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City of Ashland, Wisconsin
601 Main Street West — Ashland, WI 54806 — www.coawi.org

PLAN COMMISSION MEETING AGENDA

February 15, 2022 at 6:30PM via Go To Meetings

The meeting can be joined using a computer, smartphone or tablet at https://global.gotomeeting.com/join/646811629 The meeting can also be joined by phone at 1 877 309 2073 using Access Code: 646-811-629.

AGENDA

1. Call to Order and Roll Call
2. Approval of the Agenda
3. Consent Agenda
    a. Approval of minutes from the December 3, 2021 Plan Commission meeting
4. Public Comment (non-agenda items)
5. Action Items:
    a. Review and approve Site Plan for construction of 50 new residential units on former City-owned Timeless Timber site. Applicant: The Commonwealth Companies

2. Announcement/Reports/Comments/Questions
    a.

3. Adjournment

It is possible that a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information or speak about a subject, over which they have decision-making responsibility. Any governmental body at the above stated meeting will take no action other than the governmental body specifically referred to above in this notice. The City of Ashland does not discriminate on the basis of sex, race, creed, color, national origin, sexual orientation, age or disability in employment or provision of services, programs or activities. NOTE: Upon reasonable notice, the City of Ashland will accommodate the needs of disabled individuals through auxiliary aids or services. For additional information or to request this service, contact Megan McBride at (715) 682-7041.

City of Ashland – Plan Commission Meeting Minutes

A meeting of the Ashland Plan Commission was held on **Tuesday, January 18th, 2022 at 6:30 p.m.** via GoToMeeting.

Committee Members Present: David Mettille, Mayor Lewis, Laurie Gregor, Eric Lindell, John Beirl, Katie Gellatly

Committee Members Absent:

Staff Present: Megan McBride

Mayor Lewis opened the meeting at 6:30 p.m.

Agenda

1) Approval of Agenda

> Motion to approve the agenda by Eric Lindell, seconded by David Metille. Passed unanimously.

2) Consent Agenda

a) Approval of minutes from the December 3rd, 2021 Plan Commission meeting

> Motion to approve the minutes from the December 3rd, 2021 Plan Commission meeting by John Beirl, seconded by Laurie Gregor. Passed unanimously.

3) Public Comment (non-agenda items)

None.

4) Action Items

a) Review and provide recommendation on a request to vacate a portion of Right-of-Way known as Outlot A of CSM #474. Applicant: Ashland Industries

Megan McBride summarized the process for a Right-of-Way or ROW Vacation for the commission. She then summarized her staff report on the Ashland Industries request for the ROW vacation.

John Beirl asked who is responsible for the maintenance of the existing road.

Megan McBride answered that the road is currently public access so the City maintains it, however if the ROW Vacation is approved maintenance of the road becomes the responsibility of Ashland Industries.

Mayor Lewis asked what Ashland Industries produces.

John Beirl answered that they make construction and earth moving equipment.

A motion to approve the review by Eric Lindell, seconded by John Beirl. Passed unanimously.

b) Review and approve Site Plan for construction of a second-story addition to the existing building located at 1400 3rd St. W, parcel #201-00274-0000, zoned: Mixed Residential/Commercial (MRC). Applicant: Jarrod Dahl and Jazmin Hicks-Dahl

Megan McBride summarized her staff report and the process for a site plan review. She explained the existing use of the building on the property and the wish for the applicant to expand their artist studio. Approval has been recommended with the condition that the applicant install exterior lighting.

John Beirl mentioned that he believes that this project would improve the site and the area overall.

Eric Lindell asked if there was any public comment on the exterior lighting.

Megan answered that there are no proposals at this time, but they would want to install one light that would not violate the light ordinance.

A motion to approve the Site Plan by John Beirl, seconded by David Metille. Passed unanimously.

c) Initial review and possible recommendations regarding City-owned properties for residential redevelopment.

Mayor Lewis explained that this review is meant to evaluate the City's current properties that could be used for housing development.

Megan McBride summarized the strategic planning process and the goal to expand housing within the City. She also explained that these properties are possible housing development sites.

Junction Road Property - Megan McBride summarized the property characteristics, including utilities, acres, zoning, and environmental concerns. The Housing committee had recommended two options, the first to sell the property as one big piece of land, making the goals of the property very specific for developers. Second, to subdivide and market individual plots of buildable land.

David Metille agreed that this property is the most shovel ready, but asked about adding another city street if we subdivided the land.

Megan McBride answered that there are several options in regards to a new street that would depend on the marketing the city decides on.

John Beirl asked if we have talked to the existing developer that put apartments on Beaser.

Megan mentioned that there is developer interest in the property, but not from that particular person.

Mayor Lewis commented that there was a proposal to build apartments on the Junction Road property before and the neighbors opposed the plans with wishes to keep the character of the neighborhood. Thus, Mayor Lewis suggested taking input from the neighbors.

Eric Lindell commented that selling the land as one piece makes sense to avoid empty subdivided lots. He also asked about the timeline for a request for proposals.

Megan said that we can send out a proposal if that is what is recommended.

Mayor Lewis commented that she wants to talk more specifically about what kind of housing the commission wants before starting a Request for Proposals.

Megan McBride summarized the Request for Proposals process.

Mayor Lewis mentioned that previously the Request for Proposals has been very vague and the City has received a variety of proposals that might not fit what those properties need.

David Metille commented that selling the whole parcel as one piece feels restrictive and mentioned public interest in townhouses. He asked if there is wording that can be used that keeps the proposals open.

Laurie Gregor agreed with David Metille.

Megan asked if the commission agrees that the property should be sold as one whole lot.

The commission agreed.

Beaser Site - Megan McBride summarized the property characteristics, including utilities, acres, zoning, and environmental concerns. She also mentioned that this is another shovel ready lot, but might need some utility upgrades for multi-family housing.

Laurie Gregor asked if the City did another RFP would there be any changes?

Megan McBride answered that the last RFP was very broad and a variety of proposals came up, and it is up to the planning commission whether it is kept broad or more focused on community demand.

David Metille said he agreed with John Beirl's previous statement that Beaser could be a good site for many kinds of housing development. He also mentioned that the RFP for this site should be dependent on other sites RFPs.

Laurie Gregor agreed.

Mayor Lewis asked if the RFP should be restricted to housing.

Eric Lindell commented that housing should be a priority for this site.

Laurie Gregor and John Beirl both agreed that this site should not have a housing restrictive RFP. John Beirl also commented on the proximity of this site to the police station.

Megan McBride asked if it would be helpful for the commission to see previous RFP's for the Beaser site.

David Metille said that was a great idea.

John Beirl asked about previous proposals and how they were narrowed down.

Megan McBride said that the most proposals this property had at one time was three, and none of them were able to move forward. Others were interested but never submitted official proposals.

Ortman Property - Megan McBride summarized the property characteristics, including utilities, acres, zoning (Heavy Industrial), and environmental concerns including potential wetlands that could impede buildability. Housing committee recommended assessment for wetlands, and considered this as a good area for single buildable lots. The Housing Committee also wanted to know how a possible rezone of this property as residential would impact the amount of Heavy Industrial zoned land.

Megan mentioned that with the possibility of wetlands residential development would be more flexible than heavy industrial development.

John Beirl asked if this would be a desirable site for residential development.

Mayor Lewis said that this property was acquired by the City to accommodate potentially industrial development, but as far as she knows no industrial developers have come forward for the land.

David Metille commented that this is his neighborhood and comments that he has received a residential development would be preferred by neighbors.

Eric Lindell mentioned that a wetland assessment would clarify what development could be done on the property.

Laurie Gregor mentioned that people do want to be on the outskirts of the City and that buildable land out there would sell.

David Metille mentioned that residential development on that property could lead to better road infrastructure for the whole area.

Toll Road Property - Megan McBride summarized the property characteristics, including utilities, acres, zoning (Light Industrial), and environmental concerns. Housing committee recommended prioritizing other residential sites, if this site is rezoned as residential the development should complement the Timeless Timber site.

Eric Lindell asked how full the industrial park is?

Megan McBride answered that she would have to look into this more, but the primary

development that is happening there is expansions, sometimes into adjacent properties.

5) Announcements/Reports/Comments/Questions

a) Updates on the Timeless Timber development projects

Megan McBride updated the commission, the site plan for the residential development should be up for review at the next Plan Commission meeting. Properties that are surrounding the area will receive a site plan. Commercial wise the property has been subdivided and is still on track for Spring construction.

6) Adjournment

Motion to adjourn by David Metille. Seconded by Eric Lindell. Passed unanimously.

Meeting was adjourned at 7:31 pm. Minutes done by Megan McBride and Mandelyn Lyons.

STAFF REPORT

Plan Commission – February 15, 2022

Agenda Item # 5a:	**Site Plan review for construction of a 50 residential units**
Applicant:	**Superior View Cottages LLC**
Property Address:	**2200 Lake Shore Drive E**
Parcel No:	**201-03611-0200**
Zoning District:	**Regional Commercial (RC)**
Staff Contact:	**Megan McBride**

Background

Superior View Cottages LLC, part of The Commonwealth Companies, has submitted Site Plans for review and approval to construct fifty (50) residential units on the southern portion of the former City-owned Timeless Timber site. In addition to the proposed five (5) ten (10)-unit buildings, site elements which will serve residents include a playground, 3,500 square foot community garden space, and a clubhouse. The clubhouse will contain office space for an on-site property manager, exercise facilities, and a community room which includes a kitchen. A private driveway connecting 6th Street East to 22nd Avenue East is proposed, which will remain privately owned and maintained by the developer.

A Purchase Agreement with the developer was approved by City Council on November 17, 2020, which was required to enable the submission of a tax credit application to Wisconsin Housing and Economic Development Authority. In January 2021, information packets were sent to seventy (70) surrounding property owners with a request for feedback regarding both the proposed use and site design. After reviewing public input received, Ashland City Council directed staff to proceed with negotiations for a Development Agreement at their Committee of the Whole meeting on February 23, 2021. A Development Agreement was approved by City Council on February 8, 2022 contingent upon approval of the Site Plan and obtaining all required permits.

Each building will consist of 10 units, with two (2) 1-bedroom units, four (4) 2-bedroom units, and four (4) 3-bedroom units. Each building will also have an attached garage, with additional surface parking available utilizing the driveway to each unit's garage stall. Two key elements of community feedback that were consistently received and incorporated into the proposed site plan include the addition of community gardening space and interior parking for residents.

Standards for Review

The City of Ashland's Unified Development Ordinance, Chapter 781 Section 3.20 Site Plan Approval (all subsections thereof), creates the legal framework to regulate, administer, and enforce the site plan review process for the City of Ashland.

Site Plan Review

The following criteria were used to review the submitted site plan:

1. Consistency with Comprehensive Plan.

The proposed development is consistent with the goals and principles established in the Comprehensive Plan. The Comp Plan specifically encourages the City to exercise careful disposition of City-owned land to ensure the highest and best use of the property, and facilitate development that will meet community needs. Both the Comp Plan and 2018 Housing Report highlight a serious need for affordable workforce housing in the community, as well as single-story accessible housing to serve Ashland's aging population and ensure we are able to attract and retain residents. A stated goal of the recently adopted City Strategic Plan is to facilitate the creation of 100 additional housing units by 2024. The proposed development will help to make significant progress towards this goal, and diversify housing opportunities in the City while leveraging City-owned property and outside incentives (tax credits) to ensure continued affordability as area housing prices continue to rise. This will also create economic development benefits for area employers, who have consistently identified housing as a barrier to workforce recruitment and retention.

2. Project Compatibility.

The proposed development project is compatible with existing uses within two hundred (200) feet of the proposed use, uses within five hundred (500) feet along the same street, and anticipated future development. Existing surrounding uses are predominately residential, single-family neighborhoods to the west and south of the project site, with existing and anticipated future regional commercial uses located to the north. Mixed use and residential development is permitted within the Regional Commercial (RC) zoning district to promote population density that benefits and is benefited by proximity to regional commercial businesses and amenities. This site is located within the Regional Commercial zoning district, but is also directly adjacent to the Single-Family Residential (R-1) zoning district. The site has been laid out to have the community garden space and playground located on the northern edge of the site, the clubhouse on the southernmost edge, and ample trees identified along 22nd Avenue East in addition to required screening of visitor parking areas. This promotes both site functionality for residents, as well as accentuating aesthetically pleasing site elements to enhance visual appeal from adjacent rights-of-way as well as the future commercial development directly north of the site. The setback from 22nd Avenue East well exceeds the required 30ft minimum, which has been combined with installation of over twenty (20) trees to create additional buffer between this higher density project and existing single-family neighborhoods.

3. Site Design

a. Site Organization.

Site organization has been proposed in a manner which will achieve functional, safe and harmonious site relationship, as well as promoting existing positive characteristics of the site. The site has been arranged to highlight particularly attractive site features, including the community gardening space and playground to the north and clubhouse on the southern edge of the development. Inclusion of attached interior parking for residents further promotes efficiency of land use while minimizing views of vehicles. Visitor parking areas will be properly screened according to UDO landscaping standards. Trees on the western edge of the property between the building area and 22nd Avenue East shall be utilized to enhance screening and aesthetic character from the right-of-way, and also create a buffer between this higher density residential use and the adjacent Single-

Family Residential (R-1) district. The site has also been organized to preserve approximately seven (7) acres of undeveloped area east of the project area, creating opportunity for future development to complement this residential use. The nature and density of future development on the site is yet to be determined, and timeframes for identification of future use as well as start of construction have been identified in the approved Development Agreement.

b. Location of Buildings.
The proposed location of buildings identified complies with UDO requirements regarding setbacks and spacing, and greatly exceeds setbacks requirements from 22nd Avenue East to provide for additional landscaping and screening along this residential corridor. Buildings have also been located on the site to allow for future additional development to the east of the current building area, with consideration for shared stormwater management infrastructure.

c. Drives, Parking, and Circulation.
- Driveway.
A private driveway is proposed to accommodate this new residential development, connecting from 6th Street East to 22nd Avenue East. Design of the driveway complies with UDO standards, has been approved by the Public Works and Fire Departments as compliant with other applicable City standards, and is sufficient to support the development as well as emergency vehicle access to all units. It is the recommendation of the Public Works Department that the southern driveway entrance be relocated to provide an offset from the existing BART entrance across 6th Street East to avoid head on conflicts. There is ample space on the site to accommodate this, and shall be reflected in the final revised plan set.

- Parking.
Each unit will be served by an attached garage to provide interior parking, and the approach driveway for each garage stall shall provide additional surface parking to meet UDO requirements for multi-family development. This will minimize visual impacts of parking, and a desire for attached garage space was consistently identified through public input. Three (3) visitor parking areas have been identified spread throughout the development, with two (2) ADA parking stalls included in the visitor parking area adjacent to the clubhouse. The required landscaping buffer to screen views of the visitor parking areas has been included in the Site Plan to meet UDO standards. Specific species within these landscaped buffer areas shall be included in the final amended landscaping plan, and submitted to the Planning Department for review and approval.

- Pedestrian Access.
UDO requirements for pedestrian access have been met in the proposed Site Plan. Bicycle parking has been identified, and appropriately located adjacent to the clubhouse which will be the central point of access and contact for visitors and prospective tenants.

d. Grading / Drainage / Stormwater.
- Erosion Control/Grading – Full erosion control plans are available upon request. Grading plans have been included in the Site Plan package, and both erosion control and grading plans have been reviewed by the Public Works Department comply with applicable City standards.

- Stormwater/Drainage – A full Stormwater Management Plan has been submitted, and can be reviewed upon request. Per recommendation by the Public Works Department, the developer shall revise their stormwater discharge plan to meet applicable provisions of WI Administrative Code Ch. 811, and discharge into the existing ravine onsite.

e. Utility Services.
The Utilities Plan has been reviewed and approved by the Public Works Department with conditions that the plans be amended to incorporate an additional hydrant, and backflow prevention devices at each point of watermain connection per WI Administrative Ch. 811.The site is served by City water and sanitary infrastructure, and anticipated increased demand as a result of this development has been evaluated to determine that this existing infrastructure will be sufficient to accommodate existing peak flows in addition to the new residential development. Since a private drive and utilities are being proposed to serve this development project, it also will not increase maintenance demands for City staff and budgets.

f. Fire Prevention.
Project fire prevention plans have been reviewed and approved by the Ashland Fire Department. All proposed buildings shall have sprinklers to ensure efficient fire protection for residents and staff. The City requires a Knox Box on all new construction and development projects, and a Knox Box shall be provided for each building. Locations of all Knox Boxes and fire system panels shall be clearly identified on the final plan set for use by the Ashland Fire Department. Following final design of the plans, the applicant shall provide a CD copy of the final Building Floor Plan Layout and Utility Plan (in a .dxf format), for the Fire Department's pre-fire planning of the structure's layout. Such information shall be provided to the Fire Department prior to the issuance of the Occupancy Permit.

g. Views.
The proposed development will not have a detrimental impact on any scenic vistas or view sheds.

h. Environmental Issues.
There are no environmental issues which require additional consideration associated with this project. The proposed development area falls well outside of the existing floodplain on site, and trees will be maintained surrounding the floodplain to continue to provide stormwater management and erosion control benefits.

i. Landscaping/Screening.
The proposed landscaping plan conforms to UDO standards for screening of parking areas and minimum plantings required based on the developed area (1 deciduous tree per 2,500sq ft of developed area). Based on required grading along the western property edge, the majority of existing trees will need to be removed to facilitate the development. The developer is proposing to install 95 new trees throughout the site, concentrating on installation along 22nd Avenue East and adjacent to buildings. This will further enhance screening and site aesthetics, as well as provide green infrastructure to assist with absorption of stormwater runoff. Existing tree canopy located east of the building area between the project site area and onsite floodplain shall be maintained. The combination of preservation of existing trees and installation of new shall meet and exceed UDO requirements. Existing trees on site will be surveyed to determine final quantity, and submitted with final landscaping plans prior to Building Permit issuance.

Architectural details for dumpster enclosures have been provided which meet UDO screening requirements, identifying splitface concrete block as the primary material with vinyl slat gates.

j. Signs.
The proposed location, size and design of entrance signage at the 22nd Avenue East and 6th Street East comply with UDO standards. The developer shall obtain a Sign Permit prior to installation.

k. Lighting.
A full photometric and exterior lighting plan has been submitted and complies with UDO standards. Two styles of lighting fixtures are proposed, one for illumination of driveways and parking areas and the other for interior site lighting around buildings. Both styles of lighting fixtures identified are full cut-off, and meet Ashland's dark skies requirements related to light trespass.

4. Building Design.
The proposed buildings have been designed to promote compatibility with existing surrounding residential uses, as well as more recent commercial developments that have taken place within the Regional Commercial zoning district. Exterior materials proposed would be English wedgewood (a shade of blue) horizontal vinyl lap siding with Victorian grey shake details. Door and window trims would be white, as well as soffit/fascia/drip edge and overhead garage doors. In December, 2016, St. Luke's Clinic was requested to adjust their initial color scheme to incorporate blue tones similar to what is proposed for this project, promoting continuity with the site's waterfront proximity as well as existing surrounding uses.

The fact that all buildings proposed would be single-story not only helps to diversify the City's housing stock which has a lack of accessible units, but also facilitates efficient density on site through multi-family housing without creating visual disruptions to the existing adjacent single-family neighborhoods. The ample inclusion of trees along 22nd Avenue East will further promote compatibility with the adjacent Single-Family Residential (R-1) zoning district.

5. Principles of Sustainability
The development strives to become an integral part of the City's Comprehensive Plan and sustainability goals. The project will provide 50 new affordable housing units for the community. Superior View Cottages will be receiving a Wisconsin Green Built Home designation. Green Built Home is a national award-winning green building initiative that reviews and certifies new homes and multifamily projects that meet sustainable building and energy standards.

Location is a key element in sustainability and reducing urban sprawl. The site is located adjacent to existing commercial district, restaurants, and grocery stores. A regional trail is located near the site and connects to Walmart located within a ½ mile of the site.

The project is located on a total of 22.5 acres. The development will maintain about half the site in its existing wooded environment. The existing trees boarder an existing stream that will remain undisturbed. In addition to the undisturbed setback around the stream, stormwater management practices will be implemented to capture stormwater from the developed area and treat the stormwater prior to discharge from the site. In the areas where trees will be removed due to construction, new trees and planting similar to the native environment will be planted around the buildings and parking areas.

A community playground and garden will be located on the development. These areas will serve as a gathering place for the community as well as supporting the connection to the environment.

Review Recommendation

Staff recommends APPROVAL of the proposed Site Plan by Superior View Cottages LLC to construct 50 new residential units on parcel 201-03611-0200, subject to the following conditions:

- A Sign Permit shall be obtained prior to installation of entrance signage.

- Full planting schedule and final landscaping plan shall be submitted to the Planning Department for review and approval prior to Building Permit issuance.

- South driveway should be shifted to avoid head on conflicts with BART traffic.

- Applicant shall revise storm sewer plan for onsite stormwater disposal per WI DNR requirements and approval.

- Applicant shall revise water design to meet applicable provisions of WI Administrative Code Ch. 811

- Water main shall be wet tap to avoid disruption to surrounding services. Developer shall provide 48 hour notice to Utility (715-682-7061) to schedule this.

- A Knox Box shall be provided for each building, and locations for each clearly identified on final plan set.

- Fire system panels for the sprinkler system shall be located with mechanical equipment for each building, and locations clearly identified on final plan set.

- Following final design of the plans, the applicant shall provide a CD copy of the final Building Floor Plan Layout and Utility Plan (in a .dxf format), for the Fire Department's pre-fire planning of the structure's layout. Such information shall be provided to the Fire Department prior to the issuance of the Occupancy Permit.

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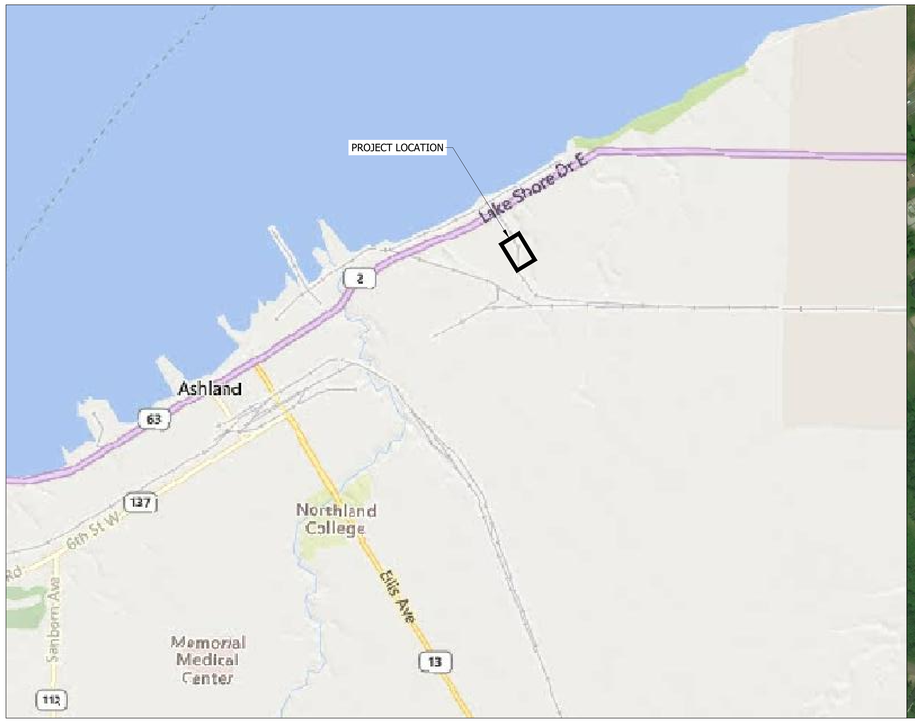
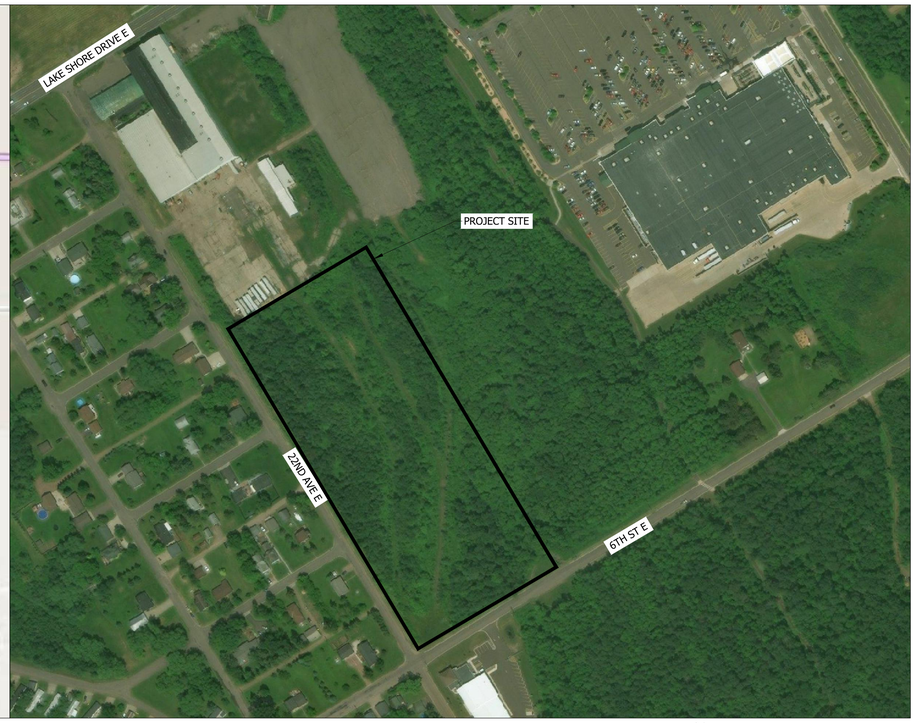
SUPERIOR VIEW COTTAGES

6TH ST E AND 22ND AVE E
ASHLAND COUNTY WISCONSIN



VICINITY MAP
NO SCALE



LOCATION MAP
NO SCALE

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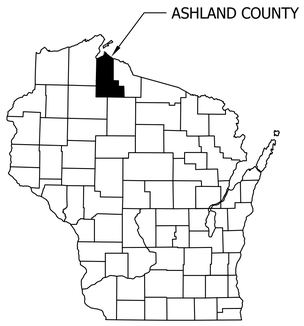
SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
G0.01	TITLE SHEET
G0.02	LEGEND
G0.03	GENERAL NOTES
C0.01	EXISTING CONDITIONS
C1.01	REMOVALS AND EROSION CONTROL PLAN
C1.02	EROSION CONTROL DETAILS
C2.01	OVERALL SITE PLAN
C2.02	SITE PLAN
C2.03	SITE PLAN
C3.01	OVERALL GRADING PLAN
C3.02	GRADING PLAN
C3.03	GRADING PLAN
C4.01	OVERALL UTILITY PLAN
C4.02	UTILITY PLAN
C4.03	UTILITY PLAN
C5.02	STORM SEWER PLAN
C5.03	STORM SEWER PLAN
C8.01	DETAILS



STATE OF WISCONSIN
NO SCALE

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CARL BROBERG P.E.
NO.

The locations of existing utility installations as shown on this plan are approximate. There may be other underground utility installations within the project area that are not shown.

Stantec assumes no responsibility for damages, liability or costs resulting from changes or alterations made to this plan without written consent of Stantec.

These drawings have been prepared based on information provided by others. Stantec has not verified the accuracy and/or completeness of this information and shall not be responsible for any errors or omissions which may be incorporated herein as a result.

