



The Lofts of East Troy

Final Development Plan Narrative

General Description of the Proposed Planned Development

The proposed project is directly adjacent to Honey Creek Apartments, on Honey Creek Road. The proposed project contains two lots, as seen on the property location map and exhibit provided.

Lot 1 proposes 3 new apartment buildings, in likeness to the existing Honey Creek Apartments, with additional site amenities. These units provide outdoor parking, 2 - 12 stall garages and 58 underground parking stalls per building to be leased with the units. Mailboxes will be located inside the lobby entrance area. There will be an elevator centrally located in each building with 3 additional stair access points. Each building will have security cameras throughout. The buildings will have access control with key fobs or cards to enter as well as intercom entry access. Each unit will have a 10'x10' patio or deck, a full-size washer and dryer and laminate flooring throughout. The first floor design has been revised from GDP to allow for an inside community room with easy access to a patio lounge with grill area adjoining each building. Additionally, there is now a fitness center for each building. There will be a trash chute on each floor of each building that exits to a garbage room in the underground parking garages that is serviced twice per week so that there are no outside unsightly garbage corrals. Outdoor amenities include a private dog park and a maintenance building to serve the apartment community, about 2800 lineal feet of walking path that ties into the existing apartment community and an outdoor pavilion with grill area to enhance a quality of life and promote a sense of community. The buildings are summarized below:

Unit Descriptions (per building)

(23) one bedrooms/one bathroom units

(27) two-bedroom units with 17 of them having two bathrooms

(5) three-bedroom units with 2 bathrooms

(4) four-bedroom units with 2 bathrooms

59 total units (17 units on 3rd floor with lofts and cathedral ceiling opened to below)

Sq footages (estimated)

1 bedrooms – 750 sf

2 bedrooms – 1,060 sf

3 bedrooms – 1,260 sf

4 bedrooms w/ lofts – 1,570 sf

This use will require zoning MR-10 (Multi-Family Residential), which is currently underway in the rezoning process.

Lot 2 proposes self-storage units. These units are intended to serve the needs of the multi-family units directly adjacent to the west but will be open to general public leasing. Proposed are 8 - 40' x 200' buildings containing 40 units each and a larger 50' x 160' building with 12 units for larger storage intended for RVs, Boats, etc. The storage site will be secured by a fence and controlled access.

Ultimately there will be 2 access drives, one will connect west to the apartment site and one east to the future Village Right of Way, but the temporary primary access will be provided to Honey Creek Road

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1200 LASALLE STREET

LAKE GENEVA, WISCONSIN

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until the property to the east is developed. This use is currently allowed within the existing zoning of LI (Light Industrial) and is intended to stay as-is.

Below is a summary of lot statistics:

	Lot Size	Width	Depth	Units	Density	Building Height Principal/ Accessory	Impervious Surface	Building Coverage
Lot 1 – Apartments	375,386 SF 8.62 ac	289'	1,299' **	177 Units	20.5 ** Units/ac	40' **/ > 18'	196,994 SF (52%) **	92,644 SF (25%)
Allowed Per MR-10	4,356 sf minimum	90' min.	2:1	-	10 du/ac	35'/18'	50%	40%
Lot 2 – Storage	268,445 SF 6.16 ac	205'	1,310' **	332 Storage	54 units/ac	TBD – Less Than 45'	207,042 SF (77%)	61,403 SF (23%)
Allowed Per LI	40,000 sf	100'	2:1	-	N/A	45'	85%	75%

****Required Exemptions Described Below**

Description of Requested Exemptions from the Requirements of the Most Comparable Zoning District

Per the summary table, we currently request the following exemptions:

- Lot 1 Width to Depth Ratio
 - The proposed development is consistent with the surrounding properties. The proposed layout best suits the site plan in conjunction with the adjacent apartment units. The configuration does not inhibit future development.
- Lot 2 Width to Depth Ratio
 - The proposed development is consistent with the surrounding properties. The proposed layout best suits the site plan in conjunction with the adjacent apartment units. The configuration does not inhibit future development.
- Lot 1 (MR-10) Units per Acre.
 - The proposed zoning allows 10 dwelling units per acre. This project proposes 20 units per acre. This is consistent with existing apartment style construction adjacent that was also built by the applicant. The proposed style of construction and layout allows for an economical density while providing ample green space for the development
- Lot 1 (MR-10) Building Height
 - The proposed buildings are consistent with adjacent units built by the developer. The final building construction plans will be completed for the final plan submittal. To account for final design variances, this proposal is requesting 40' max height at the FDP stage.
- Lot 1 (MR-10) Impervious Surface
 - The impervious surface ratio proposed as slightly increased from previously due to the winding main entrance drive, slightly larger garages to accommodate ADA stalls and the addition of a patio lounge for each building.

The following is a narrative description for information related to the FDP plans provided.

- The General Landscaping Theme is in likeness to the existing apartment units. To achieve ordinance compliance, we propose a 6ft tall solid fence with a designated 10ft wide buffer centered on the lot line between the Apartments and Storage Units. The fence will be located on the storage unit side of the property line, and will also serve in the larger site security fencing. Where the fence ends for the storage units, the buffer transitions to 20ft wide and utilizes ordinance compliant landscape plantings. This is detailed on the plans provided.
- The overall stormwater management best-management practice will be designed and installed by the Village as an area service to the entire industrial park. The project proposes best management of passing the stormwater, including the existing Honey Creek Pond discharge, to the final treatment device at a location coordinated with the Village Engineer. We currently expect to discharge to a swale in the middle of the east property line. However, no primary rate nor water quality control will be a part of this project.
- The comprehensive plan allows for the storage units in the LI district. The comprehensive plan has been recently amended which extended the multifamily allowance further east. The apartments are in compliance with that recent adjustment.
- The conceptual plan previously submitted identified covered parking along the west lot line. This FDP submittal proposes fully enclosed garages as accessory structures. These garages can be seen in the site renderings provided. Final parking counts provide more than required by ordinance. With the combined underground and enclosed garages, much of the parking is hidden from view. These final counts are as follows:
 - Required:
 - Units: 177 Dwelling Units
 - **Ordinance §510-39A(6): 2 Spaces Per Dwelling Unit**
 - Total Spaces Required: 354 Spaces
 - Proposed:
 - 432 Stalls Total
 - 174 Stalls Underground
 - 72 Stalls in Garages
 - 186 Stalls Aboveground Exposed
 - Proposed Parking Densities
 - 2.44 Total Stalls Per Dwelling Unit
 - 1.05 Stalls Per Unit Exposed Above Ground
 - 1.39 Stalls Per Dwelling Unit require additional impervious surfaces from the apartment buildings (exposed and garage combined)
- With the Village's plan for the future industrial park in this area, we propose an additional access drive to the storage units be located on to the new boulevard on the south end of the property as shown on the site plan provided.
- Since the storage units will be first sight entering the future industrial park, the developer proposes to improve the end treatment of building finishes (facing Honey Creek Road) for a better visual appeal as opposed to the standard inexpensive finishes seen on most storage units.
- General traffic control has been shown on the provided site plan to assist the residential units with vehicle movements in peak traffic times. The access points of the underground parking have been designed to best aid in these traffic patterns during peak commute times.

Justification for the Proposed Planned Development

The proposed planned development is primarily required for the apartment complex. While this use is allowed in the most comparable MR-10 zoning, the planned development allows for more density that is usually seen with apartment complexes and works economically for the developer on this site. In addition, since the same developer built and owns the existing Honey Creek apartments to the west, these additional buildings will share site amenities with this existing facility. Many of the green space amenities that would be required for a stand-alone development are already provided, so the dwelling unit density counts are skewed higher than what could normally be expected.

The Planned Development also allows the properties to match depth requirements to the adjacent Honey Creek apartments, but requires the exemption noted. This makes long-term development sense for this area of East Troy and benefits the Village by not creating potential land locked properties.

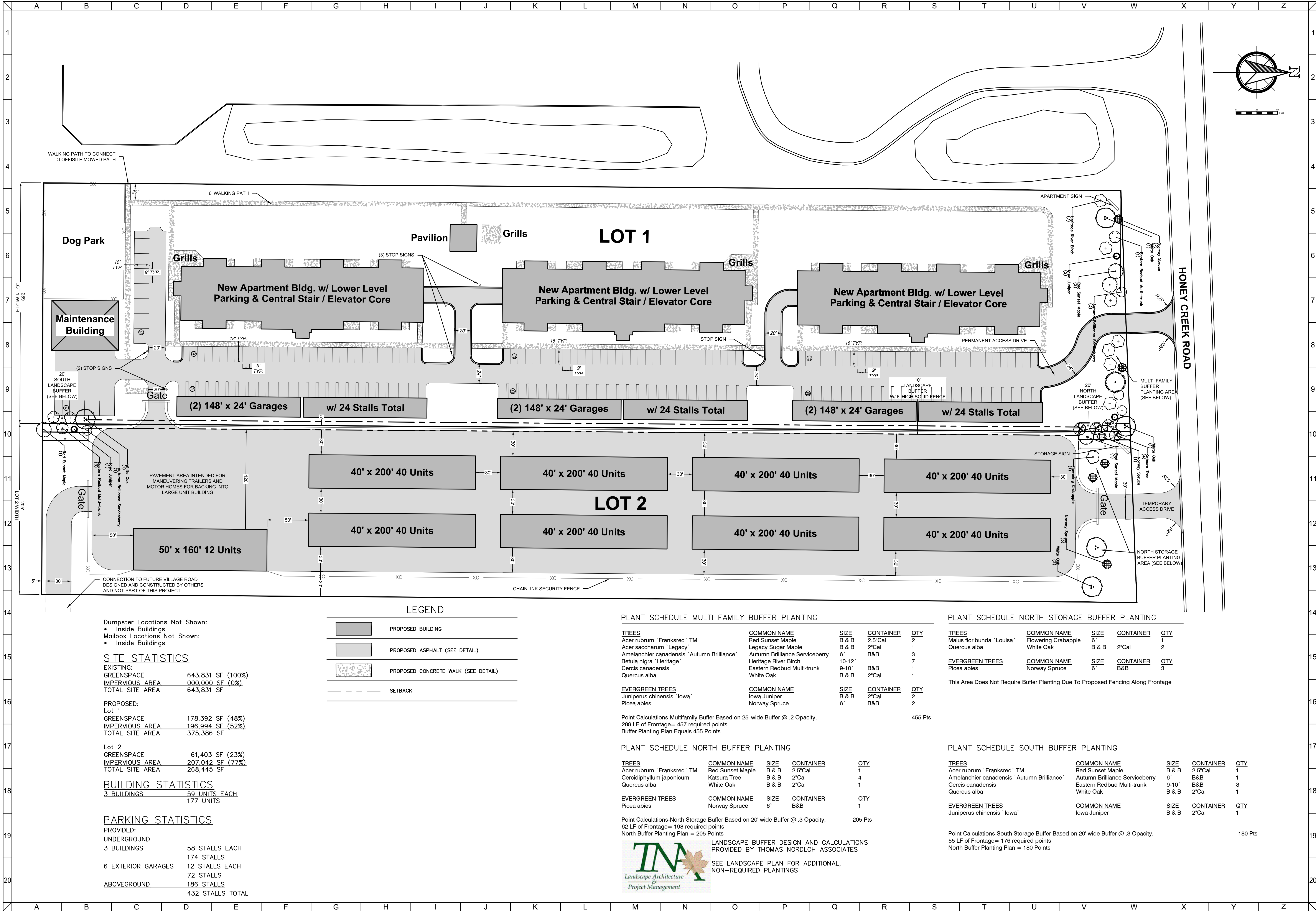
The storage unit property also matches this depth requirement, which is beyond the normal 2:1 standard. This again matches the general development of this area. The storage units will intuitively serve the residents of these apartment facilities but will also be open to outside renters. With most users likely to come from these residences, it makes adjoining properties flow well with the layout we have proposed.

It is our understanding that this proposed FDP demonstrates full consistency with the approved GDP as the only variations between the requirements of the approved planned development GDO zoning district and the proposed FDP is the increase of impervious surface on Lot 1 from 50% to 52%.

Should you need any additional information, please don't hesitate to contact our office.

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1 OF 1



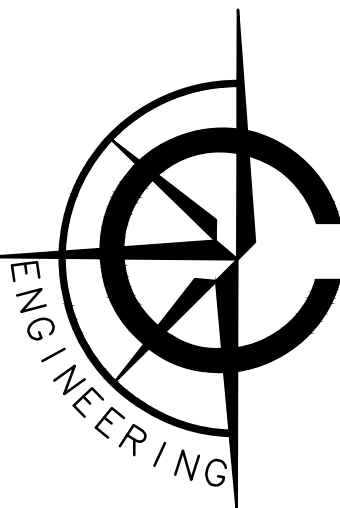
CLIENT



THE LOFTS OF EAST TROY
VILLAGE OF EAST TROY, WALWORTH COUNTY, WI

SITE PLAN

FDP SUBMITTAL



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

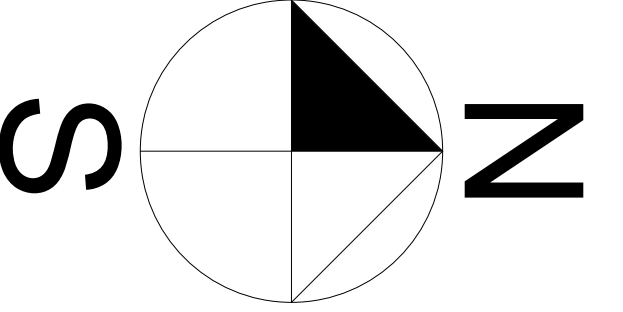
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 50'
PROJECT NUMBER	1901420
DATE	MARCH 27, 2020
PROJECT MGR	JAIMI N. LAPP, PE
DRAWN BY	JNL
DESIGNED BY	JNL

