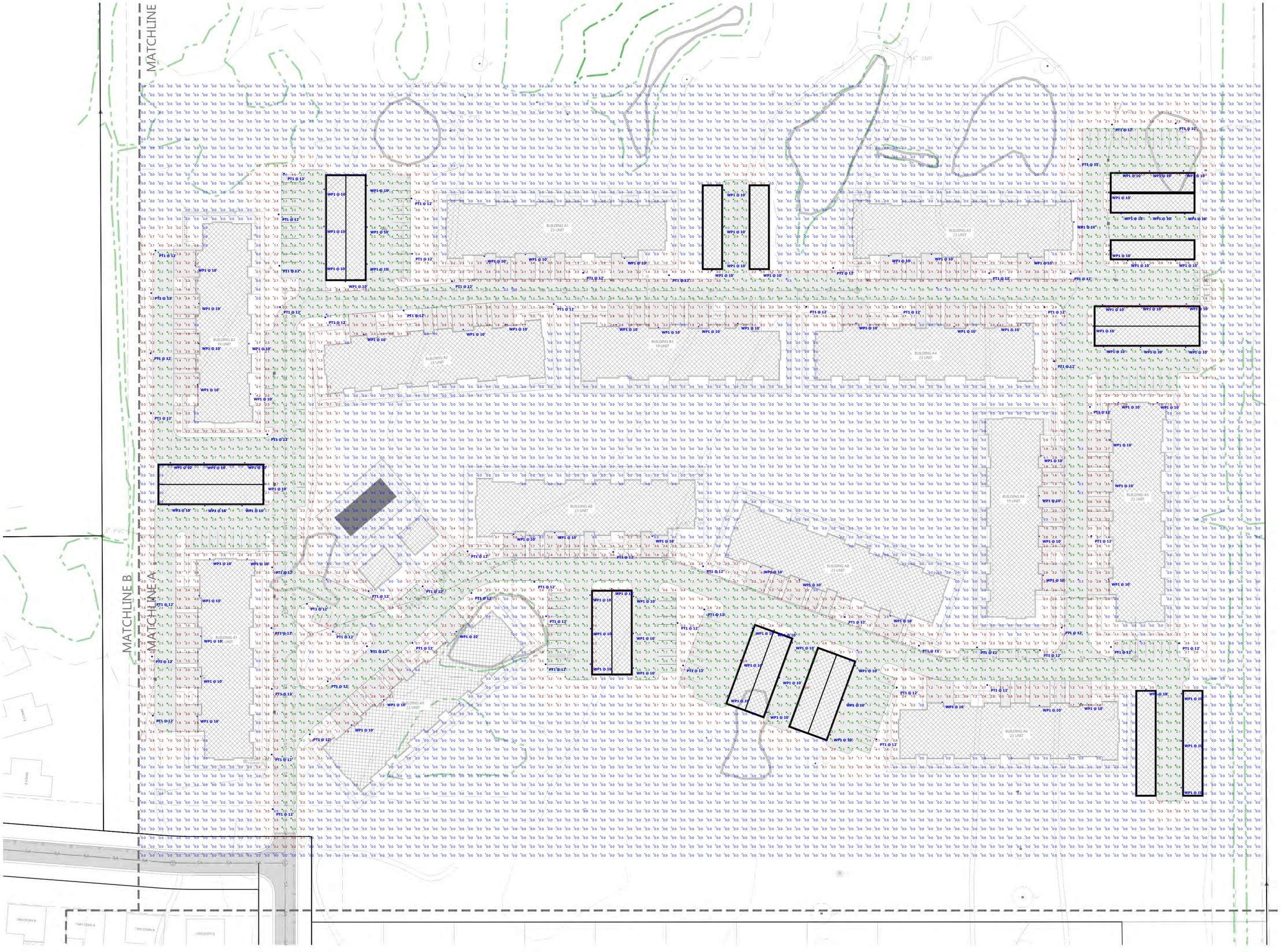
PROFESSIONAL SEAL

PRELIMINARY DATES
DEC 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C1.3F



CIVIL SITE PHOTOMETRIC PLAN & DETAILS

SCALE: 1" = 40'
40' 0 40' 80'
NORTH

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PROJECT INFORMATION

PROPOSED MULTI-FAMILY DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

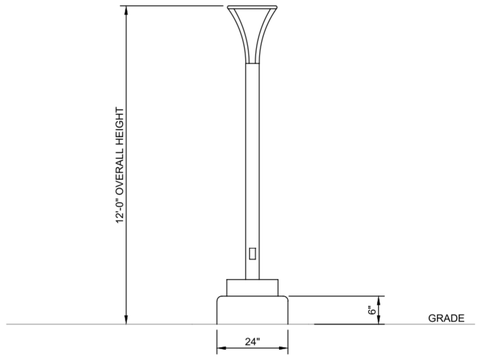
PROFESSIONAL SEAL

PRELIMINARY DATES
DEC. 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C3.1



LIGHT POLE DETAIL

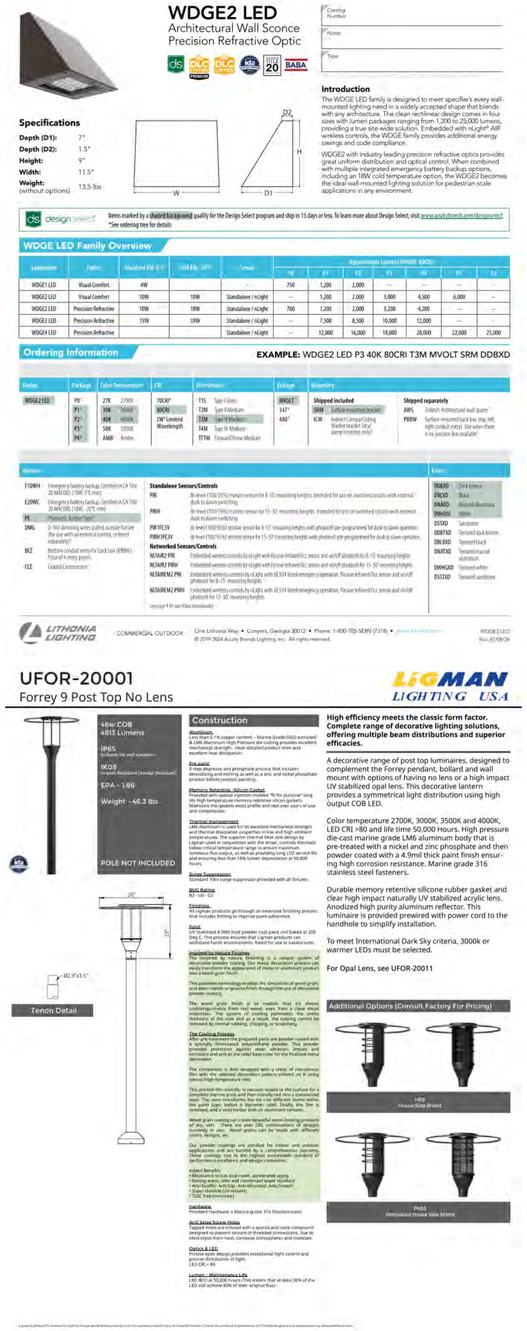
NO SCALE

Statistics

Description	Symbol	Max	Min	Max/Min	Avg/Min	Avg
PARKING LOT/DRIVE WAY	✳	4.4 fc	0.3 fc	14.7:1	5.7:1	1.7 fc
Calc Zone #2	+	4.5 fc	0.0 fc	N/A	N/A	0.7 fc

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Wattage
▭	WP1	107	Lithonia Lighting	WDGE2 LED P3 30K 70CRI TFTM	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 70CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	3317	1	32.1375	
◻	PT1	65	LIGMAN	FOR-20001-T3-W30	Forrey Medium post top luminaires	1	4403	1	47.6	



WDGE2 LED
Architectural Wall Sconce
Precision Refractive Optic

Catalog Number
Notes
Type

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true size-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

Specifications
Depth (D1): 7"
Depth (D2): 1.5"
Height: 9"
Width: 11.5"
Weight: (without options) 13.5 lbs

D2, H, W, D1

design select — Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect
*See ordering tree for details

