



**VILLAGE OF JACKSON
PLAN COMMISSION MEETING AGENDA**

Thursday, July 18, 2024 at 7:00 PM

Jackson Municipal Complex
Village Board Room
N168W19851 Main Street
Jackson, WI 53037

1. Call to Order and Roll Call
2. Approval of Minutes for the Plan Commission Meeting of June 20, 2024
3. Conditional Use Request and Site Plan Review - Cedar Creek Townhomes, LLC, for Parcel: V3_019700V - James Kupfer
4. Citizens/Village Staff to Address the Plan Commission
5. Adjourn

Persons with disabilities requiring special accommodations for attendance at the meeting should contact the Administration Department at the Jackson Municipal Complex at least one (1) business day prior to the meeting.

It is possible that members of the Village Board may attend the above meeting. No action will be taken by any governmental body at this meeting other than the governmental body specifically referred to in this meeting notice. This notice is given so that members of the Village Board may attend the meeting without violating the open meeting law.

MINUTES

PLAN COMMISSION MEETING

Thursday, June 20, 2024 at 7:00 PM

Plan Commission Meeting

1. Call to Order and Roll Call

The meeting was called to order at 7:00 PM by Pres. Heckendorf.

Members Present: Pres. Heckendorf, Tr. Emmrich, Tr. Kruepke, Ryan Ganshow, Jon Molkentin, Dan Reik, and Duane Hafemeister

Members Excused: None

Members Absent: None

Staff Present: Inspections & Zoning Director Collin Johnson, and Deputy Clerk Wolf

Trustees Present in Audience: None

2. Approval of Minutes for the Plan Commission Meeting of April 18, 2024

The motion to approve the minutes for the Plan Commission Meeting of April 18, 2024 was made by Ryan Ganshow and seconded by Tr. Emmrich. President Heckendorf noted an error in the minutes' attendance. Jon Molkentein was not present at the April 18, 2024, meeting. Jon Molkentein confirmed he was not in attendance, and the correction was made as noted.

Vote: 7 ayes, 0 nays. Motion carried.

3. Conditional Use Request and Site Plan Review - Drive-Thru Expansion and Signage Updates - W227 N16880 Tillie Lake Court - Culvers

There was a representative from Culver's at the meeting to answer any questions or concerns. Inspections and Zoning Director Johnson provided an overview of the agenda item.

The motion to recommend the Village Board approve the Conditional Use Request and proposed Site Plan pertaining to drive-thru and signage updates for Culver's located at W227 N16880 Tillie Lake Court, was made by Tr. Emmrich and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

4. Conditional Use Request and Site Plan Review - Cedar Creek Townhomes, LLC for Parcel V3_019700V - James Kupfer

The motion to recommend the Village Board approve the Conditional Use Request and proposed Site Plan for Cedar Creek Townhomes, LLC. for parcel V3_019700V subject to conditions with staff comments was made by Pres. Heckendorf and seconded by Tr. Emmrich.

Discussion was opened up pertaining to the staff comments indicated in the memo included in the agenda packet. Chase (A representative from American Architectural Group was present on behalf of the developer.) Pres. Heckendorf amended the motion to recommend Village Board approve the Conditional Use Request and Site Plan for Cedar Creek Townhomes, LLC, for parcel V3_019700V, subject to the developer and Jackson Fire Department coming to an agreement regarding the indicated access issues prior to July 9, 2024, Village Board meeting and seconded by Tr. Emmrich.

Vote: 0 ayes, 7 nays. Motion failed.

The motion to table the Conditional Use Request and proposed Site Plan for Cedar Creek Townhomes, LLC. for parcel V3_019700V was made by Tr. Emmrich, and seconded by Tr. Kruepke.

Vote: 7 ayes, 0 nays. Motion carried.

5. Citizens/Village Staff to Address the Plan Commission

None

6. Adjourn

A motion to adjourn the meeting was made by Tr. Kruepke and seconded by Tr. Emmrich.

Vote: 7 ayes, 0 nays. Motion carried. The meeting was adjourned at 7:24 PM.

Respectfully Submitted,
Pam Wolf - Deputy Clerk



Taking the lead in Washington County.

STAFF MEMO

Village of Jackson
Plan Commission

Meeting Date: July 18, 2024

Agenda Item: # 3

To: Plan Commission

From: Collin Johnson, Director of Inspections/Zoning

Subject: Conditional Use Request and Site Plan Review - Cedar Creek Townhomes, LLC, for Parcel: V3_019700V - James Kupfer

Background and Analysis:

The developer has submitted a revised development proposal for the above referenced 3.955-acre parcel which includes the construction of 36-apartment units. This item was previously tables at the June 20, 2024 meeting. A preliminary concept plan was submitted and reviewed by the Plan Commission on April 20, 2023. A conditional use and site plan review was recommended to the Village Board for approval on November 14, 2023, along with a review of a draft Development Agreement. The Village Board also subsequently approved the conditional use, site plan and Development Agreement at their meeting that same evening.

The revised proposal includes construction of five separate buildings. Four of the buildings will contain eight units each and the fifth building will have four units. The main, first floor living area will feature a half-bathroom, a kitchen area, a living area, and a one-car garage. The second floor will feature three bedrooms and two full bathrooms, and a utility area with an in-unit washer/dryer. Each unit will also feature a semi-private ground level patio area, and two surface-level parking stalls in addition to the attached, one stall garage for a total of 108 parking stalls in addition to the current. Four end units will include a first-floor bedroom for ADA compliance purposes and convert one of the second-floor bedrooms to a den.

Parking would include an additional 19 stalls which would be shared with the adjacent CBRF for staff and visitor parking. Each building would include fire sprinklers and separate utility metering (water, electric, gas).

The parcel was recently rezoned to R-8 Multiple-Family Residential to accommodate the proposed development. The R-8 zoning district requires a minimum lot area of 3,500 square feet for each 3-bedroom unit for a total of 126,000 sf. The 3.955-acre lot is 172,280 sf in area, which complies with the zoning standard. Setbacks include a 30-foot front yard setback requirements. Minimum parking requirements include two stalls per unit.

The parcel is bordered on the south and west by established commercial retail businesses and on the north by a Community Based Residential Facility (CBRF). Deeded access is granted by a private, shared roadway that connects to Eagle Drive just south of State Highway 60. Maintenance of the private access road would be the responsibility of the developer despite a utility easement also being granted to the Village.

Comprehensive Plan & Zoning Impacts:

The Village Comprehensive Plan Land Use Map identifies the parcel as Multi-Family/High -Density Urban Residential with a small portion of land located along the south property line designated as wetlands. The proposed development does impact the adjacent floodplain along the eastern edge. Restoration of any distributed floodplain areas would be the responsibility of the developer. The proposed development is consistent with village zoning and



the adopted Comprehensive Plan.

Site Plan:

See attached site plan.

Review Procedures:

The Plan Commission is advisory, and the Village Board makes the final decision following a Public Hearing.

Signage:

None proposed at this time.

Additional Staff Comments:

Building Inspection:

- Developer has noted that refuse recycling collection will be provided for individual units by one of the area refuse/recycling companies. Containers will be either 64 or 96 gallon in size and will be collected on a weekly basis.
- The developer has recognized the need for more maneuverability throughout the site for fire department access. As a result, they have increased the interior road widths by 2-feet, thereby reducing the backyards of the center row of units from 19-feet to 15-feet. They are also proposing increasing the interior turning radii from 10-degrees to 20-degrees.
- The developer will need to work through the floodplain impacts to ensure the development is compliant with Village Code, Chapter 16 related to floodplain development. Elevated buildings, compensatory floodplain storage are some of the options available. Regardless, impacts to the regulatory floodplain would need to be resolved prior to issuance of a construction permit.
- East/West sidewalk detailed in the overall site plan should be relocated to the south of the adjacent parking stalls to ensure a fully accessible route.
- Developer shall submit a revised cost estimate for the public utilities referenced under 2f in the Letter of Credit. Cost estimates shall be subject to review and approval by the Village Engineer.

Public Works:

- Since the proposed units are apartments, the Village will require the development to have private trash and recycling collection.
- A 30 ft utility easement will be required to contain both sanitary sewer and watermain. A 20 ft easement will be required for one utility. The easement shall be centered to contain the utility piper or pipes in the middle of the easement.
- Sanitary sewer laterals shall discharge directly into the sewer main and not in the manhole.
- Sanitary manholes shall be per Village standard detail B-3. See attached detail.
- Watermain shall be minimum 8-inches PVC C-900. All water laterals service can be 6-inch in size along with the hydrant leads.
- Recommend live tapping water valves on the existing watermain to keep North Oak Realty Group Jackson Senior Living LLC with water service during construction. The 6-inch water service to the four-unit apartment, the hydrant, and the 8-inch valve for the new watermain (instead of a cross) shall all be live tapped. See attached page C1.07. Also, need profile of both sanitary sewer and water mains for plan approval. The approved plans will be sent to DNR with the necessary forms for approval.
- The storm sewer is private and not per the standard of the Village. Although, the storm ponds will be part of the Village of Jackson Stormwater management program as set forth by the Village Stormwater Ordinance.



Taking the lead in Washington County.

Fire Department:

- No parking to be allowed along any portion of the private roads, and there to be signs installed and/or no parking painting, or a combination thereof
- The turning radius is the absolute minimum that it can be. No signs or trees can be put up in the outside and inside corners.

Notice Requirements:

- Posting on the agenda
- Notification of all continuous property owner
- Class II Legal Notice

Potential Action:

Motion to recommend the Village Board approve the Conditional Use Request and proposed Site Plan for Cedar Creek Townhomes, LLC for parcel V3_019700V.

Attachments:

1. Conditional Use Application
2. Location Map & CSM
3. Proposed Site Plans & Civil Plans
4. Exterior Lighting Plans with Photometrics
5. Developers Agreement - Cedar Creek Townhomes LLC, Recorded 12052023

Village of Jackson
PLAN COMMISSION APPLICATION

Application/Permit #: _____

PROPERTY INFORMATION

☒ COMMERCIAL	☐ INDUSTRIAL	☐ RESIDENTIAL	☐ OTHER _____
☒ CONDITIONAL USE	☐ PLANNED UNIT DEVELOPMENT	☐ CERTIFIED SURVEY MAP	
☒ New	☐ New	☐ CONCEPT PLAN	
☐ Amendment	☐ Amendment		
☐ Special Use	☐ Special Use	☐ OTHER _____	
(For existing Cond. Use ONLY)		(For existing PUD ONLY)	

Property Address: W194 N16740 Eagle Drive Unit: _____ Jackson, WI

Parcel #: 019700V Lot Size: 169,210 sq. ft. Building Area: 67,756 sq. ft.

Current Zoning: ☐ B-1 ☐ B-2 ☐ M-1 ☐ M-2 ☐ I-1 ☐ PUD ☒ Other R-8 Floodplain ☒ N

APPLICANT INFORMATION

Name(s): James Kupfer
Mailing Address: 4707 W. JENNA CT., Franklin State WI Zip 53132
Office: (____) _____ Cell: (414) 736-5300 Fax: (____) _____
Email: jk5300@hotmail.com

BUSINESS INFORMATION (If New Business)

Legal Business Name: _____
D/B/A: _____ FEIN #: _____ - _____
Mailing Address: _____ State _____ Zip _____
Office: (____) _____ Cell: (____) _____ Fax: (____) _____
Email: _____
Website: _____

PROPERTY OWNER INFORMATION

Name(s): Cynthia Minshall
Address: 4707 W. JENNA CT., Franklin State WI Zip 53132
Office: (____) _____ Cell: (414) 736-5300 Fax: (____) _____
Email: _____

ARCHITECT / ENGINEER / CONTRACTOR INFORMATION (Circle One)

Firm Name: AMERICAN ARCHITECTURAL GROUP
Primary Contact: Adam Hertel
Address: 3350 S. River Road State WI Zip 53132
Office: (414) 334-3811 Cell: (____) _____ Fax: (____) _____
Email: adam@teamaag.net

Please provide as much detailed information as possible. (Add additional pages if needed.)

Briefly explain what you are requesting to be reviewed and/or approved: _____

We are requesting approval for a new development for 5 townhome buildings totalling 36 units

Provide a brief overview of proposed use(s) of entire property and/or lease space: _____

36 unit multi-family with attached garages

Hours of Operation: _____

Provide a brief overview of proposed daily on-site operations: _____

Describe any potential environmental impacts from the proposed use including but not limited to exterior storage, noise, smoke, dust, odors, hazardous materials, vibration, horns, speakers, vehicles and equipment operation and exterior generators, HVAC, or other stationary mechanical equipment, etc.: _____

Pedestrian traffic and personal vehicles

Describe all businesses, properties and other entities located adjacent to the proposed use: _____

Grocery store (Piggly Wiggly)

Hardware Store

Senior living community

Describe any proposed, development, on-site improvements or other construction/remodeling activities: _____

36 unit, two story, garages, sidewalks, driveways, parking areas

Describe any proposed grading, and/or stormwater management plan: N/A at this time

Describe any proposed landscape plan/improvements including driveways, sidewalks, vegetative plantings, etc.: _____

Driveways and sidewalks

Describe any proposed on-site security measures including site lighting: N/A, TBD

Describe any existing or proposed Life Safety Systems (Includes fire hydrants, fire suppression & fire alarm systems): TBD

Describe the projected traffic circulation and impacts: _____
Light duty traffic to and from, vehicle traffic in and out of garages. _____

List all setbacks from rights-of-way and property lines and height limitations: _____

Provide status of State/Federal License(s) or Certificate(s) required for operation, if any: N/A

Does this project require other Jurisdictional Approvals from other Governmental or Regulatory entities?

☒ No ☐ Yes If yes, explain: _____

Describe any proposed signage including type, size, and location: TBD

If construction is proposed, describe proposed exterior building materials (type, color, etc.): TBD

Describe any site-specific features/constraints, etc.: TBD

Outline proposed parking requirements including number of spaces plus those dedicated for handicapped parking: _____
TBD

Describe all proposed screening/buffering from adjacent properties (where required by ordinance): _____
TBD

Describe the proposed provisions for refuse and recycling collection/storage and required screening/buffering: _____
TBD

Projected Sewer/Wastewater Usage: _____ gal/year

Projected Water Usage: _____ gal/year

ACKNOWLEDGEMENT & SIGNATURES

I/We hereby certify that I/We have reviewed the above Village of Jackson Plan Commission application and requirements, and hereby certify that the above information, attachments, and exhibits are complete, true and correct. I/We further understand that any missing or incomplete information may result in a delay of the review of this application. The Village reserves the right to request additional information as deemed necessary.

You MUST sign and date this Application!

Applicant Name (Print):

James Kyper

Applicant Signature:

James Kyper

Co-Applicant Name (Print):

Adam Hertel

CO-Applicant Signature:

Adam Hertel

Date of Application:

5/23/24

SUBMIT TO:

Village of Jackson – Building Inspection Dept.
W194 N16660 Eagle Drive
Jackson, WI 53037

PAYMENT INFO:

Payment is required at the time of submittal.
Cash, Checks, or Credit Cards are accepted (fees apply)
(Make checks payable to Village of Jackson)

QUESTIONS?

Zoning Director:

Phone:

Email:

For questions concerning application submittal, zoning, or technical questions.
(262) 677-9696 x810
collin.johnson@villageofjacksonwi.gov

TERMS OF THIS PERMIT

1. This permit shall become effective upon Village approval and where required, the execution and recording by the owners of the premises of an acceptance hereof in such form as to constitute an effective covenant running with the land.
2. The permit shall be void unless: (a) pursuant to the Building and Zoning Codes of the Village, the approved use is commenced or (b) the building permit is obtained within 12 months of the date of Village Board approval.
3. This approval is subject to amendment and termination in accordance with the provisions of the Zoning Code of the Village of Jackson.
4. Construction and operation of this permit shall be in strict conformity to the approved building, site, and operational plans which were filed in connection with the application for this approval (as attached and/or referenced).
5. Any of the conditions of this permit which would normally be the responsibility of the tenants of the premises, shall be made a part of their lease by the owner.

VILLAGE APPROVAL:

☐ **TEMPORARY** *Expiration Date:* _____, 20____

Plan Commission Approval: *Meeting Date:* _____, 20____

Village Board Approval: *Meeting Date:* _____, 20____

In-House Approval (O-T-C): *Date:* _____, 20____

Approved by: Village Administrator

Conditions and Duration of Approval:

Depending on the request, approvals shall generally be continual or temporary in nature. ALL approvals are subject to the Conditions of Approval outlined below. All conditional or special uses/approvals shall, upon complaint, be subject to review, amendment, or revocation by the Village. Where temporary approvals are issued, such approvals shall be subject to the time limitations specified.

Conditions of Approval: _____

APPLICATION DENIED: *Date:* _____, 20____

Staff Initials: _____

Reason for Denial: _____

FOR OFFICE USE ONLY
Acct. #: 100-00-45730-000-00

Date Received: 5/23/2024

Amount: \$ 175.00

Payment Type: CH ~~/XXX/CASH~~

Check/Rcpt. #: 31113

Received By: CMJ

VILLAGE OF JACKSON

N168W19851 MAIN ST

JACKSON, WI 53037

Receipt Nbr: 285695

Date: 5/30/2024

Check

RECEIVED
FROM

AMERICAN ARCHITECHURAL

\$175.00

Type of Payment**Description****Amount**

Accounting

PLANNING / ZONING FEES

175.00

KUPFER/COND USE

TOTAL RECEIVED175.00

Receipt Memo:

CEDAR CREEK TWNHOME/COND USE



May 24, 2024

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

RE: Jackson Townhomes

Dear Plan Commission Members:

We are requesting approval of the redevelopment of parcel 019700V for the purpose of developing it into a multi-family property.

The project will consist of (36) two-story 3-bedroom/two-bathroom units. The units will be for rent. Attached 1-car garage will be provided for each unit with additional surface parking for residents and guests.

May 17, 2024

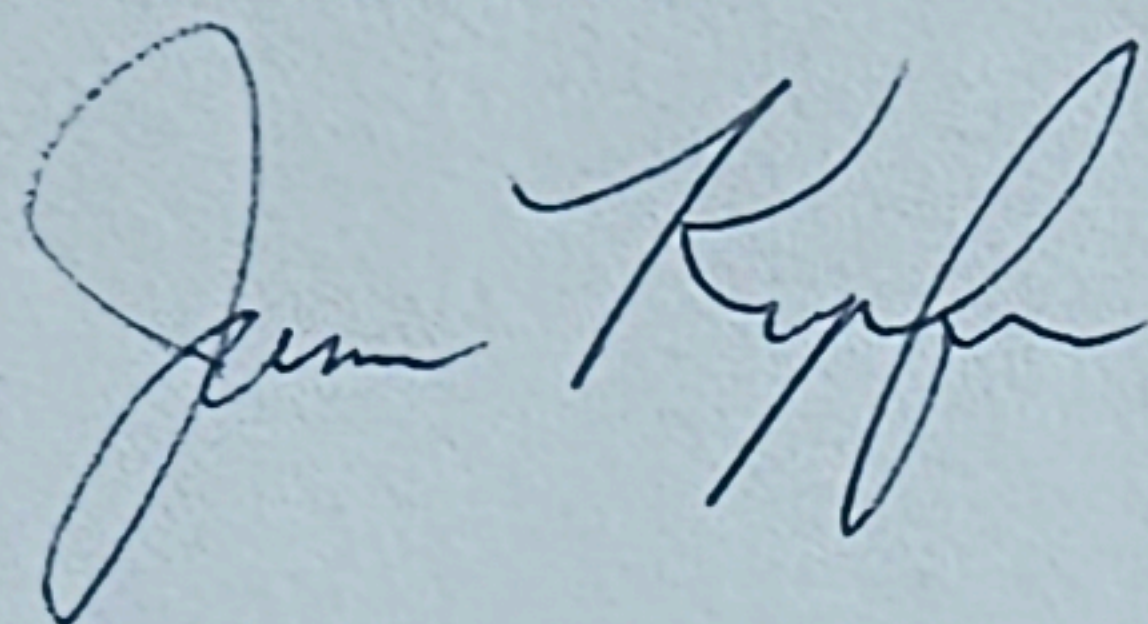
Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

RE: Cedar Creek Townhomes

Dear Plan Commission Members:

I, James Kupfer, approve of the following development changes to parcels 019700V for the purpose of developing it into a multi-family property.

Sincerely,

A handwritten signature in black ink, appearing to read "James Kupfer". The signature is written in a cursive, flowing style with a large initial "J" and a prominent "K".

May 24, 2024

Village of Jackson
N168W19851 Main Street
Jackson, WI 53037

Cedar Creek Townhomes Impact Statement

Project Overview

The proposed development comprises 36 modern townhomes designed to enhance the local housing market and provide high-quality, sustainable living options. Located on Eagle Drive, this project aims to address the growing demand for housing in the area while contributing positively to the community.

Economic Impact

1. **Job Creation:** The construction phase will generate approximately 50-70 temporary jobs, stimulating local employment. Post-construction, additional jobs will arise from maintenance and property management.
2. **Tax Revenue:** The development will increase property tax revenue, providing additional funds for local infrastructure, schools, and community services.

Community Benefits

1. **Housing Supply:** By adding 36 units, the project helps alleviate the local housing shortage, offering a mix of affordable and market-rate options.
2. **Design Integration:** The townhomes are designed to blend with the existing neighborhood aesthetic, incorporating green spaces and pedestrian-friendly pathways.

Environmental Impact

1. **Sustainable Design:** The townhomes will feature energy-efficient appliances, and sustainable building materials, reducing the overall carbon footprint.
2. **Stormwater Management:** The site plan includes advanced stormwater management systems to mitigate runoff and protect local waterways.

Traffic and Infrastructure

1. **Traffic Flow:** A comprehensive traffic study indicates minimal impact on local traffic patterns. The development includes adequate parking facilities to prevent congestion.

Conclusion

The 36-unit townhome development will bring significant economic, social, and environmental benefits to the community. By addressing housing needs, creating jobs, and enhancing infrastructure, this project represents a valuable addition to the area. We respectfully request the Plan Commission's approval to proceed with this impactful development.

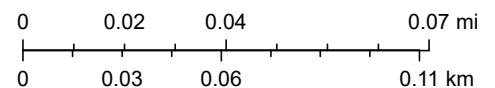
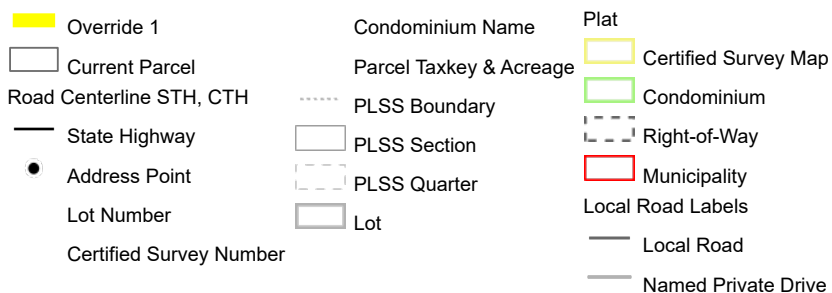
This impact statement succinctly outlines the benefits and considerations associated with the proposed townhome development, addressing key areas of interest for the Plan Commission.

Cedar Creek Townhomes



7/10/2024, 8:47:44 AM

1:2,098

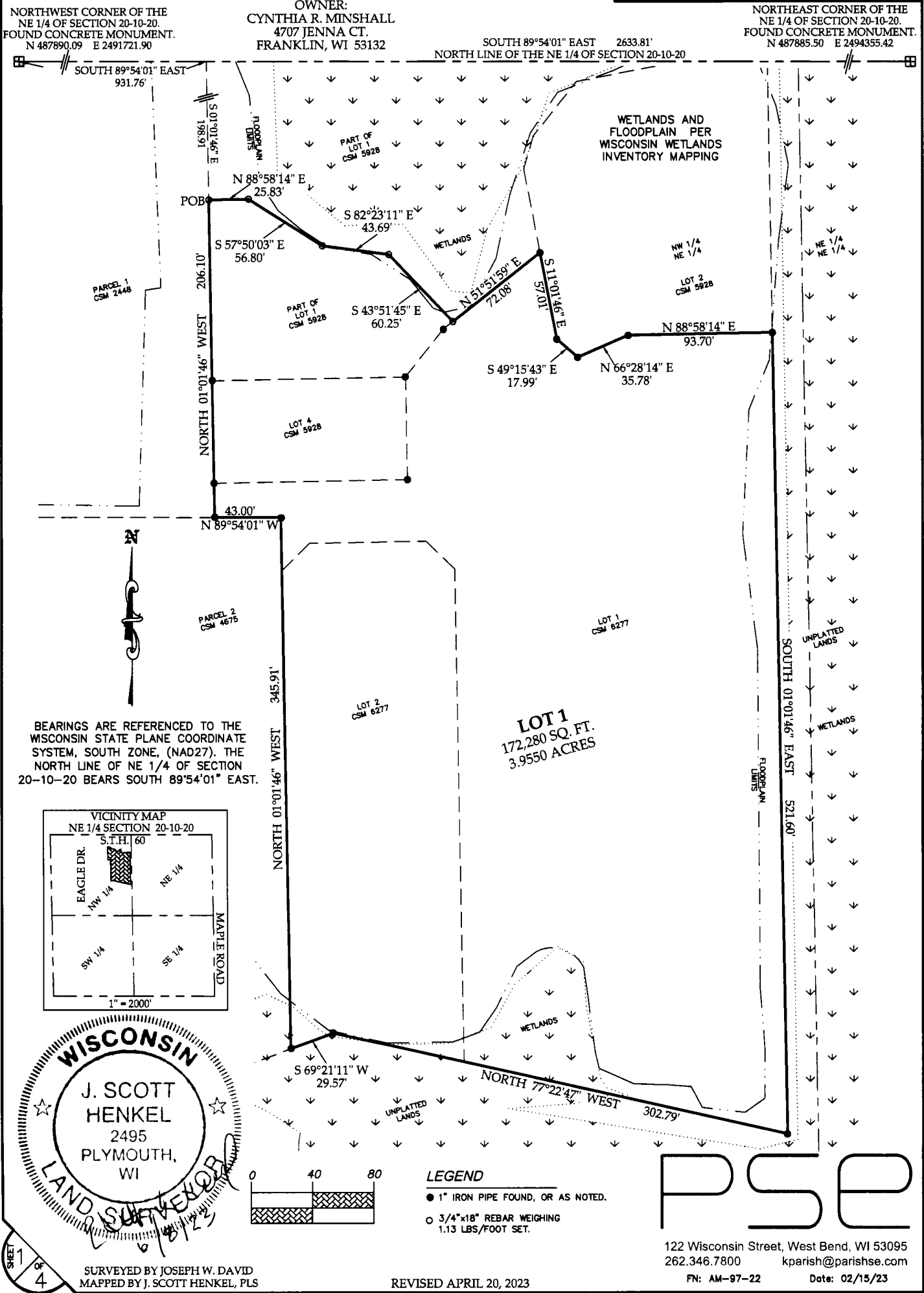


Document # 1581547
MAP # 7291
VOLUME: 56 PAGE: 255
WASHINGTON COUNTY WISCONSIN
2023-07-12 1:04:00 PM

Sharon A. Martin
SHARON A. MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: \$30.00

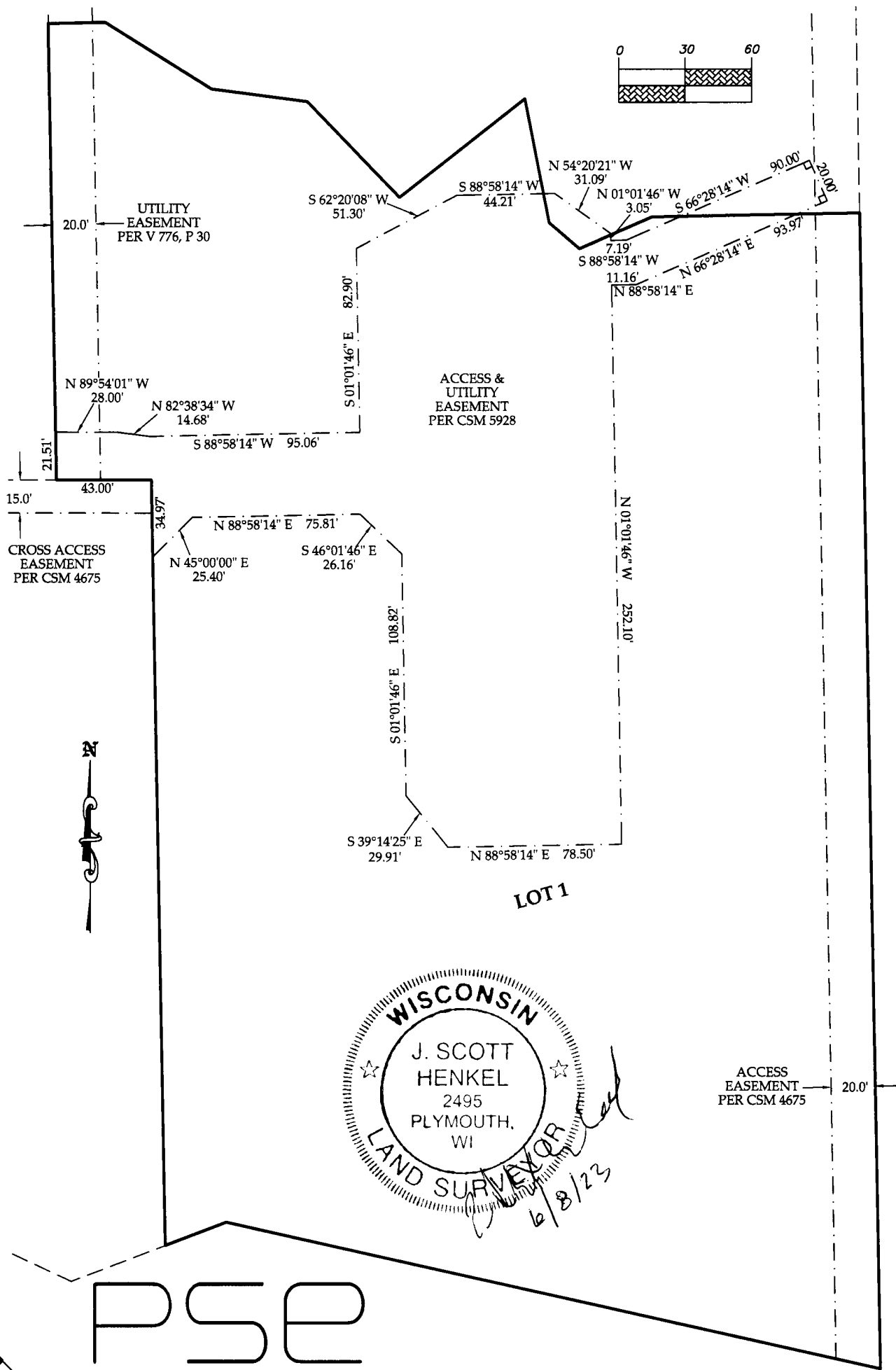
Return via EMAIL
Pages: 4

CERTIFIED SURVEY MAP #
TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.



CERTIFIED SURVEY MAP # _____

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: AM-97-22

Date: 02/15/23

REVISED APRIL 20, 2023

MAP #7291 VOLUME: 56 PAGE: 256

CERTIFIED SURVEY MAP # _____

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

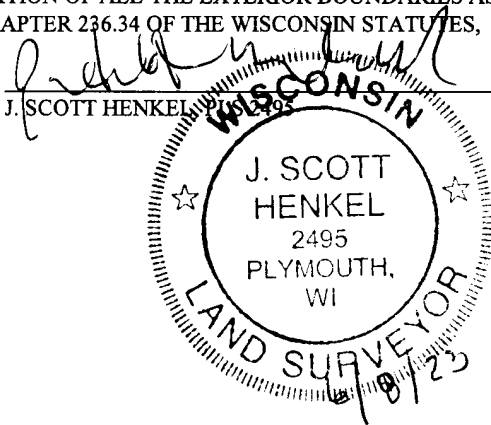
I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, CYNTHIA R. MINSHALL:

PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20;
THENCE SOUTH 89°54'01" EAST, 931.76 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;
THENCE SOUTH 01°01'46" EAST, 198.61 FEET, ALONG THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 5928 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 88°58'14" EAST, 25.83 FEET;
THENCE SOUTH 57°50'03" EAST, 56.80 FEET;
THENCE SOUTH 82°23'11" EAST, 43.69 FEET;
THENCE SOUTH 43°51'45" EAST, 60.25 FEET, TO THE SOUTHEAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 5928;
THENCE NORTH 51°51'59" EAST, 72.08 FEET, ALONG SAID SOUTHEAST LINE TO THE WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP 5928;
THENCE SOUTH 11°01'46" EAST, 57.01 FEET, ALONG SAID WEST LINE;
THENCE SOUTH 49°15'43" EAST, 17.99 FEET, ALONG THE WEST SOUTHWEST LINE OF SAID LOT 2;
THENCE NORTH 66°28'14" EAST, 35.78 FEET, ALONG THE SOUTHWEST LINE OF SAID LOT 2;
THENCE NORTH 88°58'14" EAST, 93.70 FEET, ALONG SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2;
THENCE SOUTH 01°01'46" EAST, 521.60 FEET, ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 6277 TO THE SOUTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 77°22'47" WEST, 302.79 FEET, ALONG THE SOUTH LINES OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277;
THENCE SOUTH 69°21'11" WEST, 29.57 FEET, ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF PARCEL 2 OF CERTIFIED SURVEY MAP 4675;
THENCE NORTH 01°01'46" WEST, 345.91 FEET, ALONG THE EAST LINE OF PARCEL 2;
THENCE NORTH 89°54'01" WEST, 43.00 FEET, ALONG THE NORTH LINE OF SAID PARCEL 2;
THENCE NORTH 01°01'46" WEST, 206.10 FEET, ALONG THE EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP 2448 TO THE POINT OF BEGINNING.

CONTAINING 172,280 SQUARE FEET // 3.9550 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF JACKSON SUBDIVISION ORDINANCE.



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: AM-97-22 Date: 02/15/23

CERTIFIED SURVEY MAP # _____

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

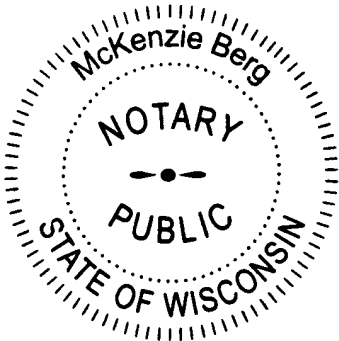
AS OWNER, CYNTHIA R. MINSHALL, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

Cynthia R. Minshall
CYNTHIA R. MINSHALL

STATE OF WISCONSIN :SS
WASHINGTON COUNTY

PERSONALLY CAME BEFORE ME THIS 12 DAY OF JULY, 2023, CYNTHIA R. MINSHALL, TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

[Signature]
NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: 3/15/25



VILLAGE OF JACKSON PLAN COMMISSION APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS 15th DAY OF June, 2023.

[Signature]
BRIAN J. HECKENDORF, CHAIRMAN

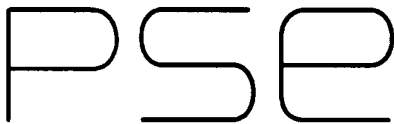
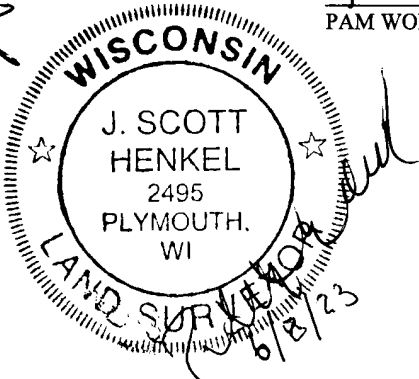
[Signature]
PAM WOLF, DEPUTY CLERK/TREASURER

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

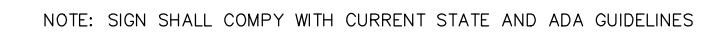
THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS 11th DAY OF JULY, 2023.