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TITLE SHEET
SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
6TH ST. E AND 22ND AVE E, ASHLAND, WI

DATE OF ISSUANCE
January 31, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	JJM
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
G0.01

Plot Date: 02/02/2022 - 5:59pm
Plotted by: user1 \\ad001.pp1001.\shared_projects\193805478\CAD\Dwg\Sheets\193805478_G000.dwg
Xrefs: Border

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EXISTING TOPOGRAPHIC SYMBOLS

- FOUND 1 " ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ½" IRON PIPE
- FOUND PLASTIC CAP STAMPED "PE LS 347"
- EXISTING WATER VALVE
- EXISTING ELECTRIC BOX
- EXISTING LIGHT POLE
- EXISTING STORM SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SHRUB
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING CLEAN OUT
- EXISTING SINGLE POST SIGN
- EXISTING TELEPHONE PEDESTAL
- EXISTING GUARD POST
- EXISTING BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE
- EXISTING GRAVEL SURFACE

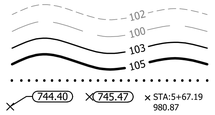
NEW TOPOGRAPHIC SYMBOLS

- BOLLARD
- SANITARY CLEANOUT
- MANHOLE
- SANITARY OR STORM LIFT STATION
- STORM SEWER BEEHIVE CATCH BASIN
- STORM SEWER CATCH BASIN
- STORM SEWER FLARED END SECTION
- STORM SEWER OUTLET STRUCTURE
- STORM SEWER OVERFLOW STRUCTURE
- CURB BOX
- FIRE HYDRANT
- WATER REDUCER
- VALVE
- DRAINAGE FLOW
- PEDESTRIAN RAMP
- SIGN

EXISTING TOPOGRAPHIC LINES

- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CURB GUTTER
- TREE BRUSH LINE
- BUILDING LINE
- GUARD RAIL
- FENCE

GRADING INFORMATION



- EXISTING CONTOUR MINOR
- EXISTING CONTOUR MAJOR
- NEW CONTOUR MINOR
- NEW CONTOUR MAJOR
- NEW GRADING LIMITS SLOPE LIMITS
- NEW SPOT ELEVATION
- EXISTING SPOT ELEVATION
- RUN:RISE SLOPE

EXISTING PRIVATE UTILITY LINES

- FIBER OPTIC
- ELECTRIC
- GAS
- OVERHEAD ELECTRIC

SURVEY LINES

- NEW CENTERLINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- NEW EASEMENT LINE
- FLOOD PLAIN BOUNDARY
- EXISTING LOT LINE
- NEW LOT LINE
- EXISTING RIGHT-OF-WAY
- NEW RIGHT-OF-WAY
- EXISTING SETBACK LINE
- 50 R.O.W. SETBACK
- SURVEYED WATER LEVEL

EROSION CONTROL

- SILT FENCE
- INLET PROTECTION
- CONCRETE WASHOUT

EXISTING UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- STORM SEWER
- WATER MAIN

NEW UTILITY LINES

- FORCE MAIN
- SANITARY SEWER
- SANITARY SERVICE
- STORM SEWER DRAINTILE
- STORM SEWER
- WATER MAIN
- WATER SERVICE

ABBREVIATIONS

AD	ALGEBRAIC DIFFERENCE	MH	MANHOLE SANITARY
BV	BUTTERFLY VALVE	NTS	NOT TO SCALE
BVCE	BEGIN VERTICAL CURVE ELEVATION	NWL	NORMAL WATER LEVEL
BVCS	BEGIN VERTICAL CURVE STATION	PC	POINT OF CURVE
	CENTER LINE	PCC	COMPOUND CURVE
CL.	CLASS	PI	POINT OF INTERSECTION
CMP	CORRUGATED METAL PIPE		PROPERTY LINE
C.O.	CHANGE ORDER	PPVC	PERFORATED POLYVINYL CHLORIDE PIPE
DIP	DUCTILE IRON PIPE	PRC	POINT OF REVERSE CURVE
EL ELEV	ELEVATION	PT	POINT OF TANGENT
EVCE	END VERTICAL CURVE ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
EVCS	END VERTICAL CURVE STATION	PVI	POINT OF VERTICAL INTERSECTION
EX	EXISTING	R	RADIUS
FES	FLARED END SECTION	RCP	REINFORCED CONCRETE PIPE
F F	FACE TO FACE	R W	RIGHT-OF-WAY
FM	FORCE MAIN	SS	STORM SEWER STRUCTURE
F.O.	FIELD ORDER	STA	STATION
GV	GATE VALVE	TCE	TEMPORARY CONSTRUCTION EASEMENT
HP	HIGH POINT	TNH	TOP NUT HYDRANT
HWL	HIGH WATER LEVEL	TYP	TYPICAL
INV	INVERT	VC	VERTICAL CURVE
K	CURVE COEFFICIENT	WM	WATER MAIN
LP	LOW POINT		

HATCH PATTERNS

EXISTING	NEW	EROSION CONTROL	LANDSCAPE
CONCRETE	CONCRETE	EROSION MAT	TOPSOIL SEED MULCH
ASPHALT	ASPHALT	STONE TRACKING PAD	
	GRAVEL	SEDIMENT TRAP	

CONCRETE CURB AND GUTTER

- NEW
- DEMOLITION

UTILITY CONTACT INFORMATION:

CITY OF ASHLAND DPW
JOHN BUTLER
2020 6TH STREET E
ASHLAND WI 54806
TEL: 715-685-1648
AFTER HOURS EMERGENCY: 911

NON-EMERGENCY NUMBERS
ASHLAND POLICE DEPARTMENT
TEL: 715-682-7062

CITY OF ASHLAND FIRE DEPARTMENT
TEL: 715-682-7052

SECTION AND DETAIL TITLES

SECTION B
¼ = 1 0"
88-888

DETAIL 1
¼ = 1 0"
88-888

SECTION AND DETAIL REFERENCE WHERE TAKEN AND SHOWN

SECTION LETTER OR
DETAIL NUMERICAL
DESIGNATION

B
88-888

SYMBOL WHERE SECTION OR DETAIL IS TAKEN:
DRAWING NO. WHERE SECTION IS SHOWN

SYMBOL WHERE SECTION OR DETAIL IS SHOWN:
DRAWING NO. WHERE SECTION IS TAKEN

DRAWING NUMBER
REPLACED WITH
A LINE IF TAKEN
AND SHOWN ON
SAME DRAWING

B

SYMBOL WHERE SECTION OR DETAIL IS TAKEN AND SHOWN:
USE LINE WHERE SECTION IS TAKEN AND SHOWN

WISCONSIN STATUTE 182.0175 REQUIRES YOU TO OBTAIN THE LOCATION OF UNDERGROUND UTILITIES A MINIMUM OF 3 WORK DAYS BEFORE DIGGING

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LEGEND

SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
6TH ST. E AND 22ND AVE E, ASHLAND, WI

DATE OF ISSUANCE
January 31, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	JJM
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
G0.02

Plot Date: 02/02/2022 - 5:53pm
Drawing Name: C:\Users\jbutler\Documents\Revit_projects\193805478\CAD\Dwgs\Sheets\193805478_G000.dwg
Xrefs: Border

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. ALL REPORTS, PLANS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY-EIGHT HOURS PRIOR TO THE START OF CONSTRUCTION.
2. 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.
3. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. THE BIDDER WILL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES AND SHALL STATE SUCH QUANTITIES IN HIS OR HER PROPOSAL. HE OR SHE SHALL BASE THEIR BID ON HIS OR HER OWN ESTIMATE OF THE WORK REQUIRED AND SHALL NOT RELY ON THE ENGINEERS ESTIMATE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER.
6. THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE FIELD CONDITIONS WITH DRAWINGS.
7. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
8. 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 OR HER INTENTIONS AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES. UTILITY LOCATES MAY BE NECESSARY FOR CONNECTIONS WITHIN THE PUBLIC ROW AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION.
9. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES.
10. ANY ADJACENT PROPERTIES OR ROAD RIGHTS-OF-WAY WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR. THE COST OF THE RESTORATION IS CONSIDERED INCIDENTAL AND SHOULD BE INCLUDED IN THE BID PRICES.

CONSTRUCTION SEQUENCE

1. INSTALL SILT FENCE AND OR STRAW WATTLES AS SHOWN ON PLAN. MAINTAIN AS NECESSARY DURING CONSTRUCTION.
2. EXISTING ASPHALT DRIVEWAY SHALL BE UTILIZED FOR TRACKING UNLESS DEBRIS BEGINS TO TRACK ONTO CITY STREETS. IF DEBRIS BEGINS TO TRACK ONTO CITY STREETS INSTALL TRACKING PAD.
3. INSTALL INLET PROTECTION ON EXISTING INDICATED STORM INLETS.
4. CLEAR AND GRUB SITE.
5. STRIP ANY REMAINING TOPSOIL AND TEMPORARILY STOCKPILE ON SITE WHERE LOCALIZED DISTURBANCE ACTIVITIES OCCUR EXCESS TO BE REMOVED FROM SITE ACCORDING TO GENERAL CONTRACTORS CONSTRUCTION PHASING PLAN
6. INSTALL UTILITIES.
7. GRADE SITE AND PREPARE AGGREGATE BASE.
8. STABILIZE DISTURBED GROUND WITH TEMPORARY SEED AND MULCH.
9. INSTALL PAVEMENT SURFACE.
10. INSTALL LANDSCAPING.
11. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL BMP WHEN DISTURBED AREAS ARE PERMANENTLY STABILIZED AND NO LONGER SUSCEPTIBLE TO EROSION.

MAINTENANCE INSPECTIONS AND REPORTING

1. EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSTALLED BEFORE CONSTRUCTION ACTIVITIES BEGIN IN EACH REPRESENTATIVE PROJECT PHASE. PRACTICES SHALL BE CHECKED FOR EFFECTIVENESS ONCE EVERY 14 DAYS AND WITHIN 24 HOURS AFTER RAINFALL EVENTS GREATER THAN 0.5 INCHES OR ONCE EVERY 7 DAYS.
2. MAINTAIN WEEKLY WRITTEN REPORTS OF ALL INSPECTIONS CONDUCTED AT THE CONSTRUCTION SITE. WEEKLY INSPECTION REPORTS SHALL INCLUDE ALL OF THE FOLLOWING:
   - 2.1. DATE TIME AND LOCATION OF THE CONSTRUCTION SITE INSPECTION.
   - 2.2. NAME OF THE INDIVIDUAL WHO PERFORMED THE INSPECTION.
   - 2.3. ASSESSMENT OF THE CONDITION OF EROSION AND SEDIMENT CONTROLS.
   - 2.4. DESCRIPTION OF ANY EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICE IMPLEMENTATION AND MAINTENANCE PERFORMED.
   - 2.5. DESCRIPTION OF THE PRESENT PHASE OF LAND DISTURBING ACTIVITY AT THE CONSTRUCTION SITE.
   - 2.6. LOCATIONS WHERE ADDITIONAL BMPS ARE NEEDED OR NOT YET INSTALLED.
3. ANY DEVICES NEEDING REPAIR SHALL BE ADDRESSED WITHIN 24 HOURS OF NOTICE.
4. STORM DRAIN INLET PROTECTION SHALL BE REPLACED WHEN SEDIMENT COLLECTED IN THE DEVICE HAS REDUCED THE CAPACITY BY HALF. ACCUMULATED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND STABILIZED.
5. SILT FENCES SHALL BE REPAIRED WHEN SEDIMENT HAS REACHED HALF THE HEIGHT OF THE FENCE. SILT FENCES HAVE A LIFE SPAN OF ONE YEAR AND SHALL BE REPLACED WHEN WORN OUT. DAMAGED OR DECOMPOSED FENCES UNDERCUTTING OR FLOW CHANNELS AROUND THE END OF BARRIERS SHALL BE REPAIRED OR CORRECTED.
6. SEEDED AREAS SHALL BE FERTILIZED RESEEDED AND MULCHED AS NECESSARY. INSPECT SEEDED AREAS WEEKLY AFTER PLANTING TO ENSURE THAT VEGETATION IS ADEQUATELY ESTABLISHED. LIMIT VEHICLE TRAFFIC AND OTHER FORMS OF COMPACTION IN AREAS THAT ARE SEEDED.
7. MULCH THAT IS DISPLACED SHALL BE REAPPLIED AND PROPERLY ANCHORED. MAINTENANCE SHALL BE COMPLETED AS SOON AS POSSIBLE WITH CONSIDERATION TO SITE CONDITIONS.
8. EROSION MATTING SILT FENCES STRAW WATTLES TEMPORARY DITCH CHECKS STONE OUTLET PROTECTION ETC. SHALL BE REPLACED AS NECESSARY.
9. STONE TRACKING PAD SHALL BE SCRAPED OR TOP DRESSED WHEN EXISTING STONE BECOMES BURIED OR IF SEDIMENT IS NOT BEING REMOVED EFFECTIVELY FROM TIRES. SEDIMENT THAT IS TRACKED ONTO THE PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY. A MINIMUM 9-INCH THICK PAD SHALL BE MAINTAINED.

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GENERAL NOTES

SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
6TH ST. E AND 22ND AVE E, ASHLAND, WI

DATE OF ISSUANCE
January 31, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	JJM
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
G0.03

Plot Date: 02/02/2022 - 5:53pm
Drawing Name: I:\active projects\civil\shared_projects\193805478\CAD\Dwg\Sheets\193805478_G000.dwg
Xrefs: Border

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GENERAL NOTES
1. SITE IS LOCATED WITHIN FLOOD PLAIN □DNE AE PER MAP 550005001B EFF. 9□30□977
2. EXISTING CONDITIONS ARE SHOWN BY TOPOGRAPHIC SURVEY PERFORMED BY PINE RIDGE LAND SURVEYING ON 1□4□2022 AND ASHLAND□WI GIS

0 40' 80'

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WAL-MART REAL ESTATE BUSINESS TRUST PARCEL 201035740100

(UNDEVELOPED)

24TH AVENUE EAST

N32 16 10"W 1148.95

EXISTING STREAM CENTERLINE

APPROX. FEMA FLOODPLAIN

LOT 1
987,582 Sq.Ft.
22.67 Acres

ASPHALT

OWNED BY: KWIK TRIP, INC.
PARCEL #: 0309311.0100

24" HDPE
INV = 636.31'

CATCH BASIN
RIM = 636.16'

DENSE TREES

EXISTING TRAIL
□DEMOLISHED RAILROAD BED□

23RD AVENUE EAST

S57 46.09"W 859.21

EXISTING CONCRETE

OWNED BY: CITY OF ASHLAND

CATCH BASIN
RIM = 630.53'

EX. FIRE HYDRANT□
DO NOT DISTURB □YP.□

EX. UTILITY POLE.
DO NOT DISTURB

N32 12 51"W 1148.68

22ND AVENUE EAST

60□R□W

STM MH #306
RIM = 642.32'
24" RCP - NW 633.64'
24" RCP - SE 633.57'
12" RCP - E 634.83'
12" RCP - W 634.88'

3RD ST. EAST

SAN MH #514
RIM = 643.68'
GIS 8" VCP W: 633.94
GIS 12" VCP SE: 633.32
GIS 12" VCP NW: 633.28
CANNOT OPEN LID

STM MH #307
RIM = 646.88'
CANNOT OPEN LID

4TH ST. EAST

CP #2

SAN MH #E515
APPROX. LOCATION
SEE SURVEYORS NOTE
GIS RIM 648.33
GIS 12" VCP SE: 637.17
GIS 12" VCP NW: 637.13

STM MH #308
RIM = 651.08'
CANNOT OPEN LID

5TH ST. EAST

SAN MH #516
APPROX. LOCATION
SEE SURVEYORS NOTE
GIS RIM: 651.72
GIS 8" VCP W: 640.37
GIS 8" PVC SE: 640.26
GIS 12" VCP NW: 640.22

S57 47.15"W 860.15

66□R□W

6TH STREET EAST

CP #3

SAN MH #E6
RIM = 651.65'
CANNOT OPEN LID
GIS 24" RCP W: 644.44
GIS 18" PVC E: 644.42

SAN MH #E5
RIM = 653.80'
CANNOT OPEN LID
GIS 24" RCP SE: 648.03
GIS 24" RCP NE: 647.99

SAN MH #1642
RIM = 653.73'
CANNOT OPEN LID

SAN MH #1640
RIM = 653.70'
CANNOT OPEN LID
GIS 8" PVC SE: 642.90
GIS 8" PVC NW: 642.80

STM MH #828
RIM = 653.77'
CANNOT OPEN LID

EXISTING CONDITIONS

SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
6TH ST. E AND 22ND AVE E, ASHLAND, WI

DATE OF ISSUANCE
January 31, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	JJM
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
C0.01

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Xrefs: 193805478_XSIT, Border

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WAL-MART REAL ESTATE BUSINESS TRUST PARCEL 201035740100

(UNDEVELOPED)

24TH AVENUE EAST

EXISTING STREAM CENTERLINE

APPROX. FEMA FLOODPLAIN

LOT 1
987,582 Sq.Ft.
22.67 Acres

ASPHALT

CONTRACTOR TO REMOVE AND DISPOSE OF EX. ASPHALT□SEED□ AND MULCH DISTURBED AREA

OWNED BY: KWIK TRIP, INC. PARCEL 201035116100

24" HDPE INV = 636.34'

CATCH BASIN RIM = 636.16'

23RD AVENUE EAST

TEMPORARY SEDIMENT BASIN

OWNED BY: CITY OF ASHLAND

CONTRACTOR TO REMOVE AND DISPOSE OF EX. ASPHALT□SEED□ AND MULCH DISTURBED AREA

DENSE TREES

LIMITS OF DISTURBANCE

CATCH BASIN RIM = 630.53'

REMOVE CURB AND GUTTER TO NEAREST JOINT

22ND AVENUE EAST

STM MH #306
RIM = 642.32'
24" RCP - NW 633.64'
24" RCP - SE 633.57'
12" RCP - E 634.83'
12" RCP - W 634.88'

3RD ST. EAST

SAN MH #514
RIM = 643.68'
GIS 8" VCP W: 633.94
GIS 12" VCP SE: 633.32
GIS 12" VCP NW: 633.28
CANNOT OPEN LID

STM MH #307
RIM = 646.88'
CANNOT OPEN LID

4TH ST. EAST

CP #2

SAN MH #E515
APPROX. LOCATION
SEE SURVEYORS NOTE
GIS RIM 648.33
GIS 12" VCP SE: 637.17
GIS 12" VCP NW: 637.13

STM MH #308
RIM = 651.08'
CANNOT OPEN LID

5TH ST. EAST

SAN MH #516
APPROX. LOCATION
SEE SURVEYORS NOTE
GIS RIM: 651.72
GIS 8" VCP W: 640.37
GIS 8" PVC SE: 640.26
GIS 12" VCP NW: 640.22

CP #3

SAN MH #1640
RIM = 653.70'
CANNOT OPEN LID
GIS 8" PVC SE: 642.90
GIS 8" PVC NW: 642.80

STM MH #828
RIM = 653.77'
CANNOT OPEN LID

SAN MH #1642
RIM = 653.73'
CANNOT OPEN LID

SAN MH #E5
RIM = 653.80'
CANNOT OPEN LID
GIS 24" RCP SE: 648.03
GIS 24" RCP NE: 647.99

6TH STREET EAST

REMOVE CURB AND GUTTER TO NEAREST JOINT

SAN MH #E6
RIM = 651.65'
CANNOT OPEN LID
GIS 24" RCP W: 644.44
GIS 18" PVC E: 644.42

DEMOLITION NOTES:

1. CLEARING AND GRUBBING SHALL BE PERFORMED WITHIN THE LIMITS OF DISTURBANCE. SEE EROSION CONTROL PLAN
2. CONTRACTOR TO COORDINATE ALL WORK WITHIN CITY'S RIGHT OF WAY. CONTACT THE CITY PLANNER PRIOR TO WORK.
3. REPAIR PAVEMENT OR LANDSCAPE AREA WITH LIKE MATERIAL AS REQUIRED.
4. INSTALL INLET PROTECTION ON ALL PROPOSED STORM SEWERS AS INSTALLED. MAINTAIN INLET PROTECTION UNTIL THE SITE IS STABILI□ED.

0 40' 80'

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CONTROL POINTS

CP□	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	327120.28	508106.92	637.04□	3□" REBAR
2	326522.61	508423.80	647.38□	3□" REBAR
3	326009.72	508747.12	653.29□	3□" REBAR

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REMOVALS AND EROSION CONTROL PLAN

SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
6TH ST. E AND 22ND AVE E, ASHLAND, WI

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SHEET NUMBER
C1.01

Plot Date: 02/02/2022 - 5:59pm
Drawing Path: C:\Users\brandon.johnson\Documents\193805478\CAD\Dwg\Sheets\193805478_C100.dwg
Xrefs: 193805478_XSNT_Border, 193805478_XSNZ_SM Fence (1050), Tracking Pad Stone (1057), Inlet Protection (1060)

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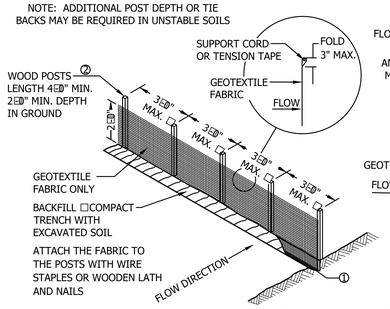
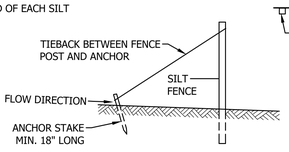
GENERAL NOTES

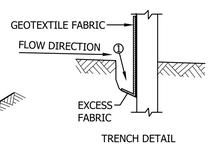
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE □6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL □COMPACT TRENCH WITH EXCAVATED SOIL
2. WOOD POSTS SHALL BE MINIMUM SIC□E OF 1⅛" X 1⅛" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A□TWIST METHOD -- OVERLAP THE END POSTS AND TWIST□DR ROTATE AT LEAST 180 DEGREES□B□HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



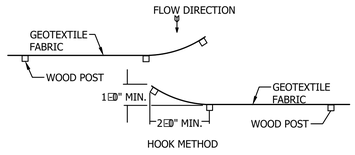
□NOTE: 8□" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



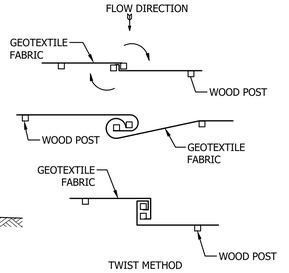
SILT FENCE TIE BACK
□WHEN ADDITIONAL SUPPORT REQUIRED□



TRENCH DETAIL



HOOK METHOD

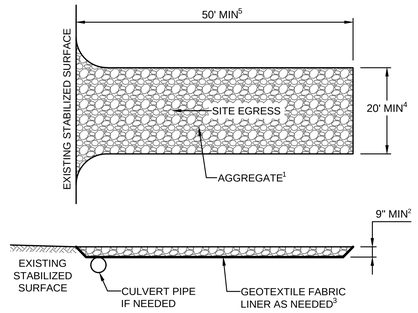


TWIST METHOD

JOINING TWO LENGTH OF SILT FENCE

NOTES

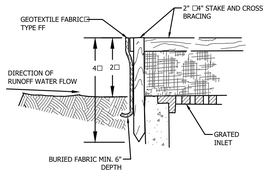
1. USE HARD□DURABLE□NO. 3 COURSE AGGREGATE PER AASHTO M 43.
2. SLOPE THE STONE TRACKING PAD IN A MANNER TO DIRECT RUNOFF TO AN APPROVED TREATMENT PLACE.
3. SELECT NON-WOVEN FABRIC TYPE BASED ON SOIL CONDITIONS AND VEHICLES LOADING.
4. INSTALL TRACKING PAD ACROSS FULL WIDTH OF THE ACCESS POINT□DR RESTRICT EXISTING TRAFFIC TO A DEDICATED EGRESS LAND A LEAST 20 FEET WIDE ACROSS THE TOP OF THE PAD.
5. IF A 50□PAD LENGTH IS NOT POSSIBLE DUE TO SITE GEOMETRY□INSTALL THE MAXIMUM LENGTH PRACTICABLE AND SUPPLEMENT WITH ADDITIONAL PRACTICES AS NEEDED.

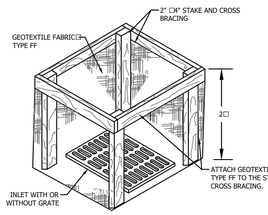


① FINISHED SI□INCLUDING FLAP POCKETS WHERE REQUIRED□SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

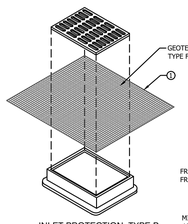
② FOR INLET PROTECTION□TYPE C □WITH CURB BOX□IN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

③ FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2X4.

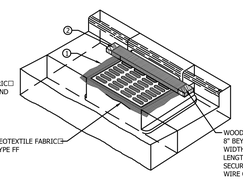




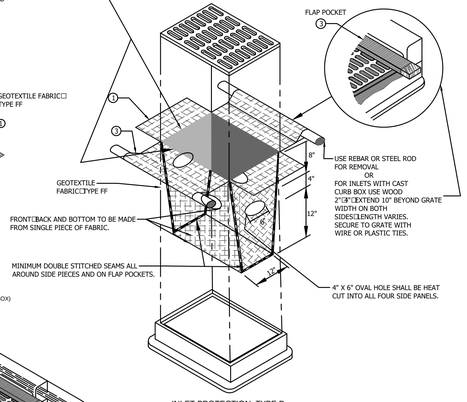
INLET PROTECTION, TYPE A



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



INLET PROTECTION, TYPE C (WITH CURB BOX)



INLET PROTECTION, TYPE D
(CAN BE INSTALLED IN ANY INLET TYPE WITH OR WITHOUT A CURB BOX AS PER NOTE ②)

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EROSION CONTROL DETAILS

SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
6TH ST. E AND 22ND AVE E, ASHLAND, WI

DATE OF ISSUANCE
January 31, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	JJM
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
C1.02

Plot Date: 02/02/2022 - 5:59pm
Drawing: C:\Users\bjbuchholz\Documents\193805478_CAD (Chng1)\Sheet\193805478_C100.dwg
Xrefs: 193805478_XSXT, Border, 193805478_XDNZ, SR Fence (1050), Tracking Pad Stone (1057), Inlet Protection (1060)

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WAL-MART REAL ESTATE BUSINESS TRUST PARCEL 201035740100

EXISTING PAVED TRAIL

(UNDEVELOPED)

24TH AVENUE EAST

30' SETBACK

LOT 1
987,582 Sq.Ft.
22.67 Acres

OWNED BY: KWIK TRIP, INC.
PARCEL 201009116100

30' SETBACK

STORM WATER BASIN

23RD AVENUE EAST

PROPOSED DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS

BUILDING 1 - 10 UNITS
(2)-1 BEDROOMS
(3)-2 BEDROOMS
(5)-3 BEDROOMS

BUILDING 3 - 10 UNITS
(2)-1 BEDROOMS
(3)-2 BEDROOMS
(5)-3 BEDROOMS

UNIT DRIVEWAY/SURFACE PARKING (TYP.)

BUILDING 5 - 10 UNITS
(2)-1 BEDROOMS
(3)-2 BEDROOMS
(5)-3 BEDROOMS

VISITOR PARKING

PROPOSED ENTRANCE SIGNAGE

OWNED BY: CITY OF ASHLAND

VISITOR PARKING (8)

PROPOSED PRIVATE DRIVE

BUILDING 2 - 10 UNITS
(2)-1 BEDROOMS
(3)-2 BEDROOMS
(5)-3 BEDROOMS

VISITOR PARKING (8)

LANDSCAPE BUFFER

BUILDING 4 - 10 UNITS
(2)-1 BEDROOMS
(4)-2 BEDROOMS
(4)-3 BEDROOMS

6TH STREET EAST

SNOW STORAGE/ STAKING AREA

PROPOSED PLAYGROUND, SEE ARCHITECTURAL PLANS

PROPOSED 3,500 SF COMMUNITY GARDEN WITH 6X6 TREATED TIMER BOARDER. PROVIDE MINIMUM 12" BLACK TOPSOIL.