WDGE LED Family Overview

Luminaire	Optics	Nominal Input Watts @ 5 V	Input Watts @ 120 V	Input Watts @ 277 V	Lumens (4000K, 80CRI)						
					LO	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		–	750	1,200	2,000	—	—	—	—
WDGE2 LED	Visual Comfort	10W	10W	Standalone / nLight	—	1,200	2,000	3,000	4,500	6,000	—
WDGE2 LED	Precision Refractive	10W	10W	Standalone / nLight	700	1,200	2,000	3,200	4,200	—	—
WDGE3 LED	Precision Refractive	15W	19W	Standalone / nLight	—	7,500	8,500	10,000	12,000	—	—
WDGE4 LED	Precision Refractive			Standalone / nLight	—	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information **EXAMPLE:** WDGE2 LED P3 40K 80CRI T3M MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE2 LED	P0	27K 2700K	70CRI	T1S Type I Short	MVOLT	Shipped included
	P1	30K 3000K	80CRI	T2M Type II Medium	347	SRM Surface mounted bracket
	P2	40K 4000K	LW Limited Wavelength	T3M Type III Medium	480	ICW Indirect Canopy/Ceiling Washer bracket (dry damp locations only)
	P3	50K 5000K		T4M Type IV Medium		
	P4	AMBR Amber		RTTM Forward Throw Medium		

Shipped separately
AWS 3-inch Architectural wall spacer
PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

Options
E10WH Emergency battery backup, Certified in CA Title 20 MAE (0°C to 40°C [32°F to 104°F] min)
E20WC Emergency battery backup, Certified in CA Title 20 MAE (-20°C to 40°C [-4°F to 104°F] min)
PE Photocell, Button type
DMG 0-10V dimming wires pulled outside fixture (for use with external control, ordered separately)
BCE Bottom conduit entry for Easy Jack (FBBW) fixture (4 entry points)
CCE Coastal Construction

Standalone Sensors/Controls
PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.
PIR1FC1V Bi-level (100/35%) ambient sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.
PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.

Networked Sensors/Controls
NLTAIR2 PIR Embedded wireless controls (by nLight) with Passive Infrared (PIR) sensor and on/off photocell for 8-15' mounting heights.
NLTAIR2 PIRH Embedded wireless controls (by nLight) with Passive Infrared (PIR) sensor and on/off photocell for 15-30' mounting heights.
NLTAIRENL2 PIR Embedded wireless controls (by nLight) with UL924 listed emergency operation, Passive Infrared (PIR) sensor and on/off photocell for 8-15' mounting heights.
NLTAIRENL2 PIRH Embedded wireless controls (by nLight) with UL924 listed emergency operation, Passive Infrared (PIR) sensor and on/off photocell for 15-30' mounting heights.
See your local sales representative for nLight AIR options and functionality.

Finish
DDBXD Dark Bronze
DBLXD Black
DNAXD Natural Aluminum
DWHXD White
DSSXD Sandstone
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white
DSSTXD Textured sandstone

LITHONIA LIGHTING — COMMERCIAL OUTDOOR — One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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WDGE2 LED Rev. 07/08/24

UFOR-20001
Forrey 9 Post Top No Lens

LIGMAN LIGHTING USA

Construction

Aluminum
Less than 0.1% copper content – Marine Grade 6060 extruded aluminum alloy (ASTM B221) provides superior corrosion resistance, mechanical strength, clean detailed product lines and excellent heat dissipation.

Die-cast
6 step degrease and phosphate process that includes sandblasting and etching as well as a zinc and nickel phosphate primer before product painting.

Memory Retention, Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gasket. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal Management
Cast aluminum is known for its excellent mechanical strength and thermal dissipation properties in hot and high ambient temperatures. The superior thermal heat sink design by Ligman ensures maximum operating life of the luminaire. Internal LED temperatures are kept at the proper operating temperature to ensure maximum lumen output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

Wire Harness
18" 16/3 SJT

Finishing
Our finishing products go through an extensive finishing process that includes bonding to improve paint adherence.

Paint
UV Stabilized 4.5MM thick powder coat paint and baked at 200 Deg C. This process ensures that Ligman products can withstand harsh environments. Rated for use in naturo-turic.

Inspired by Nature Finishes
The inspired by nature finishing is a unique system of decorative powder coating. Our metal decoration process can easily transform the appearance of metal or aluminum product into a wood grain finish.