SHEET NUMBER

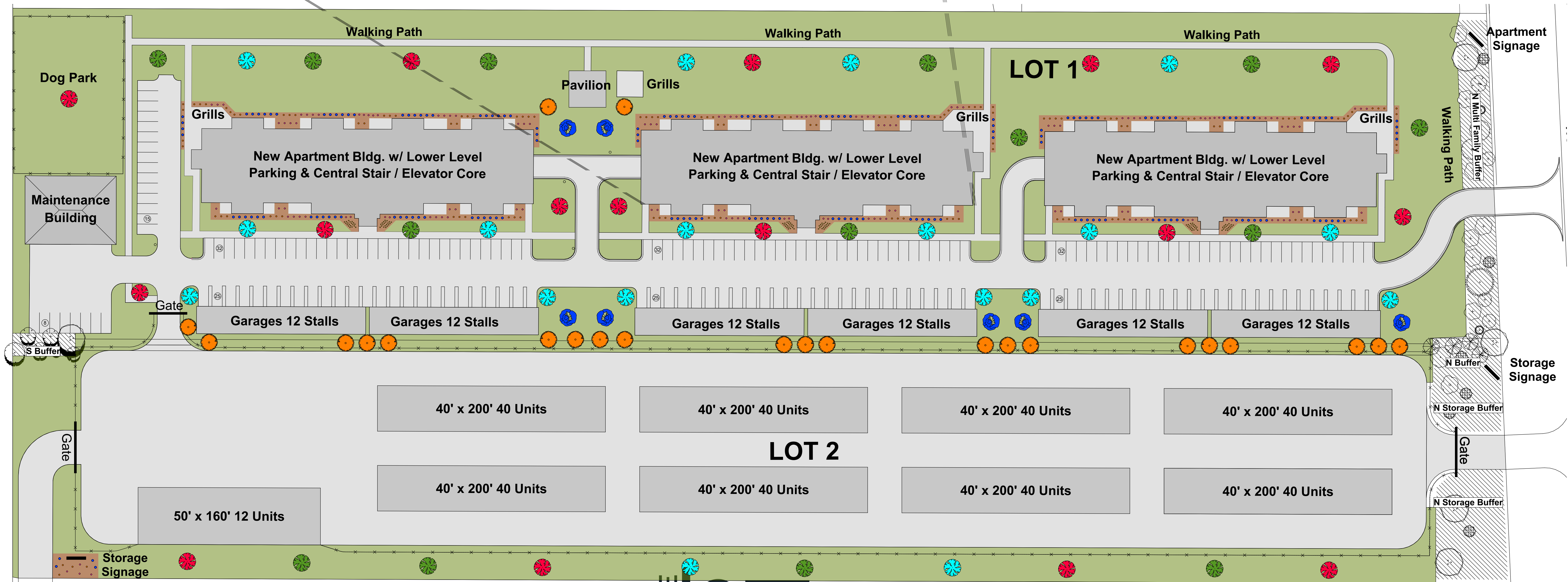
1 OF 1



1/16"=1'-0"

Landscape Key

2" Emerald Maple = 16	2" Autumn Maple = 14	2" Honey Locust = 18
15" Gold Mound Spirea = 124	15" Pink Mound Spirea = 130	Lava Rock (Stone)
Bayliss Stella De Oro = 117	15" Dwarf Compact Burning Bush = 169	Sod
Vanderwolf Pyramid Pine = 23	Baby Blue Spruce = 7	



THE **LOFTs**
at
Honey Creek

1"=40'-0"

Landscape Plan















THE LOFTs

Honey Creek

Arlington

750 Sq. Ft.

Bathroom 9'x6'

This large Bathroom gives you all the storage space you need w/ lower cabinets

Laundry

Separate space w/ privacy doors & a full size washer & dryer

Kitchen w/ Snack Bar & Dining Area 14'x12'

The centerpiece of the unit is great for entertaining & cooking

Living Room 17'x12'

With 9' ceilings this room is spacious enough to accommodate large furniture & a full size TV

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Closet

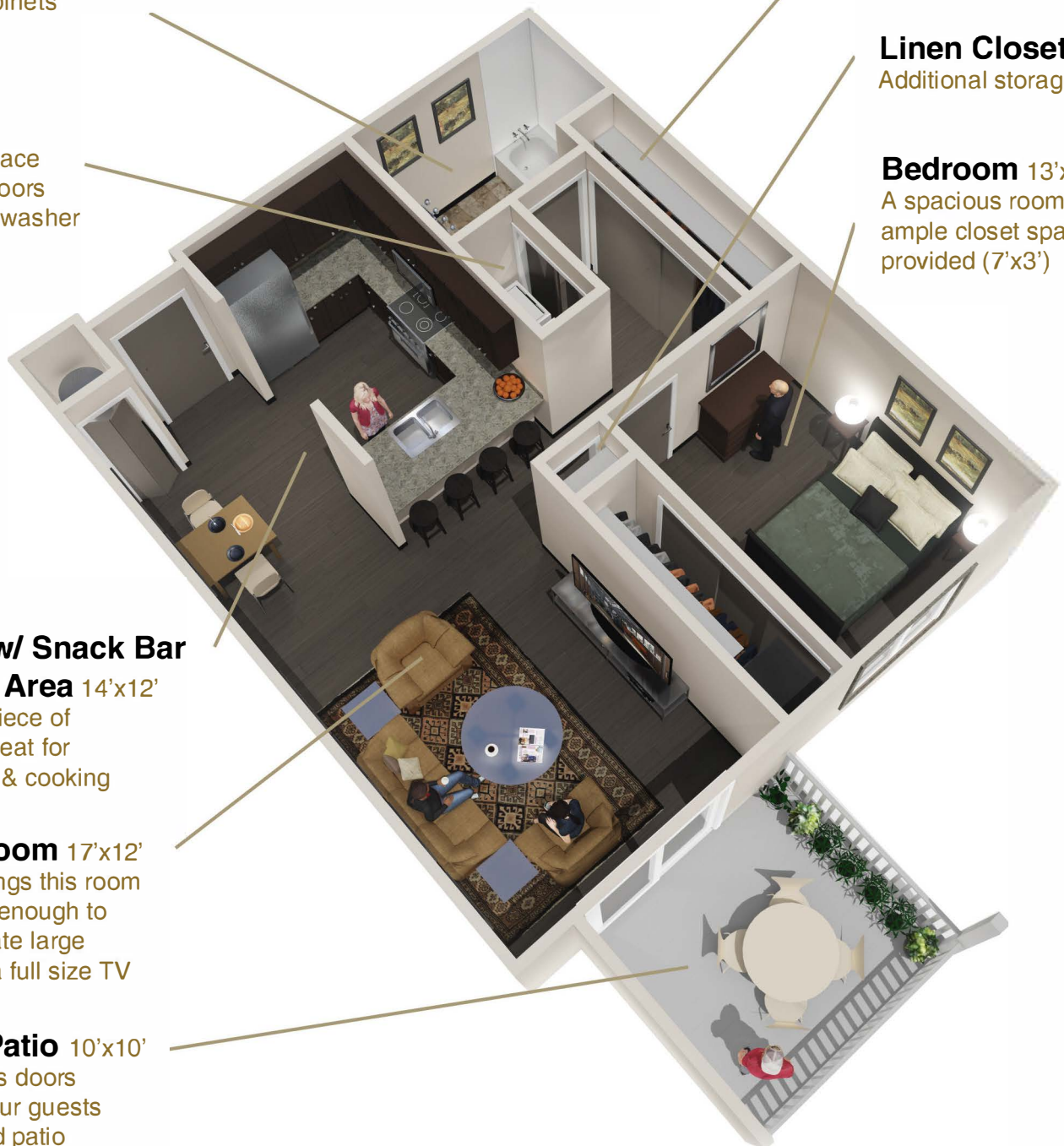
6' long closet for storage

Linen Closet

Additional storage

Bedroom 13'x10'

A spacious room with ample closet space provided (7'x3')



Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

THE LOFTs

Money Creek

Broadway

750 Sq. Ft.

Living Room 17'x15'

With 9' ceilings this room is spacious enough to accommodate large furniture & a full size TV

Kitchen w/ Snack Bar & Dining Area 20'x12'

The centerpiece of the unit is great for entertaining & cooking

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Pantry 8'

Additional storage off of dining area

Laundry

Separate space w/ privacy doors & a full size washer & dryer

Bedroom 13'x10'

A spacious room with ample closet space provided (6'x3')

Bathroom 10'x5'

This large Bathroom gives you all the storage space you need with lower cabinets

Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

THE LOFTs

Honey Creek

Berkshire

1,040 -1,080 Sq. Ft.

Kitchen w/ Snack Bar & Dining Area 17'x12'

The centerpiece of the unit is great for entertaining & cooking

Main Bathroom 12'x9'

Ample storage space w/ lower cabinets, a separate linen closet and convenient access to full size washer & dryer

Walk-in Closet 12'x6'

Plenty of room for additional storage space

Master Bedroom 16'x12'

Plenty of space for a king size bed & large dressers. Includes a spacious walk in closet (7'x5')

Pantry 5'

Additional storage off of dining area

Living Room 16'x15'

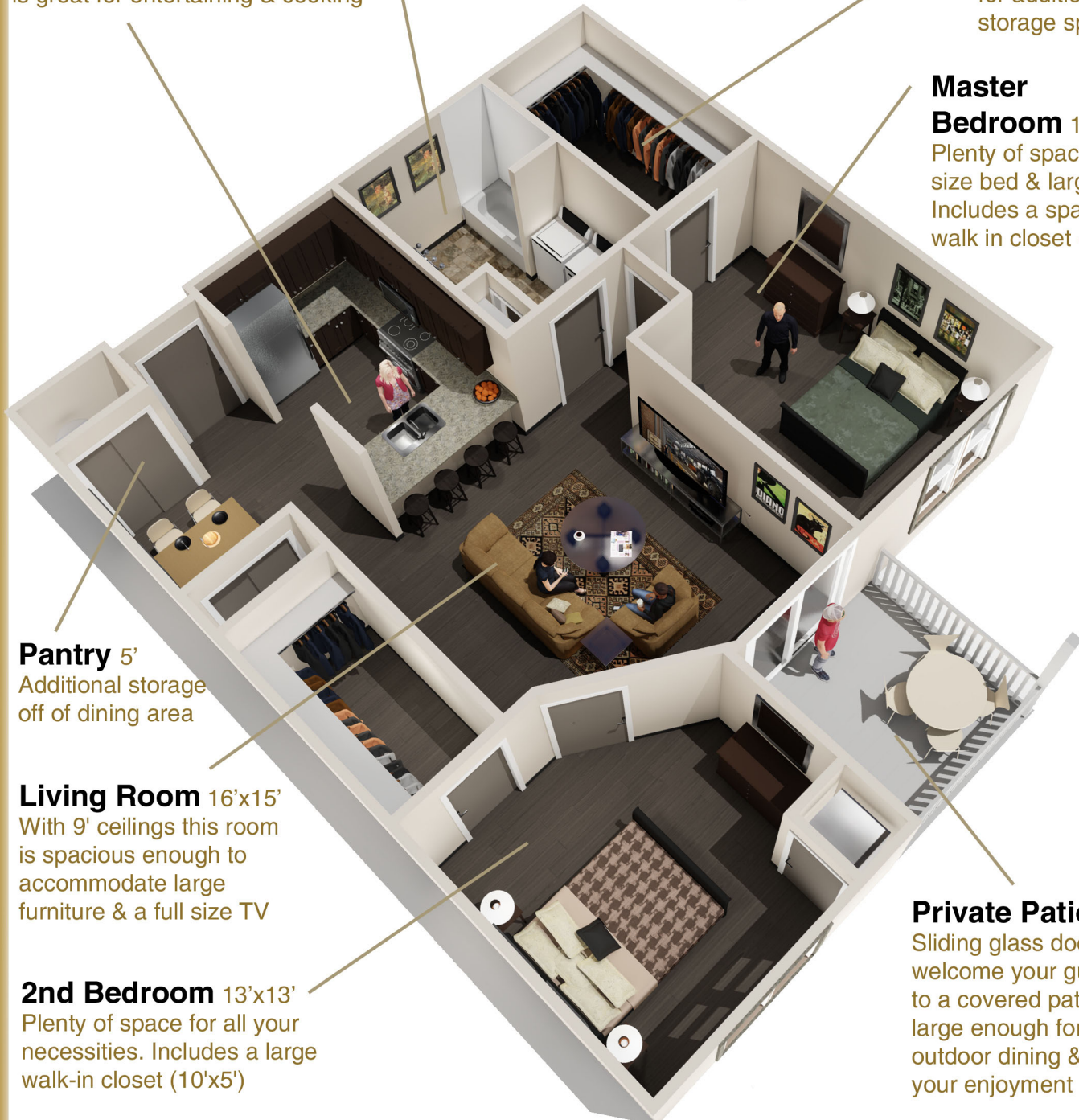
With 9' ceilings this room is spacious enough to accommodate large furniture & a full size TV

2nd Bedroom 13'x13'

Plenty of space for all your necessities. Includes a large walk-in closet (10'x5')

Private Patio 20'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment



Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

THE LOFTs

Honey Creek

Richmond

1,235 Sq. Ft.

Kitchen w/ Snack Bar & Dining Area 17'x12'

The centerpiece of the unit is great for entertaining & cooking

Master Bathroom 13'x5'

Attached to the bedroom provides additional privacy & includes a separate linen closet

Master Bedroom 16'x13'

Plenty of space for a king size bed & large dressers

2nd Bedroom 12'x12'

A spacious room with ample closet space provided (6'x3')

Laundry

Separate space & a full size washer & dryer

Pantry

Additional storage

Main Bathroom 11'x5'

All the storage space you could need w/ lower cabinets

Living Room 18'x15'

With 9' ceilings this room is spacious enough to accommodate large furniture & a full size TV

3rd Bedroom 13'x10'

Plenty of space for all your necessities. Includes a 9' long closet

Private

Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

THE LOFTs

Honey Creek

Barrington

1,260 Sq. Ft.

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

2nd Bedroom 13'x11'

A spacious room w/ ample closet space provided (6'x3')

Laundry

Separate space w/ privacy doors & a full size washer & dryer

Master Bedroom 15'x10'

Plenty of space for a king size bed & large dressers

Master Bathroom 10'x5'

Attached to the bedroom provides additional privacy

Main Bathroom 13'x5'

All the storage space you could need w/ lower cabinets & a separate linen closet

Kitchen w/ Snack Bar & Dining Area 17'x12'

The centerpiece of the unit is great for entertaining & cooking

3rd Bedroom 13'x11'

Plenty of space for all your necessities. Includes a large walk-in-closet (10'x5')

Living Room 18'x16'

With 9' ceilings this room is spacious enough to accommodate large furniture & a full size TV

Pantry 6'

Additional storage off of dining area

Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

THE LOFTs

Honey Creek

Lexington

952 Sq. Ft.

Loft Bedroom 17'x15'

Large enough to accommodate a bed & dresser, plenty of closet space and sliding doors for privacy

Kitchen w/ Snack Bar & Dining Area 14'x13'

The centerpiece of the unit is great for entertaining & cooking

Main Bathroom 13'x5'

All the storage space you could need w/ lower cabinets & a separate linen closet

Laundry

Separate space & a full size washer & dryer

Stair

Stairs welcome you to the loft bedroom including a decorative plant shelf

Linen Closet

Additional storage

Living Room

20'x18'
With cathedral ceilings this room is spacious enough to accommodate large furniture & a full size TV

Bedroom 13'x10'

A spacious room w/ ample closet space provided (8'x3')

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

THE LOFTs

Honey Creek

Callaway

946-1,045 Sq. Ft.

Stair

Stairs welcome you to the loft bedroom including a decorative plant shelf

Loft Bedroom 17'x15'

Large enough to accommodate a bed & dresser, plenty of closet space and sliding doors for privacy

Loft Bathroom 10'x5'

Attached to the bedroom provides additional privacy

Living Room 18'x15'

With cathedral ceilings this room is spacious enough to accommodate large furniture & a full size TV

Laundry

Separate space & a full size washer & dryer

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Main Bathroom 10'x5'

All the storage space you could need w/ lower cabinets & a separate linen closet

Bedroom 13'x10'

A spacious room w/ ample closet space provided (8'x3')

Kitchen w/ Snack Bar & Dining Area 17'x13'

The centerpiece of the unit is great for entertaining & cooking

Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020

THE LOFTs

Honey Creek

Park Place

1,560-1,590 Sq. Ft.