PROPOSED ENTRANCE SIGNAGE

BIKE RACKS, SEE ARCHITECTURAL PLAN

CLUBHOUSE

PROPOSED DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS

PROPOSED OFFICE/ CLUBHOUSE, SEE ARCHITECTURAL PLANS

30' SETBACK

22ND AVENUE EAST

30' SETBACK

CP #2

22ND AVENUE EAST

3RD ST. EAST

4TH ST. EAST

5TH ST. EAST

EXISTING SITE INFORMATION:

PROJECT AREA:	22.5 AC
TOTAL IMPERVIOUS:	548,968 SF 12.6 AC
TOTAL PERVIOUS:	60,100 SF 1.4 AC
PERCENT IMPERVIOUS:	56%
EXISTING PARKING REGULAR:	0
EXISTING ADA PARKING:	0
ZONING DISTRICT:	REGIONAL COMMERCIAL

PROPOSED SITE:

BUILDING AREA:	69,545 SF 1.6 AC
PAVED AREA:	60,100 SF 1.4 AC
TOTAL IMPERVIOUS:	133,166 SF 3.05 AC
TOTAL PERVIOUS:	847,242 SF 19.45 AC
PERCENT IMPERVIOUS:	13%
PARKING PROVIDED:	50 COVERED STALLS 50 SURFACE STALLS 25 VISITOR STALLS
TOTAL PARKING:	126 EXTERIOR STALLS (5 H.C. ACCESSIBLE)
REQUIRED PARKING	1 PER 1 BEDROOM UNIT (10 UNITS) = 10 STALLS 2 PER 2 BEDROOM UNIT (16 UNITS) = 32 STALLS 2.5 PER 3 BEDROOM UNIT (24 UNITS) = 60 STALLS 102 TOTAL STALLS REQUIRED
SINGLE BEDROOM UNITS	10
TWO BEDROOM UNITS	16
THREE BEDROOM UNITS	24

GENERAL NOTES

1. ALL DIMENSIONS AND CORRESPONDING HORIZONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB, ELEVATION AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
2. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SIZE, LOCATION AND ELEVATION OF ALL UTILITIES.
3. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. CONTRACTOR TO COORDINATE ALL WORK WITHIN CITY STREET RIGHT OF WAY WITH THE CITY OF ASHLAND. CONTACT CITY PLANNER.
5. CONTRACTOR TO CONFIRM SITE LIGHTING WITH ARCHITECT AND/OR MEP DESIGNER.
6. SAW CUT WHERE DEMOLITION LIMITS MEET EXISTING HARD SURFACES
7. SEE SHEET C8.01 FOR HARDSCAPE DETAILS AND SPECIFICATIONS.
8. ALL EXISTING UTILITIES THAT ARE NO LONGER IN USE ARE TO BE CAPPED AND ABANDONED - VERIFY WITH LOCAL MUNICIPALITY FOR ANY STANDARD REQUIREMENTS.

0 40' 80'

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OVERALL SITE PLAN

SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
61H ST. E AND 22ND AVE E, ASHLAND, WI

DATE OF ISSUANCE
January 31, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	JJM
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
C2.01

Plot Date: 02/11/2022 - 12:25pm
Drawing Path: C:\Users\bjbeck\Documents\193805478_C2D0.dwg
Xrefs: 193805478_XSXT, Border; 193805478_XSNO

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23RD AVENUE EAST

OWNED BY: CITY OF ASHLAND

EX. PROPERTY LINE

122.00□

BUILDING 1 - 10 UNITS

101.00'

PROPOSED DUMPSTER□SEE ARCHITECTURAL PLANS

BUILDING 3 - 10 UNITS

PI STA = 2+02.29
N = 326887.3153
E = 508410.2792
R = 42.00□
T = 41.29□
L = 66.16□

9.00□ TYP.□

18.00□

5□SIDEWALK

81.00□

□B□STANDARD PARKING STALLS

2□HANDICAP STALLS

25.00□

5.00□

72.00□

□B□STANDARD PARKING STALLS

BUILDING 2 - 10 UNITS

PLAYGROUND□SEE ARCHITECTURAL PLANS

COMMUNITY GARDEN

160.00□

N57° 46' 35"E 160.00□

87.00□

30.00□ SETBACK

EX. PROPERTY LINE□RIGHT OF WAY

25.00□

PROPOSED ENTRANCE SIGNAGE□ SEE ARCHITECTURAL PLANS

22ND AVENUE EAST

3RD ST. EAST

CP #2

LEGEND

- PROPOSED ASPHALT ROAD (1 / C8.01)
- PROPOSED SIDEWALK (3 / C8.01)
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED CONCRETE PAD
- PROPOSED HANDICAP RAMP

GENERAL NOTES

1. ALL DIMENSIONS AND CORRESPONDING HORI□ONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB□ELEVATION AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
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3. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
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5. CONTRACTOR TO CONFIRM SITE LIGHTING WITH ARCHITECT AND□OR MEP DESIGNER.
6. SAW CUT WHERE DEMOLITION LIMITS MEET EXISTING HARD SURFACES
7. SEE SHEET C8.01 FOR HARDSCAPE DETAILS AND SPECIFICATIONS.
8. ALL EXISTING UTILITIES THAT ARE NO LONGER IN USE ARE TO BE CAPPED AND ABANDONED - VERIFY WITH LOCAL MUNICIPALITY FOR ANY STANDARD REQUIREMENTS.

0 20' 40'

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SITE PLAN
SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
6TH ST. E AND 22ND AVE E, ASHLAND, WI

DATE OF ISSUANCE
January 31, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	JJM
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
C2.02

Plot Date: 02/02/2022 - 4:04pm
Document Name: x:\ed\mequon\active\193805478\11-shared_proj\c\193805478-LCAD\Dwg\Sheets\193805478_C200.dwg
Xrefs: 193805478_XSXT, Border, 193805478_XSNO

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LEGEND

- PROPOSED ASPHALT ROAD — 1 / C8.01
- PROPOSED SIDEWALK — 3 / C8.01
- PROPOSED ASPHALT DRIVEWAY
- PROPOSED CONCRETE PAD
- PROPOSED HANDICAP RAMP

BUILDING 3 - 10 UNITS

BUILDING 5 - 10 UNITS

BUILDING 4 - 10 UNITS

65.00'

70.00□

99.00□
8□STANDARD PARKING STALLS
2□HANDICAP PARKING STALLS

EX. PROPERTY LINE

S32° 13' 20"E
1024.34□

9.00□

18.00□

25□

50.00□

5.00□

25.00□

34.00□

□□ STANDARD PARKING STALLS
8□STANDARD PARKING STALLS

PROPOSED DUMPSTER□SEE ARCHITECTURAL PLANS

PROPOSED MAILBOXES□SEE ARCHITECTURAL PLANS

PROPOSED CLUBHOUSE□ SEE ARCHITECTURAL PLANS

PROPOSED ENTRANCE SIGN□ SEE ARCHITECTURAL PLANS

109.00□

82.00□

112.00□

85.00□

30□SETBACK

30□SETBACK

EX. PROPERTY LINE

6TH STREET EAST

22ND AVENUE EAST

5TH ST. EAST

CP #3

GENERAL NOTES

1. ALL DIMENSIONS AND CORRESPONDING HORI□ONTAL CONTROL RELATED TO PAVING REPRESENT FACE OF CURB□ELEVATION AND CONTOURS REPRESENT FINISHED GRADES UNLESS OTHERWISE INDICATED. BUILDINGS ARE DIMENSIONED TO FACE OF BUILDING.
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3. ALL SITE SIGNAGE MUST COMPLY WITH THE MOST RECENT EDITION OF THE FEDERAL HIGHWAY ADMINISTRATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
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6. SAW CUT WHERE DEMOLITION LIMITS MEET EXISTING HARD SURFACES
7. SEE SHEET C8.01 FOR HARDSCAPE DETAILS AND SPECIFICATIONS.
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9. ALL RADII ARE 3□UNLESS OTHERWISE NOTED

0 20' 40'

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SITE PLAN
SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
6TH ST. E AND 22ND AVE E, ASHLAND, WI

DATE OF ISSUANCE
January 31, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	JJM
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
C2.03

Plot Date: 02/02/2022 - 6:04pm
Plotted by: Andrew.Lutz@stantec.com
Xrefs: 193805478_XSXT; Border; 193805478_XSNO
File Name: I:\2019\3\01\193805478\shared_projects\193805478\CAD\Dwg\Sheets\193805478_C200.dwg

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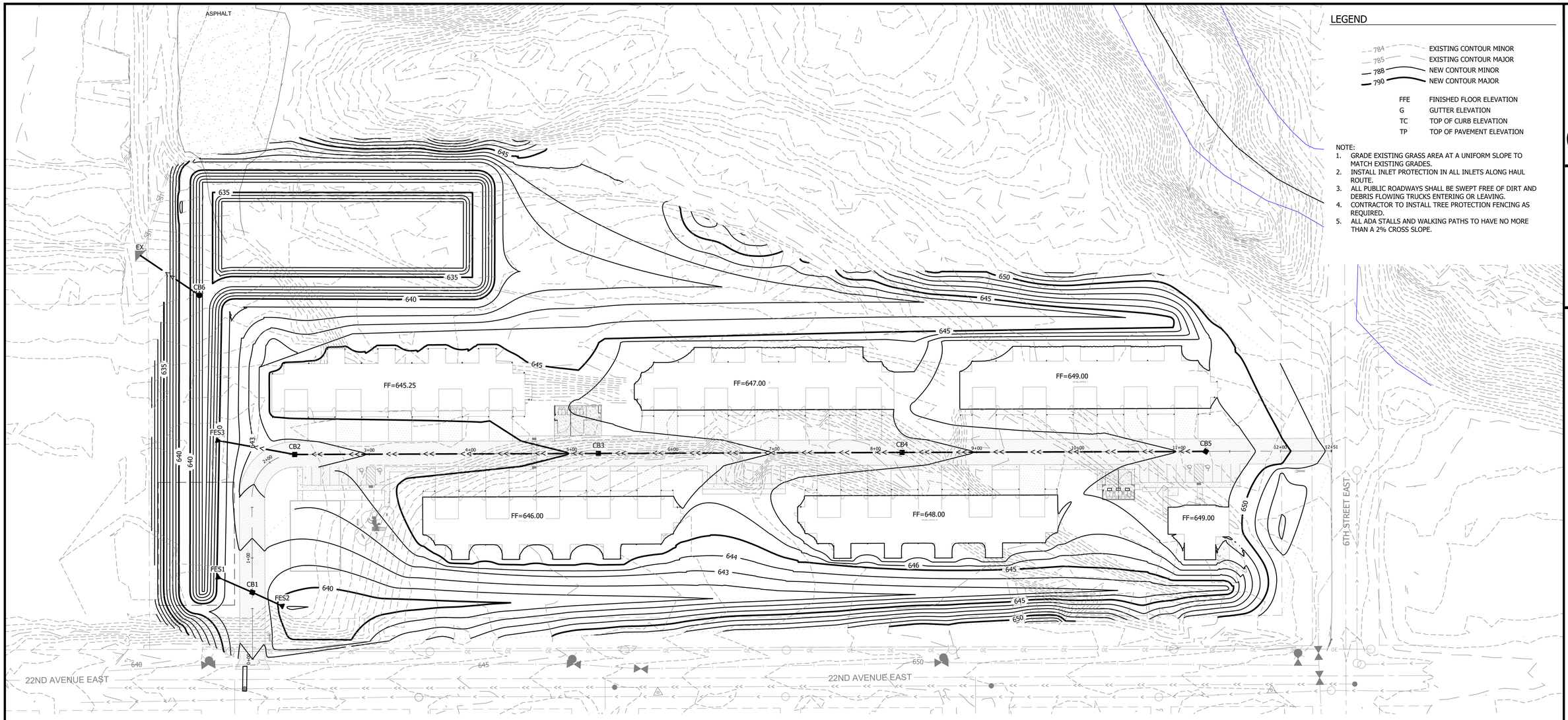
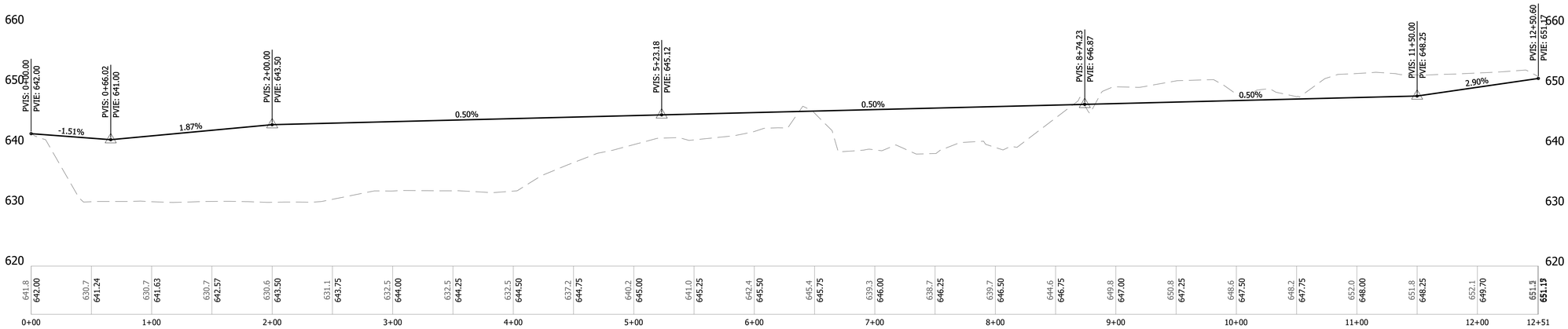


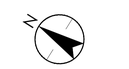
LEGEND

784	EXISTING CONTOUR MINOR
785	EXISTING CONTOUR MAJOR
788	NEW CONTOUR MINOR
790	NEW CONTOUR MAJOR

FFE	FINISHED FLOOR ELEVATION
G	GUTTER ELEVATION
TC	TOP OF CURB ELEVATION
TP	TOP OF PAVEMENT ELEVATION

NOTE:
1. GRADE EXISTING GRASS AREA AT A UNIFORM SLOPE TO MATCH EXISTING GRADES.
2. INSTALL INLET PROTECTION IN ALL INLETS ALONG HAUL ROUTE.
3. ALL PUBLIC ROADWAYS SHALL BE SWEPT FREE OF DIRT AND DEBRIS FLOWING TRUCKS ENTERING OR LEAVING.
4. CONTRACTOR TO INSTALL TREE PROTECTION FENCING AS REQUIRED.
5. ALL ADA STALLS AND WALKING PATHS TO HAVE NO MORE THAN A 2% CROSS SLOPE.





0 40' 80'

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OVERALL GRADING PLAN

SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
6TH ST. E AND 22ND AVE E, ASHLAND, WI

DATE OF ISSUANCE
January 31, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	JMS 03.01
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
C3.01

Plot Date: 02/02/2022 - 9:14pm
Plotted by: Jonathan.Vanderwall
Dwg Name: C:\Users\jonathan.vanderwall\Documents\Unshared_projects\193805478\CAD\Dwg\Sheets\193805478_C300.dwg
Xrefs: 193805478_XSXT, Border: 193805478_XSHO

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LEGEND

784	EXISTING CONTOUR MINOR
785	EXISTING CONTOUR MAJOR
788	NEW CONTOUR MINOR
790	NEW CONTOUR MAJOR

FFE	FINISHED FLOOR ELEVATION
G	GUTTER ELEVATION
TC	TOP OF CURB ELEVATION
TP	TOP OF PAVEMENT ELEVATION

NOTE:
1. GRADE EXISTING GRASS AREA AT A UNIFORM SLOPE TO MATCH EXISTING GRADES.
2. INSTALL INLET PROTECTION IN ALL INLETS ALONG HAUL ROUTE.
3. ALL PUBLIC ROADWAYS SHALL BE SWEPT FREE OF DIRT AND DEBRIS FLOWING TRUCKS ENTERING OR LEAVING.
4. CONTRACTOR TO INSTALL TREE PROTECTION FENCING AS REQUIRED.
5. ALL ADA STALLS AND WALKING PATHS TO HAVE NO MORE THAN A 2% CROSS SLOPE.

0 20' 40'

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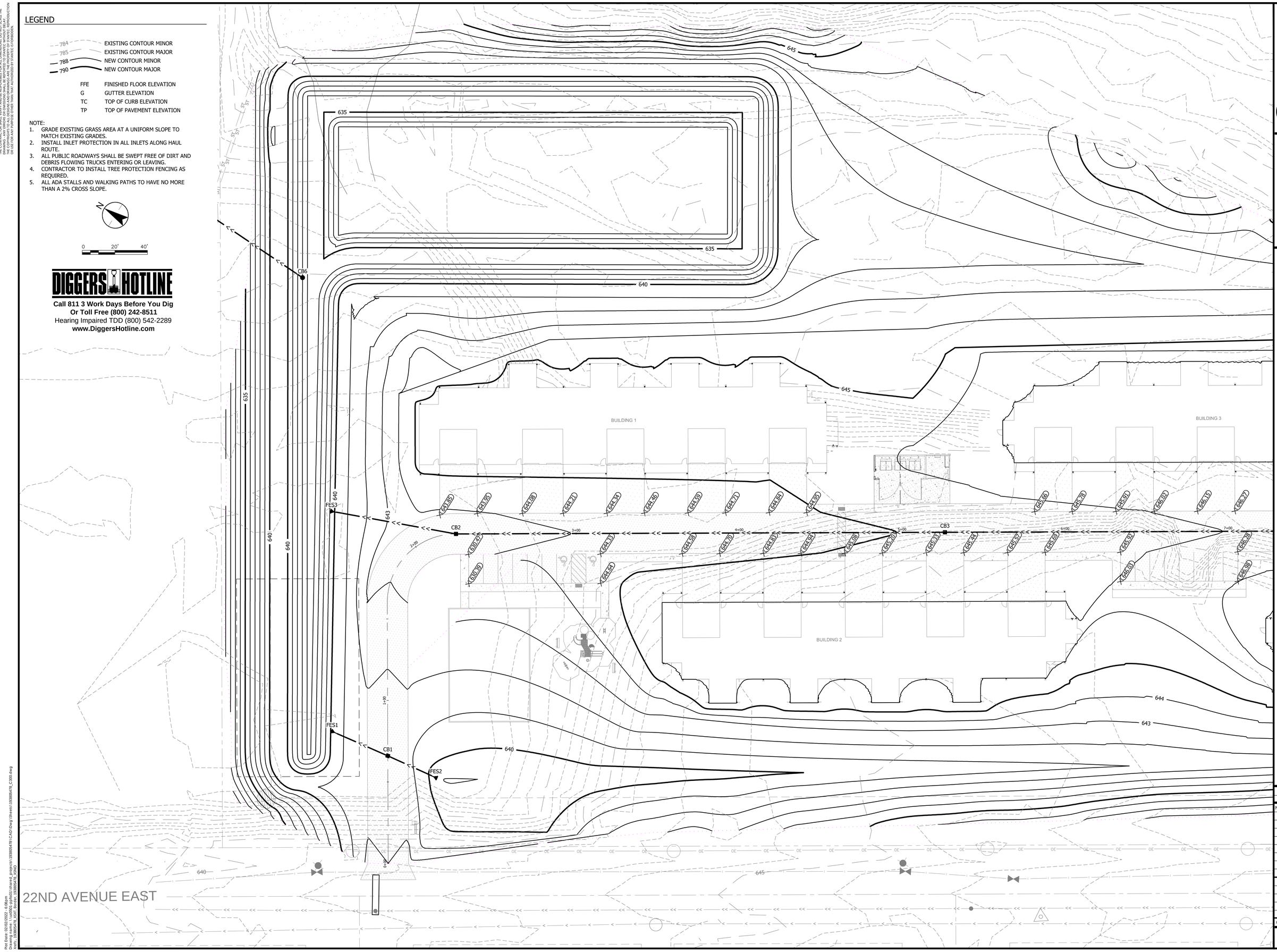

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GRADING PLAN

SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
6TH ST. E AND 22ND AVE E, ASHLAND, WI

DATE OF ISSUANCE	January 31, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	JJS
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
C3.02

Plot Date: 02/02/2022 - 6:06pm
Drawing Name: J:\Projects\193805478\Land_prj\ec\s1193805478\LCAD\Dwg\Sheets\193805478_C300.dwg
Xrefs: 193805478_XSXT, Border, 193805478_XCNO

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LEGEND

784	EXISTING CONTOUR MINOR
785	EXISTING CONTOUR MAJOR
788	NEW CONTOUR MINOR
790	NEW CONTOUR MAJOR

FFE	FINISHED FLOOR ELEVATION
G	GUTTER ELEVATION
TC	TOP OF CURB ELEVATION
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NOTE:
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0 20' 40'

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GRADING PLAN

SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
6TH ST. E AND 22ND AVE E, ASHLAND, WI

DATE OF ISSUANCE	January 31, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	JJS 03
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
C3.03

Plot Date: 02/02/2022 - 6:09pm
Drawing Name: C:\Users\bjbeh\Documents\193805478\Shared_projects\193805478\CAD\Dwg\Sheets\193805478_C300.dwg
Xrefs: 193805478_XSXT, Border, 193805478_XSNO

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GENERAL NOTES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION□THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE SI□E□LOCATION AND ELEVATION OF ALL UTILITIES.
2. CONTRACTOR TO COORDINATE ALL WORK WITHIN CITY STREET RIGHT OF WAY WITH THE CITY OF CHEYENNE. CONTACT THOMAS COBB□CITY ENGINEER.
3. ENSURE 1□VERTICAL SEPARATION BETWEEN ALL UTILITIES.
4. SANITARY□WATER□AND STORM SEWER INSTALLATIONS AND CONNECTIONS TO COMPLY WITH THE CITY OF CHEYENNE STANDARD SPECIFICATIONS UNLESS STATED OTHERWISE.

0 40' 80'

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Mequon, WI 53092
www.stantec.com

OVERALL UTILITY PLAN

SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
61ST ST. E AND 22ND AVE E, ASHLAND, WI

DATE OF ISSUANCE
January 31, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	JJM
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
C4.01

Plot Date: 02/02/2022 - 6:13pm
Plotted By: Brian.Johnson
Xrefs: 193805478_XSOT, Border, 193805478_XSND, 193805478_XSUTIL

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23RD AVENUE EAST

OWNED BY: CITY OF ASHLAND

BUILDING 1

BUILDING 2

BUILDING 3

49 LF OF 6" SAN. LATERAL
INV= 638.25 □ 2.08% MIN

40'-8" ??? @ 0.55%

6" WATER SERVICE INSTALL
7□MIN. BELOW GRADE

166'-8" PVC @ 0.55%

2" WATER SERVICE

34 LF OF 6" SAN. LATERAL
INV= 639 □ 2.08% MIN

2" WATER SERVICE

300'-8" PVC @ 1.19%

50.5 LF OF 6" SAN. LATERAL
INV= 640 □ 2.08% MIN

2" WATER SERVICE

6" WATER SERVICE

230'-8" PVC @ 0.55%

CONNECT TO EXISTING 12" WATER LINE WITH TAPPING SLEEVE AND VALVE

SUPPORT POLE AS REQUIRED. CONTRACTOR TO COORDINATE WITH POWER COMPANY.

EX. FIRE HYDRANT

EX. 12" WATER

22ND AVENUE EAST

EX. 12" SANITARY □VCL□

CP #2

3RD ST. EAST

STM MH #306
RIM = 642.32'
24" RCP - NW 633.64'
24" RCP - SE 633.57'
12" RCP - E 634.83'
12" RCP - W 634.88'

SAN MH #514
RIM = 643.68'
GIS 8" VCP W: 633.94
GIS 12" VCP SE: 633.32
GIS 12" VCP NW: 633.28
CANNOT OPEN LID

STM MH #307
RIM = 646.88'
CANNOT OPEN LID

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0 20' 40'

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UTILITY PLAN

SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
61H ST. E AND 22ND AVE E, ASHLAND, WI

DATE OF ISSUANCE
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SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	JJM
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
C4.02

Plot Date: 02/02/2022 - 6:13pm
Drawing Path: C:\Users\bjbuhler\AppData\Local\Temp\acpublish_11\Shared_project\193805478\CAD\Dwg\Sheets\193805478_C400.dwg
Xrefs: 193805478_XSIT, Border, 193805478_XSND, 193805478_XSUTIL

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BUILDING 3

BUILDING 1

BUILDING 4

CLUBHOUSE

UNPAVED

SERVICE

50.5 LF OF 6" SAN. LATERAL INV= XXX □ 2.08% MIN

6" WATER INSTALL MIN. 7□BELOW GRADE

CB4

CB5

MH3

MH4

8" SANITARY 300'-8" PVC @ 1.00%

NITARY300'-8" PVC @ 1.19%

50.5 LF OF 6" SAN. LATERAL INV= 642 □ 2.08% MIN

2" WATER SERVICE

50.5 LF OF 6" SAN. LATERAL INV= 641 □ 2.08% MIN

48 LF OF 6" SAN. LATERAL INV= 642 □ 2.08% MIN

SAN MH #E6
RIM = 651.65'
CANNOT OPEN LID
GIS 24" RCP W: 644.44
GIS 18" PVC E: 644.42

6TH STREET EAST

SAN MH #E5
RIM = 653.80'
CANNOT OPEN LID
GIS 24" RCP SE: 648.03
GIS 24" RCP NE: 647.99

SAN MH #1642
RIM = 653.73'
CANNOT OPEN LID

22ND AVENUE EAST

5TH ST. EAST

CP #3

SAN MH #E515
APPROX. LOCATION
SEE SURVEYORS NOTE
GIS RIM 648.33
GIS 12" VCP SE: 637.17
GIS 12" VCP NW: 637.13

STM MH #308
RIM = 651.08'
CANNOT OPEN LID

SAN MH #516
APPROX. LOCATION
SEE SURVEYORS NOTE
GIS RIM: 651.72
GIS 8" VCP W: 640.37
GIS 8" PVC SE: 640.26
GIS 12" VCP NW: 640.22

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C,
GIS I
GIS 8

0 20' 40'

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UTILITY PLAN

SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
6TH ST. E AND 22ND AVE E, ASHLAND, WI

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DRAWN	BJB
DESIGNED	BJB
CHECKED	JJM
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
C4.03

Plot Date: 02/02/2022 - 6:13pm
Drawing Name: L:\active\193805478\civil\dwg\193805478\CAD\Dwg\Sheets\193805478_CAD.dwg
Xrefs: 193805478_XSXT, Border, 193805478_XCNO, 193805478_XSITIL

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STORM SEWER PLAN

SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
6TH ST. E AND 22ND AVE E, ASHLAND, WI

BUILDING 1

BUILDING 2

BUILDING 3

CB1
STA 0+66
RIM 641.00
INV 637.25 21" S
INV 637.15 21" N

CB2
STA 2+26
RIM 643.63
INV 638.10 21" SE
INV 638.00 21" N

CB3
STA 5+26
RIM 645.14
INV 640.10 18" SE
INV 640.00 21" NW

FES1
INV 637.00 21" S

FES2
INV 639.00 21" N

FES3
INV 637.00 21" S

78'-21" RCP @ 1.29%

37'-21" RCP @ 0.40%

33'-21" RCP @ 5.39%

300'-21" RCP @ 0.63%

300'-18" RCP @ 0.63%

22ND AVENUE EAST

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5. REFER TO CITY DETAILS FOR INLET SPECIFICATIONS

0 20' 40'

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SURVEY	PINE RIDGE
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DESIGNED	BJB
CHECKED	JJM
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
C5.02

Plot Date: 02/02/2022 - 6:17 pm
Plotted By: Brian Bjelland
Plot Name: Layout: C5.02 (Full Sheet), Xrefs: 193805478_XSH, Border: 193805478_XSHO
File Name: I:\2019\4\00\193805478\Civil\Cad\Dwg\Sheets\193805478_C500.dwg

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644
645
646
647
648
649
650
UNPAVED
BUILDING 3
BUILDING 1
BUILDING 4
CLUBHOUSE
CB4
STA 8+26
RIM 646.65
INV 642.10 12" SE
INV 642.00 18" NW
CB5
STA 11+26
RIM 648.15
INV 644.00 12" NW
300'-18" RCP @ 0.63%
300'-12" RCP @ 0.63%
7+00
8+00
9+00
10+00
11+00
12+00
12+51
6TH STREET EAST
22ND AVENUE EAST
5TH ST. EAST

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3. ENSURE 1' VERTICAL SEPARATION BETWEEN ALL UTILITIES.
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PROJ. NO.	193805478

SHEET NUMBER
C5.03

Plot Date: 02/02/2022 - 4:17 pm
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Xrefs: 193805478_XSXT, Border, 193805478_XSNO

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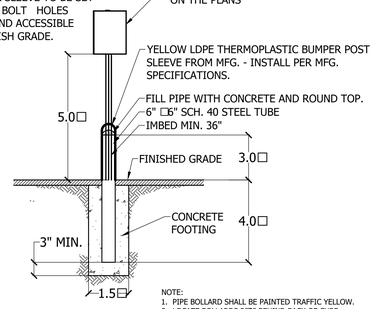
STREET SIGNS
1. ANCHOR SLEEVE TO BE SET WITH TWO BOLT HOLES EXPOSED AND ACCESSIBLE ABOVE FINISH GRADE.

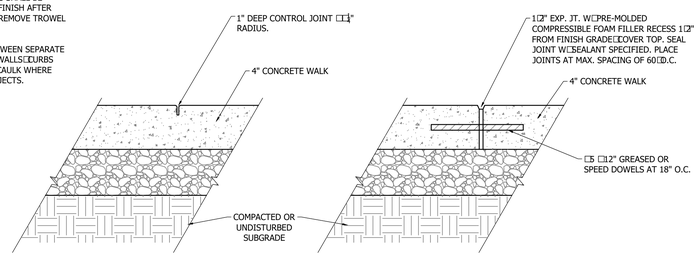


NOTE:
1. PIPE BOLLARD SHALL BE PAINTED TRAFFIC YELLOW.
2. LOCATE BOLLARDS 2□0" BEHIND BACK OF CURB.

