Joe Maier, Chairperson
Nancy Washburn, Trustee
Ram Bhatia, Trustee
Frank Risler, Commissioner
Tashe Bozinovski, Commissioner
Larry Basil, Commissioner
Michelle Peterson, Commissioner

PLAN COMMISSION AGENDA

January 21, 2026
1:00 PM
Village Hall, Room B114 Ebe Auditorium
8811 Campus Drive, Mount Pleasant, WI 53406

A. CALL TO ORDER

B. ROLL CALL

C. MEETING MINUTES

1. **December 17, 2025, Meeting Minutes**
   2025-12-17 Minutes.docx

D. OLD BUSINESS

E. NEW BUSINESS

1. **12023 Durand Avenue Site Plan Review; SP-25-12**
   Narrative.pdf
   Property Location Map.pdf
   Comprehensive Plan Map.pdf
   Zoning Map.pdf
   Survey.pdf
   Site Plan.pdf
   Sewer and Water Service.pdf
   Architectural Plans.pdf
   Parking and Access Plan .pdf
   Landscape and Screening Plan .pdf
   Outdoor Lighting Plan.pdf
   Fencing.pdf

2. **2700 International Drive Site Plan Review; SP-25-13**
   Narrative.pdf
   Property Location Map.pdf
   Comprehensive Plan Map.pdf
   Architectural Plans.pdf
   Survey.pdf
   Zoning Map.pdf
   Site Plan.pdf
   Fencing.pdf
   Sewer and Water Service.pdf
   Landscape and Screening Plan .pdf
   Outdoor Lighting Plan.pdf
   Parking and Access Plan .pdf

3. **5714 Braun Road Preliminary Plat; PSP-25-02**
   Braun Road PrePlat Cover Letter.pdf

Preliminary plat.pdf
Site Analysis Information .pdf
Street Plans and Profiles.pdf
Bear Braun Rd Residential TIA.pdf

F. STAFF REPORTS

G. ADJOURN

Requests for persons with disabilities who need assistance to participate in this meeting or hearing should be made to the Village Administrator or Village Clerk's Office at (262) 664-7800 with as much advance notice as possible.

PLAN COMMISSION MEETING MINUTES

December 17, 2025 at 1:00 PM
Village Hall, Ebe Auditorium
8811 Campus Drive, Mount Pleasant, WI 53406

Staff Present: Community Development Director Sam Schultz, Planner II Robin Palm, Parks & Recreation Manager George Baumgardt, and Village Treasurer Brandi Baker.

A. CALL TO ORDER

Chairperson Maier called the meeting to order at 1:00 PM.

B. ROLL CALL

B. Baker performed roll call. Commissioner Basil, Trustee Washburn, Trustee Bhatia, Commissioner Risler, Commissioner Peterson, and Chair Maier were present. Commissioner Bozinovski was excused.

C. OLD BUSINESS

1. November 19, 2025

Motion by Commissioner Basil to approve the meeting minutes from the November 19, 2025 meeting. Motion seconded by Trustee Washburn. On voice vote, motion carried 6-0.

2. Recommendation of Ordinance 17-2025: Amending Code of Ordinances, Village of Mount Pleasant, Wisconsin §§ 90-420.10 and 90-420.70.

Community Development Director Sam Schultz led the discussion regarding Ordinance 17-2025: Amending Code of Ordinances, Village of Mount Pleasant, Wisconsin §§ 90-420.10 and 90-420.70. S. Schultz explained that at the November 19 Plan Commission meeting, the Commission directed the village staff to draft updates to the village's sidewalk requirements. Additionally, the Public Works Committee discussed the need for similar potential updates at its November 13, 2025, meeting. The primary issue discussed by both committees was the village's requirement for sidewalks on new development when those sidewalks are not adjacent to existing sidewalks. These ordinances created situations where the village required sidewalks in circumstances where developers installed these sidewalks, but the abrupt ends created secondary safety and travel concerns. S. Schultz explained the changes that are being recommended by staff. Commissioners discussed concerns over the connectivity between lots, existing homeowners with a budding new construction and the cost. Commissioners asked for further clarification regarding the In lieu of fees. Safety concerns regarding the walkability of neighborhoods without sidewalks. S. Schultz explained that the reasoning for these proposed changes stem from seeing more variances coming to the Zoning Board of Appeals. These changes will go to the Public Works Committee before going to Village Board for adoption.

Motion by Trustee Washburn to recommend approval of Ordinance 17-2025 to the Village Board. Motion seconded by Risler. On voice vote, motion carried 6-0.

3. Recommendation of Ordinance 17-2025: Amending Code of Ordinances, Village of Mount Pleasant, Wisconsin §§ 90-420.10 and 90-420.70.

Planner II Robin Palm explained that in 2020, the village comprehensively updated Division 90-110: Residential Districts to simplify districts, consolidate standards, and enable a broader range of housing types, including fee-simple twin houses and townhouses. In June 2025, the Village Board adopted Ordinance 09-2025, which further consolidated residential lot and building regulations and discussed the two issues that have emerged explained how this Ordinance would address them. Commissioners asked for clarification on the RE table. Commissioners were overall in favor; this is easier to read.

Motion by Trustee Washburn to recommend approval of Ordinance 19-2025 to the Village Board. Motion seconded by Trustee Bhatia. On voice vote, motion carried 6-0.

D. NEW BUSINESS

None

F. STAFF REPORTS

DRAFT

1. 2025 Planning Year End Report

Planner II Robin Palm gave an overall report regarding permits issued throughout the year. Explained a report that showed a breakdown of fees and number of permits by township sections, top permit types from value, and median days to issue.

2. 2025 Parks and Recreation Year End Report

Parks & Recreation Manager George Baumgardt reported that participation has increased this year in playgrounds, softball, and T-ball programs. Small dip in revenue due to pushing the early bird discount. G. Baumgardt also reported an increase in parks permit revenue. Additional highlights included receiving an award at the 2025 WPRA Conference, adding new recreation classes, new signage, completed tree inventory, neighborhood parks master plans, and Stewart-McBride ball fields.

G. ADJOURN Motion by Commissioner Peterson to adjourn the meeting at 2:20 PM. Motion seconded by Commissioner Risler. On voice vote, motion carried 6-0.

DRAFT

Executive Summary

Plan Commission Meeting of January 21, 2026

12023 Durand Avenue Site Plan Review; SP-25-12

BACKGROUND

The applicant submitted an updated site plan for Plan Commission review and recommendation to the Village Board. The Plan Commission previously reviewed and approved a preliminary site plan for the subject property in August 2024 (see SP-24-17). The Plan Commission and Village Board's approval of SP-24-17, and subsequent issuance of a grading permit by the Public Works Department, permitted Microsoft Corporation to begin mass grading on the subject property. If the Village Board approves this site plan, Microsoft Corporation may submit final civil engineering plans for review, followed by applications for building permits to start construction on the individual buildings.

The site plan shows nine data centers with a related office space, each 579,796 square feet. It also shows a 96,000 square foot office and storage building, a 265 square foot guard house, and the narrative mentions additional, minor accessory buildings. This equals approximately 5,218,164 square feet of building area across the 791.3090-acre parcel. The applicant narrative contains additional information regarding the project.

The staff recommend that the Plan Commission moves to recommend the site plan to the Village Board subject to the following conditions:

1. The applicant shall modify the architectural elevations to show a minimum 20% street-facing ground-story transparency and 10% upper-story transparency per § 90-130.40(a).
2. The applicant shall comply with all Racine Water Utility, Mount Pleasant Sanitary Sewer Utility, and Wisconsin Department of Natural Resources rules and permissions regarding consuming and returning water to the applicable utility systems.
3. The applicant shall modify the Parking and Access Plan to show multi-use pathways along Durand Avenue (S.T.H. “11”) per § 90-420.70(a).
4. The applicant shall modify the Parking and Access Plan to reduce the stall width from 18.0 to 17.0 feet for standard parking stalls or apply for alternative dimensions per § 90-420.100(m).
5. The applicant shall provide a traffic impact analysis because the development would result in average daily traffic counts of 1,000 or more vehicles per day (ADT) or 100 plus trips during peak traffic hours (PHT) based on the latest version of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The applicant shall modify their site and civil plans to incorporate any analysis-recommended changes and required by the Public Works Director or Wisconsin Department of Transportation.
6. The applicant shall modify the Outdoor Lighting Plans to show the outdoor lighting levels at all property lines, which shall not exceed 3 lux measured 20 feet past the property line per § 90-425.60(b).
7. The applicant shall provide the lighting cut sheets for village staff review to ensure all lighting fixtures emitting more than 1,000 lumens are fully shielded and emit no more than 5% of their total lumen output above 80° from nadir.
8. The applicant shall modify the Outdoor Lighting Plans to eliminate all building-mounted lighting used to illuminate vehicular use areas, outdoor storage and work areas, or pedestrian walkways. The applicant may only use building-mounted lighting to illuminate entrances to a building, such as doors or loading docks.
9. The applicant shall update the landscaping plan to denote the ground cover for all non-impervious areas, including the areas subject to shoreland setbacks at the southwest portion of the site, the areas between the electrical substations, the areas surrounding stormwater detention facilities, the areas subject to utility easement restrictions, and the areas adjacent to public rights-of-way. The village staff strongly recommend

the applicant prioritize the pre-settlement landscaping cover, as denoted by the Wisconsin Department of Natural Resources Surface Water Data Viewer, which includes white, black, and bur oak forest surrounding the Kilbourn Road Ditch (WBIC 736900) and prairie for the remaining site areas.

10. The applicant shall modify the landscaping plan to identify the species of proposed planting species and sizes so the village staff may review them for compliance with § 90-430.70.
11. The applicant shall modify the landscaping plan to denote the installation and maintenance procedures for all plantings and seeding areas per § 90-430.80.
12. The applicant shall update the site plans to show the height and detail of the proposed sound wall or apply for separate administrative site plan review for this improvement per § 90-435.50.
13. The applicant shall modify the architectural elevations to show the 1-story office and storage building or submit them for separate site plan review. This building requires Plan Commission Site Plan Review per § 90-540.50(d).
14. The applicant shall modify the architectural elevations to show the guard house building and any other minor accessory building or submit them for separate site plan review. These buildings qualify for administrative site plan review per § 90-540.50(c).

COMPREHENSIVE PLAN

This application complies with the Comprehensive Plan, which lists the property as Business Park. The Bicycle Plan does not show any recommended improvements adjacent to the subject property. The Park and Open Space Plan shows minor, farmed wetlands within the subject property, some of which the Wisconsin Department of Natural Resources permitted the applicant to fill. It also depicts Braun Road as a corridor recommended for an enhanced bicycle facility. The Wisconsin Department of Transportation constructed an off-street multi-purpose pathway in line with this recommendation when they last reconstructed Braun Road in a multi-road reconstruction project with the village and Racine County.

LAND DIVISION

This property was created by Certified Survey Map #3625 in 2025. No other land division regulations pertain to this application.

ZONING

The Village Board zoned this property C-4 General Industrial, previously titled BP Business Park, in 2017. Both the proposed *Office, business or professional* and *Warehousing, wholesaling, freight movement* uses contained within this application are permitted as-of-right within the C-4 district, subject to compliance with all other applicable regulations of the zoning chapter. The application meets the zoning ordinance, except for the items listed as recommended conditions for approval in the Background section of this report.

The Village Board typically delegates the Plan Commission site plan review authority per § 90-540.40(b); however, an adopted redevelopment plan that includes the subject property requires the Village Board approve all new major developments. Therefore, the Plan Commission is a recommending body for this application.

STRATEGIC PLAN

The application meets the following Key Strategies and Outcomes of the Strategic Plan.

- Safe Community
    - Outcome: Safety in the public right-of-way for all modes of transportation.
        - The Village's public infrastructure allows a smooth flow of vehicle traffic and offers safe routes for bicyclists and pedestrians.
- Balance Growth and Development
    - Outcome: Welcoming and competitive community for a variety of housing types and commercial development.
        - Development processes are streamlined, fair, and predictable for both developers and citizens, encouraging companies and individuals to invest in the Village.
    - Outcome: Long-term local and regional benefits of Tax Incremental District No. 5.

- Growth of jobs and tax base continues in TID No. 5, creating resources to support initiatives that will benefit the Village and entire region for generations.

RECOMMENDATION

The village staff recommends that the Plan Commission recommends the Village Board approve the site plan subject to the recommended conditions.

FISCAL IMPACT

Cost/Benefit			
Estimated Taxable Value per Acre	$ 10,076,517		*The total Estimated Taxable Value divided by the Developed Acres.*
Estimate Net Value Per Acre	$ 10,067,638		*The total Estimated Taxable Value minus the Infrastructure Replacement Cost (NPV) divided by the Developed Acres.*
TID Open Net Revenue	$ 135,238,349		*The Tax Incremental Revenues minus the TID Open Annual Cost.*
TID Closed Net Revenue	$ 44,193,032		*The Annual Tax Contributions (NPV) minus the TID Closed Annual Cost.*
Gain/(Loss) over 40-year period	$ 7,319,703,611		*The Escalated Tax Contributions minus the Total Escalated Cost.*
TID Open Revenue to Cost Ratio	135	:1	*The Annual Tax Contributions (NPV) divided by the Total Annual Cost. Greater than 1:1 is a net positive ratio.*
TID Closed Revenue to Cost Ratio	45	:1	*The Tax Incremental Revenues divided by the TID Closed Annual Cost. Greater than 1:1 is a net positive ratio.*
Total Revenue to Cost Ratio	100	:1	*The Escalated Tax Contributions divided by the Total Escalated Cost.*
Private to Public Ratio	1,135	:1	*The Total Taxable Value divided by the Infrastructure Replacement Cost (NPV). 40:1 is net positive ratio.*
Public Liability Repayment (years)	2		*The number of years until the Escalated Tax Contributions are greater than the Escalated Infrastructure Replacement Cost.*

The total taxable value for the proposed development is $7,973,638,329, which would generate approximately $136,249,581 in incremental tax revenues while TID 5 remains open, and $45,204,264 in village revenues once TID 5 closes. Once fully constructed, the project would generate an estimated $10,067,638 per acre. Over a 40-year period, the Total Revenue to Cost Ratio is projected at 100:1. This projection assumes a full buildout in year one, which is unlikely, and revenues will likely moderate with a phased construction schedule over many years. That said, the project, as presented, would likely still contribute far more tax revenue than require in adjacent public infrastructure liability and public service costs to the village.

PREPARED BY
Samuel Schultz

Dewberry

Dewberry Engineers Inc.
1503 Edwards Ferry Road, Suite 200
Leesburg, VA 20176-6692

703.771.8004
703.771.4091 fax
www.dewberry.com

December 15, 2025

Mr. Sam Schultz
Community Development Director
Village of Mount Pleasant
8811 Campus Drive
Mount Pleasant, WI 53406

RE: MKE Area 2 Site Master Plan

Dear Mr. Schultz,

Dewberry Engineers, Inc. is pleased to submit this application and associated document for a Site Master Plan on the property known as Area 2. This property is bordered on three sides by existing roads: to the north by Durand Avenue, to the south by Braun Road and to the west by Hewitt Memorial Drive. A Certified Survey Map is currently in process to consolidate parcels of the quadrant into one parcel.

The intent of this application is to present the Site Master Plan for the initial phase of a data center campus that involves the entire site. The site layout proposed with this application includes 2 substations, 9 data center buildings as well as one office & storage building and associated roadways, parking, SWM and utilities. The plans have been and will be designed to appropriate Village of Mount Pleasant, Racine County, WisDOT, DNR, DSPS, and State of Wisconsin requirements, standards and specifications. To our knowledge, this plan does not have any nonconformities.

In accordance with the Village of Mount Pleasant list of requirements for Master Site Plan, this plan proposes the following:

Zoning District:	C-4 (General Industrial)
Building Type:	Industrial (Indoor Warehousing)
Proposed Uses:	Data Center Campus, with two Electrical Substations and an Office & Storage Building
Proposed Accessory Uses/Structures:	Small fire pump house, small emergency storm shelters.
Proposed Horses & Farm Animals:	None
Proposed Wireless Telecommunications:	None
Bluff and Ravine Setbacks:	None
Flood Protection Measures:	Appropriate and adequate Stormwater Management will be provided for this project through the construction of wet ponds that will be approved by DNR.
Shoreland Protection Measures:	Setbacks from navigable waters per Sec. 90-495.30 of the ZO Vegetative Buffers per Sec.90-495.50 of the ZO

The associated Site Master Plan contains the following items:

- Existing conditions/ALTA survey
- Approximate Site Master Plan
- Approximate parking areas
- Approximate fences
- Approximate building locations
- Approximate travel ways
- Approximate stormwater facilities
- Approximate utilities
- Approximate landscaping

A traffic study is in process and will be submitted under separate cover.

Please find the associated documents for review and approval. If you have questions or concerns, please do not hesitate to contact me at 703-840-1956 or by email at rbrittingham@dewberry.com .

Sincerely,

Rich Brittingham, RLA
Vice President

Property Location

1/15/2026, 3:06:12 PM

Tax Parcel

Racine County, Municipal Boundaries

VILLAGE OF MT PLEASANT

VILLAGE OF STURTEVANT

Other

1:18,056

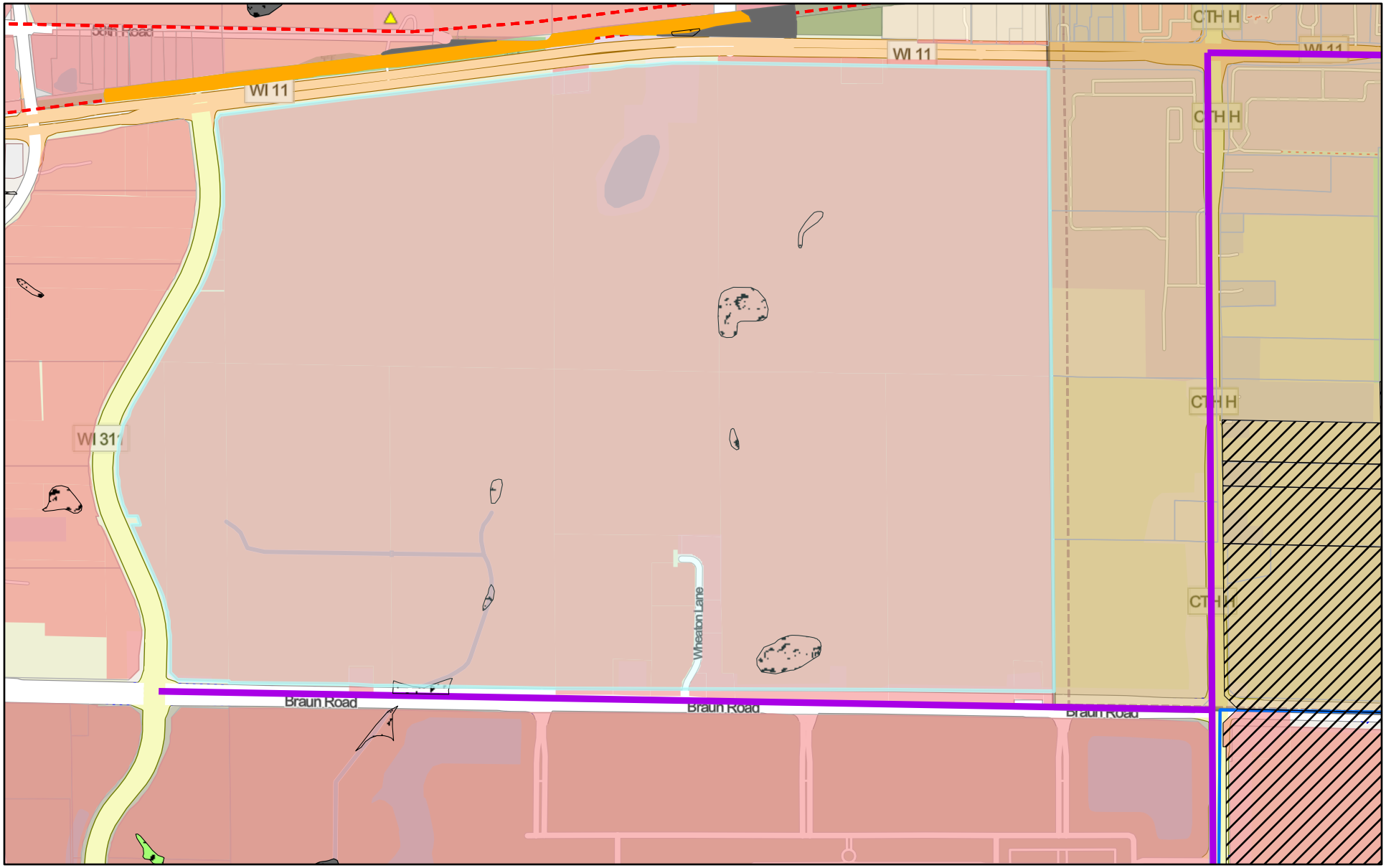
0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Staff GIS Viewer
Village of Mount Pleasant, WI

Comprehensive Plan



1/15/2026, 3:08:12 PM

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Tax Parcel

NATURAL AREA OR CRITICAL SPECIES HABITAT SITE

PRIORITY PROTECTION AREA - PIKE RIVER WATERSHED PLAN

EXISTING WETLAND (INCLUDES FARMED WETLANDS)