Loft Bedroom 17'x15'

Large enough to accommodate a bed & dresser w/ sliding doors for privacy

Loft Bathroom 10'x5'

Attached to the bedroom provides additional privacy

Master Bathroom 10'x5'

Attached to the bedroom provides additional privacy

Master Bedroom 15'x10'

Plenty of space for a king size bed & large dressers

Laundry

Separate space w/ privacy doors & a full size washer & dryer

2nd Bedroom 13'x11'

A spacious room w/ ample closet space provided (6'x3')

Main Bathroom 13'x5'

All the storage space you could need w/ lower cabinets & a separate linen closet

Living Room 20'x18'

With cathedral ceilings this room is spacious enough to accommodate large furniture & a full size TV

Kitchen w/ Snack Bar & Dining Area 17'x12'

The centerpiece of the unit is great for entertaining & cooking

3rd Bedroom 13'x11'

Plenty of space & large 8' closet

Private Patio 10'x10'

Sliding glass doors welcome your guests to a covered patio large enough for outdoor dining & your enjoyment

Note: This rendering may vary slightly from actual individual unit plans

Revised 1/13/2020





Apartment Building Back



Apartment Building Side A



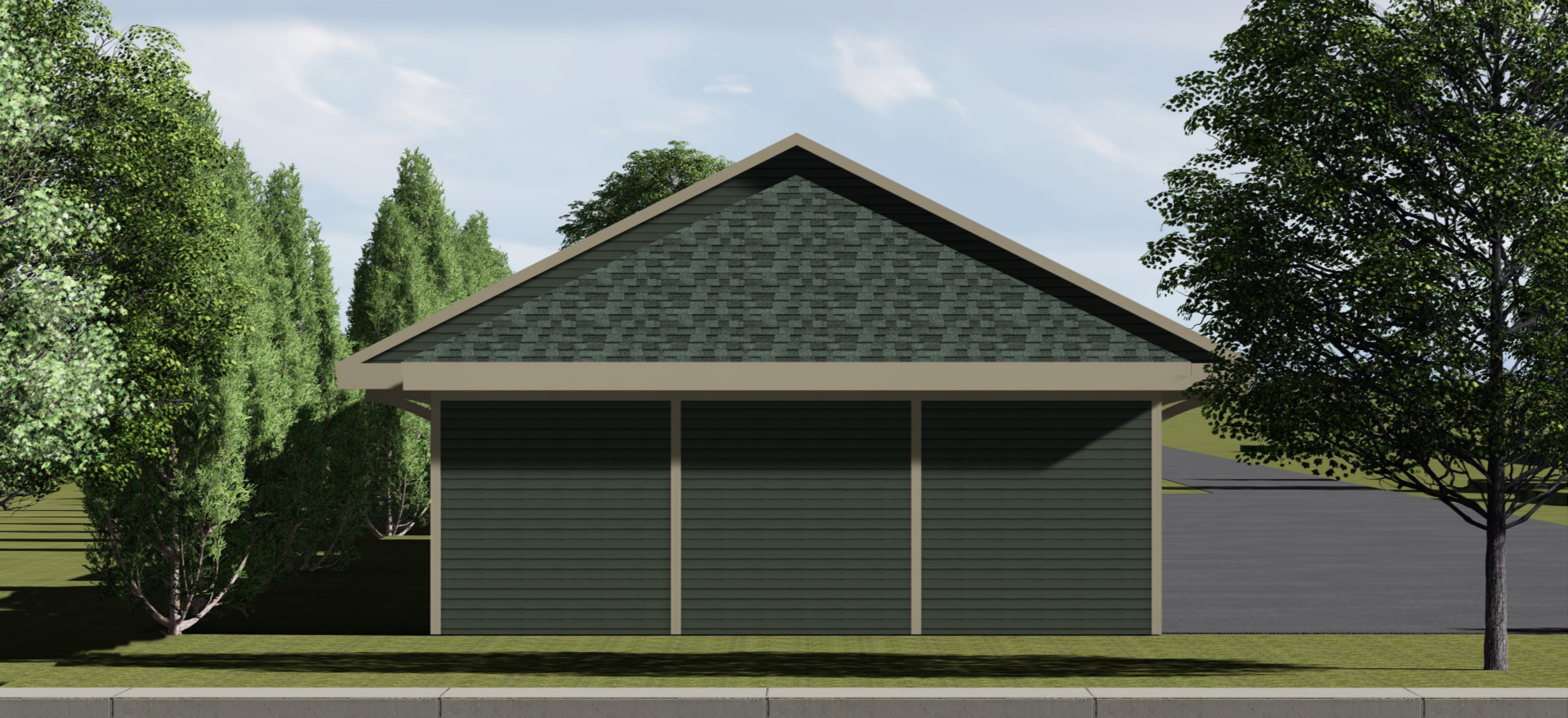
Apartment Building Side B



Garage Front



Garage Back



Garage Side A



Color Selection & Material Information



Selections Key

- A. Great Barrier Premium Color
Fire Brick Siding
- B. Great Barrier Premium Color
Olive Green
- C. Great Barrier Premium Color
Tumbleweed Tan
- D. European Castle Cultured Stone
- E. Norandex Rustic Hills Weather Collection
Pacific Amber Shake
- F. Owens Corning Architectural Shingles
Chateau Green

Apartment Building Front

Variable Roof Pitch Self-Storage System



1/4":12" to 1/2":12" Pitch Buildings



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Honey Creek Apartments

East Troy, WI 58120

3-STORY, 59 UNITS

Code Summary

The following codes and code editions were used in assembling the design:

2015 International Building (IBC)
2009 International Mechanical Code (IMC)
2009 International Electrical Code (IEC)
2009 International Plumbing Code (IPC)
Fair Housing Act Accessibility Guidelines (FHAAG)
Americans with Disabilities Act Accessibility Guidelines (ADAAG)
2003 International Code Council's American National Standard (ICC-ANSI A117.1)
Minimum Property Standards for Housing (MPSH)
Wisconsin Commercial Building Code (SPS 361-SPS366)
Wisconsin Rental Unit Energy Efficiency (SPS 367)

Component Submittal Requirements:

- The design and submittal of the precast floor plank and precast columns are not included in this submittal.Precast design and submittal shall be by the Precast Mfg, Precast plans to be submitted to the State of Wisconsin, Department of Safety and Professional Services as required by SPS 361.30 (3)
- The design and submittal of the roof and floor trusses are not included in this submittal. Design and submittal shall be by the component supplier, Component plans to be submitted to the State of Wisconsin, Department of Safety and Professional Services as required by SPS 361.30 (3)

Building Occupancy Criteria

Building Type
VB at Apartments
IIB at Underground Parking

Occupancy
Primary Use R-2 Apartment Building
Secondary Use S-2 Underground Parking

ADA Summary

All units to be constructed as Type 'B' units w/ blocking installed in the walls for future modifications as required. Provide two (2) Type 'A' - Accessible Residential Units.

Fire Protection

Floor B1 Underground Parking [S-2 Fire Area] to be completely protected with approved fire sprinkler system per IBC 903.2.10 and separated from the first floor with a fire rated separation of 3HR per IBC 510. Sprinkler system to be per NFPA 13 per IBC 903.3.1.1.

First and Second Floor [R-2 Fire Areas] to be completely protected with approved fire sprinkler system per IBC 903.2.8 and provide 1 HR fire rated separation between dwelling units per IBC 709.3 and IBC 712.3 - Sprinkler system to be NFPA 13R per 903.3.1.2

Fire Sprinkler System design and submittal shall be by the System supplier, plans to be submitted to the State of Wisconsin, Department of Safety and Professional Services as required by SPS 361.30 (3)

Building Area (59 Units)

Upper Level Garage	21,999 sf.
Sub Total	21,999 sf.

First Floor	21,672 sf.
Second Floor	21,592 sf.
Third Floor	21,592 sf.
Sub Total	64,856 sf.

2HR Fire Wall Separation thru Middle of Building, First Floor and above.

Owner Information:

Teronomy Builders, Inc
N7125 Bowers Road
Elkhorn, Wisconsin 53121

Thomas L. Larson

Contractor Information:

Teronomy Builders, Inc
N7125 Bowers Road
Elkhorn, Wisconsin 53121

Thomas L. Larson

Designer Information:

Jendusa Design & Engineering, Inc
4615 Vettelson Road
Hartland, Wisconsin 53029

James F. Jendusa

Supervising Engineer:

Jendusa Design & Engineering, Inc
4615 Vettelson Road
Hartland, Wisconsin 53029

James F. Jendusa

Sheet Index

- T1.0 - Title Sheet
- A1.0 - Underground Parking Plan
- A1.1 - Overall 1st and 2nd Floor Plans
- A1.2 - 3rd Floor and Loft Plans
- A1.3 - Roof Plan
- A2.0 - Building Elevations
- A2.1 - Detached Garage Elevations & Plan

State Approval Stamp

JENDUSA
DESIGN &
ENGINEERING
ARCHITECTS & ENGINEERS
4615 Vettelson Rd Ste 200
Hartland, WI 53029
P262-264-6340
F866-326-1552
Wjendusaeng.com

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Teronomy

DEVELOPERS • BUILDERS • REALTORS

REVISIONS

HONEY CREEK
APARTMENTS
3-STORY

Honey Creek Rd
East Troy, WI 58120

SHEET TITLE
TITLE SHEET

PROJECT NO.20-6057

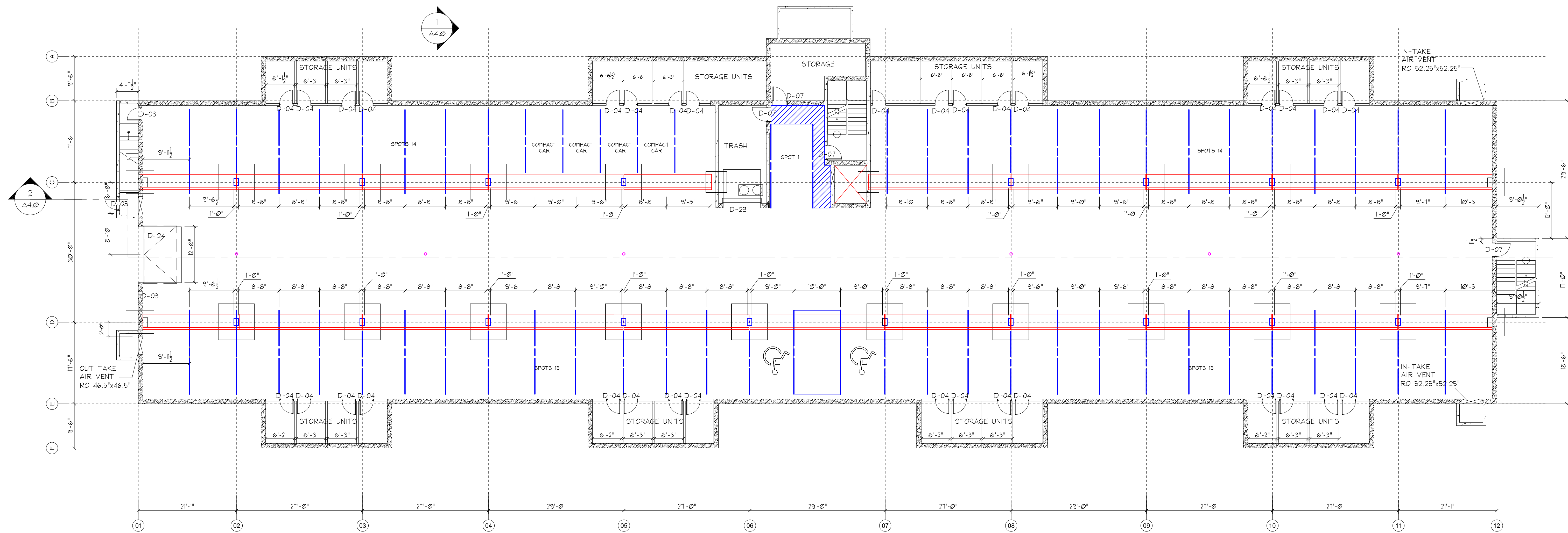
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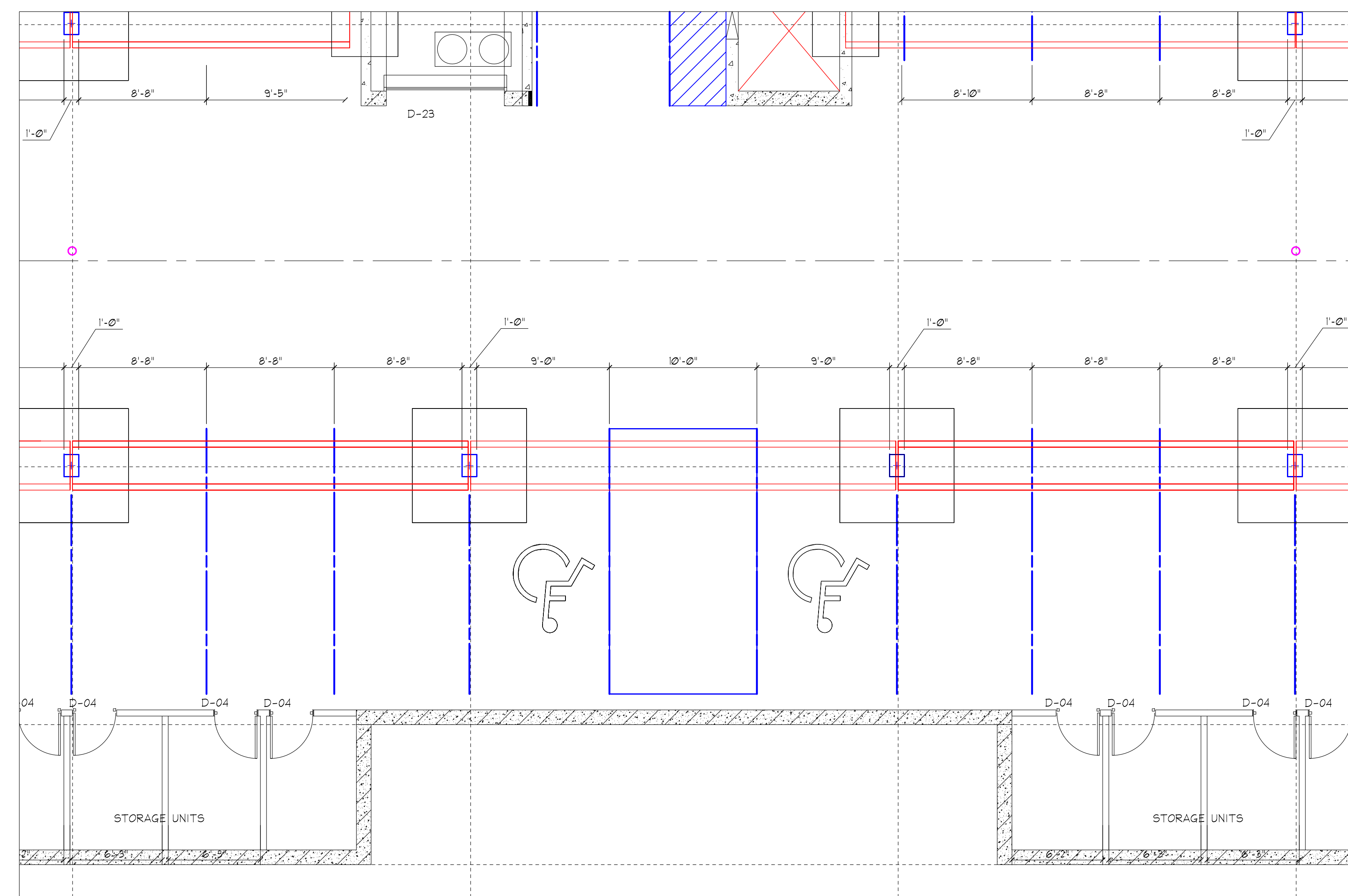
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SHEETT1.0