This patented technology enables the simulation of wood grain and even realistic or granular finish through the use of decorative powder coating.

The wood grain finish is so realistic that it's almost unbelievable that a real wood, even from a close visual inspection. The system of coating permeates the entire surface of the product, so that the finish cannot be removed by normal rubbing, chipping, or scratching.

Pre-Coating Process
After pre-treatment the prepared parts are powder coated with a specially formulated polyurethane powder. This powder provided protection against wear, abrasion, impact and corrosion and acts as the relief base color for the finished metal decoration.

The component is then wrapped with a variety of micro-porous films, each with a different surface pattern printed on it using various high temperature inks.

This printed film assembly is vacuum-sealed to the surface for a complete machine grip and then transferred into a customized oven. The oven transforms the ink into different grains/ patterns. The paint layer before it becomes cured. Finally, the film is stripped, and a vinyl/ombor look on aluminum remains.

Wood grain coating can create beautiful wood-looking surfaces of any sort. There are over 100 combinations of designs, colors, and grains. Wood grains can be made with different colors, designs, etc.

Our powder coatings are certified for exterior and outdoor applications, and are backed by a comprehensive warranty. These coatings rise to the highest processable standard in performance excellence and design innovation.

Added Benefits:
• Resistance to rain, acid rain, accelerated aging
• Boiling water, brine and condensed water resistant
• Salt spray (ASTM B117) (Horizontal, Anti-Crevet)
• 5-year chalking (UV resistant)
• 1500 hour (minimum)

Hardware
Provided Hardware = Marine grade 316 Stainless steel.

Anti-Seize Screw Holes
Provided with anti-seize and a special anti-seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheric and moisture.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light.
LED CRI > 80

Lumen - Maintenance Life
L80 @50 at 50,000 hours (This means that at least 50% of the LED still achieve 80% of their original flux)

High efficiency meets the classic form factor. Complete range of decorative lighting solutions, offering multiple beam distributions and superior efficacies.

A decorative range of post top luminaires, designed to complement the Forrey pendant, bollard and wall mount with options of having no lens or a high impact UV stabilized opal lens. This decorative lantern provides a symmetrical light distribution using high output COB LED.

Color temperature 2700K, 3000K, 3500K and 4000K, LED CRI >80 and life time 50,000 Hours. High pressure die-cast marine grade LM6 aluminum body that is pre-treated with a nickel and zinc phosphate and then powder coated with a 4.9mil thick paint finish ensuring high corrosion resistance. Marine grade 316 stainless steel fasteners.

Durable memory retentive silicone rubber gasket, and clear high impact naturally UV stabilized acrylic lens. Anodized high purity aluminum reflector. This luminaire is provided prewired with power cord to the handhole to simplify installation.

To meet International Dark Sky criteria, 3000k or warmer LEDs must be selected.

For Opal Lens, see UFOR-20011

Additional Options (Consult Factory For Pricing)

CIVIL SITE ELECTRICAL DETAILS

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED MIXED RESIDENTAL DEVELOPMENT FOR:
WILLOW RUN
PEWAUKEE • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES
DEC. 13, 2024

NOT FOR CONSTRUCTION

JOB NUMBER
240299700

SHEET NUMBER
C3.2

PROPOSED WET POND 4

PROPOSED WET POND 1

BUILDING A1
23 UNIT

BUILDING A3
23 UNIT

BUILDING B2
19 UNIT

BUILDING A2
23 UNIT

BUILDING B3
19 UNIT

BUILDING A4
23 UNIT

8" WATERMAIN

BUILDING A8
23 UNIT

BUILDING B4
19 UNIT

BUILDING A5
23 UNIT

PROPOSED WET POND 3

BUILDING B1
19 UNIT

BUILDING A9
23 UNIT

PRIVATE WATERMAIN

BUILDING A6
23 UNIT

PUBLIC WATERMAIN

PROPOSED WET POND 2

CONCEPTUAL PLANT SCHEDULE

SYMBOL	PLANT TYPE
	DECIDUOUS TREES
	EVERGREEN TREES
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	PERENNIALS
	ORNAMENTAL GRASSES