EXISTING PUBLIC INTEREST OWNERSHIP OF OPEN SPACE LANDS

COUNTY, CITY, VILLAGE, SCHOOL DISTRICT, COMPATIBLE

PROPOSED PUBLIC INTEREST OWNERSHIP OF OPEN SPACE LANDS

RACINE COUNTY

OPEN SPACE LANDS TO BE PROTECTED

TRAILS

EXISTING ON-STREET TRAIL OR BICYCLE WAY

PROPOSED OFF-STREET TRAIL

OPEN SPACE LANDS TO BE PRESERVED

TRAILS

EXISTING ON-STREET TRAIL OR BICYCLE WAY

PROPOSED OFF-STREET TRAIL

RECOMMENDED CORRIDOR FOR ENHANCED BICYCLE FACILITY

2035 Master Plan

Residential Areas - Incl. Churches, Multi-Family

Park, Recreation, Natural Areas

Business

Racine County, Municipal Boundaries

VILLAGE OF MT PLEASANT

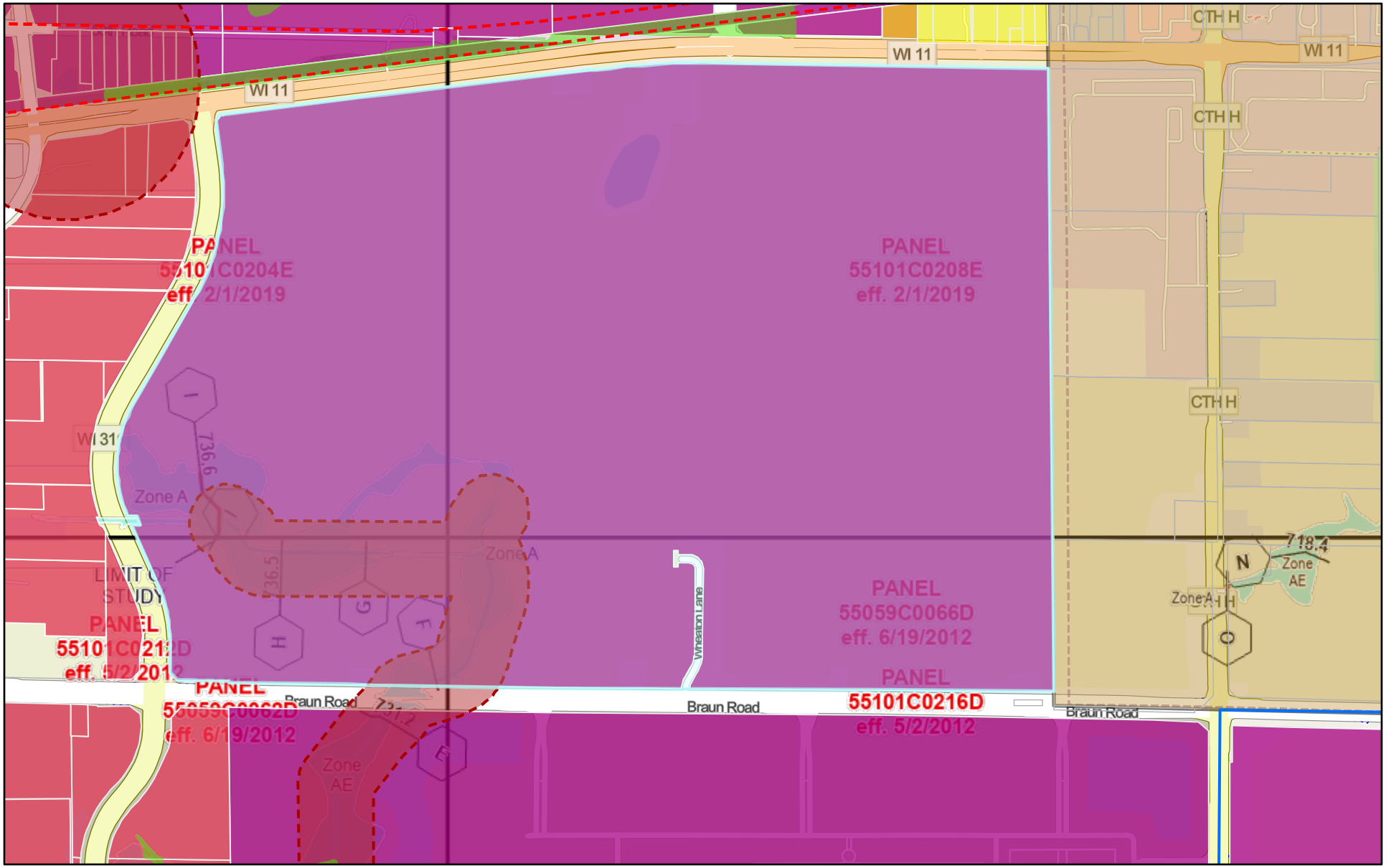
VILLAGE OF STURTEVANT

Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Staff GIS Viewer

Village of Mount Pleasant, WI

Zoning



1/15/2026, 3:09:58 PM

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Tax Parcel

TRAILS

- EXISTING ON-STREET TRAIL OR BICYCLE WAY
- PROPOSED OFF-STREET TRAIL
- OPEN SPACE LANDS TO BE PRESERVED

Shoreland Zoning Overlay (OCS)

Zoning Districts

- RE Estate Residential
- RN Neighborhood Residential
- C-3 High-Intensity Commercial
- C-4 General Industrial

Racine County, Municipal Boundaries

- VILLAGE OF MT PLEASANT
- VILLAGE OF STURTEVANT

Flood Hazard Zones

- 1% Annual Chance Flood Hazard

Flood Hazard Boundaries

- Limit Lines
- SFHA / Flood Zone Boundary
- Cross-Sections
- FIRM Panels

Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Staff GIS Viewer

Village of Mount Pleasant, WI

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1164638-WA1, EFFECTIVE DATE OF NOVEMBER 28, 2023, REVISION 02 (DECEMBER 11, 2023):

PARCEL 4:
LOT 1 OF CERTIFIED SURVEY MAP NO. 3154, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON MARCH 23, 2015, IN VOLUME 10 OF CERTIFIED SURVEY MAPS, PAGE 305-308, AS DOCUMENT NO. 2403056, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, STATE OF WISCONSIN.
PROPERTY ADDRESS: LANDS ALONG BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-018-010

PARCEL 5:
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST. EXCEPTING THEREFROM LOT 1 OF CERTIFIED SURVEY MAP NO. 3154, VOLUME 10, PAGE 305, DOCUMENT NO. 2403056. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.
PROPERTY ADDRESS: 11016 BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-018-000

PARCEL 6:
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST. EXCEPTING THEREFROM LAND CONVEYED BY DEEDS RECORDED IN VOLUME 557 OF DEEDS, PAGE 603, AS DOCUMENT NO. 614351 AND VOLUME 1958 OF RECORDS, PAGE 400, AS DOCUMENT NO. 1280832. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
PROPERTY ADDRESS: 11508 BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-016-000

PARCEL 7:
THE WEST 1/2 OF THE NORTHEAST 1/4; AND THE EAST 330 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, EXCEPTING THEREFROM THE NORTH 333 FEET OF THE EAST 330 FEET OF SAID NORTHWEST 1/4. ALSO EXCEPTING THEREFROM LAND CONVEYED FOR HIGHWAY PURPOSES AS RECORDED IN VOLUME 1106, PAGE 304, DOCUMENT NO. 890093. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.

ALSO: THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION; RUN THENCE SOUTH ON THE 1/8 SECTION LINE OF THE NORTHWEST 1/4 OF SAID SECTION, 2646 FEET TO THE EAST AND WEST 1/4 SECTION LINE OF SAID SECTION; THENCE EAST ON SAID EAST AND WEST 1/4 SECTION LINE 660.00 FEET; THENCE NORTH PARALLEL TO THE NORTH AND SOUTH 1/8 SECTION LINE 2647.91 FEET TO THE NORTH LINE OF SAID SECTION; THENCE WEST ON THE NORTH LINE OF SAID SECTION 660.00 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.

ALSO: BEGIN AT THE NORTH WEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN; RUN THENCE EAST ON THE NORTH LINE OF SAID SECTION 29, 660.00 FEET TO THE PLACE OF BEGINNING OF LAND HEREINAFTER DESCRIBED; RUN THENCE EAST ON THE NORTH LINE OF SAID SECTION 29, 330.00 FEET; THENCE SOUTH PARALLEL TO THE NORTH AND SOUTH 1/8 SECTION LINE OF THE NORTHWEST 1/4 OF SECTION 29, 2648.86 FEET TO THE EAST AND WEST 1/4 SECTION LINE OF SAID SECTION 29; THENCE WEST ON THE EAST AND WEST 1/4 SECTION LINE 330.00 FEET; THENCE NORTH PARALLEL TO SAID 1/8 SECTION LINE 2647.91 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.
EXCEPTING LANDS RECORDED IN VOLUME 3322 OF RECORDS, PAGE 649, DOCUMENT NO. 1805409.
PROPERTY ADDRESS: 11003 DURAND AVENUE
TAX PARCEL NO. 151-03-22-29-001-000

LEGAL DESCRIPTION (CONT)

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1164638-WA1, EFFECTIVE DATE OF NOVEMBER 28, 2023, REVISION 02 (DECEMBER 11, 2023):

PARCEL 8:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, BOUNDED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE CENTER LINE OF THE BRAUN ROAD AND THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4, SAID POINT BEING THE SOUTHWEST CORNER OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE EAST ALONG THE CENTER LINE OF SAID HIGHWAY, 84 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 170 FEET; THENCE WEST PARALLEL WITH THE CENTER LINE OF SAID HIGHWAY, 84 FEET TO THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4; THENCE SOUTH 170 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

PARCEL 8A:
A TRACT OF LAND IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST 1/4 CORNER OF SAID SECTION; THENCE NORTH 88° 59' 25" EAST FOR A DISTANCE OF 1421.60 FEET ALONG THE SOUTH LINE OF SAID 1/4 SECTION TO THE POINT OF BEGINNING; THENCE NORTH 1° 51' 09" WEST FOR A DISTANCE OF 170.00 FEET PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID 1/4 SECTION, TO A POINT; THENCE SOUTH 88° 59' 25" WEST FOR A DISTANCE OF 84.00 FEET PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION TO A POINT; THENCE NORTH 01° 51' 09" WES FOR A DISTANCE OF 50.15 FEET, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID 1/4 SECTION, TO A POINT; THENCE NORTH 88° 59' 25" EAST FOR A DISTANCE OF 100.00 FEET PARALLEL TO THE SOUTH LINE OF SAID 1/4 SECTION, TO A POINT; THENCE SOUTH 01° 51' 09" EAST FOR A DISTANCE OF 220.15 FEET PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF SAID 1/4 SECTION TO A POINT; THENCE SOUTH 88° 59' 25" WEST, FOR A DISTANCE OF 16.00 FEET ALONG THE SOUTH LINE OF SAID 1/4 SECTION, TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
PROPERTY ADDRESS: 11800 BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-017-000

PARCEL 9:
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH LINE OF SAID SECTION 29 THAT IS LOCATED DUE EAST 1211.60 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 29; RUN THENCE DUE NORTH 220.00 FEET; THENCE DUE EAST 121.54 FEET PARALLEL TO THE SOUTH LINE OF SAID SECTION 29; THENCE SOUTH 01° 09' 30" EAST 220.04 FEET TO THE SOUTH LINE OF SAID SECTION 29; THENCE DUE WEST 126.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING THEREFROM THE SOUTH 24.75 FEET FOR PUBLIC HIGHWAY USE.
PROPERTY ADDRESS: 11820 BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-011-000

PARCEL 10:
THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: BEGIN ON THE SOUTH LINE OF SAID SECTION AT A POINT THAT IS LOCATED EAST 1038.60 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION, SAID POINT BEING THE SOUTHERN TERMINUS OF THE CENTERLINE OF A PROPOSED 66 FOOT WIDE PUBLIC ROAD WHICH RUNS NORTHERLY ON THE WESTERLY BOUNDARY OF THE PROPERTY BEING NOW DESCRIBED; THENCE NORTH 83.0 FEET ALONG THE SAID CENTER LINE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS IS 186.60 FEET AND WHOSE LONG CHORD BEARS NORTH 15° 00' EAST 96.59 FEET; THENCE NORTHEASTERLY 97.70 FEET ALONG THE ARC OF SAID CURVE AND THE SAID ROAD CENTERLINE TO ITS POINT OF TANGENCY; THENCE NORTH 30° 00' EAST 50.46 FEET ALONG SAID ROAD CENTERLINE; THENCE EAST 122.77 FEET; THENCE SOUTH 220 FEET TO THE SOUTH LINE OF SAID SECTION; THENCE WEST 173.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING THEREFROM THE WESTERLY 33 FEET AND THE SOUTHERLY 33 FEET FOR PUBLIC HIGHWAY PURPOSES. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
PROPERTY ADDRESS: 11838 BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-014-000

PARCEL 11:
THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN, BOUNDED AS FOLLOWS: COMMENCE AT A POINT ON THE SOUTH LINE OF SAID SECTION LOCATED NORTH 88° 59' 25" EAST 1038.60 FEET FROM A RACINE COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION, SAID POINT BEING THE INTERSECTION OF THE CENTERLINE OF WHEATON LANE WITH SAID SECTION LINE, RUN THENCE NORTH 01° 00' 35" WEST 83.00 FEET AND WHOSE CHORD BEARS NORTH 13° 59' 25" EAST 96.59 FEET; THENCE NORTHERLY ALONG SAID CENTER LINE CURVE 97.70 FEET, THENCE NORTH 28° 39' 25" EAST 50.46 FEET ALONG SAID CENTERLINE; THENCE NORTH 88° 59' 25" EAST 38.11 FEET TO A 3/4 DIAMETER IRON PIPE STAKE, AND THE POINT OF BEGINNING OF THIS DESCRIPTION ON THE EASTERLY LINE OF WHEATON LANE; THENCE NORTH 28° 29' 25" EAST 18.51 FEET TO A 3/4 DIAMETER IRON PIPE STAKE AND A POINT ON A CURVE OF EASTERLY CONVEXITY WHOSE RADIUS IS 279.32 FEET AND WHOSE CHORD BEARS NORTH 13° 59' 25" EAST 144.59 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 146.39 FEET TO A 3/4 DIAMETER IRON PIPE STAKE; THENCE NORTH 01° 00' 35" WEST 165.81 FEET TO A 3.4 DIAMETER IRON PIPE STAKE; THENCE NORTH 88° 59' 25" EAST 156.12 FEET TO A 3/4 DIAMETER IRON PIPE STAKE; THENCE SOUTH 01° 51' 08" EAST 321.53 FEET TO A 3/4 DIAMETER IRON PIPE STAKE; THENCE SOUTH 88° 59' 25" WEST 207.52 FEET TO THE POINT OF BEGINNING.
PROPERTY ADDRESS: 11838 BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-015-001

PARCEL 12:
THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: COMMENCE ON THE SOUTH LINE OF SAID SECTION AT A POINT THAT IS LOCATED EAST 1038.60 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 29, SAID POINT BEING THE SOUTHERN TERMINUS OF THE CENTERLINE OF A PROPOSED 66 FOOT WIDE PUBLIC ROAD WHICH RUNS NORTHERLY ON THE WESTERLY BOUNDARY OF THE PROPERTY BEING NOW DESCRIBED; THENCE NORTH 83.00 FEET ALONG SAID CENTERLINE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT WHOSE RADIUS IS 186.60 FEET AND WHOSE LONG CHORD BEARS NORTH 15° 00' EAST 96.59 FEET; THENCE NORTHEASTERLY 97.70 FEET ALONG THE ARC OF A SAID CURVE AND THE SAID ROAD CENTERLINE TO ITS POINT OF TANGENCY; THENCE NORTH 30° 00' EAST 50.46 FEET ALONG THE SAID ROAD CENTERLINE TO THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE NORTH 30° 00' EAST 37.56 FEET ALONG SAID ROAD CENTERLINE TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS IS 246.32 FEET AND WHOSE LONG CHORD BEARS NORTH 15° 00' EAST 127.50 FEET; THENCE NORTHEASTERLY 128.97 FEET ALONG THE ARC OF SAID CURVE AND THE SAID ROAD CENTERLINE; THENCE NORTH 683.42 FEET ALONG SAID ROAD CENTERLINE TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS IS 83.00 FEET AND WHOSE LONG CHORD BEARS NORTH 33° 43' 53" WEST 92.18 FEET; THENCE NORTHWESTERLY 97.72 FEET ALONG THE ARC OF SAID CURVE AND THE SAID ROAD CENTERLINE TO THE TERMINUS OF SAID ROAD CENTERLINE AS A PART OF THE BOUNDARY OF THE PARCEL BEING NOW DESCRIBED; THENCE NORTH 22° 32' 14" EAST 199.66 FEET MORE OR LESS TO THE NORTH LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29; THENCE SOUTH 89° 34' 30" EAST 145.00 FEET ALONG THE AFORESAID NORTH LINE TO THE NORTHEAST CORNER OF THE SAID 1/4 SECTION; THENCE SOUTH 01° 09' 30" EAST 1099.33 FEET MORE OR LESS ALONG THE EAST LINE OF SAID 1/4 SECTION TO A POINT THAT IS LOCATED NORTH 01° 09' 30" WEST 220.04 FEET FROM THE SOUTHEAST CORNER OF SAID 1/4 SECTION; THENCE WEST 244.31 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING LAND DESCRIBED IN INDENTURE RECORDED IN VOLUME 896 OF RECORDS, AT PAGE 26, AS DOCUMENT NO. 802097 AND LAND CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 1047 OF RECORDS, AT PAGE 175, AS DOCUMENT NO. 865980, ALSO LAND CONVEYED BY WARRANTY DEED RECORDED IN VOLUME 1104 OF RECORDS, AT PAGE 196, AS DOCUMENT NO. 889198, ALSO WARRANTY DEED 1533, OF RECORDS, PAGE 105, DOCUMENT NO. 1062199. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
PROPERTY ADDRESS: 4041 WHEATON LANE
TAX PARCEL NO. 151-03-22-29-013-000

LEGAL DESCRIPTION (CONT)

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1164638-WA1, EFFECTIVE DATE OF NOVEMBER 28, 2023, REVISION 02 (DECEMBER 11, 2023):

PARCEL 13:
THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: COMMENCE ON THE SOUTH LINE OF SAID SECTION 29 AT A POINT THAT IS LOCATED DUE EAST 1,337.60 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 29; RUN THENCE NORTH 01° 09' 30" WEST 812.17 FEET ALONG THE EAST LINE OF SAID 1/4 OF 1/4 SECTION 29 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE DUE WEST 147.56 FEET TO THE EAST LINE OF WHEATON LANE; THENCE DUE NORTH 247.11 FEET ALONG THE EAST LINE OF SAID WHEATON LANE TO THE POINT OF BEGINNING OF A CURVE TO THE LEFT; THENCE NORTHWESTERLY 182.21 FEET ALONG THE ARC OF SAID CURVE ON THE NORTHEASTERLY LINE OF SAID WHEATON LANE WHOSE CHORD BEARS NORTH 45° 00' 00" WEST 164.04 FEET AND THE RADIUS IS 116.00 FEET TO A POINT OF A TANGENT OF SAID CURVE; THENCE DUE WEST 60.00 FEET ALONG THE NORTH LINE OF SAID WHEATON LANE; THENCE DUE NORTH 146.31 FEET TO THE NORTH LINE OF SAID 1/4 OF 1/4 SECTION 29; THENCE SOUTH 89° 34' 30" EAST 313.33 FEET ALONG THE AFORESAID NORTH LINE TO THE NORTHEAST CORNER OF SAID 1/4 OF 1/4 SECTION; THENCE SOUTH 01° 09' 30" EAST 507.20 FEET ALONG THE EAST LINE OF SAID 1/4 OF 1/4 SECTION TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN.
PROPERTY ADDRESS: 4001 WHEATON LANE
TAX PARCEL NO. 151-03-22-29-015-000

PARCEL 14:
LOT 2 OF CERTIFIED SURVEY MAP NO. 3020 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON APRIL 25, 2011 IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 794, AS DOCUMENT NO. 2282784, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN. TOGETHER WITH: THAT PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3020, BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN, DATED APRIL 4, 2011 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON APRIL 25, 2011, AS DOCUMENT NO. 2282784, DESCRIBED AS: THAT PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3020, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY IN VOLUME 9 OF CSM'S, ON PAGES 794-796 AS DOCUMENT NO. 2282784 AND BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, BOUNDED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 88° 59' 25" EAST ON THE SOUTH LINE OF SAID SECTION 29, 1005.60 FEET TO THE WESTERLY RIGHT OF WAY (R.O.W.) OF WHEATON LANE; THENCE NORTH 01° 00' 35" WEST 40.00 FEET ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE SOUTH 88° 59' 25" WEST 246.22 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 01° 00' 35" WEST 369.10 FEET; THENCE NORTH 88° 59' 25" EAST 348.23 FEET TO A POINT ON THE WEST LINE OF WHEATON LANE; THENCE SOUTH 01° 00' 35" WEST 33.40 FEET ALONG SAID WEST LINE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 213.32 FEET AND WHOSE LONG CHORD BEARS SOUTH 13° 59' 25" WEST 110.46 FEET; THENCE SOUTHWESTERLY 111.7 FEET ALONG THE ARC OF SAID CURVE TO ITS POINT OF TANGENCY; THENCE SOUTH 28° 59' 25" WEST 87.98 FEET ALONG SAID R.O.W. TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT WHOSE RADIUS IS 219.60 FEET AND WHOSE LONG CHORD BEARS SOUTH 13° 56' 32" WEST 114.05 FEET; THENCE SOUTHWESTERLY 115.37 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 01° 00' 35" EAST 42.62 FEET ALONG SAID R.O.W. TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.
PROPERTY ADDRESS: LANDS ALONG WHEATON LANE
TAX PARCEL NO. 151-03-22-29-010-020

PARCEL 15:
LOT 3 OF CERTIFIED SURVEY MAP NO. 3020 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON APRIL 25, 2011 IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 794, AS DOCUMENT NO. 2282784, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
PROPERTY ADDRESS: 4016 WHEATON LANE
TAX PARCEL NO. 151-03-22-29-010-030