UNDERGROUND PARKING PLAN
SCALE: 3/32" = 1'-0"

TOTAL SPOTS: 59



ADA PARKING & ACCESS
SCALE: 3/16" = 1'-0"

REVISIONS

**HONEY CREEK
APARTMENTS
3-STORY**

Honey Creek Rd
East Troy, WI 58120

SHEET TITLE
**UNDERGROUND
PARKING PLAN**

PROJECT NO. **20-6057**

DATE **3/30/20**

SCALE **AS NOTED**

CHECKED BY

DRAWN BY **JFJ**

SHEET **A1.0**

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REVISIONS

HONEY CREEK
APARTMENTS
3-STORY

Honey Creek Rd
East Troy, WI 58120

SHEET TITLE
OVERALL
1st & 2nd
FLOOR PLANS

PROJECT NO. 20-6057

DATE 3/30/20

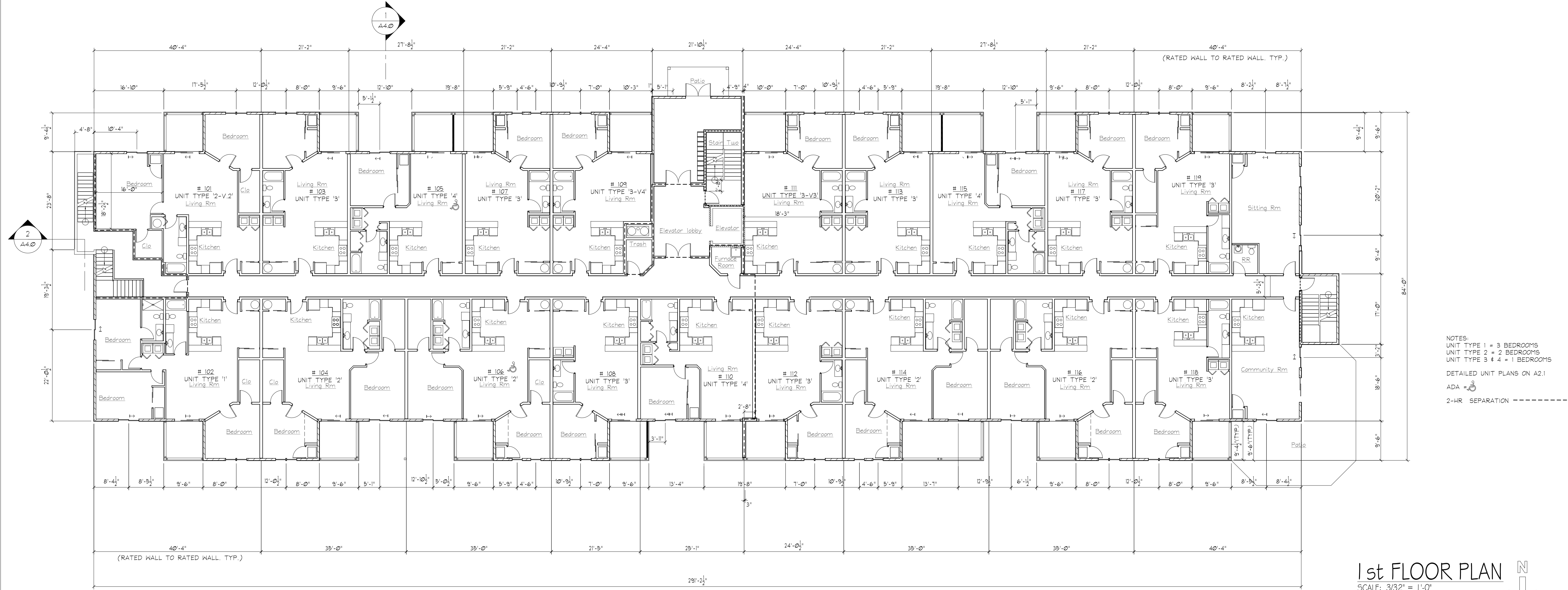
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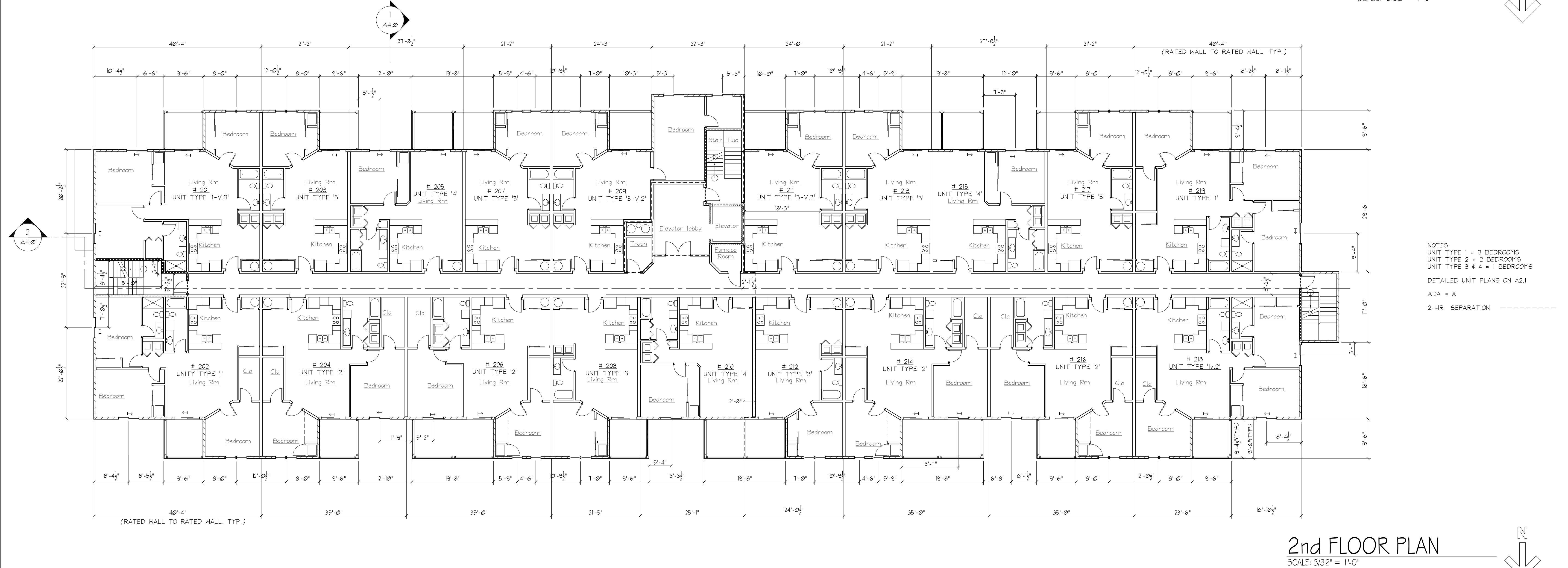
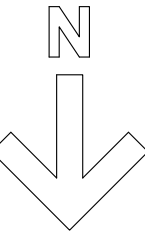
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SHEET

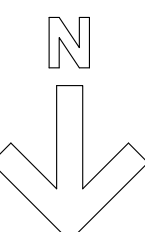
A1.1



1st FLOOR PLAN
SCALE: 3/32" = 1'-0"



2nd FLOOR PLAN
SCALE: 3/32" = 1'-0"



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REVISIONS

HONEY CREEK
APARTMENTS
3-STORY

Honey Creek Rd
East Troy, WI 58120

SHEET TITLE
OVERALL
3rd & LOFT
FLOOR PLANS

PROJECT NO. 20-6057

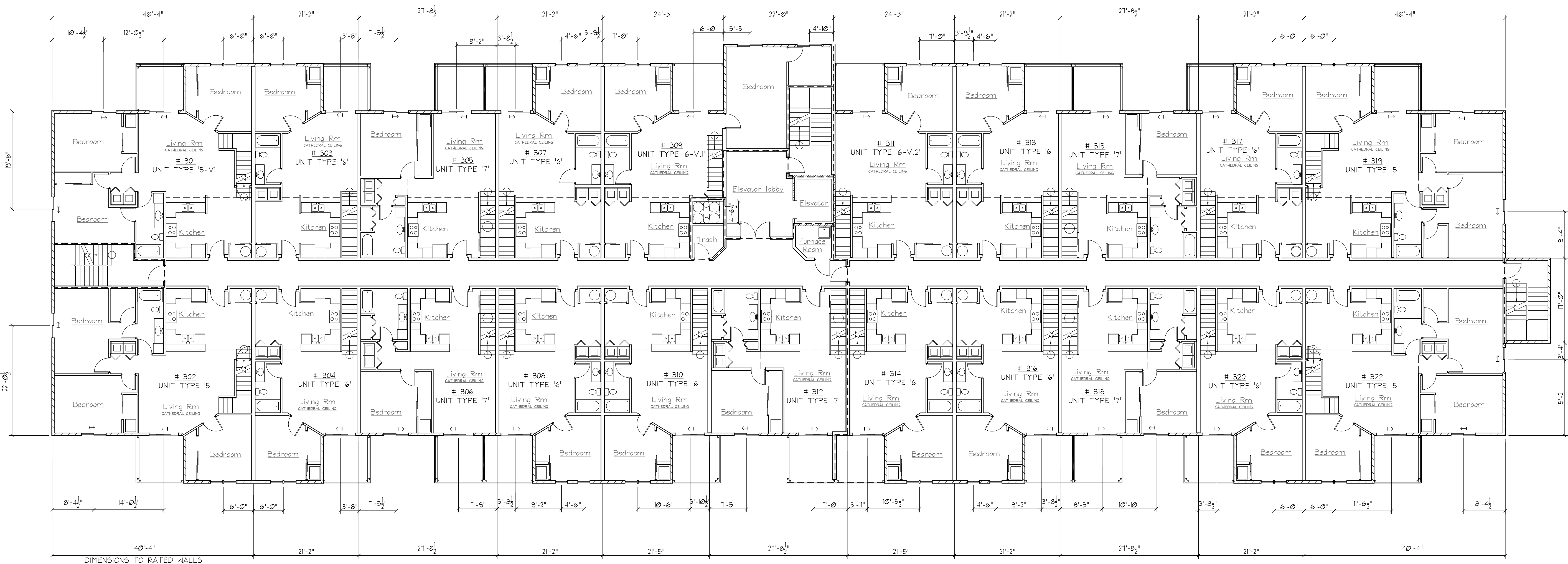
DATE 3/30/20

SCALE 3/32" = 1'

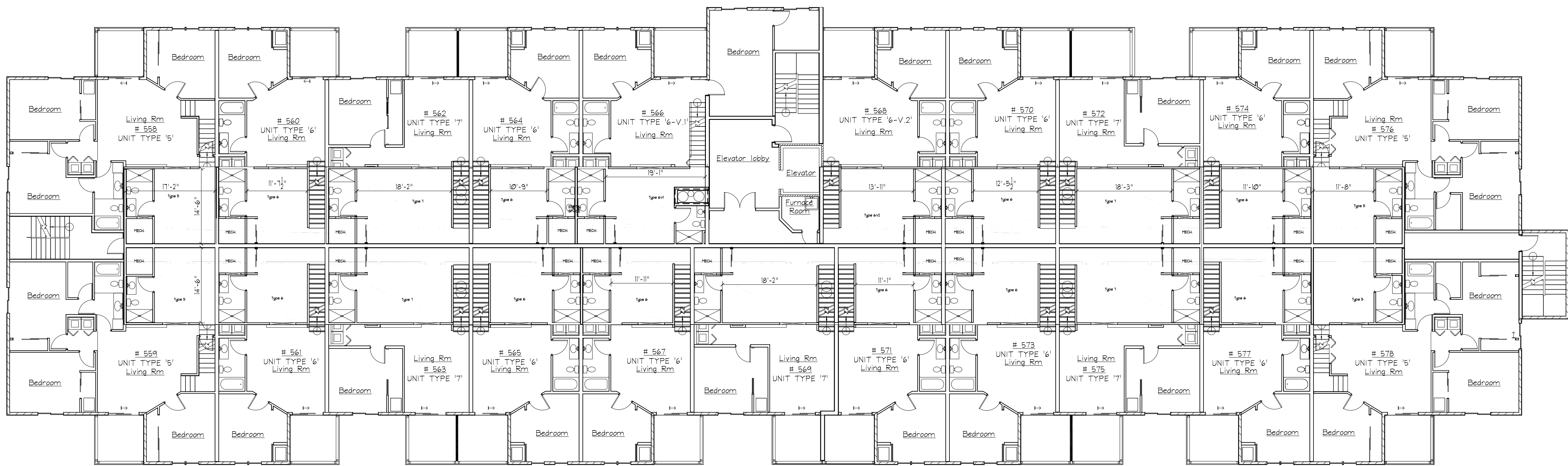
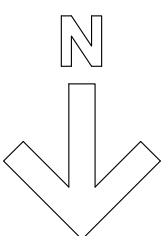
CHECKED BY