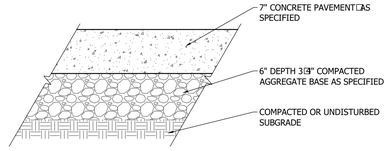
ACCESSIBLE PARKING SIGN
NTS

NOTE:
1. ALL OUTSIDE EDGES AND JOINTS SHALL BE TOOLED WITH A RADIUS. BROOM FINISH AFTER INSTALLING CONTROL JOINTS TO REMOVE TROWEL LINES OF SCORE JOINT TOOL.

2. PROVIDE EXPANSION JOINT BETWEEN SEPARATE CONCRETE POURS□STRUCTURES□WALLS□CURBS AND ALL OTHER OBSTRUCTIONS. CAULK WHERE ADJACENT TO FIXED VERTICAL OBJECTS.



1 CONCRETE SIDEWALK JOINTS
C2.01 NTS



2 DUMPSTER PAD AND APRON CONCRETE
C2.01 NTS

STREET SIGNS
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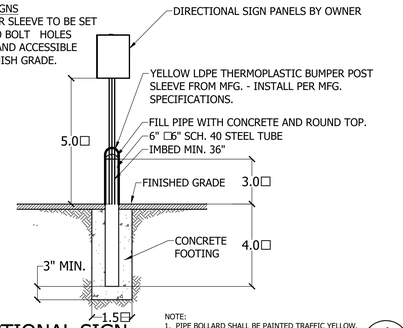
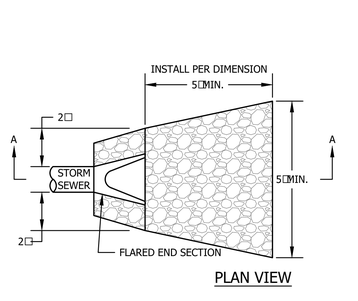


NOTE:
1. PIPE BOLLARD SHALL BE PAINTED TRAFFIC YELLOW.
2. LOCATE BOLLARDS 2□0" BEHIND BACK OF CURB.

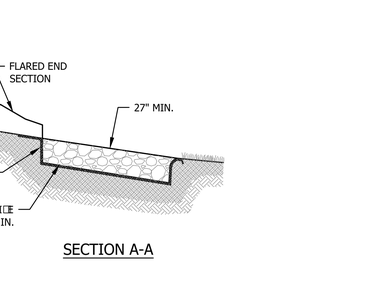
3 DIRECTIONAL SIGN
C2.01 NTS

4
C2.01

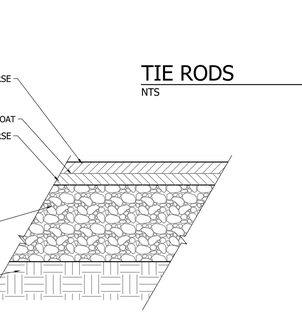


NOTES:
1. REFER TO SITE PLAN FOR PARKING LOT LAYOUT.
2. STRIPING COLORS SHALL CONTRAST WITH THE PAVEMENT SURFACE OR AS SPECIFIED BY LOCAL CODES.
3. SIGN SHALL BE CENTERED AT THE HEAD OF THE PARKING SPACE BETWEEN 60" MIN AND 66" MAXIMUM ABOVE THE SURFACE OF THE PARKING STALL TO THE BOTTOM OF THE SIGN.
4. SIGN SHALL BE INSTALLED A MAXIMUM OF 96" FROM THE HEAD OF THE PARKING SPACE.
5. IF "NO PARKING" SIGN OBSTRUCTS PED RAMP OR PEDESTRIAN ROUTE□INSTALL "NO PARKING" ON SURFACE OF ACCESS AISLE.

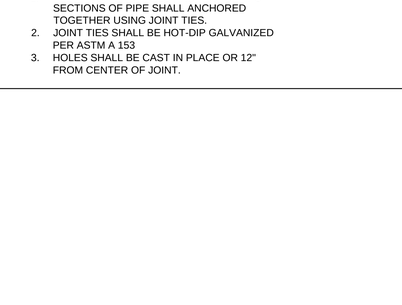
ACCESSIBLE PARKING STRIPING
NTS



5 ASPHALT PAVING
C2.01 NTS



6 CONCRETE EDGE WITH EXISTING
C2.01 NTS



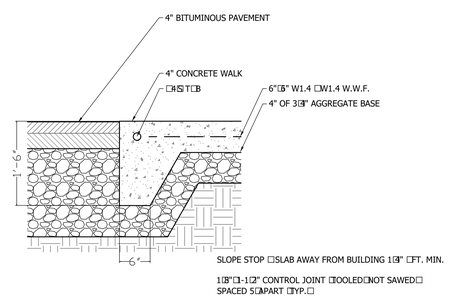
7 CONCRETE SIDEWALK
C2.01 NTS

SLOPE STOP □SLAB AWAY FROM BUILDING 1□8" □FT. MIN.

1□8"□-1□2" CONTROL JOINT □TOOLED□NOT SAWED□ SPACED 5□APART □YP.□

8 TURNDOWN CURB AT SIDEWALK
C2.01 NTS

9
C2.01



SLOPE STOP □SLAB AWAY FROM BUILDING 1□8" □FT. MIN.

1□8"□-1□2" CONTROL JOINT □TOOLED□NOT SAWED□ SPACED 5□APART □YP.□

TURNDOWN CURB AT ADA RAMP
NTS

10
C2.01

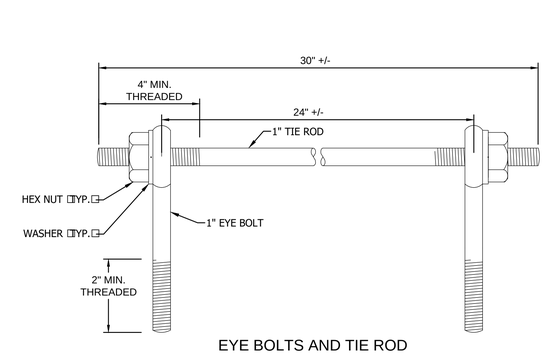
PLAN VIEW

SECTION A-A

1. RIPRAP SHALL HAVE A MINIMUM AVERAGE DIAMETER OF 12 INCHES.
2. RIPRAP SHALL BE PLACED 27" THICK MINIMUM.
3. TOP OF RIPRAP SHALL BE CONSTRUCTED TO FINISH GRADES.
4. RIPRAP SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC□TYPE R.
5. MOUND RIPRAP TO PROVIDE COVER OVER PIPE AND ENDWALL

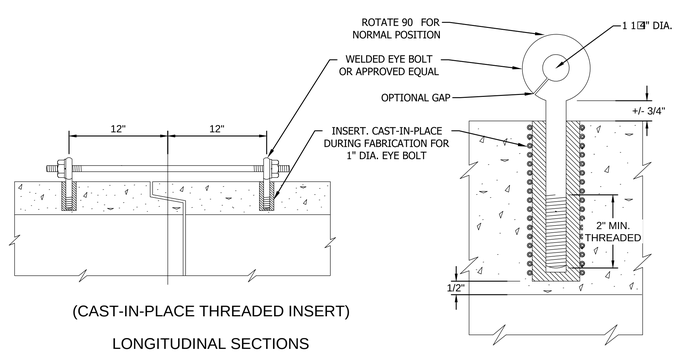
RIP RAP AT APRON ENDWALL
NTS

13
C5.01



EYE BOLTS AND TIE ROD

NOTES:
1. ALL APRON ENDWALLS AND ADJACENT 3 SECTIONS OF PIPE SHALL ANCHORED TOGETHER USING JOINT TIES.
2. JOINT TIES SHALL BE HOT-DIP GALVANIZED PER ASTM A 153
3. HOLES SHALL BE CAST IN PLACE OR 12" FROM CENTER OF JOINT.



(CAST-IN-PLACE THREADED INSERT)

LONGITUDINAL SECTIONS

TIE RODS
NTS

12
C5.01

ASPHALT DRIVEWAY
NTS

14
C2.01

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DETAILS
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SHEET NUMBER
C8.01

Plot Date: 02/02/2022 - 6:18pm
Drawing: C:\Users\bjbuss\Documents\193805478\1 Shared_projects\193805478_C800.dwg
Xrefs: Border, Accesible Parking Signs, Concrete Control & Expansion Joint, Asphalt Paving, Concrete Joint At Existing Concrete, CONCRETE SIDEWALK, CONCRETE AT DUMPSTER, Trundown At Sidewalk, JOINT TIE, RCP, RIPRAP, ENDWALL, Directional Sign Post, Trundown At ADA Ramp, Small Sign Post, Trundown At ADA

RADON SYSTEM SPECIFICATIONS:

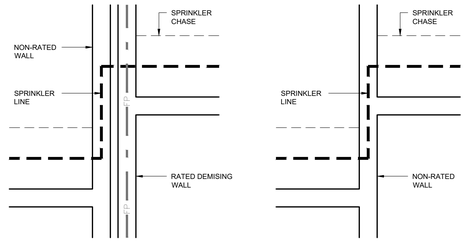
A. REGULATORY REQUIREMENTS
1. SYSTEM SHALL COMPLY WITH LATEST VERSION OF ASTM E1465 "STANDARD PRACTICE FOR RADON CONTROL OPTIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL BUILDINGS"

B. INSTALLATION
1. INSTALL SYSTEM IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
2. INSTALL PIPING IN PLUMBING TRENCH IN AN ORDERLY MANNER, PARALLEL TO FLOOR SLAB - OFFSET PIPE CONNECTIONS AT EQUIPMENT TO ALLOW FOR SERVICE, SUCH AS REMOVAL OF THE EQUIPMENT
3. INSTALL PIPING TO CONSERVE BUILDING SPACE AND NOT INTERFERE WITH USE OF SPACE AND OTHER WORK - GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS
4. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT WITH RESPECT TO THE BUILDING AND PLUMBING SYSTEM
5. INSTALL SYSTEM BENEATH SOIL-GAS-RETARDER MEMBRANE PARALLEL TO FLOOR SLAB
6. PROVIDE AIR TIGHT PENETRATIONS THROUGH SOIL-GAS-RETARDER MEMBRANE
7. ALL OPENINGS, GAPS AND JOINTS IN ASSEMBLIES IN CONTACT WITH SOIL SHALL BE FILLED OR CLOSED WITH A PERMANENT AIR TIGHT SEAL, TO INCLUDE SANITARY DRAIN AND VENT SYSTEM, WATER CLOSET FLANGES, BELOW GRADE WATER PIPING, ETC.,
8. PITCH PIPE DOWNWARDS TOWARDS FOUNDATION VENTILATION SYSTEM AT 1/8" PER FOOT SLOPE (MIN.)
9. PERFORATED PIPE SHALL BE COVERED WITH GEOTEXTILE CLOTH AND SHALL BE RATED FOR INSTALLATION BELOW GRADE UNDER A BUILDING PER CODE REQUIREMENTS
10. PROVIDE MINIMUM 30" VERTICAL SECTION OF PIPING IN ATTIC SPACE FOR CONVERSION OF PASSIVE SYSTEM TO ACTIVE SYSTEM
11. LABEL PIPE WITHIN 12" OF TOP OF SLAB REGARDLESS OF BEING EXPOSED OR CONCEALED PER REQUIREMENTS ELSEWHERE IN THESE SPECIFICATIONS
12. PROVIDE BIRD SCREEN ON VENT TERMINALS THROUGH ROOF

C. PERFORMANCE REQUIREMENT
1. SYSTEM SHALL REDUCE RADON TO 4 PCi/L OR LESS
2. PERFORM 48 HOUR SHORT TERM TEST OF VENTING SYSTEM AFTER CONSTRUCTION IS COMPLETED
3. IF RADON LEVELS ARE ABOVE 4 PCi/L, PERFORM SECOND 48 HOUR SHORT TERM TEST
4. IF RADON LEVELS ARE ABOVE 4 PCi/L AFTER SECOND TEST, INSTALL SYSTEM VENT FAN, WARNING DEVICE, AND MENOMETER
5. AFTER VENT FAN IS INSTALLED PERFORM 48 HOUR SHORT TERM TEST A MINIMUM OF 30 DAYS AFTER ACTIVATION TO CONFIRM RADON LEVEL OF 4 PCi/L OR LESS

D. ELECTRICAL COORDINATION
1. COORDINATE LOCATION OF VENT PIPES WITH ELECTRICAL CONTRACTOR FOR JUNCTION BOX LOCATION FOR FUTURE VENT FAN

R.V. — RADON VERTICAL PIPING LOCATION CONNECTED TO RADON MAT IN FLOOR SLAB - SEE STRUCTURAL FOR ROUTING ELEC. CONTRACTOR TO PROVIDE JUNCTION BOX AND WIRE IN ATTIC FOR FUTURE INSTALL OF RADON FAN AT EACH VERTICAL



1 A1.10 — SPRINKLER ROUTING AT INTERSECTING WALLS — NO SCALE

BUILDING #1 UNIT COUNT

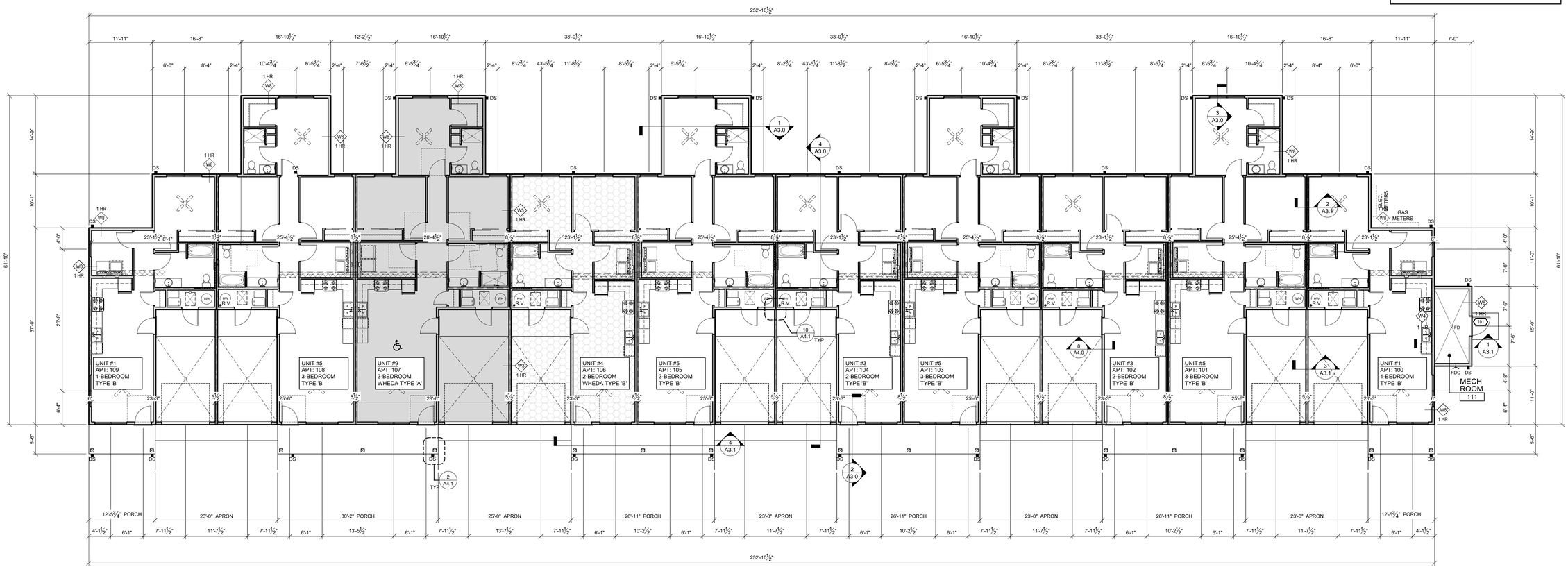
UNIT #	UNIT TYPE	QTY.
UNIT #1	(1) BED - TYPE 'B' UNITS	2
UNIT #2	(1) BED - TYPE WHEDA 'B' UNITS	-
UNIT #7	(1) BED - TYPE WHEDA 'A' UNITS	-
UNIT #3	(2) BED - TYPE 'B' UNITS	2
UNIT #4	(2) BED - TYPE WHEDA 'B' UNITS	1
UNIT #8	(2) BED - TYPE WHEDA 'A' UNITS	-
UNIT #5	(3) BED - TYPE 'B' UNITS	4
UNIT #6	(3) BED - TYPE WHEDA 'B' UNITS	-
UNIT #9	(3) BED - TYPE WHEDA 'A' UNITS	1
	TOTAL UNITS	10

TYP. FLOOR PLAN NOTES:

- SEE A5 SHEETS FOR ENLARGED UNIT PLANS
- VERIFY KEY LOCK BOX (KNOX BOX) REQUIREMENTS AND LOCATION WITH THE LOCAL FIRE DEPARTMENT
- ALL EXTERIOR DIMENSIONS ARE FROM FACE-OF-SHEATHING TO FACE-OF-SHEATHING UNLESS NOTED OTHERWISE
- ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD UNLESS NOTED OTHERWISE
- WHERE AN INTERIOR PARTITION WALL INTERSECTS A RATED DEMISING WALL, THE INTERIOR PARTITION WALL SHALL HAVE A DOUBLE STUD ADJACENT TO THE DEMISING WALL TO MAINTAIN THE INTEGRITY OF THE RATED DEMISING WALL
- HEARING / VISUALLY IMPAIRED UNITS TO INCLUDE THE FOLLOWING; AUDIBLE AND VISIBLE SIGNALING DEVICES PER ANSI SECTION 1005: UNIT SMOKE DETECTION, UNIT CARBON MONOXIDE DETECTION, UNIT TELEPHONE, AND UNIT DOORBELL

TYP. FLOOR PLAN SYMBOLS:

- WALL TYPE - SEE SHEET A8.0
- FE — FIRE EXTINGUISHER LOCATION (WALL MOUNTED) - SEE SHEET A6.0
- S — SMOKE DETECTOR LOCATION
- C — CARBON MONOXIDE DETECTOR LOCATION
- DS — DOWNSPOUT LOCATION W/ SPLASHBLOCK
- DS1 — DOWNSPOUT - CONNECT TO STORM SEWER
- K — KEY LOCK BOX (KNOX BOX) LOCATION - MOUNT AT 6'-0" ABOVE GRADE TO CENTER OF BOX
- HEARING / VISUALLY IMPAIRED UNIT
- FDC — FIRE DEPARTMENT CONNECTION LOCATION - PROVIDE SIGN THE STATES "FIRE SPRINKLER RISER ACCESS" WITH 1" H. RED LETTERS ON WHITE BACKGROUND AT 60" ABOVE GRADE
- INDICATES TYPE 'A' UNIT
- INDICATES TYPE WHEDA 'B' UNIT
- INDICATES SPRINKLER CHASE - SEE DETAIL 12/A4.0
- 1 HOUR RATED FIRE PARTITION, U.L. DESIGN NO. U314 - SEE SHEET A8.0
- 2 HOUR RATED FIRE WALL, U.L. DESIGN NO. U301 - SEE SHEET A8.0



NORTH

BUILDING #1 FLOOR PLAN

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

8' 0' 8' 16'

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

SUPERIOR VIEW COTTAGES

6TH ST. E AND 22ND AVE E
ASHLAND, WISCONSIN

JOB NUMBER: 2020.42

SHEET A1.10

2021 © M+A DESIGN, INC

RADON SYSTEM SPECIFICATIONS:

A. REGULATORY REQUIREMENTS
1. SYSTEM SHALL COMPLY WITH LATEST VERSION OF ASTM E1465 "STANDARD PRACTICE FOR RADON CONTROL OPTIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL BUILDINGS"

B. INSTALLATION
1. INSTALL SYSTEM IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
2. INSTALL PIPING IN PLUMBING TRENCH IN AN ORDERLY MANNER, PARALLEL TO FLOOR SLAB - OFFSET PIPE CONNECTIONS AT EQUIPMENT TO ALLOW FOR SERVICE, SUCH AS REMOVAL OF THE EQUIPMENT
3. INSTALL PIPING TO CONSERVE BUILDING SPACE AND NOT INTERFERE WITH USE OF SPACE AND OTHER WORK - GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS
4. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT WITH RESPECT TO THE BUILDING AND PLUMBING SYSTEM
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8. PITCH PIPE DOWNWARDS TOWARDS FOUNDATION VENTILATION SYSTEM AT 1/8" PER FOOT SLOPE (MIN.)
9. PERFORATED PIPE SHALL BE COVERED WITH GEOTEXTILE CLOTH AND SHALL BE RATED FOR INSTALLATION BELOW GRADE UNDER A BUILDING PER CODE REQUIREMENTS
10. PROVIDE MINIMUM 30" VERTICAL SECTION OF PIPING IN ATTIC SPACE FOR CONVERSION OF PASSIVE SYSTEM TO ACTIVE SYSTEM
11. LABEL PIPE WITHIN 12" OF TOP OF SLAB REGARDLESS OF BEING EXPOSED OR CONCEALED PER REQUIREMENTS ELSEWHERE IN THESE SPECIFICATIONS
12. PROVIDE BIRD SCREEN ON VENT TERMINALS THROUGH ROOF

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4. IF RADON LEVELS ARE ABOVE 4 PCi/L AFTER SECOND TEST, INSTALL SYSTEM VENT FAN, WARNING DEVICE, AND MENOMETER
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D. ELECTRICAL COORDINATION
1. COORDINATE LOCATION OF VENT PIPES WITH ELECTRICAL CONTRACTOR FOR JUNCTION BOX LOCATION FOR FUTURE VENT FAN

R.V. — RADON VERTICAL PIPING LOCATION CONNECTED TO RADON MAT IN FLOOR SLAB - SEE STRUCTURAL FOR ROUTING ELEC. CONTRACTOR TO PROVIDE JUNCTION BOX AND WIRE IN ATTIC FOR FUTURE INSTALL OF RADON FAN AT EACH VERTICAL

BUILDING #2 UNIT COUNT

UNIT #	UNIT TYPE	QTY.
UNIT #1	(1) BED - TYPE 'B' UNITS	1
UNIT #2	(1) BED - TYPE WHEDA 'B' UNITS	1
UNIT #7	(1) BED - TYPE WHEDA 'A' UNITS	-
UNIT #3	(2) BED - TYPE 'B' UNITS	3
UNIT #4	(2) BED - TYPE WHEDA 'B' UNITS	-
UNIT #8	(2) BED - TYPE WHEDA 'A' UNITS	-
UNIT #5	(3) BED - TYPE 'B' UNITS	4
UNIT #6	(3) BED - TYPE WHEDA 'B' UNITS	1
UNIT #9	(3) BED - TYPE WHEDA 'A' UNITS	-
	TOTAL UNITS	10

TYP. FLOOR PLAN NOTES:

- SEE AS SHEETS FOR ENLARGED UNIT PLANS
- VERIFY KEY LOCK BOX (KNOX BOX) REQUIREMENTS AND LOCATION WITH THE LOCAL FIRE DEPARTMENT
- ALL EXTERIOR DIMENSIONS ARE FROM FACE-OF-SHEATHING TO FACE-OF-SHEATHING UNLESS NOTED OTHERWISE
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- WHERE AN INTERIOR PARTITION WALL INTERSECTS A RATED DEMISING WALL, THE INTERIOR PARTITION WALL SHALL HAVE A DOUBLE STUD ADJACENT TO THE DEMISING WALL TO MAINTAIN THE INTEGRITY OF THE RATED DEMISING WALL
- HEARING / VISUALLY IMPAIRED UNITS TO INCLUDE THE FOLLOWING; AUDIBLE AND VISIBLE SIGNALING DEVICES PER ANSI SECTION 1005: UNIT SMOKE DETECTION, UNIT CARBON MONOXIDE DETECTION, UNIT TELEPHONE, AND UNIT DOORBELL

TYP. FLOOR PLAN SYMBOLS:

- WALL TYPE - SEE SHEET A8.0
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- DS ■ — DOWNSPOUT LOCATION W/ SPLASHBLOCK
- DS1 ■ — DOWNSPOUT - CONNECT TO STORM SEWER
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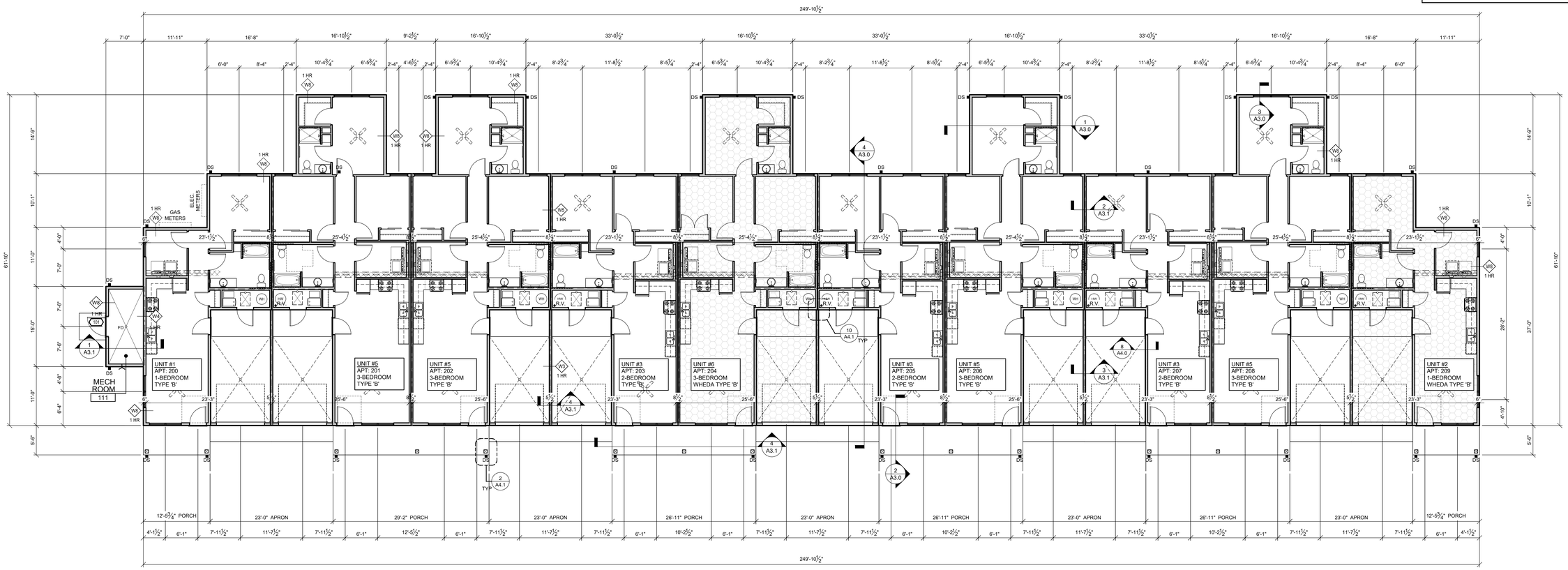
- INDICATES SPRINKLER CHASE - SEE DETAIL 12/A4.0
- 1 HOUR RATED FIRE PARTITION, U.L. DESIGN NO. U314 - SEE SHEET A8.0
- 2 HOUR RATED FIRE WALL, U.L. DESIGN NO. U301 - SEE SHEET A8.0



NORTH

BUILDING #2 FLOOR PLAN

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

8' 0' 8' 16'

PRELIMINARY SHEET DATES:

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

SUPERIOR VIEW COTTAGES

6TH ST. E AND 22ND AVE E
ASHLAND, WISCONSIN

JOB NUMBER: 2020.42

SHEET A1.20

2021 © M+A DESIGN, INC

RADON SYSTEM SPECIFICATIONS:

A. REGULATORY REQUIREMENTS
1. SYSTEM SHALL COMPLY WITH LATEST VERSION OF ASTM E1465 "STANDARD PRACTICE FOR RADON CONTROL OPTIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL BUILDINGS"

B. INSTALLATION
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8. PITCH PIPE DOWNWARDS TOWARDS FOUNDATION VENTILATION SYSTEM AT 1/8" PER FOOT SLOPE (MIN.)
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12. PROVIDE BIRD SCREEN ON VENT TERMINALS THROUGH ROOF

C. PERFORMANCE REQUIREMENT
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D. ELECTRICAL COORDINATION
1. COORDINATE LOCATION OF VENT PIPES WITH ELECTRICAL CONTRACTOR FOR JUNCTION BOX LOCATION FOR FUTURE VENT FAN