PARCEL 16 :
LOT 1 OF CERTIFIED SURVEY MAP NO. 3020, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON APRIL 25, 2011, IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 794, AS DOCUMENT NO. 2282784, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN EXCEPTING THEREFROM: THAT PART OF LOT 1 OF CERTIFIED SURVEY MAP NO. 3020, AS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY IN VOLUME 9 OF CSM'S, ON PAGES 794-796 AS DOCUMENT NO. 2282784 AND BEING PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, BOUNDED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 88° 59' 25" EAST ON THE SOUTH LINE OF SAID SECTION 29, 1005.60 FEET TO THE WESTERLY RIGHT OF WAY (R.O.W) OF WHEATON LANE; THENCE NORTH 01° 00' 35" WEST 40.00 FEET ALONG SAID R.O.W. TO THE SOUTHEAST CORNER OF SAID LOT 1 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE SOUTH 88° 59' 25" WEST 246.22 FEET ALONG THE SOUTH LINE OF SAID LOT 1; THENCE NORTH 01° 00' 35" WEST 369.10 FEET; THENCE NORTH 88° 59' 25" EAST 348.23 FEET TO A POINT ON THE WEST LINE OF WHEATON LANE; THENCE SOUTH 01° 00' 35" WEST 33.40 FEET ALONG SAID WEST LINE TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, WHOSE RADIUS IS 213.32 FEET AND WHOSE LONG CHORD BEARS SOUTH 13° 59' 25" WEST 110.46 FEET; THENCE SOUTHWESTERLY 111.74 FEET ALONG THE ARC OF SAID CURVE TO ITS POINT OF TANGENCY; THENCE SOUTH 28° 59' 25" WEST 87.98 FEET ALONG SAID R.O.W. TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, WHOSE RADIUS IS 219.60 FEET AND WHOSE LONG CHORD BEARS SOUTH 13° 56' 32" WEST 114.05 FEET; THENCE SOUTHWESTERLY 115.37 FEET ALONG THE ARC OF SAID CURVE; THENCE SOUTH 01° 00' 35" EAST 42.62 FEET ALONG SAID R.O.W. TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.
PROPERTY ADDRESS: 12006 BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-010-010

PARCEL 17 :
LOT 4 OF CERTIFIED SURVEY MAP NO. 3020, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON APRIL 25, 2011, IN VOLUME 9 OF CERTIFIED SURVEY MAPS, PAGE 794, AS DOCUMENT NO. 2282784, SAID CERTIFIED SURVEY MAP BEING A PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
PROPERTY ADDRESS: LAND ALONG BRAUN ROAD
TAX PARCEL NO. 151-03-22-29-010-040

PARCEL 19:
THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION, RUN THENCE EAST ALONG THE NORTH LINE OF SAID SECTION 990.00 FEET TO A POINT ON THE NORTH LINE, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE EAST ON SAID NORTH LINE 130.00 FEET; THENCE SOUTH 1°05' EAST 330.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING THEREFROM THE PARCEL TRANSFERRED IN VOLUME 3156, PAGE 602, AS DOCUMENT NO. 1766740. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
ADDRESS: 12425 DURAND AVE.
TAX KEY NO. 151-03-22-29-005-000

PARCEL 20:
PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST. BEGIN AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4, EAST 1120 FEET TO THE POINT OF BEGINNING; THENCE EAST 200 FEET, SOUTH 330.00 FEET, WEST 200 FEET AND NORTH 333 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN. EXCEPTING THEREFROM LAND CONVEYED IN DOCUMENT NO. 1782381
ADDRESS: DURAND AVE.
TAX KEY NO. 151-03-22-29-006-000

CLIENT

Dewberry

BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1164638-WA1, effective date of November 28, 2023, revision 02 (December 11, 2023) which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 8 & 11 visible evidence shown, if any.

4, 6, 7, 9, 12, 13, 14, 15, 26, 30, 33, 39, 42, 46, 51, 54, 56, 63, 69, 70, 75, 78, 81, 88, 98, 102 & 110 not survey related.

10, 16-22 & 71-74 intentionally deleted

47, 52, 55, 57, 58, 59, 64, 65, 66, 82, 89, 94, 99, 103 & 111 to be released.

Parcels 1, 2, 3 & 18 are not included.

Parcels 21-27 have been combined into parcels East of Wisconn Valley Way.

The Following Matters Affect Parcel 4:
23. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 3154 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. Affects property by location, shown.
24. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech, dated August 1, 1994, recorded/filed August 15, 1994, in Volume 2394, Page 226, as Document No. 1476592. Does not affect property by location, shown.
25. Utility Easement to Wisconsin Electric Power Company doing business as We Energies , dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown.

The Following Matters Affect Parcel 5:
27. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech ,dated August 1, 1994 , recorded/filed August 15, 1994, in Volume 2394, Page 226, as Document No. 1476592. Affects property by location, shown.
28. Memorandum of Developer Acquisition Rights Areas II and III upon the terms, conditions and provisions contained therein: Dated: February 7, 2018 Parties: SIO International Wisconsin, Inc., FEWI Development Corporation and AFE, Inc. Recorded: March 1, 2018, Instrument No. 2487679. Affects property by location, blanket type.
29. Utility Easement to Wisconsin Electric Power Company doing business as We Energies, dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown.

The Following Matters Affect Parcel 6:
31. Easement for tile granted to Robert Lamparek by Grant of Easement recorded in Volume 470, page 287, as Document No. 531578 on January 17, 1948. Affects property by location, blanket type, to be released.
32. Utility Easement to Wisconsin Electric Power Company doing business as We Energies , dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown.

The Following Matters Affect Parcel 7:
34. Utility Easement to Wisconsin Gas & Electric Company, dated June 12, 1944, recorded/filed July 3, 1944, in Volume 412, Page 244, as Document No. 480137. Conveyance of Rights in Land recorded September 13, 2001, in Volume 3251, Page 566, as Document No. 1790040. Affects property by location, shown.
35. Utility Easement to Wisconsin Telephone Company, dated August 30, 1948, recorded/filed November 12, 1948, in Volume 483, Page 5, as Document No. 542058. Conveyance of Rights in Land recorded January 7, 2002, in Volume 3340, Page 85, as Document No. 1808890. Does not affect property by location, shown.
36. Conveyance of Rights in Land by Public Utility recorded January 13, 1984, in Volume 1701, Page 838, as Document No. 1140159. Affects property by location, blanket type.
37. Controlled-access highway as set forth in Finding, Determination and Declaration recorded March 22, 1994, in Volume 2355, Page 935, as Document No. 1459321. Authorization for Access to or Across a Controlled-Access Highway recorded July 15, 2004 as Document No. 1983018. Authorization for Access to or across a Controlled-Access Highway recorded October 17, 2005 as Document No. 2054623. Revocation of Authorization for Access to or Across a Controlled-Access Highway recorded October 17, 2005 as Document No. 2054624. Affects property by location, blanket type.
38. Memorandum of Developer Acquisition Rights Areas II and III upon the terms, conditions and provisions contained therein: Dated: February 7, 2018 Parties: SIO International Wisconsin, Inc., FEWI Development Corporation and AFE, Inc. Recorded: March 1, 2018 Instrument No.: 2487679. Affects property by location, can not be plotted.

The Following Matters Affect Parcels 8 and 8A:
40. Easement for tile granted to Robert Lamparek by Grant of Easement recorded in Volume 470, page 287, as Document No. 531578 on January 17, 1948. Affects property by location, blanket type, to be released.
41. Utility Easement to Wisconsin Electric Power Company doing business as We Energies , dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown.

The Following Matters Affect Parcel 9:
43. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Volume 770, Page 445, as Document No. 747977 on February 18, 1963 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown, to be released.
44. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech, dated July 14, 1994, recorded/filed August 15, 1994, in Volume 2394, Page 227, as Document No. 1476593. Affects property by location, shown.
45. Utility Easement to Wisconsin Electric Power Company doing business as We Energies, dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown.

The Following Matters Affect Parcels 10 and 11:
48. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Volume 945, Page 152, as Document No. 822481 on May 25, 1967 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown, to be released.
49. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech, dated August 8, 1994, recorded/filed August 15, 1994, in Volume 2394, Page 221, as Document No. 1476589. Affects property by location, shown.
50. Utility Easement to Wisconsin Electric Power Company doing business as We Energies, dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown.

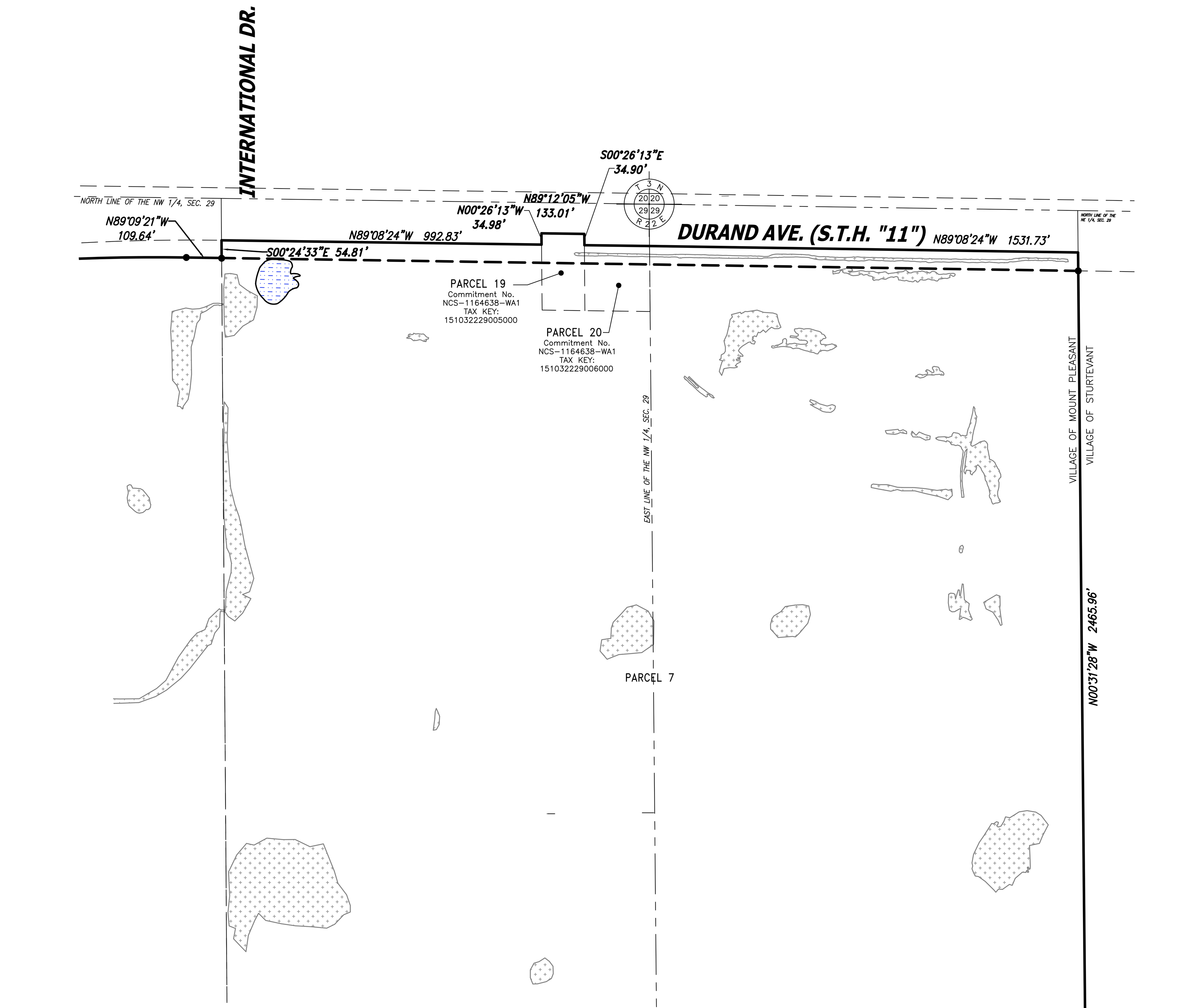
The Following Matters Affect Parcel 12:
53. Utility Easement to Wisconsin Electric Power Company doing business as We Energies, dated January 7, 2016, recorded/filed March 16, 2016 as Document No. 2430346. Affects property by location, shown.

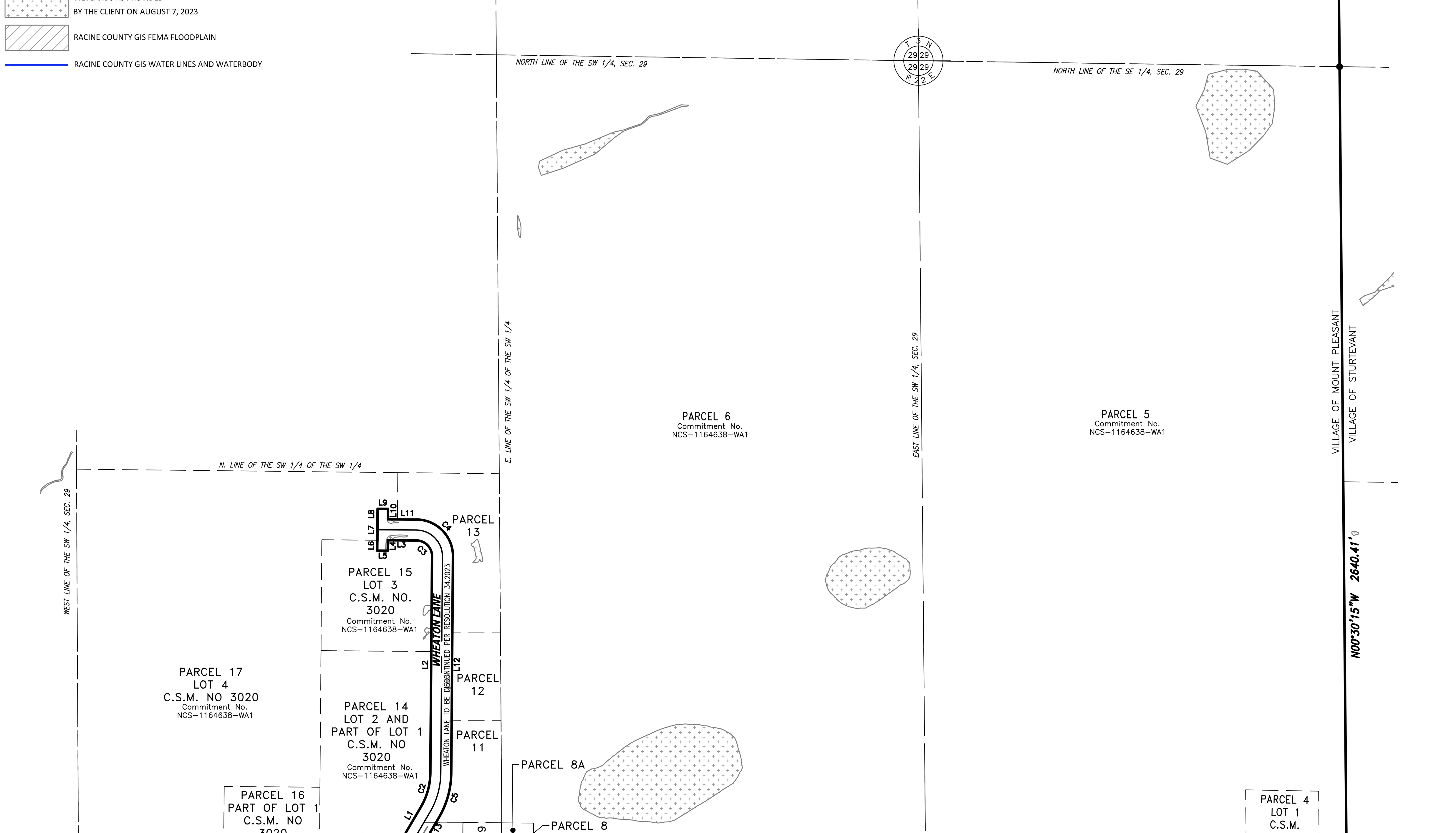
The Following Matters Affect Parcels 14 -16:
60. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech, dated June 29, 1994, recorded/filed August 15, 1994, in Volume 2394, Page 230, as Document No. 1476596. Does not affect property by location. Does not affect property by location.
61. Utility Easement to Wisconsin Electric Power Company doing business as We Energies, dated January 28, 2016, recorded/filed March 16, 2016 as Document No. 2430347. Affects property (Parcel 15) by location.
62. Utility Easement to Wisconsin Electric Power Company doing business as We Energies , dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Does not affect property by location, shown.

The Following Matters Affect Parcel 17:
67. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech, dated June 29, 1994, recorded/filed August 15, 1994, in Volume 2394, Page 230, as Document No. 1476596. Does not affect property by location.
68. Utility Easement to Wisconsin Electric Power Company doing business as We Energies , dated September 25, 2018 , recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Does not affect property by location, shown.

The Following Matters Affect Parcel 19:
76. Utility Easement to Wisconsin Telephone Company, dated August 30, 1948, recorded/filed November 12, 1948, in Volume 483 of Deeds, Page 5, as Document No. 542058. Conveyance of Rights in Land recorded on January 07, 2002, in Volume 3340, Page 85, as Document No. 1808890. Does not affect property by location, shown.
77. Controlled-access highway as set forth in Finding, Determination and Declaration recorded on March 22, 1994, in Volume 2355, Page 935, as Document No. 1459321. Affects property by location, shown.

The Following Matters Affect Parcel 20:
79. Utility Easement to Wisconsin Telephone Company, dated August 30, 1948, recorded/filed November 12, 1948, in Volume 483 of Deeds, Page 5, as Document No. 542058. Conveyance of Rights in Land recorded on January 07, 2002, in Volume 3340, Page 85, as Document No. 1808890. Does not affect property by location, shown.
80. Controlled-access highway as set forth in Finding, Determination and Declaration recorded on March 22, 1994, in Volume 2355, Page 935, as Document No. 1459321. Authorization for Access To or Across a Controlled-Access Highway recorded on July 15, 2004 as Document No. 1983020. Affects property by location, shown.





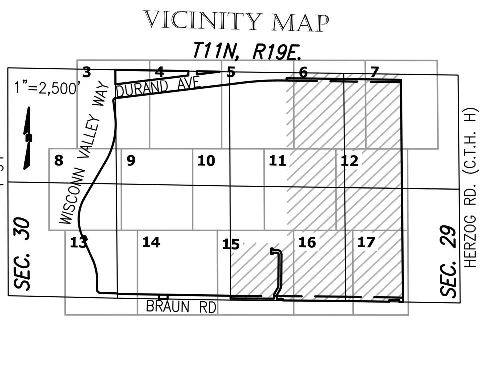
LINE TABLE

LINE	BEARING	DIST.
L1	N30°26'24"E	88.02'
L2	N00°26'24"E	683.42'
L3	N89°33'36"W	89.98'
L4	S00°26'28"W	33.00'
L5	N89°33'32"W	33.00'
L6	S00°26'28"W	33.00'
L7	N00°26'24"E	66.00'
L8	N00°26'24"E	33.00'
L9	S89°33'36"E	33.00'
L10	S00°26'24"W	33.00'
L11	N89°33'36"W	89.97'
L12	N00°26'24"E	683.42'
L13	N30°26'24"E	88.02'

CURVE DATA

CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA
C1	97.96'	219.60'	S17°39'36"W	97.15'	25°33'35"
C2	111.69'	213.32'	N15°26'24"E	110.42'	29°59'56"
C3	78.54'	50.00'	N44°33'36"W	70.71'	90°00'01"
C4	182.21'	116.00'	N44°33'36"W	164.05'	90°00'01"
C5	146.25'	279.32'	N15°26'24"E	144.58'	29°59'56"
C6	63.39'	153.60'	S18°37'02"W	62.94'	23°38'43"

VICINITY MAP



WETLANDS AS PROVIDED BY THE CLIENT ON AUGUST 7, 2023

RACINE COUNTY GIS FEMA FLOODPLAIN

RACINE COUNTY GIS WATER LINES AND WATERBODY

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on November 14, 2023.