[Signature]
BRIAN J. HECKENDORF, VILLAGE PRESIDENT

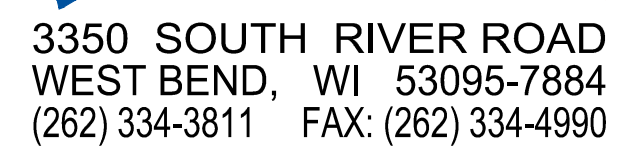
[Signature]
PAM WOLF, DEPUTY CLERK/TREASURER



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: AM-97-22 Date: 02/15/23



11 ON-SITE PARKING STALLS

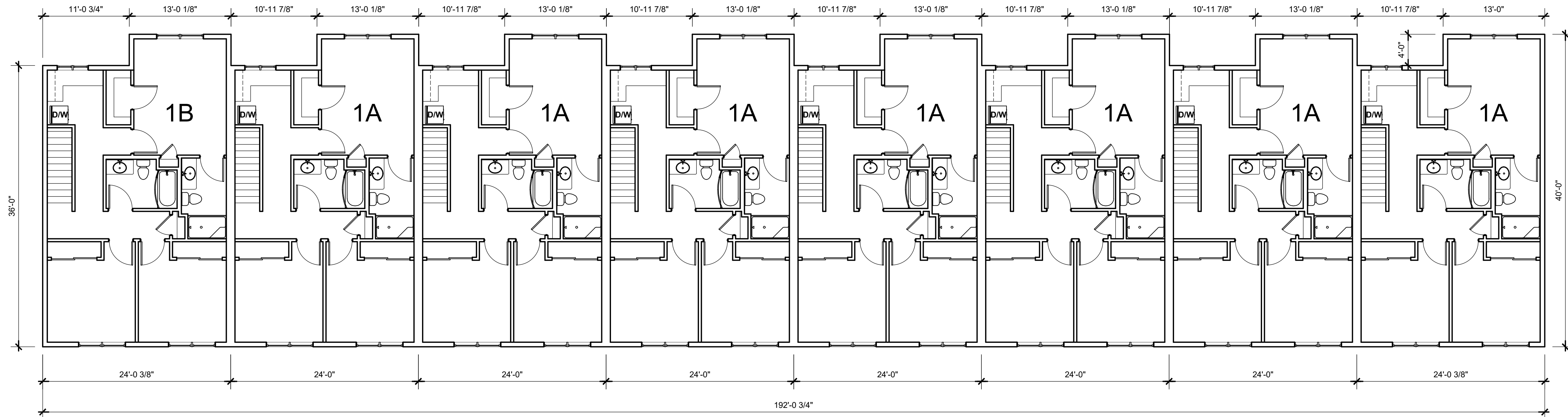


Eagle Drive
Village of Jackson, Washington County

Sheet Number:

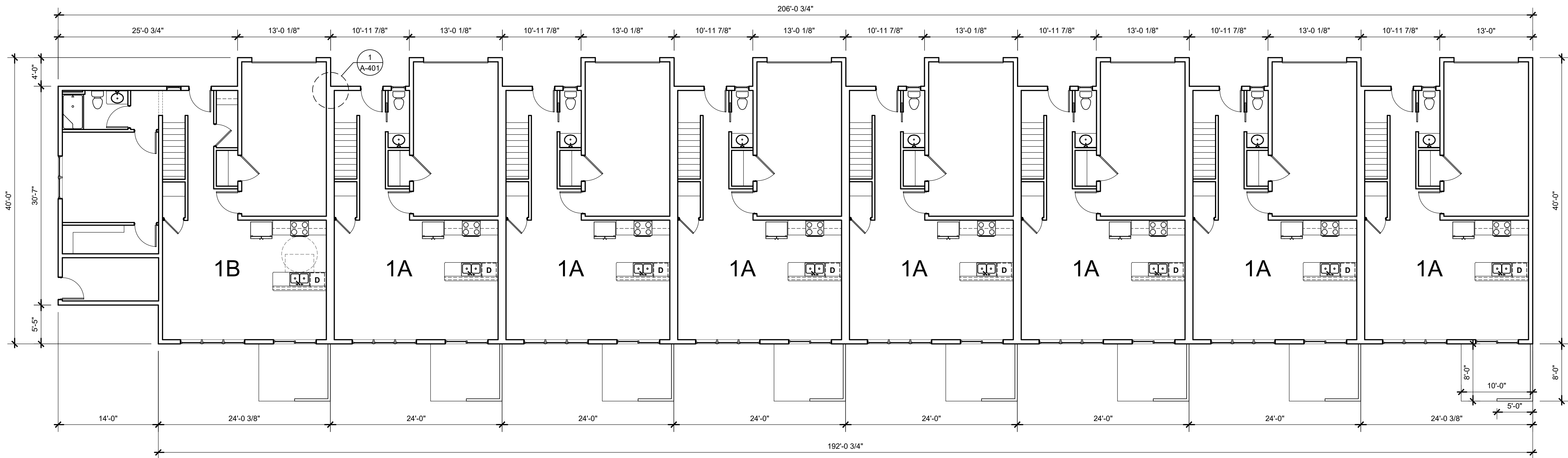
Page 21 of 89





2nd FLOOR PLAN (BUILDING A)

1/8" = 1'-0"



1st FLOOR PLAN (BUILDING A)

1/8" = 1'-0"

PROPOSED BUILDING
CEDAR CREEK - JACKSON
Eagle Drive
Village of Jackson, Washington County

Issue Date:
05 / 24 / 2024

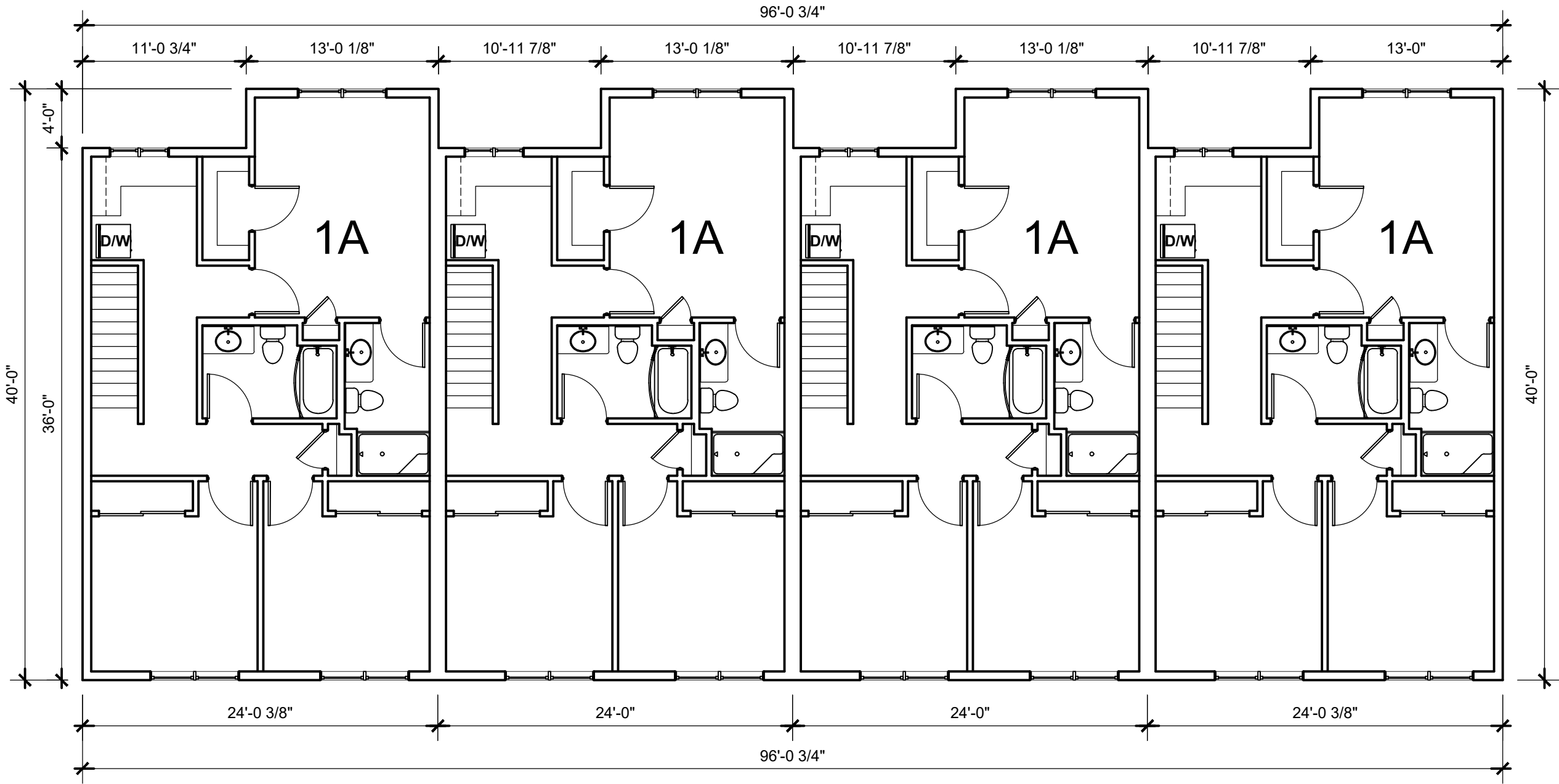
Revision:

Project Number:
24007

Sheet Title:
FLOOR PLANS

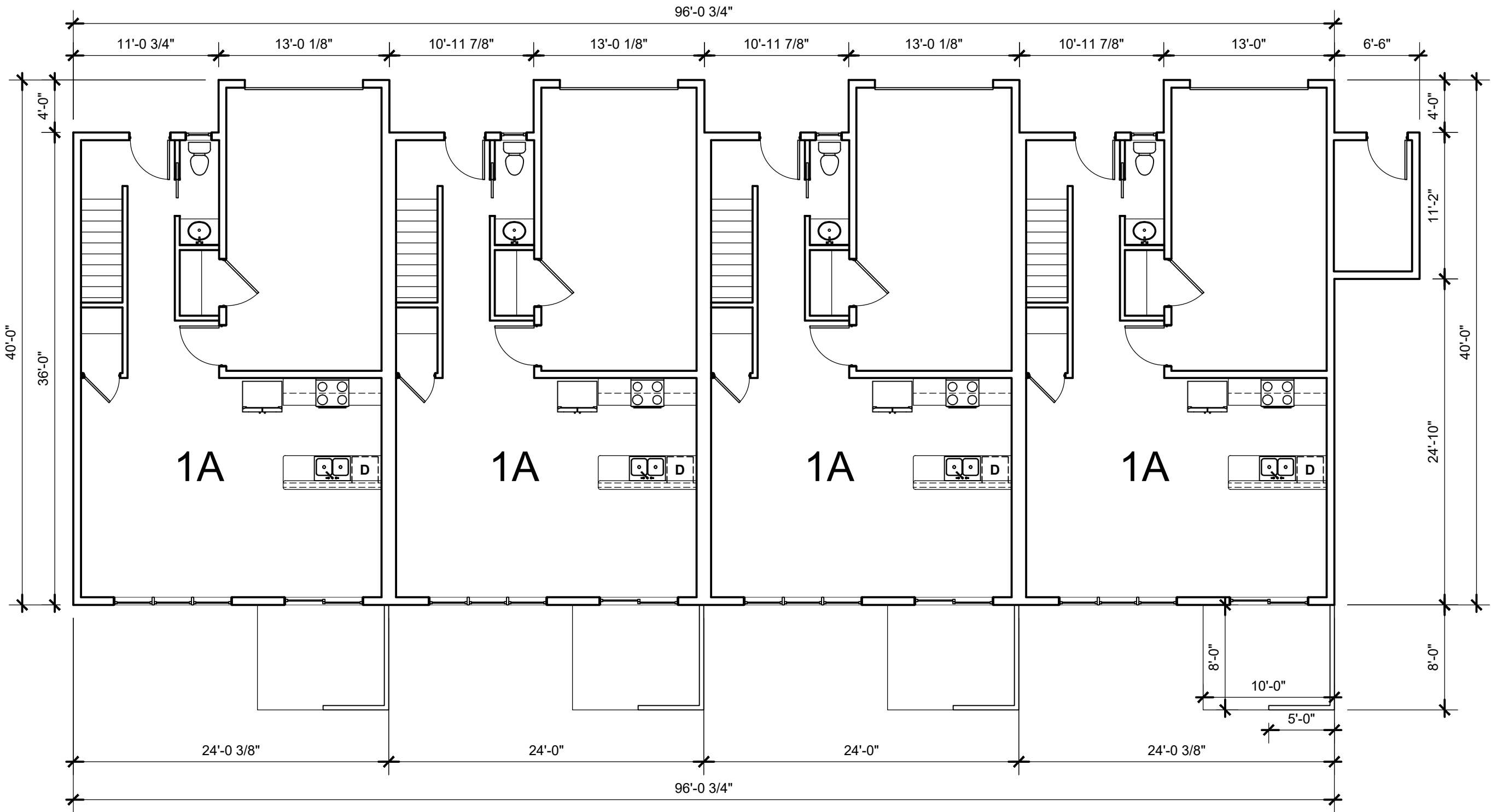
Sheet Number:

A-101



2nd FLOOR PLAN (BUILDING B)

1/8" = 1'-0"



1st FLOOR PLAN (BUILDING B)

1/8" = 1'-0"

PROPOSED BUILDING
CEDAR CREEK - JACKSON
Eagle Drive
Village of Jackson, Washington County

Issue Date:
05 / 24 / 2024

Revision:

Project Number:
24007

Sheet Title:
FLOOR PLANS

Sheet Number:

A-102



PROPOSED BUILDING
CEDAR CREEK - JACKSON
Eagle Drive
Village of Jackson, Washington County

Issue Date:
05 / 24 / 2024

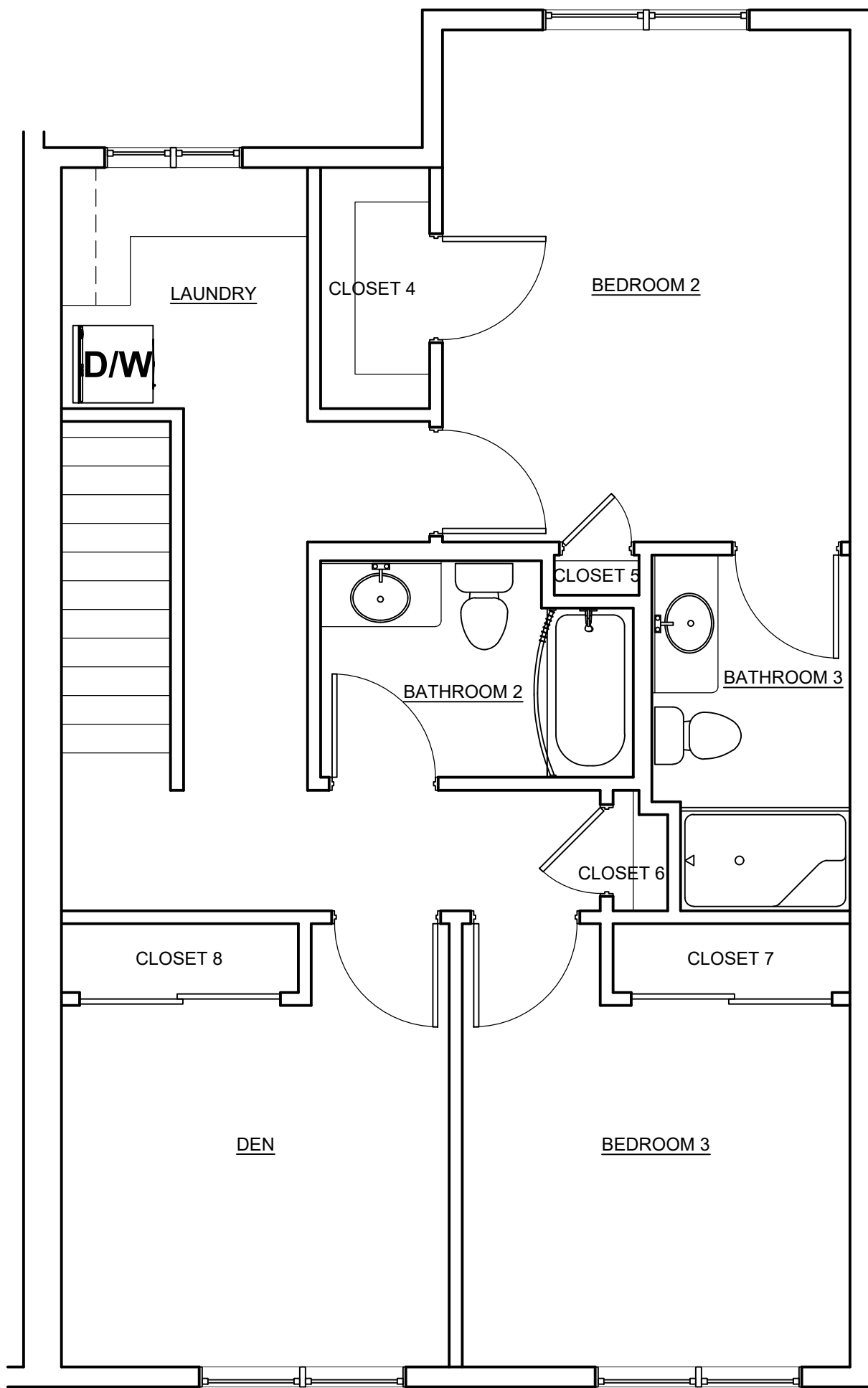
Revision:

Project Number:
24007

Sheet Title:
UNIT PLANS

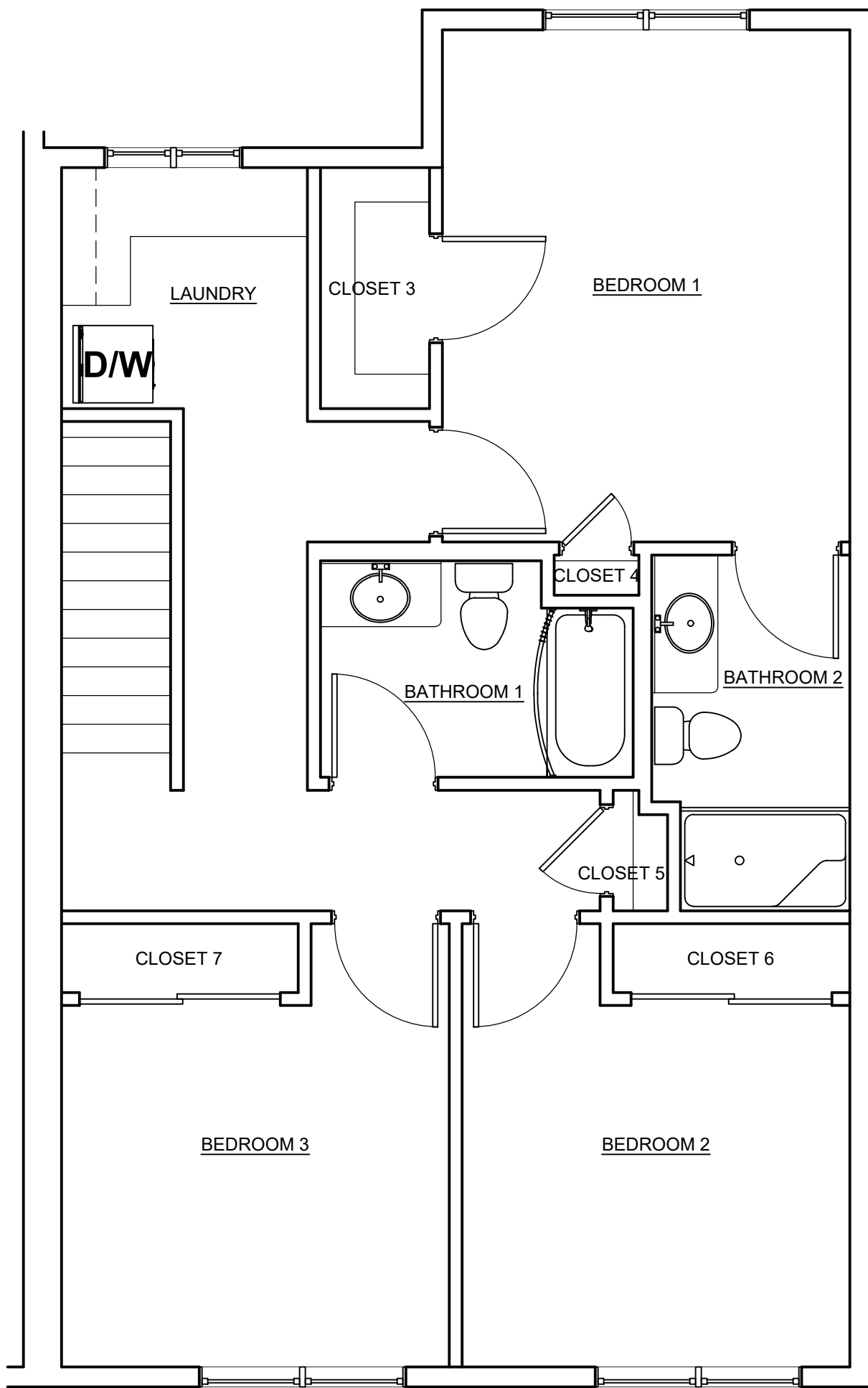
Sheet Number:

A-103



UNIT 1B SECOND FLOOR

1/4" = 1'-0"



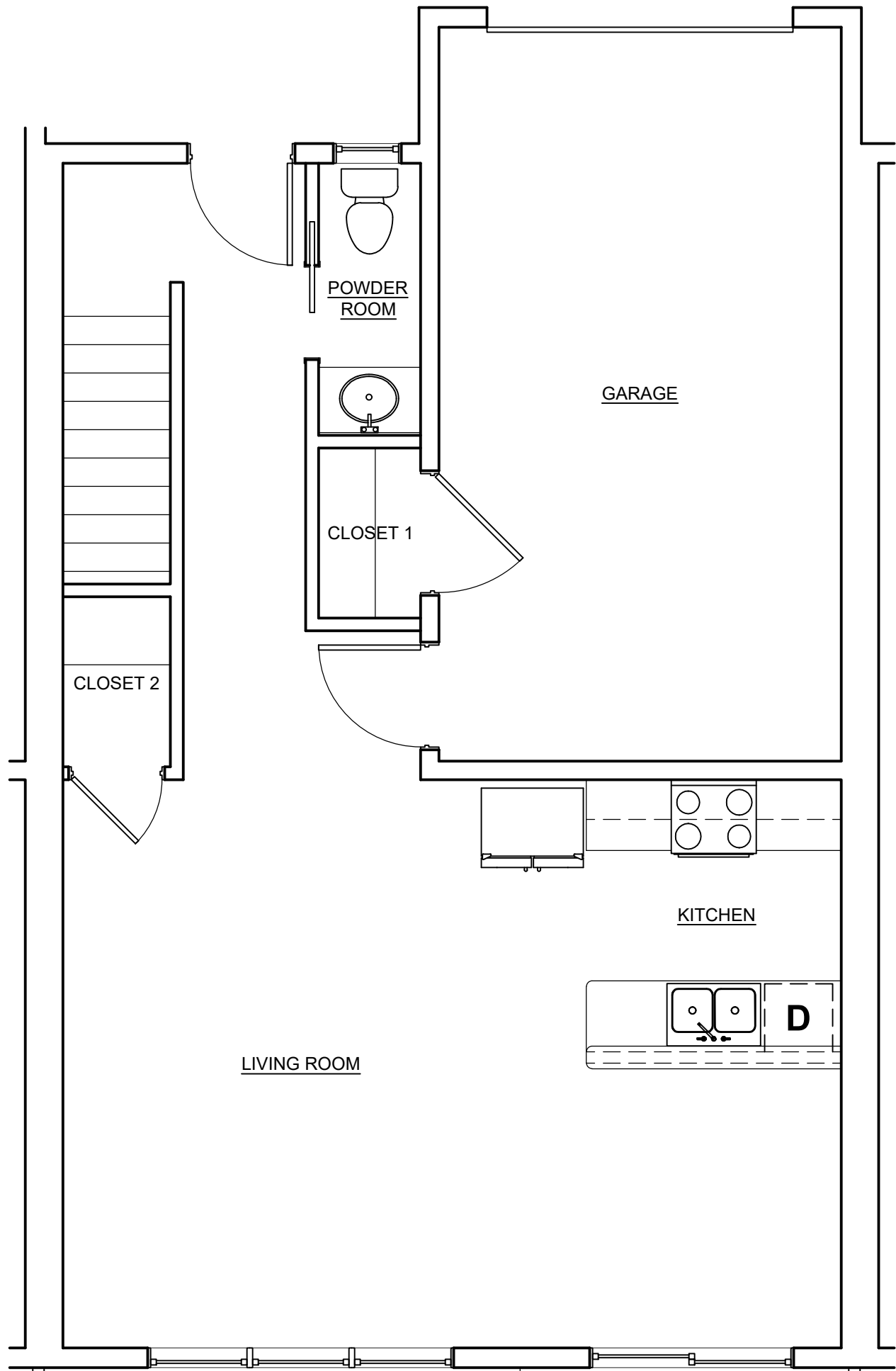
UNIT 1A SECOND FLOOR

1/4" = 1'-0"



UNIT 1B FIRST FLOOR

1/4" = 1'-0"



UNIT 1A FIRST FLOOR

1/4" = 1'-0"



AMERICAN
ARCHITECTURAL GROUP, INC.

3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

AMERICAN
CONSTRUCTION SERVICES, INC.

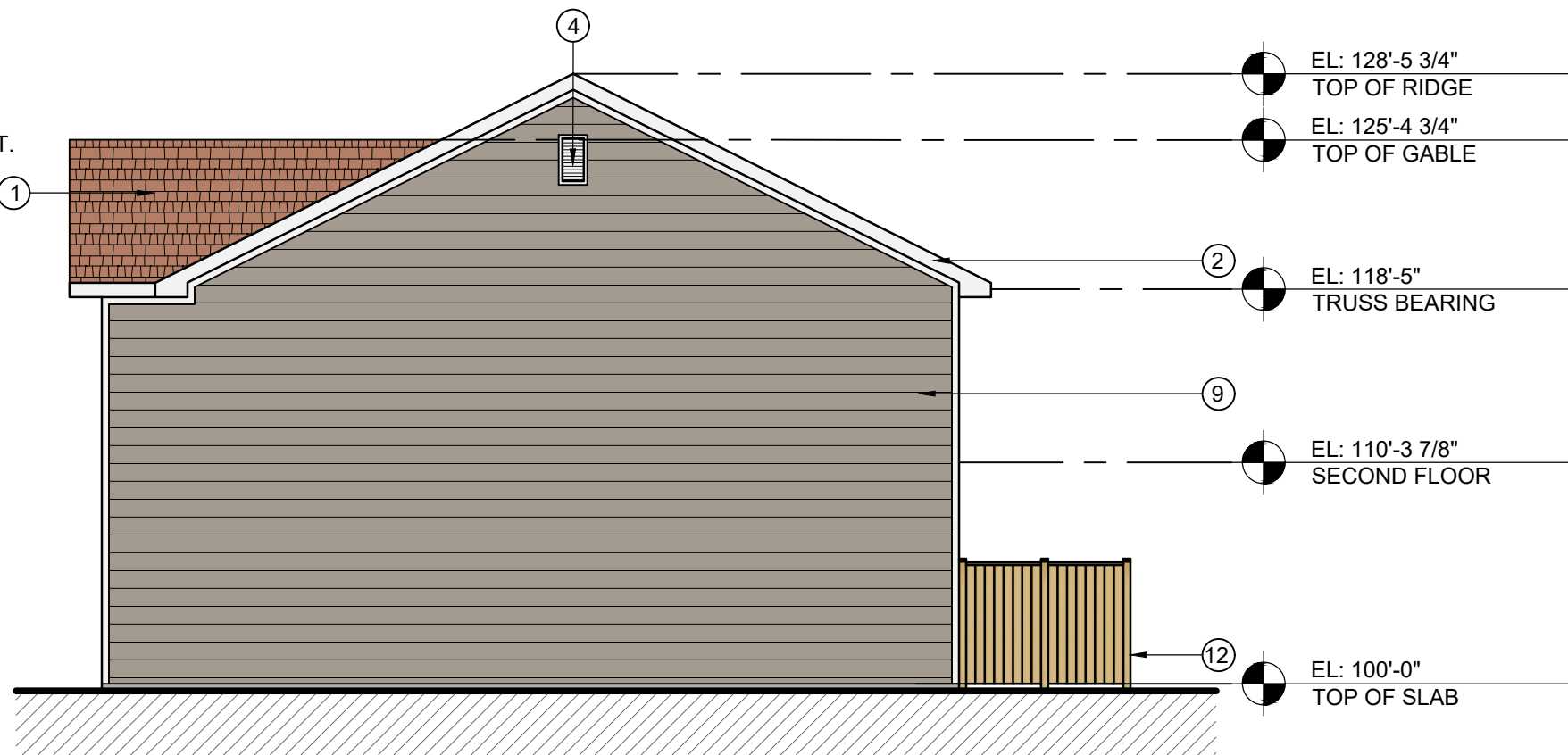
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

BUILDING A FRONT ELEVATION

1/8" = 1'-0"

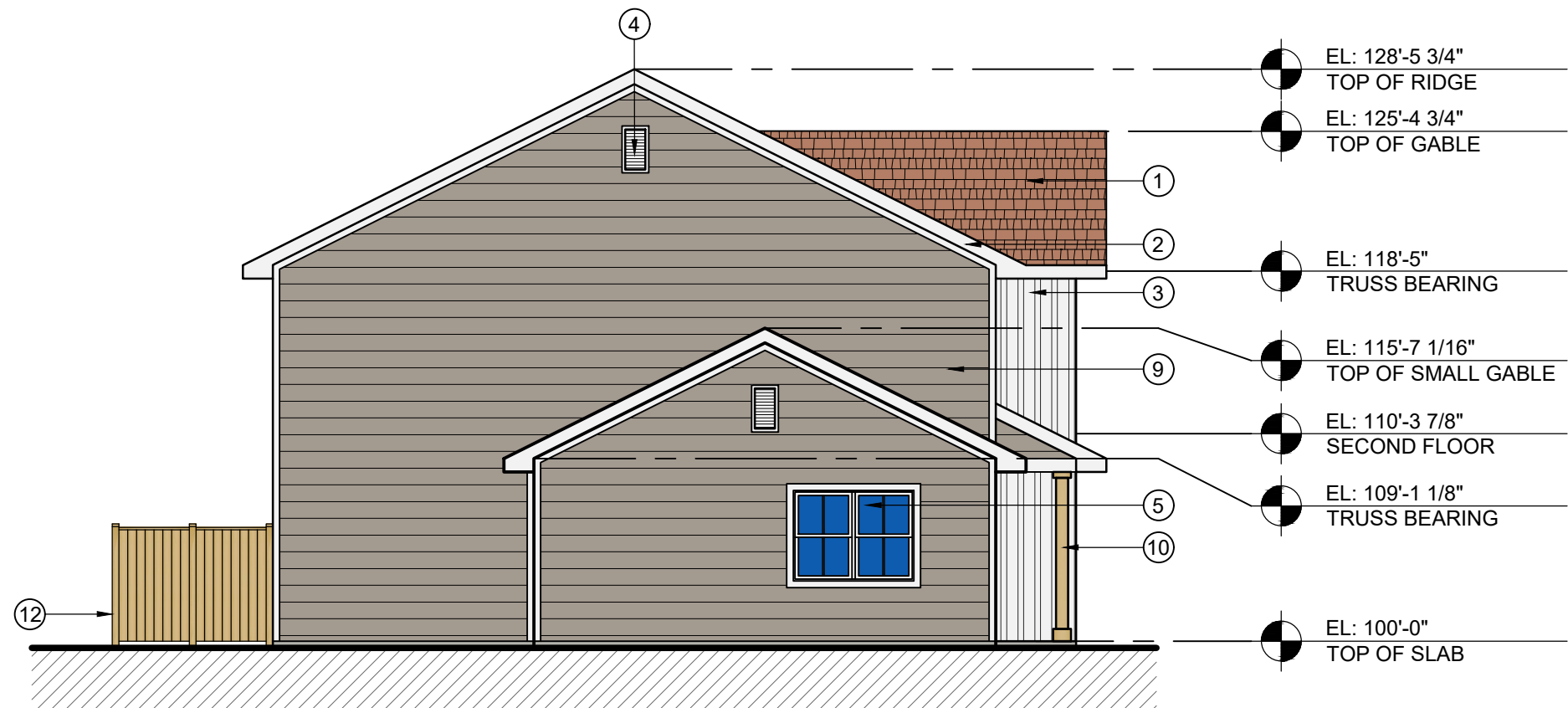
KEYNOTES:

- DIMENSIONAL ASPHALT SHINGLE - OWEN'S CORNING DURATION SHINGLES SUMMER HARVEST.
- ALUMINUM FASCIA - WHITE.
- VINYL BOARD AND BATTEN - CERTAINTED COLONIAL WHITE WITH 4" WHITE PVC TRIM.
- ATTIC VENT - CERTAINTED COLONIAL WHITE WITH 4" WHITE PVC TRIM.
- (2) 3' x 4' 6" SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
- 9' x 7' OVERHEAD GARAGE DOOR - WHITE WITH 4" WHITE PVC TRIM.
- 2' x 3' 6" SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
- FIBERGLASS DOOR - WHITE WITH 4" WHITE PVC TRIM.
- VINYL LAP SIDING 8" REVEAL - CERTAINTED GRANITE GRAY WITH 4" WHITE PVC TRIM.
- 6" POST - WHITE VINYL COVERING.
- (2) 2' x 3' SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
- WOOD PRIVACY FENCE.
- COMPOSITE PATIO SLIDING DOOR - WHITE WITH 4" WHITE PVC TRIM.
- 9' x 5' SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.