DRAWN BY JFJ

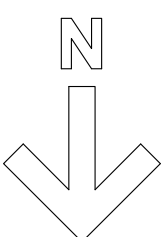
SHEET A1.2

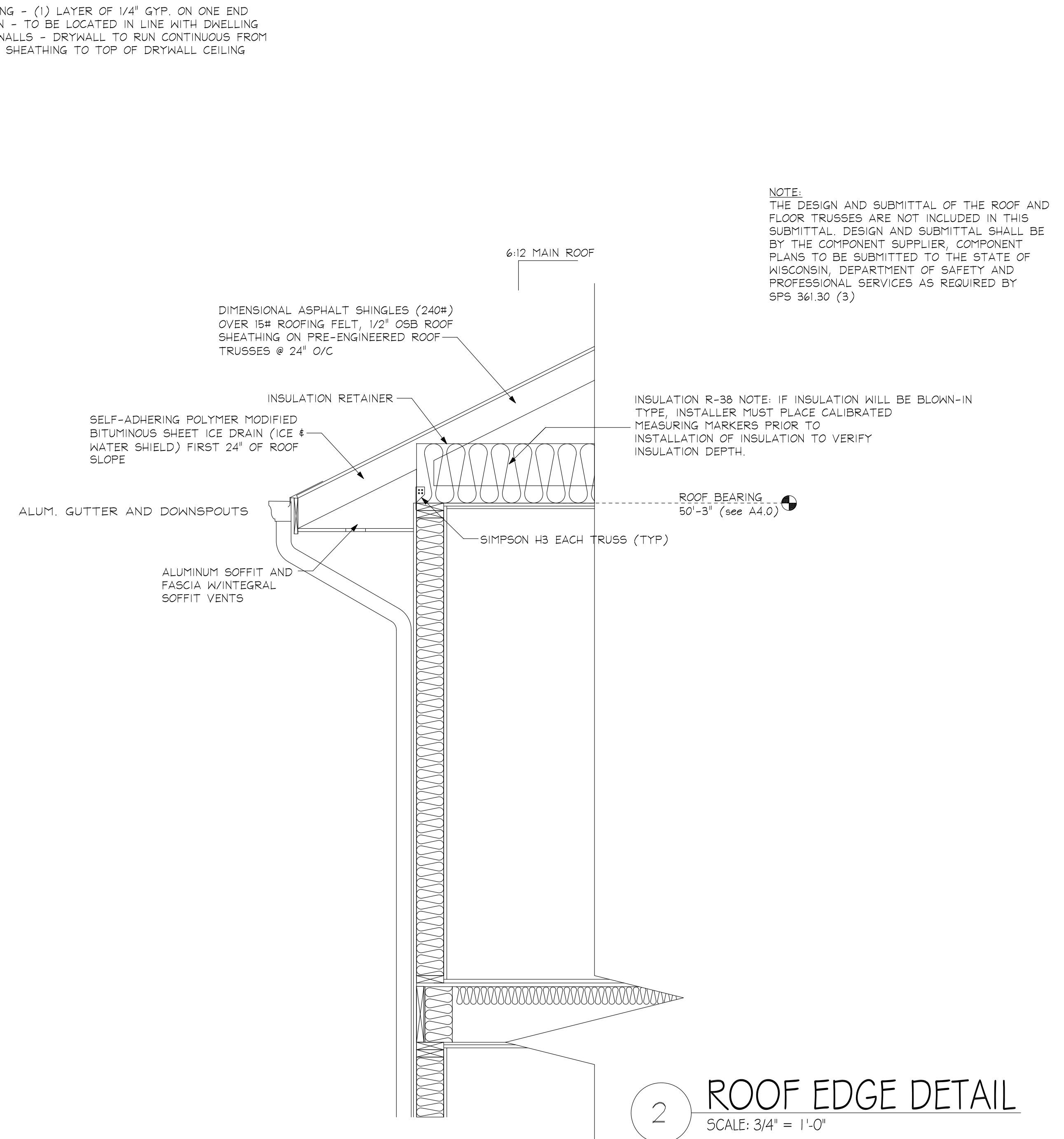
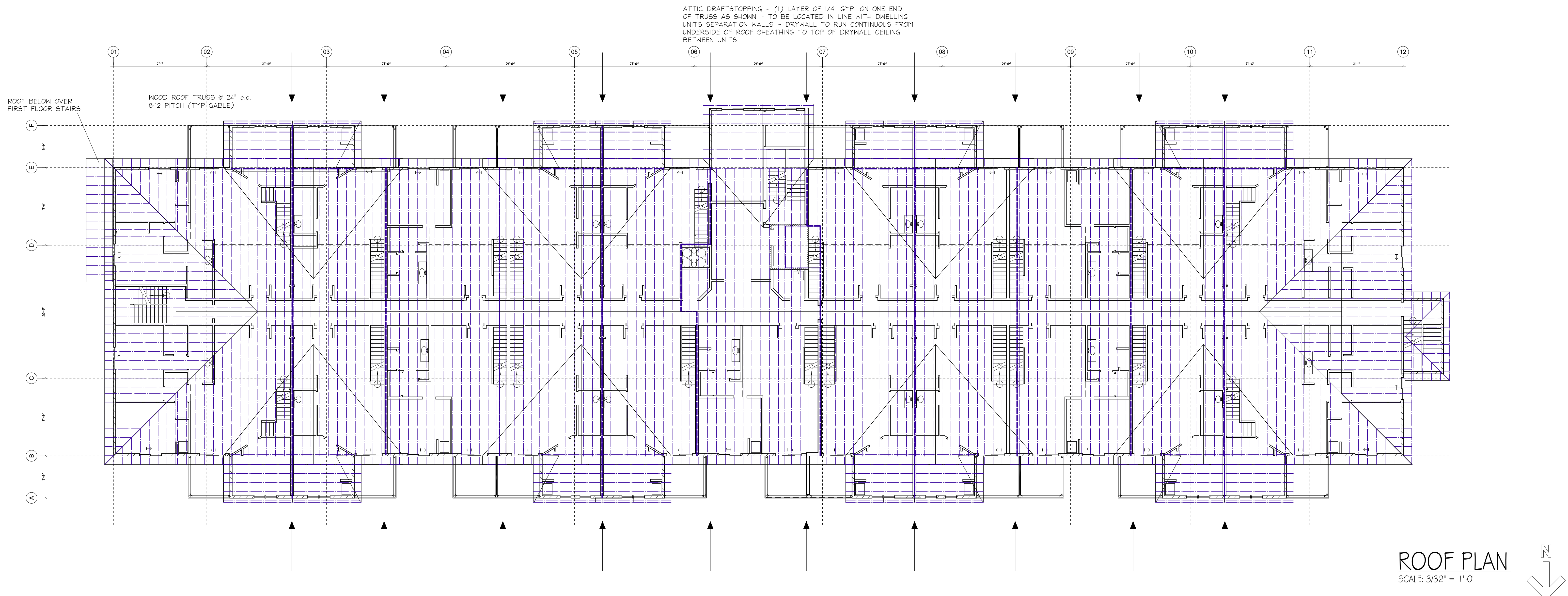


3rd FLOOR PLAN
SCALE: 3/32" = 1'0"



LOFT FLOOR PLAN
SCALE: 3/32" = 1'0"





JENDUSA
DESIGN &
ENGINEERING
ARCHITECTS & ENGINEERS

4615 Vettelson Rd Ste 200
Hartland, WI 53029
P262-264-6340
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Wjendusaeng.com

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Teronomy

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REVISIONS

HONEY CREEK
APARTMENTS
3-STORY

Honey Creek Rd
East Troy, WI 58120

SHEET TITLE

ROOF PLAN

PROJECT NO.

20-6057

DATE

3/30/20

SCALE

AS NOTED

CHECKED BY

DRAWN BY

JFJ

SHEET

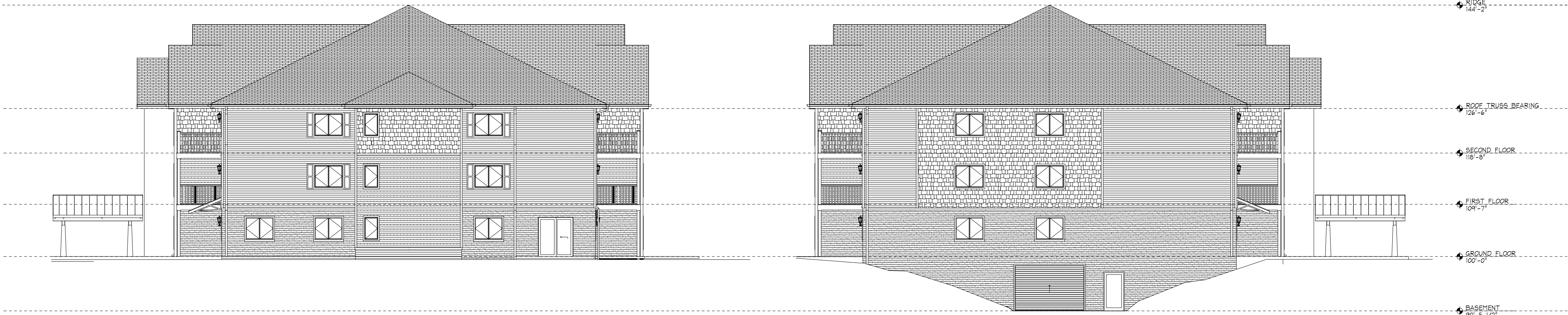
A1.3



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ELEVATION
SCALE: 3/32" = 1'-0"



WEST ELEVATION
SCALE: 3/32" = 1'-0"

EAST ELEVATION
SCALE: 3/32" = 1'-0"

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REVISIONS

HONEY CREEK
APARTMENTS
3-STORY

Honey Creek Rd
East Troy, WI 58120

SHEET TITLE

BUILDING
ELEVATIONS

PROJECT NO.

20-6057

DATE

3/30/20

SCALE

AS NOTED

CHECKED BY

DRAWN BY

JFJ

SHEET

A2.0

REVISIONS

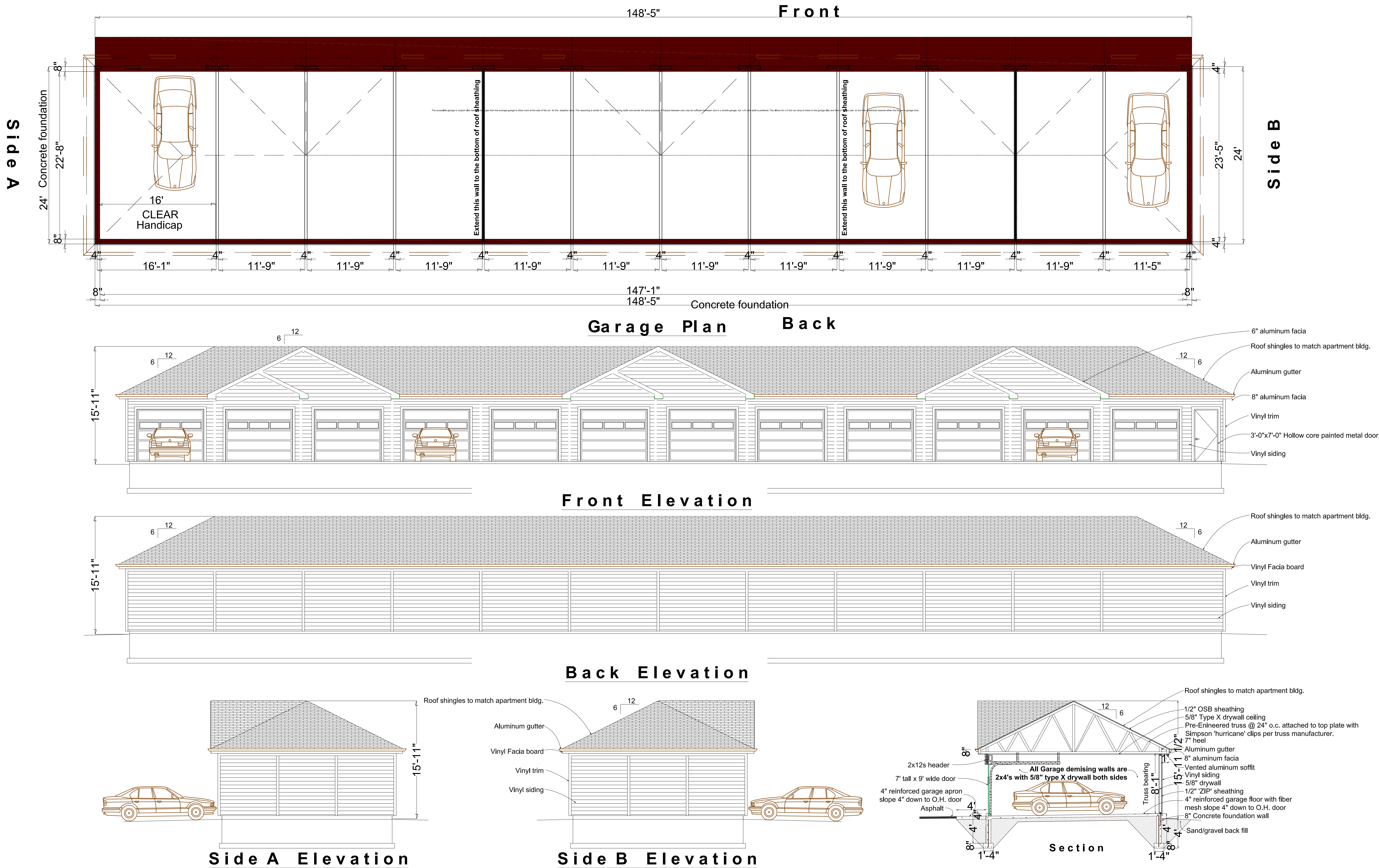
HONEY CREEK
APARTMENTS
3-STORY

Honey Creek Rd
East Troy, WI 58120

SHEET TITLE
GARAGE
ELEVATIONS

PROJECT NO.	20-6057
DATE	3/30/20
SCALE	AS NOTED
CHECKED BY	
DRAWN BY	JFJ

SHEET
A2.1



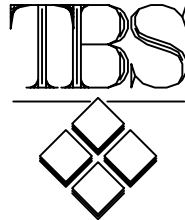
GARAGE
SCALE: 3/16" = 1'-0"

Typical Self-Storage Building Design Plans
(Actual will be provided by vendor once under contract)

TRACHTE BUILDING SYSTEMS INC.

MINI-STORAGE BUILDING

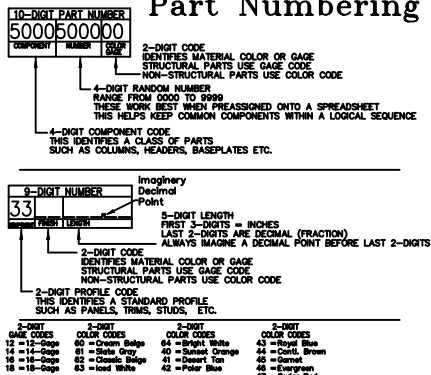
1/4 12 PITCH BUILDING

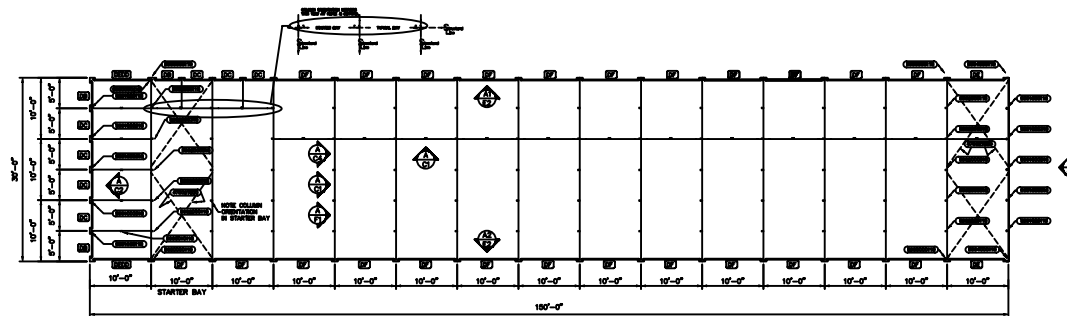


Abbreviations

Terms	Terms	Colors
BEW Blank Endwall	NTS. Not To Scale	IWHT Iced White
BSW Blank Sidelwall	O.C. On Center	CRMB Cream Beige
BLDG. Building	OPP. Opposite	CLBG Classic Beige
CNR Corner	PART Partition	SGRY Slate Gray
COL Column	PT Partition	ORAN Sunset Orange
CTR. Center	PSF Per Square Foot	DTAN Desert Tan
DIA. Diameter	PTD. Painted	PLBL Polar Blue
DBL. Double	QTY. Quantity	ROYB Royal Blue
EPDM Expanded Polymethylene	REQD. Required	CONB Cont. Brown
EW Endwall	R.O. Rough Opening	GARN Garnet
EXT Exterior	S.D. Self Drilling	EVGN Evergreen
F.O. Finished Opening	STR. Starter	CORD Cedar Red
F.M. Field Modify	TYP. Typical	
GA. Gauge	WWF Welded Wire Fabric	
GALV. Galvanized		
GALVM. Galvalume		
I.D. Inside Diameter		
INT Interior		
MISC. Miscellaneous		
MPH Miles Per Hour		
NOM. Nominal		