Date of Map: December 5, 2023

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

PAGE 1 of 17
Date: September 14, 2023

Date	Revision description	
Dec 8, 2023	Title update	lpm
Dec 11, 2023	comments	deb
Dec 14, 2023	comments	deb
Mar 11 2024	comments	lpm

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

DRAFTED BY: lpm
Drawing No. 4404

ALTA/NSPS LAND TITLE SURVEY

CLIENT
Dewberry

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

LEGAL DESCRIPTION

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1164170-MKE, FEBRUARY 24, 2023:

PARCEL I:
THE WEST ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-TWO (22) EAST, VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN, EXCEPTING THEREFROM LAND TAKEN FOR PUBLIC HIGHWAY PURPOSES AND EXCEPTING THEREFROM TWO (2) ACRES IN THE NORTHWEST CORNER DESCRIBED AS FOLLOWS: THAT PART OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS: BEGIN ON THE WEST LINE OF SAID SECTION 29 AT A POINT LOCATED SOUTH 163.30 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 29; RUN THENCE NORTH 83°13' EAST 300.00 FEET ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE TRUNK HIGHWAY "11"; THENCE SOUTH 292.41 FEET PARALLEL WITH THE WEST LINE OF SAID SECTION 29; THENCE SOUTH 83°13' WEST 300.00 FEET TO THE WEST LINE OF SAID SECTION 29; THENCE NORTH 294.41 FEET ALONG THE WEST LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING. FURTHER EXCEPTING THEREFROM THOSE PORTIONS OF LAND CONVEYED TO STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION IN DEEDS RECORDED ON SEPTEMBER 8, 1983 IN VOLUME 1688, PAGE 557 AS DOCUMENT NO. 1132450 AND ON AUGUST 24, 2001 IN VOLUME 3241, PAGE 891 AS DOCUMENT NO. 1787673. ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED IN AN AWARD OF DAMAGES RECORDED ON MAY 1, 2019, AS DOCUMENT NO. 2519063.
PROPERTY ADDRESS: 11823 DURAND AVENUE, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-29-009-000

PARCEL II:
THE NORTH ONE-HALF (1/2) OF THE WEST ONE-HALF (1/2) OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-TWO (22) EAST.
SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, STATE OF WISCONSIN.
PROPERTY ADDRESS: VACANT LAND, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-29-012-000

PARCEL III:
NORTHEAST ONE-QUARTER (1/4) OF SECTION THIRTY (30), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-TWO (22) EAST. SAID LAND BEING IN VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN. EXCEPTING A RIGHT OF WAY OF THE CHICAGO, MILWAUKEE & ST. PAUL RAILWAY COMPANY AND ALSO EXCEPTING A STRIP OF LAND NINETY-FOUR (94) FEET IN WIDTH ACROSS SAID ONE-QUARTER (1/4) SECTION LYING SOUTH OF AND ADJACENT TO AND PARALLEL WITH SAID RIGHT OF WAY. ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE STATE OF WISCONSIN IN DEED RECORDED ON AUGUST 24, 2001 IN VOLUME 3241, PAGES 891 TO 893 INCLUSIVE, AS
DOCUMENT NO. 1787673. FURTHER EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE VILLAGE OF MOUNT PLEASANT IN AN AWARD OF DAMAGES RECORDED ON MAY 1, 2019, AS DOCUMENT NO. 2519062.
PROPERTY ADDRESS: LANDS ALONG DURAND AVENUE, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-30-001-000

PARCEL IV:
WEST ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION THIRTY (30), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-TWO (22) EAST. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, STATE OF WISCONSIN. EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN DEED RECORDED RECORDED ON APRIL 8, 1994 VOLUME 2361, PAGE 759 AS
DOCUMENT NO. 1461646 AS CORRECTED BY DEED RECORDED ON APRIL 15, 1994 IN VOLUME 2363, PAGES 584-585 AS DOCUMENT NO. 1462496. ALSO EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE VILLAGE OF MOUNT PLEASANT IN AN AWARD OF DAMAGES RECORDED ON AUGUST 17, 2018, AS DOCUMENT NO. 2501288.
PROPERTY ADDRESS: LANDS ALONG BRAUN ROAD, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-30-002-000

PARCEL V:
EAST ONE-HALF (1/2) OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION THIRTY (30), IN TOWNSHIP THREE (3) NORTH, RANGE TWENTY-TWO (22) EAST. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, STATE OF WISCONSIN. EXCEPTING THEREFROM THOSE LANDS CONVEYED TO THE VILLAGE OF MOUNT PLEASANT IN AN AWARD OF DAMAGES RECORDED ON
AUGUST 17, 2018, AS DOCUMENT NO. 2501289.
PROPERTY ADDRESS: LANDS ALONG BRAUN ROAD, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-30-032-000

TITLE COMMITMENT (A)

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1164170-MKE, effective date of February 24, 2023 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 13, 14, 15 & 31 visible evidence shown, if any.

4, 6-12, 21, 22, 28-30, 32-33 not survey related.

16. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Grant of Easement recorded on January 17, 1948 in Volume 470 of Deeds, Pages 287-288, as Document No. 531578. Affects property by location, general in nature cannot be plotted. (Affects Parcel II)
17. Utility Easement to Wisconsin Telephone Company, its successors and assigns, dated August 31, 1948, recorded/filed November 12, 1948 in Volume 483 of Deeds, Pages 7-8 as Document No. 542059. Does no effect property by location, within right of way of STH 11.
18. Utility Easement to Wisconsin Telephone Company, its successors and assigns, dated August 30, 1948, recorded/filed February 03, 1949 in Volume 486 of Deeds, Pages 100-101 as Document No. 544791. Conveyance of Rights in Land recorded on January 7, 2002 in Volume 3340, Pages 85-86, as Document No. 1808890. Does no affect property by location, within right of way of STH 11.
19. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in February 16, 1960, in Volume 652, page 446, as Document No. 701503. of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Does not affect property by location.
20. Covenants, Conditions and Restrictions as set forth in Land Contract recorded in July 14, 1965, in Volume 870, page 456, as Document No. 791376 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, general in nature cannot be plotted.
21. Order Creating Town Surface or Storm Water Sewer and Drainage Improvement District recorded July 19, 1968 in Volume 990 of Records, Pages 124-128 as Document No. 841795. Affects property by location, general in nature cannot be plotted.
22. Limitations imposed upon ingress to and egress from the above described premises to STH 31, State Trunk Highway (STH 11) including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declaration by the State Highway Commission of Wisconsin, Recorded: March 22, 1994 Volume 3255 of records, Page 935-948, Document No. 1459321 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues.
Authorization for Access to or Across A Controlled-Access Highway recorded on July 15, 2004 as Document No. 1982827.
Authorization for Access to or Across a Controlled-Access Highway recorded on July 15, 2004 as Document No. 1983003.
Revocation of Authorization for Access to or Across a Controlled-Access Highway recorded on October 17, 2005 as Document No. 2054602.
Revocation of Authorization for Access to or Across a Controlled-Access Highway recorded on October 17, 2005 as Document No. 2054620.
Authorization for Access to or Across a Controlled-Access Highway recorded on October 17, 2005 as Document No. 2054621.
Affects property by location, general in nature cannot be plotted.
23. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., d/b/a Ameritech, dated August 06, 1994, recorded/filed August 15, 1994 in Volume 2394, Page 222 as Document No. 1476590. Does no affect property by location, within right of way of Braun Road. (Affects Parcels IV and V)
24. Access Restrictions as set forth in Award of Damages recorded August 17, 2018 as Document No. 2501288. Affects property by location, shown. (Affects Parcel IV)
25. Access Restrictions and Easement as set forth in Award of Damages recorded August 17, 2018 as Document No. 2501289. Affects property by location, shown. (Affects Parcel V)
26. Covenants, Conditions and Restrictions as set forth in Award of Damages recorded in September 18, 2018 as Document No. 2503632 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, affects access off Braun Road, can not be plotted. (Affects Parcel II)
27. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, dated September 25, 2018, recorded/filed October 23, 2018 as Document No. 2506315. (Affects Parcels IV and V) As amended by Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown.

LEGAL DESCRIPTION

PARCEL 21:

THE PORTION OF THE FOLLOWING PARCEL LYING EAST OF WISCONN VALLEY WAY:
THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST, IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN, BOUNDED AS FOLLOWS: BEGIN AT A 1" DIAMETER IRON PIPE STAKE ON THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 30 AT A POINT LOCATED NORTH 01° 58' 21" WEST 1072.07 FEET FROM A RACINE COUNTY CAST IRON MONUMENT WITH A BRASS CAP MARKING THE CENTER OF SAID SECTION; RUN THENCE SOUTH 89° 36' 17" WEST 1737.35 FEET TO A 1" DIAMETER IRON PIPE STAKE AT A POINT ON A CURVE OF SOUTHWESTERLY CONVEXITY IN THE EASTERLY LINE OF INTERSTATE HIGHWAY 94 RIGHT-OF-WAY; THENCE NORTHEASTERLY 311.85 FEET ON AN ARC OF SAID CURVE, WHOSE RADIUS IS 868.51 FEET AND WHOSE CHORD BEARS NORTH 34° 39' 46" EAST 310.18 FEET TO A 1" DIAMETER IRON PIPE STAKE ON THE NORTH LINE OF THE SOUTH 1/2 OF SAID NORTHWEST 1/4 SECTION; THENCE NORTH 89° 6' 19" EAST 1552.20 FEET TO A 1" DIAMETER IRON PIPE STAKE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF SAID 1/4 SECTION; THENCE SOUTH 01° 58' 2" EAST 254.00 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM LAND CONVEYED IN INSTRUMENT RECORDED JUNE 2, 2011, AS DOCUMENT NO. 2285788. FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED ON OCTOBER 15, 2019 AS DOCUMENT NO. 2533482.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: LANDS ALONG USH 41, STURTEVANT, WI 53177 TAX PARCEL NO. 151-03-22-30-021-004

PARCEL 22:

THE PORTION OF THE FOLLOWING PARCEL LYING EAST OF WISCONN VALLEY WAY:
THE NORTH 250 FEET OF THE SOUTH 500 FEET OF THE NORTH 754 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND SOUTHWEST FRACTIONAL 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST. EXCEPTING THEREFROM LAND CONVEYED FOR HIGHWAY PURPOSES IN DOCUMENT NO. 875780 AND DOCUMENT NO. 664878. FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED ON OCTOBER 15, 2019 AS DOCUMENT NO. 2533482. SAID LAND BEING IN THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: LANDS ALONG USH 41, STURTEVANT, WI 53177 TAX PARCEL NO. 151-03-22-30-021-005

PARCEL 23:

THE PORTION OF THE FOLLOWING PARCEL LYING EAST OF WISCONN VALLEY WAY:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST, BOUNDED AS FOLLOWS: BEGIN AT A STANDARD RACINE COUNTY MONUMENT MARKING THE CENTER OF SAID SECTION 30; RUN THENCE SOUTH 01° 58' 12" EAST 2656.60 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SECTION 30; TO THE SOUTH 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 89° 50' 44" WEST 490.55 FEET ALONG THE SOUTH LINE OF SECTION 30; THENCE NORTH 01° 58' 12" WEST 2654.50 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 30; THENCE NORTH 89° 58' 12" EAST 490.48 FEET ALONG SAID EAST-WEST 1/4 LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE RIGHTS OF THE PUBLIC IN AND TO THE NORTH 33.00 FEET OF BRAUN ROAD. FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED ON OCTOBER 15, 2019 AS DOCUMENT NO. 2533482. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 3301 USH 41, STURTEVANT, WI 53177 TAX PARCEL NO. 151-03-22-30-023-000

LEGAL DESCRIPTION

PARCEL 24:

THE PORTION OF THE FOLLOWING PARCEL LYING EAST OF WISCONN VALLEY WAY:
THAT PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST, BOUNDED AS FOLLOWS: BEGIN AT A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 30 LOCATED SOUTH 89° 50'44" WEST 490.48 FEET FROM A STANDARD RACINE COUNTY MONUMENT MARKING THE CENTER OF SAID SECTION 30; RUN THENCE SOUTH 01° 58' 12" EAST 2654.50 FEET TO THE SOUTH LINE OF SECTION 30; THENCE SOUTH 89° 50' 44" WEST 490.93 FEET ALONG SAID SOUTH LINE; THENCE NORTH 01° 58' 12" WEST 2652.38 FEET TO THE EAST-WEST 1/4 LINE OF SAID SECTION 30; THENCE NORTH 89° 50' 44" EAST 490.87 FEET ALONG THE EAST-WEST 1/4 LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THE RIGHTS OF THE PUBLIC IN AND TO THE NORTH 33.00 FEET OF BRAUN ROAD. FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED ON OCTOBER 15, 2019 AS DOCUMENT NO. 2533482. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 13144 BRAUN ROAD, STURTEVANT, WI 53177 TAX PARCEL NO. 151-03-22-30-024-000

PARCEL 25:

THE PORTION OF THE FOLLOWING PARCEL LYING EAST OF WISCONN VALLEY WAY:
THE SOUTH 580 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND THE SOUTHWEST FRACTIONAL 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN. EXCEPTING THEREFROM LAND CONVEYED FOR HIGHWAY PURPOSES; AND EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE WEST 1/4 CORNER OF 30-3-22; RUN THENCE EAST ABOUT 250 FEET TO AN IRON STAKE; THENCE NORTH ABOUT 325 FEET TO AN IRON STAKE AND THE PLACE OF BEGINNING OF THIS DESCRIPTION; RUN THENCE EAST, 550 FEET; THENCE NORTH 255 FEET; THENCE WEST ABOUT 450 FEET TO THE EAST LINE OF HIGHWAY RIGHT-OF-WAY; THENCE SOUTHWESTERLY ALONG HIGHWAY RIGHT-OF-WAY TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM LAND CONVEYED FOR HIGHWAY PURPOSES BY DEED RECORDED ON APRIL 4, 2011, AS DOCUMENT NO. 2281063. ALSO EXCEPTING THEREFROM LAND CONVEYED FOR HIGHWAY PURPOSES IN DOCUMENT NO. 875780 AND DOCUMENT NO. 664878. FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED ON OCTOBER 15, 2019 AS DOCUMENT NO. 2533482.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 3825 USH 41, STURTEVANT, WI 53177 TAX PARCEL NO. 151-03-22-30-021-001

PARCEL 26:

THE PORTION OF THE FOLLOWING PARCEL LYING EAST OF WISCONN VALLEY WAY:
THE SOUTH 250 FEET OF THE SOUTH 500 FEET OF THE NORTH 754 FEET OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, AND SOUTHWEST FRACTIONAL 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST. EXCEPTING THEREFROM LAND CONVEYED FOR HIGHWAY PURPOSES IN DOCUMENT NO. 875780 AND DOCUMENT NO. 664878. FURTHER EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED ON OCTOBER 15, 2019 AS DOCUMENT NO. 2533482. SAID LAND BEING IN THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: LANDS ALONG USH 41, STURTEVANT, WI 53177 TAX PARCEL NO. 151-03-22-30-021-002

PARCEL 27:

THE PORTION OF THE FOLLOWING PARCEL LYING EAST OF WISCONN VALLEY WAY:
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 1085 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON SEPTEMBER 4, 1985, IN VOLUME 3 OF CERTIFIED SURVEY MAPS, PAGE 202, AS DOCUMENT NO. 1176372, SAID CERTIFIED SURVEY MAP BEING A PART OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST. EXCEPTING THEREFROM LAND CONVEYED FOR HIGHWAY PURPOSES BY DOCUMENT NO. 1797592. FURTHER EXCEPTING THEREFROM LANDS CONVEYED IN WARRANTY DEED RECORDED OCTOBER 15, 2019 AS DOCUMENT NO. 2533482. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 13105 DURAND AVENUE TAX PARCEL NO. 151-03-22-30-019-000

PARCEL 21-27 Combined Description per the Pro Forma NCS-1164638-WA1, the following description is the same land as described in Parcels 21-27:

Part of Parcel 1 of Certified Survey Map 1085, recorded in the Racine County Register of Deeds Office in Volume 3, Page 202 as Document No. 1176372 in the Northeast 1/4 of the Northwest 1/4, and lands in the Southeast 1/4 of the Northwest 1/4, the Southeast 1/4 and Northeast 1/4 of the Southwest 1/4 all in Section 30, Township 3 North, Range 22 East, Village of Mount Pleasant, Racine County, Wisconsin, more particularly described as follows:

Commencing at the Southeast corner of said Southwest 1/4 of Section 30; thence North 00°31'13" West along the east line of said Southwest 1/4, 112.06 feet to the north line of Braun Road and the point of beginning; thence North 88°42'26" West along said north line, 419.29 feet to the east line of Wisconn Valley Way; thence North 44°59'36" West along said east line, 80.89 feet; thence North 1°17'34" East along said line, 203.21 feet to a point on a curve; thence 529.36 feet along said east line and a curve to the left with a radius of 1202.00 feet and a chord bearing and length of North 11°19'25" West 525.10 feet; thence North 23°56'25" West along said line, 511.40 feet; thence South 89°11'16" East along said line, 71.58 feet; thence North 23°56'25" West along said line, 81.18 feet; thence North 89°11'16" West along said line, 71.58 feet to a point on a curve; thence 928.65 feet along said line and a curve to the right having a radius of 982.00 feet and a chord bearing and chord of North 3°09'05" East 894.44 feet; thence North 30°14'35" East along said line, 980.76 feet to a point on a curve; thence 1108.91 feet along said line and a curve to the left having a radius of 1710.00 feet and a chord bearing and chord of North 11°39'55" East 1089.58 feet; thence North 6°54'45" West along said line, 360.23 feet; thence North 38°05'15" East along said line, 56.57 feet to the south line of STH 11 (Durand Ave.); thence North 83°05'41" East along said south line, 18.92 feet to the east line of said Northwest 1/4 and the east line of the owner's land; thence South 0°31'51" East along said east line, 1993.69 feet to the Southeast corner of said Northwest 1/4; thence South 0°31'13" East along the east line of said Southwest 1/4, 2544.63 feet to the point of beginning.
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: LANDS ALONG WISCONN VALLEY WAY, STURTEVANT, WI 53177
TAX PARCEL NOS. PART OF 151-03-22-30-021-004, PART OF 151-03-22-30-021-005, 151-03-22-30-023-000,
PART OF 151-03-22-30-024-000, PART OF 151-03-22-30-021-001, PART OF 151-03-22-30-021-002
AND PART OF 151-03-22-30-019-000

PARCEL 28:

THAT PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: COMMENCE ON THE SOUTH LINE OF SAID SECTION 30 AT A POINT THAT IS LOCATED EAST 966.5 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION; THENCE NORTH 250.00 FEET; THENCE EAST 200 FEET; THENCE SOUTH 250.00 FEET TO THE SAID SOUTH LINE; THENCE WEST 200 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS: 12706 BRAUN ROAD TAX PARCEL NO. 151-03-22-30-003-000

PARCEL 29:

THAT PART OF THE NORTHWEST ¼ OF SECTION 29; TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29; RUN THENCE SOUTH 163.30 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE NORTH 83° 13' EAST 100 FEET; THENCE SOUTH 292.41 FEET; THENCE SOUTH 83° 13' WEST 100.00 FEET; THENCE NORTH 292.41 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING THEREFROM THAT PART CONVEYED BY WARRANT DEED RECORDED 3, 2001 IN VOLUME 3230 OF RECORDS, PAGE 347, AS DOCUMENT NO. 1784768. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS:12141 DURAND AVENUE TAX PARCEL NO. 151-03-22-29-008-000

PARCEL 30:

THAT PART OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS; COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 29; RUN THENCE SOUTH 163.30 FEET; THENCE NORTH 83° 13; EAST 100.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE NORTH 83° 13' EAST 100.00 FEET; THENCE SOUTH 292.41 FEET; THENCE SOUTH 83° 13' WEST 100.00 FEET; THENCE NORTH 292.81 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.
ALSO
THAT PART OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS; COMMENCE ON THE WEST LINE OF SAID SECTION 29 AT A POINT LOCATED SOUTH 163.30 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 29; RUN THENCE NORTH 83° 13' EAST 200.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; RUN THENCE NORTH 83° 13' EAST 100.00 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE TRUNK HIGHWAY NO. 11; THENCE SOUTH 292.41 FEET PARALLEL WITH THE WEST LINE OF SAID SECTION 29; THENCE SOUTH 83° 13' WEST 100.00 FEET; THENCE NORTH 292.41 FEET PARALLEL WITH THE WEST LINE OF
SAID SECTION 29 TO THE POINT OF BEGINNING OF THIS DESCRIPTION. EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF WISCONSIN DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED SEPTEMBER 4, 2001, IN VOLUME 3247 OF RECORDS, PAGE 54, AS DOCUMENT NO. 1789024 AND CORRECTED BY WARRANTY DEED RECORDED MARCH 31, 2009 AS DOCUMENT NO. 2207493. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

FOR INFORMATIONAL PURPOSES ONLY: PROPERTY ADDRESS:12127 DURAND AVENUE TAX PARCEL NO. 151-03-22-29-007-000

TITLE COMMITMENT (CONT.)

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1164638-WA1, effective date of November 28, 2023, revision 02 (December 11, 2023) which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 8 & 11 visible evidence shown, if any.

4, 6, 7, 9, 12, 13, 14, 15, 26, 30, 33, 39, 42, 46, 51, 54, 56, 63, 69, 70, 75, 78, 81, 88, 98, 102, 110, 118, 121, 127, & 133 not survey related.

10, 16-22 & 71-74 intentionally deleted

47, 52, 55, 57, 58, 59, 64, 65, 66, 82, 89, 94, 99, 103 & 111 to be released.

Parcels 1, 2, 3 & 18 are not included.

Parcels 21-27 have been combined into parcels East of Wisconn Valley Way.

The Following Matters Affect Parcel 21:
83. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on August 2, 1957 in Volume 612 of Records, Page 390 as Document No. 664878, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, not shown, outside project area.
84. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Transportation Project Plat No: 1030-24-20-4.02, as recorded in Volume 1, Page 97 as Document No. 2240907, on January 27, 2010, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, not shown, outside the project area.
Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.02
Amendment No. 1 Recording Information: November 24, 2010 in Volume 1, Page 139 as Document No. 2269390 Affects property by location, not shown, outside the project area.
Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.02
Amendment No. 2 Recording Information: July 07, 2011 in Volume 1, Page 185 as Document No. 2288420 Affects property by location, not shown, outside the project area.
Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.02
Amendment No. 3 Recording Information: September 15, 2011 in Volume 1, Page 199 as Document No. 2294368Affects property by location, not shown, outside the project area.
Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.02
Amendment No. 4 Recording Information: October 13, 2017 in Volume 1, Page 323 as Document No. 2477106 Affects property by location, not shown, outside the project area.
85. Covenants, Conditions and Restrictions as set forth in Award of Damages recorded on June 2, 2011 as Document No. 2285788, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, not shown, outside the project area.
86. Declaration of Easements for Wisconn Valley Way Sanitary Sewer recorded on May 29, 2019 as Document No. 2521191. Affects property by location, shown.
87. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on October 15, 2019 as Document No. 2533482, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown.

The Following Matters Affect Parcel 22:
90. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on August 2, 1957 in Volume 612 of Records, Page 390 as Document No. 664878, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, not shown, outside project area.
91. Declaration of Easements for Wisconn Valley Way Sanitary Sewer recorded on May 29, 2019 as Document No. 2521191. Affects property by location, shown.
92. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on October 15, 2019 as Document No. 2533482, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown.

The Following Matters Affect Parcel 23:
95. Utility Easement to Wisconsin Electric Power Company, Wisconsin corporation doing business as We Energies, dated September 25, 2018, recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Does not affect property by location, shown.
96. Declaration of Easements for Wisconn Valley Way Sanitary Sewer recorded on May 29, 2019 as Document No. 2521191. Affects property by location, shown.
97. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on October 15, 2019 as Document No. 2533482, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown.