R.V. — RADON VERTICAL PIPING LOCATION CONNECTED TO RADON MAT IN FLOOR SLAB - SEE STRUCTURAL FOR ROUTING ELEC. CONTRACTOR TO PROVIDE JUNCTION BOX AND WIRE IN ATTIC FOR FUTURE INSTALL OF RADON FAN AT EACH VERTICAL

BUILDING #3 UNIT COUNT

UNIT #	UNIT TYPE	QTY.
UNIT #1	(1) BED - TYPE 'B' UNITS	1
UNIT #2	(1) BED - TYPE WHEDA 'B' UNITS	-
UNIT #7	(1) BED - TYPE WHEDA 'A' UNITS	1
UNIT #3	(2) BED - TYPE 'B' UNITS	2
UNIT #4	(2) BED - TYPE WHEDA 'B' UNITS	1
UNIT #8	(2) BED - TYPE WHEDA 'A' UNITS	-
UNIT #5	(3) BED - TYPE 'B' UNITS	5
UNIT #6	(3) BED - TYPE WHEDA 'B' UNITS	-
UNIT #9	(3) BED - TYPE WHEDA 'A' UNITS	-
	TOTAL UNITS	10

TYP. FLOOR PLAN NOTES:

- SEE AS SHEETS FOR ENLARGED UNIT PLANS
- VERIFY KEY LOCK BOX (KNOX BOX) REQUIREMENTS AND LOCATION WITH THE LOCAL FIRE DEPARTMENT
- ALL EXTERIOR DIMENSIONS ARE FROM FACE-OF-SHEATHING TO FACE-OF-SHEATHING UNLESS NOTED OTHERWISE
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TYP. FLOOR PLAN SYMBOLS:

- WALL TYPE - SEE SHEET A8.0
- FE — FIRE EXTINGUISHER LOCATION (WALL MOUNTED) - SEE SHEET A6.0
- S — SMOKE DETECTOR LOCATION
- CO — CARBON MONOXIDE DETECTOR LOCATION
- DS ■ — DOWNSPOUT LOCATION W/ SPLASHBLOCK
- DS1 ■ — DOWNSPOUT - CONNECT TO STORM SEWER
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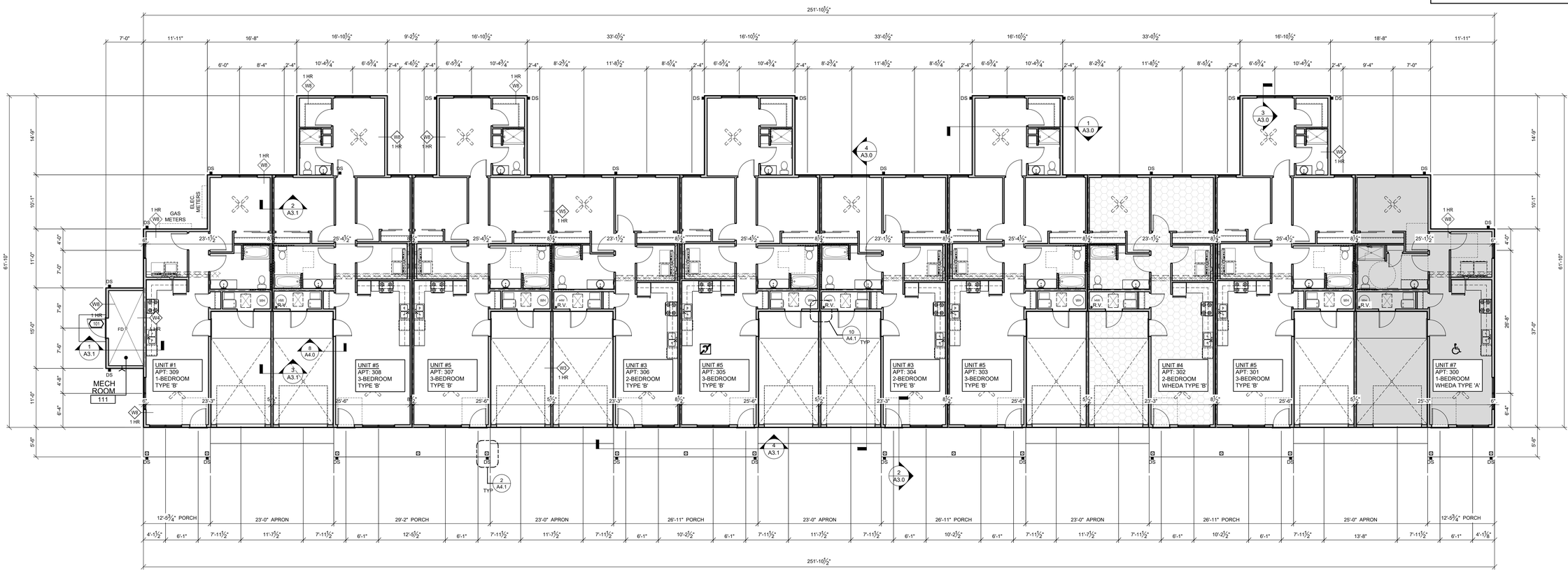
- FDC — FIRE DEPARTMENT CONNECTION LOCATION - PROVIDE SIGN THE STATES "FIRE SPRINKLER RISER ACCESS" WITH 1" H. RED LETTERS ON WHITE BACKGROUND AT 60" ABOVE GRADE
- INDICATES TYPE 'A' UNIT
- INDICATES TYPE WHEDA 'B' UNIT
- INDICATES SPRINKLER CHASE - SEE DETAIL 12/A4.0
- 1 HOUR RATED FIRE PARTITION, U.L. DESIGN NO. U314 - SEE SHEET A8.0
- 2 HOUR RATED FIRE WALL, U.L. DESIGN NO. U301 - SEE SHEET A8.0



NORTH

BUILDING #3 FLOOR PLAN

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

8' 0' 8' 16'

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

SUPERIOR VIEW COTTAGES

6TH ST. E AND 22ND AVE E
ASHLAND, WISCONSIN

JOB NUMBER: 2020.42

SHEET A1.30

2021 © M+A DESIGN, INC

RADON SYSTEM SPECIFICATIONS:

A. REGULATORY REQUIREMENTS
1. SYSTEM SHALL COMPLY WITH LATEST VERSION OF ASTM E1465 "STANDARD PRACTICE FOR RADON CONTROL OPTIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL BUILDINGS"

B. INSTALLATION
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BUILDING #4 UNIT COUNT

UNIT #	UNIT TYPE	QTY.
UNIT #1	(1) BED - TYPE 'B' UNITS	2
UNIT #2	(1) BED - TYPE WHEDA 'B' UNITS	-
UNIT #7	(1) BED - TYPE WHEDA 'A' UNITS	-
UNIT #3	(2) BED - TYPE 'B' UNITS	3
UNIT #4	(2) BED - TYPE WHEDA 'B' UNITS	-
UNIT #8	(2) BED - TYPE WHEDA 'A' UNITS	1
UNIT #5	(3) BED - TYPE 'B' UNITS	3
UNIT #6	(3) BED - TYPE WHEDA 'B' UNITS	1
UNIT #9	(3) BED - TYPE WHEDA 'A' UNITS	-
	TOTAL UNITS	10

TYP. FLOOR PLAN NOTES:

- SEE AS SHEETS FOR ENLARGED UNIT PLANS
- VERIFY KEY LOCK BOX (KNOX BOX) REQUIREMENTS AND LOCATION WITH THE LOCAL FIRE DEPARTMENT
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- WHERE AN INTERIOR PARTITION WALL INTERSECTS A RATED DEMISING WALL, THE INTERIOR PARTITION WALL SHALL HAVE A DOUBLE STUD ADJACENT TO THE DEMISING WALL TO MAINTAIN THE INTEGRITY OF THE RATED DEMISING WALL
- HEARING / VISUALLY IMPAIRED UNITS TO INCLUDE THE FOLLOWING; AUDIBLE AND VISIBLE SIGNALING DEVICES PER ANSI SECTION 1005: UNIT SMOKE DETECTION, UNIT CARBON MONOXIDE DETECTION, UNIT TELEPHONE, AND UNIT DOORBELL

TYP. FLOOR PLAN SYMBOLS:

- WALL TYPE - SEE SHEET A8.0
- FE — FIRE EXTINGUISHER LOCATION (WALL MOUNTED) - SEE SHEET A6.0
- S — SMOKE DETECTOR LOCATION
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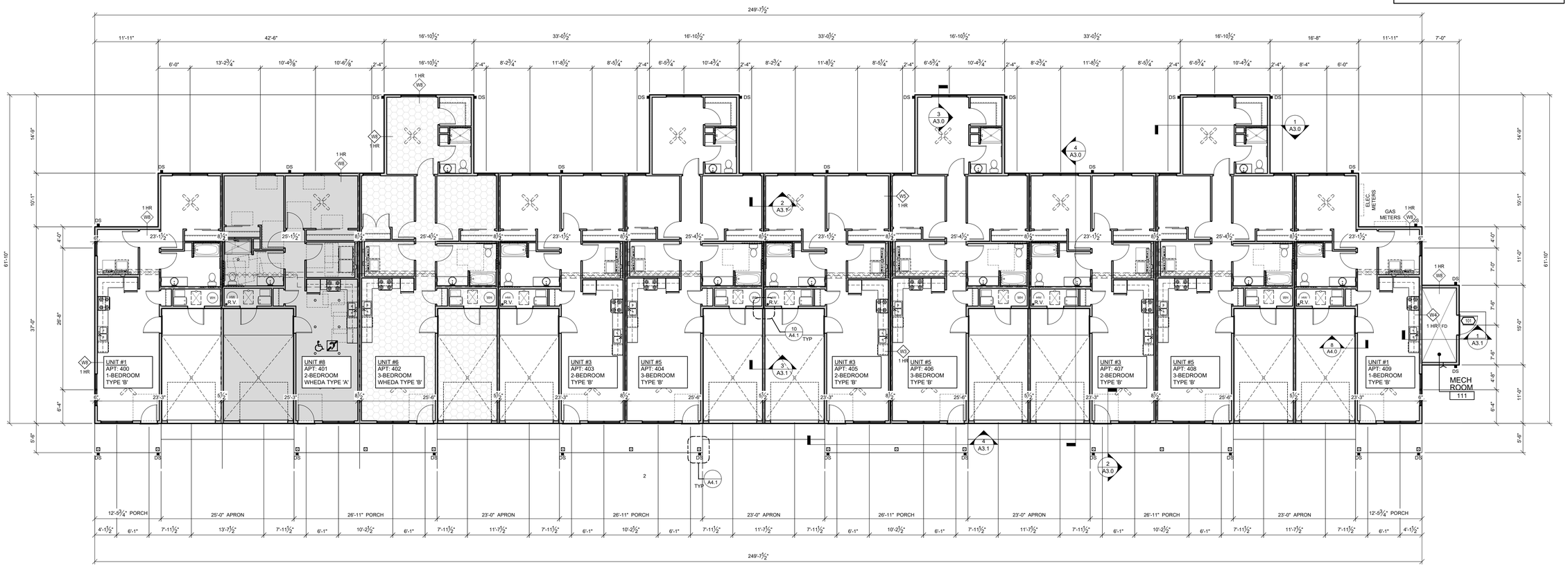
- INDICATES SPRINKLER CHASE - SEE DETAIL 12/A4.0
- 1 HOUR RATED FIRE PARTITION, U.L. DESIGN NO. U314 - SEE SHEET A8.0
- 2 HOUR RATED FIRE WALL, U.L. DESIGN NO. U301 - SEE SHEET A8.0



NORTH

BUILDING #4 FLOOR PLAN

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

8' 0' 8' 16'

PRELIMINARY SHEET DATES:

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
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COMMONWEALTH COMPANIES
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SUPERIOR VIEW COTTAGES

6TH ST. E AND 22ND AVE E
ASHLAND, WISCONSIN

JOB NUMBER: 2020.42

SHEET A1.40

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RADON SYSTEM SPECIFICATIONS:

A. REGULATORY REQUIREMENTS
1. SYSTEM SHALL COMPLY WITH LATEST VERSION OF ASTM E1465 "STANDARD PRACTICE FOR RADON CONTROL OPTIONS FOR THE DESIGN AND CONSTRUCTION OF RESIDENTIAL BUILDINGS"

B. INSTALLATION
1. INSTALL SYSTEM IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS
2. INSTALL PIPING IN PLUMBING TRENCH IN AN ORDERLY MANNER, PARALLEL TO FLOOR SLAB - OFFSET PIPE CONNECTIONS AT EQUIPMENT TO ALLOW FOR SERVICE, SUCH AS REMOVAL OF THE EQUIPMENT
3. INSTALL PIPING TO CONSERVE BUILDING SPACE AND NOT INTERFERE WITH USE OF SPACE AND OTHER WORK - GROUP PIPING WHENEVER PRACTICAL AT COMMON ELEVATIONS
4. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT WITH RESPECT TO THE BUILDING AND PLUMBING SYSTEM
5. INSTALL SYSTEM BENEATH SOIL-GAS-RETARDER MEMBRANE PARALLEL TO FLOOR SLAB
6. PROVIDE AIR TIGHT PENETRATIONS THROUGH SOIL-GAS-RETARDER MEMBRANE
7. ALL OPENINGS, GAPS AND JOINTS IN ASSEMBLIES IN CONTACT WITH SOIL SHALL BE FILLED OR CLOSED WITH A PERMANENT AIR TIGHT SEAL, TO INCLUDE SANITARY DRAIN AND VENT SYSTEM, WATER CLOSET FLANGES, BELOW GRADE WATER PIPING, ETC..
8. PITCH PIPE DOWNWARDS TOWARDS FOUNDATION VENTILATION SYSTEM AT 1/8" PER FOOT SLOPE (MIN.)
9. PERFORATED PIPE SHALL BE COVERED WITH GEOTEXTILE CLOTH AND SHALL BE RATED FOR INSTALLATION BELOW GRADE UNDER A BUILDING PER CODE REQUIREMENTS
10. PROVIDE MINIMUM 30" VERTICAL SECTION OF PIPING IN ATTIC SPACE FOR CONVERSION OF PASSIVE SYSTEM TO ACTIVE SYSTEM
11. LABEL PIPE WITHIN 12" OF TOP OF SLAB REGARDLESS OF BEING EXPOSED OR CONCEALED PER REQUIREMENTS ELSEWHERE IN THESE SPECIFICATIONS
12. PROVIDE BIRD SCREEN ON VENT TERMINALS THROUGH ROOF

C. PERFORMANCE REQUIREMENT
1. SYSTEM SHALL REDUCE RADON TO 4 PCi/L OR LESS
2. PERFORM 48 HOUR SHORT TERM TEST OF VENTING SYSTEM AFTER CONSTRUCTION IS COMPLETED
3. IF RADON LEVELS ARE ABOVE 4 PCi/L, PERFORM SECOND 48 HOUR SHORT TERM TEST
4. IF RADON LEVELS ARE ABOVE 4 PCi/L AFTER SECOND TEST, INSTALL SYSTEM VENT FAN, WARNING DEVICE, AND MENOMETER
5. AFTER VENT FAN IS INSTALLED PERFORM 48 HOUR SHORT TERM TEST A MINIMUM OF 30 DAYS AFTER ACTIVATION TO CONFIRM RADON LEVEL OF 4 PCi/L OR LESS

D. ELECTRICAL COORDINATION
1. COORDINATE LOCATION OF VENT PIPES WITH ELECTRICAL CONTRACTOR FOR JUNCTION BOX LOCATION FOR FUTURE VENT FAN

R.V. — RADON VERTICAL PIPING LOCATION CONNECTED TO RADON MAT IN FLOOR SLAB - SEE STRUCTURAL FOR ROUTING ELEC. CONTRACTOR TO PROVIDE JUNCTION BOX AND WIRE IN ATTIC FOR FUTURE INSTALL OF RADON FAN AT EACH VERTICAL

BUILDING #5 UNIT COUNT

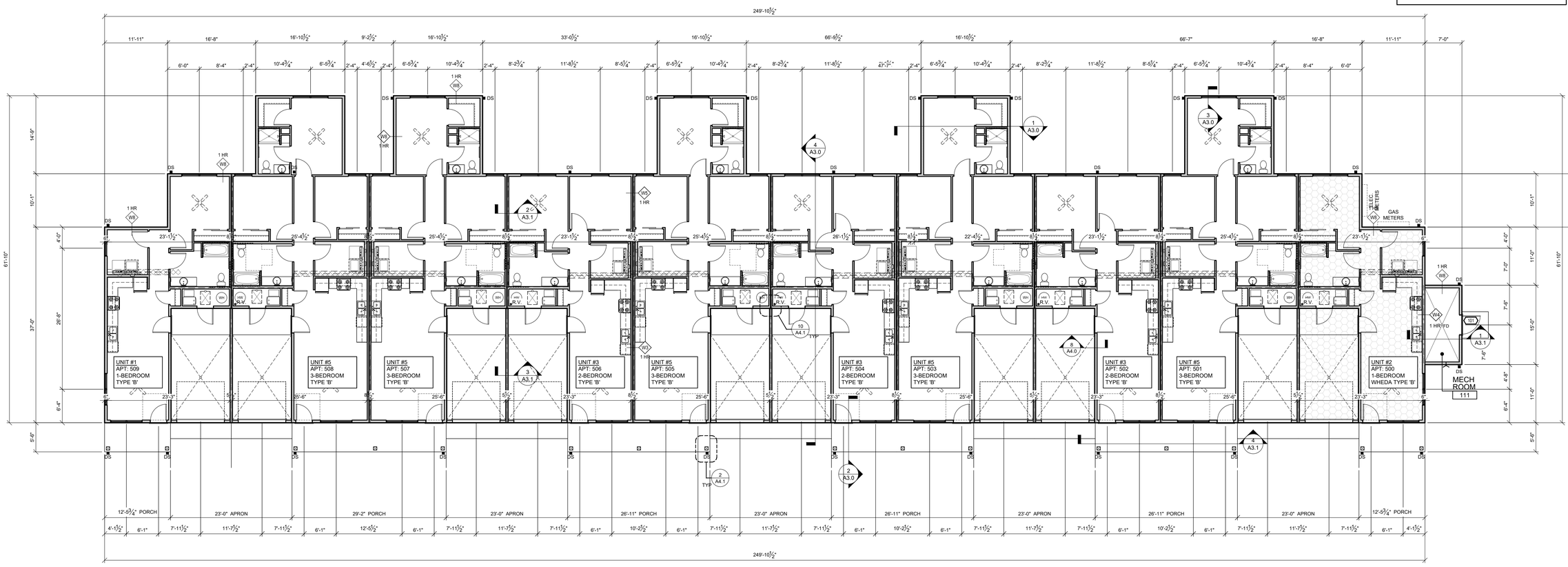
UNIT #	UNIT TYPE	QTY.
UNIT #1	(1) BED - TYPE 'B' UNITS	1
UNIT #2	(1) BED - TYPE WHEDA 'B' UNITS	1
UNIT #7	(1) BED - TYPE WHEDA 'A' UNITS	-
UNIT #3	(2) BED - TYPE 'B' UNITS	3
UNIT #4	(2) BED - TYPE WHEDA 'B' UNITS	-
UNIT #8	(2) BED - TYPE WHEDA 'A' UNITS	-
UNIT #5	(3) BED - TYPE 'B' UNITS	5
UNIT #6	(3) BED - TYPE WHEDA 'B' UNITS	-
UNIT #9	(3) BED - TYPE WHEDA 'A' UNITS	-
	TOTAL UNITS	10

TYP. FLOOR PLAN NOTES:

- SEE AS SHEETS FOR ENLARGED UNIT PLANS
- VERIFY KEY LOCK BOX (KNOX BOX) REQUIREMENTS AND LOCATION WITH THE LOCAL FIRE DEPARTMENT
- ALL EXTERIOR DIMENSIONS ARE FROM FACE-OF-SHEATHING TO FACE-OF-SHEATHING UNLESS NOTED OTHERWISE
- ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD UNLESS NOTED OTHERWISE
- WHERE AN INTERIOR PARTITION WALL INTERSECTS A RATED DEMISING WALL, THE INTERIOR PARTITION WALL SHALL HAVE A DOUBLE STUD ADJACENT TO THE DEMISING WALL TO MAINTAIN THE INTEGRITY OF THE RATED DEMISING WALL
- HEARING / VISUALLY IMPAIRED UNITS TO INCLUDE THE FOLLOWING; AUDIBLE AND VISIBLE SIGNALING DEVICES PER ANSI SECTION 1005: UNIT SMOKE DETECTION, UNIT CARBON MONOXIDE DETECTION, UNIT TELEPHONE, AND UNIT DOORBELL

TYP. FLOOR PLAN SYMBOLS:

- WALL TYPE - SEE SHEET A8.0
- FE — FIRE EXTINGUISHER LOCATION (WALL MOUNTED) - SEE SHEET A6.0
- S — SMOKE DETECTOR LOCATION
- C — CARBON MONOXIDE DETECTOR LOCATION
- DS ■ — DOWNSPOUT LOCATION W/ SPLASHBLOCK
- DS1 ■ — DOWNSPOUT - CONNECT TO STORM SEWER
- K — KEY LOCK BOX (KNOX BOX) LOCATION - MOUNT AT 6'-0" ABOVE GRADE TO CENTER OF BOX
- HEARING / VISUALLY IMPAIRED UNIT
- FDC — FIRE DEPARTMENT CONNECTION LOCATION - PROVIDE SIGN THE STATES "FIRE SPRINKLER RISER ACCESS" WITH 1" H. RED LETTERS ON WHITE BACKGROUND AT 60" ABOVE GRADE
- INDICATES TYPE 'A' UNIT
- INDICATES TYPE WHEDA 'B' UNIT
- INDICATES SPRINKLER CHASE - SEE DETAIL 12/A4.0
- 1 HOUR RATED FIRE PARTITION, U.L. DESIGN NO. U314 - SEE SHEET A8.0
- 2 HOUR RATED FIRE WALL, U.L. DESIGN NO. U301 - SEE SHEET A8.0



NORTH

BUILDING #5 FLOOR PLAN

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

8' 0' 8' 16'

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

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SUPERIOR VIEW COTTAGES

6TH ST. E AND 22ND AVE E
ASHLAND, WISCONSIN

JOB NUMBER: 2020.42

SHEET A1.50

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BLDG. #1 - GUTTER / DOWNSPOUT CALCULATION

PORTION OF ROOF	ROOF AREA SERVED	LENGTH OF GUTTER	DOWNSPOUTS REQUIRED	DOWNSPOUTS PROVIDED
NORTH	1,196 S.F.	52 L.F.	2 (6.49 SQ. IN EACH)	4 (12.0 SQ. IN. EACH)
SOUTH	1,196 S.F.	52 L.F.	2 (6.49 SQ. IN EACH)	4 (12.0 SQ. IN. EACH)

REFERENCE - 7TH EDITION OF SMACNA ARCHITECTURAL SHEET METAL MANUAL
CALCULATION BASED ON RAIN INTENSITY OF 6.8 IN/HR (10 YEAR)

NET FREE VENTILATION AREA REQUIRED

ATTIC AREA	NET FREE VENTILATING 1/300 OF ATTIC AREA	VENTING AREA REQUIRED UPPER ROOF / EAVE
2,324 S.F.	2,324 S.F. / 300 = 7.75 S.F.	3.87 S.F. / 3.87 S.F.

NET FREE VENTILATION AREA PROVIDED

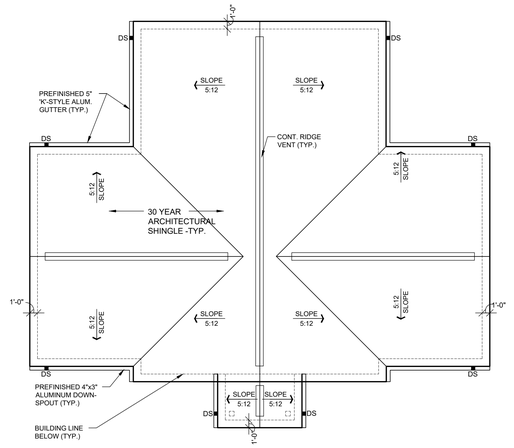
	TYPE / QTY. OF VENTING PROVIDED		VENTING PROVIDED
BUILDING	RIDGE VENT	.117 S.F. PER L.F.	
	SOFFIT VENT	.09 S.F. PER L.F.	
UPPER ROOF	91 L.F.	91 L.F. x .117	10.65 S.F.
EAVE	165 L.F.	165 L.F. X .09	14.85 S.F.

TYP. ROOF PLAN NOTES:

- TYP. ROOF CONSTRUCTION
- 60 MIL EPDM ROOFING (BLACK) - MECHANICALLY FASTENED OR ARCHITECTURAL SHINGLES 19/32" PLYWOOD SHEATHING - SEE STRUC. PLANS
- PROVIDE AND INSTALL FLASHING FOR ALL ROOF PENETRATIONS PER ROOFING MANUFACTURER'S REQUIREMENTS AND SPECIFICATIONS.
- VERIFY WITH MECHANICAL PLANS FOR LOCATION AND SIZE OF ALL ROOF PENETRATIONS.
- ALL ROOF PENETRATIONS SHALL BE PAINTED TO MATCH ROOF SHINGLE COLOR.

TYP. ROOF PLAN SYMBOLS:

- DS — DOWNSPOUT LOCATION - DISCHARGE TO GRADE SPLASH-BLOCK (SEE SPECS)
- ROOF SLOPE DIRECTION
- FACE OF WALL BELOW

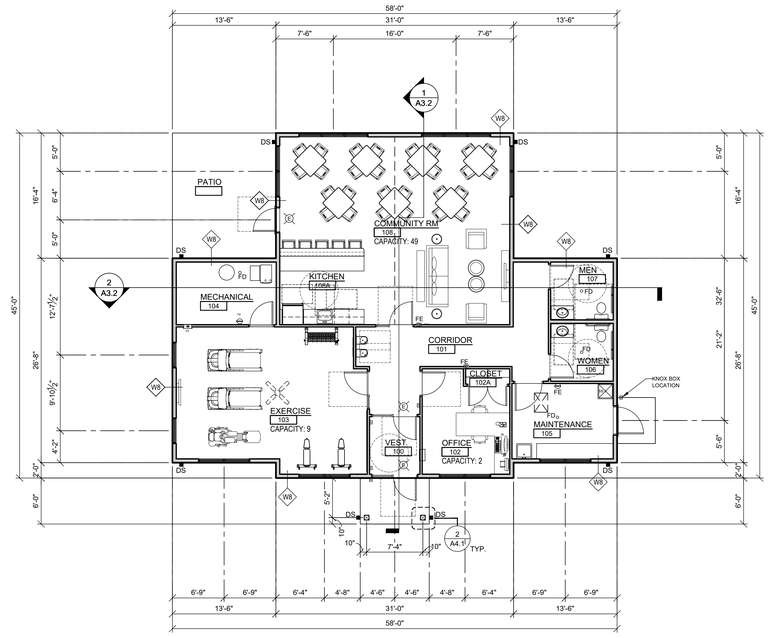


ROOF PLAN - CLUBHOUSE

NORTH

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

8' 0' 8' 16'



FLOOR PLAN - CLUBHOUSE

NORTH

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

8' 0' 8' 16'

TYP. FLOOR PLAN SYMBOLS:

- WALL TYPE - SEE A8 SHEET - SEE ENLARGED PLANS FOR ADDITIONAL INFORMATION
- EXIT LIGHT
- FE — FIRE EXTINGUISHER LOCATION (WALL MOUNTED) - SEE SHEET A6.0
- FEC — FIRE EXTINGUISHER CABINET
- DS ■ — DOWNSPOUT LOCATION w/ SPLASHBLOCK
- K — KEY LOCK BOX (KNOX BOX) LOCATION
- HEARING / VISUALLY IMPAIRED UNIT
- INDICATES TYPE 'A' UNITS
- 1 HOUR RATED FIRE BARRIER, - SEE SHEET A8.0
- 1 HOUR RATED FIRE PARTITION, - SEE SHEET A8.0
- STUD WALL CONSTRUCTION

ALL FIRE-ALARM, SMOKE DETECTOR, HEAT DETECTOR AND EMERGENCY LIGHTING SHOWN ON PLAN IS SCHEMATIC AND IS PROVIDED ONLY FOR BUDGETING PURPOSES. CONTRACTOR SHALL PROVIDE CODE-COMPLIANT LAYOUT AND SHALL INCLUDE EMERGENCY LIGHTING SUBMITTAL AND ASSOCIATED COST.