BUILDING A SIDE ELEVATION (RIGHT)

1/8" = 1'-0"



BUILDING A SIDE ELEVATION (LEFT)

1/8" = 1'-0"



BUILDING A REAR ELEVATION

1/8" = 1'-0"

PROPOSED BUILDING
CEDAR CREEK - JACKSON
Eagle Drive
Village of Jackson, Washington County

Issue Date:
05 / 24 / 2024

Revision:

Project Number:
24007

Sheet Title:
BUILDING A
ELEVATIONS

Sheet Number:

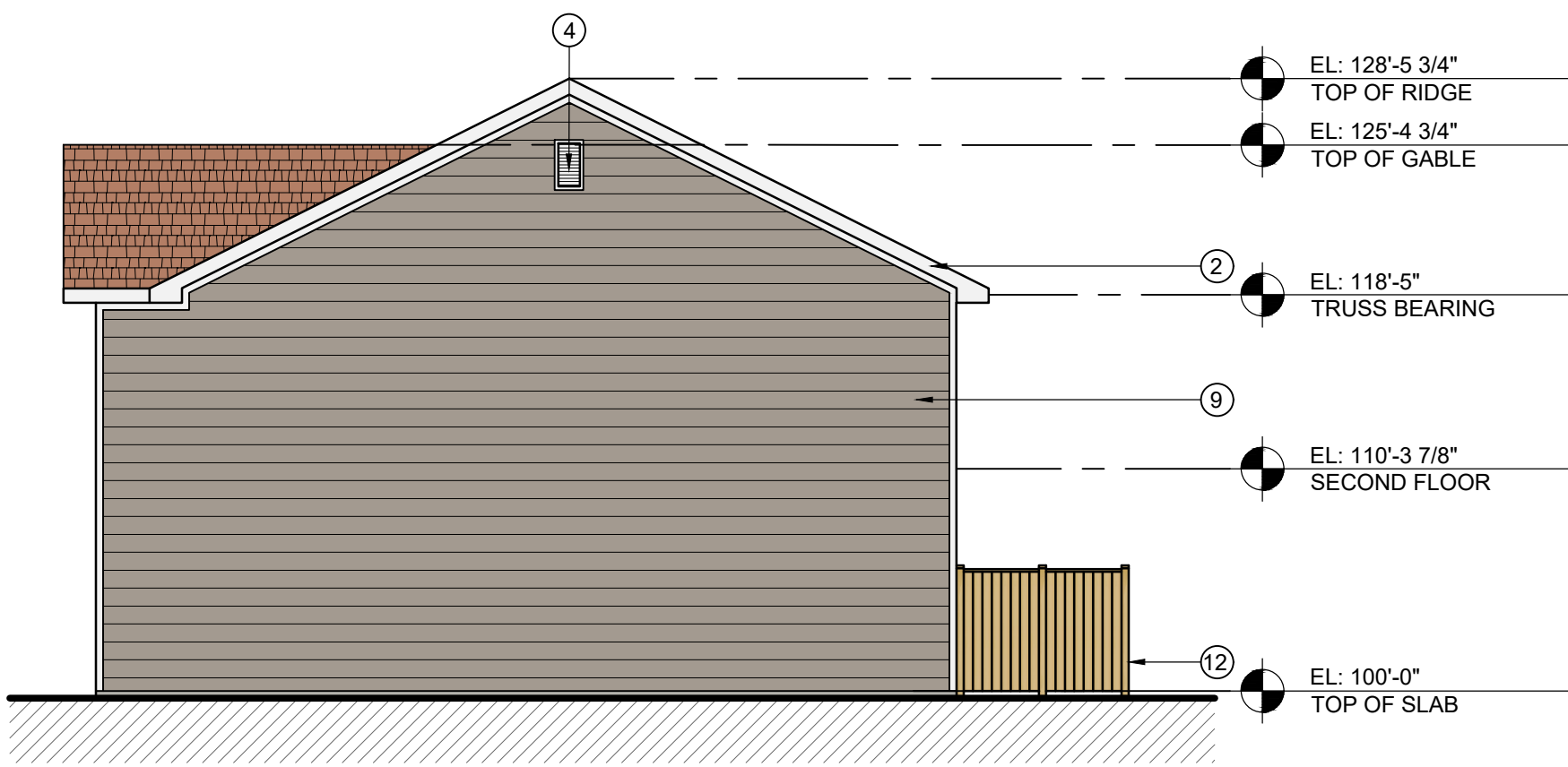
A-201

- (X) KEYNOTES:
- 1. DIMENSIONAL ASPHALT SHINGLE - OWEN'S CORNING DURATION SHINGLES SUMMER HARVEST.
 - 2. ALUMINUM FASCIA - WHITE.
 - 3. VINYL BOARD AND BATTEN - CERTAINTED COLONIAL WHITE WITH 4" WHITE PVC TRIM.
 - 4. ATTIC VENT - CERTAINTED COLONIAL WHITE WITH 4" WHITE PVC TRIM.
 - 5. (2) 3' x 4' 6" SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
 - 6. 9' x 7' OVERHEAD GARAGE DOOR - WHITE WITH 4" WHITE PVC TRIM.
 - 7. 2' x 3' 6" SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
 - 8. FIBERGLASS DOOR - WHITE WITH 4" WHITE PVC TRIM.
 - 9. VINYL LAP SIDING 8" REVEAL - CERTAINTED GRANITE GRAY WITH 4" WHITE PVC TRIM.
 - 10. 6" POST - WHITE VINYL COVERING.
 - 11. (2) 2' x 3' SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.
 - 12. COMPOSITE PATIO SLIDING DOOR - WHITE WITH 4" WHITE PVC TRIM.
 - 13. COMPOSITE PATIO SLIDING DOOR - WHITE WITH 4" WHITE PVC TRIM.
 - 14. 9' x 5' SINGLE HUNG COMPOSITE WINDOW - WHITE WITH 4" WHITE PVC TRIM.



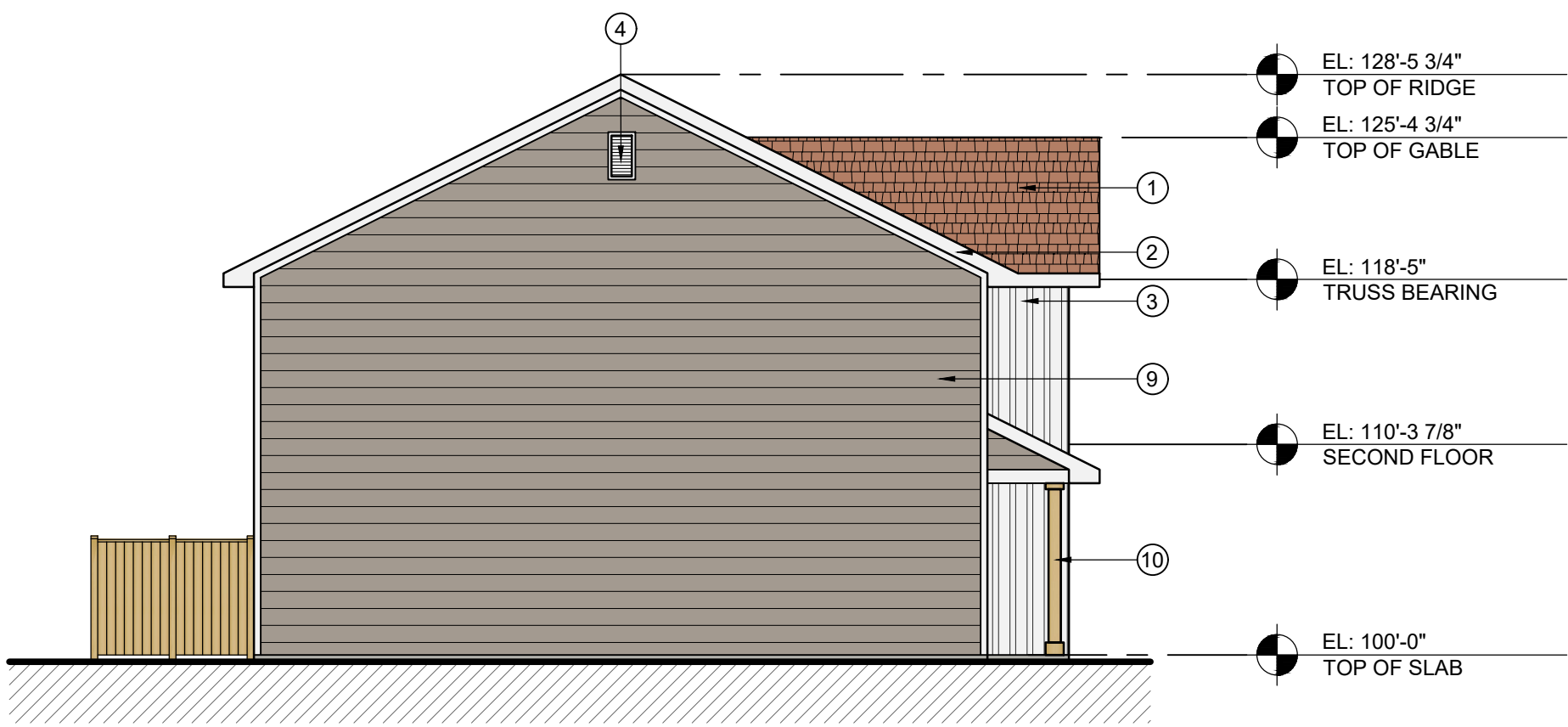
BUILDING B FRONT ELEVATION

1/8" = 1'-0"



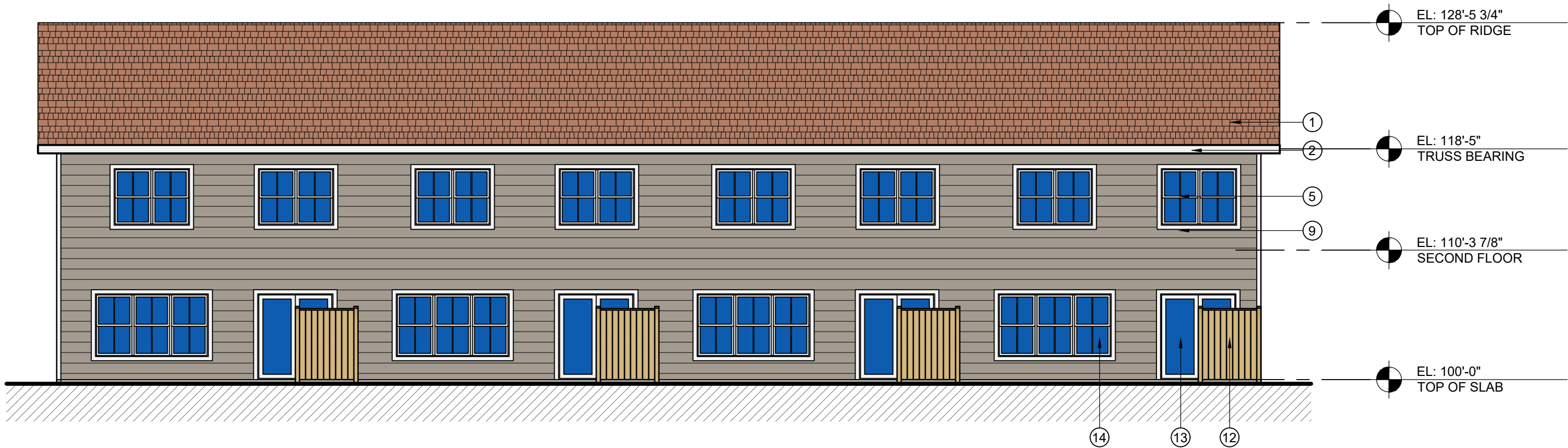
BUILDING B SIDE ELEVATION (RIGHT)

1/8" = 1'-0"



BUILDING B SIDE ELEVATION (LEFT)

1/8" = 1'-0"



BUILDING B REAR ELEVATION

1/8" = 1'-0"

AMERICAN
ARCHITECTURAL GROUP, INC.

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AMERICAN
CONSTRUCTION SERVICES, INC.

3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4990

PROPOSED BUILDING
CEDAR CREEK - JACKSON
Eagle Drive
Village of Jackson, Washington County

Issue Date:
05 / 24 / 2024

Revision:

Project Number:
24007

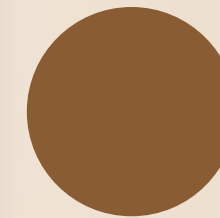
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BUILDING B
ELEVATIONS

Sheet Number:

A-202



CEDAR CREEK
TOWNHOMES



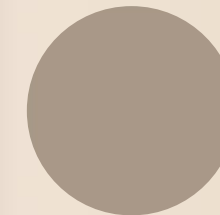
ASPHALT SHINGLES
SUMMER HARVEST



COLONIAL WHITE
BOARD AND BATTEN



COLONIAL WHITE
TRIM BOARD

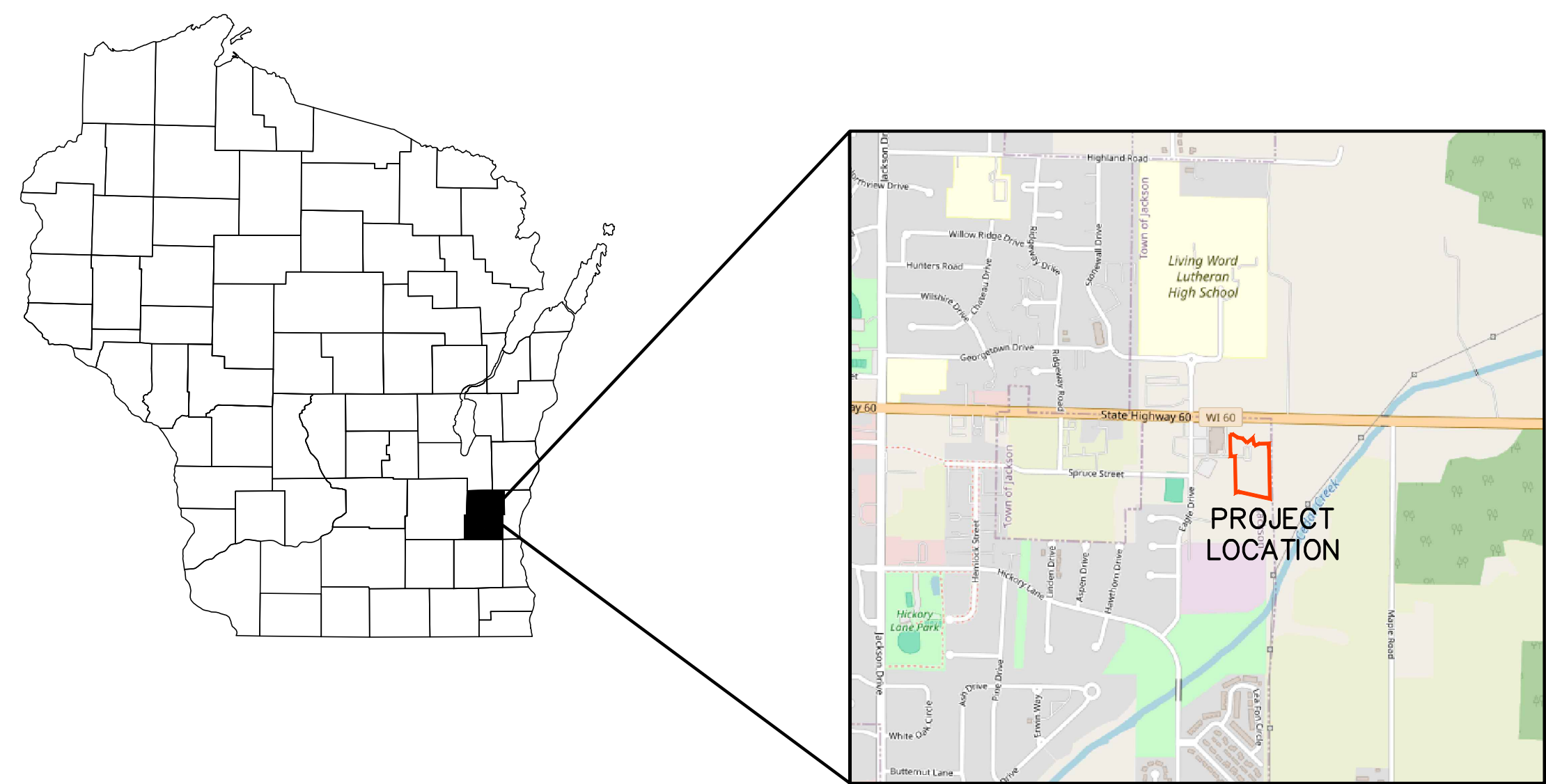


GRANITE GRAY
LAP SIDING

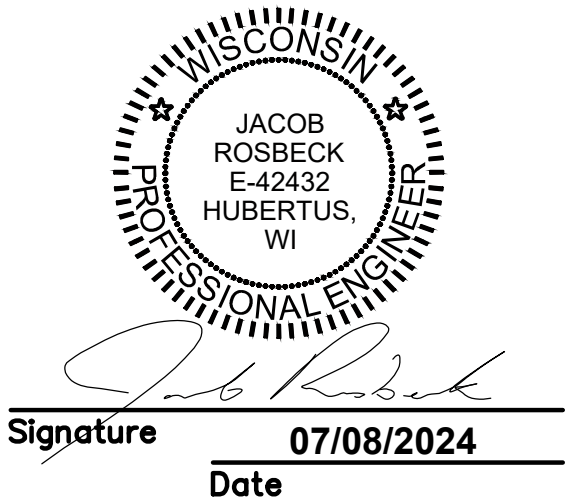
CEDAR CREEK TOWNHOMES

EAGLE DRIVE, VILLAGE OF JACKSON

LOCATION MAP:



Professional Engineer's Seal



PROJECT CONTACTS:

OWNER:
AMERICAN ARCHITECTURAL GROUP, INC.
ATTN: ADAM HERTEL
3350 SOUTH RIVER ROAD
WEST BEND, WI 53095

CIVIL:
PSE, LLC
ATTN: JACOB ROSBECK
122 WISCONSIN STREET
WEST BEND, WI 53095



CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C1.00	TITLE SHEET
C1.01	EXISTING CONDITIONS PLAN
C1.02	PROPOSED SITE PLAN
C1.03	EROSION CONTROL PLAN
C1.04	NORTH GRADING PLAN
C1.05	SOUTH GRADING PLAN
C1.06	STORMWATER MANAGEMENT PLAN
C1.07	NORTH UTILITY PLAN
C1.08	SOUTH UTILITY PLAN
C1.09	LANDSCAPE PLAN
C1.10	LIGHTING PLAN
C2.01	CONSTRUCTION SPECIFICATIONS AND NOTES
C2.02	SITE DETAILS
C2.03	EROSION CONTROL DETAILS
C2.04	UTILITY DETAILS
C2.05	LANDSCAPE DETAILS

PLAN TITLE:

TITLE SHEET

DRAWN BY:

KJP

DESIGNED BY:

KJP

CHECKED BY:

KJP

PLAN DATE:

07/08/2024

PROJECT NO:

\AM-97-22\

VILLAGE
SUBMITTAL

SHEET NO:

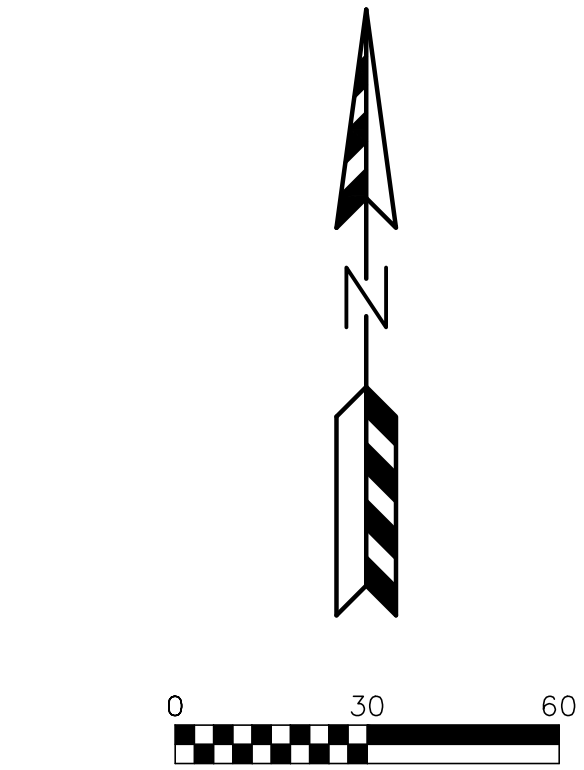
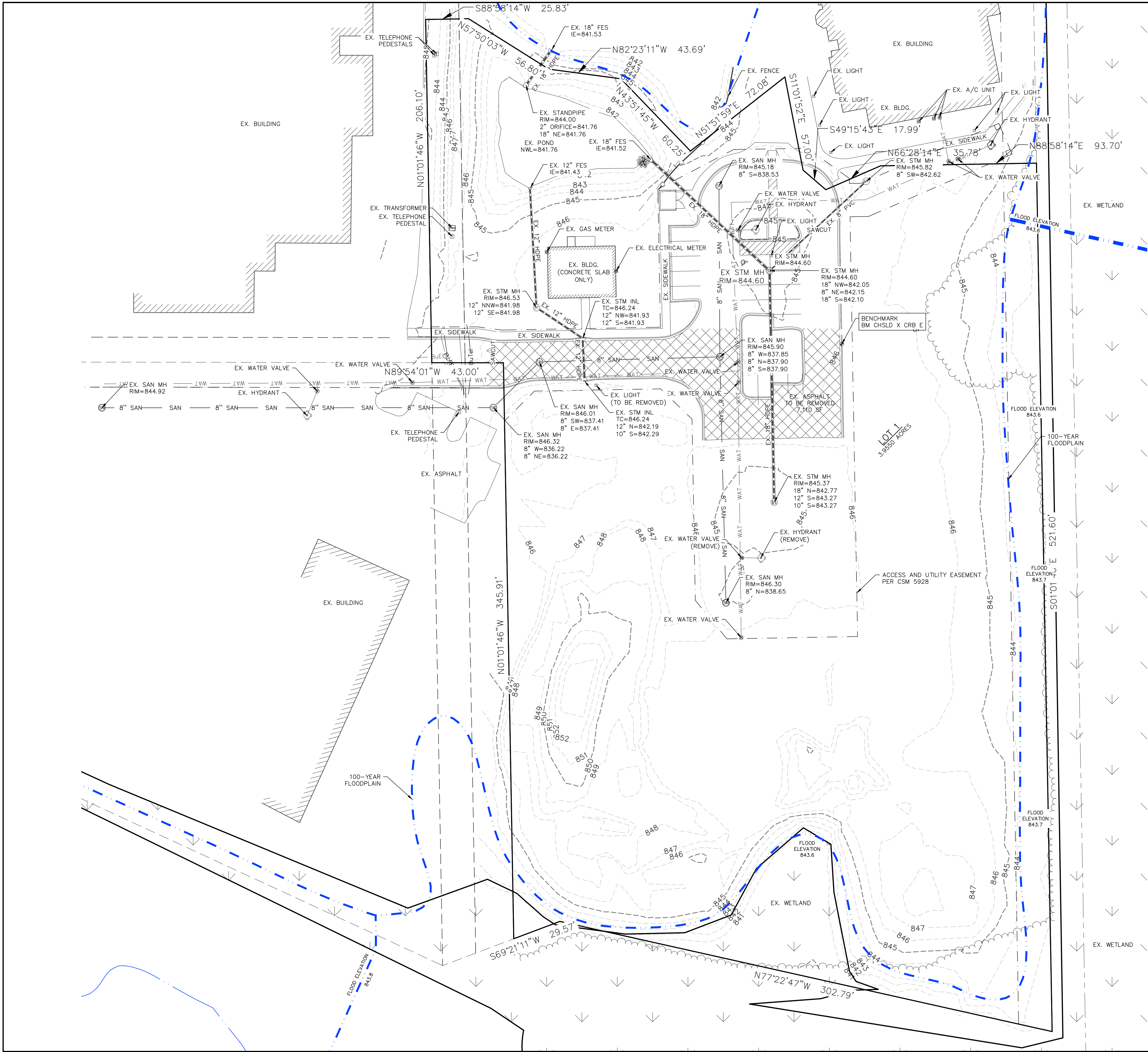
C1.00

REVISIONS:

NO. DATE DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037



LEGEND:	
	896 --- EXISTING MINOR CONTOUR.
	895 --- EXISTING MAJOR CONTOUR.
	OHEL --- OVERHEAD ELECTRIC LINE.
	BuEl --- BURIED ELECTRIC LINE.
	BuTel --- BURIED TELEPHONE LINE.
	FO --- FIBER OPTIC LINE.
	GAS --- GAS LINE.
	SAN --- SANITARY SEWER MAIN OR LATERAL.
	WAT --- WATER MAIN OR SERVICE.
	STORM --- STORM SEWER LINE.
	ELEC --- ELECTRIC METER.
	GAS --- GAS METER.
	GAS --- GAS VALVE.
	FIRE --- FIRE HYDRANT.
	PP --- POWER POLE.
	SN --- SANITARY SEWER MANHOLE.
	ST --- STORM SEWER MANHOLE.
	SI --- STORM SEWER INLET.
	TP --- TELEPHONE PEDESTAL.
	TRANS --- TRANSFORMER.
	WV --- WATER VALVE.

REVISIONS:	
NO.	DESCRIPTION

PSE

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:
**EXISTING
CONDITIONS
PLAN**

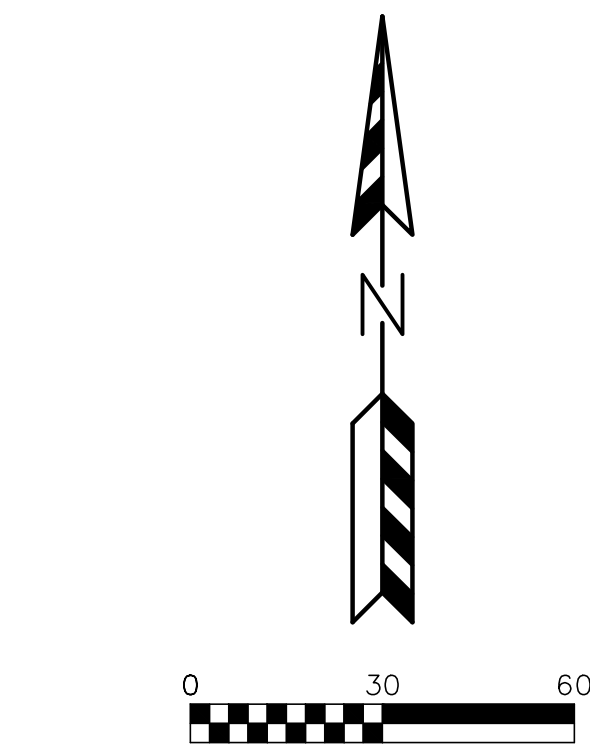
DRAWN BY:
KJP
DESIGNED BY:
KJP
CHECKED BY:
KJP

PLAN DATE:
07/08/2024

PROJECT NO:
\AM-97-22

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.01



- LEGEND:
- Ⓟ - PARKING STALLS IN A ROW
 - Ⓡ - REJECT CURB
 - Ⓐ - ACCEPT CURB

SITE INFORMATION BLOCK		
Site Address:	Lot 1 - CSM 7291	
Site Acreage	3.65 Acres	
Area of Disturbance:	3.05 Acres	
Current Zoning:	PUD	
Building & Paving Setback Requirements		
	Building	
Front	30'	
Side	20'	
Rear	25'	
Proposed Site Areas		
Description	Area (sf)	% Impervious
Building	36,208	21.02
Asphalt/Concrete	52,486	30.47
Impervious	88,694	51.48
Lawn	83,586	48.52
Total	172,280	100.00

- SITE PLAN NOTES:
- DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
 - ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

PAVING LEGEND	
	ASPHALT PAVEMENT
	8" CRUSHED AGGREGATE BASE COURSE
	2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
	1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S
	CONCRETE SIDEWALK
	6" CRUSHED AGGREGATE BASE COURSE
	4" CONCRETE

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:
**PROPOSED
SITE PLAN**

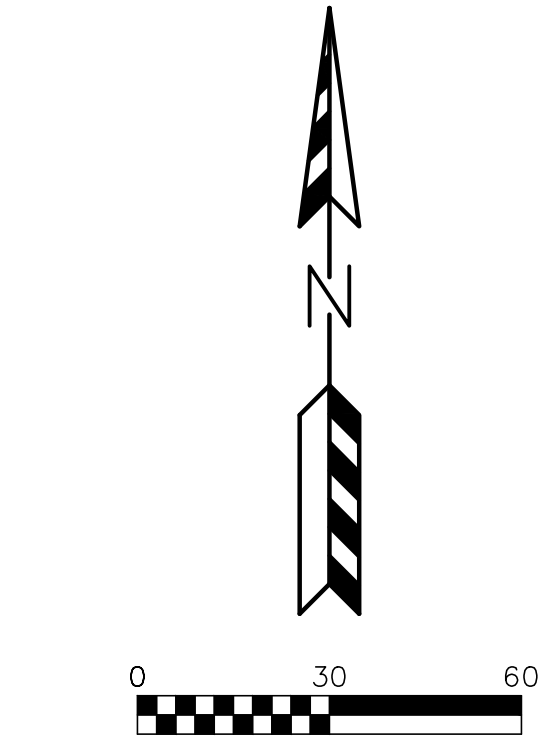
DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
07/08/2024

PROJECT NO:
\AM-97-22

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.02



- LEGEND:**
- 936 --- - EXISTING MINOR CONTOUR.
 - 935 --- - EXISTING MAJOR CONTOUR.
 - 936 --- - PROPOSED MINOR CONTOUR.
 - 935 --- - PROPOSED MAJOR CONTOUR.
 - - - - - - PROPOSED STORM SEWER.
 - - - - - - EXISTING STORM SEWER.
 - [Symbol] - INSTALL WSDOT TYPE D INLET PROTECTION.
 - [Symbol] - INSTALL SILT FENCE.
 - [Symbol] - INSTALL DITCH CHECK.
 - [Symbol] - DRAINAGE ARROW.

- STAGES OF CONSTRUCTION TIME SCHEDULE:**
- SEPTEMBER 1, 2024**
1. INSTALL SITE SILT FENCE, INLET PROTECTION AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF JACKSON SHALL HAVE A TRACKING PAD.
- SEPTEMBER 2, 2024 - MAY 1, 2025**
2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION PONDS AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDDED AND SILT FENCE PLACED AROUND THE PERIMETER.
 3. CONSTRUCT BOTH WET DETENTION PONDS. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION PONDS THROUGHOUT THE CONSTRUCTION PROCESS.
 4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
 5. BEGIN PROPOSED SITE GRADING - RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
 6. START CONSTRUCTION OF UTILITIES: WATER SERVICE, SANITARY SEWER AND STORM SEWER.
 7. CONSTRUCT BUILDING PADS AND BUILDINGS.
 8. CONTINUE SITE GRADING.
 9. INSTALL BASE COURSES, PROPOSED PAVEMENTS
 10. INSTALL LANDSCAPING.
 11. APPLY FINAL STABILIZATION TO ENTIRE SITE.
- MAY 2 - 15, 2025**
- ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)
- STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.
- SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.
- CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY VILLAGE OF JACKSON PRIOR TO CHANGE.
- AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPs SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AREAS DISTURBED BY REMOVAL OF BMPs.

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:
**EROSION
CONTROL
PLAN**

DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
07/08/2024

PROJECT NO:
\AM-97-22

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.03



- LEGEND:
- 936 --- EXISTING MINOR CONTOUR.
 - 935 --- EXISTING MAJOR CONTOUR.
 - 936 --- PROPOSED MINOR CONTOUR.
 - 935 --- PROPOSED MAJOR CONTOUR.
 - EX 934.23 EXISTING SPOT ELEVATION.
 - 934.23 PROPOSED CURB FLANGE ELEVATION.
 - TC 934.23 PROPOSED TOP OF CURB ELEVATION.
 - SW 934.23 PROPOSED SIDEWALK ELEVATION.
 - EP 934.23 PROPOSED EDGE OF PAVEMENT ELEVATION.
 - EXP 934.23 PROPOSED BUILDING EXPOSURE ELEVATION.
 - FFE 934.23 PROPOSED BUILDING FIRST FLOOR ELEVATION.
 - PROPOSED STORM SEWER.
 - EXISTING STORM SEWER.

EX. BUILDING

100-YEAR FLOODPLAIN

FLOOD ELEVATION 843.8

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:
**SOUTH
GRADING
PLAN**

DRAWN BY:
JDR

DESIGNED BY:
JDR

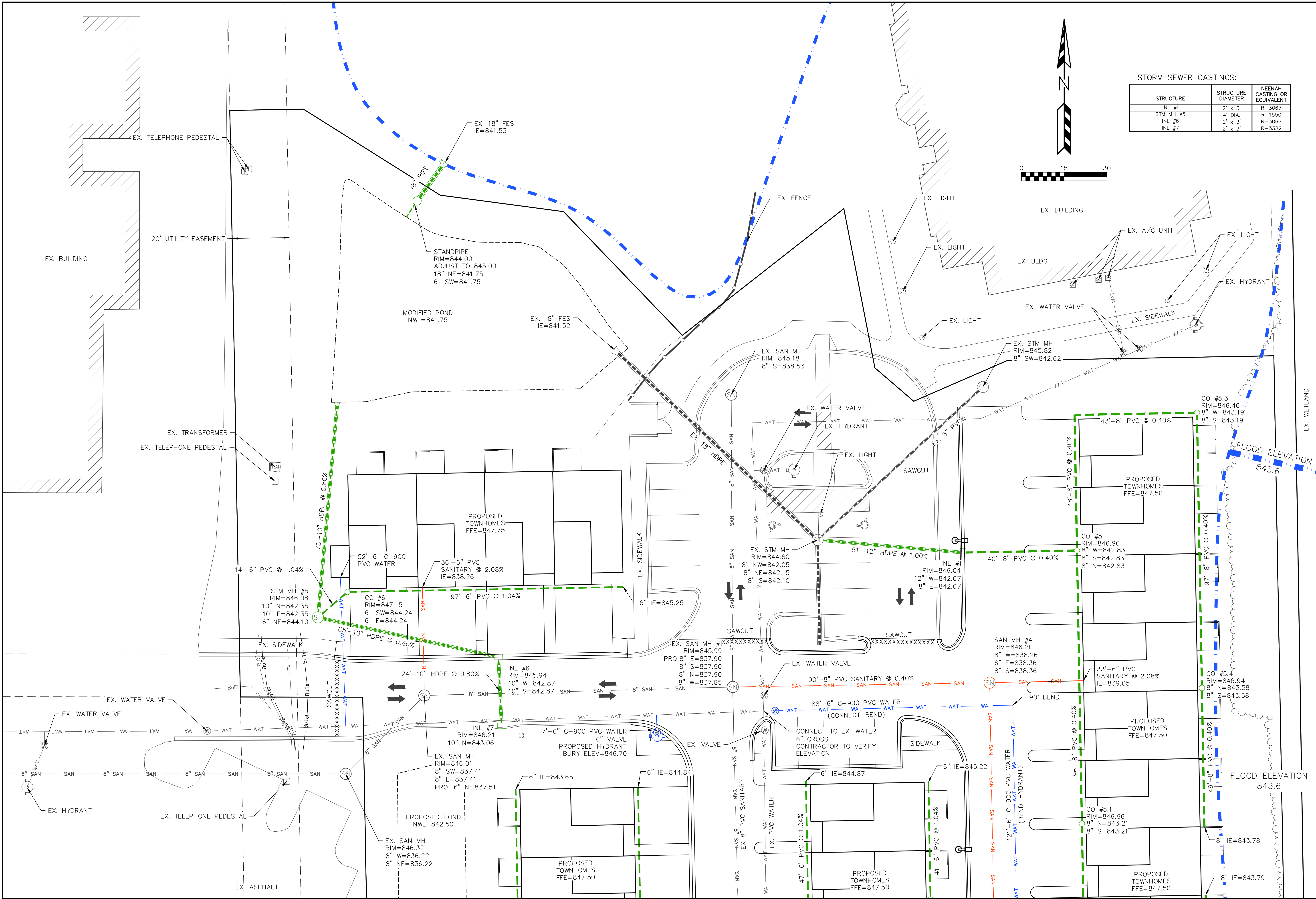
CHECKED BY:
KJP

PLAN DATE:
07/08/2024

PROJECT NO:
\AM-97-22

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.05



STORM SEWER CASTINGS:

STRUCTURE	STRUCTURE DIAMETER	NEENAH CASTING OR EQUIVALENT
INL #1	2' x 3'	R-3067
STM MH #5	4' DIA.	R-1550
INL #6	2' x 3'	R-3067
INL #7	2' x 3'	R-3382

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:
**NORTH
UTILITY
PLAN**

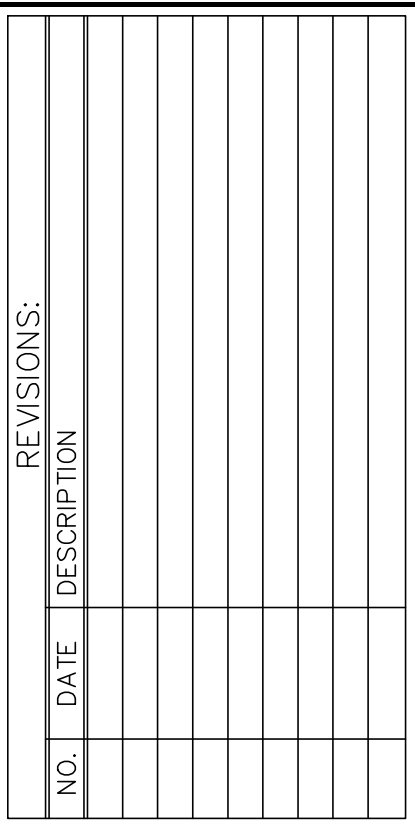
DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
07/08/2024

PROJECT NO:
\AM-97-22

**VILLAGE
SUBMITTAL**

SHEET NO:
C1.07



PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:

**SOUTH
UTILITY
PLAN**

DRAWN BY: **JDR**
DESIGNED BY: **JDR**
CHECKED BY: **KJP**

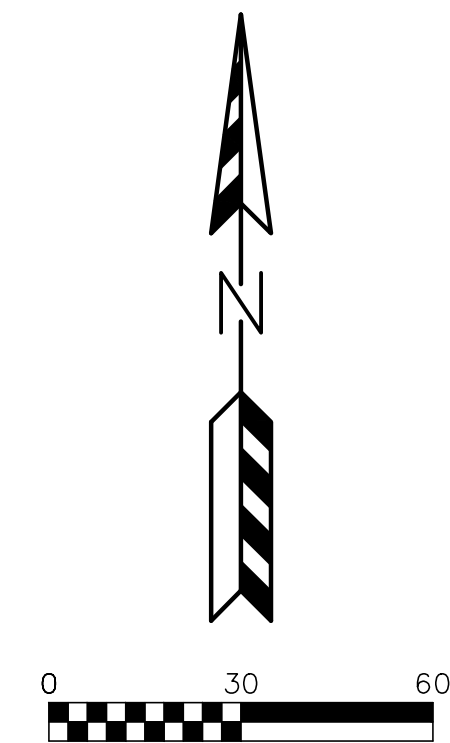
PLAN DATE:
07/08/2024

PROJECT NO:
\\AM-97-22

**VILLAGE
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SHEET NO:

C1.08

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PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE: CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037

PLAN TITLE:

**LANDSCAPE
PLAN**

DRAWN BY:
JDR

DESIGNED BY:
JDR

CHECKED BY:
KJP

PLAN DATE:
07/08/2024

PROJECT NO:
 \AM-97-22\

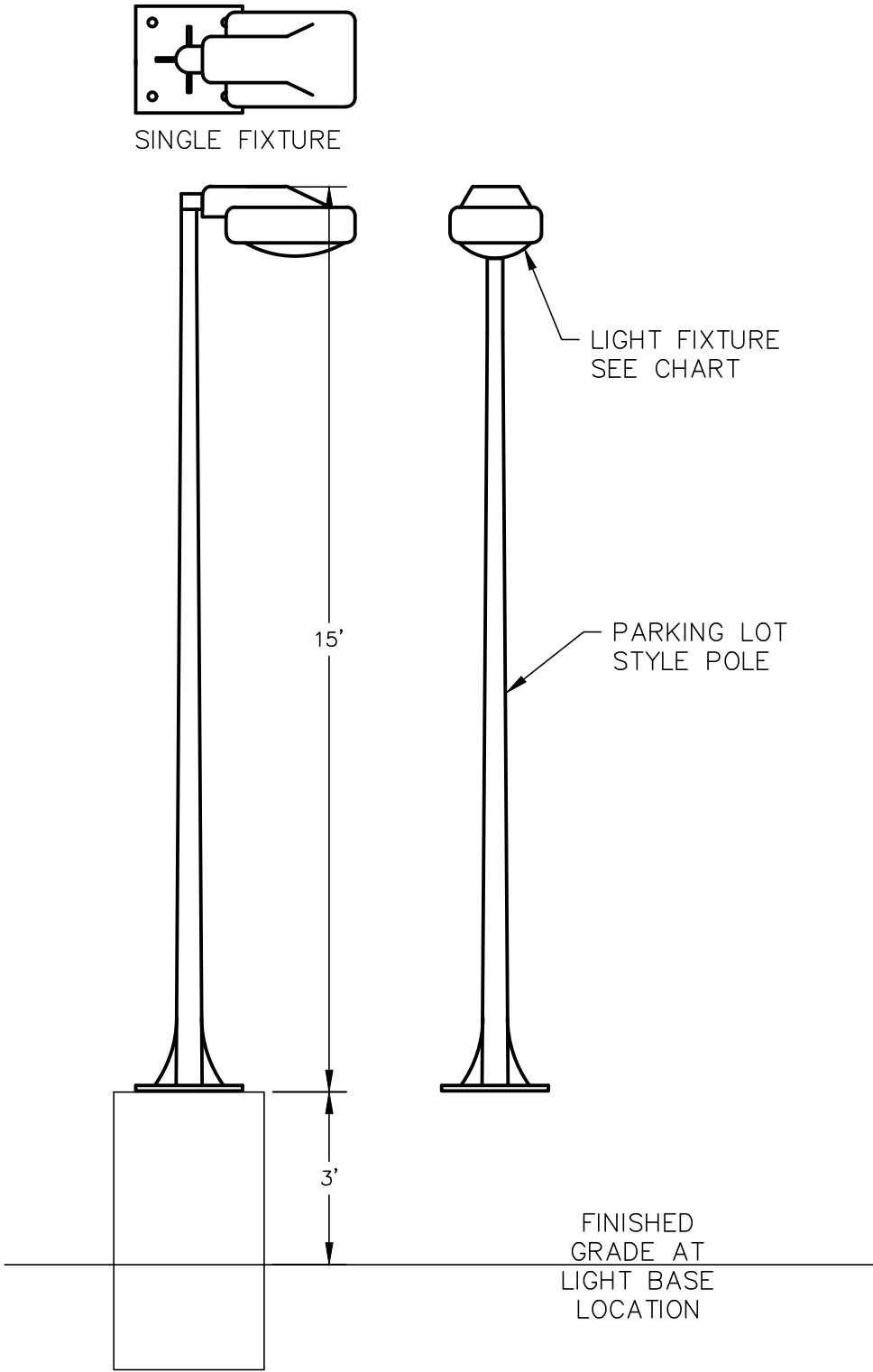
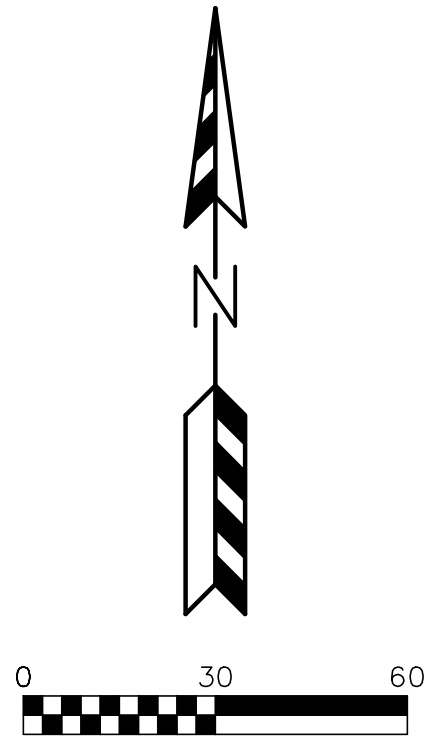
VILLAGE SUBMITTAL

SHEET NO:

C1.09



LUMINAIRE SCHEDULE								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	3	OA	COOPER LIGHTING SOLUTIONS LUMARK	PRV-C15-740-D-UNV-T2-SA	SINGLE	7,100	52.0	0.900
	4	OA-HSS	COOPER LIGHTING SOLUTIONS LUMARK	PRV-C15-740-D-UNV-T2-SA-HSS	SINGLE	6,551	52.0	0.900
	36	OB	COOPER LIGHTING SOLUTIONS LUMARK	FE08A40FDW	SINGLE	976	7.9	0.900



Pole A Detail
PARKING LOT LIGHTING DETAIL

- NOTES:
- 1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
 - 2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
 - 3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
 - 4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
 - 5) PSE ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PROJECT AREA	Illuminance	Fc	0.97	6.50	0.00	N/A	N/A

REVISIONS:	
NO.	DESCRIPTION

PSE
PARISH SURVEY & ENGINEERING
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PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
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JACKSON, WI 53037**

PLAN TITLE:
LIGHTING PLAN

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JDR
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VILLAGE SUBMITTAL

SHEET NO:
C1.10

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360.382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/- 1" FOR LANDSCAPE AREAS AND +/- 1/2" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. FOR PIPE 10" OR LESS IN DIAMETER, PVC, ASTM D-3034, SDR-26, MAY ALSO BE USED. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADSHYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT. LAST (3) THREE JOINTS SHALL BE RESTRAINED WITH RODS. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M-294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT. A MINIMUM OF 6" OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900, DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6" COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF JACKSON AND WISCONSIN DSPS STANDARDS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF JACKSON PRIOR TO CONNECTING TO THE WATER MAIN ON PROPERTY.
18. GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.
19. ALL WORK WITHIN THE VILLAGE RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF JACKSON PUBLIC WORKS DEPARTMENT.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.05 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C-94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

PARKING STALLS: WHITE
PEDESTRIAN CROSSWALKS: WHITE
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
ADA SYMBOLS: WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.
2. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
3. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:	
NO.	DESCRIPTION

DSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:

CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037

PLAN TITLE:

CONSTRUCTION
SPECIFICATIONS
AND NOTES

DRAWN BY:

JDR

DESIGNED BY:

JDR

CHECKED BY:

KJP

PLAN DATE:

07/08/2024

PROJECT NO:

\AM-97-22\

VILLAGE
SUBMITTAL

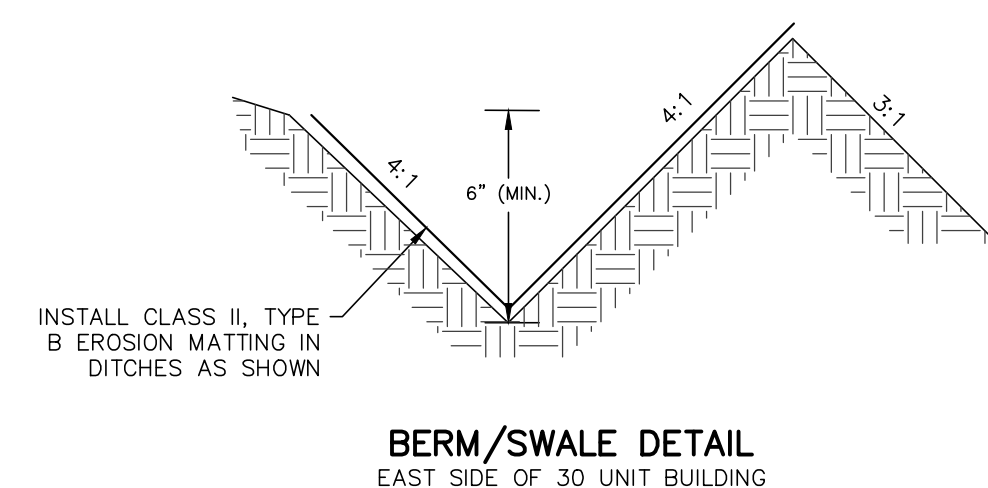
SHEET NO:

C2.01



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

EROSION CONTROL MAT – SLOPE INSTALLATION



MAXIMUM PERIOD OF BARE SOIL FOR SLOPES > 20%		
SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP?	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDAR DAYS)	
	LAND DISTURBANCE BETWEEN SEPTEMBER 16TH AND MAY 1ST	LAND DISTURBANCE BETWEEN MAY 2ND AND SEPTEMBER 1ST
YES	90	90
NO	60	30

[illegible]

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
www.parishse.com

PROJECT TITLE:

**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:

EROSION CONTROL DETAILS

DRAWN BY:

JDR

DESIGNED BY:

JDR

CHECKED BY:

KJP

PLAN DATE:

07/08/2024

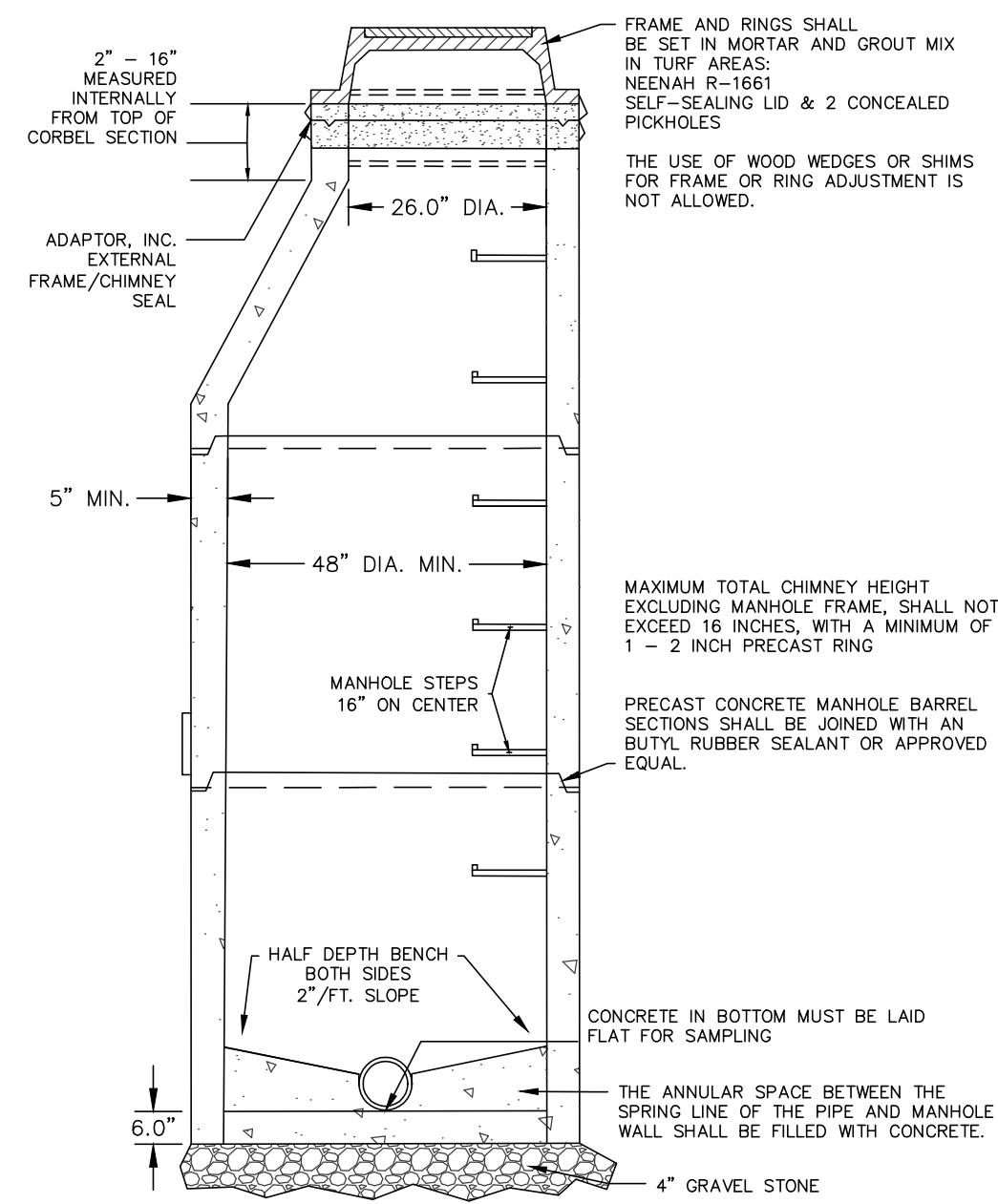
PROJECT NO:

\AM-97-22\

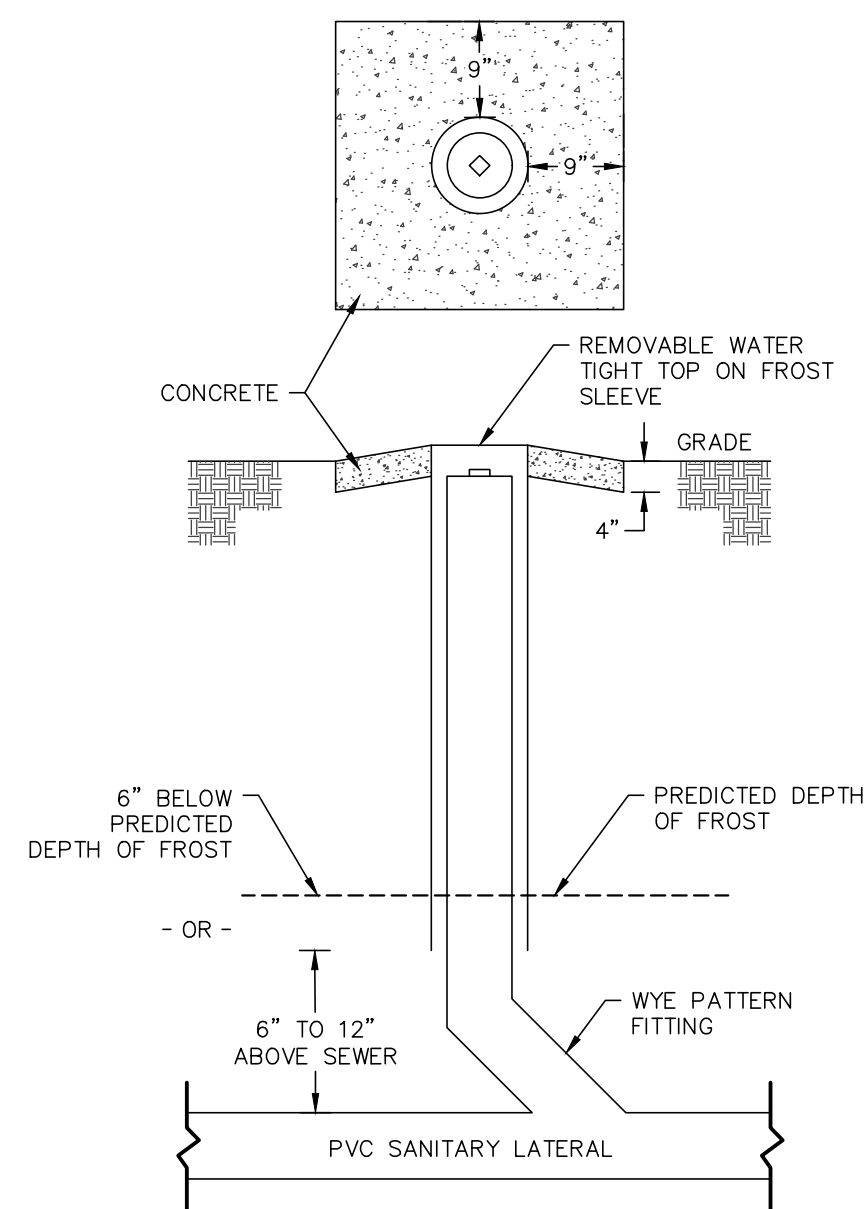
**VILLAGE
SUBMITTAL**

SHEET NO:

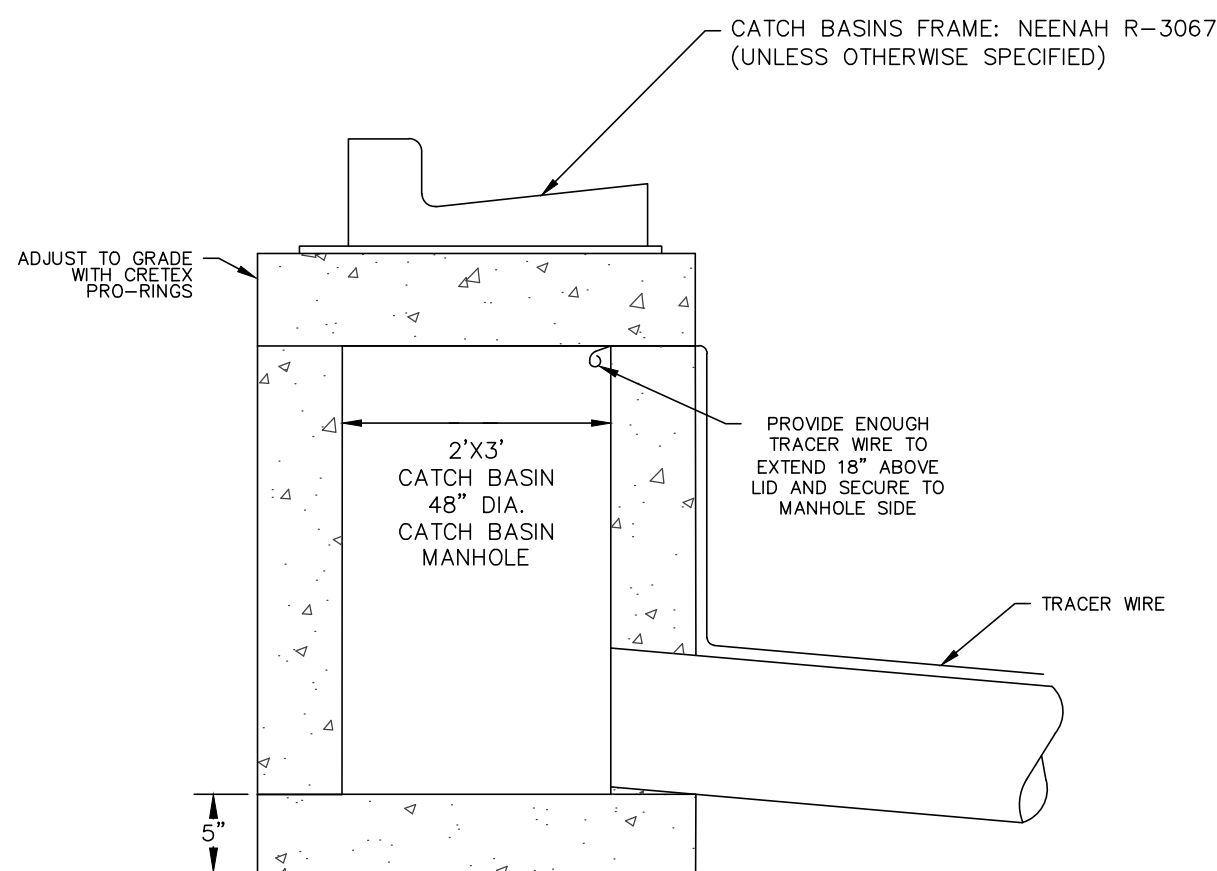
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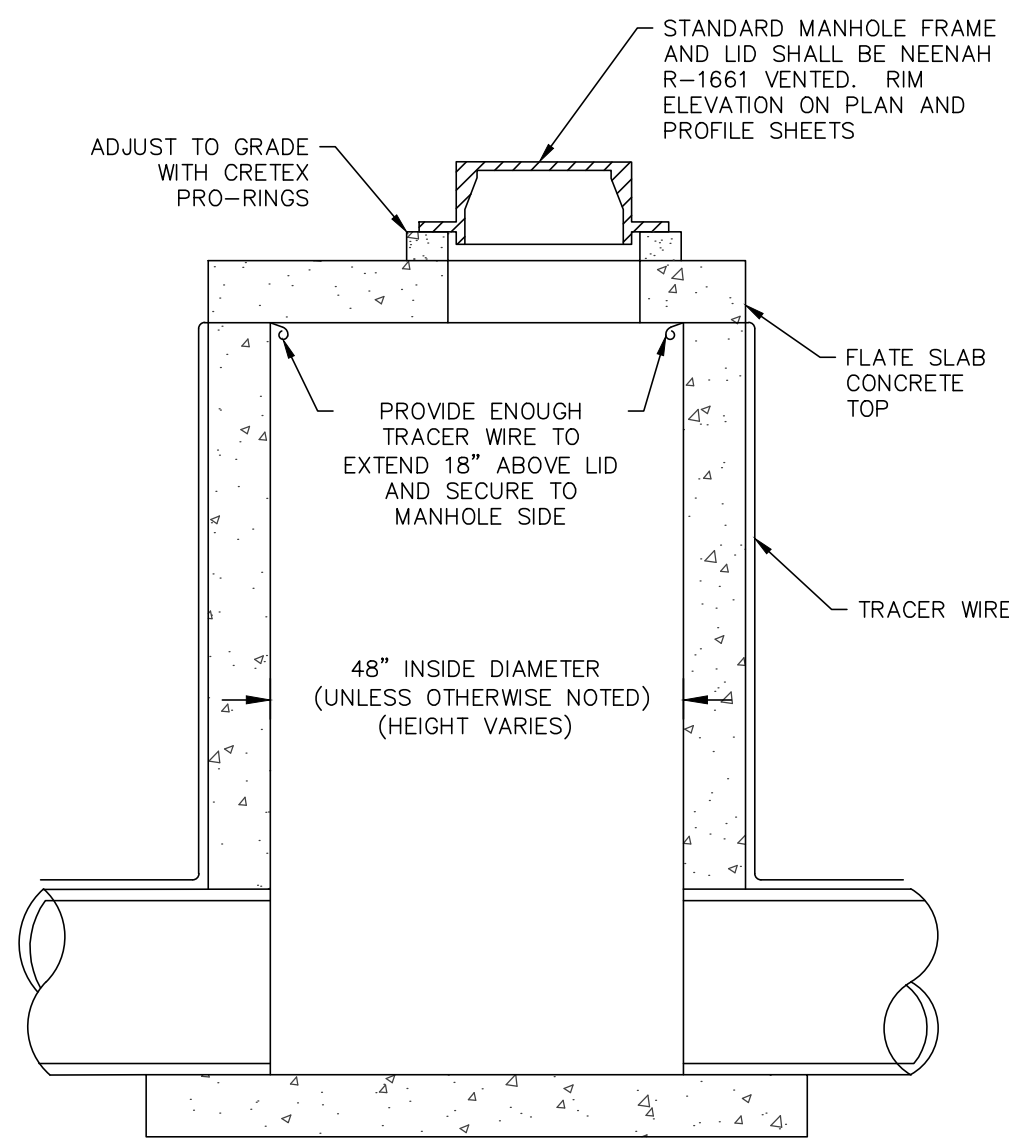
SANITARY MANHOLE DETAIL



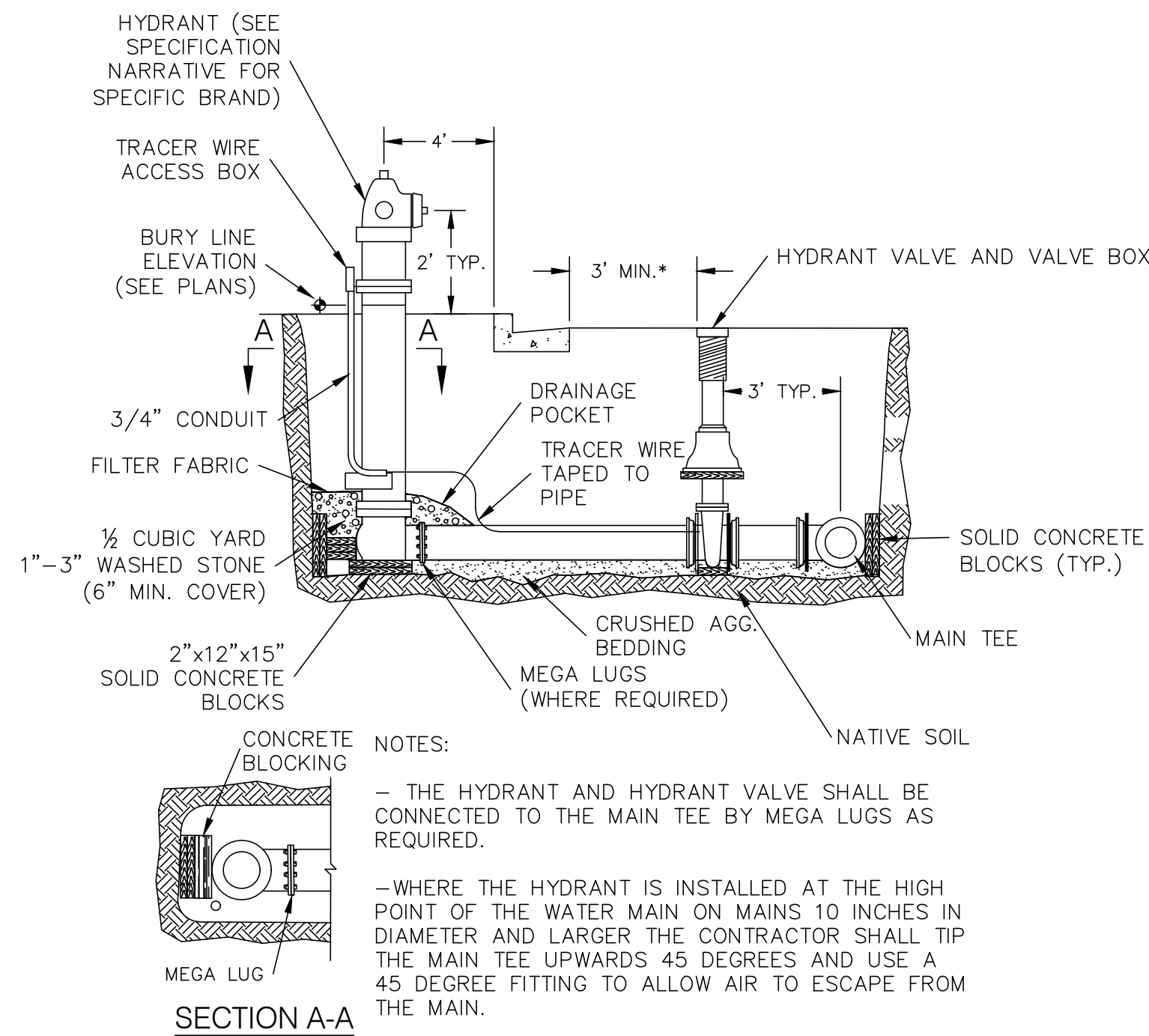
CLEAN OUT WITH FROST SLEEVE DETAIL



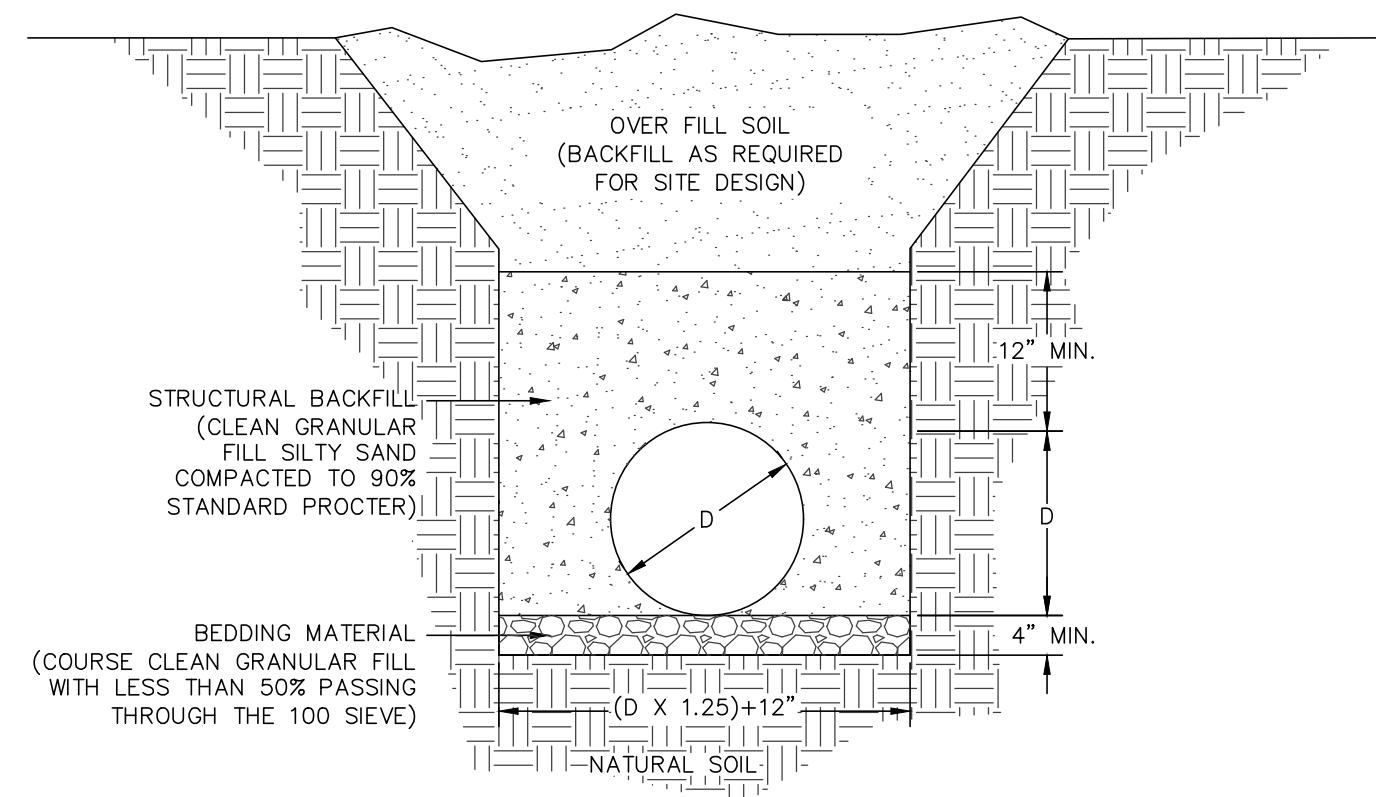
INLET/CATCH BASIN DETAIL



STORM MANHOLE DETAIL



HYDRANT SETTING DETAIL



HDPE PIPE BEDDING DETAIL

REVISIONS:

NO. DATE DESCRIPTION

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122 Wisconsin Street, West Bend, WI 53095
262.346.7800 www.parishse.com

PROJECT TITLE:

CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037

PLAN TITLE:

UTILITY
DETAILS

DRAWN BY:

JDR

DESIGNED BY:

JDR

CHECKED BY:

KJP

PLAN DATE:

07/08/2024

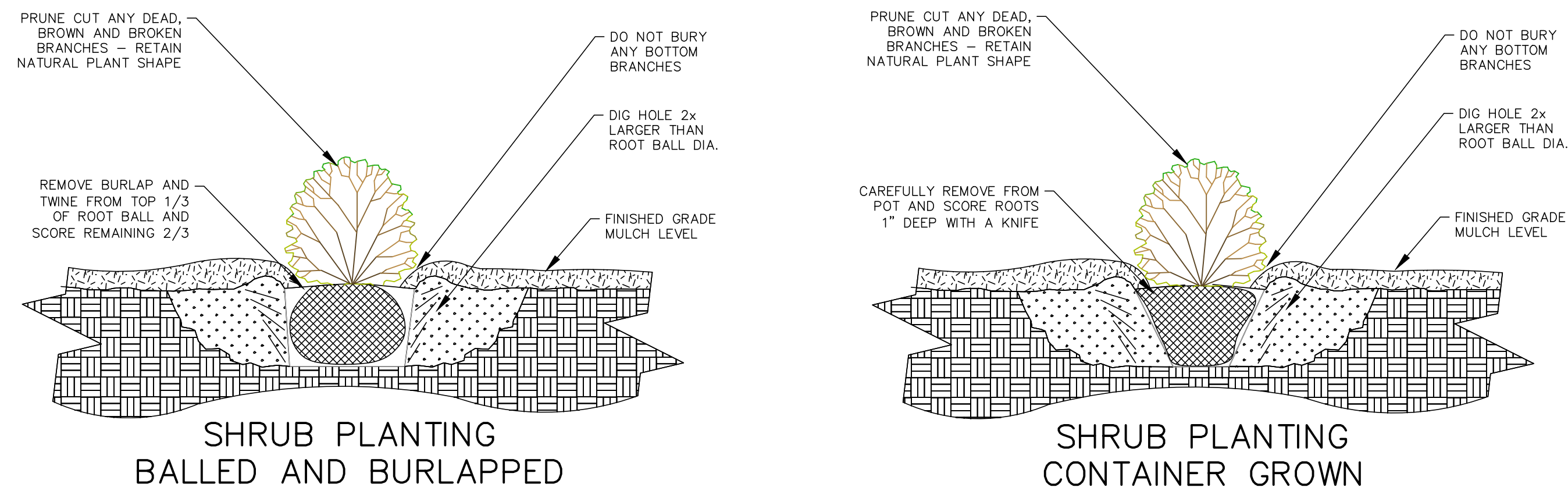
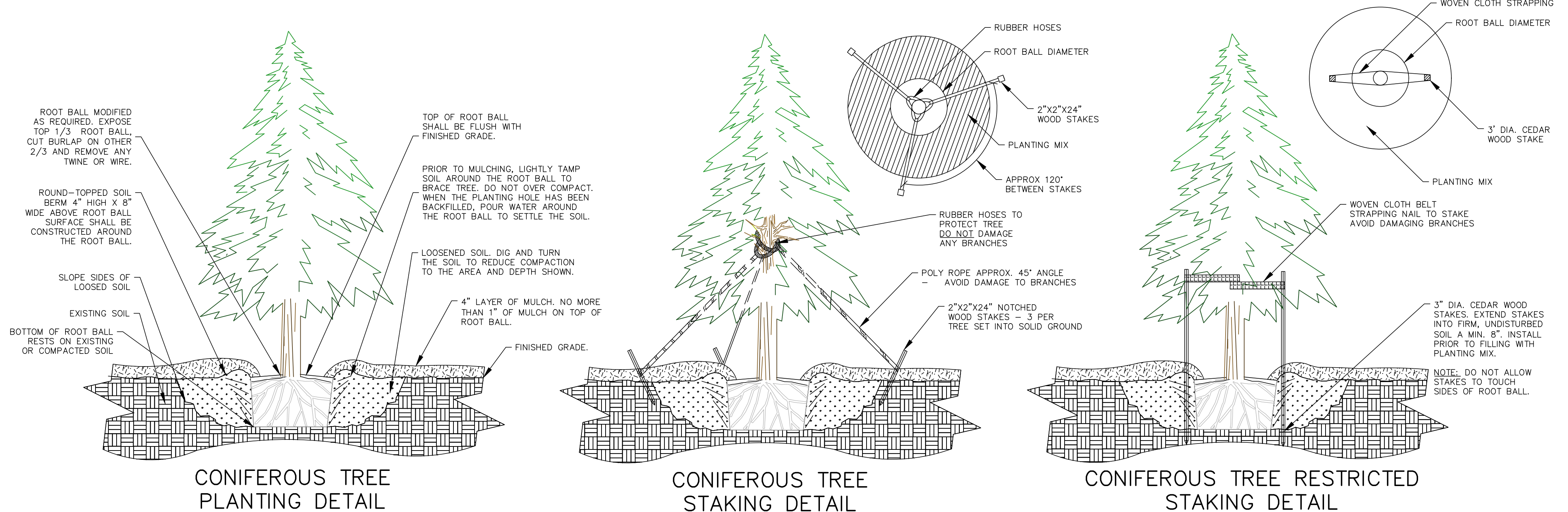
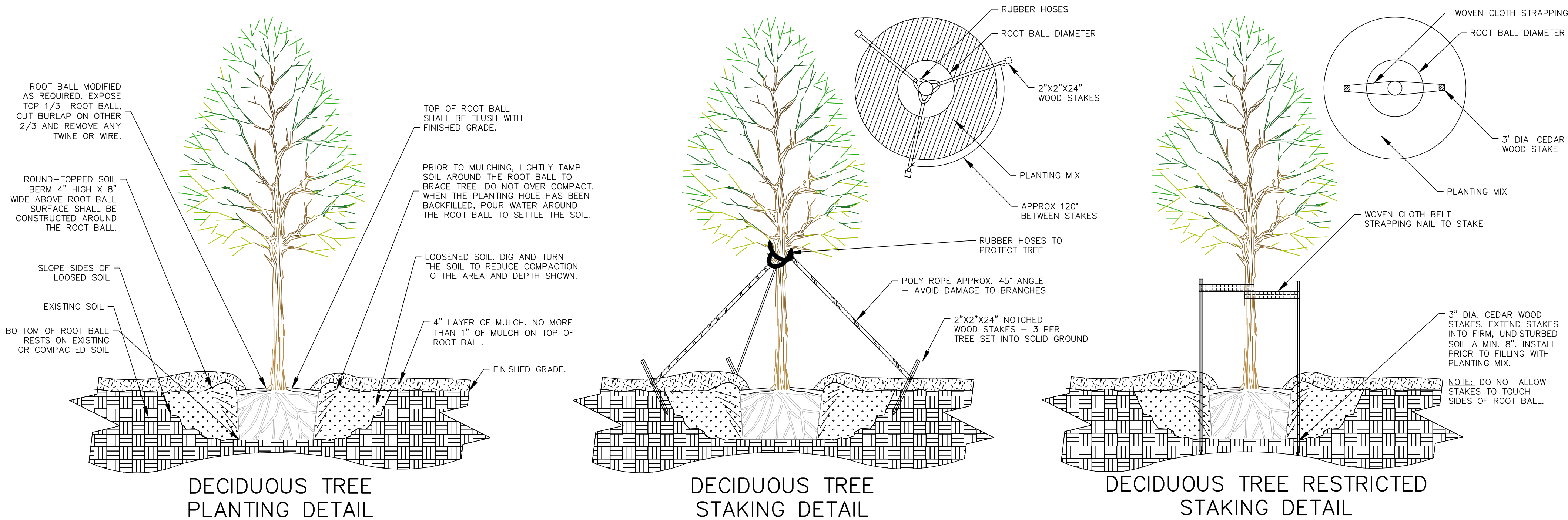
PROJECT NO:

\AM-97-22\

VILLAGE
SUBMITTAL

SHEET NO:

C2.04



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES LISTED ON PLANT MATERIALS SCHEDULE AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI (LATEST VERSION). NO SUB-STANDARD "B GRADE" OR "PARK GRADE" PLANT MATERIALS WILL BE ACCEPTED.
- PLANTING SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT. ALL PLANTS MUST BE INSTALLED AS PER SIZES INDICATED ON PLANT MATERIALS SCHEDULE UNLESS APPROVED BY THE ARCHITECT ANY CHANGES IN SIZES SHOWN ON PLAN MUST BE APPROVED BY OWNER IN WRITING PRIOR TO INSTALLATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT THE ROOT FLARE. REMOVE EXCESS SOIL FROM TOP OF ROOT BALL, IF NEEDED. REMOVE AND DISCARD NON-BIODEGRADABLE BALL WRAPPING AND SUPPORT WIRE. REMOVE BIODEGRADABLE BURLAP AND WIRE CAGE FROM THE TOP THIRD OF THE ROOT BALL AND CAREFULLY BEND REMAINING WIRE DOWN TO BOTTOM OF THE HOLE. WHEN TREE HAS BEEN PLACED AND WILL NO LONGER BE MOVED, SCORE REMAINING TWO-THIRDS OF BURLAP AND REMOVE TWINE. PROVIDE ONE SLOW-RELEASE FERTILIZER PACKET PER 1" CALIPER OF EACH TREE PLANTED.
- BACKFILL TREE PLANTING HOLES WITH 80% EXISTING SOILS REMOVED FROM EXCAVATION AND 20% SOIL AMENDMENTS (SEE SPECIFICATION BELOW). AVOID AIR POCKETS. DO NOT TAMP SOIL. DISCARD ANY GRAVEL, ROCKS, HEAVY CLAY OR CONCRETE. WATER TREE THOROUGHLY WHEN HOLE IS TWO-THIRDS FULL. ALLOW WATER TO SOAK IN BEFORE FEILLING REMAINDER OF HOLE. WATER AGAIN TO FULLY SOAK THE NEW PLANTING. EACH TREE SHALL RECEIVE A 3" DEEP 4-5' DIAMETER SHREDDED HARDWOOD BARK MULCH RING/SAUCER. DO NOT BUILD UP MULCH ONTO TRUNK OF ANY TREE. INCORRECTLY INSTALLED TREES SHALL BE REPLACED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
- ALL SHRUBS SHALL BE PLANTED IN GROUPINGS INDICATED ON THE LANDSCAPE PLAN. INSTALL SHRUBS WITH AN EQUAL MIX OF SOIL AMENDMENTS AND BLENDED, PULVERIZED TOPSOIL. INSTALL TOPSOIL INTO ALL PLANT BEDS AS NEEDED TO ACHIEVE PROPER GRADE AND TO DISPLACE UNDESIRABLE SOILS. REMOVE GRAVEL, CLAY AND STONES FROM PLANT BEDS PRIOR TO PLANTING. WATER THOROUGHLY WHEN HOLES ARE TWO-THIRDS BACKFILLED AND ALLOW TO SOAK IN BEFORE PROCEEDING. PROVIDE SLOW-RELEASE FERTILIZER PACKETS AT THE RATE OF 1 PER 24" HEIGHT/DIAMETER OF SHRUB AT PLANTING.
- ALL TREE RINGS SHALL RECEIVE A 3" DEEP LAYER OF HIGH-QUALITY UN-PIGMENTED SHREDDED HARDWOOD BARK MULCH. ALL SHRUB AND PERENNIAL PLANTING BED AREAS SHALL RECEIVE A 2-3" LAYER OF DECORATIVE STONE BEDDING. DO NOT ALLOW STONE TO CONTACT PLANT STEMS AND TREE TRUNKS.
- PERENNIAL AND GROUNDCOVER AREAS SHALL RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO INSTALLATION. ROTO-TILL THE FOLLOWING MATERIALS AT THE FOLLOWING RATIOS INTO EXISTING SOIL BEDS OR INSTALLED TOPSOIL BEDS TO A DEPTH OF 8-10". CONTAINERIZED AND BALLED & BURLAPPED PLANT MATERIAL SHOULD BE BACKFILLED WITH AMENDED SOIL.
 - SOIL AMENDMENT COMPOSITION PER 100 SQ.FT. OF BED AREA
 - ¾ CU.YD. PEAT MOSS OR MUSHROOM COMPOST
 - ¾ CU.YD. BLENDED/PULVERIZED TOPSOIL
 - ¾ CU.YD. COMPOSTED MANURE
 - 2 LBS. STARTER FERTILIZER (ROTO-TILLED BED ONLY)
- REMOVE/KILL UNWANTED VEGETATION AT SEEDED AREAS PRIOR TO SEEDING. PREPARE TOPSOIL AND SEED BED BY REMOVING ALL SURFACE STONES 1" OR LARGER. APPLY 20-10-5 STARTER FERTILIZER AND SPECIFIED SEED UNIFORMLY AT THE SPECIFIED RATE.
- ALL PLANTINGS SHALL BE WATERED THOROUGHLY AT THE TIME OF PLANTING, THROUGH CONSTRUCTION AND UPON COMPLETION OF THE PROJECT AS NEEDED. TREES, EVERGREENS AND SHRUBS (DECIDUOUS AND EVERGREEN) SHALL BE GUARANTEED (100% REPLACEMENT) FOR A MINIMUM OF ONE YEAR FROM THE DATE OF PROJECT COMPLETION. PERENNIALS, GROUNDCOVERS AND ORNAMENTAL GRASSES SHALL BE GUARANTEED FOR A MINIMUM OF ONE GROWING SEASON. PERENNIALS, GROUNDCOVER AND ORNAMENTAL GRASSES PLANTED AFTER SEPTEMBER 15 SHALL BE GUARANTEED THROUGH MAY 31 OF THE FOLLOWING YEAR. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS. WATERING AND ONGOING MAINTENANCE INSTRUCTIONS ARE TO BE SUPPLIED TO THE OWNER BY THE LANDSCAPE CONTRACTOR UPON COMPLETION OF THE PROJECT.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF ALL LANDSCAPE AREAS FOR A PERIOD OF 45 DAYS AFTER SUBSTANTIAL COMPLETION OF THE LANDSCAPE INSTALLATION. THIS SHALL INCLUDE ALL TREES, SHRUBS, EVERGREENS, PERENNIALS, ORNAMENTAL GRASSES, TURF GRASS, NO-MOW GRASS AND NATIVE PRAIRIE SEED MIX / STORMWATER SEED MIX. WORK ALSO INCLUDES WEEDING, EDGING, MULCHING, FERTILIZING, TRIMMING, REMOVAL OF GRASS CLIPPINGS, PRUNING AND DEADHEADING.

REVISIONS:	
NO.	DATE DESCRIPTION
1	XX-XX-XX XXXXXXXXXXXXXXXXXX

PSE
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PROJECT TITLE:
**CEDAR CREEK TOWNHOMES
EAGLE DRIVE
JACKSON, WI 53037**

PLAN TITLE:
**LANDSCAPE
DETAILS**

DRAWN BY:
JDR
DESIGNED BY:
JDR
CHECKED BY:
KJP

PLAN DATE:
07/08/2024

PROJECT NO:
\AM-97-22

BID SET

SHEET NO:

C2.05

Catalog #		Date		Prepared by	
Project		Type		Notes	



HALO OUTDOOR FE Series Entry Light

The FE series LED Entry Wall Sconces provides years of maintenance free operation by not having to replace bulbs. It comes in three different varieties including Standard, Lumen Selectable & a Motion Activated version with an always on Ambient Glow ring. Lumen output ranges from 800 lumens for Basic version up to 1200 lumens for the Lumen Select version. Highly durable & corrosion resistant polycarbonate construction in textured Bronze and White finish.

This modern Wall Sconce light looks great on porches, decks, front entryways, garages and more. Great for residential or commercial applications. This fixture features a Dusk-to-Dawn photocell to help automate your outdoor lighting. It mounts easily to an existing junction box on the wall simply and easily. Designed for outdoor use and will add pleasant security light where you need it.

Typical Applications

Outdoor Area/Site • Residential • Retail

Interactive Menu

- Order Information [page 2](#)
- Product Warranty [page 2](#)
- Photometric Data [page 2](#)

Product Certification



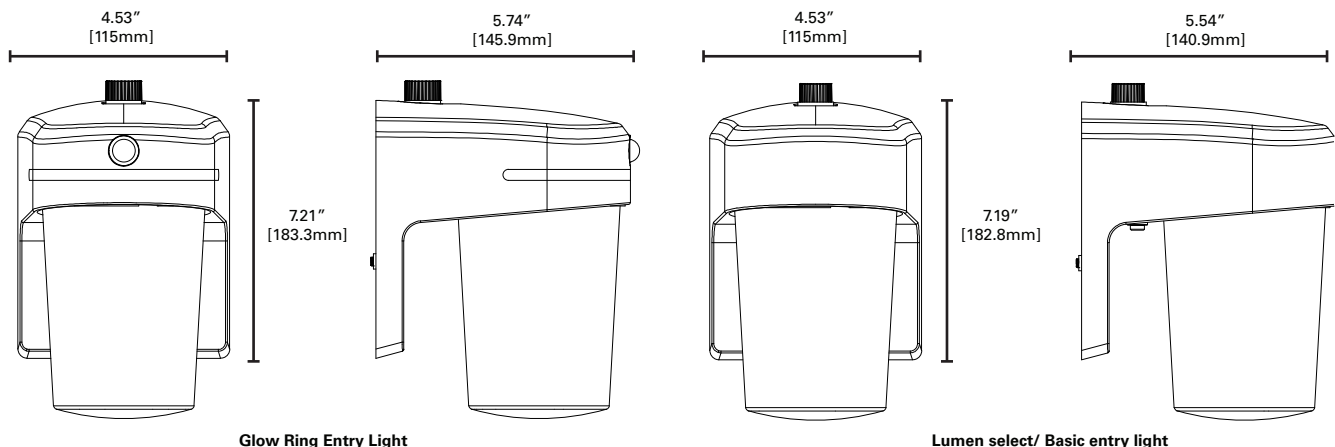
Product Features



Top Product Features

- Replaces up to 60W/75W Incandescent or 13W/26W CFL fixtures
- Durable weather resistant polycarbonate construction
- Built in photocontrol for Dusk-to-Dawn operation with optional cap provided to make fixture switch operated
- Motion sensor automatically turns lights on when motion is detected- FE10 Series
- UV rated frosted polycarbonate lens provides smooth diffuse light
- Perfect for security lighting for residential and light commercial application
- Available in textured bronze and white finish
- 5-year limited warranty

Dimensional and Mounting Details



Order Information

SAMPLE ORDER NUMBER: **FE08A40FDB / FE12S40FDW/ FE10A35GLMB**

Series	Lumens	Type	CCT	Configuration	Colors
FE=Entry Light	08=800 Lumens (Nominal)	A=Fixed Lumen	40=4000K	FD=Flood + Dusk-to-Dawn	B=Bronze W=White
	12=1200/900/700 Lumens (Nominal) *Selectable Lumen only	S=Selectable Lumen			
	10=1000 Lumens (Nominal) *Glow Ring only	A=Fixed Lumen	35=3500K *Glow Ring Only	GLM=Glow ring with Motion Sensor and Dusk-to-Dawn sensor	

*All combination do not exist- only for illustrative purposes. See below for a list of available products

Product Specifications

Construction

- Durable, UV resistant polycarbonate housing suitable for wet locations
- Suitable for wall or eave mounting
- Mounts to most standard recessed junction boxes
- Optional shorting cap provided in box for switch activated operation

Optics

- UV resistant frosted lens for smooth diffuse light distribution
- 4000K(FE08, FE12) & 3500K(FE10A) CCT's available ideal for security applications

Electrical

- Electrical operating voltage 120VAC 60Hz
- Built to last with maintenance-free LEDs with L70 lifetime of 50,000 hours (FE12S and FE10A Series) and 25000 hours (FE08 Series)

Motion Sensor

- 120° degree PIR sensor with a detection range up to 15ft distance(FE10A)
- Fixture operating temperature of -30°C to 40°C
- Integral photocell allows for night time ON / daytime OFF operation
- External supply wiring 75°C minimum
- In motion mode, fixture will remain ON for 3 minutes once the motion ceases to exist (FE10A Series)

Compliance

- UL certified for US and Canada for wet locations
- EMI/RFI emissions per FCC 47CFR Part 15B
- Contains no mercury or lead and RoHS compliant
- Photometric testing in accordance with IES LM-79-08
- Lumen maintenance projections in accordance with IES LM-80-08 and TM-21-11

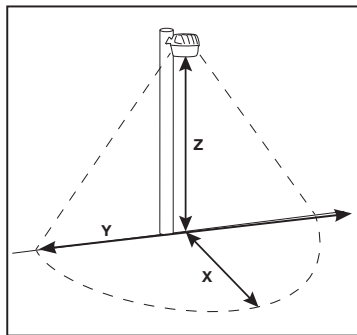
Finish

- Textured Bronze and White Finish

Warranty

- Five year limited warranty
- Consult website for details cooperlighting.com/legal

Suggested Mounting Height



X = Forward Throw
Y = Wall Spread
Z = Mounting Heights

Notes:
Forward throw X = 1/2 Y
for wall-mount applications only
See IES files for detailed photometry

Minimum Footcandles (FC)		0.50 FC					
Mounting Height (Z)		8'		10'		12'	
Catalog Number	Lumens	X	Y	X	Y	X	Y
FE08A40FDB	789	8.8	17.6	8	16	--	--
FE08A40FDW	976	9.6	19.2	9.5	19	8.4	14.4
FE12S40FDB	1272	10.4	20.8	11	22	9.6	19.2
FE12S40FDW	1484	12	24	12	24	12	23
FE10A35GLMB	995	9.6	19.2	9	18	6	12
FE10A35GLMW	1161	10	20	10	20	9	18

Photometric Data

Series	Voltage (V)	Power (W)	Delivered Lumens (lm)	Efficacy (LPW)	CCT	CRI	Controls
FE08A40FDB	120V	7.6	788	105	4000K	83	INTEGRATED PHOTOCELL
FE08A40FDW	120V	7.9	977	124	4000K	83	INTEGRATED PHOTOCELL
FE12S40FDB	120V	11.4	1271	112	4000K	82	INTEGRATED PHOTOCELL
FE12S40FDW	120V	11.5	1485	129	4000K	82	INTEGRATED PHOTOCELL
FE10A35GLMB	120V	13.6	994	73	3500K	82	MOTION SENSOR + INTEGRATED PHOTOCELL
FE10A35GLMW	120V	13.6	1161	86	3500K	82	MOTION SENSOR + INTEGRATED PHOTOCELL

Project		Catalog #		Type	
Prepared by		Notes		Date	



Lumark

Prevail LED

Area / Site Luminaire

Product Features



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3, 4
- Optical Configurations page 5
- Product Specifications page 5
- Energy and Performance Data page 6, 7
- Control Options page 8

Product Certifications



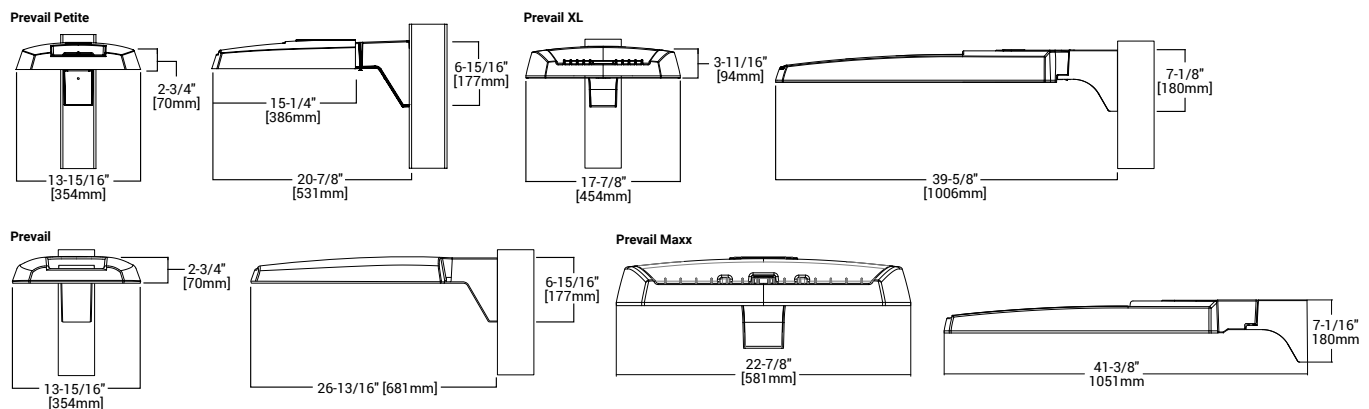
Quick Facts

- Lumen packages range from 4,800 - 84,000 lumens (35W - 588W)
- Replaces 70W up to 1,000W HID equivalents
- Efficacies up to 160 lumens per watt
- Energy and maintenance savings up to 85% versus HID solutions
- Standard universal quick mount arm with universal drill pattern

Connected Systems

- WaveLinx

Dimensional Details



NOTES:
 1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
 2. IDA Certified for 3000K CCT and warmer only.

Ordering Information

SAMPLE NUMBER: **PRV-XL-C75-D-UNV-T4-SA-BZ**

Product Family ^{1,2}	Light Engine ⁴	Color Temperature	Driver	Voltage	Distribution	Mounting	Color
PRV-P =Prevail Petite BAA-PRV-P =Prevail Petite BAA Compliant ³ TAA-PRV-P =Prevail Petite TAA Compliant ³	C10 =(1 LED) 4,900 Nominal Lumens C15 =(1 LED) 6,900 Nominal Lumens C20 =(1 LED) 9,800 Nominal Lumens C25 =(1 LED) 11,800 Nominal Lumens	740 =70CRI, 4000K 727 =70CRI, 2700K 730 =70CRI, 3000K 750 =70CRI, 5000K 8540 =85CRI, 4000K	D =Dimming (0-10V)	UNV =Universal (120-277V) H =High Voltage, 347-480V 8 =480V ⁵ 9 =347V DV =DuraVolt (277-480V) ^{5,6}	T2 =Type II T3 =Type III T4 =Type IV T5 =Type V	SA =QM Standard Versatile Arm MA =QM Mast Arm FMA = Fixed Mast Arm ²⁷ WM =QM Wall Mount Arm ADJA-WM =Adjustable Arm-Wall Mount ²⁹ ADJA =Adjustable Arm-Pole Mount ²⁹ ADJS =Adjustable Arm-Slipfitter, 3" vertical tenon ²⁹ SP2 =Adjustable Arm-Slipfitter, 2 3/8" vertical tenon ^{27,29}	BZ =Bronze AP =Grey BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
PRV =Prevail BAA-PRV =Prevail BAA Compliant ³ TAA-PRV =Prevail TAA Compliant ³	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens						
PRV-XL =Prevail XL BAA-PRV-XL =Prevail XL BAA Compliant ³ TAA-PRV-XL =Prevail XL TAA Compliant ³	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens						
PRV-M =Prevail Maxx BAA-PRV-M =Prevail Maxx BAA Compliant ³ TAA-PRV-M =Prevail MaxxTAA Compliant ³	C200 =(9 LED) 48,000 Nominal Lumens C225 =(9 LED) 56,000 Nominal Lumens C250 =(9 LED) 65,000 Nominal Lumens C275 =(9 LED) 73,000 Nominal Lumens						
Options (Add as Suffix)			Accessories (Order Separately) ^{20,21}				
7030 =70 CRI / 3000K CCT ⁷ 7050 =70 CRI / 5000K CCT ⁷ CC =Coastal Construction finish ¹⁰ HSS =House Side Shield ⁴ L90 =Optics Rotated 90° Left R90 =Optics Rotated 90° Right 10K =10kV/10kA UL 1449 Fused Surge Protective Device 20MSP =20kV MOV Surge Protective Device 20K =20kV UL 1449 Fused Surge Protective Device HA =50°C High Ambient Temperature ⁹ PR =NEMA 3-PIN Twistlock Photocontrol Receptacle ¹¹ PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹¹ FADC =Field Adjustable Dimming Controller ³⁰ MS/DIM-L08 =Dimming Motion and Daylight Sensor, IR Remote Programmable, < 8' Mounting Height ^{12,13} MS/DIM-L20 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 8' - 20' Mounting Height ^{12,13} MS/DIM-L40 =Dimming Motion and Daylight Sensor, IR Remote Programmable, 21' - 40' Mounting Height ^{12,13}			SPB1 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, < 8' Mounting Height ^{12,14} SPB2 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 8' - 20' Mounting Height ^{12,14} SPB4 =Dimming Motion and Daylight Sensor, Bluetooth Programmable, 21' - 40' Mounting Height ^{12,14,27,28} WPS2XX =WaveLinX Pro, Dimming Motion, SR Driver and Daylight, WAC Programmable, 7' - 15' Mounting ^{12,15,16,17} WPS4XX =WaveLinX Pro, Dimming Motion, SR Driver and Daylight, WAC Programmable, 15' - 40' Mounting ^{12,15,16,17} WLS2XX =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting ^{12,15,16,17} WLS4XX =WaveLinX Lite, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting ^{12,15,16,17} (See Table Below) =LumenSafe Integrated Network Security Camera ^{18,19}				
NOTES: 1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details. 2. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to installation instructions IB500002EN and pole white paper WP513001EN for additional support information. 3. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. 4. Standard 4000K CCT and 70CRI. 5. 480V not to be used with ungrounded or impedance grounded systems. 6. DuraVolt drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.signify.com/duravolt for more information. 7. Use dedicated IES files on product website for non-standard CCTs. 8. House Side Shield not suitable with T5 distribution. Not available with PRV-C60 lumen package. 9. Not available with PRV-C60 lumen package. Not available with PRV-P-C25 lumen package. 10. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 11. If DuraVolt (DV) is specified, use a photocontrol that matches the input voltage used. 12. Controls system is not available in combination with a photocontrol receptacle (PR & PER7) or another controls system (MS or SPB). Option not available with DuraVolt (DV) voltage option. 13. Utilizes the Wattstopper sensor FSP-211. Sensor color white unless specified otherwise via PDR. To field-configure, order FSIR-100 accessory separately. 14. Utilizes the Wattstopper sensor FSP-3XX series. Sensor color determined by product finish. See Sensor Color Reference Table. Field-configures via mobile application. See Controls section for details. 15. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F).			PRVSA-XX =Standard Arm Mounting Kit ²² PRVMA-XX =Mast Arm Mounting Kit ²² PRVWM-XX =Wall Mount Kit ²² PRV-ADJA-XX =Adjustable Arm - Pole Mount Kit ²² PRV-ADJS-XX =Adjustable Arm - Slipfitter Kit ²² PRV-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²² PRVXLSA-XX =Standard Arm Mounting Kit ²⁸ PRVXLMA-XX =Mast Arm Mounting Kit ²⁸ PRVXLWM-XX =Wall Mount Kit ²⁸ PRV-XL-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁸ PRV-XL-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁸ PRV-XL-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁸ PRV-M-ADJA-XX =Adjustable Arm - Pole Mount Kit ²⁷ PRV-M-ADJS-XX =Adjustable Arm - Slipfitter Kit ²⁷ PRV-M-ADJA-WM-XX =Adjustable Arm - Wall Mount Kit ²⁷ MA1010-XX =Single Tenon Adapter for 3-1/2" O.D. Tenon MA1011-XX =2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1017-XX =Single Tenon Adapter for 2-3/8" O.D. Tenon MA1018-XX =2@180° Tenon Adapter for 2-3/8" O.D. Tenon SRA238 =Tenon Adapter from 3" to 2-3/8" PRV/COB-FDV =Full Drop Visor ²³ PRVXL/COB-FDV =Full Drop Visor ¹⁸ HS/VERD =House Side Shield Kit ^{8,24} VGS-F/B = Vertical Glare Shield Kit, Front/Back ²⁴ VGS-SIDE =Vertical Glare Shield Kit, Side ²⁴ OA/RA1013 =Photocontrol Shorting Cap OA/RA1014 =NEMA Photocontrol - 120V OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201 =NEMA Photocontrol - 347V OA/RA1027 =NEMA Photocontrol - 480V FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ²⁵ WOLC-7P-10A =WaveLinX Outdoor Control Module (7-PIN) ²⁶				

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

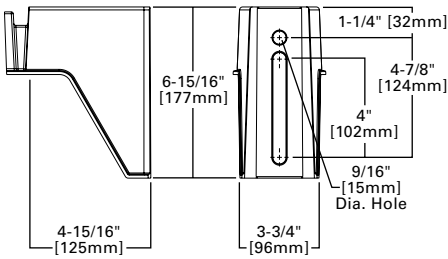
Product Family	Camera Type	Data Backhaul		
L=LumenSafe Technology 	H=Dome Camera, High Res Z=Dome Camera, Remote PTZ	C=Cellular, Customer Installed SIM Card A=Cellular, Factory Installed AT&T SIM Card	V=Cellular, Factory Installed Verizon SIM Card S=Cellular, Factory Installed Sprint SIM Card	E=Ethernet Networking

Stock Ordering Information

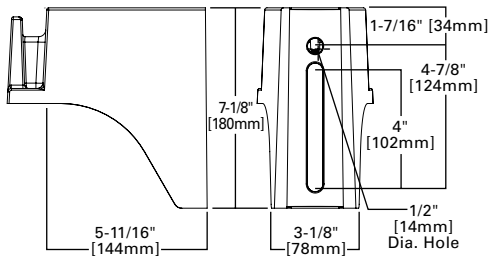
Product Family ¹	Light Engine	Voltage	Distribution
PRVS=Prevail	C15 =(1 LED) 7,100 Nominal Lumens C25 =(2 LEDs) 13,100 Nominal Lumens C40 =(2 LEDs) 17,100 Nominal Lumens C60 =(2 LEDs) 20,000 Nominal Lumens	UNV =Universal (120-277V) 347 =347V ²	T3 =Type III T4 =Type IV
PRVS-XL=Prevail XL	C75 =(4 LED) 26,100 Nominal Lumens C100 =(4 LED) 31,000 Nominal Lumens C125 =(4 LED) 36,000 Nominal Lumens C150 =(6 LED) 41,100 Nominal Lumens C175 =(6 LED) 48,600 Nominal Lumens		
NOTES: 1. All stock configurations are standard 4000K/70CRI, bronze finish, and include the standard versatile mounting arm. 2. Only available in PRVS configurations C15, C25, C40 or C60.			