The Following Matters Affect Parcel 24:
100. Declaration of Easements for Wisconn Valley Way Sanitary Sewer recorded on May 29, 2019 as Document No. 2521191. Affects property by location, shown.
101. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on October 15, 2019 as Document No. 2533482, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown.

The Following Matters Affect Parcel 25:
104. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on August 2, 1957 in Volume 612 of Records, Page 390 as Document No. 664878, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, not shown, outside project area.
105. Easement Agreement recorded February 29, 1996 in Volume 2513, Page 899, as Document No. 1529467. Does not affect property by location, not shown, outside project area.
106. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Transportation Project Plat No: 1030-24-20-4.02, as recorded in Volume 1, Page 97 as Document No. 2240907 , on January 27, 2010, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Does not affect property by location, not shown, outside project area.
Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.02 Amendment No. 1 Recording Information: November 24, 2010 in Volume 1, Page 139 as Document No. 2269390 Does not affect property by location, not shown, outside project area.
Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.02 Amendment No. 2 Recording Information: July 07, 2011 in Volume 1, Page 185 as Document No. 2288420 Does not affect property by location, not shown, outside project area.
Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.02 Amendment No. 3 Recording Information: September 15, 2011 in Volume 1, Page 199 as Document No. 2294368 Does not affect property by location, not shown, outside project area.
Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.02 Amendment No. 4 Recording Information: October 13, 2017 in Volume 1, Page 323 as Document No. 2477106 Does not affect property by location, not shown, outside project area.
107. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on April 04, 2011 as Document No. 2281063, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Does not affect property by location, not shown, outside project area.
108. Declaration of Easements for Wisconn Valley Way Sanitary Sewer recorded on May 29, 2019 as Document No. 2521191. Affects property by location, shown.
109. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on October 15, 2019 as Document No. 2533482, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown.

TITLE COMMITMENT (CONT.)

First American Title Insurance Company Commitment NO. NCS-1164638-WA1, EFFECTIVE DATE OF NOVEMBER 28, 2023, REVISION 02 (DECEMBER 11, 2023):
The Following Matters Affect Parcel 26:
112. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on August 2, 1957, in Volume 612 of Records, Page 390 as Document No. 664878, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, not shown, outside project area.
113. Declaration of Easements for Wisconn Valley Way Sanitary Sewer recorded on May 29, 2019 as Document No. 2521191. Affects property by location, shown.
114. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on October 15, 2019 as Document No. 2533482, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown.

The Following Matters Affect Parcel 27:
115. Controlled-access highway as set forth in Finding, Determination and Declaration recorded March 22, 1994, in Volume 2355, Page 935, as Document No. 1459321. Authorization for Access to or Across a Controlled-Access Highway recorded July 15, 2004 as Document No. 1983006. Affects property by location.
116. Access Restrictions as set forth in Warranty Deed recorded October 15, 2019 as Document No. 2533482. Affects property by location, shown.
117. Utility Easement to Wisconsin Electric Power Company doing business as We Energies, dated November 20, 2019, recorded/filed March 31, 2022 as Document No. 2625039. Does not affect property by location, West of Wisconn Valley Way.

The Following Matters Affect Parcel 28:
118. Covenants, Conditions and Restrictions as set forth in Trustee's Deed recorded on January 19, 1945 as in Volume 420, page 652, as Document No. 486675, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, can not plotted.
119. Utility Easement to Wisconsin Electric Power Company doing business as We Energies dated September 25, 2018 and recorded/filed October 23, 2018 as Document No. 2506315. Affidavit of Correction recorded October 11, 2019 as Document No. 2533237. Affects property by location, shown

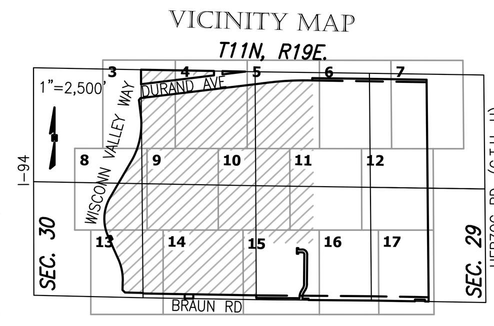
The Following Matters Affect Parcel 29:
120. Utility Easement to Wisconsin Telephone Company, dated August 31, 1948, recorded/filed November 12, 1948, in Volume 483, page 7, as Document No. 542059. Does not affect property by location, within right of way of STH 11.

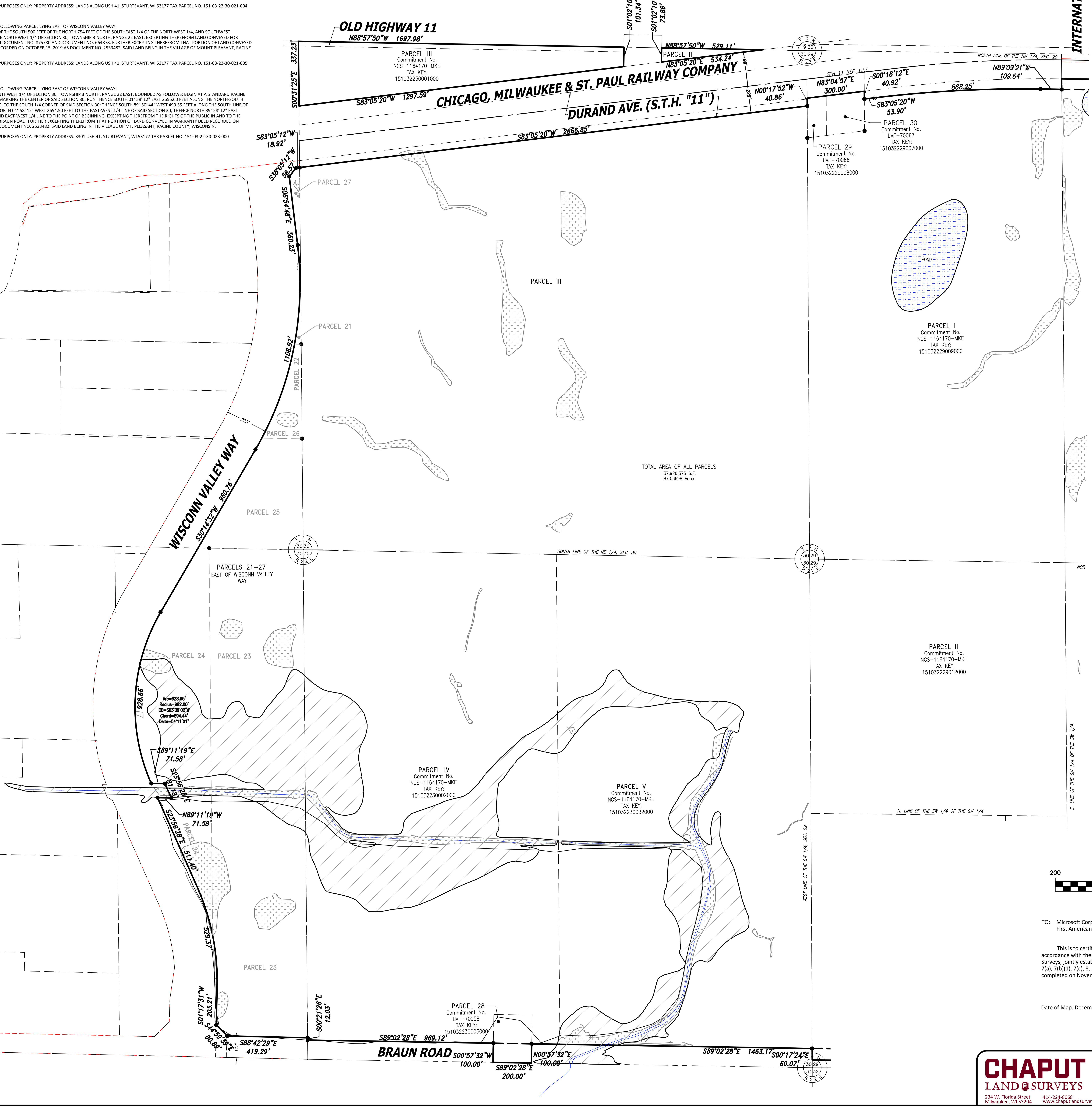
121. License Agreement upon the terms, conditions and provisions contained therein:
Dated: May 10, 1973
Parties: Elva C. Culshaw and Frederick R. Falk and Mary Anne Falk
Recorded: June 5, 1973 in Volume 1182, page 531
Instrument No.: 922146 Affects property by location, shown.
122. Controlled-access highway as set forth in Finding, Determination and Declaration recorded March 22, 1994, in Volume 2355, Page 935, as Document No. 1459321. Authorization for Access to or Across a Controlled-Access Highway recorded July 15, 2004 as Document No. 1983016. Affects property by location, shown.
123. Shared Driveway Agreement upon the terms, conditions and provisions contained therein:
Dated: March 24, 2009
Parties: The Elva C. Culshaw Revocable Trust dated 03/23/00 and Frederick Falk and Mary Anne Falk
Recorded: April 3, 2009
Instrument No.: 2208032
Ratification of Shared Driveway Agreement recorded October 15, 2015 as Document No. 2419974. Affects property by location, shown.
121. Well Agreement upon the terms, conditions and provisions contained therein:
Dated: October 13, 2015
Parties: Mary Anne Falk and Frederick R. Falk, wife and husband and Mary Anne Falk and Frederick R. Falk, wife and husband
Recorded: October 15, 2015
Instrument No.: 2419975 Affects property by location, shown.

The Following Matters Affect Parcel 30:
128. Utility Easement to Wisconsin Telephone Company, dated August 31, 1948, recorded/filed November 12, 1948, in Volume 483, page 7, as Document No. 542059. Does not affect property by location, within right of way of STH 11.
129. License Agreement upon the terms, conditions and provisions contained therein:
Dated: May 10, 1973
Parties: Elva C. Culshaw and Frederick R. Falk and Mary Anne Falk
Recorded: June 5, 1973 in Volume 1182, page 531
Instrument No.: 922146 Affects property by location, shown.
130. Controlled-access highway as set forth in Finding, Determination and Declaration recorded March 22, 1994, in Volume 2355, Page 935, as Document No. 1459321. Authorization for Access to or Across a Controlled-Access Highway recorded July 15, 2004 as Document No. 1983017. Affects property by location, shown.
131. Shared Driveway Agreement upon the terms, conditions and provisions contained therein:
Dated: March 24, 2009
Parties: The Elva C. Culshaw Revocable Trust dated 03/23/00 and Frederick Falk and Mary Anne Falk
Recorded: April 3, 2009
Instrument No.: 2208032
Ratification of Shared Driveway Agreement recorded October 15, 2015 as Document No. 2419974. Affects property by location, shown.
132. Well Agreement upon the terms, conditions and provisions contained therein:
Dated: October 13, 2015
Parties: Mary Anne Falk and Frederick R. Falk, wife and husband and Mary Anne Falk and Frederick R. Falk, wife and husband
Recorded: October 15, 2015
Instrument No.: 2419975 Affects property by location, shown.

WETLANDS AS PROVIDED BY THE CLIENT ON AUGUST 7, 2023
RACINE COUNTY GIS FEMA FLOODPLAIN
RACINE COUNTY GIS WATER LINES AND WATERBODY

VICINITY MAP





TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on November 14, 2023.

Date of Map: December 5, 2023

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

PAGE 1 of 17
Date: September 14, 2023

Date	Revision description	
Dec 8, 2023	Title update	lpm
Dec 11, 2023	comments	deb
Dec 14, 2023	comments	deb
Mar 11 2024	comments	lpm

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

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DRAFTED BY: lpm
Drawing No. 4404

ALTA/NSPS
LAND TITLE SURVEY

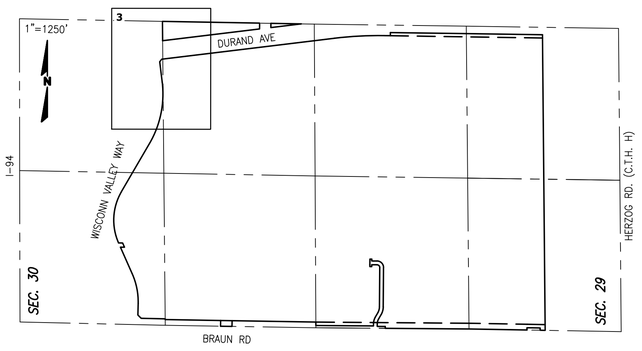
CLIENT
Dewberry

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

CHAPUT LAND SURVEYS

VICINITY MAP

T11N, R19E.



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
- M.I.S. MANHOLE
- UNKNOWN MANHOLE
- STORM MANHOLE
- INLET (ROUND)
- INLET (SQUARE)
- CURB INLET
- STORM SEWER END SECTION
- GAS VALVE
- GAS METER
- WATER VALVE
- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
- POST INDICATOR VALVE
- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
- WETLANDS FLAG
- MARSH
- FLAGPOLE
- PARKING METER
- SIGN
- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
- MARKED ELECTRIC
- OVERHEAD WIRES
- MARKED TELEPHONE
- MARKED CABLE TV LINE
- MARKED FIBER OPTIC
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

WETLANDS AS PROVIDED BY THE CLIENT ON AUGUST 7, 2023

RACINE COUNTY GIS FEMA FLOODPLAIN

RACINE COUNTY GIS WATER LINES AND WATERBODY

OLD HIGHWAY 11
N88°57'50"W 1697.98'
ASPHALT PAVEMENT
R.O.W. BY USAGE
CENTERLINE
GRAVEL DRIVE
ASPHALT DRIVE
S00°31'25"E 337.23'
CHARGE
TILLED FIELD
PARCEL III
S83°05'20"W 1297.59'
CHICAGO, MILWAUKEE & ST. PAUL RAILWAY COMPANY
DURAND AVE. (S.T.H. "11")
VARYING PUBLIC R.O.W.
CONC. CURB
CONC. PAVEMENT
CONC. MEDIAN
GRASS MEDIAN
EXCEPTION PER DOC. NO. 1787673
EXCEPTION PER DOC. NO. 2519062
LIGHT POST WITH CAMERA AND SOLAR PANEL
WETLANDS
S83°05'20"W 2666.85'
S83°05'12"W 18.92'
S83°05'12"W 56.57'
16" PVC WATERMAIN
24" PVC WATERMAIN
FOUND 1" IRON PIPE
PARCELS 21-27
EAST OF WISCONN VALLEY WAY
S06°54'48"E 360.23'
WEST LINE OF THE NE 1/4, SEC. 29
WISCONN VALLEY WAY
LIGHT POST BASE
GRASS
CONC. PAVEMENT
LANDSCAPED MEDIAN
PARCEL 1
C.S.M. NO. 1085
UNPLATTED LANDS
57 52 87 101 109 114 118
ACCESS FROM I- 94 PER DOC. NO. 2533462
1108.92'
FOUND 1" IRON PIPE
Arc=1108.92'
Radius=1710.00'
CB=N11°39'52"E
Chord=1089.59'
Delta=37°09'20"
PARCEL III
PAGE 3 MATCH LINE PAGE 4
PAGE 3 MATCH LINE PAGE 8
PAGE 3 MATCH LINE PAGE 9

GRAPHIC SCALE
60 0 25 60 120 240
(IN FEET)
1 inch = 60 ft.

PAGE 3 of 17
Date: September 14, 2023

Date	Revision description	
Dec 8, 2023	Title update	lpm
Dec 11, 2023	comments	deb
Dec 14, 2023	comments	deb
Mar 11, 2024	comments	lpm

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

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DRAFTED BY: lpm
Drawing No. 4404

ALTA/NSPS
LAND TITLE SURVEY

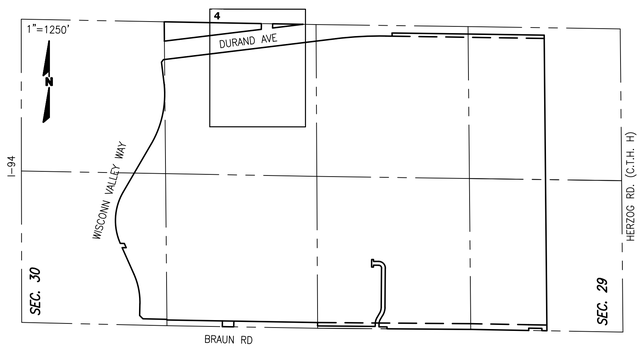
CHAPUT LAND SURVEYS

CLIENT
Dewberry

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

VICINITY MAP

T11N, R19E.



LEGEND

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1" IRON PIPE
- INDICATES FOUND CHISELED CROSS
- SANITARY MANHOLE
- SANITARY CLEANOUT OR VENT
- SEPTIC TANK ACCESS COVER
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- GAS VALVE
- GAS METER
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- HYDRANT
- WATER MANHOLE
- WATER SERVICE CURB STOP
- WELL HEAD
- STAND PIPE
- WALL INDICATOR VALVE
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- LIGHT POLE
- SPOT/YARD LIGHT
- UTILITY POLE
- GUY POLE
- GUY WIRE
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- CONTROL BOX
- FIBER OPTIC PEDESTAL/SIGN
- TRAFFIC LIGHT
- COMMUNICATION MANHOLE
- BOLLARD
- SOIL BORING/MONITORING WELL
- WATER SURFACE
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- MAILBOX
- RAILROAD CROSSING SIGNAL
- HANDICAP SPACE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SANITARY SEWER
- STORM SEWER
- WATERLINE
- MARKED GAS MAIN
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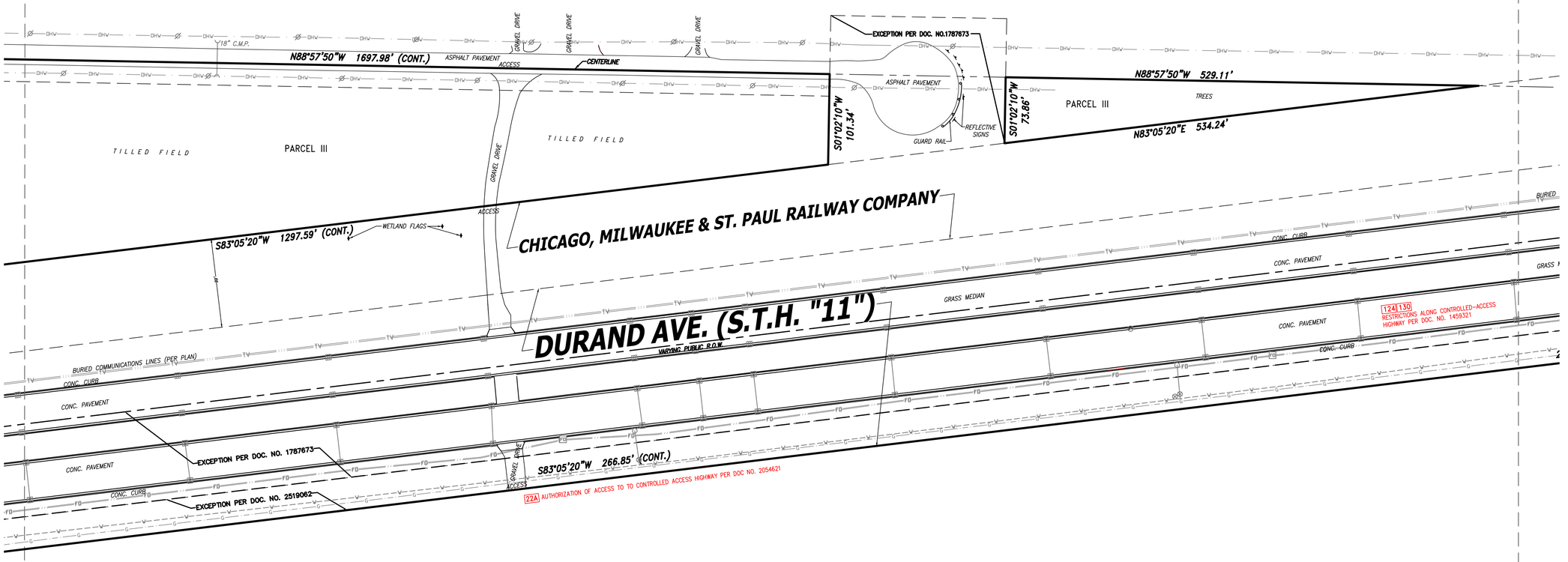
- BURIED ELECTRIC SERVICE
- BOARD FENCE
- CHAIN LINK FENCE
- WIRE FENCE

WETLANDS AS PROVIDED BY THE CLIENT ON AUGUST 7, 2023

RACINE COUNTY GIS FEMA FLOODPLAIN

RACINE COUNTY GIS WATER LINES AND WATERBODY



GRAPHIC SCALE
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Drawing No. 4404

ALTA/NSPS
LAND TITLE SURVEY

CLIENT
Dewberry

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CHAPUT LAND SURVEYS

VICINITY MAP

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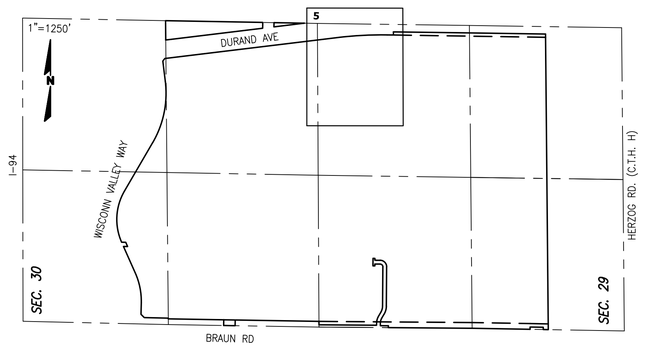