TYP. FLOOR PLAN NOTES:

- SEE A5 SHEETS FOR ENLARGED UNIT PLANS
- VERIFY KEY LOCK BOX (KNOX BOX) REQUIREMENTS AND LOCATION WITH THE LOCAL FIRE DEPARTMENT
- ALL EXTERIOR DIMENSIONS ARE FROM FACE-OF-SHEATHING TO FACE-OF-SHEATHING UNLESS NOTED OTHERWISE
- ALL INTERIOR DIMENSIONS ARE FROM FACE-OF-STUD TO FACE-OF-STUD UNLESS NOTED OTHERWISE
- WHERE AN INTERIOR PARTITION WALL INTERSECTS A RATED DEMISING WALL, THE INTERIOR PARTITION WALL SHALL HAVE A DOUBLE STUD ADJACENT TO THE DEMISING WALL TO MAINTAIN THE INTEGRITY OF THE RATED DEMISING WALL
- HEARING / VISUALLY IMPAIRED UNITS TO INCLUDE THE FOLLOWING: AUDIBLE AND VISIBLE SIGNALING DEVICES PER ANSI SECTION 1005: UNIT SMOKE DETECTION, UNIT CARBON MONOXIDE DETECTION, UNIT TELEPHONE, AND UNIT DOORBELL

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

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SUPERIOR VIEW COTTAGES

6TH ST. E AND 22ND AVE E
ASHLAND, WISCONSIN

JOB NUMBER: 2020.42

SHEET A1.60

2021 © M+A DESIGN, INC

APARTMENT WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	NOM. UNIT SIZE W.xH.
(A)*	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(B)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(C)	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-0" x 5'-0"
(D)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-0" x 5'-0"
(E)	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-0" x 5'-0"
(F)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-0" x 5'-0"
(G)*	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(H)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(J)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (3) 3'-0" x 5'-0"

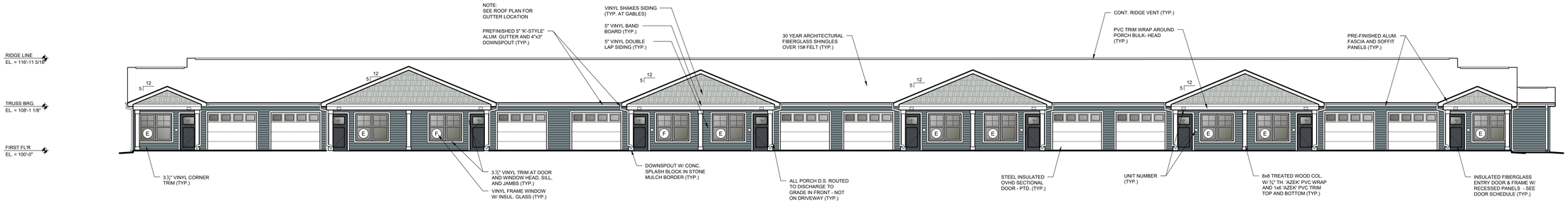
GENERAL WINDOW NOTES:

- ENERGY STAR WINDOWS
- ASTERIK (*) INDICATES WINDOWS SHALL MEET MIN. EGRESS SIZE REQUIREMENTS PER IBC SECTION 1029.2 OPENING REQUIREMENTS:
  - -20" CLEAR WIDTH
  - -24" CLEAR HEIGHT
  - - 5.7 MIN. S.F.
- PER SPS 321.05 (3) SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24
- SEE TYP UNIT FLOOR PLANS FOR ALL ADA WINDOW LOCATIONS - REFER TO DETAIL 14/A4.1 FOR ADA WINDOW SASH REQUIREMENTS. (PROVIDE ADA LIFT HANDLE @ BOTTOM SASH)
- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS

EXTERIOR COLOR SCHEDULE		
MAT'L	MFR.	COLOR
DBL. 5" HORIZONTAL VINYL LAP SIDING	MASTIC	ENGLISH WEDGEWOOD
DBL. 7" VINYL STRAIGHT SHAKE SIDING	MASTIC	VICTORIAN GREY
VINYL DOOR AND WINDOW TRIM	MASTIC	WHITE
PVC TRIM (PORCH COLUMN & BULKHEAD)	AZEK	WHITE
UNIT ENTRY DOORS	THERMA TRU	SW 7076 CYBERSPACE
ALUMINUM ETRY DOORS & STOREFRONTS	KAWNEER	CLEAR ANODIZED ALUMINUM
UTILITY DOORS	THERMA TRU	SW 7076 CYBERSPACE
OVERHEAD DOORS	CLOPAY	WHITE
VINYL WINDOWS	ALLIANCE	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	TAMKO	PEWTER
FOUNDATION COVER	NUDO	PEBBLED GRAY

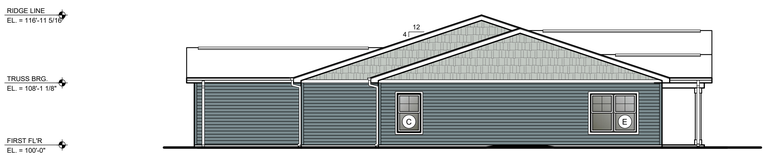
EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH OWNER AND ARCHITECT PRIOR TO ORDERING
- ALL SIDING, SOFFIT, FASCIA, AND TRIM BOARDS TO BE FACTORY PRE-FINISHED
- ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION



BUILDING #1 ELEVATIONS

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



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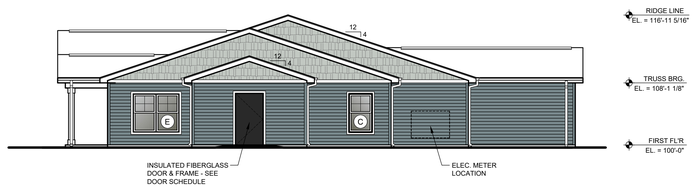

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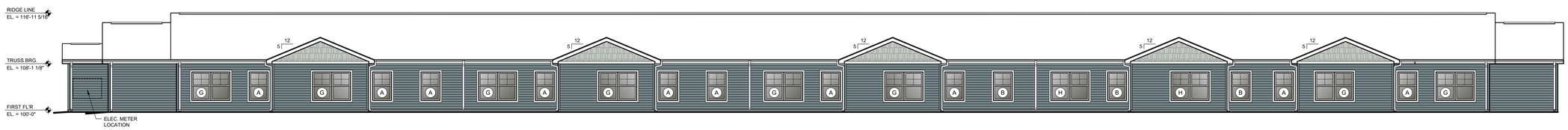

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SUPERIOR VIEW COTTAGES

6TH ST. E AND 22ND AVE E
ASHLAND, WISCONSIN

JOB NUMBER: 2020.42

SHEET A2.0

2021 © M+A DESIGN, INC

APARTMENT WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	NOM. UNIT SIZE W.xH.
(A)*	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(B)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(C)	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-0" x 5'-0"
(D)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-0" x 5'-0"
(E)	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-0" x 5'-0"
(F)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-0" x 5'-0"
(G)*	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(H)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(J)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (3) 3'-0" x 5'-0"

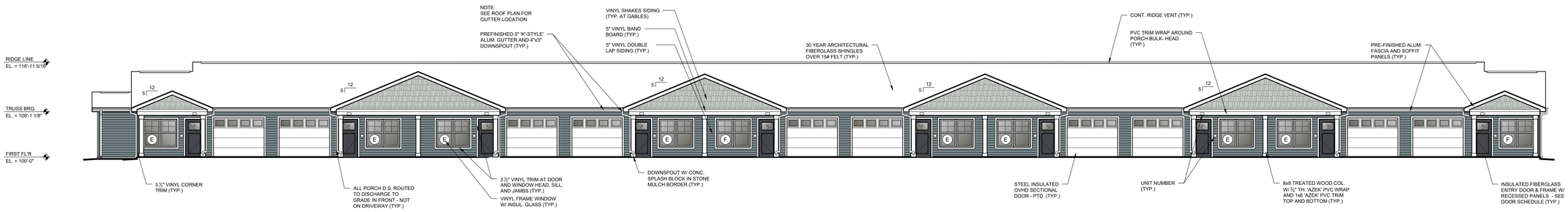
GENERAL WINDOW NOTES:

- ENERGY STAR WINDOWS
- ASTERIK (*) INDICATES WINDOWS SHALL MEET MIN. EGRESS SIZE REQUIREMENTS PER IBC SECTION 1029.2 OPENING REQUIREMENTS:
  - -20" CLEAR WIDTH
  - -24" CLEAR HEIGHT
  - - 5.7 MIN. S.F.
- PER SPS 321.05 (3) SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24
- SEE TYP UNIT FLOOR PLANS FOR ALL ADA WINDOW LOCATIONS - REFER TO DETAIL 14/A4.1 FOR ADA WINDOW SASH REQUIREMENTS. (PROVIDE ADA LIFT HANDLE @ BOTTOM SASH)
- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS

EXTERIOR COLOR SCHEDULE		
MAT'L	MFR.	COLOR
DBL. 5" HORIZONTAL VINYL LAP SIDING	MASTIC	ENGLISH WEDGEWOOD
DBL. 7" VINYL STRAIGHT SHAKE SIDING	MASTIC	VICTORIAN GREY
VINYL DOOR AND WINDOW TRIM	MASTIC	WHITE
PVC TRIM (PORCH COLUMN & BULKHEAD)	AZEK	WHITE
UNIT ENTRY DOORS	THERMA TRU	SW 7076 CYBERSPACE
ALUMINUM ETRY DOORS & STOREFRONTS	KAWNEER	CLEAR ANODIZED ALUMINUM
UTILITY DOORS	THERMA TRU	SW 7076 CYBERSPACE
OVERHEAD DOORS	CLOPAY	WHITE
VINYL WINDOWS	ALLIANCE	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	TAMKO	PEWTER
FOUNDATION COVER	NUDO	PEBBLED GRAY

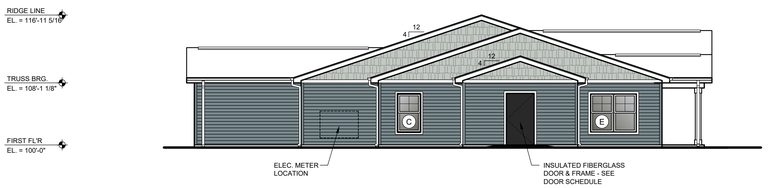
EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH OWNER AND ARCHITECT PRIOR TO ORDERING
- ALL SIDING, SOFFIT, FASCIA, AND TRIM BOARDS TO BE FACTORY PRE-FINISHED
- ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION



BUILDING #2 ELEVATIONS

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



BUILDING #2 ELEVATIONS

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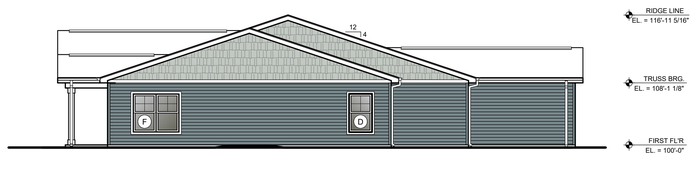

BUILDING #2 ELEVATIONS

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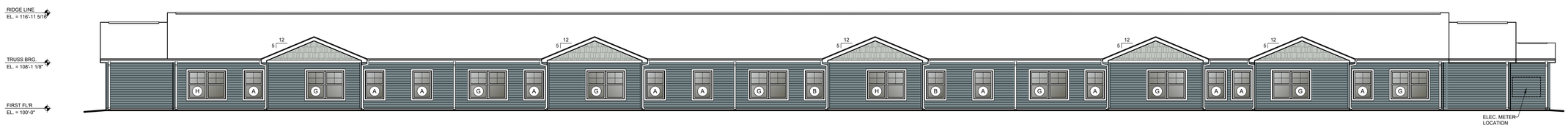

BUILDING #2 ELEVATIONS

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

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ASHLAND, WISCONSIN

JOB NUMBER: 2020.42

SHEET A2.1

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APARTMENT WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	NOM. UNIT SIZE W.xH.
(A)*	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(B)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(C)	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-0" x 5'-0"
(D)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-0" x 5'-0"
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(G)*	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(H)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(J)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (3) 3'-0" x 5'-0"

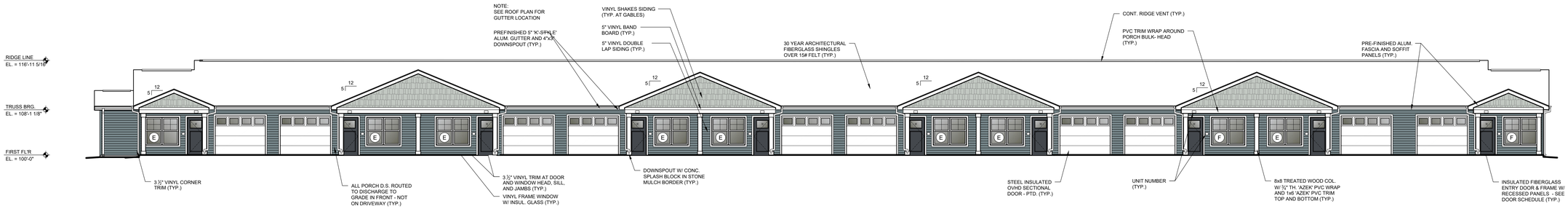
GENERAL WINDOW NOTES:

- ENERGY STAR WINDOWS
- ASTERIK (*) INDICATES WINDOWS SHALL MEET MIN. EGRESS SIZE REQUIREMENTS PER IBC SECTION 1029.2 OPENING REQUIREMENTS:
  - -20" CLEAR WIDTH
  - -24" CLEAR HEIGHT
  - - 5.7 MIN. S.F.
- PER SPS 321.05 (3) SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
- WINDOW MANUFACTURER SHALL REVIEW WINDOW LOCATIONS AND PROVIDE SAFETY GLAZING IN ALL LOCATIONS REQUIRED BY IBC CHAPTER 24
- SEE TYP UNIT FLOOR PLANS FOR ALL ADA WINDOW LOCATIONS - REFER TO DETAIL 14/A4.1 FOR ADA WINDOW SASH REQUIREMENTS. (PROVIDE ADA LIFT HANDLE @ BOTTOM SASH)
- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS

EXTERIOR COLOR SCHEDULE		
MAT'L	MFR.	COLOR
DBL. 5" HORIZONTAL VINYL LAP SIDING	MASTIC	ENGLISH WEDGEWOOD
DBL. 7" VINYL STRAIGHT SHAKE SIDING	MASTIC	VICTORIAN GREY
VINYL DOOR AND WINDOW TRIM	MASTIC	WHITE
PVC TRIM (PORCH COLUMN & BULKHEAD)	AZEK	WHITE
UNIT ENTRY DOORS	THERMA TRU	SW 7076 CYBERSPACE
ALUMINUM ETRY DOORS & STOREFRONTS	KAWNEER	CLEAR ANODIZED ALUMINUM
UTILITY DOORS	THERMA TRU	SW 7076 CYBERSPACE
OVERHEAD DOORS	CLOPAY	WHITE
VINYL WINDOWS	ALLIANCE	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	TAMKO	PEWTER
FOUNDATION COVER	NUDO	PEBBLED GRAY

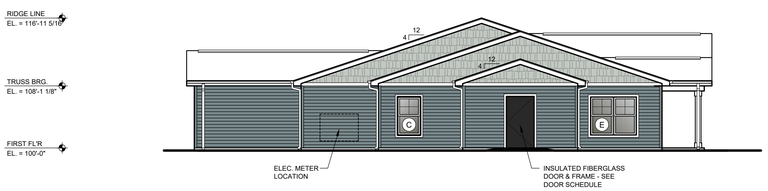
EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH OWNER AND ARCHITECT PRIOR TO ORDERING
- ALL SIDING, SOFFIT, FASCIA, AND TRIM BOARDS TO BE FACTORY PRE-FINISHED
- ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION



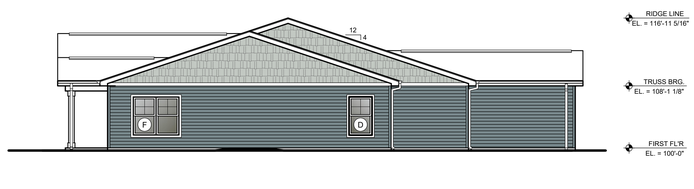
BUILDING #3 ELEVATIONS

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



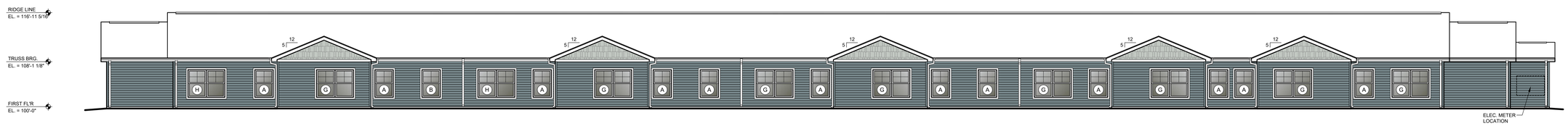
BUILDING #3 ELEVATIONS

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



BUILDING #3 ELEVATIONS

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



BUILDING #3 ELEVATIONS

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

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
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COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

SUPERIOR VIEW COTTAGES

6TH ST. E AND 22ND AVE E
ASHLAND, WISCONSIN

JOB NUMBER: 2020.42

SHEET A2.2

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APARTMENT WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	NOM. UNIT SIZE W.xH.
(A)*	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(B)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(C)	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-0" x 5'-0"
(D)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-0" x 5'-0"
(E)	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-0" x 5'-0"
(F)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-0" x 5'-0"
(G)*	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(H)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(J)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (3) 3'-0" x 5'-0"

GENERAL WINDOW NOTES:

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- ASTERIK (*) INDICATES WINDOWS SHALL MEET MIN. EGRESS SIZE REQUIREMENTS PER IBC SECTION 1029.2 OPENING REQUIREMENTS:
  - -20" CLEAR WIDTH
  - -24" CLEAR HEIGHT
  - - 5.7 MIN. S.F.
- PER SPS 321.05 (3) SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
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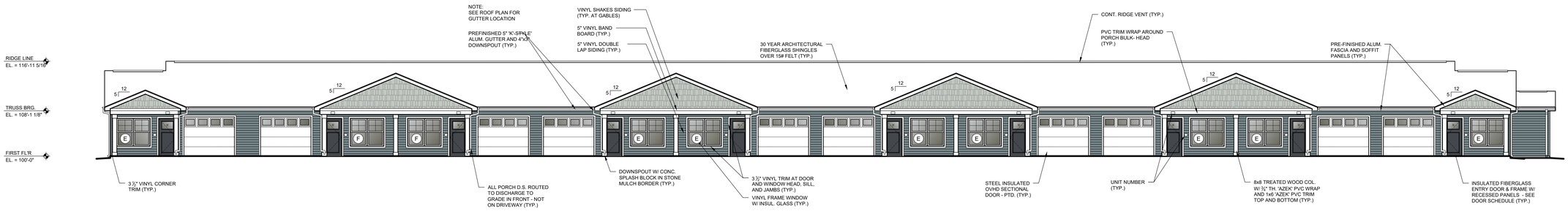
- SEE TYP UNIT FLOOR PLANS FOR ALL ADA WINDOW LOCATIONS - REFER TO DETAIL 14/A4.1 FOR ADA WINDOW SASH REQUIREMENTS. (PROVIDE ADA LIFT HANDLE @ BOTTOM SASH)
- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS

EXTERIOR COLOR SCHEDULE		
MAT'L	MFR.	COLOR
DBL. 5" HORIZONTAL VINYL LAP SIDING	MASTIC	ENGLISH WEDGEWOOD
DBL. 7" VINYL STRAIGHT SHAKE SIDING	MASTIC	VICTORIAN GREY
VINYL DOOR AND WINDOW TRIM	MASTIC	WHITE
PVC TRIM (PORCH COLUMN & BULKHEAD)	AZEK	WHITE
UNIT ENTRY DOORS	THERMA TRU	SW 7076 CYBERSPACE
ALUMINUM ETRY DOORS & STOREFRONTS	KAWNEER	CLEAR ANODIZED ALUMINUM
UTILITY DOORS	THERMA TRU	SW 7076 CYBERSPACE
OVERHEAD DOORS	CLOPAY	WHITE
VINYL WINDOWS	ALLIANCE	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	TAMKO	PEWTER
FOUNDATION COVER	NUDO	PEBBLED GRAY

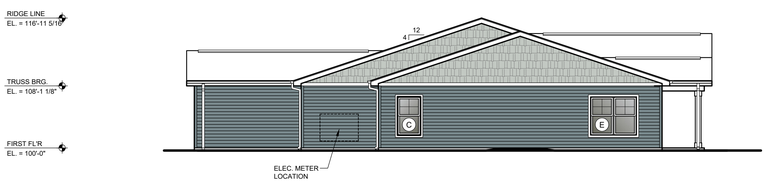
EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH OWNER AND ARCHITECT PRIOR TO ORDERING
- ALL SIDING, SOFFIT, FASCIA, AND TRIM BOARDS TO BE FACTORY PRE-FINISHED
- ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION



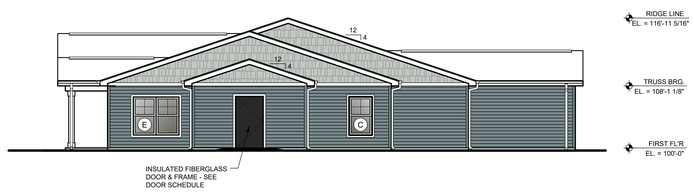
BUILDING #4 ELEVATIONS

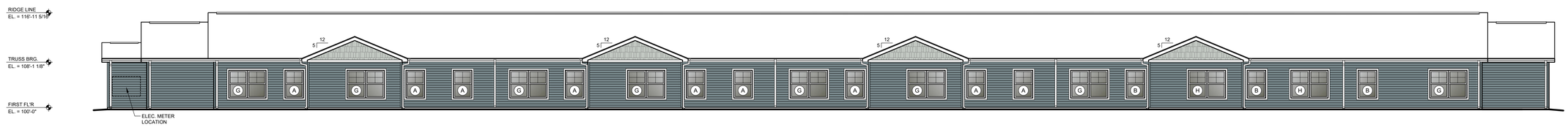
SCALE: 1/8" = 1'-0"



BUILDING #4 ELEVATIONS

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





BUILDING #4 ELEVATIONS

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

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
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COMMONWEALTH COMPANIES
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SUPERIOR VIEW COTTAGES

6TH ST. E AND 22ND AVE E
ASHLAND, WISCONSIN

JOB NUMBER: 2020.42

SHEET A2.3

2021 © M+A DESIGN, INC

APARTMENT WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	NOM. UNIT SIZE W.xH.
(A)*	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(B)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(C)	VINYL	SINGLE HUNG WINDOW	UNIT: 3'-0" x 5'-0"
(D)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-0" x 5'-0"
(E)	VINYL	SINGLE HUNG WINDOW	UNIT: (2) 3'-0" x 5'-0"
(F)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-0" x 5'-0"
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(H)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-4" x 5'-0"
(J)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (3) 3'-0" x 5'-0"

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  - -24" CLEAR HEIGHT
  - - 5.7 MIN. S.F.
- PER SPS 321.05 (3) SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
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- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS

EXTERIOR COLOR SCHEDULE		
MAT'L	MFR.	COLOR
DBL. 5" HORIZONTAL VINYL LAP SIDING	MASTIC	ENGLISH WEDGEWOOD
DBL. 7" VINYL STRAIGHT SHAKE SIDING	MASTIC	VICTORIAN GREY
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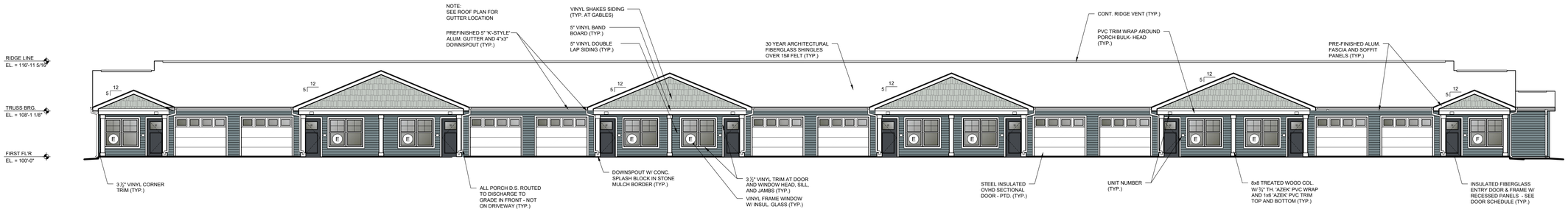
VINYL WINDOWS	ALLIANCE	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	TAMKO	PEWTER
FOUNDATION COVER	NUDO	PEBBLED GRAY

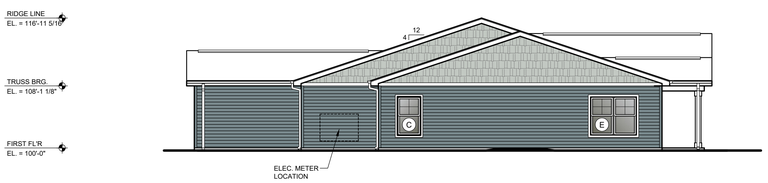
EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH OWNER AND ARCHITECT PRIOR TO ORDERING
- ALL SIDING, SOFFIT, FASCIA, AND TRIM BOARDS TO BE FACTORY PRE-FINISHED
- ALL PROPOSED RANGE HOOD VENT, DRYER VENT, AND BATHROOM VENTS TO EXTERIOR SHALL BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION



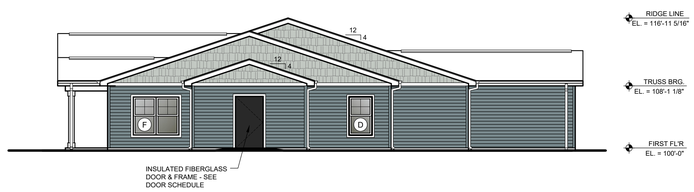
BUILDING #5 ELEVATIONS

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



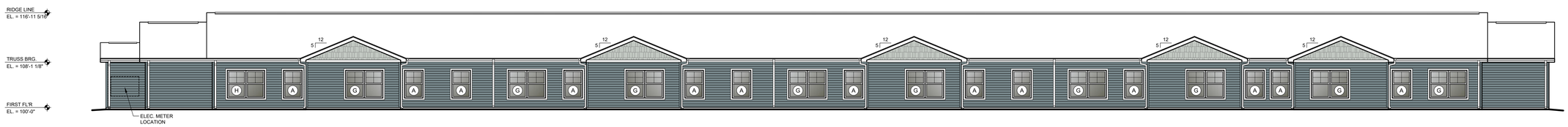
BUILDING #5 ELEVATIONS

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



BUILDING #5 ELEVATIONS

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



BUILDING #5 ELEVATIONS

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

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
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l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
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SUPERIOR VIEW COTTAGES

6TH ST. E AND 22ND AVE E
ASHLAND, WISCONSIN

JOB NUMBER: 2020.42

SHEET A2.4

2021 © M+A DESIGN, INC

CLUBHOUSE WINDOW SCHEDULE			
SYM.	MAT'L	DESCRIPTION	NOM. UNIT SIZE W.xH.
(B)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: 3'-4" x 5'-0"
(F)	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (2) 3'-0" x 5'-0"
(J)*	VINYL	ADA SINGLE HUNG WINDOW	UNIT: (3) 3'-0" x 5'-0"

GENERAL WINDOW NOTES:

- ENERGY STAR WINDOWS
- ASTERIK (*) INDICATES WINDOWS SHALL MEET MIN. EGRESS SIZE REQUIREMENTS PER IBC SECTION 1029.2 OPENING REQUIREMENTS:
  - -20" CLEAR WIDTH
  - -24" CLEAR HEIGHT
  - - 5.7 MIN. S.F.
- PER SPS 321.05 (3) SAFETY GLAZING ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN 24"
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- PROVIDE SCREENS FOR ALL OPERABLE WINDOWS