Mounting Details

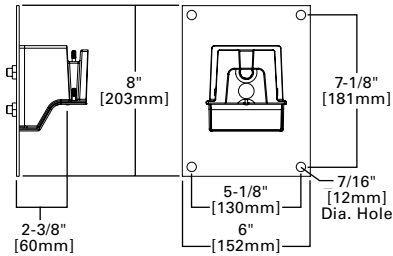
SA=QM Pole Mount Arm (PRV & PRV-P)



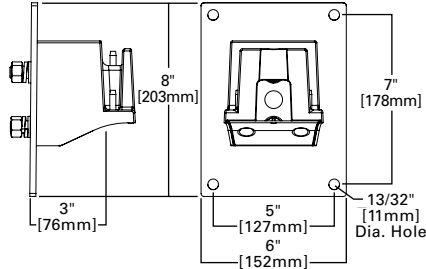
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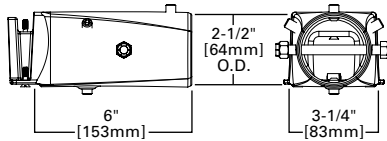
WM=QM Wall Mount Arm (PRV & PRV-P)



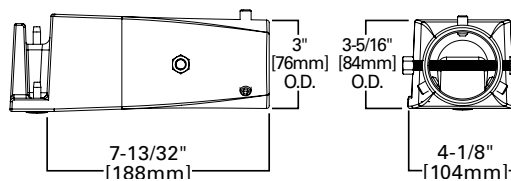
WM=QM Wall Mount Arm (PRV-XL)



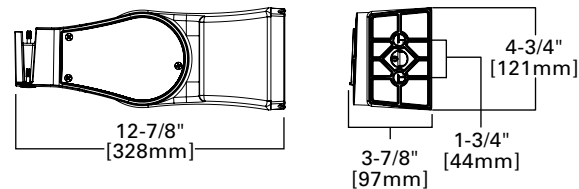
MA=QM Mast Arm (PRV & PRV-P)



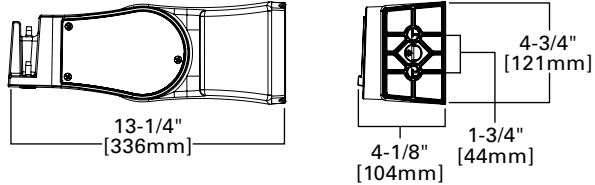
MA=QM Mast Arm (PRV-XL)



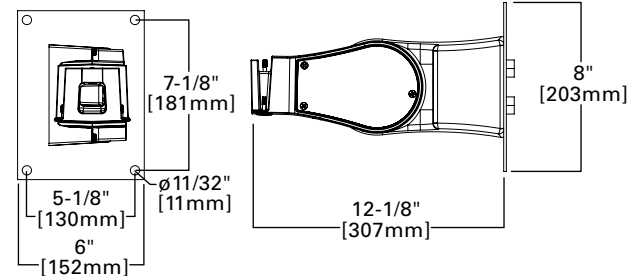
ADJA=Adjustable Arm Pole Mount (PRV & PRV-P)



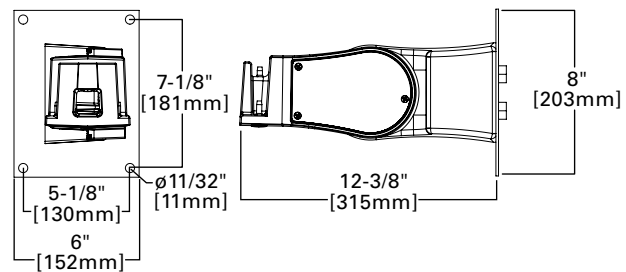
ADJA=Adjustable Arm Pole Mount (PRV-XL)



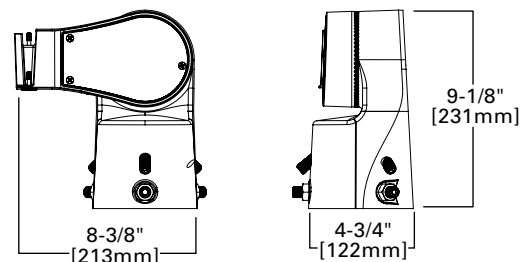
ADJA-WM=Adjustable Arm Wall Mount (PRV & PRV-P)



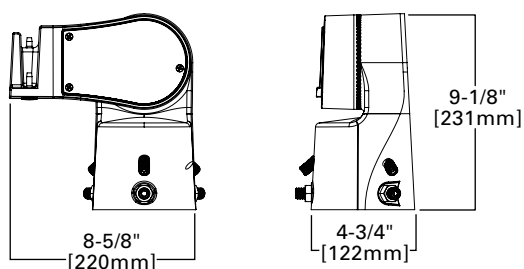
ADJA-WM=Adjustable Arm Wall Mount (PRV-XL)



ADJS=Adjustable Slipfitter 3 (PRV & PRV-P)

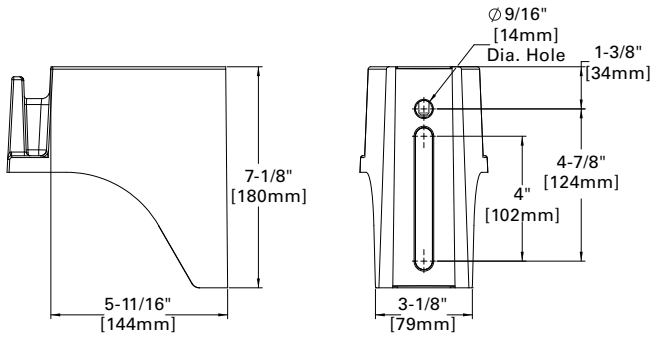


ADJS=Adjustable Slipfitter 3 (PRV-XL)

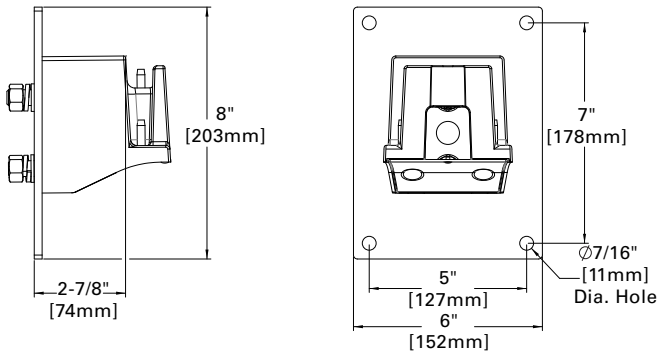


Mounting Details

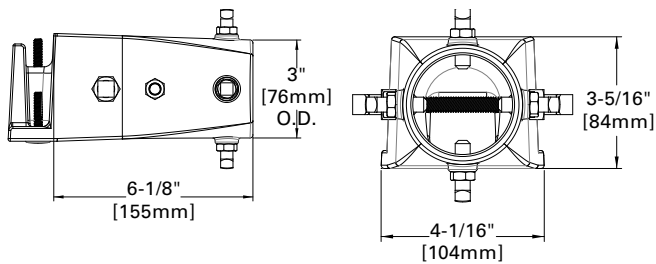
SA=QM Pole Mount Arm (PRV-M)



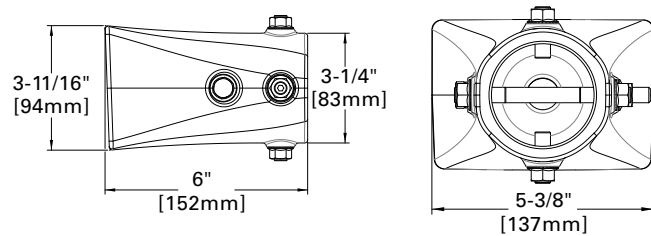
WM=QM Wall Mount Arm (PRV-M)



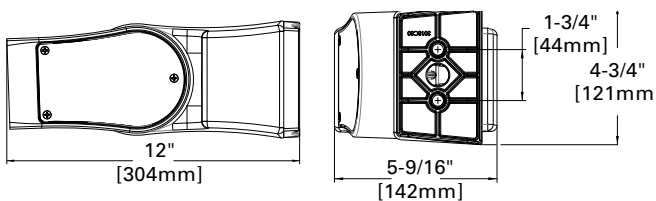
MA=QM Mast Arm (PRV-M)



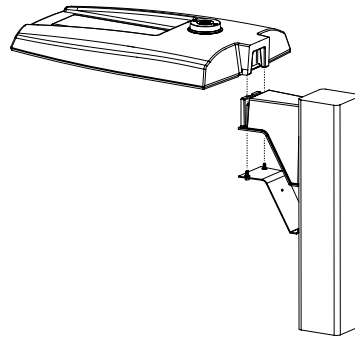
FMA=Fixed Mast Arm (PRV-M)



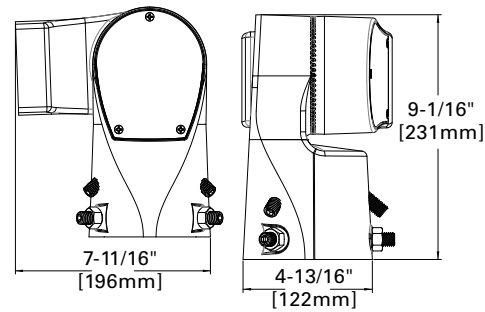
DM=Direct Pole Mount Arm (PRV-M)



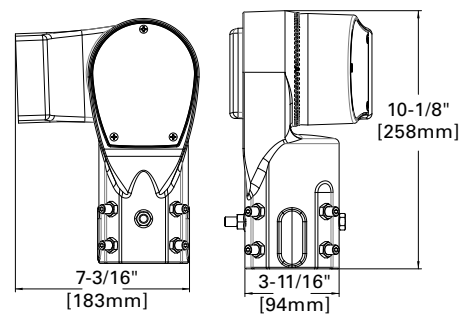
Versatile Mount System



ADJS=Adjustable Slipfitter (PRV-M)



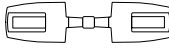
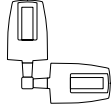
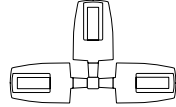
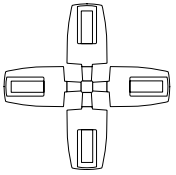
SP2=Adjustable Slipfitter 2-3/8\" (PRV-M)



Mounting Details

Mounting Configurations and EPAs

NOTE: For 2 PRV's mounted at 90°, requires minimum 3" square or 4" round pole for fixture clearance. For 2 PRV-XL's mounted at 90°, requires minimum 4" square or round pole for fixture clearance. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for applications.

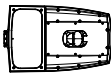
						
Housing Size	Tilt Angle (Degrees)	Arm Mount Single	Arm Mount 2 @ 180°	Arm Mount 2 @ 90°	Arm Mount 3 @ 90°	Arm Mount 4 @ 90°
Prevail Petite	0°	0.54	1.08	0.84	1.38	1.38
	60°	1.68	1.85	2.42	3.15	3.30
Prevail	0°	0.92	1.35	1.42	1.63	1.63
	60°	2.20	2.40	3.05	3.88	4.07
	60° + Full Drop Visor	2.20	2.40	3.25	4.28	4.47
Prevail XL	0°	1.12	2.25	2.13	2.52	2.52
	60°	3.99	4.30	5.26	6.51	6.79
	60° + Full Drop Visor	3.99	4.30	5.59	7.17	7.49
Prevail Maxx	0°	1.28	2.56	1.7	2.69	2.69
	60°	5.09	5.52	6.34	7.49	7.81

Optical Configurations

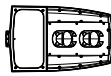
PRV-P-C10/C15/C20/C25
(4,900/6,900/9,800/11,800
Nominal Lumens)



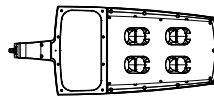
PRV-C15
(7,100 Nominal Lumens)



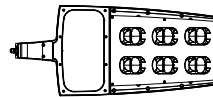
PRV-C25/C40/C60
(13,100/17,100/20,000
Nominal Lumens)



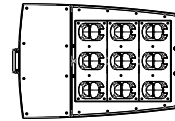
PRV-XL-C75/C100/C125
(26,100/31,000/36,300 Nominal Lumens)



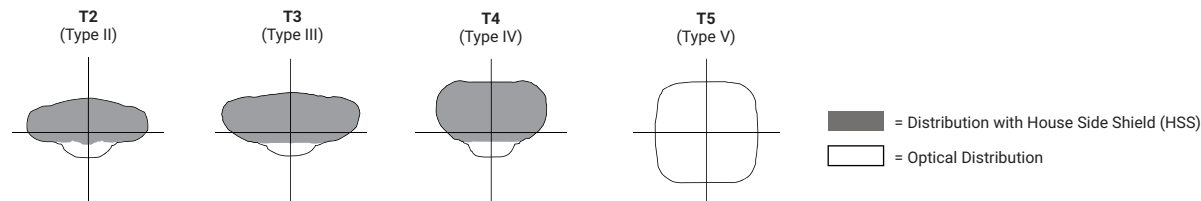
PRV-XL-C150/C175
(41,100/48,600 Nominal Lumens)



PRV-M-PA6X
(50,000/60,000/70,000/80,000 Nominal Lumens)



Optical Distributions



Product Specifications

Construction

- Single-piece die-cast aluminum housing
- Tethered die-cast aluminum door

Optics

- Dark Sky Approved (3000K CCT and warmer only)
- Precision molded polycarbonate optics

Electrical

- 40°C minimum operating temperature
- 40°C maximum operating temperature
- >.9 power factor
- <20% total harmonic distortion
- Class 1 electronic drivers have expected life of 100,000 hours with <1% failure rate
- 0-10V dimming driver is standard with leads external to the fixture
- Standard MOV surge protective device designed to withstand 10kV of transient line surge
- Luminaire available with the field adjustable dimming controller (FADC) to manually adjust wattage and reduce the total lumen output and light levels. Comes pre-set to the highest position at the lumen output selected.

Mounting

- Versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8" (Type M drilling recommended for new installations)
- A knock-out on the standard mounting arm enables round pole mounting
- Adjustable pole and wall mount arms adjust in 5° increments from 0° to 60°; Downward facing orientation only (Type N drilling required for ADJA mount)
- Adjustable slipfitter arm adjusts in 5° increments from -5° to 85°; Downward facing orientation only
- Adjustable Arms: 1.5G vibration rated
- Prevail and Prevail Petite: 3G vibration rated
- Prevail XL Mast Arm: 3G vibration rated
- Prevail XL Standard Arm: 1.5G vibration rated

Typical Applications

- Parking lots, Walkways, Roadways and Building Areas

Finish

- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Finish is compliant to 3,000 hour salt spray standard (per ASTM B117)

Shipping Data

- Prevail Petite: 18 lbs. (7.94 kgs.)
- Prevail: 20 lbs. (9.09 kgs.)
- Prevail XL: 45 lbs. (20.41 kgs.)
- Prevail Maxx: 49 lbs. (22.23 kgs.)

Warranty

- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

Energy and Performance Data

Power and Lumens



View PRV-P IES files



View PRV IES files



View PRV-XL IES files

Product Family		Prevail Petite				Prevail				Prevail XL					Prevail Maxx			
Light Engine		C10	C15	C20	C25	C15	C25	C40	C60	C75	C100	C125	C150	C175	C200	C225	C250	C275
Power (Watts)		35	49	73	94	52	96	131	153	176	217	264	285	346	346	418	487	588
Input Current @ 120V (A)		0.29	0.41	0.61	0.79	0.43	0.80	1.09	1.32	1.50	1.84	2.21	2.38	2.92	2.89	3.49	4.06	4.90
Input Current @ 277V (A)		0.13	0.18	0.27	0.35	0.19	0.35	0.48	0.57	0.66	0.82	0.97	1.04	1.25	1.26	1.51	1.72	2.06
Input Current @ 347V (A)		0.11	0.16	0.23	0.29	0.17	0.30	0.41	0.48	0.54	0.66	0.79	0.84	1.02	1.00	1.21	1.40	1.70
Input Current @ 480V (A)		0.08	0.12	0.17	0.22	0.12	0.22	0.30	0.35	0.40	0.48	0.57	0.62	0.74	0.73	0.88	1.00	1.21
Distribution ¹																		
Type II	4000K Lumens	4,775	6,717	9,542	11,521	7,123	13,205	17,172	20,083	26,263	31,231	36,503	41,349	48,876	50,349	59,444	68,447	79,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	122	137	138	131	131	149	144	138	145	141	146	142	141	135
	3000K Lumens ¹	4,869	6,595	9,369	11,312	6,994	12,965	16,860	19,718	25,786	30,664	35,840	40,598	47,989	49,437	58,368	67,208	77,886
Type III	4000K Lumens	4,782	6,727	9,556	11,538	7,111	13,183	17,144	20,050	26,120	31,061	36,304	41,124	48,610	50,162	59,223	68,193	79,027
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	138	137	131	123	137	137	131	131	148	143	138	144	140	145	142	140	135
	3000K Lumens ¹	4,695	6,605	9,383	11,329	6,982	12,944	16,832	19,686	25,646	30,497	35,645	40,377	47,727	49,254	58,151	66,958	77,596
Type IV	4000K Lumens	4,880	6,865	9,752	11,774	7,088	13,140	17,087	19,984	26,098	31,035	36,274	41,089	48,569	50,575	59,711	68,754	79,678
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	141	140	134	125	136	137	130	131	148	143	137	144	140	146	143	141	136
	3000K Lumens ¹	4,792	6,740	9,575	11,561	6,959	12,901	16,777	19,621	25,624	30,471	35,615	40,343	47,687	49,659	58,630	67,510	78,235
Type V	4000K Lumens	5,067	7,128	10,126	12,226	7,576	14,045	18,264	21,360	28,129	33,450	39,097	44,287	52,349	53,531	63,201	72,773	84,335
	BUG Rating	B3-U0-G2	B3-U0-G2	B4-U0-G3	B4-U0-G3	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	146	145	139	130	146	146	139	140	160	154	148	155	151	155	151	150	144
	3000K Lumens ¹	4,975	6,999	9,942	12,004	7,438	13,790	17,932	20,972	27,618	32,843	38,387	43,483	51,398	52,562	62,057	71,455	82,808

NOTES:

1. For 3000K, 5000K or HSS data, refer to published IES files.

Lumen Maintenance

Configuration	TM-21 Lumen Maintenance (50,000 Hours)	Theoretical L70 (Hours)
Prevail and Prevail Petite at 25°C	91.30%	> 194,000
Prevail and Prevail Petite at 40°C	87.59%	> 134,000
Prevail XL at 25°C	91.40%	> 204,000
Prevail XL at 40°C	89.41%	> 158,000
Prevail Maxx at 25°C	91.40%	> 204,000
Prevail Maxx at 40°C	89.41%	> 158,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

Sensor Color Reference Table (SPBx)

Housing Finish	Sensor Color
AP=Grey	Grey
BZ=Bronze	Bronze
BK=Black	Black
DP=Dark Platinum	Grey
GM=Graphite Metallic	Black
WH=White	White

FADC Settings

FADC Position	Lumen Multiplier
1	25%
2	46%
3	55%
4	62%
5	72%
6	77%
7	82%
8	85%
9	90%
10	100%

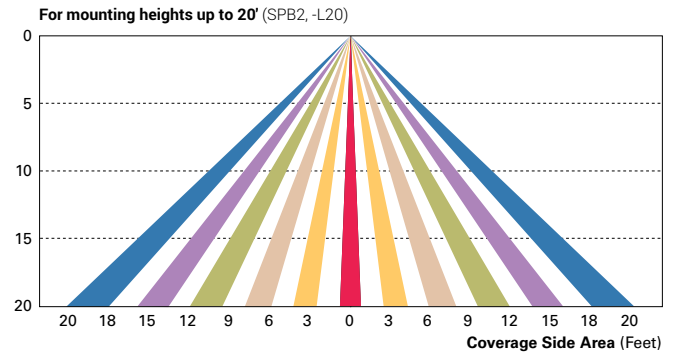
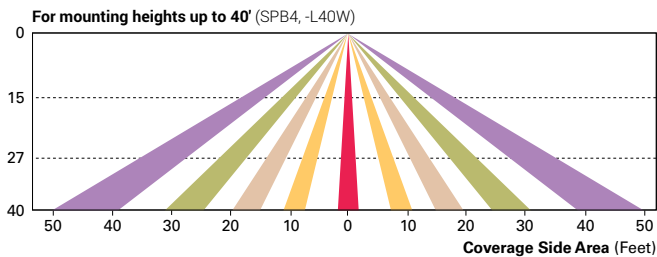
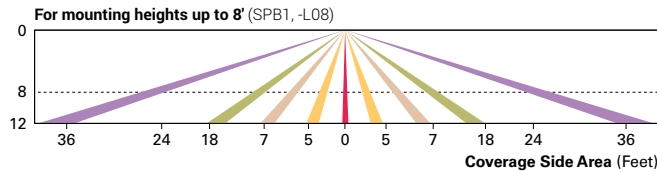
Note: +/-5% typical value

Control Options

0-10V This fixture provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PR and PR7) Photocontrol receptacles provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-PIN standards can be utilized with the PR7 receptacles.

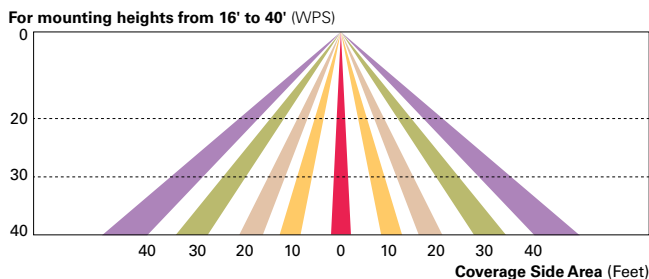
Dimming Occupancy Sensor (SPB, MS/DIM-LXX) These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the luminaire will dim down after five minutes of no activity detected. When activity is detected, the luminaire returns to full light output. These occupancy sensors include an integral photocell for “dusk-to-dawn” control or “daylight harvesting.” Factory default is enabled for the MS sensors and disabled for the SPB. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes.



WaveLinx Wireless Control and Monitoring System Available in 7-PIN or 4-PIN configurations, the WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Outdoor Control Module (WOLC-7P-10A) A photocontrol that enables astronomic or time-based schedules to provide ON, OFF and dimming control of fixtures utilizing a 7-PIN receptacle. The out-of-box functionality is ON at dusk and OFF at dawn.

WaveLinx Wireless Sensor (WPS2 and WPS4) These outdoor sensors offer passive infrared (PIR) occupancy sensing and a photocell for closed-loop daylight sensing. These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected, and the photocell for “dusk-to-dawn” control is default enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



LumenSafe (LD) The LumenSafe integrated network camera is a streamlined, outdoor-ready camera that provides high definition video surveillance. This IP camera solution is optimally designed to integrate into virtually any video management system or security software platform of choice. No additional wiring is needed beyond providing line power to the luminaire. LumenSafe features factory-installed power and networking gear in a variety of networking options allowing security integrators to design the optimal solution for active surveillance.

Document # **1588706**
WASHINGTON COUNTY WISCONSIN
2023-12-05 4:22:00 PM

Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **\$30.00**

Return via EMAIL
Pages: **37**

Document Number

Developer Agreement
Document Title

Recording Area

37

Name and Return Address

Anastasia Gonstead - Clerk
Village of Jackson
1168 W 19851 Main St.
Jackson, WI 53037

Parcel Identification Number (PIN)

THIS PAGE IS PART OF THIS LEGAL DOCUMENT – DO NOT REMOVE.

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc., may be placed on this first page of the document or may be placed on additional pages of the document.

WRDA Rev. 12/22/2010

**CEDAR CREEK TOWNHOMES, LLC. – EXTENSION OF PUBLIC UTILITIES
ON PRIVATE PORTION OF EAGLE DRIVE
DEVELOPMENT AGREEMENT**

This Development Agreement (“Agreement”) is entered into as of the latest date set forth below by and between Cedar Creek Townhomes, LLC. (“Developer”), and its successors and assigns, and the Village of Jackson, Washington County, Wisconsin (“Village”).

Recitals

- A. Developer owns or intends to own the property shown on the Preliminary Plat attached hereto as Exhibit A (the “Property”). The Property is located within the Village.
- B. The development of 36 townhomes will require the extension of public sewer and water through a private drive, a portion of road on Eagle Drive.
- C. The Village seeks to protect the health, safety, and general welfare of the community in approving the Development by requiring Developer to comply with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the above recitals and the mutual obligations and benefits provided hereunder, Developer and the Village agree as follows:

1. **Scope of Agreement.** The Development is proposed to be developed as shown on Exhibit B.
2. **Construction of Improvements.**
 - a. **Incorporation of Plans.** Construction of the Development will occur in compliance and conformity with the following plans, which have been approved by the Village and are attached hereto as Exhibit B.
 - b. **Contractors Engaged by Developer.** Developer agrees to engage fully qualified and experienced contractors for all construction included in this Agreement. The contractors shall perform their work to the standards of the Village and shall comply with the requirements of the Village’s ordinances and standards in performing their work. Developer shall furnish the Village with the names of all contractors and their subcontractors; with classification of the work, they will perform prior to beginning any work.

- c. Village Approval and Starting Dates. No land disturbance or work may begin without the Village's approval of the starting date and schedule, which shall be submitted by Developer to the Village a minimum of seven calendar days before work or land disturbance is scheduled to begin. A starting date will not be approved until final plans and specifications for the land disturbance and work have been approved by the Village.
- d. Responsibility for Costs. Developer agrees that the Village shall not be responsible for any costs or charges related to the Development except any specifically enumerated and agreed to in writing by the Village and the Developer.
- e. Acceptance of Work.
 - (1) The Village may have an inspector on site during the construction of the improvements. If acceptable, the Village will certify the improvements as being in compliance with the standards and specifications of the Village. Before obtaining final acceptance of any improvement, the Developer shall present to the Village valid lien waivers from all persons providing materials or performing work on the improvements.
 - (2) No improvements will be accepted by the Village until they have been inspected and approved by the Village and, further, not until all outstanding Village incurred costs, including engineering, inspection, and legal charges indicated herein, have been paid in full and affidavits and lien waivers are received by the Village indicating that Developer's contractors and their suppliers have been paid in full for all work and materials furnished under this Agreement.
- f. Letter of Credit. Developer agrees to provide the Village, on or before the effective date of this Agreement, with security in the form of an irrevocable letter of credit or cash deposit, as deemed acceptable by the Village and its legal counsel, in the minimum amount of \$69,612 to secure completion of the improvements within the Development. In addition, such security shall remain in full force and effect until the expiration of 14 months from substantial completion as defined by WI Statute 236. The security on any letter of credit shall be payable to the Village at any time upon presentation of (i) a sight draft drawn on the issuing bank in the amount to which the Village is entitled to draw pursuant to the terms of this Agreement, (ii) an affidavit executed by the Village President stating that Developer is in default under this Agreement; and (iii) the original of the letter of credit.

- g. Guaranty. Developer agrees to guarantee and warrant all work on the road improvements or other public infrastructure performed under this Agreement against defects in workmanship or material for a period of twelve months from the date of acceptance by the Village. If any defect should appear during the guaranty period, Developer agrees to make required replacement or acceptable repairs of the defective work at Developer's expense. This expense includes total and complete restoration of any disturbed surface or components of the improvements to the standards provided in the plans and specifications. All guarantees or warranties for materials or workmanship from contractors or subcontractors to Developer which extend the twelve-month guaranty period shall be assigned by Developer to the Village.
- h. Maintenance of Improvements. Developer shall provide for the maintenance and repair of all improvements described in Exhibit B until such time that the improvements, as applicable, are dedicated to the Village (and then, subject to the warranties contained herein).
- i. Time for Completion. Completion of the improvements described in Exhibit B shall occur in accordance with the project schedule attached as Exhibit C. Time is of the essence regarding all dates set forth in the project schedule.
- j. Indemnification and Insurance. Developer will indemnify, defend, and hold the Village harmless from and against all claims, costs, and liabilities of every kind and nature, for injury or damage received or sustained by any person or entity in connection with, or on account of, the performance of work described in this Agreement except to the extent caused by the willful or negligent acts or omissions of the Village or its officers, employees, agents, or contractors. Developer is not an agent or employee of the Village. Developer shall require its contractors engaged in the construction of the Development to maintain a current Certificate of Insurance on file with the Village in amounts approved by the Village and naming the Village as additional insured. Developer shall also require that its contractors and their subcontractors indemnify, defend, and hold the Village harmless in the manner set forth in this Agreement.

Developer shall indemnify, defend, and hold the Village and its officers, employees, and agents harmless from any claims, judgments, damages, penalties, fines, costs, or loss (including reasonable fees for attorneys, consultants, and experts) that arise as a result of the presence or suspected presence in or on the real property dedicated or conveyed to the Village by, under, pursuant to, or in connection with the Plat or this agreement (including, but not limited to, street right of way and park land) of any toxic or hazardous substances arising from any activity occurring prior to the acceptance of all improvements. Without limiting the generality of the foregoing, the indemnification by the Developer shall

include costs incurred in connection with any site investigation or any remedial, removal, or restoration work required by any local, state, or federal agencies because of the presence or suspected presence of toxic or hazardous substances on or under the real property, whether in the soil, groundwater, air, or any other receptor.

- k. Specifications for Improvements. Developer shall abide by all applicable Village ordinances and conditions in effect at the time of approval and in place for the Development by the Village Board, Plan Commission, or the Village's engineers when fulfilling its obligations under this Agreement. Developer shall also fully comply in a timely fashion with all Village ordinances, including zoning, subdivision, and utility-related ordinances.
 - l. General Standards. Where standards and/or specifications have not been established by the Village, all work shall be done in accordance with generally established engineering practices, as designated and approved by the Village.
 - m. Inspections. The Village may inspect the improvements constructed pursuant to this Agreement at intermittent times as they are constructed and completed and, if acceptable to the Village, certify them as being in compliance with the standards and specifications of the Village. If inspection reveals that any improvements do not conform to Village standards or are otherwise defective, the Village will provide timely notice to Developer. Developer shall have 30 days from issuance of such notice to correct or substantially correct the defect. The Village shall not declare a default under this Agreement during the 30-day correction period on account of any such defect unless it is clear that Developer does not intend to correct the defect or unless the Village determines that immediate action is required in order to remedy a situation that poses an immediate health or safety threat.
 - n. Improvements are Private Unless Dedicated. All improvements constructed by Developer shall remain private at all times unless dedication of any improvement is accepted in writing by the Village Board.
3. Street Repair. Developer is liable to the Village for any damage to any Village Street caused by construction of the Development. Developer hereby consents pursuant to Wis. Stat. § 66.0703(7)(b) to the Village levying special assessments or special charges if the Village is required to repair or replace all or any portion of a Village Street.
 4. Developer to Reimburse Village for Costs Sustained. Developer shall reimburse the Village for its actual cost of design reviews, inspections, testing, and associated engineering, legal, and other fees relating to the review, approval, and construction of the improvements described in this Agreement. Developer shall also be responsible for

paying all fees applicable to the Development in accordance with the Village's ordinances, resolutions, and fee schedules.

5. **Waiver of Special Assessment Notice/Hearing.** In accordance with Wis. Stat. § 66.0703(7)(b), Developer and all relevant property owners waive all special assessment notices and hearings pursuant to the provisions of Wis. Stat. § 66.0703.
6. **Supplemental General Conditions.**
 - a. **No Vested Rights Granted.** Except as provided by law, or as expressly provided by this Agreement, no other vested rights in connection with the Development shall inure to the Developer. In addition, the Village does not warrant by this Agreement that the Developer is entitled to approvals of any other nature other than as specified in this Agreement.
 - b. **No Waiver.** No waiver of any provision of this Agreement shall be deemed or constitute a waiver of any other provision, nor shall it be deemed or constitute a continuing waiver unless expressly provided for by a written amendment to this Agreement signed by both Village and Developer, nor shall the waiver of any default under this Agreement be deemed a waiver of any subsequent default or defaults of the same type. The Village's failure to exercise any right under this Agreement shall not constitute the approval of any wrongful act by the Developer or the acceptance of any improvement. No Village approval pursuant to this Agreement eliminates the need for other local, state, or federal authorizations relevant to the Development.
 - c. **Amendment.** This Agreement may be amended or modified only by written agreement, signed by both parties.
 - d. **Default.** The Village reserves to itself all remedies available at law or equity as necessary to cure any default by Developer. Remedies shall be cumulative, and the exercise of one shall not preclude the exercise of others.
 - e. **Entire Agreement.** This Agreement, and any written amendments and referenced attachments, hereto, shall constitute the entire agreement between the Village and Developer pertaining to the Development.
 - f. **Binding Effect.** This Agreement is binding upon the parties hereto, as well as their respective heirs, successors and assigns.
 - g. **Enforcement Attorneys' Fees.** If the Village is required to resort to litigation, arbitration, or mediation to enforce the terms of this Agreement, and if the Village substantially prevails on any claim in the litigation, arbitration, or

mediation, the Developer shall pay all Village costs, including reasonable attorneys' fees and expert witness fees.

- h. No Assignment. The benefits of this Agreement to the Developer are personal and shall not be assigned without the express, prior written approval of the Village. Such approval may not be unreasonably withheld, but any unapproved assignment is void. Notwithstanding the above, the burdens of this Agreement are personal obligations of the Developer and shall also be binding on the heirs, successors and assigns of the Developer.
- i. Insurance. The Developer shall provide the Village with a certificate of insurance and active insurance naming the Village as an additional insured for the issuance of permits, ongoing operations, and completed operations with minimum commercial general liability coverage of \$2,000,000 per occurrence and \$5,000,000 general aggregate together with workers' compensation and employers' liability in the amount of \$500,000 for each accident. Such insurance must be maintained for a period of not less than twelve months after the acceptance of the project and completion of all work described in this agreement. Insurance must be provided by an insurance company authorized to do business in the State of Wisconsin and must have an AM Best rating at the time of inception of the policy of A- or better. Developer must also require their contractors and subcontractors to provide insurance no less than above, including additional insured provisions protecting the Village for ongoing and completed operations.
- j. Sovereign Immunity. Nothing contained in this Agreement constitutes a waiver of the Village's sovereign immunity under Wisconsin law.
- k. Disclaimer of Personal Liability of Public Officials. Under no circumstances shall any Village official, officer, employee or agent (together "Village") have any personal liability arising out of this Agreement, and no party shall seek or claim any such personal liability. Furthermore, the Village shall have no obligation or liability for any obligations or responsibility to any lending institution, contractor or subcontractor or any other party retained by the Developer in the performance of its obligations and responsibilities under the terms and conditions of this Agreement. The Developer specifically agrees that no representation, statements, assurances or guarantees will be made by the Developer to any third party or by any third party that is contrary to this provision.
- l. Developer Representations and Warranties. Developer represents and warrants to the Village (a) that it is a corporation duly organized and existing under the laws of the State of Wisconsin and that all proceedings of the Developer

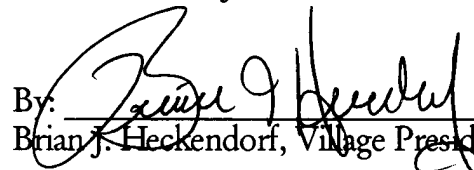
necessary to authorize the negotiation and execution of this Agreement, and the consummation of the transaction contemplated by this Agreement, have been taken in accordance with applicable law, and (b) that all documents required to be executed and delivered by the Developer have been duly and validly authorized, executed and delivered and will be enforceable against the Developer in accordance with their terms, except as limited by bankruptcy, insolvency or other similar laws of general application affecting the enforcement of creditors' rights.

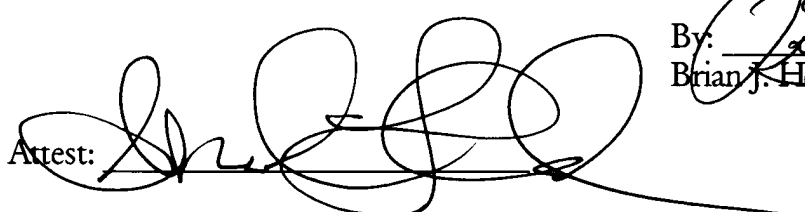
- m. Severability. If any part, term, or provision of this Agreement is held by a court of competent jurisdiction to be illegal or otherwise unenforceable, such illegal or unenforceable part, term or provision shall not affect the validity of any other part, term or provision and the rights of the parties will be construed as if the part, term or provision was never included in this Agreement.
- n. Recording. The parties agree that this Agreement shall be recorded with the Washington County Register of Deeds. The Developer shall reimburse the Village for the cost of recording this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the dates set forth below.

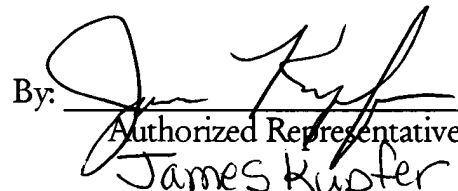
Dated this 28 day of November, 2023.

VILLAGE OF JACKSON

By: 
 Brian J. Heckendorf, Village President

Attest: 

Cedar Creek Townhomes, LLC.