Part Numbering





30'-0" X 150'-0" FLOOR PLAN for MINI STORAGE BUILDING

1/8" = 1'-0"

DOOR SCHEDULE								
QTY	CODE	TYPE	SIZE	ROUGH OPENING	MANUF.	DESCRIPTION	COLOR	PART #
3	DB	ROLL-UP	3'-8" x 7'-0"	3'-8" x 7'-0"	TRACHITE	ROLL-UP DOOR	COLORED 94	-
7	DC	ROLL-UP	4'-0" x 7'-0"	4'-0" x 7'-0"	TRACHITE	ROLL-UP DOOR	COLORED 94	-
2	DE	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRACHITE	ROLL-UP DOOR	COLORED 94	-
1	DEDD	ROLL-UP	8'-8" x 7'-0"	8'-8" x 7'-0"	TRACHITE	NON-OPERATING DOOR	COLORED 94	-
24	DF	ROLL-UP	9'-0" x 7'-0"	9'-0" x 7'-0"	TRACHITE	ROLL-UP DOOR	COLORED 94	-

ROLL-UP DOORS MEET ASTM E330

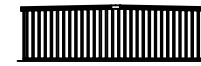


SIDE WALL ELEVATION

(1/8"=1'-0")



END WALL ELEVATION



END WALL ELEVATION



SIDE WALL ELEVATION

(1/8"=1'-0")

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NEW DESIGN MINI-STORAGE SYSTEM Rev:
 TRACHITE BUILDING SYSTEMS
 SUN PRIMER, V.L.
 Date: 08/08/06
 Drawn by: JOE
 Check: H.T.S.
 Plot No: P-1234
 Color No: 90-1234
 Sheet No:

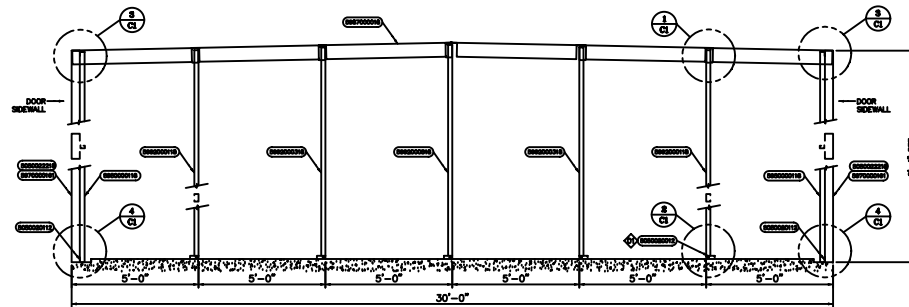
TYPICAL FLOOR PLAN & ELEVATIONS

A

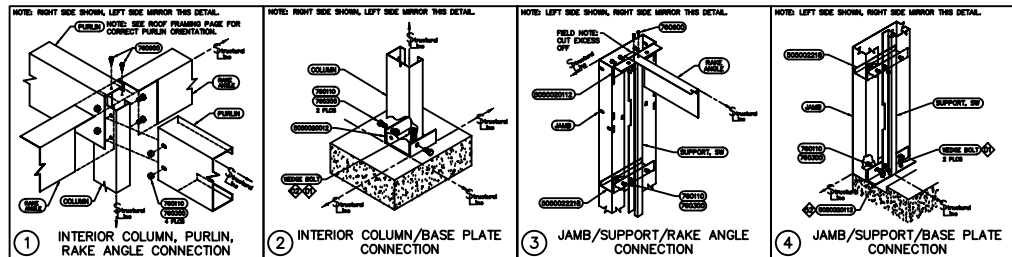
PART # INDEX		
QTY	PART #	DESCRIPTION
4	0000000010	10mm, base-to-base, double jamb
4	0000000010	10mm, double jamb, s/s
4	0000000010	10mm, double jamb, support jamb/door s/s
4	0000000010	10mm, double jamb, C-L, double door
4	0000000010	10mm, partition, s/s, s/s
4	0000000010	10mm, interior column, 5'-0" x 5'-0" x 5'-0"
4	0000000010	10mm, interior column, 5'-0" x 5'-0" x 5'-0"

- INSTALLATION PROCEDURES FOR WEDGE-BOLT ANCHORS**
1. USE A 3/4" DIAMETER AND 10" LONG DRILL BIT TO DRILL A HOLE INTO BASE MATERIAL TO A DEPTH OF 10".
2. INSERT THE BOLT OF THE ANCHOR INTO THE HOLE AND TIGHTEN THE NUT AND WASHER TO THE POINT OF RESISTANCE.
3. BE SURE THE ANCHOR IS AT THE REQUIRED EMBEDMENT DEPTH AND THAT MAXIMUM CLEARANCE HAS NOT BEEN EXCEEDED. THE INSTALLATION IS NOW COMPLETE.
- POWDER ACTIVATED ANCHORS**
- POWDER ACTIVATED ANCHORS ARE TO BE USED AT 24" CENTERS FOR PARTS THAT ARE LESS THAN 4" LONG, AT 48" CENTERS FOR PARTS LONGER THAN 4". POWDER ACTIVATED ANCHORS ARE TO BE USED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS ONLY. THIS DRAWING IS AN EXAMPLE OF PARTS THAT REQUIRE POWDER ACTIVATED ANCHORS. IT IS NOT A REQUIREMENT THAT ALL PARTS BE POWDER ACTIVATED ANCHORS. IT IS THE USER'S RESPONSIBILITY TO DETERMINE THE APPROPRIATE ANCHOR TYPE AND SIZE.

- BASE PLATE REFERENCE HOLES**
- HOLES AT THE CENTER OF THE BASE PLATES ARE USED AS A GUIDE TO LOCATE BASE PLATES ON THE STRUCTURAL LINES (DASH LINES).



(A) INTERIOR WALL FRAMING ELEVATION, 1/4" PITCH
PARTITION PANEL NOT SHOWN, SEE PARTITION DETAILS



TRACITE BUILDING SYSTEMS, Inc.
10000 1st Ave. S.E.
Burien, WA 98148
(206) 835-1000
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E-mail: sales@tracite.com



NEW DESIGN MINI-STORAGE SYSTEM For:
TRACITE BUILDING SYSTEMS
5000 PARKWAY, W.
SEATTLE, WA 98148
INTERIOR PARTITION WALL DETAILS

Date: 08/02/06
Drawn by: JOE
Scale: 1/8" = 1'
Plot No.: P-1234
Order No.: SO-1234
Sheet No.:

INSTALLATION PROCEDURES FOR WEDGE-BOLT ANCHORS

A. DRILL A 3/8" DIAMETER AIR ROTARY DRILL BIT, DRILL A HOLE INTO BASE MATERIAL, 1/2" DEEPER THAN THE ANCHOR. DRILL BIT MUST BE PERPENDICULAR TO THE SURFACE.

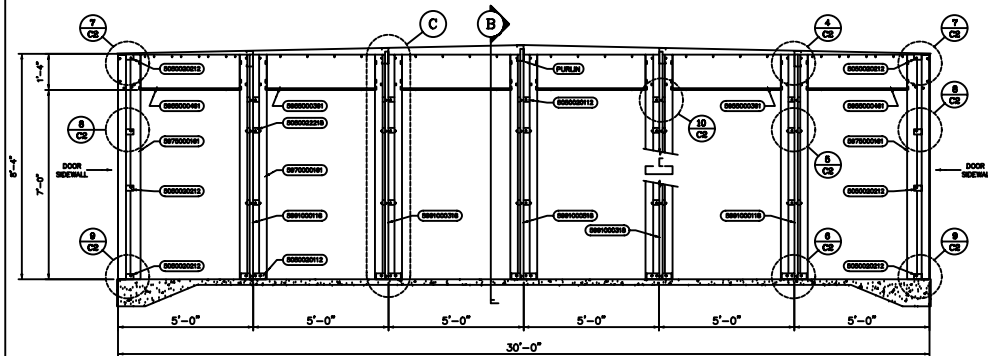
B. REMOVE THE DUST AND DEBRIS FROM THE HOLE. CLEAN THE HOLE WITH THE BRUSH. THE BRUSH SHOULD BE HELD AT AN ANGLE OF 45 DEGREES TO THE HOLE.

C. BEFORE TIGHTENING THE ANCHOR BY APPLYING FORMER PRESSURE, WHEN ENGAGING THE FIRST FEW THREADS, CONTINUE TIGHTENING THE ANCHOR UNTIL THE HEAD IS FIRMLY SEATED AGAINST THE FORMER. IT IS EXTREMELY DANGEROUS, USE OF AN IMPACT WRENCH IS RECOMMENDED.

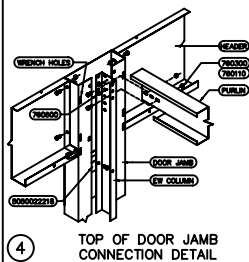
D. BE SURE THE ANCHOR IS AT THE REQUIRED INSTALLATION DEPTH AND THAT MAXIMUM TIGHTENING TORQUE HAS NOT BEEN EXCEEDED. THE INSTALLATION IS NOW COMPLETE.

ENDWALL BASE PLATE LOCATION

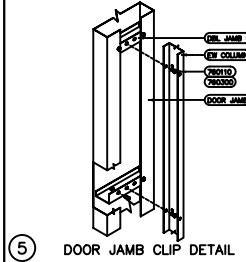
TWO WALL ANCHORS ARE REQUIRED TO BE INSTALLED. BASE PLATE NEAR THE TOP OF THE DOOR JAMB, UNLESS IT IS A WEDGELOCK, DOOR TIE SCREW DOOR. TWO WALL ANCHORS ARE REQUIRED TO BE INSTALLED. BASE PLATE NEAR THE TOP OF THE DOOR JAMB, UNLESS IT IS A WEDGELOCK, DOOR TIE SCREW DOOR. BASE PLATE IS NEEDED TO STIFFEN UP THE DOOR JAMB. PLEASE LOCATE THE BASE PLATE AT THAT AREA NEAR THE DOOR ANCHOR CONNECTION JOINT, UNDER THE BASE PLATE.



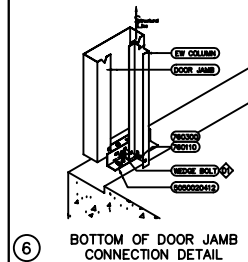
30' ENDWALL CLOSET W/ 5-0 DOORS 1/4" PITCH
(INTERIOR VIEW)



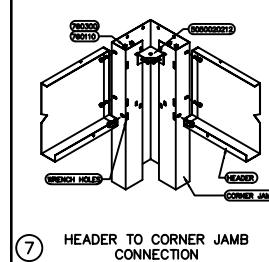
4 TOP OF DOOR JAMB
CONNECTION DETAIL



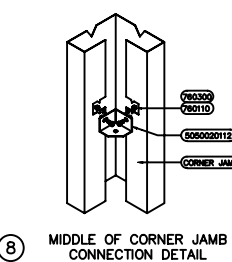
⑤ DOOR JAMB CLIP DETAIL



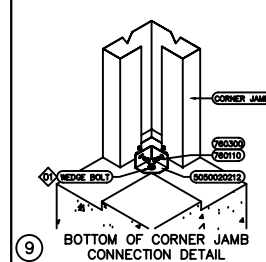
⑥ BOTTOM OF DOOR JAMB
CONNECTION DETAIL



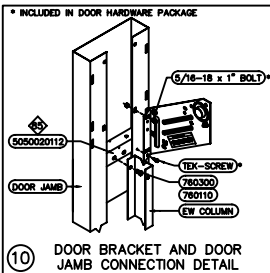
⑦ HEADER TO CORNER JAMB CONNECTION



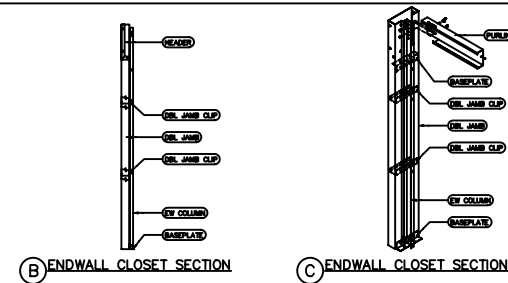
⑧ MIDDLE OF CORNER JAIL CONNECTION DETAIL



9 BOTTOM OF CORNER JAMB
CONNECTION DETAIL



10 DOOR BRACKET AND DOOR JAMB CONNECTION DETAIL



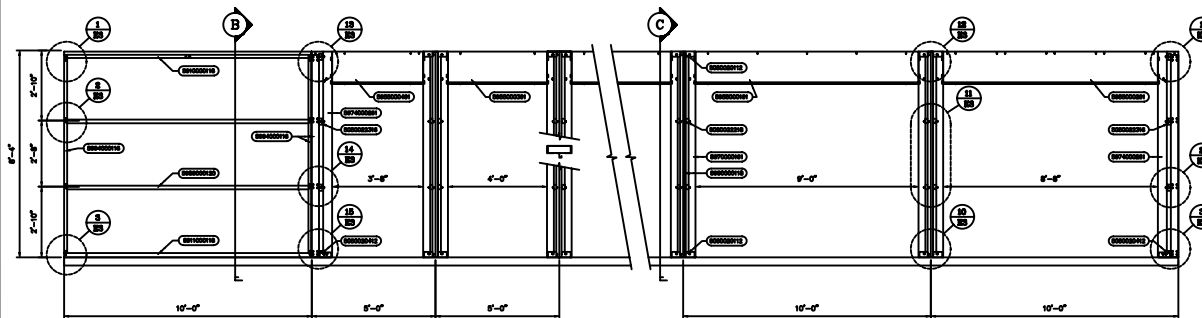
(B) ENDWALL CLOSET SECTION

ENDWALL CLOSET SECTION

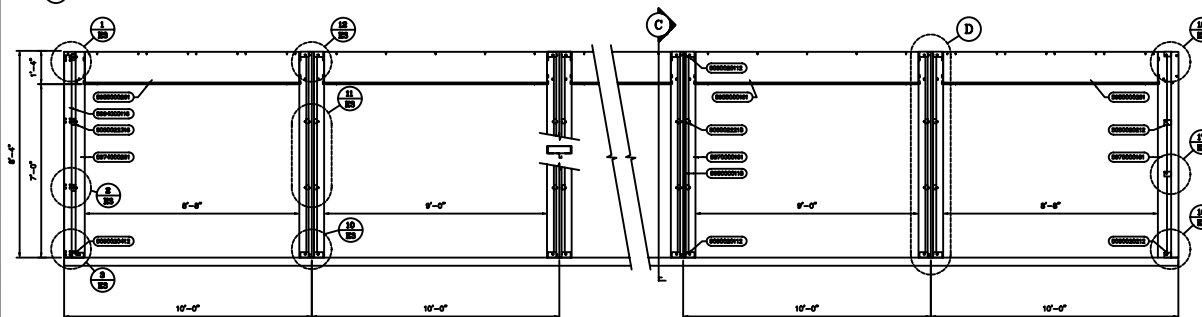
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PART # INDEX	
PART #	DESCRIPTION
50500020815	15mm. baseplate, double lumb
50500020816	15mm. baseplate, corner lumb
50500020817	15mm. baseplate, starter lumb
50500020818	15mm. double lumb clip
50500020819	15mm. starter lumb clip
50550000390	3/8" x 3" w/rods bolt anchor
59500000015	15mm. sidewall angle 5'-0" lumb
59500000016	15mm. sidewall angle 10'-0" lumb
59500000018	15mm. w/rod channel, 4" x 3.85" x 10' lumb
59500000019	15mm. ext. wall base track 10' lumb
59500000020	15mm. ext. wall base track 6' lumb
59500000021	15mm. endcap mark, support, lumbdoor ad
59500000041	15mm. sidewall header, 5'-0" grav
59500000042	15mm. sidewall header, 6'-0" grav
59500000043	15mm. sidewall header, 8'-0" grav
59500000044	15mm. sidewall header, 5'-0" grav
59500000045	15mm. double lumb 5'-4" grav
59500000046	15mm. starter lumb 5'-4" grav
59500000047	15mm. double lumb 10'-4" grav
59500000048	15mm. ext. wall header, 5'-4" grav
59500000049	15mm. ext. wall header, 10'-4" grav
59500000050	15mm. blank 5'-6" column 3.13 x 1.5" x 8.5"