EXTERIOR COLOR SCHEDULE		
MAT'L	MFR.	COLOR
DBL. 5" HORIZONTAL VINYL LAP SIDING	MASTIC	ENGLISH WEDGEWOOD
DBL. 7" VINYL STRAIGHT SHAKE SIDING	MASTIC	VICTORIAN GREY
VINYL DOOR AND WINDOW TRIM	MASTIC	WHITE
PVC TRIM (PORCH COLUMN & BULKHEAD)	AZEK	WHITE
UNIT ENTRY DOORS	THERMA TRU	SW 7076 CYBERSPACE
ALUMINUM ETRY DOORS & STOREFRONTS	KAWNEER	CLEAR ANODIZED ALUMINUM
UTILITY DOORS	THERMA TRU	SW 7076 CYBERSPACE
OVERHEAD DOORS	CLOPAY	WHITE
VINYL WINDOWS	ALLIANCE	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	TAMKO	PEWTER
FOUNDATION COVER	NUDO	PEBBLED GRAY

EXTERIOR COLOR NOTES:

- VERIFY COLORS AND MATERIALS WITH OWNER AND ARCHITECT PRIOR TO ORDERING
- ALL SIDING, SOFFIT, FASCIA, AND TRIM BOARDS TO BE FACTORY PRE-FINISHED
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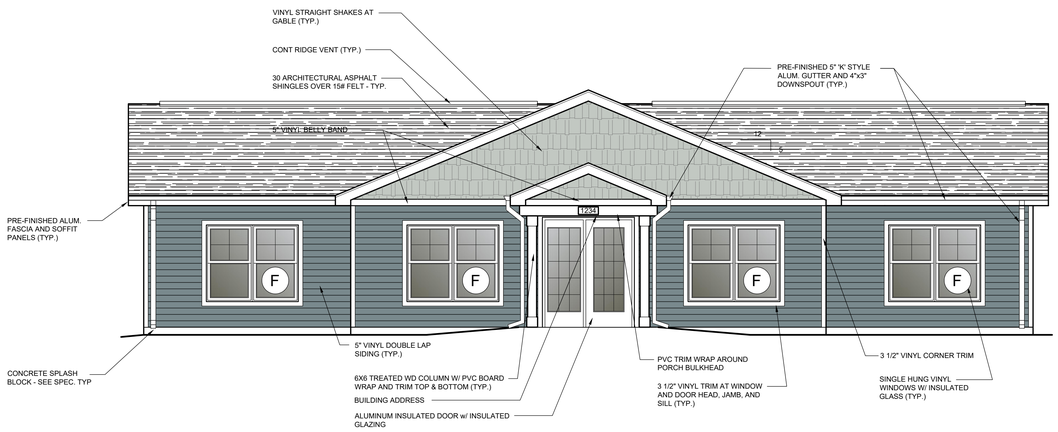
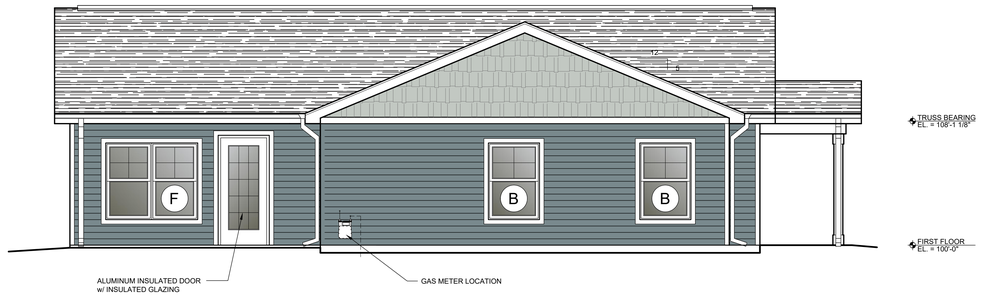


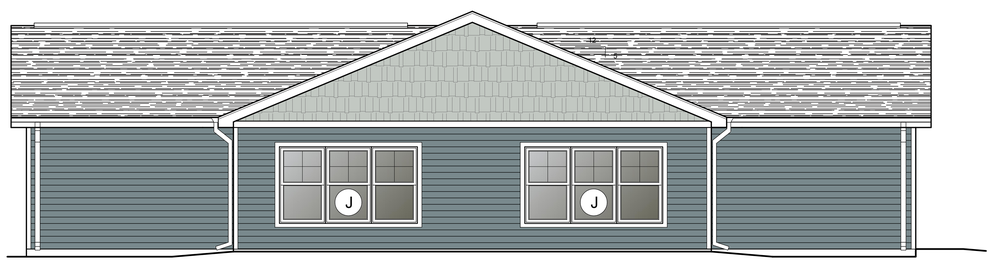
EAST ELEVATION CLUBHOUSE

SCALE: 1/4" = 1'-0"



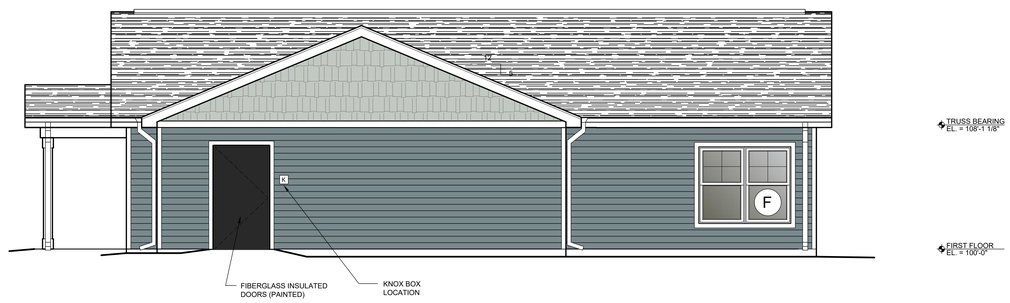
SOUTH ELEVATION CLUBHOUSE

SCALE: 1/4" = 1'-0"



WEST ELEVATION CLUBHOUSE

SCALE: 1/4" = 1'-0"



NORTH ELEVATION CLUBHOUSE

SCALE: 1/4" = 1'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
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SUPERIOR VIEW COTTAGES

6TH ST. E AND 22ND AVE E
ASHLAND, WISCONSIN

JOB NUMBER: 2020.42

SHEET A2.5

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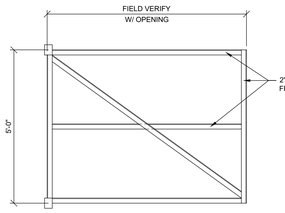
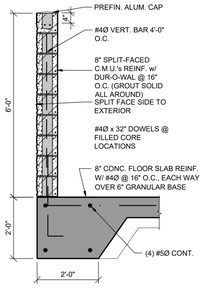
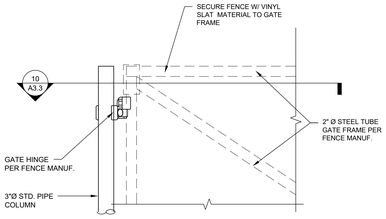


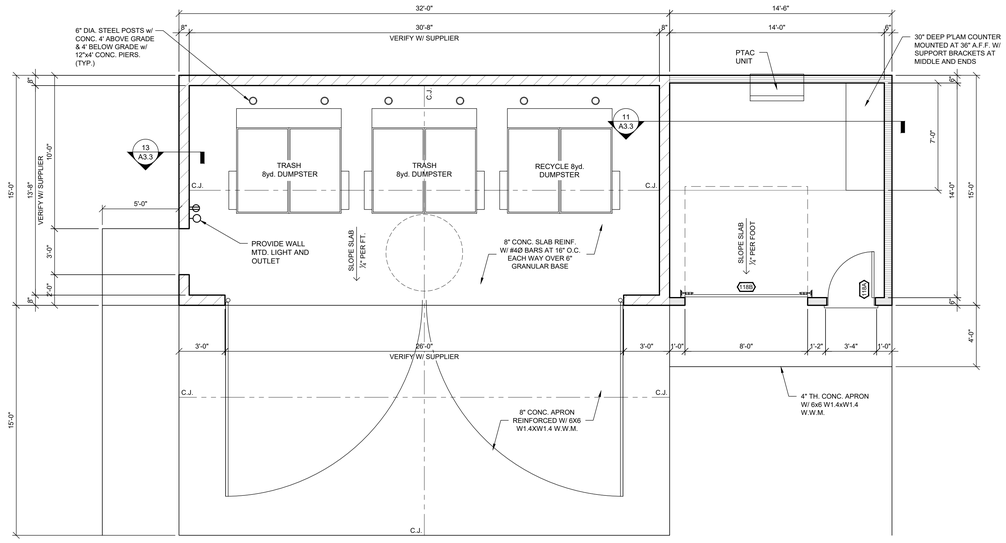
12 A3.3 DUMPSTER GATE FRAME
SCALE: 1/2" = 1'-0"



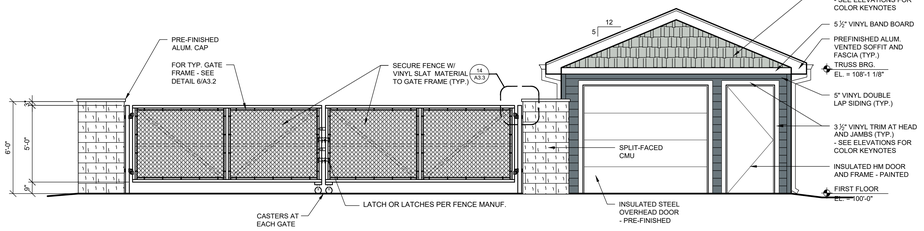
13 A3.3 DUMPSTER WALL SECTION
SCALE: 1/2" = 1'-0"



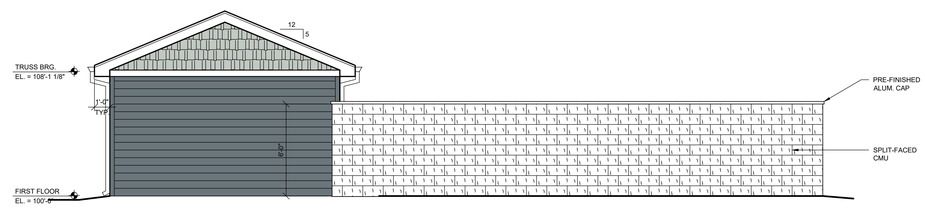
14 A3.3 GATE HINGE ELEVATION
SCALE: 1" = 1'-0"



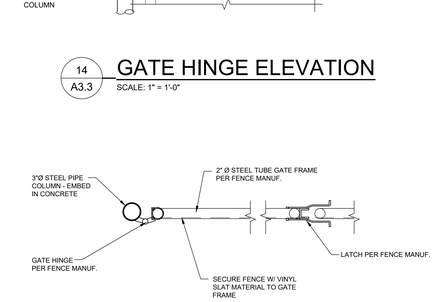
6 A3.3 DUMPSTER ENCLOSURE / MAINTENANCE SHED FLOOR PLAN
SCALE: 1/4" = 1'-0"
SEE SITE PLAN FOR LOCATION AND ORIENTATION



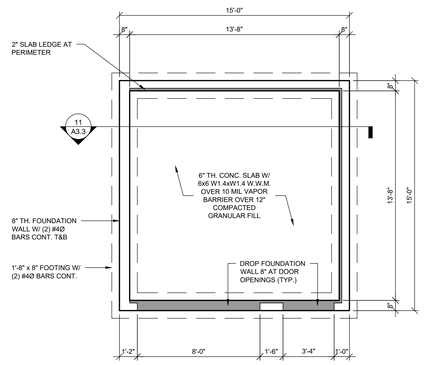
7 A3.3 DUMPSTER ENCLOSURE / MAINTENANCE SHED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



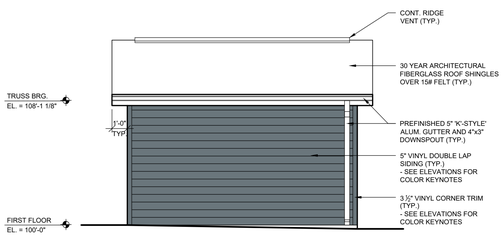
8 A3.3 DUMPSTER ENCLOSURE / MAINTENANCE SHED REAR ELEVATION
SCALE: 1/4" = 1'-0"



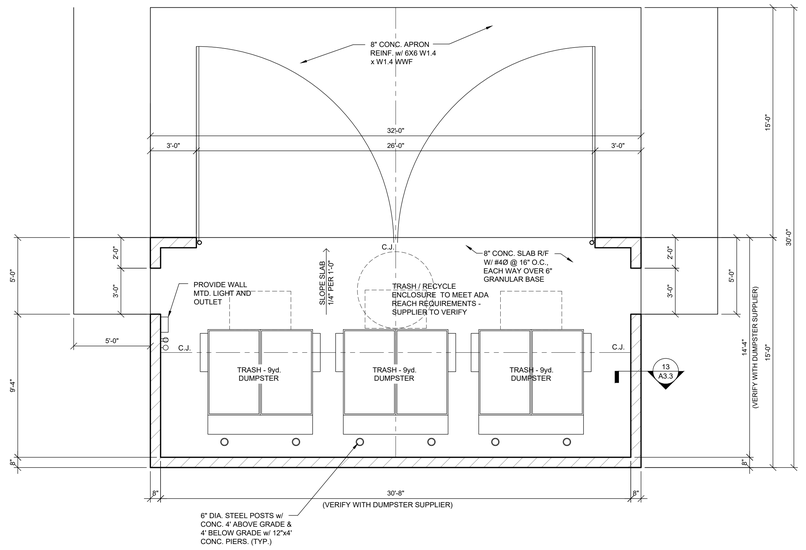
11 A3.3 MAINTENANCE SHED SECTION
SCALE: 1/4" = 1'-0"
SEE SITE PLAN FOR LOCATION AND ORIENTATION



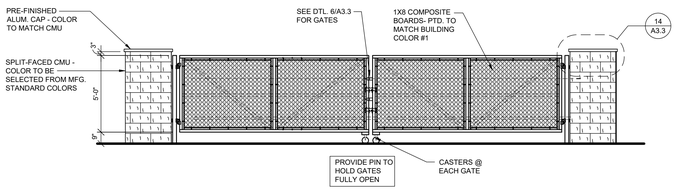
10 A3.3 MAINTENANCE SHED FOUNDATION PLAN
SCALE: 1/4" = 1'-0"
SEE SITE PLAN FOR LOCATION AND ORIENTATION



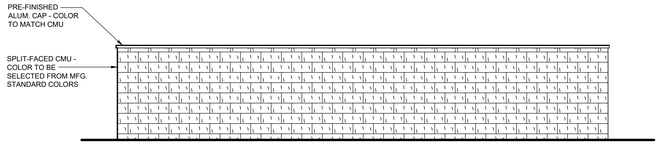
9 A3.3 MAINTENANCE SHED SIDE ELEVATION
SCALE: 1/4" = 1'-0"



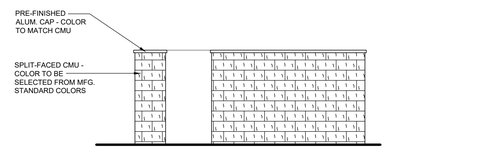
1 A3.3 DUMPSTER ENCLOSURE FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A3.3 DUMPSTER ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 A3.3 DUMPSTER ENCLOSURE REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 A3.3 DUMPSTER ENCLOSURE SIDE ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR COLOR SCHEDULE		
MAT'L	MFR.	COLOR
DBL. 5" HORIZONTAL VINYL LAP SIDING	MASTIC	ENGLISH WEDGEWOOD
DBL. 7" VINYL STRAIGHT SHAKE SIDING	MASTIC	VICTORIAN GREY
VINYL DOOR AND WINDOW TRIM	MASTIC	WHITE
UTILITY DOORS	THERMA TRU	SW 7076 CYBERSPACE
OVERHEAD DOORS	CLOPAY	WHITE
SOFFIT, FASCIA, AND DRIP EDGE	ALCOA	WHITE
GUTTERS & DOWNSPOUTS	WILCO	WHITE
ASPHALT SHINGLES & RIDGE VENT	TAMKO	PEWTER
FOUNDATION COVER	NUDO	PEBBLED GRAY
CMU SPLIT FACE	COUNTY MATERIALS	GRAY
ALUM CAP	ALCOA	GRAY

EXTERIOR COLOR NOTES:
- VERIFY COLORS AND MATERIALS WITH OWNER AND ARCHITECT PRIOR TO ORDERING

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

SUPERIOR VIEW COTTAGES
6TH ST. E AND 22ND AVE E
ASHLAND, WISCONSIN

JOB NUMBER: 2020.42

SHEET A3.3

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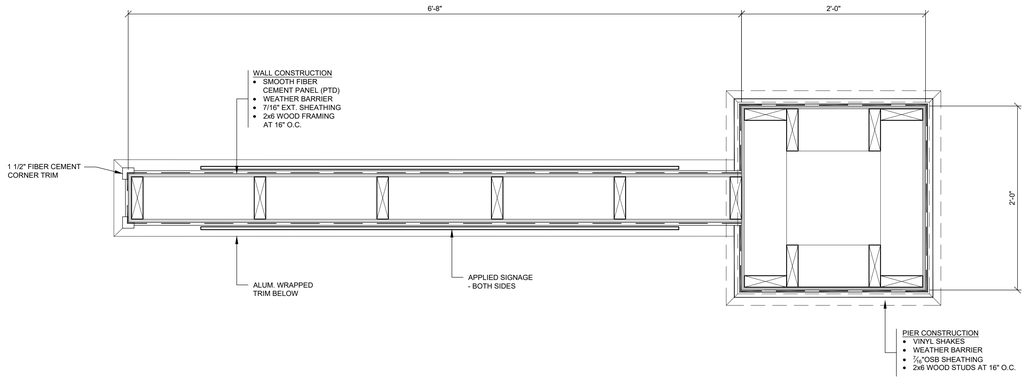
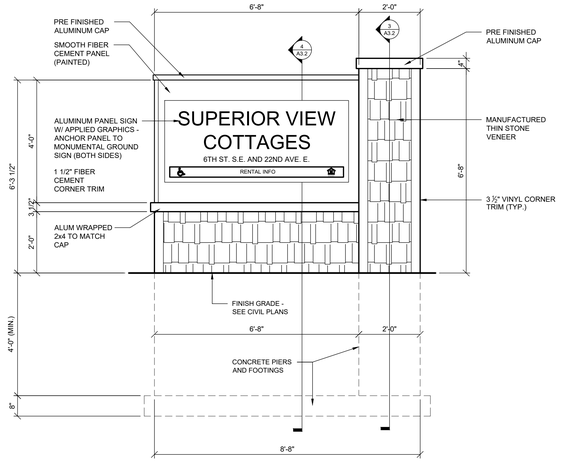


2 A3.3 **SIGN PLAN SECTION**

SCALE:1 1/2" = 1'-0"

SIGNAGE COLOR SCHEDULE		
MAT'L	MFR.	COLOR
DBL. 7" VINYL STRAIGHT SHAKE SIDING	MASTIC	VICTORIAN GREY
FIBER CEMENT PANEL - SMOOTH	LP	TBD
ALUM WRAP AND CAP	ALCOA	TBD

- VERIFY COLORS AND MATERIALS W/ ARCHITECT
- SIGNAGE LETTERING AND INFORMATION ON BOTH SIDES OF MONUMENT SIGN STRUCTURE
- SIGNAGE IS NOT ILLUMINATED
- ALL PERMITS BY SIGNAGE SUPPLIER - MODIFY THESE DRAWINGS AS REQUIRED TO ACCOMMODATE LOCAL SIGN CODE

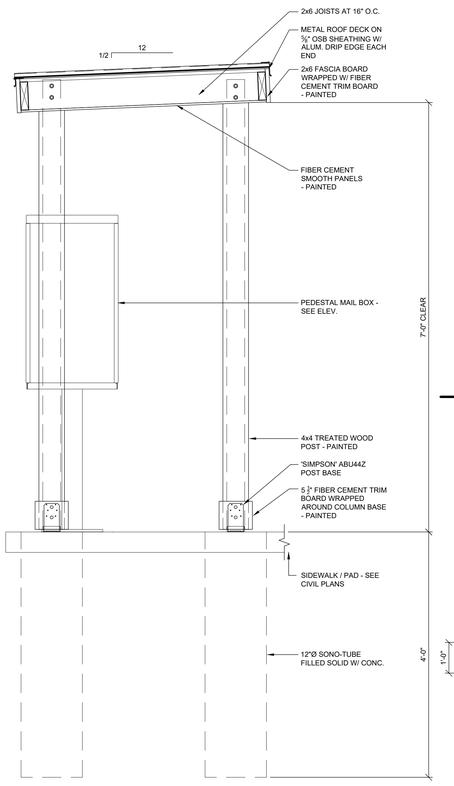


1 A3.3 **SIGN ELEVATION**

SCALE: 1/2" = 1'-0"

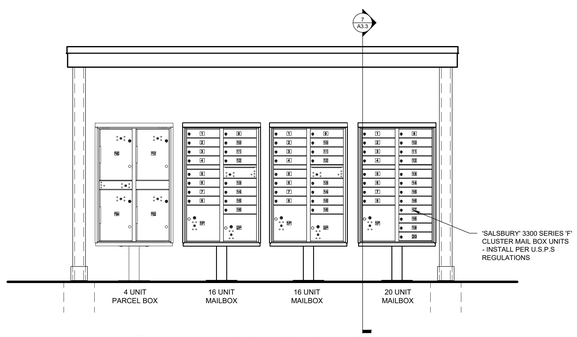
MAILBOX CANOPY COLORS	
MATERIAL	COLOR
ALUM. COPING	TO MATCH F.C. TRIM
METAL ROOF	TO MATCH F.C. TRIM
FIBER CEMENT SOFFIT/ FASCIA	SW 6076 - TURKISH COFFEE
FIBER CEMENT COLUMN	SW 6076 - TURKISH COFFEE

* VERIFY COLORS AND MATERIALS WITH ARCHITECT



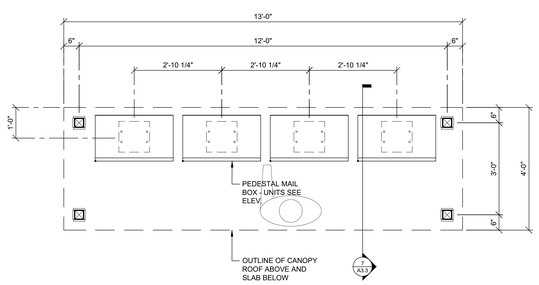
7 A3.3 **MAIL BOX CANOPY SECTION**

SCALE: 1" = 1'-0"



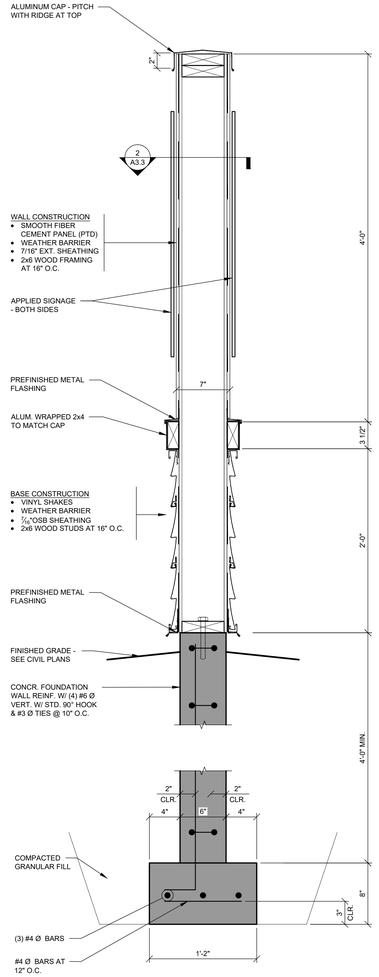
5 A3.3 **MAIL BOX ELEVATION**

SCALE: 1/2" = 1'-0"
SEE CIVIL PLAN FOR LOCATION



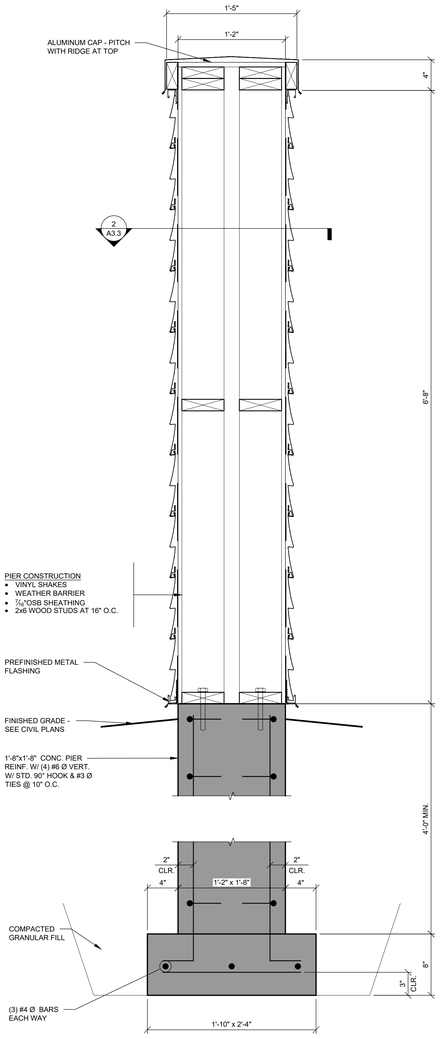
6 A3.3 **EXTERIOR MAILBOX PLAN**

SCALE: 1/2" = 1'-0"
SEE CIVIL PLAN FOR LOCATION



4 A3.3 **SIGN PANEL SECTION**

SCALE:1 1/2" = 1'-0"



3 A3.3 **SIGN END PIER SECTION**

SCALE:1 1/2" = 1'-0"

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
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SUPERIOR VIEW COTTAGES

6TH ST. E AND 22ND AVE E
ASHLAND, WISCONSIN

JOB NUMBER: 2020.42

SHEET A3.4

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LEGEND

- PROPOSED OVERSTORY TREE
- PROPOSED UNDERSTORY TREE
- PROPOSED CONIFEROUS TREE

WAL-MART REAL ESTATE BUSINESS TRUST PARCEL 201035740100

EXISTING PAVED TRAIL

(UNDEVELOPED)

24TH AVENUE EAST

30' SETBACK

LOT 1
987,582 Sq.Ft.
22.67 Acres

OWNED BY KWIK TRIP, INC.
(PARCEL #203091640)

30' SETBACK

STORM WATER BASIN

23RD AVENUE EAST

30' SETBACK

BUILDING 1

PROPOSED DUMPSTER ENCLOSURE, SEE ARCHITECTURAL PLANS

BUILDING 3

UNIT DRIVEWAY/SURFACE PARKING (TYP.)

BUILDING 5

REDUCER

PROPOSED ENTRANCE SIGNAGE

VISITOR PARKING (8)

PROPOSED PRIVATE DRIVE

OWNED BY CITY OF ASHLAND

BUILDING 2

BUILDING 4

CLUBHOUSE

6TH STREET EAST

SNOW STORAGE/ STAKING AREA

PROPOSED PLAYGROUND, SEE ARCHITECTURAL PLANS

LANDSCAPE BUFFER

PROPOSED OFFICE/ CLUBHOUSE, SEE ARCHITECTURAL PLANS

PROPOSED ENTRANCE SIGNAGE

22ND AVENUE EAST

30' SETBACK

22ND AVENUE EAST

3RD ST. EAST

4TH ST. EAST

5TH ST. EAST

CP #2

0 40' 80'

GENERAL NOTES
1. THIS IS A PRELIMINARY LANDSCAPE PLAN TO SHOW GENERAL PLANTING LOCATIONS. PLANT QUANTITIES HAVE NOT BEEN FULLY VETTED AGAINST CODE REQUIREMENTS.
2. FINAL QUANTITIES WILL BE DETERMINED AFTER EXISTING TREES HAVE BEEN SURVEYED.

DIGGERS HOTLINE
Call 811 3 Work Days Before You Dig
Or Toll Free (800) 242-8511
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

Stantec
12075 N. Corporate Parkway, Suite 200
Mequon, WI 53092
www.stantec.com

LANDSCAPE PLAN

SUPERIOR VIEW COTTAGES
M+A DESIGN, INC.
6TH ST. E AND 22ND AVE E, ASHLAND, WI

DATE OF ISSUANCE
January 31, 2022

NO	REVISION	DATE

SURVEY	PINE RIDGE
DRAWN	BJB
DESIGNED	BJB
CHECKED	JJM
APPROVED	CRB
PROJ. NO.	193805478

SHEET NUMBER
L1.00

Plot Date: 02/10/2022 - 3:30pm
Plotted by: Brian Johnson
Xrefs: 193805478_XSXT, Border, 193805478_XSNO, 193805478_XSUTIL, 193805478_XSNF

Stantec

Stantec Consulting Services, Inc.