By: 
 Authorized Representative
 James Kupter

ATTACHED:

EXHIBIT A – THE PROPERTY

EXHIBIT B – PROJECT CONSTRUCTION PLANS

EXHIBIT C – CONSTRUCTION SCHEDULE

Drafted by Jen Keller, Administrator, Village of Jackson, WI

Cedar Creek Townhomes, LLC – Extension of Public Utilities on Private Portion of Eagle Drive

{Page 7 of 7}

A

Document # 1581547
MAP # 7291
VOLUME: 56 PAGE: 255
WASHINGTON COUNTY WISCONSIN
2023-07-12 1:04:00 PM

Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: \$30.00

Return via EMAIL
Pages: 4

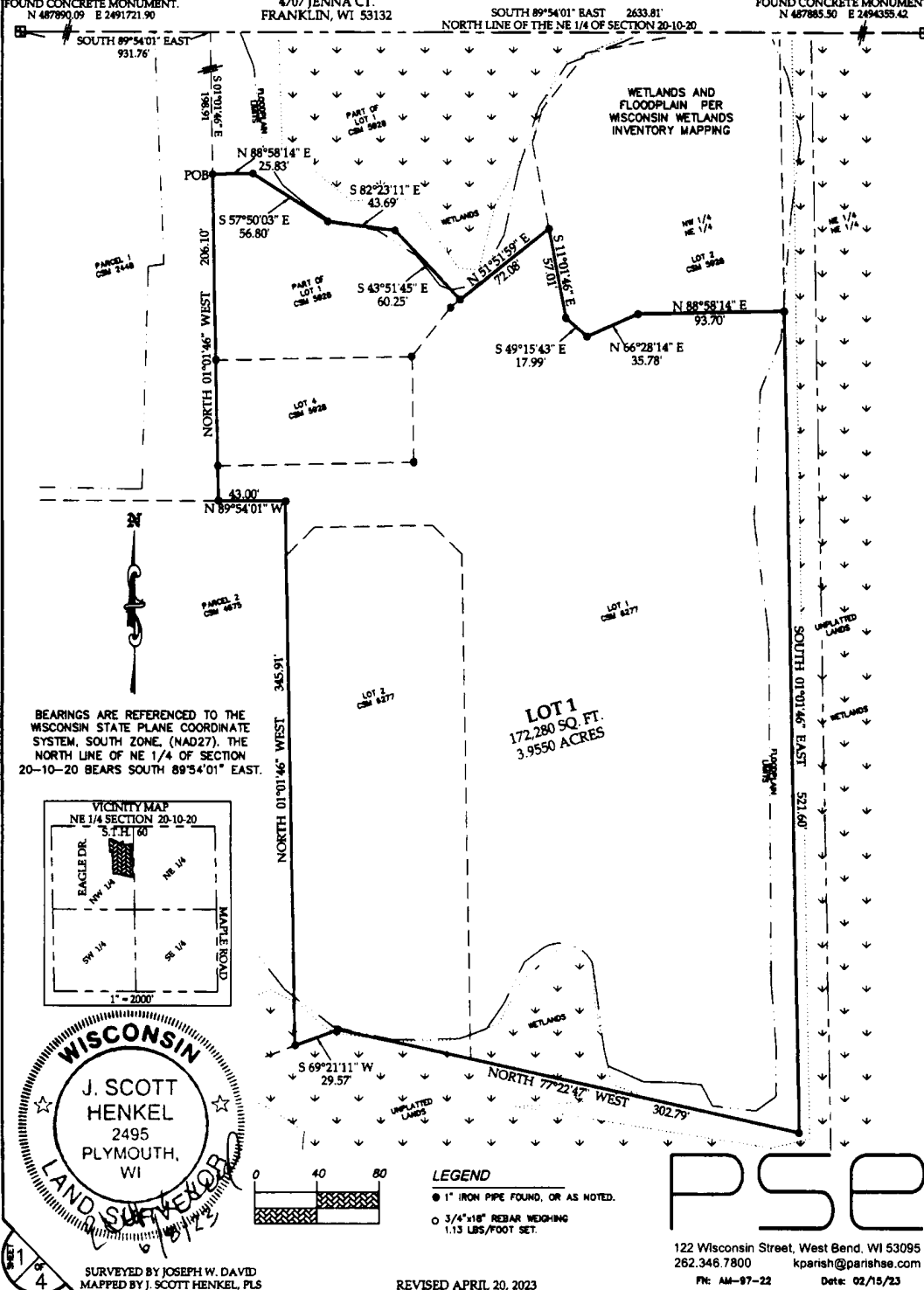
CERTIFIED SURVEY MAP

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

NORTHWEST CORNER OF THE
NE 1/4 OF SECTION 20-10-20.
FOUND CONCRETE MONUMENT.
N 48°59'09" E 2491.721.90

OWNER:
CYNTHIA R. MINSHALL
4707 JENNA CT.
FRANKLIN, WI 53132

NORTHEAST CORNER OF THE
NE 1/4 OF SECTION 20-10-20.
FOUND CONCRETE MONUMENT.
N 48°58'30" E 2494.355.42



PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishae.com
PR: AM-97-22 Date: 02/15/23

REVISED APRIL 20, 2023

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

CERTIFIED SURVEY MAP # _____

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNER, CYNTHIA R. MINSHALL:

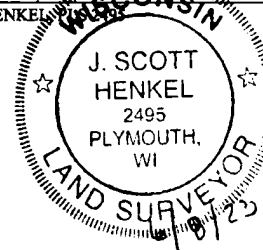
PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 20;
 THENCE SOUTH 89°54'01" EAST, 931.76 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4;
 THENCE SOUTH 01°01'46" EAST, 198.61 FEET, ALONG THE WEST LINE OF LOT 1 OF SAID CERTIFIED SURVEY MAP 5928 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
 THENCE NORTH 88°58'14" EAST, 25.83 FEET;
 THENCE SOUTH 57°50'03" EAST, 56.80 FEET;
 THENCE SOUTH 82°23'11" EAST, 43.69 FEET;
 THENCE SOUTH 43°51'45" EAST, 60.25 FEET, TO THE SOUTHEAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 5928;
 THENCE NORTH 51°51'59" EAST, 72.08 FEET, ALONG SAID SOUTHEAST LINE TO THE WEST LINE OF LOT 2 OF CERTIFIED SURVEY MAP 5928;
 THENCE SOUTH 11°01'46" EAST, 57.01 FEET, ALONG SAID WEST LINE;
 THENCE SOUTH 49°15'43" EAST, 17.99 FEET, ALONG THE WEST SOUTHWEST LINE OF SAID LOT 2;
 THENCE NORTH 66°28'14" EAST, 35.78 FEET, ALONG THE SOUTHWEST LINE OF SAID LOT 2;
 THENCE NORTH 88°58'14" EAST, 93.70 FEET, ALONG SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2;
 THENCE SOUTH 01°01'46" EAST, 521.60 FEET, ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 6277 TO THE SOUTHEAST CORNER OF SAID LOT 1;
 THENCE NORTH 77°22'47" WEST, 302.79 FEET, ALONG THE SOUTH LINES OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277;
 THENCE SOUTH 69°21'11" WEST, 29.57 FEET, ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF PARCEL 2 OF CERTIFIED SURVEY MAP 4675;
 THENCE NORTH 01°01'46" WEST, 345.91 FEET, ALONG THE EAST LINE OF PARCEL 2;
 THENCE NORTH 89°54'01" WEST, 43.00 FEET, ALONG THE NORTH LINE OF SAID PARCEL 2;
 THENCE NORTH 01°01'46" WEST, 206.10 FEET, ALONG THE EAST LINE OF PARCEL 1 OF CERTIFIED SURVEY MAP 2448 TO THE POINT OF BEGINNING.

CONTAINING 172,280 SQUARE FEET // 3.9550 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE VILLAGE OF JACKSON SUBDIVISION ORDINANCE.

J. SCOTT HENKEL



PSE

122 Wisconsin Street, West Bend, WI 53095
 262.346.7800 kparish@parishse.com
 PN: AM-97-22 Date: 02/16/23

REVISED APRIL 20, 2023

MAP #7291 VOLUME: 56 PAGE: 257

CERTIFIED SURVEY MAP # _____

TO COMBINE PART OF LOT 1 AND ALL OF LOT 4 OF CERTIFIED SURVEY MAP 5928, RECORDED AS DOCUMENT NO. 1099155, AND LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP 6277, RECORDED AS DOCUMENT NO. 1207843, BEING PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE VILLAGE OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNER'S CERTIFICATE

AS OWNER, CYNTHIA R. MINSHALL, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34, THE VILLAGE OF JACKSON LAND DIVISION ORDINANCE.

Cynthia R. Minshall
CYNTHIA R. MINSHALL

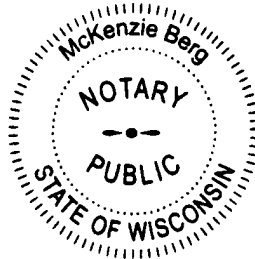
STATE OF WISCONSIN

:SS

WASHINGTON COUNTY

PERSONALLY CAME BEFORE ME THIS 12 DAY OF JULY, 2023, CYNTHIA R. MINSHALL
TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

McKenzie Berg
NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: 3/15/25**VILLAGE OF JACKSON PLAN COMMISSION APPROVAL**

THIS LAND DIVISION IS HEREBY APPROVED BY THE VILLAGE OF JACKSON PLAN COMMISSION ON THIS 15th DAY OF June, 2023.

Brian J. Heckendorf
BRIAN J. HECKENDORF, CHAIRMAN

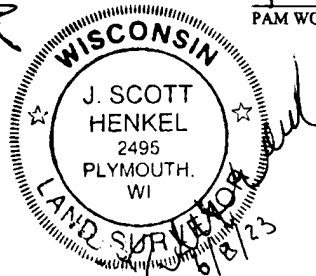
Pam Wolf
PAM WOLF, DEPUTY CLERK/TREASURER

VILLAGE OF JACKSON VILLAGE BOARD APPROVAL

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE VILLAGE OF JACKSON VILLAGE BOARD ON THIS 11th DAY OF July, 2023.

Brian J. Heckendorf
BRIAN J. HECKENDORF, VILLAGE PRESIDENT

Pam Wolf
PAM WOLF, DEPUTY CLERK/TREASURER



PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FIR: AM-97-22 Date: 02/15/23

REVISED JUNE 6, 2023
REVISED APRIL 20, 2023



EAGLE DRIVE
VILLAGE OF JACKSON
WASHINGTON COUNTY

Stamp

Issue Date: 05 / 11 / 2023

Revision:

22025

Sheet Title
TITLE SHEET

Sheet Number

G-101

Doc #1588706

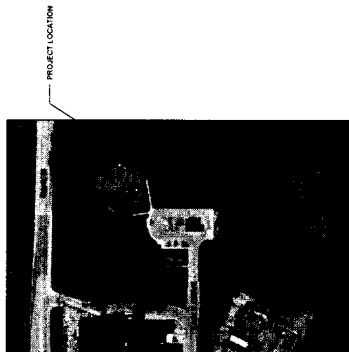
SHEET INDEX

GENERAL	SECTION	TITLE SHEET
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	102	EROSION CONTROL PLAN
	103	STORMWATER MANAGEMENT PLAN
	104	LANDSCAPE PLAN
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	314	OVERALL FIRST FLOOR PLAN BUILDING GY
	315	OVERALL FIRST FLOOR PLAN BUILDING GZ
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	414	OVERALL FIRST FLOOR PLAN BUILDING KU
	415	OVERALL FIRST FLOOR PLAN BUILDING KV
	416	OVERALL FIRST FLOOR PLAN BUILDING KW
	417	OVERALL FIRST FLOOR PLAN BUILDING KX
	418	OVERALL FIRST FLOOR PLAN BUILDING KY
	419	OVERALL FIRST FLOOR PLAN BUILDING KZ
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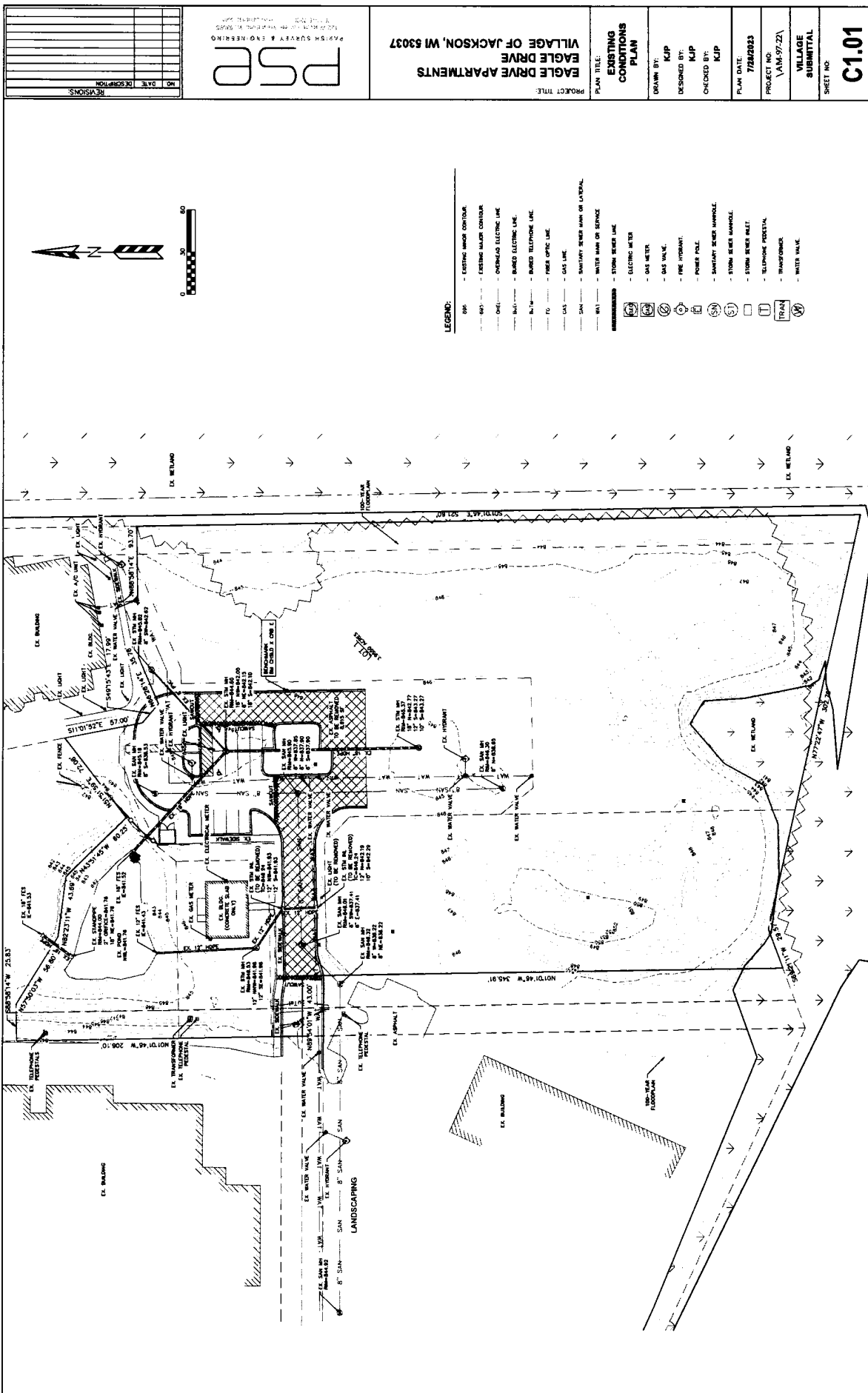
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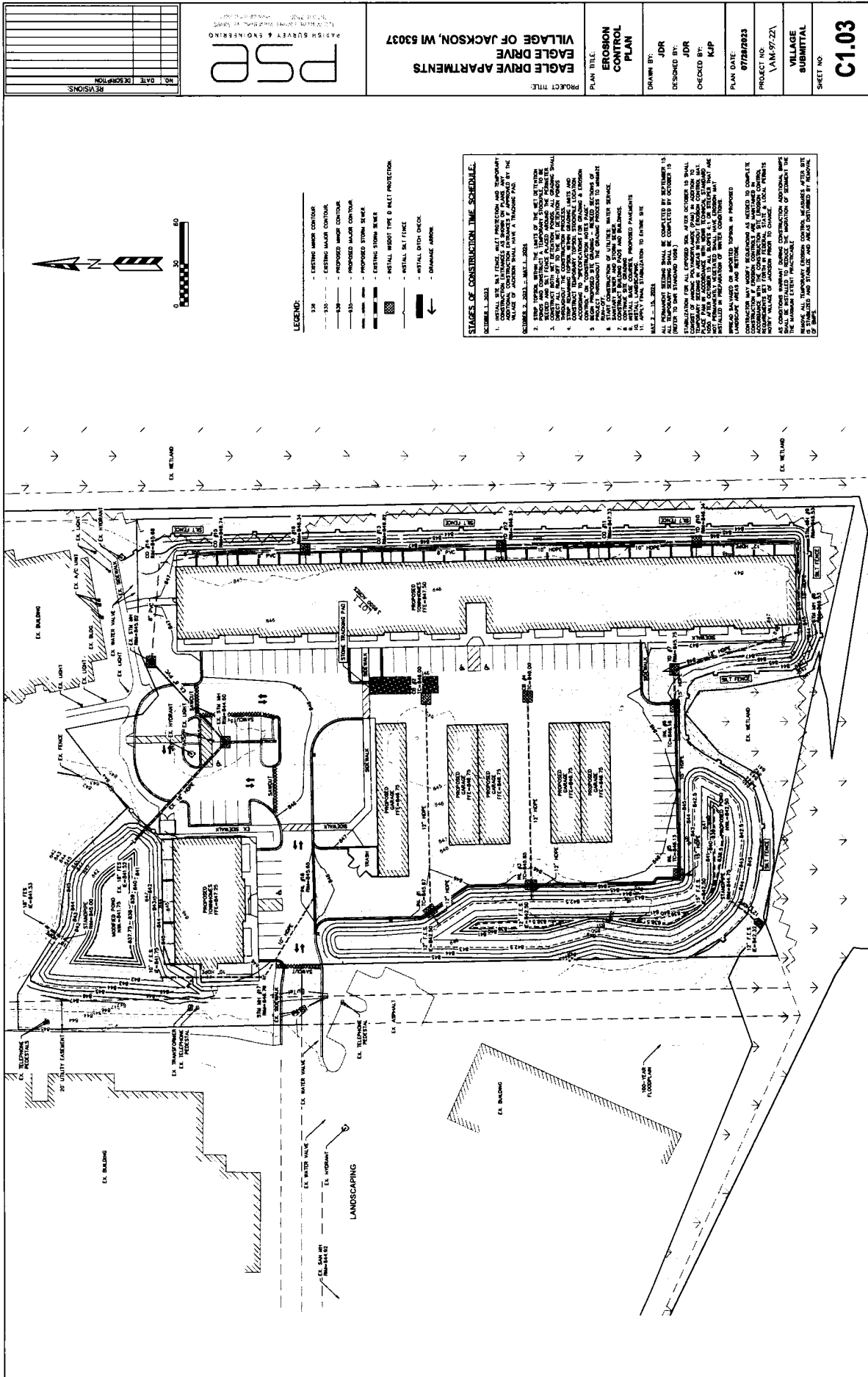
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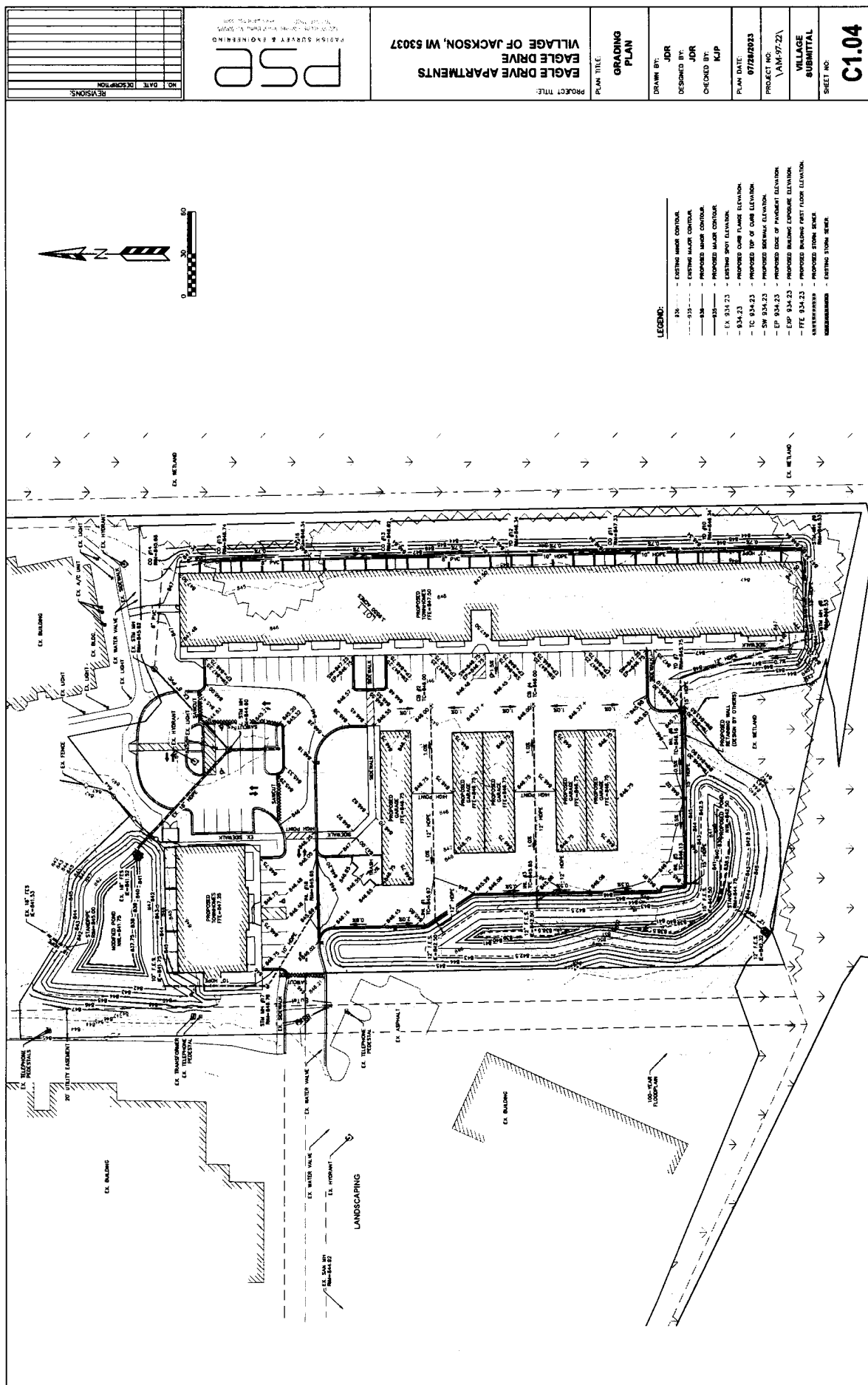


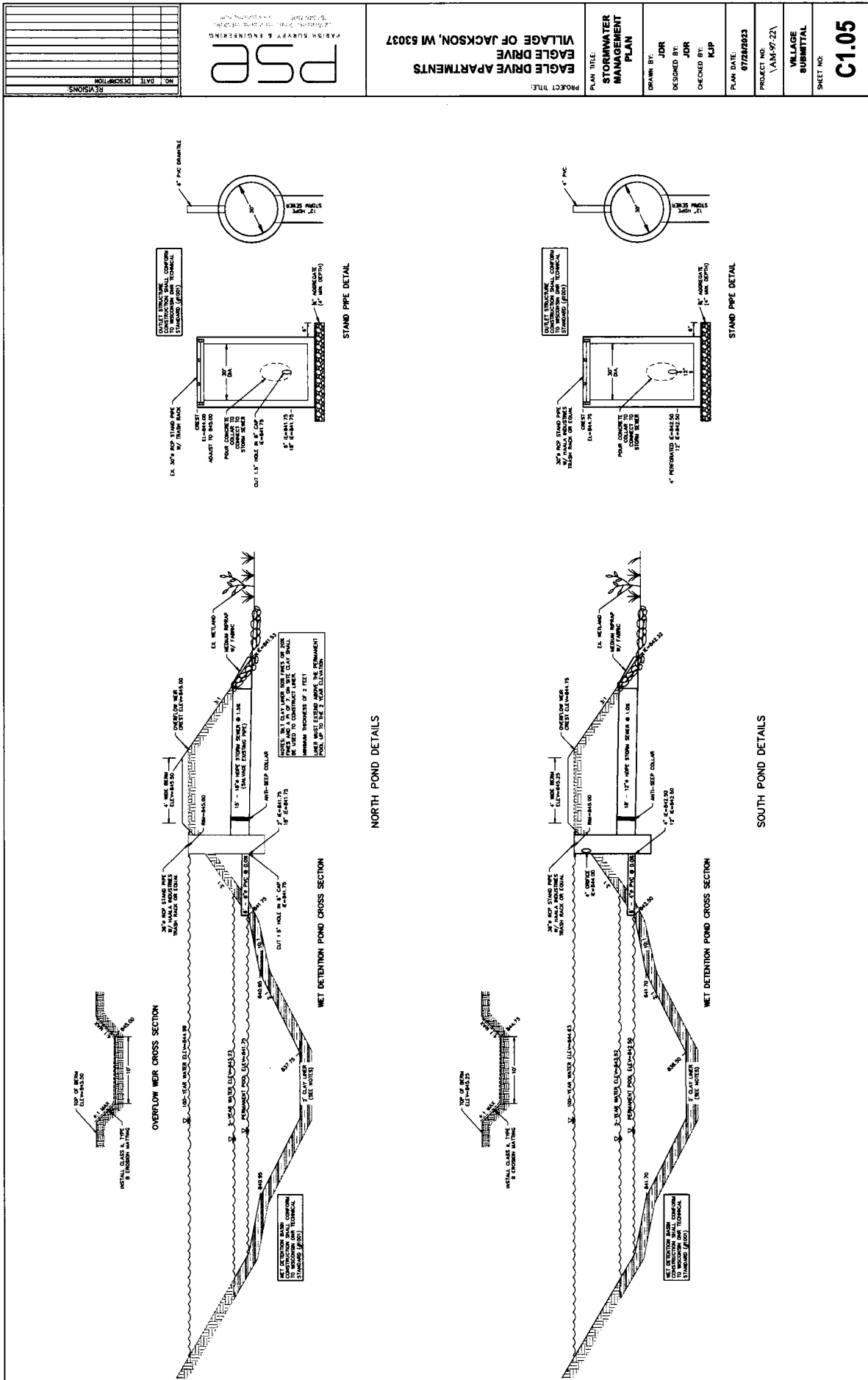
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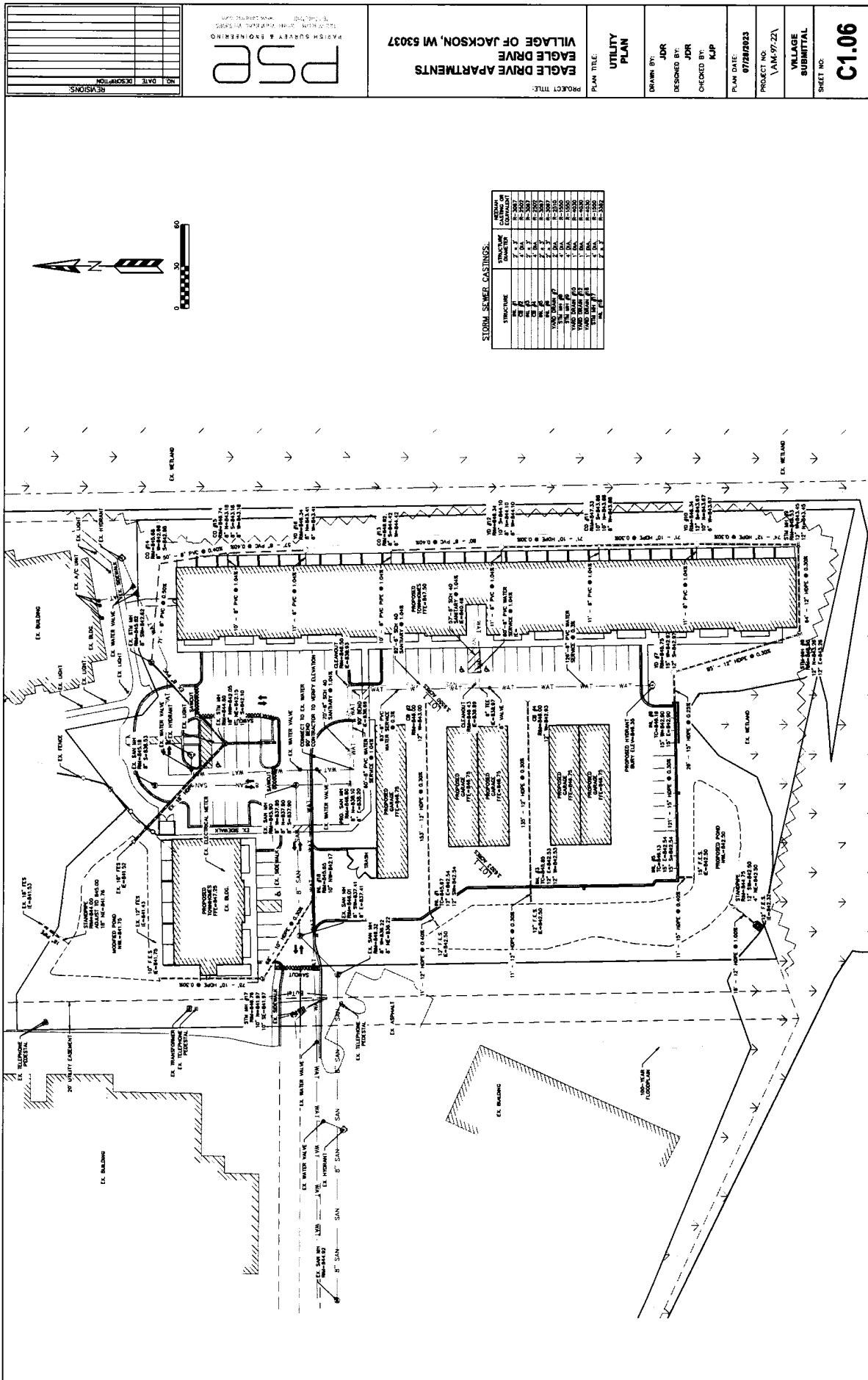


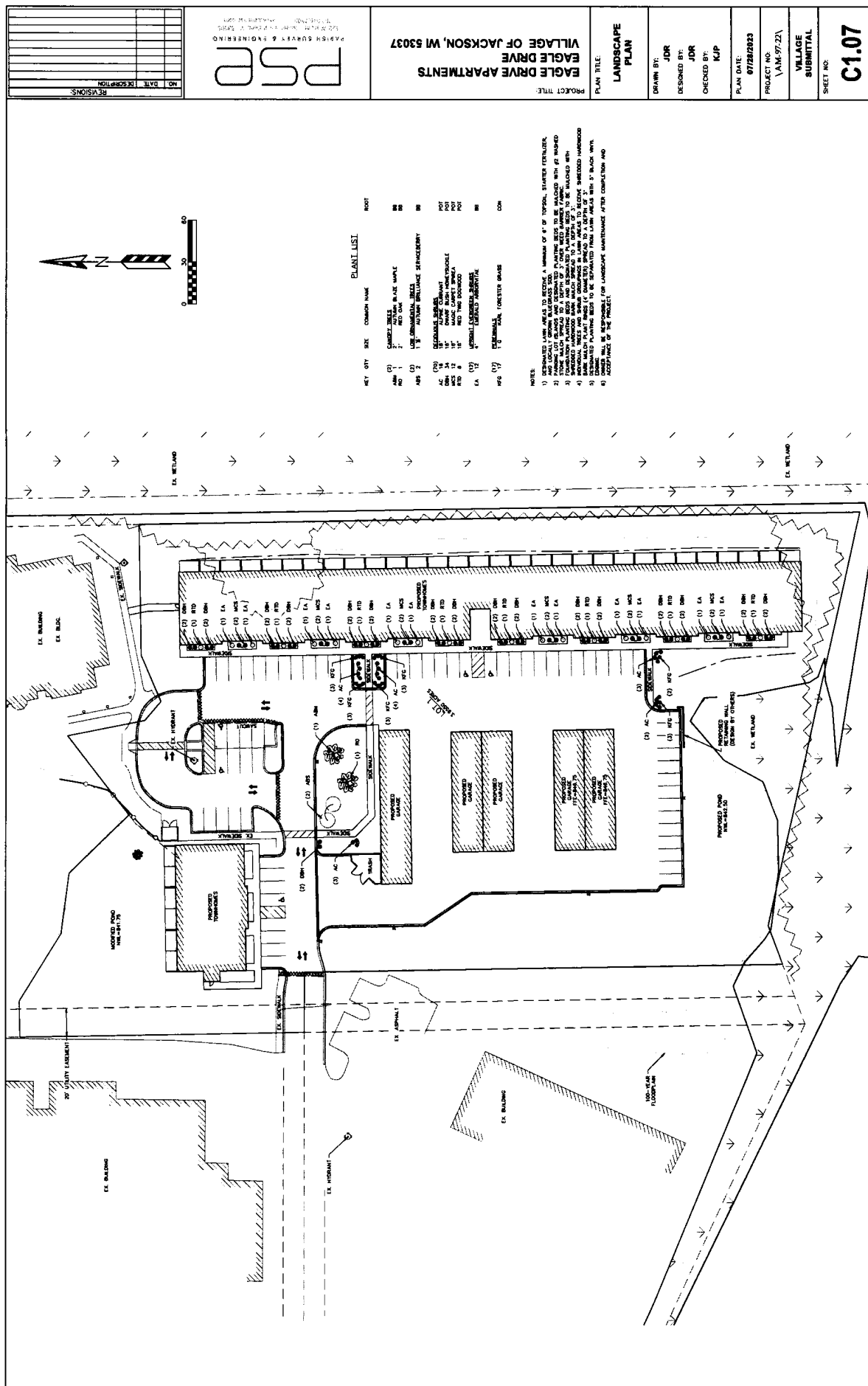
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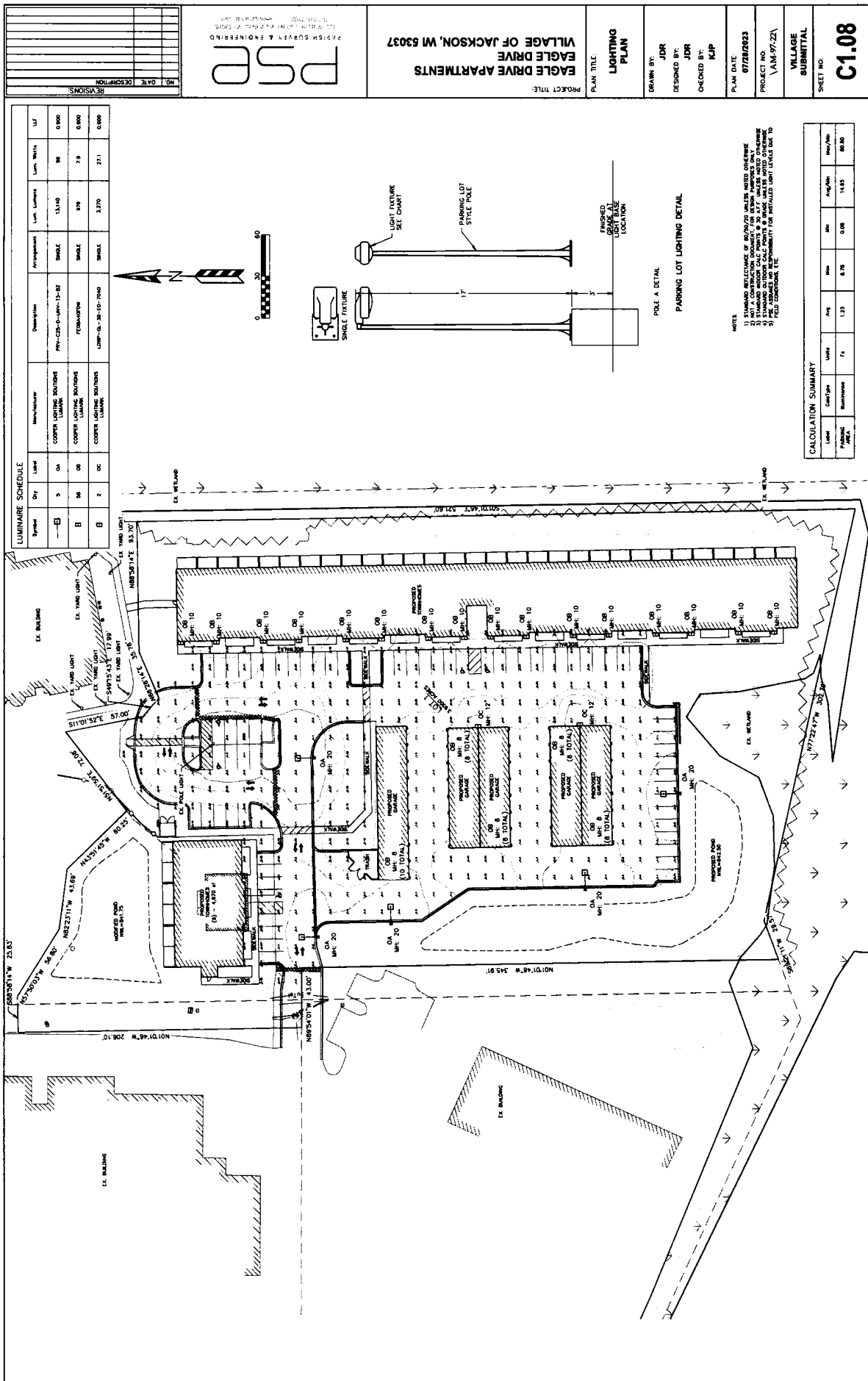