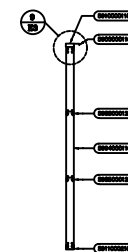
- INSTALLATION PROCEDURES FOR WEDGE-LOK MATERIAL**
1. **REMOVE EXISTING JOINT** FROM JOINT LINE UNTIL A HOLE INTO BASE MATERIAL, A DEEP ENOUGH TO ACCOMMODATE THE WEDGE-LOK WITH THE INSERTION TOOL, IS MADE. REMOVE ALL EXISTING JOINT MATERIAL FROM THE HOLE, INCLUDING THE FIBERS INTO JOINT HOLE.
2. **BEHIND NOTING THE JOINDER BY APPLYING FORWARD PRESSURE** WITH ENOUGH FORCE TO PUSH THE JOINDER INTO THE HOLE. THE JOINDER WILL BE PUSHED INTO THE HOLE UNTIL IT IS FULLY SEATED AGAINST THE FIBERS. IN EXTREMELY DENSE MATERIALS, USE OF AN IMPACT DRILLER MAY BE REQUIRED.
3. **BE SURE THE JOINDER IS AT THE REQUIRED MINIMUM DEPTH AND THAT MAXIMUM CLAMPING FORCE HAS NOT BEEN EXCEEDED.** THE INSTALLATION IS NOW COMPLETE.
- POWER ACTIVATED JOINTS**
1. **THE JOINDER IS TO BE USED AT 60 DEGREES FOR PARTS THAT ARE LESS THAN 1/2" THICK. AT AN ANGLE OF 90 DEGREES FOR PARTS LONGER THAN 1/2" THICK.** THE JOINDER IS TO BE USED AT AN ANGLE OF 45 DEGREES FOR PARTS LONGER THAN 1/2" THICK. **ONLY TRUCK BARS ARE AN EXAMPLE OF PARTS THAT REQUIRE POWER ACTIVATED JOINTS.** THE JOINDER IS TO BE USED AT AN ANGLE OF 45 DEGREES FOR PARTS LONGER THAN 1/2" THICK.
- CAVE SPAN ANGLE**
1. **THE JOINDER IS TO BE USED AT AN ANGLE OF 45 DEGREES FOR PARTS THAT ARE LESS THAN 1/2" THICK. AT AN ANGLE OF 90 DEGREES FOR PARTS LONGER THAN 1/2" THICK.** THE JOINDER IS TO BE USED AT AN ANGLE OF 45 DEGREES FOR PARTS LONGER THAN 1/2" THICK. **ONLY TRUCK BARS ARE AN EXAMPLE OF PARTS THAT REQUIRE POWER ACTIVATED JOINTS.** THE JOINDER IS TO BE USED AT AN ANGLE OF 45 DEGREES FOR PARTS LONGER THAN 1/2" THICK.



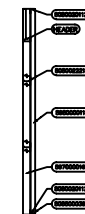
(A1) TYPICAL SIDEWALL ELEVATION (INTERIOR VIEW)



(A2) TYPICAL SIDEWALL ELEVATION (INTERIOR VIEW)

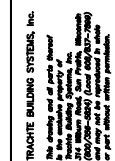


(B) TYPICAL BSW SECTIONAL

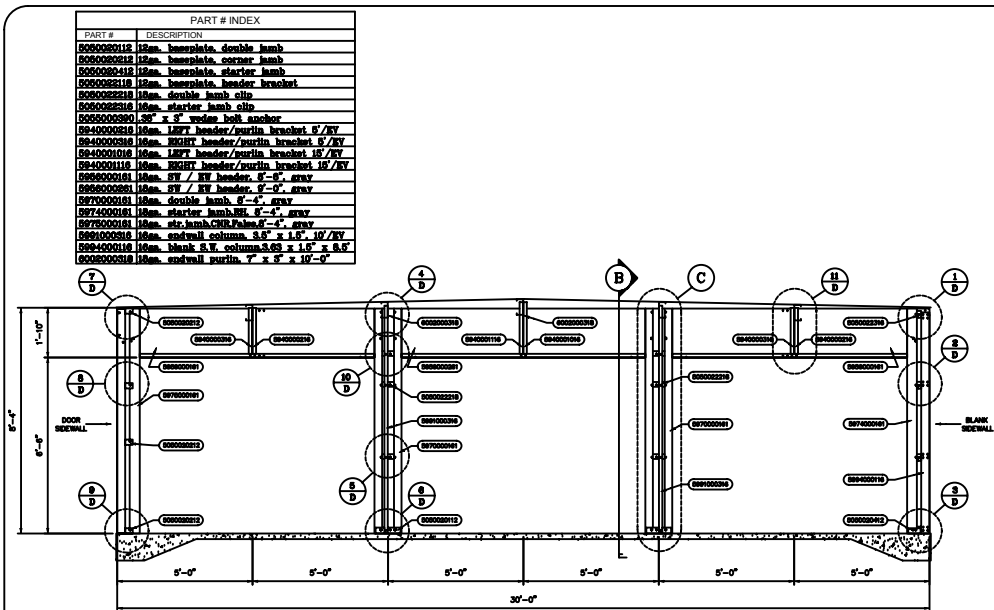


③ TYPICAL DOOR SW SECTIONAL

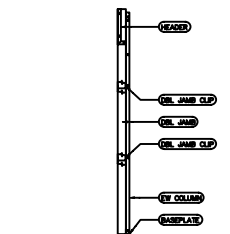
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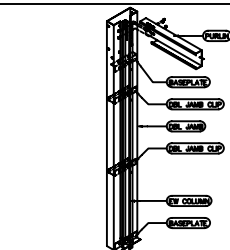
E3



A 30' ENDWALL CLOSET W/ 10-0 DOORS (INTERIOR VIEW)

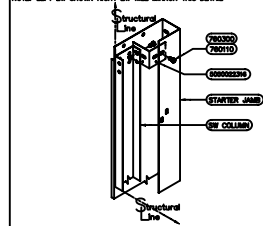


B ENDWALL CLOSET SECTION



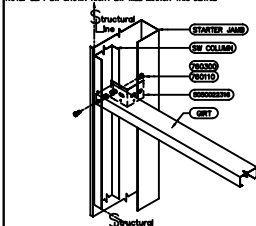
C ENDWALL CLOSET SECTION

NOTE: LEFT EW SHOWN RIGHT EW WILL MIRROR THIS DETAIL.



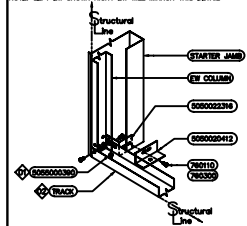
1 BLANK SW TO DOOR EW STR JAMB CLIP CONNECTION

NOTE: LEFT EW SHOWN RIGHT EW WILL MIRROR THIS DETAIL.

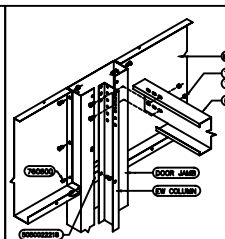


2 DOOR EW TO SW CONNECTION

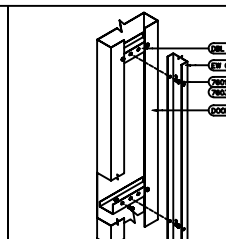
NOTE: LEFT EW SHOWN RIGHT EW WILL MIRROR THIS DETAIL.



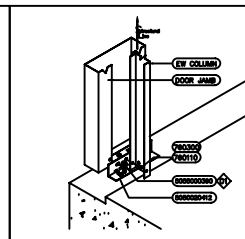
3 TRACK TO DOOR SIDEWALL CONNECTION



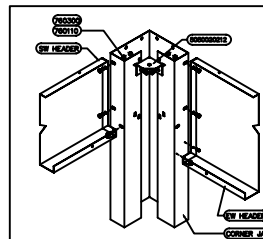
4 TOP OF DOOR JAMB CONNECTION DETAIL



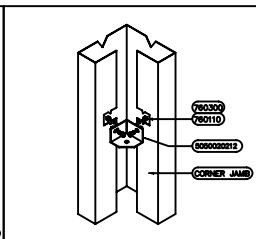
5 DOOR JAMB CLIP DETAIL



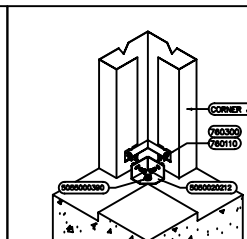
6 BOTTOM OF DOOR JAMB CONNECTION DETAIL



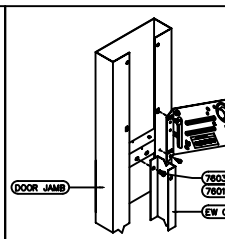
7 HEADER TO CORNER JAMB CONNECTION



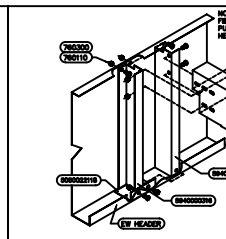
8 MIDDLE OF CORNER JAMB CONNECTION DETAIL



9 TOP OF CORNER JAMB CONNECTION DETAIL



10 DOOR BRACKET AND DOOR JAMB CONNECTION DETAIL



11 PURLIN BRACKET CONNECTION DETAIL

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END WALL ELEVATIONS

Date: _____
Drawn by: _____
Scale: 1/8" = 1'-0"
Plot No.: _____
Order No.: _____
Sheet No.: _____

PAGE

THE LOFTS OF EAST TROY

PRELIMINARY PLANS
MARCH 27, 2020



CIVIL DRAWING INDEX	
1 OF 8	TITLE SHEET
2 OF 8	EXISTING CONDITIONS AND EROSION CONTROL PLAN
3 OF 8	OVERALL SITE PLAN
4 OF 8	OVERALL GRADING PLAN
5 OF 8	OVERALL UTILITY PLAN
6 OF 8	EROSION CONTROL DETAILS
7 OF 8	CONSTRUCTION DETAILS
8 OF 8	CONSTRUCTION NOTES

ALL SPECIFICATIONS ARE REFERENCED TO THE WISCONSIN DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.

DETAILS UNDER CARDINAL ENGINEERING LLC TITLE BLOCK TAKE PRECEDENCE.

ALL SPECIFICATIONS FOR STANDARD SEWER AND WATER CONSTRUCTION IN WISCONSIN SHALL ALSO BE FOLLOWED, IF NOT DIRECTLY REFERENCED UNDER THIS TITLE BLOCK.

CONTACT INFORMATION:

OWNER: TERONOMY BUILDERS, INC.
THOMAS LARSON AND TONY LARSON
N7152 BOWERS ROAD
ELKHORN, WI 53121
PHONE: 262-642-9286

ENGINEER: JAIMI N. LAPP, P.E.
CARDINAL ENGINEERING, LLC
1200 LA SALLE ST.
LAKE GENEVA, WI 53147
PHONE: 262-757-8776

NOT FOR CONSTRUCTION

DIGGERS

Dial 811 or 800

DIGGERS HOTLINE

Dial **811** or (800)242-8511

 www.DiggersHotline.com

CARDINAL ENGINEERING LLC ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF CARDINAL ENGINEERING LLC.

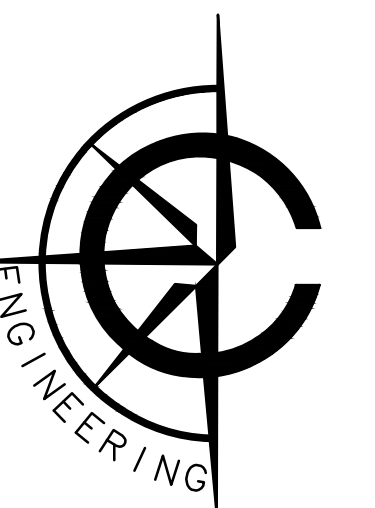
CLIENT



THE LOTS OF EAST TROY
VILLAGE OF EAST TROY, WALWORTH COUNTY, WI

MILE SHEET

FDJ SUBMITTAL



ARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

101 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE $1" = 500'$

PROJECT NUMBER	1901420
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DATE MARCH 27, 2020