Superior View Cottages
Sanitary Sewer Design Sheet
City of Ashland

Date: February 1, 2022 | Job No.: 193805478
By: JJM | Revised:
Checked: | Revised:

Population = 2.7 people/lot
Avg San Flow = 100 gal/person/day
Infiltration = 70 gal/person/day
Peak Factor = Qavg(MGD)x10^(-1/6)x5<8
Manning Coef. = 0.013

M.H. #	Struc. Index	Sta.	Area (Ac)		Population				Design Flow Data (cfs)					Sewer Data							Pipe/Structure Data				
			Trib	Cumul.	Lots	Tot Lots	Pop Inc	Cumul	Avg	Pk Fact	Peak	Infil	Des Q	Length	Diam	Slope %	Vel	Cap	% Full	Status	Drop	Out	In	Depth	TC
4	mh1	9+96.14	2.46	2.46	21				0.006	8.000	0.045	0.004	0.049											8.99	648.23
						21	57	57						300.00	8	0.50%	2.45	0.85	5.8%	OK		639.24	639.24		
3	mh1	6+96.14	1.10	3.56	10				0.008	7.560	0.063	0.006	0.069											8.99	646.73
						31	27	84						300.00	8	0.50%	2.45	0.85	8.1%	OK	0.10	637.64	637.74		
2	mh1	3+96.14	0.85	4.41	10				0.011	7.216	0.080	0.008	0.088											9.09	645.23
						41	27	111						166.00	8	0.48%	2.40	0.84	10.5%	OK	0.10	636.04	636.14		
1	mh1	2+30.14	0.84	5.25	0				0.014	6.958	0.096	0.010	0.105											9.16	644.40
					10	51	27	138						230.14	8	0.48%	2.40	0.84	12.6%	OK	0.10	635.14	635.24		
EX	mh1	0+00.00	1.83	7.08	0				0.014	6.958	0.096	0.010	0.105											9.64	643.68
						51	0	138						0.00	8	0.48%	2.40	0.84	12.6%	OK	0.10	633.94	634.04		
									0.000			0.000													

Stantec

Stantec Consulting Services, Inc.

Superior View Cottages
Sanitary Sewer Design Sheet
City of Ashland

Date: February 1, 2022 | Job No.: 193805478
By: JJM | Revised:
Checked: | Revised:

Population = 2.9 people/lot
Avg San Flow = 100 gal/person/day
Infiltration = 70 gal/person/day
Peak Factor = Qavg(MGD)x10^(-1/6)x5<8
Manning Coef. = 0.013

M.H. #	Struc. Index	Sta.	Area (Ac)		Population				Design Flow Data					Sewer Data							Pipe/Structure Data				
			Trib	Cumul.	Lots	Tot Lots	Pop Inc	Cumul	Avg	Pk Fact	Peak	Infil	Des Q	Length	Diam	Slope %	Vel	Cap	% Full	Status	Drop	Out	In	Depth	TC
5	mh1	2+69.98	2.65	2.65	10				0.003	8.000	0.023	0.002	0.025											8.71	644.15
						10	29	29						39.84	8	0.50%	2.45	0.85	3.0%	OK		635.44	635.44		
1	mh1	2+30.14	2.08	4.73	0				0.003	8.000	0.023	0.002	0.025											9.16	644.40
						10	0	29						230.14	8	0.48%	2.40	0.84	3.0%	OK	0.10	635.14	635.24		
									0.003			0.002													
						10	0	29																	
									0.003			0.002													
						10	0	29																	
									0.003			0.002													
						10	0	29														0.00			

MEP SITE LIGHITNG PLAN

NORTH

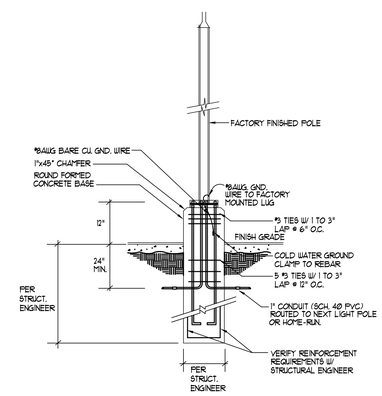
SCALE: 1" = 40'-0"

SITE LIGHTING FIXTURE SCHEDULE

	SA	RAB LIGHTING ALEDFC52N OR EQUAL SINGLE HEAD AREA LUMINAIRE ON 20' POLE EQUAL TO KU #56P20-4-11-BRZ-DMI.	50W
	SB	RAB LIGHTING ALEDFC52N OR EQUAL TWIN HEAD AREA LUMINAIRE ON 20' POLE EQUAL TO KU #56P20-4-11-BRZ-DMI.	100W
	SC	PROGRESS LIGHTING P6085-31K9 OR EQUAL WALL SCONCE MOUNTED AT 8' AFF.	17W

STATISTICS FOR SITE PHOTOMETRICS

DESCRIPTION	SYMBOL	AVERAGE	MAX	MIN	AVG/MIN.
CALCULATION ZONE #1	+	1.7	8.1	0.1	11.1



POLE BASE DETAIL

SCALE: NONE

Lwanda & Company
Consulting Engineers
6136 Frisco Square Blvd.
Suite 400
Frisco, Texas 75034
Tel. 469.287.5488 Fax. 469.287.5489

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

PRELIMINARY SHEET DATES:

02-04-2022

M+A DESIGN, INC.
24 SOUTH BROOKE STREET
FOND du LAC, WISCONSIN 54937
l.petrie@madesigninc.net (920) 922-8170

Not for permits, pricing or other official purposes.
This document has not been completed or checked and is for general information or comment only.

COMMONWEALTH COMPANIES
24 S. BROOKE STREET
FOND du LAC, WISCONSIN 54935
(920) 922-8170 FAX: (920) 922-8171

SUPERIOR VIEW COTTAGES

6TH ST. E AND 22ND AVE E
ASHLAND, WISCONSIN

JOB NUMBER: 010322

SHEET EP1.00

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Aerial Map of Parcel 201-03611-0200

2/10/2022, 7:55:46 PM

Override 1

Parcel Mapping

Parcel Labels

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

City of Ashland Public Works Department, GIS Division, PICTOMETRY INTL

Department of Public Works Engineering

Copyright 2018 City of Ashland

Zoning Map of Parcel 201-03611-0200

2/10/2022, 7:56:36 PM

1:18,056

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

City of Ashland Public Works Department, GIS Division, City of Ashland Public Works and Planning Department, PICTOMETRY INTL

30% AMI	Rent	# of units
1 Bedroom	$ 344	5
2 Bedroom	$ 409	5
50% AMI		
1 Bedroom	$ 609	3
2 Bedroom	$ 728	7
3 Bedroom	$ 837	10
60% AMI		
1 Bedroom	$ 742	2
2 Bedroom	$ 887	4
3 Bedroom	$ 1,021	14

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT is made and entered into this 8th day of February, 2022 at Ashland, Wisconsin, by and between the City of Ashland, a Wisconsin municipal corporation, 601 Main Street West, Ashland, Wisconsin, 54806 ("City") and Superior View Cottages, LLC ("Developer"), PO Box 1658, Fond du Lac, WI 54936 (collectively, the City and Developer shall be referred to as the "Parties").

RECITALS

WHEREAS, the City has a need to provide for more residential housing options for residents within the City of Ashland; and

WHEREAS, Developer has proposed construction of a residential housing development within the City of Ashland that would provide housing that meets the diverse needs of the City; and

WHEREAS, the City and Developer have entered into a contract for the transfer from the City to Developer a portion of Parcel ID: #201-03611-0200, located at 2200 Lakeshore Drive East; more specifically shown and described as Lot 1 of Exhibit 1 attached hereto ("Lot 1"), to be recorded as a Certified Survey Map at the Office of the Ashland County Register of Deeds as described in this Agreement; and

WHEREAS, on November 17, 2020, Ashland City Council approved the purchase agreement between the City and Developer (the "Purchase Agreement"), which was contingent upon both parties executing this Development Agreement; and

WHEREAS, after considering public input at their meeting on February 23, 2021, the City of Ashland Committee of the Whole directed staff to continue negotiations to finalize this Development Agreement with the Developer; and

WHEREAS, the sale of Lot 1 from the City to Developer would provide a public benefit to the City by allowing Developer to develop Lot 1 to provide additional residential housing options within the City.

NOW, THEREFORE, in consideration of the mutual promises and conditions contained herein, the partners agree as follows:

A. Transfer of Property

1. **Transfer Price**. The land roughly identified as Lot 1 in Exhibit 1[1], shall be transferred to the Developer for $1 per the Purchase Agreement approved by Ashland City Council on November 17, 2021. The Developer agrees that the land must be developed as an affordable housing project, and the Developer agrees to enter into a land use restriction agreement with the Wisconsin Housing and Economic Development Authority (the "LURA") restricting the use of the land as an affordable housing project for a term of at least 15 years pursuant to the requirements of the LURA.

2. **Subdivision of Property**. The parcel (#201-03611-0200) shall be subdivided by Certified Survey Map ("CSM"), with Lot 1 as roughly identified on Exhibit 1, to be transferred to Developer pursuant to subparagraph 3, below.

[1] The location of Lot 1 in Exhibit 1 is a rough depiction of the area of land to be transferred. Exhibit 1 shall be amended to consist of the Certified Survey Map showing the actual land to be transferred once said CSM has been recorded.

3. **Transfer of Property**. The Parties intend to close on the property transfer on or before April 1, 2022, but in no event shall such closing be later than June 1, 2022, as provided in the Purchase Agreement. The City shall transfer Lot 1 to the Developer within 30-days upon completion of the following requirements:
    a. Approval by the City of all plans for the Development consistent with Section B herein, including (i) development permit for zoning use of property (acquired through the Planning Department); (ii) Final site plan approval by Plan Commission and completion of all Site Plan conditions of approval; (iii) issuance of building permit by the City.
    b. Approval by the Wisconsin Department of Safety and Professional Services for all necessary building plans for the Development.
    c. Developer must provide the City with financial assurance that it can complete the construction of the Development consistent with the plans approved by the City. The acceptance of the adequacy of the financial assurance commitment shall be at the discretion of the City. The financial assurance may include, but is not limited to, i) guaranteed commitments from investors; ii) irrevocable letters of credit; iii) any other proof of financial means to complete construction by Developer.

B. Plans and Permits

1. **The Development**. Developer has proposed to develop Lot 1 substantially in compliance with the proposals attached as Exhibit 2 (the "Development"). The Parties acknowledge that final development plan may vary slightly from the attached proposals, but it is the intent of the Parties to incorporate as much of the proposals as feasible in the final development construction.[2]

2. **Development plans and specifications**. Except as provided herein, Developer shall submit all drawings, elevations, plans, specifications, and other documents and information, and all other matters required by the City for approval of the plans and specifications for the Development in accordance with the normal practices and procedures of the City. Developer agrees to pay all standard development, license, permit, and other fees for the improvements as provided for in the City's Comprehensive Fee schedule and as required by the State of Wisconsin, and will not seek reimbursement from the City for the cost thereof, except as may otherwise be specifically provided herein. Consistent with Section A.3.a, herein, Developer shall submit applications for, and receive approval of, all necessary zoning and building permits required for the Development prior to transfer of Lot 1 to the Developer.

3. **Green Infrastructure**. Developer shall incorporate green infrastructure elements into its final Site Plan.

4. **Gardening Space**. Developer shall include gardening space on-site that is available for use by residential tenants.

5. **Compliance with codes, plans and specifications**. All construction shall be in compliance with: (a) all applicable municipal ordinances of the City; (b) all other applicable laws, ordinances, regulations and requirements; and (c) all provisions of the plans and specifications relating to the projects.

[2] The proposed plans in Exhibit 2 are conceptual plans presented to the City for the initial consideration of this development project. After Developer has submitted and received approval for necessary building and zoning permits and site plan for the Development, the Exhibit 2 attached hereto shall be amended to consist of said approved permits and site plan for the Development.

6. **Site work**. Developer shall comply with all grading, erosion, and soil control requirements affecting the property in accordance with all applicable federal, state, county and City regulations, guidelines, specifications, laws, ordinances, and permits.

7. **Permit copies**. Developer shall provide and submit to the City, valid copies of any and all governmental agency permits relating to the projects, issued by any agency other than the City.

8. **Record Drawings**. Developer will provide, no later than 4 months after substantial completion of the Development, a complete set of record drawings, both as hard copy and in a digital DWG format, with reference to Ashland County coordinates.

C. Indemnification

Developer will indemnify and hold harmless the City, its governing body members, officers, agents, including independent contractors, consultants, and legal counsel, servants and employees thereof (hereinafter, for purposes of this paragraph collectively referred to as the "City Indemnified Parties") against any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any breach of any duty or warranty by Developer under this Agreement or in relation to any activities authorized by this Agreement; provided that the foregoing indemnification shall not be effective for any negligent acts, misrepresentation or willful misconduct of the City Indemnified Parties. Except for any negligent acts, misrepresentation or any willful misconduct of the City Indemnified Parties, Developer will protect and defend the City Indemnified Parties from any claim, demand, suit, action, or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the action or inaction of Developer (or other persons acting on its behalf or under its direction or control) under this Agreement or in relation to any activities authorized by this Agreement.

The City will indemnify and hold harmless Developer its officers, agents, including independent contractors, consultants, and legal counsel, servants and employees thereof (hereinafter, for purposes of this paragraph collectively referred to as the "Developer Indemnified Parties") against any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any breach of any duty or warranty by the City under this Agreement or in relation to any activities authorized by this Agreement; provided that the foregoing indemnification shall not be effective for any negligent acts, misrepresentation or willful misconduct of the Developer Indemnified Parties. Except for any negligent acts, misrepresentation or anywillful misconduct of the Developer Indemnified Parties, the City will protect and defend the Developer Indemnified Parties from any claim, demand, suit, action, or other proceeding whatsoever by any person or entity whatsoever arising or purportedly arising from the action or inaction of the City (or other persons acting on its behalf or under its direction or control) under this Agreement or in relation to any activities authorized by this Agreement.

D. Default/Remedies

Event of Default

An Event of Default includes, but is not limited to, any of the following:

1. The failure by Developer to observe or perform any covenant, condition, obligation, or agreement on its part to be observed or performed when and as required under this Agreement, including but not limited to the revocation, invalidity, or withdrawal of any of the financial assurance required in paragraph A.3.c. This shall be a default unless, within thirty (30) days after written notice to Developer of such failure, the Developer cures such failure provided that if such matter is not a monetary default and cannot be cured within such thirty (30) day period but if Developer commences to cure such matter within the thirty (30) day period and thereafter reasonably and

continuously takes action to complete such cure and such cure is completed at the earliest reasonable date, then the event will not be an Event of Default;

2. The failure by the City to observe or perform any covenant, condition, obligation or agreement on its part to be observed or performed when and as required under this Agreement, in either case within thirty (30) days after written notice to the City of such failure, provided that if such matter is not a monetary default and cannot be cured within such thirty (30) day period but if the City commences to cure such matter within the thirty (30) day period and thereafter reasonably and continuously takes action to complete such cure and such cure is completed at the earliest reasonable date, then the event will not be an Event of Default; or

3. Developer becomes insolvent or is the subject of bankruptcy or insolvency proceedings, which are not dismissed within sixty (60) days of their filing.

Remedies on Default. Whenever an Event of Default occurs and is continuing, the non-defaulting party may take any one or more of the following actions:

1. The non-defaulting party may take any action, including legal or administrative action, in law or in equity, which may appear necessary or desirable to enforce performance and observance of any obligation, agreement, or covenant of the defaulting party under this Agreement. The non-defaulting party shall have the right to take over the work of the defaulting party so that the relevant work may be completed at the cost of the defaulting party;

2. Any other remedy allowed at law or in equity or by statute.

No Remedy Exclusive. No remedy or right conferred upon or reserved to the parties in this Agreement is intended to be exclusive of any other remedy or remedies, but each and every such right and remedy shall be cumulative and shall be in addition to every other right and remedy given under this Agreement now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

No Implied Waiver. In the event any covenant contained in this Agreement should be breached by any party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

E. Assignment

No assignment of any rights or obligations under this Agreement shall be made without the written consent of the other party.

F. Amendments

The City and Developer may only amend or modify this Agreement by written agreement duly authorized and signed by the City and Developer.

G. Condition Precedent for Effectiveness of Agreement

This Agreement is only effective if the parties close on the sale by the City and the purchase by Developer of Lot 1 as shown in Exhibit 1, and shall be null and void if no such sale occurs.

H. Non-Development

1. Commencement of Construction. The City has agreed to sell Lot 1 to Developer for one dollar with the intent that said Lot 1 be developed consistent with the plans contained in Exhibit 2.[3] If construction of the Development has not commenced by December 31, 2023, the Developer shall transfer the entire Lot 1 back to the City at no cost to the City. In such event, the City shall not be responsible for any costs, expenses, damages, time, or other damages incurred as a result of Developer's failure to commence the development in a timely manner.
2. Extension of Deadlines. The City shall extend the deadlines contained in this Section H for an additional 12-months upon request of the Developer, if the Developer provides good cause as to why the construction has not commenced and/or been completed by the required timelines herein.

I. Additional Provisions

Conflicts of Interest. No member of the, governing body or other official of the City shall have any financial interest, direct or indirect, in this Agreement, or the projects, or any contract, agreement, or other transaction contemplated to occur or be undertaken hereunder or with respect thereto, nor shall any such member of the governing body or other official participate in any decision relating to this Agreement which affects his or her personal interest or the interests of any corporation, partnership, or association in which he or she is directly or indirectly interested.

Incorporation by Reference. All exhibits and other documents attached hereto or referred to herein are hereby incorporated in and shall become a part of this Agreement.

No Implied Approvals. Nothing herein shall be construed or interpreted in any way to waive any obligation or requirement of Developer to obtain all necessary approvals, licenses, and permits from the City in accordance with its usual practices and procedures, nor limit or affect in any way the right and authority of the City to approve or disapprove the plans and specifications, or any part thereof of the projects, or to impose any limitations, restrictions, and requirements on the development, construction, and/or use of the projects as a condition of any such approval, license, or permit; including, without limitation, requiring any and all other development and similar agreements.

Headings. Descriptive heading are for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

Notices. Any notice required hereunder shall be given in writing, signed by the party giving notice, personally delivered or mailed by certified or registered mail, return receipt requested, to the parties' respective addresses as follows:

[3] Including any amendments to Exhibit 2 pursuant to Note 2, above.

To the City:	City of Ashland 601 Main Street West Ashland, WI 54806 Attn: City Administrator
With a copy to:	City of Ashland 601 Main Street West Ashland, WI 54806 Attn: Director of Planning and Development
To: Superior View Cottages, LLC	Jonathan Nesburg 24 South Brooke Street Fond du Lac, WI 54935 Attn: Jonathan Nesburg

Notice shall be deemed delivered (a) in the case of personal delivery, on the date when personally delivered; or (b) in the case of certified or registered mail, on the third business day after the date when deposited in the United States mail with sufficient postage to effect such delivery.

Entire Agreement. This document and all other documents and agreements expressly referred to herein contain the entire agreement between Developer and the City with respect to the matters set forth herein.

Governing Law and Venue. This Agreement shall be construed in accordance with the law of the State of Wisconsin. The venue for any dispute which cannot be amicably resolved shall be the Circuit Court for Ashland County, Wisconsin.

Cooperation. The City and Developer agree to cooperate in the reasonable prosecution of applications made by any party for any governmental certificates or approvals appropriate or necessary for the consummation of the transactions and projects contemplated by this Agreement. The City and Developer. each will at any time, or from time to time at the written request of the other, sign and deliver such other documents as may be reasonably requested or as may be reasonably necessary or appropriate to give full effect to the terms and conditions of this Agreement.

Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original.

Approved: TBD

CITY OF ASHLAND

By: Debra S. Lewis
Debra S. Lewis, Mayor

Denise Oliphant
Denise Oliphant, Clerk
2/9/2022

Superior View Cottages, LLC
By: Superior View Cottages MM, LLC
Managing Member
By: _____
Its: _____

Jacey S. Dean
JACEY S. DEAN
02/09/2022

DOCUMENT NO **357772**
Received for Record on
01-17-2022 at 8:00 AM

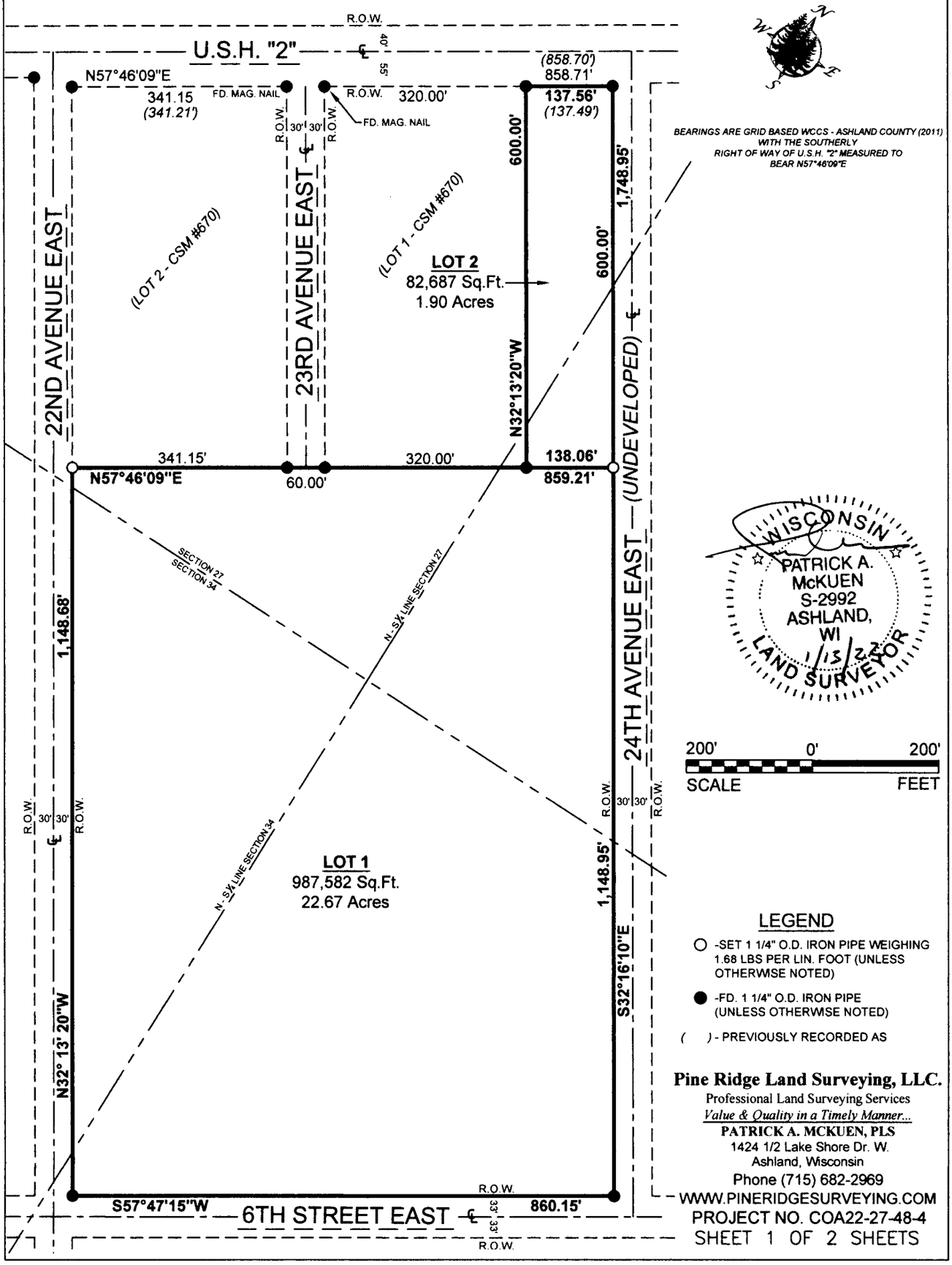
Julie M. Gleeson

JULIE M GLEESON
REGISTER OF DEEDS
ASHLAND COUNTY, WI
Pages: 2
Fee Amount: $30.00

VOL 5 PAGES 77-78
OF CERTIFIED SURVEYS

ASHLAND COUNTY
CERTIFIED SURVEY MAP NO. 755

A SUBDIVISION OF LOT 2 OF CSM #670 AS RECORDED IN THE ASHLAND COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 341375 IN VOL. 4, PAGES 239 - 241 LOCATED IN LAKE SHORE ADDITION SAID LANDS BEING IN THE SW ¼ AND THE SE ¼, SECTION 27 AND THE NW ¼ AND THE NE ¼, SECTION 34 ALL LOCATED IN TOWNSHIP 48 NORTH, RANGE 4 WEST, CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN.



BEARINGS ARE GRID BASED WCCS - ASHLAND COUNTY (2011) WITH THE SOUTHERLY RIGHT OF WAY OF U.S.H. "2" MEASURED TO BEAR N57°46'09"E

WISCONSIN
PATRICK A. McKUEN
S-2992
ASHLAND, WI
1/13/22
LAND SURVEYOR

200' 0' 200'
SCALE FEET

LEGEND

- ○ -SET 1 1/4" O.D. IRON PIPE WEIGHING 1.68 LBS PER LIN. FOOT (UNLESS OTHERWISE NOTED)
- ● -FD. 1 1/4" O.D. IRON PIPE (UNLESS OTHERWISE NOTED)
- ( ) - PREVIOUSLY RECORDED AS

Pine Ridge Land Surveying, LLC.
Professional Land Surveying Services
Value & Quality in a Timely Manner...
PATRICK A. MCKUEN, PLS
1424 1/2 Lake Shore Dr. W.
Ashland, Wisconsin
Phone (715) 682-2969
WWW.PINERIDGESURVEYING.COM

PROJECT NO. COA22-27-48-4
SHEET 1 OF 2 SHEETS

ASHLAND COUNTY
CERTIFIED SURVEY MAP NO. 755

A SUBDIVISION OF LOT 2 OF CSM #670 AS RECORDED IN THE ASHLAND COUNTY REGISTER OF DEEDS AS DOCUMENT NO. 341375 IN VOL. 4, PAGES 239 - 241 LOCATED IN LAKE SHORE ADDITION
SAID LANDS BEING IN THE SW ¼ AND THE SE ¼, SECTION 27 AND THE NW ¼ AND THE NE ¼, SECTION 34 ALL LOCATED IN TOWNSHIP 48 NORTH, RANGE 4 WEST, CITY OF ASHLAND, ASHLAND COUNTY, WISCONSIN.

Surveyor's Certificate

I, Patrick A. McKuen, Professional Land Surveyor S-2992, hereby certify that I have surveyed, divided and mapped; A subdivision of Lot 2 of CSM #670 as recorded in the Ashland County Register of Deeds as Document No. 341375 in Vol. 4, Pages 239-241 located in Lake Shore Addition, said lands being in the SW ¼ and the SE ¼, Section 27 and the NW ¼ and the NE ¼, Section 34 all located in Township 48 North, Range 4 West, City of Ashland, Ashland County, Wisconsin, more particularly described as follows:

That the above described parcel of land contains 1,070,269 square feet or 24.57 acres.

That I have made this map at the direction of Megan McBride, AGENT for said lands.

That said parcel is subject to any easements, restrictions and right-of-ways of record.

That I have fully complied with the provisions of Section 236.34 of Wisconsin Statutes and the City of Ashland Subdivision Control Ordinance in surveying, dividing and mapping said parcel.

That this map correctly and accurately depicts the exterior boundaries of said parcel and the division thereof made.

dated this 13 day of January 2022

WISCONSIN
PATRICK A. MCKUEN
S-2992
ASHLAND, WI
LAND SURVEYOR

Pine Ridge Land Surveying
Patrick A. McKuen
WI PLS S-2992

CITY OF ASHLAND PLANNING & ZONING APPROVAL CERTIFICATE

I, MEGAN MCBRIDE, CITY OF ASHLAND ZONING ADMINISTRATOR ,
DO HEREBY APPROVE THIS CITY OF ASHLAND CERTIFIED SURVEY MAP

SIGNED: Megan McBride
MEGAN MCBRIDE

DATED THIS 14th DAY OF January, 2022.

Pine Ridge Land Surveying, LLC.
Professional Land Surveying Services
Value & Quality in a Timely Manner...
PATRICK A. MCKUEN, PLS
1424 1/2 Lake Shore Dr. W.
Ashland, Wisconsin
Phone (715) 682-2969
WWW.PINERIDGESURVEYING.COM
PROJECT NO. COA22-27-48-4
SHEET 2 OF 2 SHEETS