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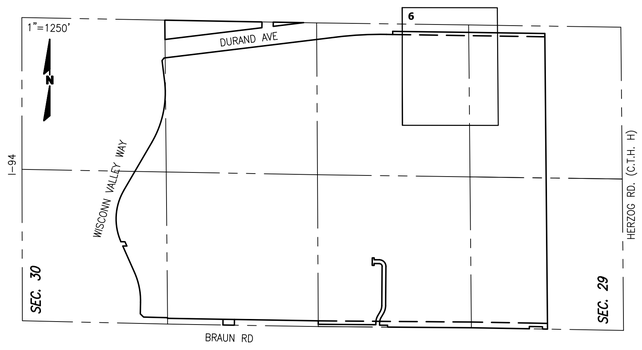

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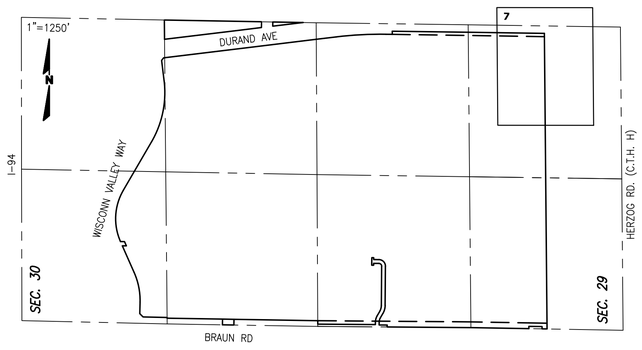

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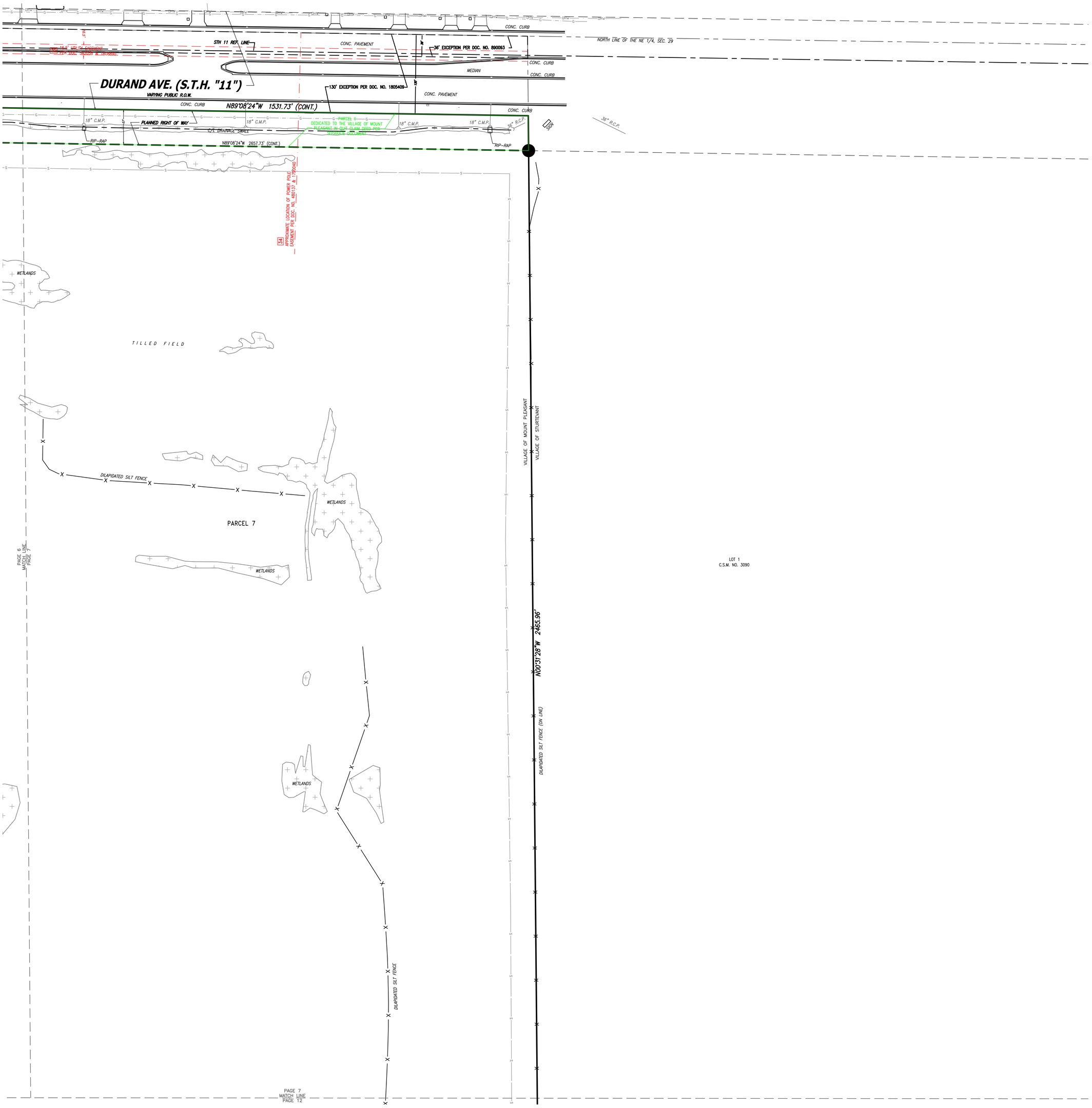

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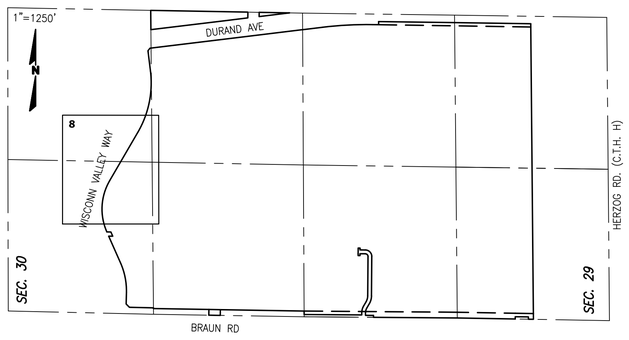

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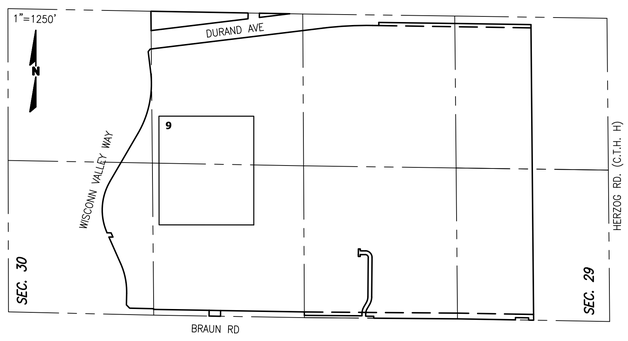

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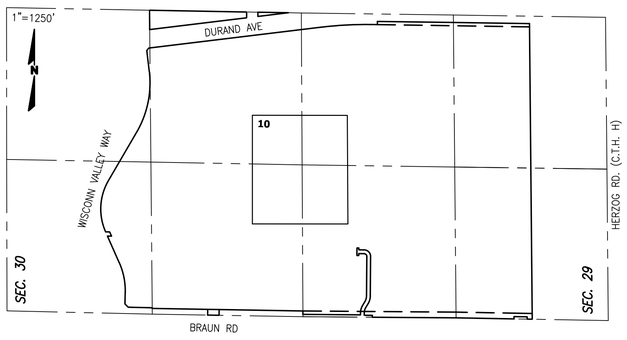

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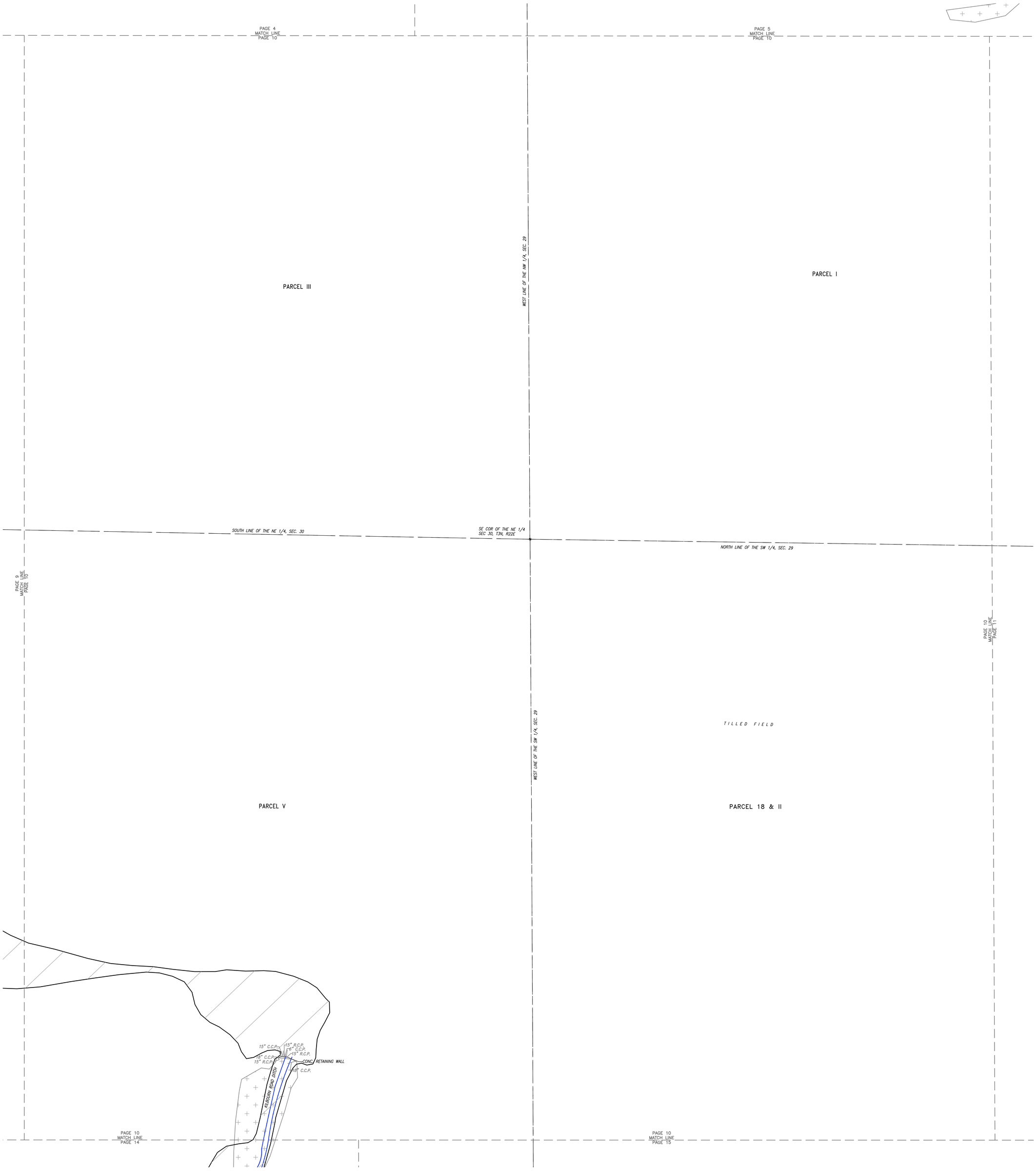

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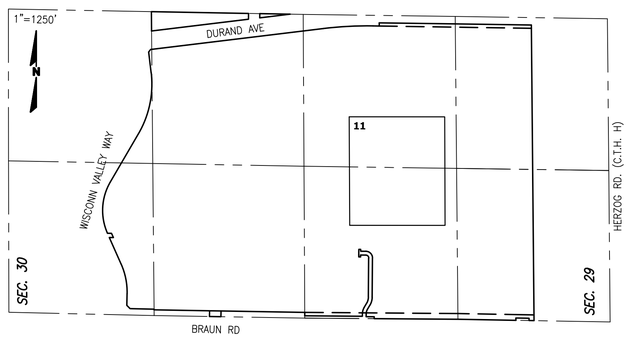

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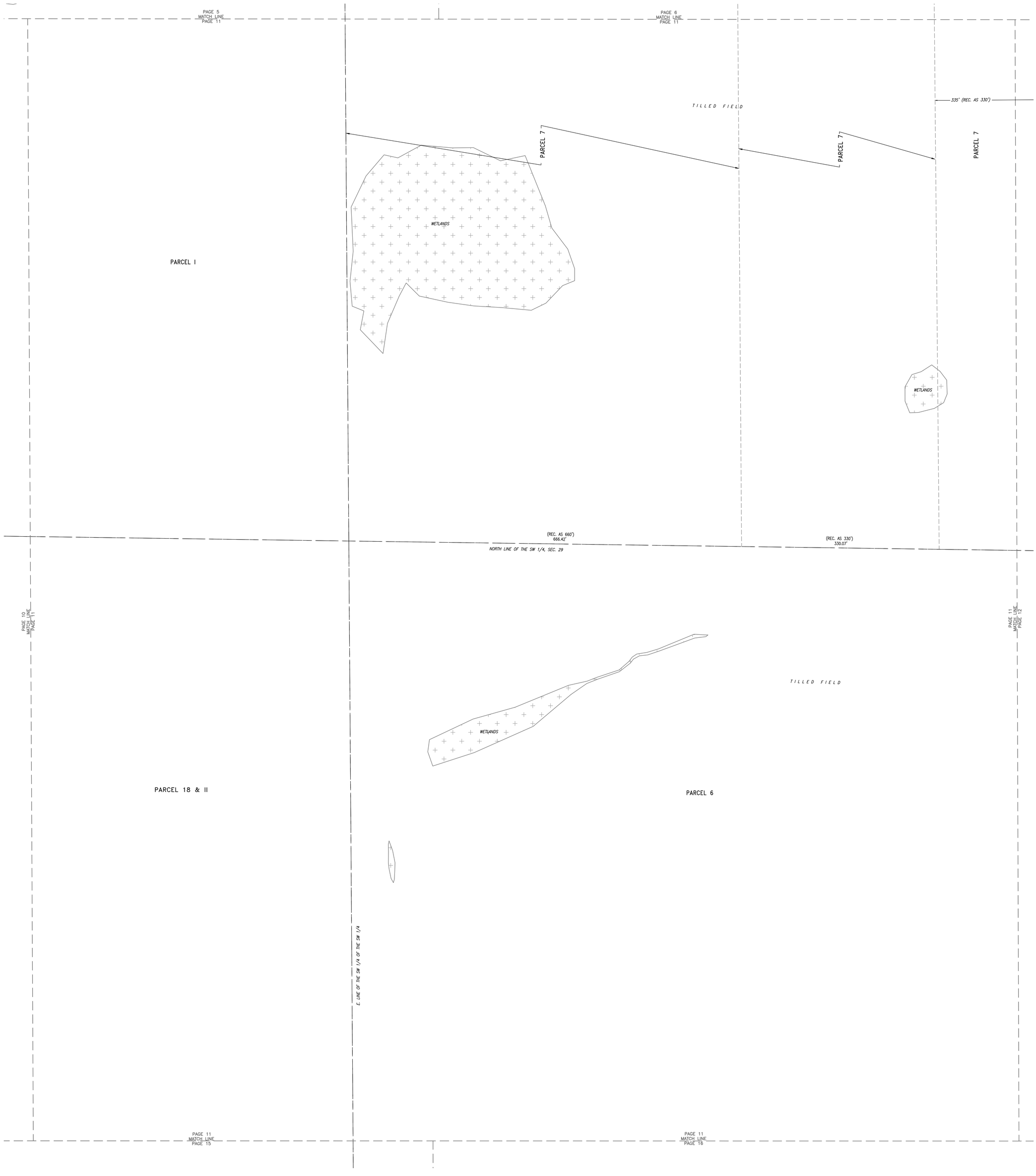

GRAPHIC SCALE
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PAGE 11 of 17
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Dec 8, 2023	Title update	lpm
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Drawing No. 4404

ALTA/NSPS
LAND TITLE SURVEY

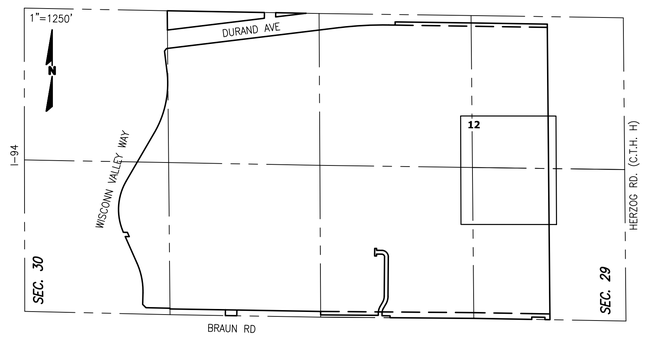
CLIENT
Dewberry

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

CHAPUT LAND SURVEYS

VICINITY MAP

T11N, R19E.



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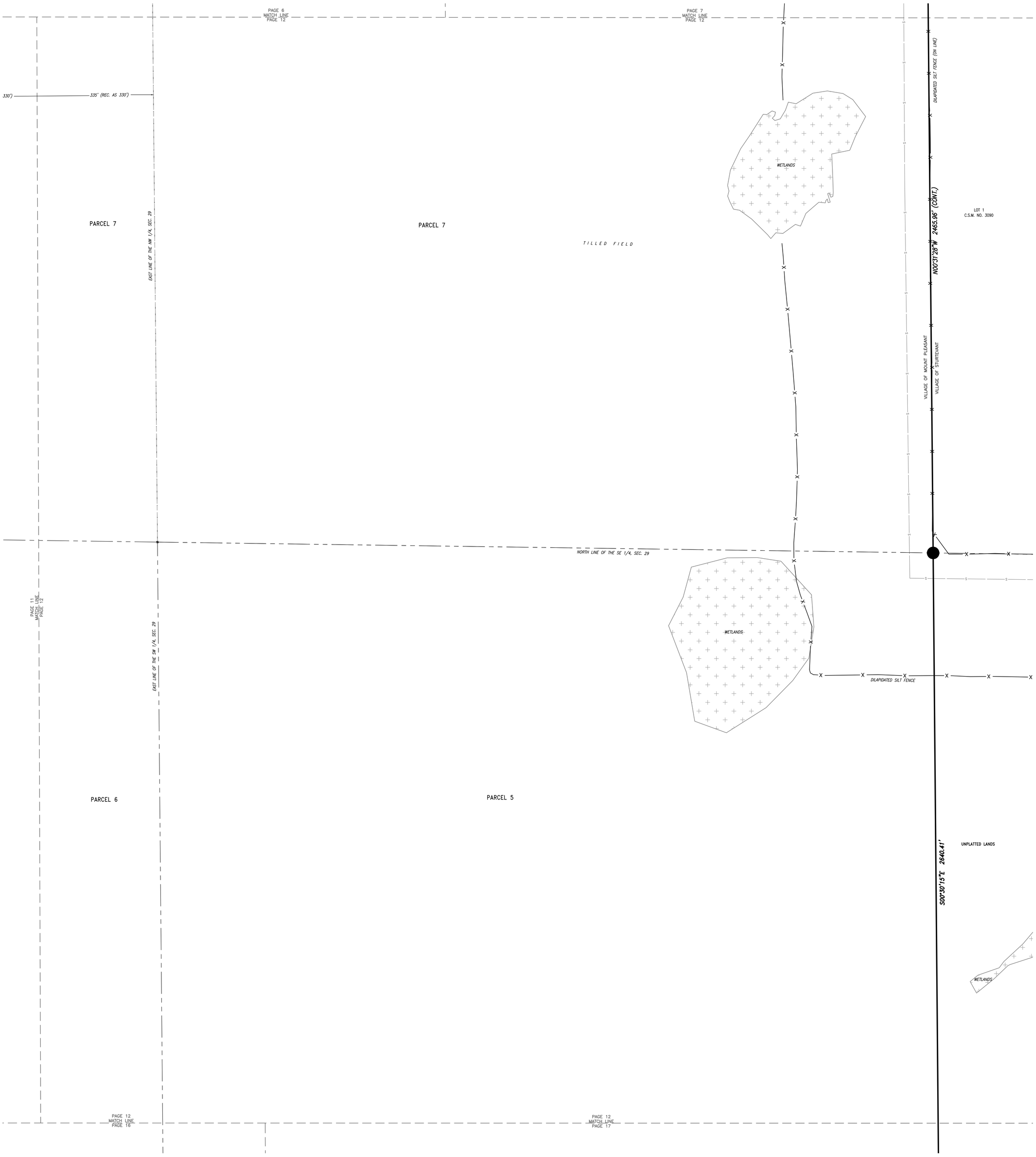

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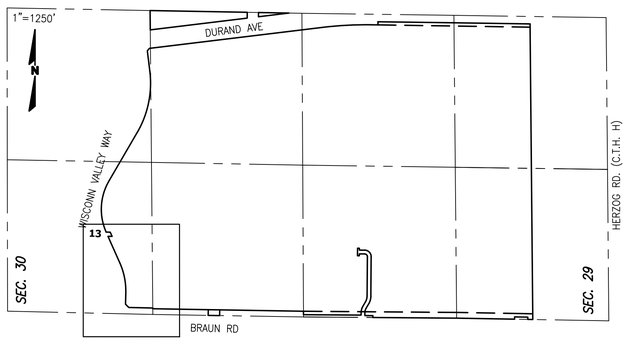