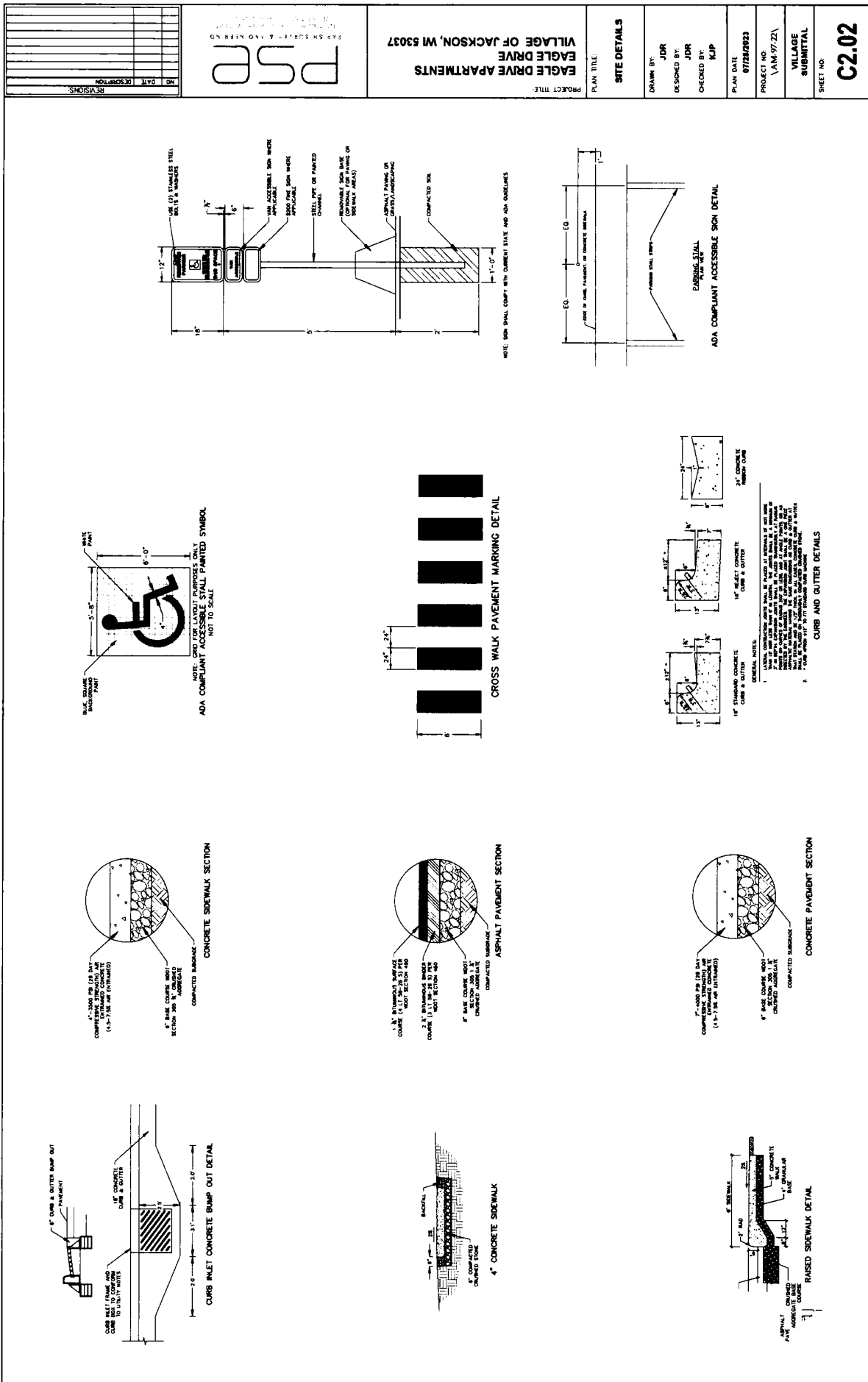


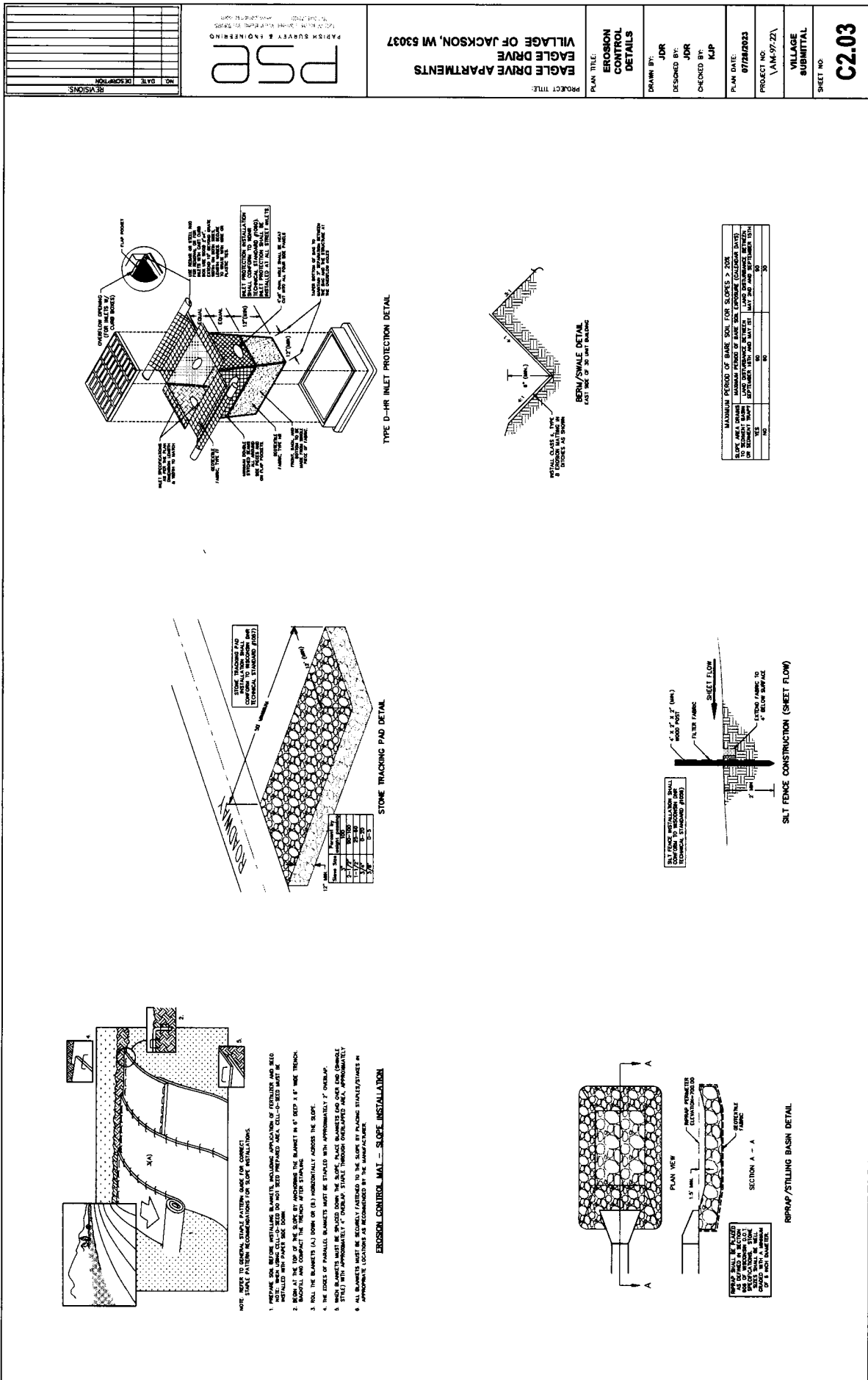


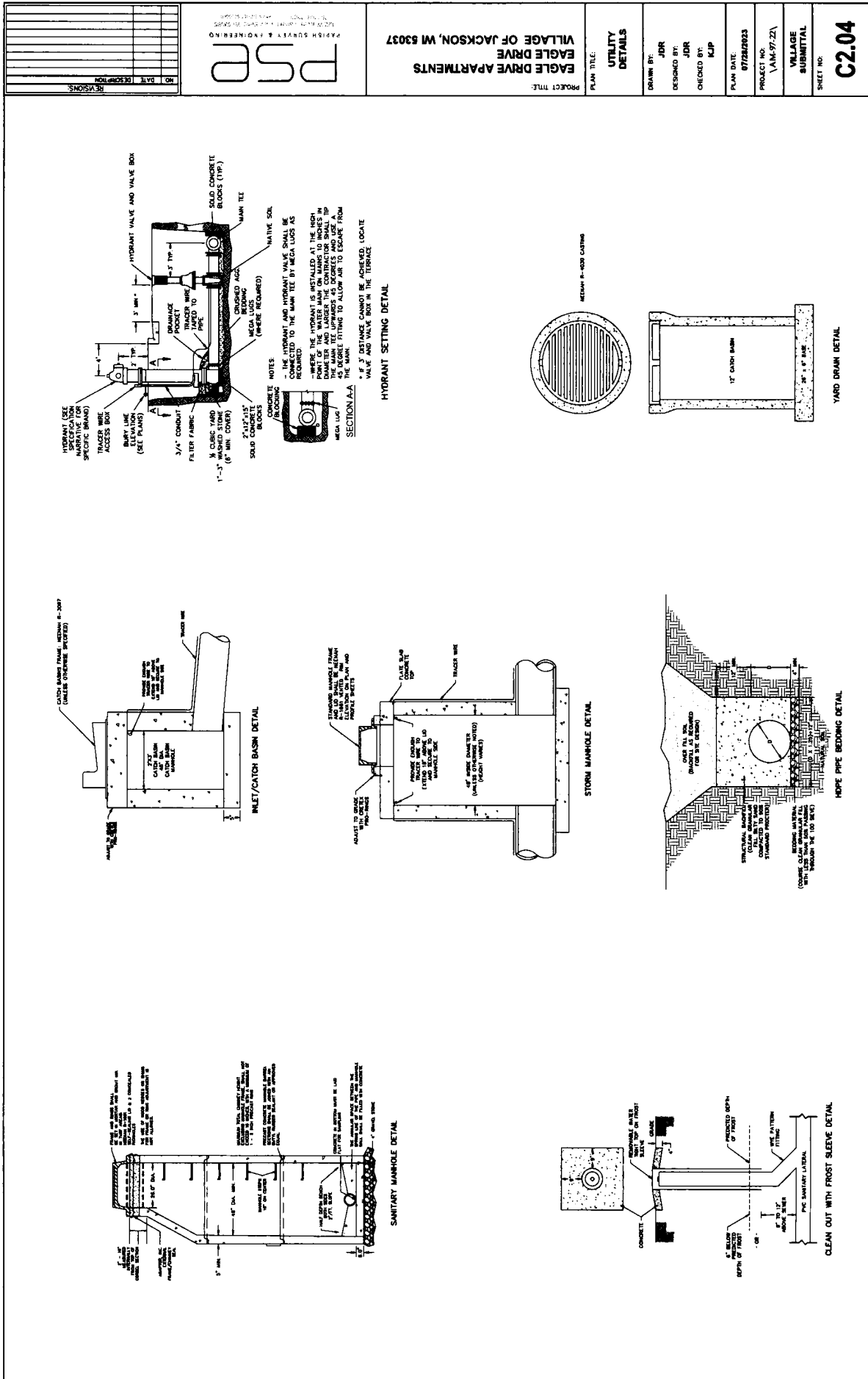


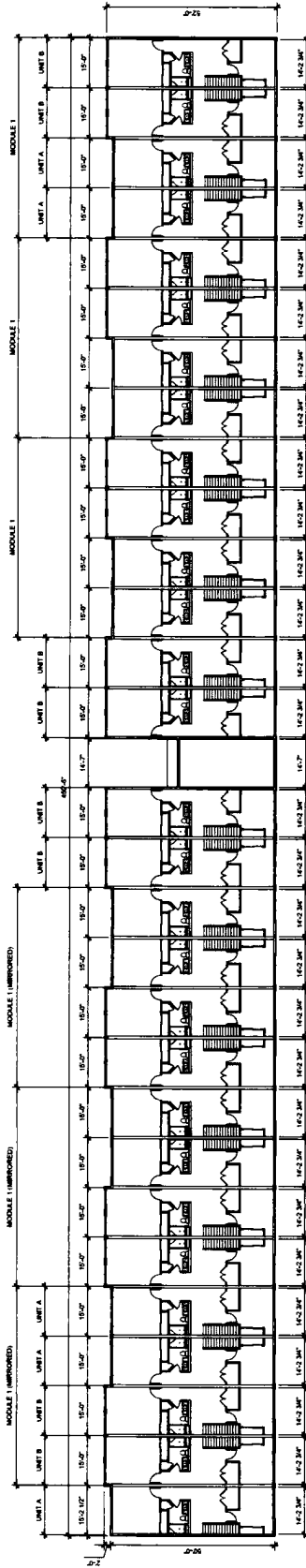


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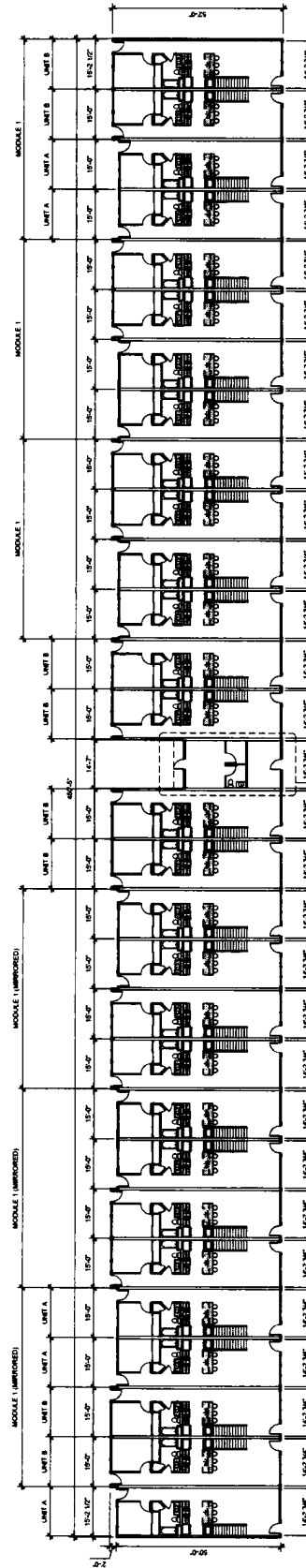






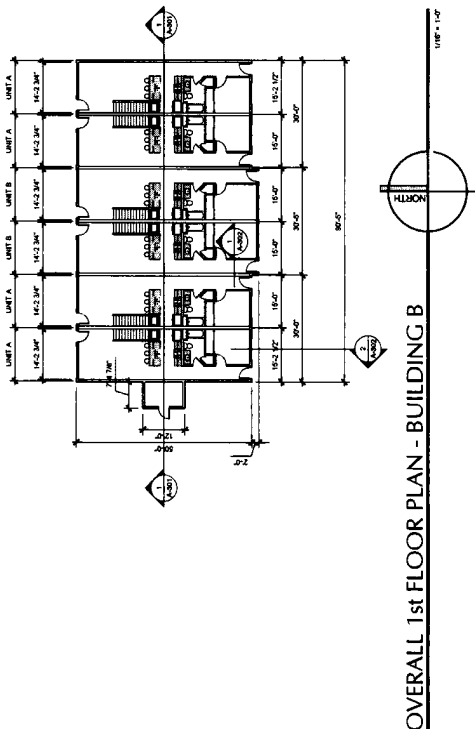
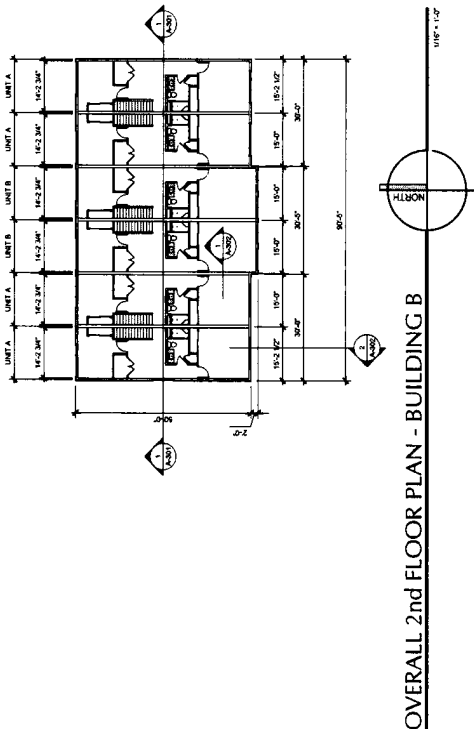


OVERALL 2nd FLOOR PLAN - BUILDING A



SEE A-103 AND A-104
FOR ENLARGED
UNIT PLANS

OVERALL 1st FLOOR PLAN - BUILDING A

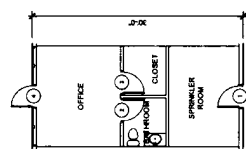


ROOM FINISH SCHEDULE

DESCRIPTION	FLOOR MATERIAL	WALL MATERIAL	CEILING MATERIAL	NOTES
SPRINKLER ROOM	CONC	WOOD	WOOD	
BATHROOM	LVP	WOOD	WOOD	
CLOSET	CPT	WOOD	WOOD	
OFFICE				

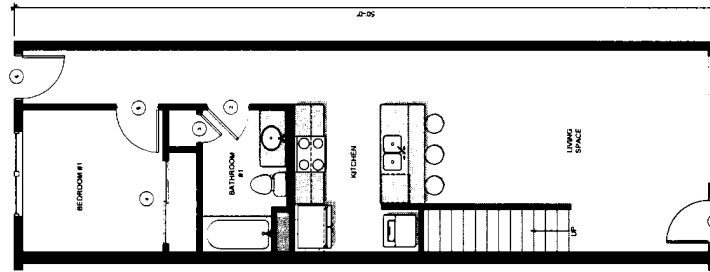
DOOR AND FRAME SCHEDULE

MARK	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	SIZE (WxH)	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	MANUFACTURER	REMARKS	NOTES
1	STEEL CLAD		PREFINISHED	3'-0" x 7'-0" x 1.34"	WOOD	WOOD	PAINTED			
2	SOLID CORE WOOD		PAINTED	3'-0" x 7'-0" x 1.34"	WOOD	WOOD	PAINTED			
3	SOLID CORE WOOD		PAINTED	3'-0" x 7'-0" x 1.34"	WOOD	WOOD	PAINTED			
4	STEEL CLAD		PREFINISHED	3'-0" x 7'-0" x 1.34"	WOOD	WOOD	PAINTED			



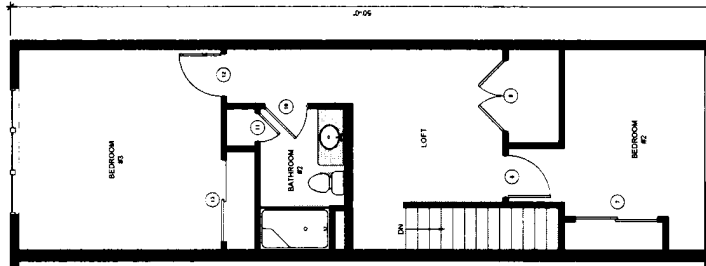
LEASING OFFICE

ROOM FINISH SCHEDULE									
DESCRIPTION	FLOOR FINISH	WALL FINISH	CEILING	DOOR	WINDOW	BASE	TRIM	ROOF	NOTES
BEDROOM #1	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
BATHROOM #1	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
KITCHEN	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
LIVING SPACE	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
DINING SPACE	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
BEDROOM #2	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
BATHROOM #2	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
KITCHEN	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
LIVING SPACE	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
DINING SPACE	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
BEDROOM #3	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
BATHROOM #3	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
KITCHEN	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
LIVING SPACE	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
DINING SPACE	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
BEDROOM #4	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
BATHROOM #4	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
KITCHEN	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
LIVING SPACE	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
DINING SPACE	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
BEDROOM #5	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
BATHROOM #5	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
KITCHEN	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
LIVING SPACE	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
DINING SPACE	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
BEDROOM #6	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
BATHROOM #6	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
KITCHEN	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
LIVING SPACE	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD
DINING SPACE	CPT	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD	WOOD



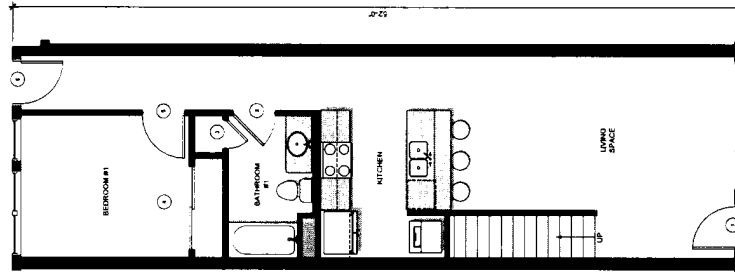
FIRST FLOOR - UNIT A

DOOR AND FRAME SCHEDULE									
MARK	DOOR	DOOR MATERIAL	DOOR FINISH	DOOR TYPE	DOOR WEIGHT	FRAME MATERIAL	FRAME FINISH	FRAME WEIGHT	NOTES
1	STEEL CLAD	STEEL CLAD	PAINTED	STEEL CLAD	STEEL CLAD	STEEL CLAD	PAINTED	STEEL CLAD	
2	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	
3	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	
4	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	
5	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	
6	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	
7	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	
8	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	
9	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	
10	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	
11	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	
12	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	SOLID CORE WOOD	SOLID CORE WOOD	PAINTED	SOLID CORE WOOD	



SECOND FLOOR - UNIT A

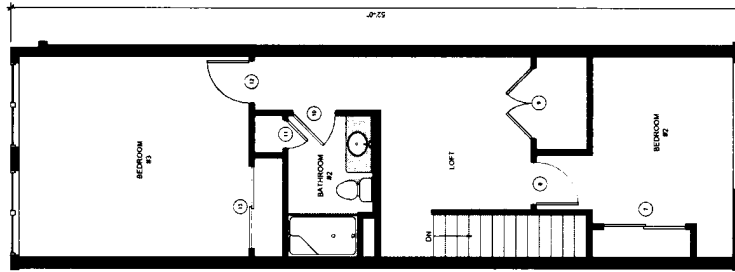
ROOM FINISH SCHEDULE									
DESCRIPTION	FLOOR FINISH	BASE MATERIAL	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING	NOTES	
BEDROOM #1	CPT	WOOD	P-1	P-1	P-1	P-1	GWB		
BATHROOM #1	LVP	WOOD	P-1	P-1	P-1	P-1	GWB		
KITCHEN	CPT	WOOD	P-1	P-1	P-1	P-1	GWB		
LIVING SPACE	CPT	WOOD	P-1	P-1	P-1	P-1	GWB		
CORRIDOR SPACE	CPT	WOOD	P-1	P-1	P-1	P-1	GWB		
BEDROOM #2	LVP	WOOD	P-1	P-1	P-1	P-1	GWB		
BATHROOM #2	CPT	WOOD	P-1	P-1	P-1	P-1	GWB		
SUNLIT ROOM	CONC	NONE	P-1	P-1	P-1	P-1	GWB		
BATHROOM	LVP	WOOD	P-1	P-1	P-1	P-1	GWB		
CLOSET	CPT	WOOD	P-1	P-1	P-1	P-1	GWB		
OFFICE	CPT	WOOD	P-1	P-1	P-1	P-1	GWB		



FIRST FLOOR - UNIT B

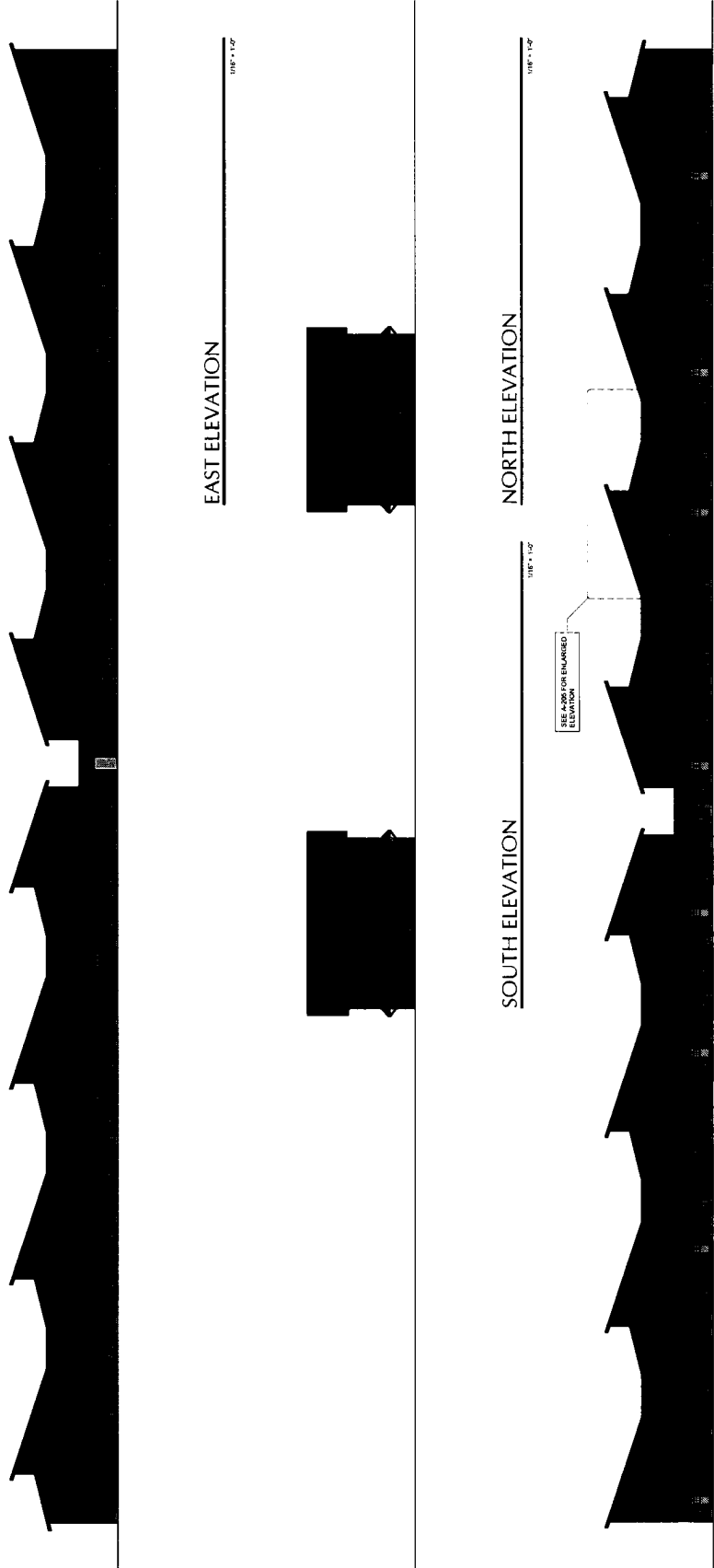
1/4" = 1'-0"

DOOR AND FRAME SCHEDULE									
MARK	DOOR TYPE	DOOR MATERIAL	DOOR FINISH	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FINISH SET	FINISH SET	NOTES
1	SOLID CORE WOOD	PAINTED	WOOD	PAINTED	WOOD	PAINTED			
2	SOLID CORE WOOD	PAINTED	WOOD	PAINTED	WOOD	PAINTED			
3	SOLID CORE WOOD	PAINTED	WOOD	PAINTED	WOOD	PAINTED			
4	SOLID CORE WOOD	PAINTED	WOOD	PAINTED	WOOD	PAINTED			
5	SOLID CORE WOOD	PAINTED	WOOD	PAINTED	WOOD	PAINTED			
6	SOLID CORE WOOD	PAINTED	WOOD	PAINTED	WOOD	PAINTED			
7	SOLID CORE WOOD	PAINTED	WOOD	PAINTED	WOOD	PAINTED			
8	SOLID CORE WOOD	PAINTED	WOOD	PAINTED	WOOD	PAINTED			
9	SOLID CORE WOOD	PAINTED	WOOD	PAINTED	WOOD	PAINTED			
10	SOLID CORE WOOD	PAINTED	WOOD	PAINTED	WOOD	PAINTED			
11	SOLID CORE WOOD	PAINTED	WOOD	PAINTED	WOOD	PAINTED			
12	SOLID CORE WOOD	PAINTED	WOOD	PAINTED	WOOD	PAINTED			
13	SOLID CORE WOOD	PAINTED	WOOD	PAINTED	WOOD	PAINTED			



SECOND FLOOR - UNIT B

1/4" = 1'-0"



Issue Date

05/11/2023



SOUTH ELEVATION

1/8" = 1'-0"

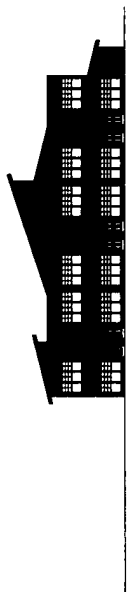


EAST ELEVATION

1/8" = 1'-0"

WEST ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



FRONT ELEVATION

1/8" = 1'-0"



LEFT - SIDE ELEVATION

1/8" = 1'-0"

RIGHT - SIDE ELEVATION

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

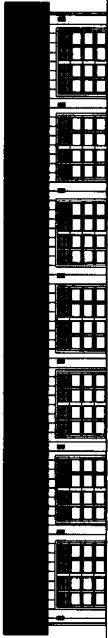
NOTES:
1. EXTERIOR FINISHES:
FACED BRICK: VENEER
CONCRETE: BUCKLE
CAST-IN-PLACE CONCRETE: PREPARED ALUMINUM
PAINT: WHITE
ROOF: WHITE
2. MATERIALS:
FACED BRICK: VENEER
CONCRETE: BUCKLE
CAST-IN-PLACE CONCRETE: PREPARED ALUMINUM
PAINT: WHITE
ROOF: WHITE

MATERIALS LEGEND:
1. FACED BRICK: VENEER
2. CONCRETE: BUCKLE
3. CAST-IN-PLACE CONCRETE: PREPARED ALUMINUM
4. PAINT: WHITE
5. ROOF: WHITE

PROPOSED BUILDING
CEDAR CREEK TOWNHOMES

Eagle Drive
Village of Jackson, Washington County

Issue Date: 05 / 11 / 2023



FRONT ELEVATION

- DIGITALS**
COLOR WHITE
FACIAS 246 ALUMINUM WRAPPEL
COLOR BLACK
GUTHRIE DOWNSPOLTS PRETHRESHOLD ALUMINUM
N/A N/A BLK BK
ITEM HARBOR TRIM B/LADE 1.5"
COLOR AIR WHITE



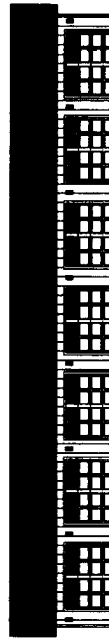
LEFT - SIDE ELEVATION

100-1-0



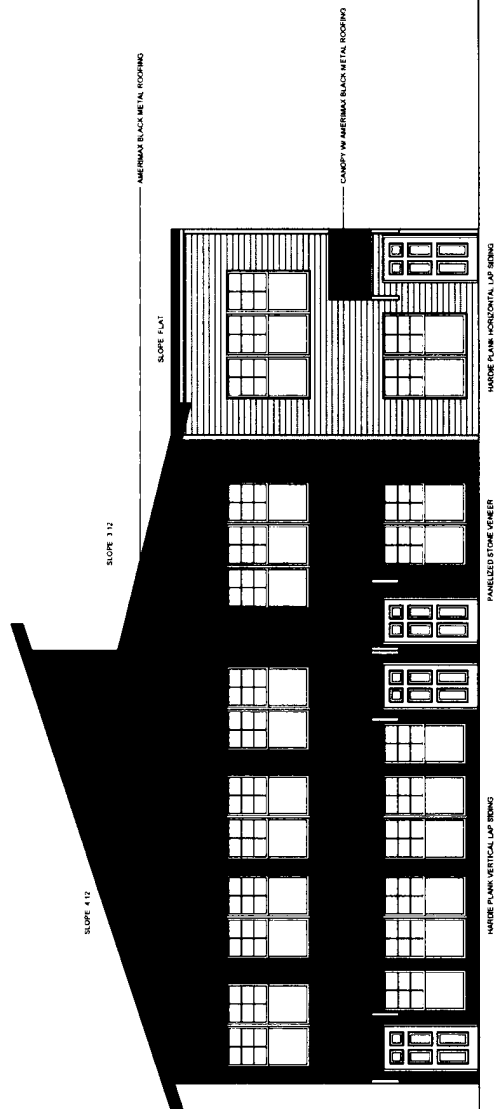
RIGHT - SIDE ELEVATION

180° • 150°



REAR ELEVATION

1871-1872



ENLARGED WEST ELEVATION

1/4" = 1'-0"

Revision:
Project Number:
22025
Sheet Title:
BUILDING SECTION
AND NOTES

Sheet Number

A-301

PROPOSED BUILDING

Eagle Drive
Village of Jackson, Washington County

AMERICAN
CONSTRUCTION SERVICES, INC.

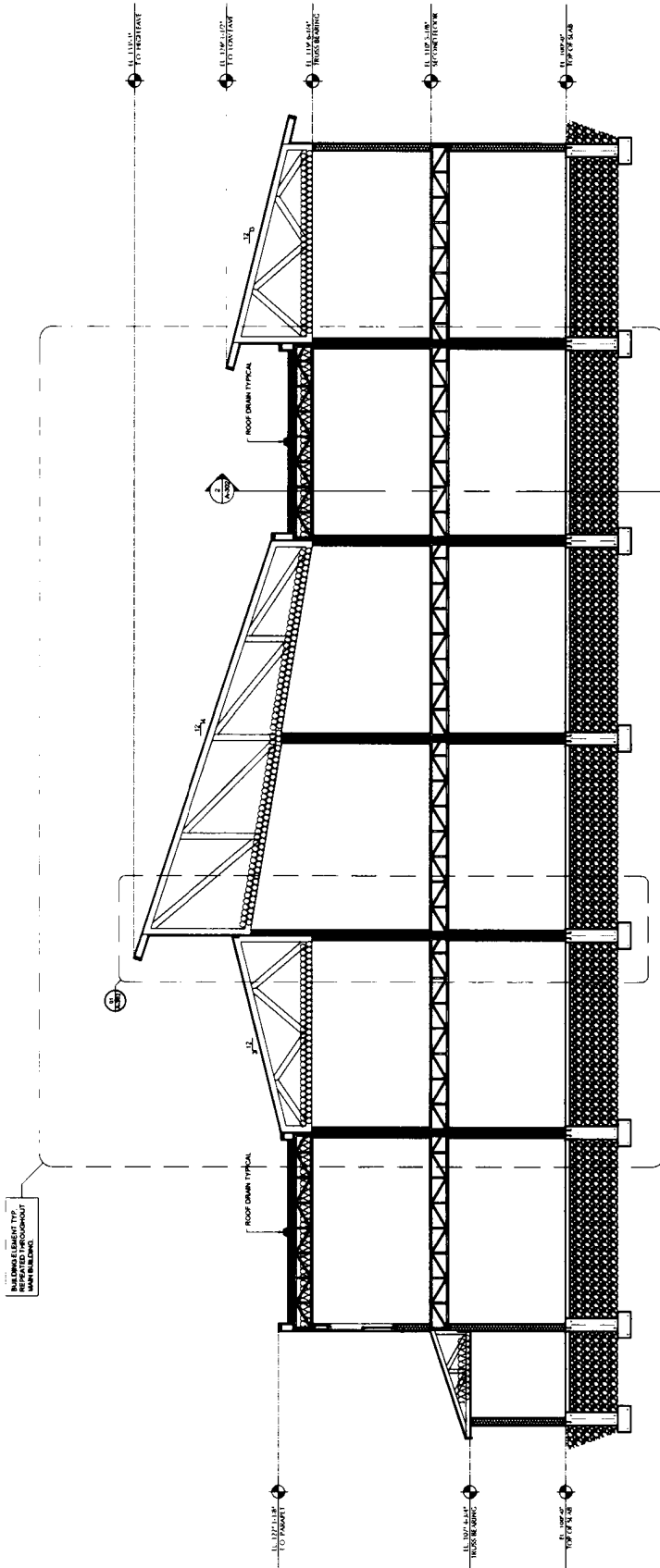


3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
(262) 334-3811 FAX: (262) 334-4980

AMERICAN
CONSTRUCTION SERVICES, INC.



3350 SOUTH RIVER ROAD
WEST BEND, WI 53095-7884
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BUILDING SECTION
6 UNIT BUILDING

**DESIGN | BUILD | DEVELOPMENT**

To: Village of Jackson
Re: Cedar Creek Condos – Public Utility Infrastructure
Date: 11-16-2023

On behalf of the property owner, American Construction Services, Inc. commits to installing the public sanitary sewer and water main utility improvements as enumerated in amounts and value in the table below. This work will be completed prior to occupancy of the first phase of the condominium project.

Groundbreaking is scheduled for April 2024, and the first phase 8 units shall be completed by Summer 2025, phase 2 of 28 units will be completed by Summer 2027 or sooner. All 36 units shall be completed as scheduled within 3 years.

Description	Unit of Measure	Amount	Unit Cost	Total
6" water	lin. Feet	279	\$80/ft	\$22,320.00
Hydrant	ea	1	\$9,000	\$9,000.00
Fittings/Valves	ea	5	\$1,250	\$6,250.00
6" sanitary	lin. Feet	162	\$70/ft	\$11,340.00
Clean out	ea	2	\$1,250	\$2,500.00
Manhole	ea	1	\$6,600.00	\$6,600.00
Total				\$58,010.00
With 15% Contingency				\$66,712

Sincerely,

Stephen Houdek
Preconstruction Manager
American Construction Services