DATE	MARCH 27, 2020
PROJECT MGR	WIMIN LAB RE

PROJECT MGR JAIMI N. LAPP, PE

DRAWN BY RDD

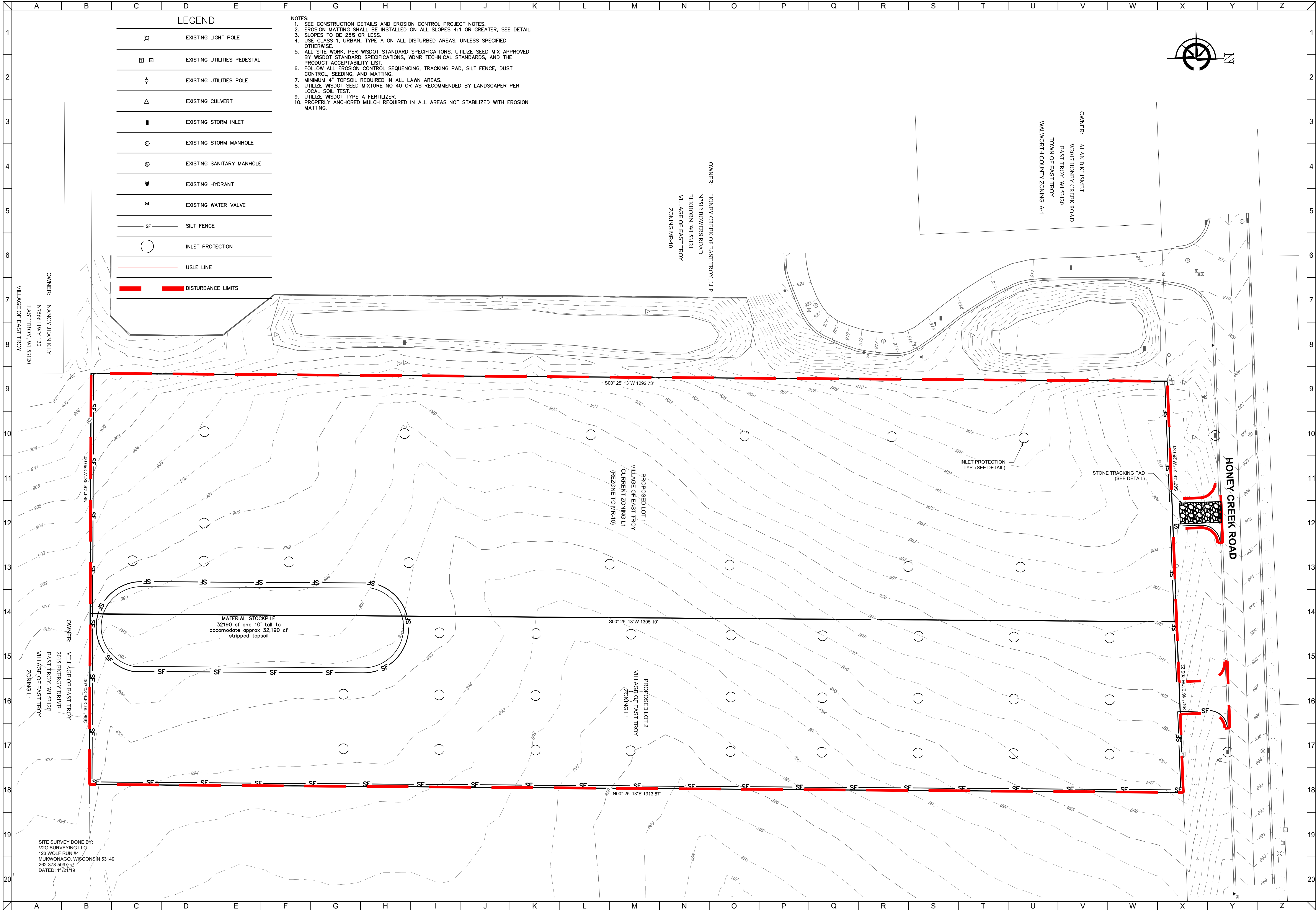
DRAWN BY	BDP
DESIGNED BY	INT

DESIGNED BY JNL

SHEET NUMBER

4050

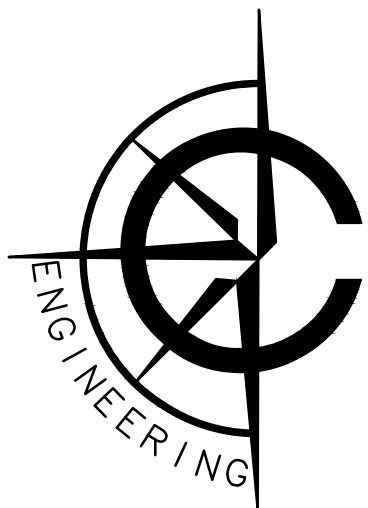
OF 8



CLIENT



LOFTS OF EAST TROY
VILLAGE OF EAST TROY, WALWORTH COUNTY, WI
EXISTING CONDITIONS &
EROSION CONTROL PLAN
PRELIMINARY



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

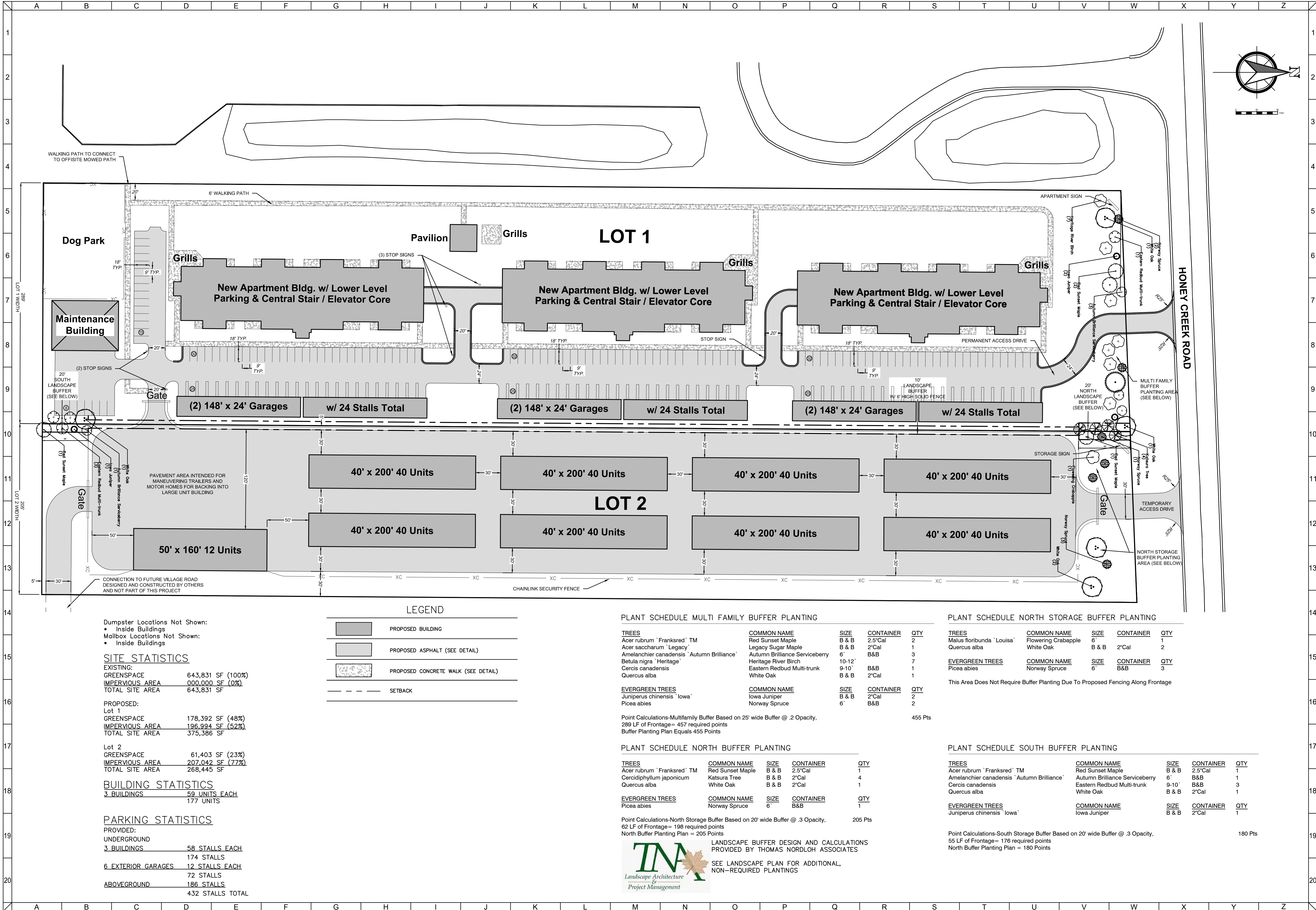
201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE

SCALE	1" = 50'
PROJECT NUMBER	1901420
DATE	MARCH 27, 2020
PROJECT MGR	RYAN CARDINAL, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

2 OF 8



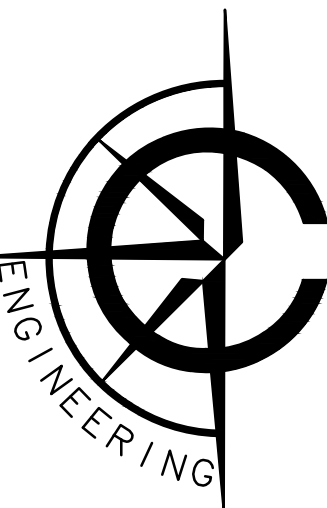
CLIENT



THE LOFTS OF EAST TROY
VILLAGE OF EAST TROY, WALWORTH COUNTY, WI

OVERALL SITE PLAN

FDP SUBMITTAL



CARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO. REVISION DESCRIPTION REV DATE

SCALE 1" = 50'

PROJECT NUMBER 1901420

DATE MARCH 27, 2020

PROJECT MGR JAIMI N. LAPP, PE

DRAWN BY JNL

DESIGNED BY JNL

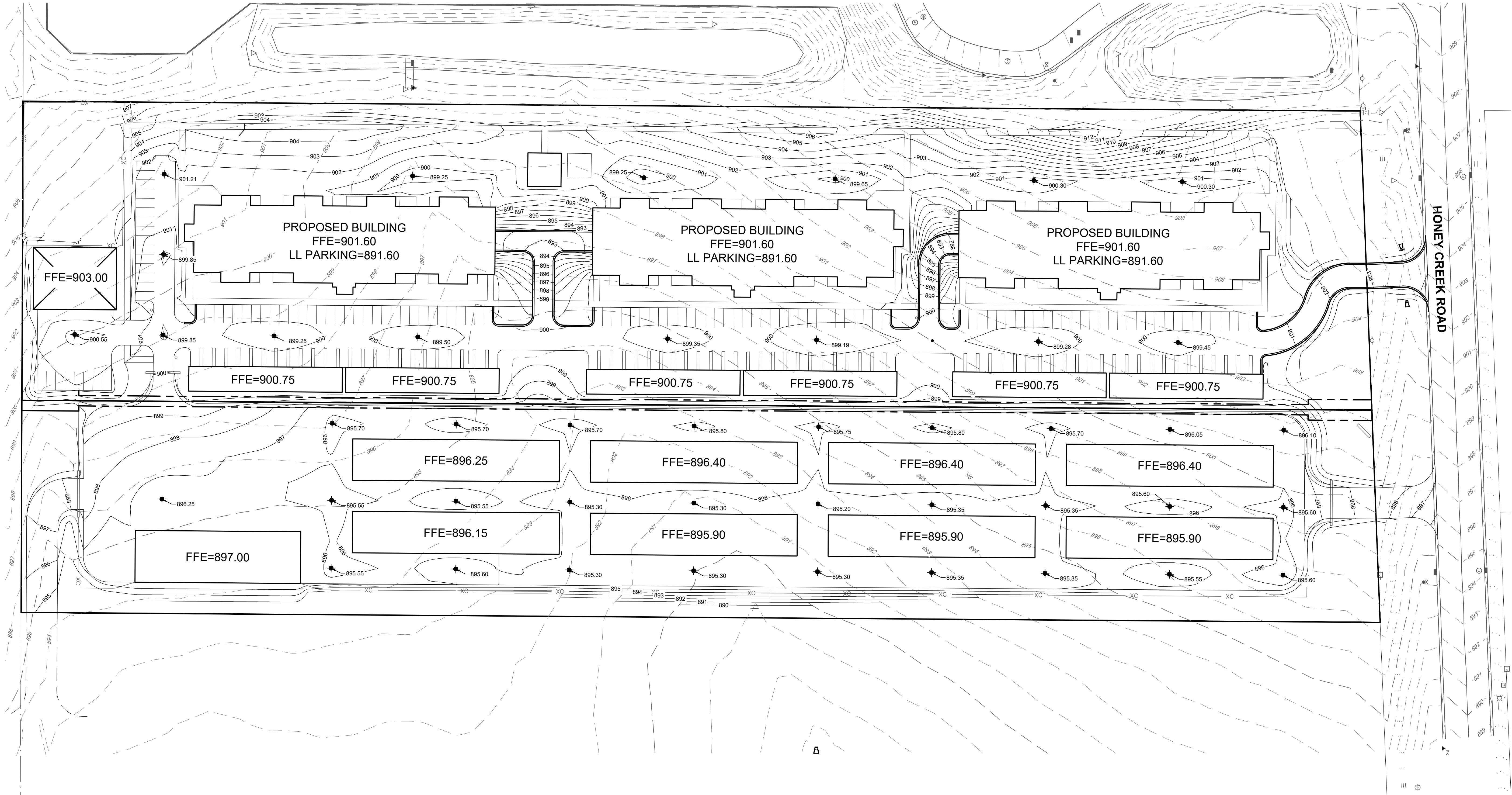
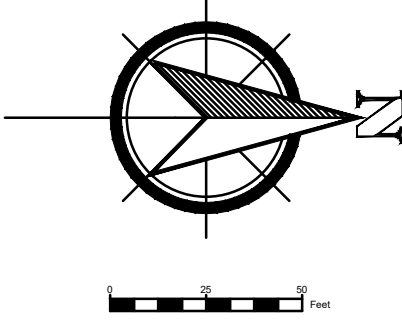
SHEET NUMBER

3 OF 8

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
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- NOTES:
1. SEE CONSTRUCTION DETAILS AND EROSION CONTROL PROJECT NOTES.
2. EROSION MATTING SHALL BE INSTALLED ON ALL SLOPES 4:1 OR GREATER, SEE DETAIL.
3. SLOPES TO BE 25% OR LESS.
4. USE CLASS 1, URBAN, TYPE A ON ALL DISTURBED AREAS, UNLESS SPECIFIED OTHERWISE.
5. ALL SITE WORK, PER WSDOT STANDARD SPECIFICATIONS, UTILIZE SEED MIX APPROVED BY WSDOT STANDARD SPECIFICATIONS, MGNR TECHNICAL STANDARDS, AND THE FOLLOWING ACCEPTED SEED MIXTURE LIST.
6. FOLLOW ALL EROSION CONTROL SEQUENCING, TRACKING PAD, SILT FENCE, DUST CONTROL, SEEDING, AND MATTING.
7. MINIMUM 4" TOPSOIL REQUIRED IN ALL LAWN AREAS.
8. UTILIZE WSDOT SEED MIXTURE #90 4D OR AS RECOMMENDED BY LANDSCAPER PER LOCAL SOIL TEST.
9. UTILIZE WSDOT TYPE A FERTILIZER.
10. PROPOSED ANCHORED MULCH REQUIRED IN ALL AREAS NOT STABILIZED WITH EROSION MATTING.

AREA IN ACRES	EXISTING	PROPOSED
GREENSPACE	14.78	5.57
IMPERVIOUS	0.00	9.21
TOTAL	14.78	14.78
DISTURBANCE	N/A	14.90



CLIENT

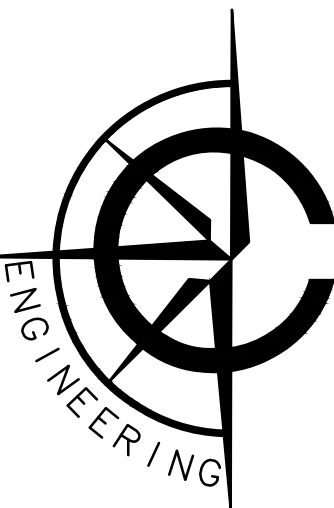


THE LOFTS OF EAST TROY

VILLAGE OF EAST TROY, WALWORTH COUNTY, WI

FDP SUBMITTAL

OVERALL GRADING PLAN



ARDINAL ENGINEERING LLC
DESIGNING IN TRUE DIRECTIONS

201 BROAD STREET, SUITE B
LAKE GENEVA, WI 53147
262-757-8776
CARDINALENGINEERINGWI.COM

NO.	REVISION DESCRIPTION	REV DATE
SCALE	1" = 50'	
PROJECT NUMBER	1901420	
DATE	MARCH 27, 2020	
PROJECT MGR	JAIMI N. LAPP, PE	
DRAWN BY	BDP	
DESIGNED BY	JNL	

SCALE	1" = 50'
PROJECT NUMBER	1901420
DATE	MARCH 27, 2020
PROJECT MGR	JAIMI N. LAPP, PE
DRAWN BY	BDP
DESIGNED BY	JNL

SHEET NUMBER

4 OF 8

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z
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