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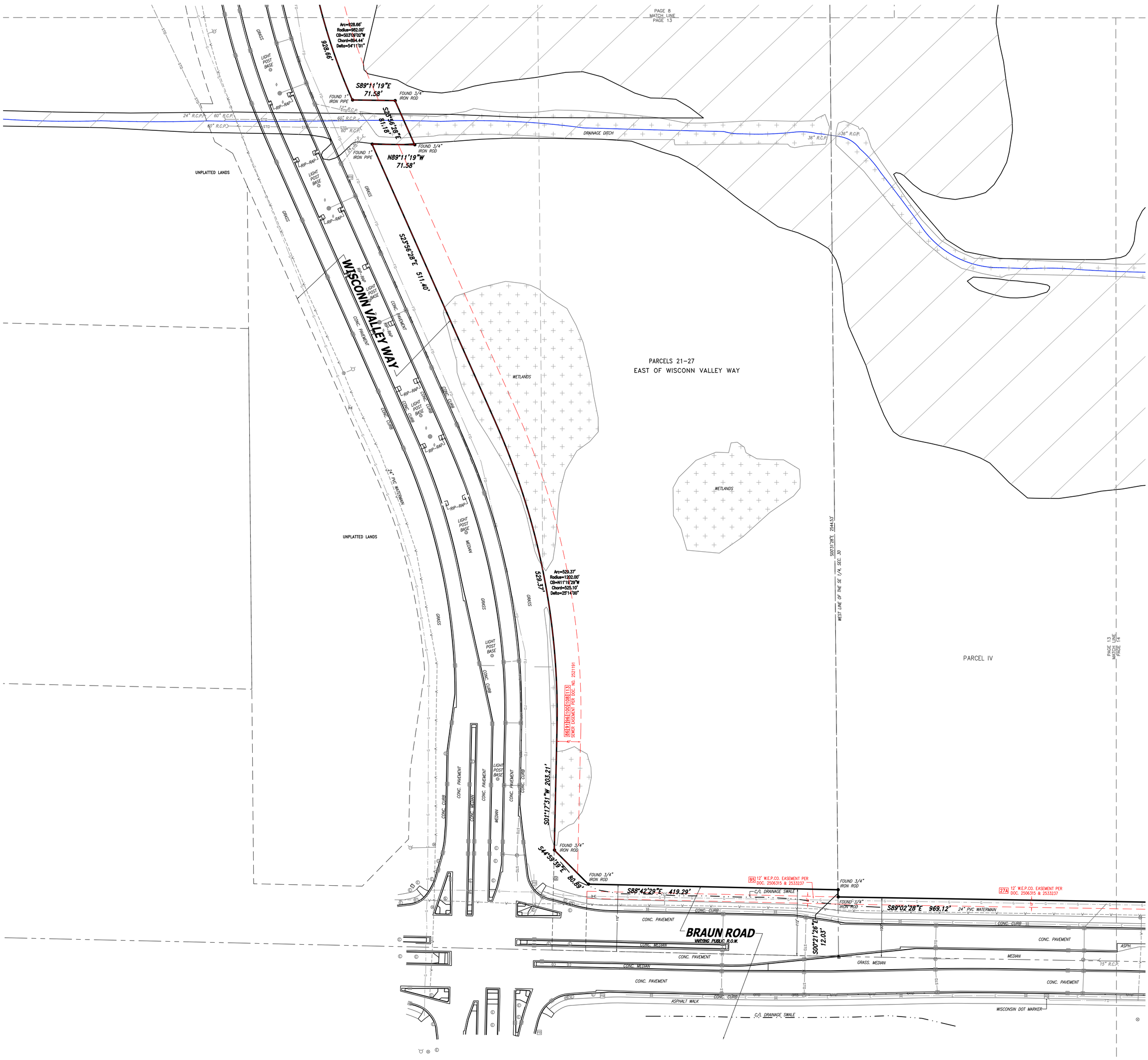

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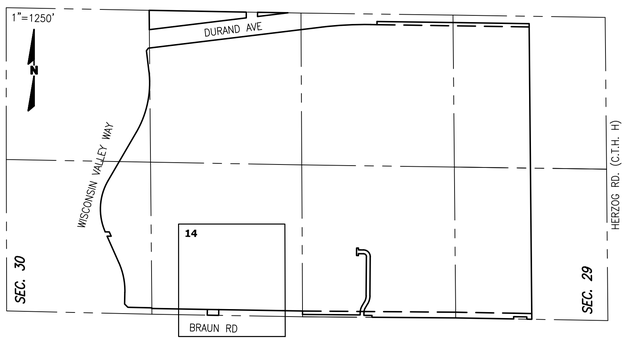

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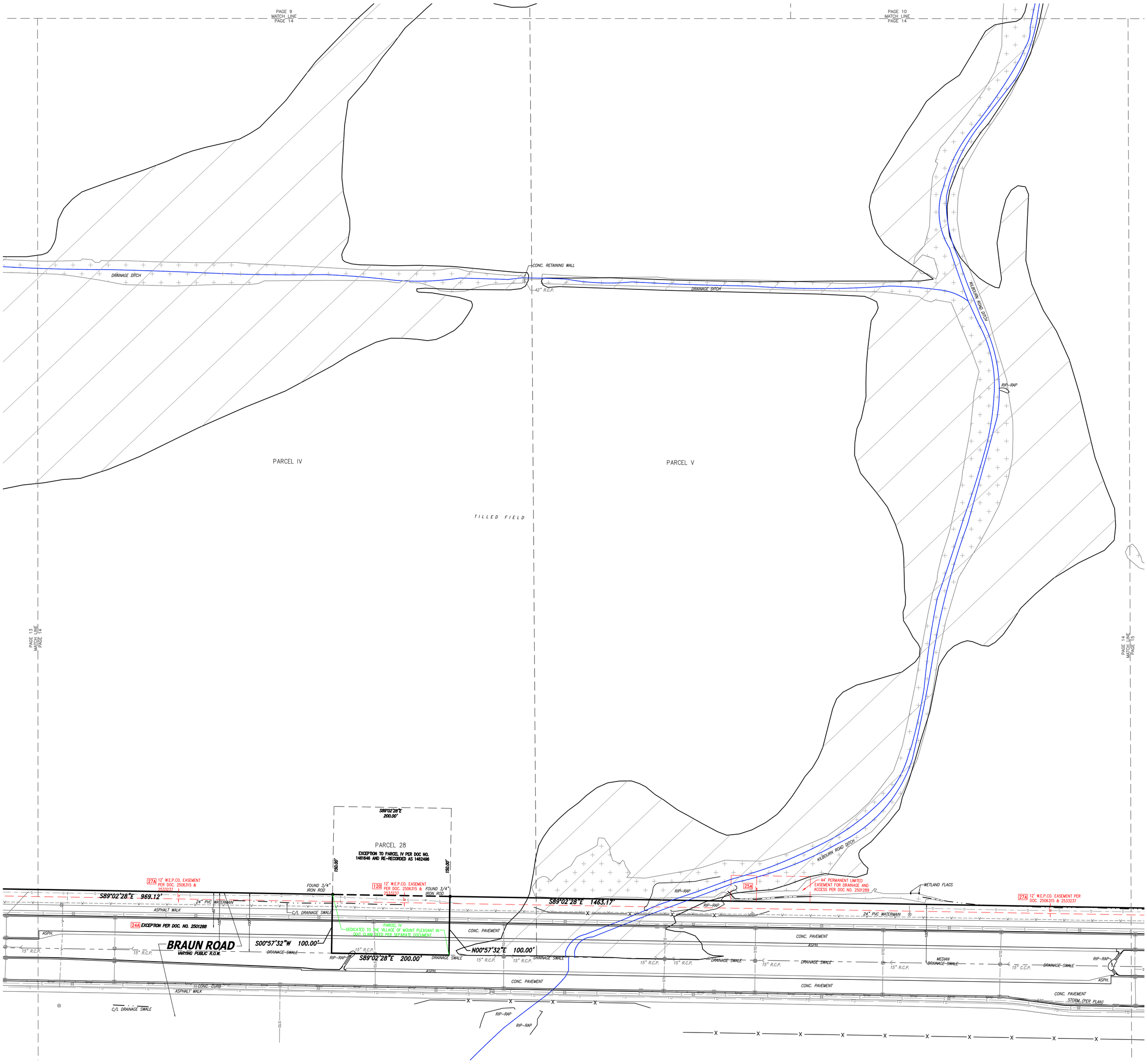

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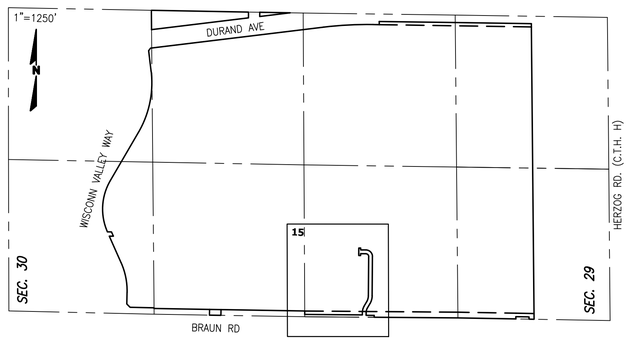

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RACINE COUNTY GIS FEMA FLOODPLAIN

RACINE COUNTY GIS WATER LINES AND WATERBODY

LINE TABLE

LINE	BEARING	DIST.
L1	N30°26'24"E	88.02'
L2	N00°26'24"E	683.42'
L3	N89°33'36"W	89.98'
L4	S00°26'28"W	33.00'
L5	N89°33'32"W	33.00'
L6	S00°26'28"W	33.00'
L7	N00°26'24"E	66.00'
L8	N00°26'24"E	33.00'
L9	S89°33'36"E	33.00'
L10	S00°26'24"W	33.00'
L11	N89°33'36"W	89.97'
L12	N00°26'24"E	683.42'
L13	N30°26'24"E	88.02'

CURVE DATA

CURVE	ARC	RADIUS	CH. BEARING	CHORD	DELTA
C1	97.96'	219.60'	S17°39'36"W	97.15'	25°33'35"
C2	111.89'	213.32'	N15°26'24"E	110.42'	29°59'56"
C3	78.54'	50.00'	N44°33'36"W	70.71'	90°00'01"
C4	182.21'	116.00'	N44°33'36"W	164.05'	90°00'01"
C5	146.25'	279.32'	N15°26'24"E	144.58'	29°59'56"
C6	63.39'	153.60'	S18°37'02"W	62.94'	23°38'43"

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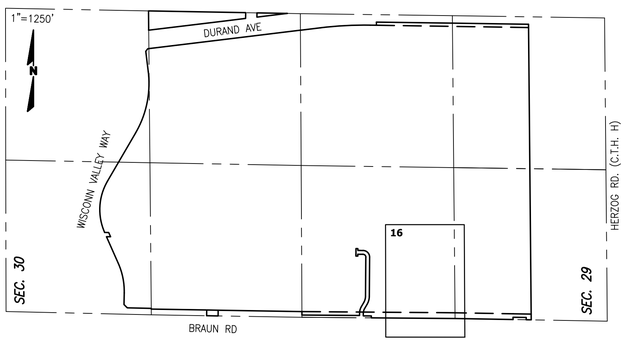

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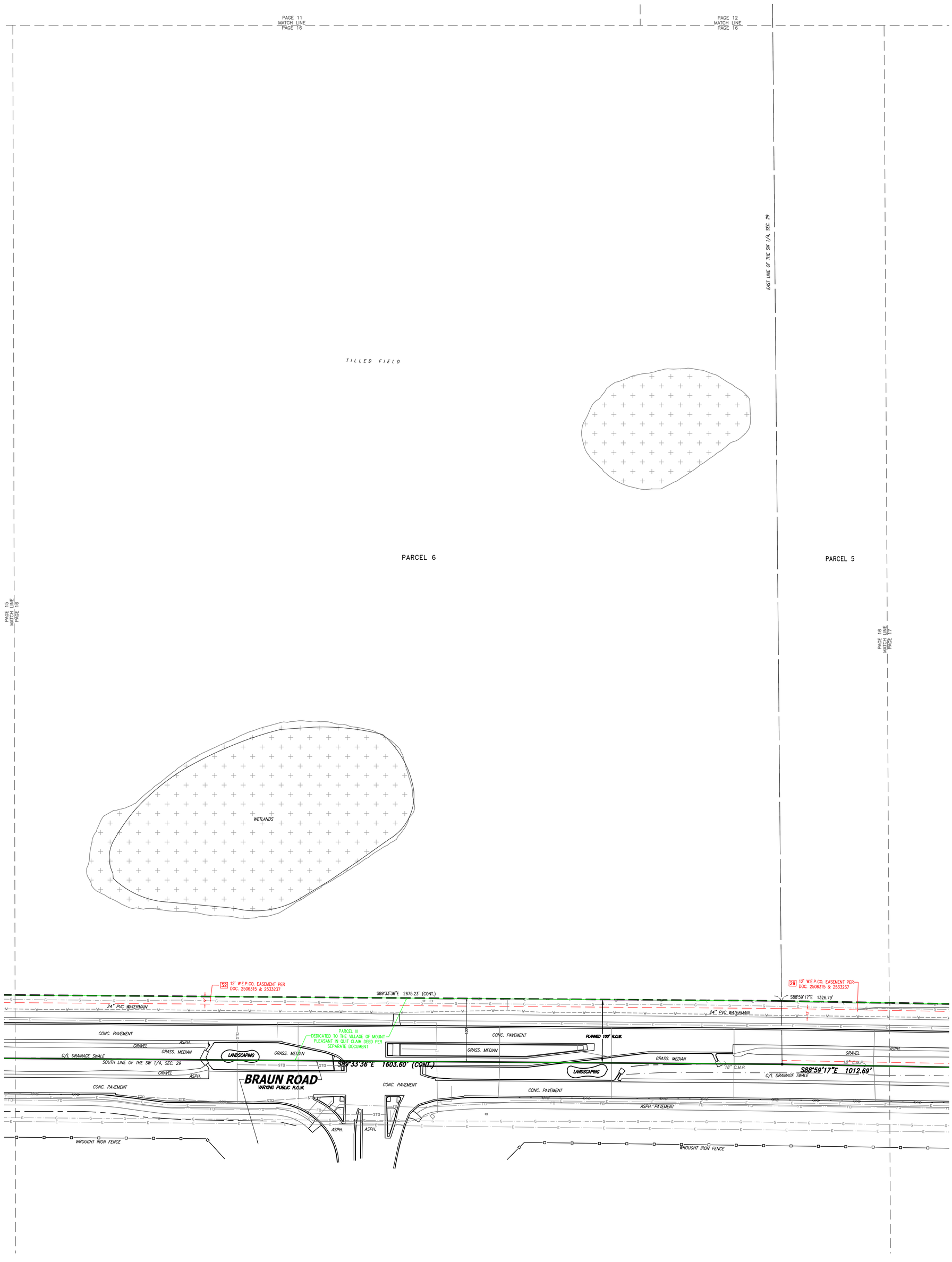

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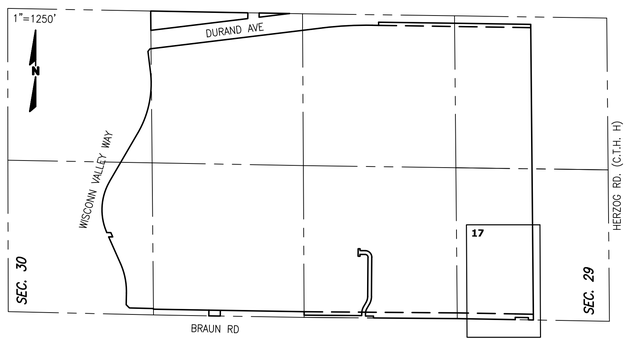

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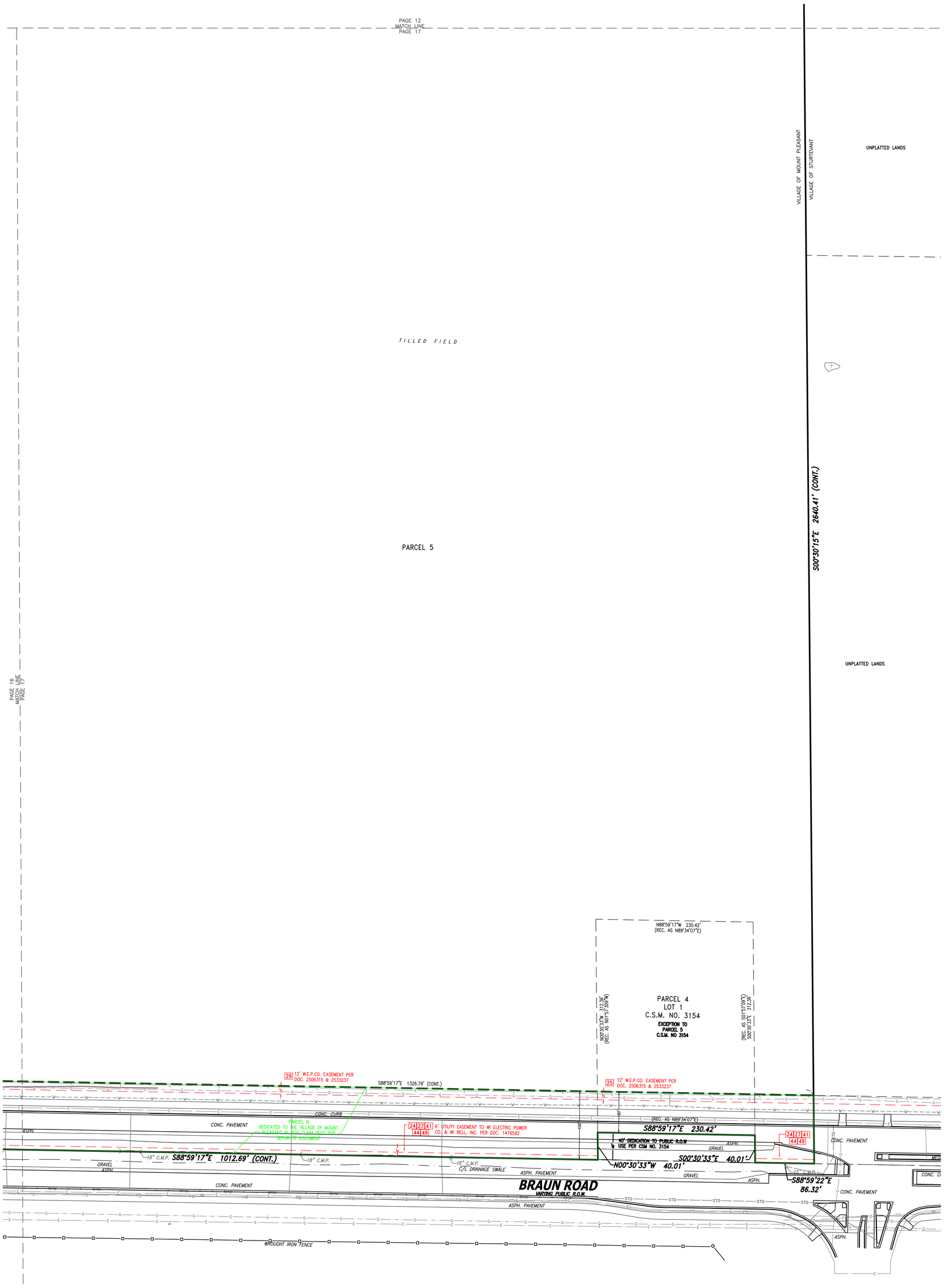

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LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- SUBSTATION
- EXISTING WETLAND (HATCHED)
- EXISTING FLOODPLAIN
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
- 8' TALL CHAIN LINK FENCE
- 8' TALL CHAIN LINK FENCE
- 6' TALL CHAIN LINK FENCE
- GUARDRAIL
- SOUND WALL
- FIRE HYDRANT
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

GENERAL NOTES:

1 Proposed development will show conformance with Division 90-430 Landscape and Screening in the "Code of Ordinances, Village of Mount Pleasant, Wisconsin" at Final Site Plan.
2 Mechanical and vehicular screening will meet one of the 3 options set forth in Table 90-430-1 and Table 90-430-5 in the "Code of Ordinances, Village of Mount Pleasant, Wisconsin".
3 At Final Site Plan, proposed development will show conformance with Division 90-400 regulations in the "Code of Ordinances, Village of Mount Pleasant, Wisconsin".

ZONING REQUIREMENTS: (Per Code of Ordinances, Village of Mount Pleasant, Wisconsin)

Zoned: C-4 (General Industrial)
Parcel Area = 34,469,410 SF / 791.3 Acres+-
Lot Width = 7,481'+-

Building Areas:
Bldg A - Office (11,693 SF +-) + 1-Story Data Center 568,103 SF+-) = 579,796 SF +-
Bldg B - Office (11,693 SF +-) + 1-Story Data Center 568,103 SF+-) = 579,796 SF +-
Bldg C - Office (11,693 SF +-) + 1-Story Data Center 568,103 SF+-) = 579,796 SF +-
Bldg D - Office (11,693 SF +-) + 1-Story Data Center 568,103 SF+-) = 579,796 SF +-
Bldg E - Office (11,693 SF +-) + 1-Story Data Center 568,103 SF+-) = 579,796 SF +-
Bldg F - Office (11,693 SF +-) + 1-Story Data Center 568,103 SF+-) = 579,796 SF +-
Bldg G - Office (11,693 SF +-) + 1-Story Data Center 568,103 SF+-) = 579,796 SF +-
Bldg H - Office (11,693 SF +-) + 1-Story Data Center 568,103 SF+-) = 579,796 SF +-
Bldg I - Office (11,693 SF +-) + 1-Story Data Center 568,103 SF+-) = 579,796 SF +-
1 - Story Office & Storage Building = 96,000 SF +-
Guard House = 265 SF +-
Total Building Area = 5,218,164 SF +-

Section 90-130.40 - Lot and building Regulations	Required	Proposed
Table 90-130-2		
(a) Lot		
Minimum lot area per dwelling unit (square feet) =	Not permitted	N/A
Lot width (feet) =	18' min.	18'min.
Maximum building coverage (% of lot)	80%	15% +-
(b) Principal Building Siting		
Street (minimum; feet) =	0 or 20'[1]	20' min.
Side setback (minimum; feet) =	20'	20' min.
Rear setback (minimum; feet) =	20'	20 min.
(c) Principal Building design		
Street-facing ground-story transparency (minimum) =	20%	20% min.
Upper-story transparency (minimum) =	10%	10% min.
Ground-story floor to ceiling height (minimum; feet) =	12'	12' min.
(d) Accessory building siting		
Allowed location =	Allowed in rear yard only	Rear yard
Minimum side and rear setbacks (feet) =	20'	20' min.
Minimum building separation (feet) =	10'	10' min.
(e) Building height		
Principal building (stories) =	8 max. (2 min.[2])	8 max.
Accessory building (stories) =	2 max.	2 max.