SCALE: 1"= 40'
40' 0 40' 80'
NORTH

CIVIL LANDSCAPE AND RESTORATION DETAIL PLAN - AREA A

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
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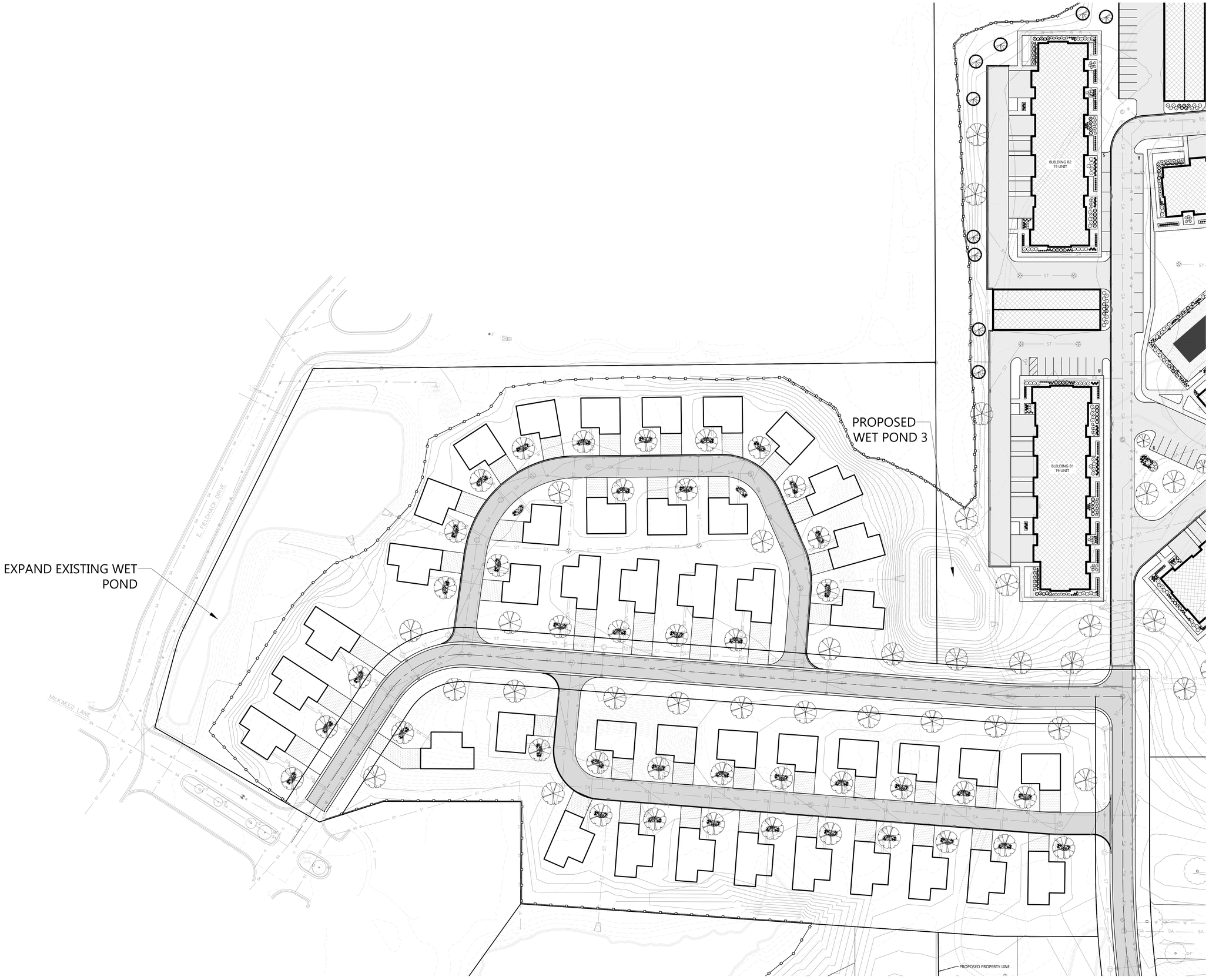
SHEET NUMBER
L1.1A



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CIVIL LANDSCAPE AND RESTORATION DETAIL PLAN - AREA B

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