NOTE: [1] The village permits zero lot line setbacks when walls are shared.
[2] Applicants may bypass the minimum principal building stories requirement if approved under **§ 90-405.40(b)**.

PARKING REQUIREMENTS: (Per Code of Ordinances, Village of Mount Pleasant, Wisconsin)

Zoned: C-4 (General Industrial)

Section 90-420 - Parking & Access Regulations

Table 90-420-1 Motor Vehicle & Bicycle Parking Ratios

		Motor Vehicle Parking			Minimum Bicycle Parking Spaces			Motorcycle Parking	
		Min. Spaces	Max. Spaces	Provided	Short Term	Long Term	Provided	Req'd.	Provided
Industrial (all types) =	**Required:**	None	No Max.	692	None	None	None	None	None
		Min. Spaces	Max. Spaces	Provided	Short Term	Long Term			
Commercial (Office) =	**Required:**	1 per 500 square feet for first 4,000 square feet of floor area, plus 1 per 1,000 square feet of floor area in excess of 4,000 square feet	4 per 1,000 square feet of floor area	425	2, plus 1 per 25,000 square feet for floor area in excess of 30,000 square feet	1 per 10,000 square feet for floor area in excess of 30,000 square feet (none if smaller)			

Office Bldg Area (SF)					Req.	Prov.	Req.	Prov.	Req.	Prov.
11,693	Lot A:	15	44	25	2	5	None	4	None	5
11,693	Lot B:	15	44	25	2	5	None	4	None	5
11,693	Lot C:	15	44	25	2	5	None	4	None	5
96,000	Lot D & F:	100	384	200	5	5	7	8	None	22
11,693	Lot E:	15	44	25	2	5	None	4	None	5
11,693	Lot G:	15	44	25	2	5	None	4	None	5
11,693	Lot H:	15	44	25	2	5	None	4	None	5
11,693	Lot I:	15	44	25	2	5	None	4	None	5
11,693	Lot J:	15	44	25	2	5	None	4	None	5
11,693	Lot K:	15	44	25	2	5	None	4	None	5

Handicap Parking Requirements Per Federal ADA Requirements

Lot A: Total Space Count = 64
Required: 3 total, 0 van accessible
Provided: 3 total, 0 van accessible

Lot B: Total Space Count = 64
Required: 3 total, 0 van accessible
Provided: 3 total, 0 van accessible

Lot C: Total Space Count = 64
Required: 3 total, 0 van accessible
Provided: 3 total, 0 van accessible

Lot D: Total Space Count = 270
Required: 3 total, 0 van accessible
Provided: 7 total, 4 van accessible

Lot E: Total Space Count = 64
Required: 3 total, 0 van accessible
Provided: 3 total, 0 van accessible

Lot F: Total Space Count = 271
Required: 7 total, 1 van accessible
Provided: 7 total, 5 van accessible

Lot G: Total Space Count = 64
Required: 3 total, 0 van accessible
Provided: 3 total, 0 van accessible

Lot H: Total Space Count = 64
Required: 7 total, 1 van accessible
Provided: 7 total, 3 van accessible

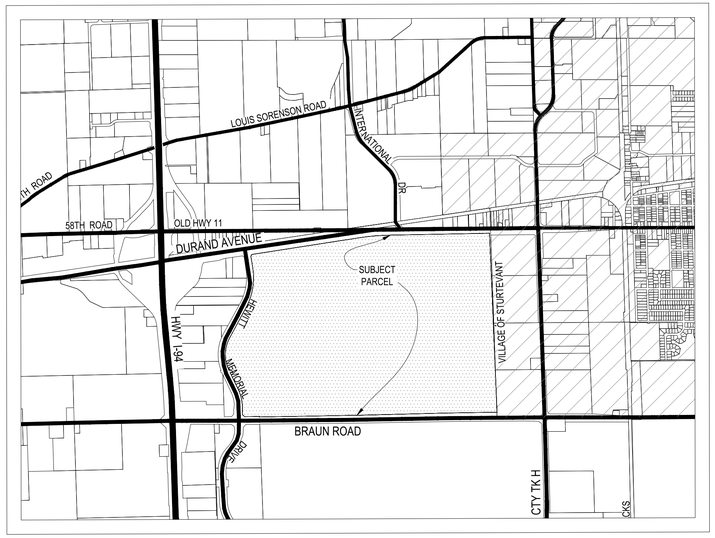
Lot I: Total Space Count = 64
Required: 3 total, 0 van accessible
Provided: 3 total, 0 van accessible

Lot J: Total Space Count = 64
Required: 3 total, 0 van accessible
Provided: 3 total, 0 van accessible

Lot K: Total Space Count = 64
Required: 3 total, 0 van accessible
Provided: 3 total, 0 van accessible

SHEET INDEX

Sheet Number	Sheet Title
C-A-100	SITE MASTER PLAN LEGEND, TABS, & VICINITY MAP
C-A-200	SITE MASTER PLAN SITE DETAILS
C-M-100	SITE MASTER PLAN SITE PLAN OVERALL
C-M-101	SITE MASTER PLAN SITE PLAN PART PLAN 1
C-M-103	SITE MASTER PLAN SITE PLAN PART PLAN 3
C-M-102	SITE MASTER PLAN SITE PLAN PART PLAN 2
C-M-104	SITE MASTER PLAN SITE PLAN PART PLAN 4
C-P-100	SITE MASTER PLAN PARKING & ACCESS PLAN OVERALL
C-P-101	SITE MASTER PLAN PARKING & ACCESS PLAN PART PLAN 1
C-P-102	SITE MASTER PLAN PARKING & ACCESS PLAN PART PLAN 2
C-P-103	SITE MASTER PLAN PARKING & ACCESS PLAN PART PLAN 3
C-P-104	SITE MASTER PLAN PARKING & ACCESS PLAN PART PLAN 4
C-U-100	SITE MASTER PLAN UTILITY PLAN OVERALL
C-U-101	SITE MASTER PLAN UTILITY PLAN PART PLAN 1
C-U-102	SITE MASTER PLAN UTILITY PLAN PART PLAN 2
C-U-103	SITE MASTER PLAN UTILITY PLAN PART PLAN 3
C-U-104	SITE MASTER PLAN UTILITY PLAN PART PLAN 4
C-W-100	SITE MASTER PLAN FENCE & WALL PLAN OVERALL
C-W-101	SITE MASTER PLAN FENCE & WALL PLAN PART PLAN 1
C-W-102	SITE MASTER PLAN FENCE & WALL PLAN PART PLAN 2
C-W-103	SITE MASTER PLAN FENCE & WALL PLAN PART PLAN 3
C-W-104	SITE MASTER PLAN FENCE & WALL PLAN PART PLAN 4
L-A-100	SITE MASTER PLAN LANDSCAPING OVERALL
L-A-101	SITE MASTER PLAN LANDSCAPING PART PLAN 1
L-A-102	SITE MASTER PLAN LANDSCAPING PART PLAN 2
L-A-103	SITE MASTER PLAN LANDSCAPING PART PLAN 3
L-A-104	SITE MASTER PLAN LANDSCAPING PART PLAN 4



VICINITY MAP SCALE: 1"= 2000'

INTERIOR PARKING LOT LANDSCAPING

Parking Lot A		
Parking Spaces Provided		64
Landscaped Area (100 sf per 4 parking spaces)		
Required	100 sf / 4 spaces	1,600 sf
Provided		3,505 sf
Canopy Trees (1 per 100 sf of req. landscape area)		
Required		16
Provided		16
Shrubs (4 per 100 sf of req. landscaped area)		
Required		64
Provided*		64
Parking Lot B		
Parking Spaces Provided		64
Landscaped Area (100 sf per 4 parking spaces)		
Required	100 sf / 4 spaces	1,600 sf
Provided		4,990 sf
Canopy Trees (1 per 100 sf of req. landscape area)		
Required		16
Provided		16
Shrubs (4 per 100 sf of req. landscaped area)		
Required		64
Provided*		64
Parking Lot C		
Parking Spaces Provided		64
Landscaped Area (100 sf per 4 parking spaces)		
Required	100 sf / 4 spaces	1,600 sf
Provided		4,990 sf
Canopy Trees (1 per 100 sf of req. landscape area)		
Required		16
Provided		16
Shrubs (4 per 100 sf of req. landscaped area)		
Required		64
Provided*		64

**Combination of shrubs, perennials and grasses. Two perennials or grasses equivalent to one shrub.*

INTERIOR PARKING LOT LANDSCAPING

Parking Lot D		
Parking Spaces Provided		270
Landscaped Area (100 sf per 4 parking spaces)		
Required	100 sf / 4 spaces	6,750 sf
Provided		8,833 sf
Canopy Trees (1 per 100 sf of req. landscape area)		
Required		68
Provided		68
Shrubs (4 per 100 sf of req. landscaped area)		
Required		270
Provided*		270
Parking Lot E		
Parking Spaces Provided		64
Landscaped Area (100 sf per 4 parking spaces)		
Required	100 sf / 4 spaces	1,600 sf
Provided		5,020 sf
Canopy Trees (1 per 100 sf of req. landscape area)		
Required		16
Provided		16
Shrubs (4 per 100 sf of req. landscaped area)		
Required		64
Provided*		64

**Combination of shrubs, perennials and grasses. Two perennials or grasses equivalent to one shrub.*

PLANTING LEGEND

- LARGE CANOPY TREE
- PERENIALS / ORNAMENTAL GRASSES
- SHRUB

INTERIOR PARKING LOT LANDSCAPING

Parking Lot F		
Parking Spaces Provided		271
Landscaped Area (100 sf per 4 parking spaces)		
Required	100 sf / 4 spaces	6,775 sf
Provided		9,727 sf
Canopy Trees (1 per 100 sf of req. landscape area)		
Required		68
Provided		68
Shrubs (4 per 100 sf of req. landscaped area)		
Required		271
Provided*		271
Parking Lot G		
Parking Spaces Provided		64
Landscaped Area (100 sf per 4 parking spaces)		
Required	100 sf / 4 spaces	1,600 sf
Provided		4,927 sf
Canopy Trees (1 per 100 sf of req. landscape area)		
Required		16
Provided		16
Shrubs (4 per 100 sf of req. landscaped area)		
Required		64
Provided*		64
Parking Lot H		
Parking Spaces Provided		64
Landscaped Area (100 sf per 4 parking spaces)		
Required	100 sf / 4 spaces	1,600 sf
Provided		5,021 sf
Canopy Trees (1 per 100 sf of req. landscape area)		
Required		16
Provided		16
Shrubs (4 per 100 sf of req. landscaped area)		
Required		64
Provided*		64

**Combination of shrubs, perennials and grasses. Two perennials or grasses equivalent to one shrub.*

INTERIOR PARKING LOT LANDSCAPING

Parking Lot I		
Parking Spaces Provided		64
Landscaped Area (100 sf per 4 parking spaces)		
Required	100 sf / 4 spaces	1,600 sf
Provided		5,003 sf
Canopy Trees (1 per 100 sf of req. landscape area)		
Required		16
Provided		16
Shrubs (4 per 100 sf of req. landscaped area)		
Required		64
Provided*		64
Parking Lot J		
Parking Spaces Provided		64
Landscaped Area (100 sf per 4 parking spaces)		
Required	100 sf / 4 spaces	1,600 sf
Provided		4,135 sf
Canopy Trees (1 per 100 sf of req. landscape area)		
Required		16
Provided		16
Shrubs (4 per 100 sf of req. landscaped area)		
Required		64
Provided*		64
Parking Lot K		
Parking Spaces Provided		64
Landscaped Area (100 sf per 4 parking spaces)		
Required	100 sf / 4 spaces	1,600 sf
Provided		3,644 sf
Canopy Trees (1 per 100 sf of req. landscape area)		
Required		16
Provided		16
Shrubs (4 per 100 sf of req. landscaped area)		
Required		64
Provided*		64

**Combination of shrubs, perennials and grasses. Two perennials or grasses equivalent to one shrub.*

Dewberry

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1503 Edwards Ferry Road
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703.771.8004

MKE 07-15

12023 Durand Avenue
Sturtevant, WI 53177

Design LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Checked DAVID WEEMS
Date OCTOBER 29, 2025

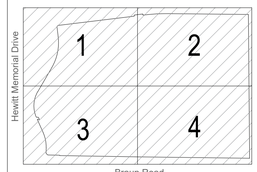
Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN

Durand Ave



Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP

Package
MKE07-15

Sheet Title/Number
CIVIL
SITE MASTER PLAN LEGEND, TABS, & VICINITY MAP

C-A-100

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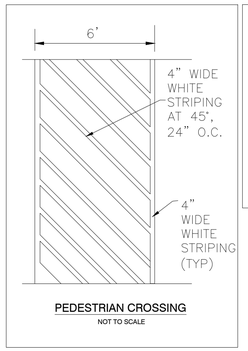
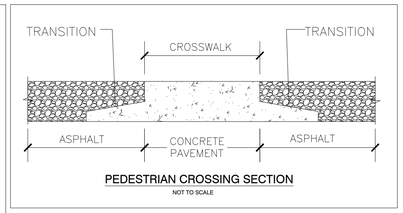


PEDESTRIAN CROSSING
NOT TO SCALE



PEDESTRIAN CROSSING SECTION
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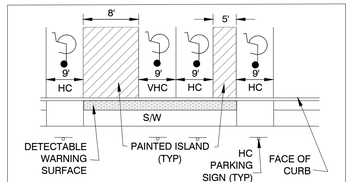
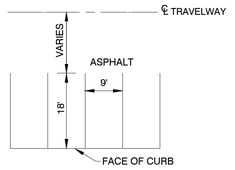
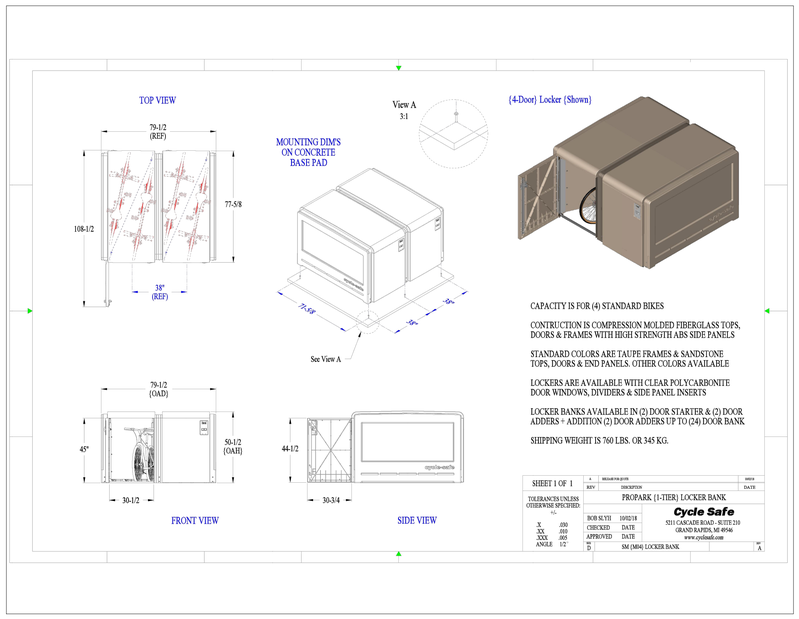


HC = HANDICAPPED PARKING SPACE
VHC = VAN ACCESSIBLE HANDICAPPED PARKING SPACE

HANDICAPPED PARKING STALL LAYOUT
NOT TO SCALE



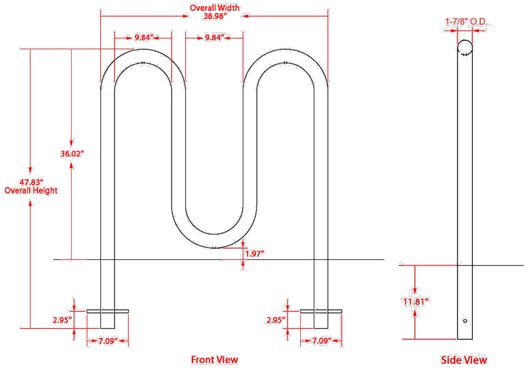
TYPICAL PARKING STALL W/ CURBING
NOT TO SCALE



LONG TERM BICYCLE PARKING
NOT TO SCALE

Specification Sheet

Park-It 5 Bike Rack, Inground



Material	Finish	Dimensions	Weight
Steel tubing	Powder coated black	38.98” w x 47.83” h Above ground: 38.98” w x 36.02” h	35 lbs.

Type of Mount: Inground mount

Size of Tubing: 1-7/8” O.D. x 11-gauge

1 of 1

SHORT TERM BICYCLE PARKING
NOT TO SCALE

Dewberry

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MKE 07-15

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Checked	DAVID WEEMS
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Sector Key Plan

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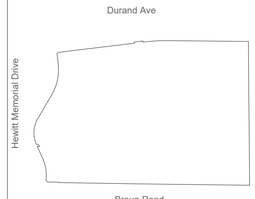

Revisions

No.	Date	Description
0	12 DEC 2025	SITE MASTER PLAN 100% IFR

Package
MKE07-15

Sheet Title/Number
CIVIL
SITE MASTER PLAN
SITE DETAILS

C-A-200

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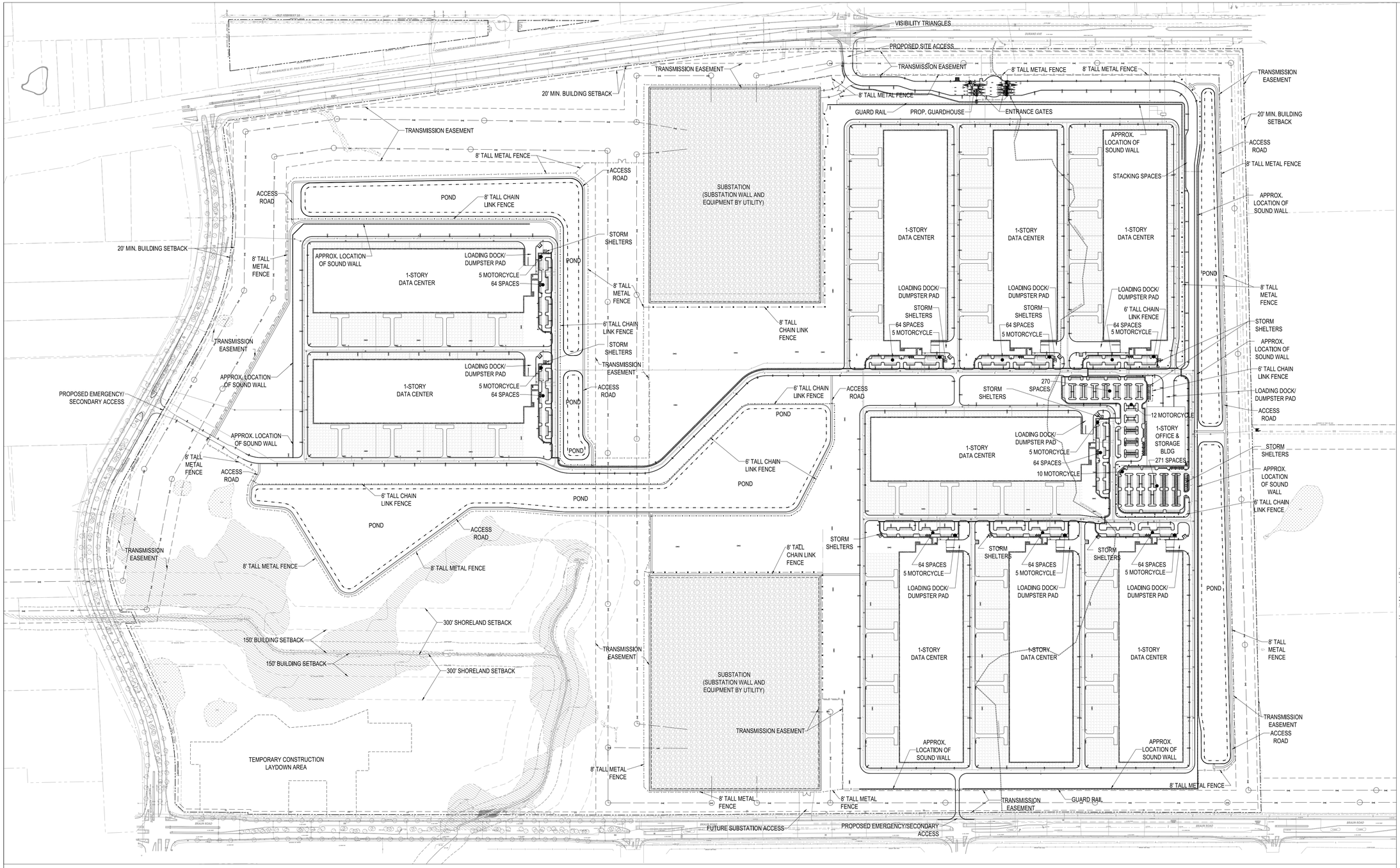

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- SUBSTATION
- EXISTING FLOODPLAIN
- EXISTING WETLAND (HATCHED)
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
- 8' TALL CHAIN LINK FENCE
- 8' TALL CHAIN LINK FENCE
- 6' TALL CHAIN LINK FENCE
- GUARDRAIL
- SOUND WALL
- FIRE HYDRANT
- EXISTING SANITARY SEWER PIPE
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- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 150' 300' 600'

SCALE: 1" = 300'

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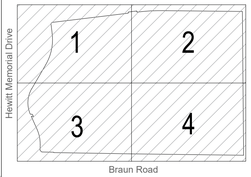

Revisions

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Package
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Sheet Title/Number

CIVIL SITE MASTER PLAN OVERALL

C-M-100

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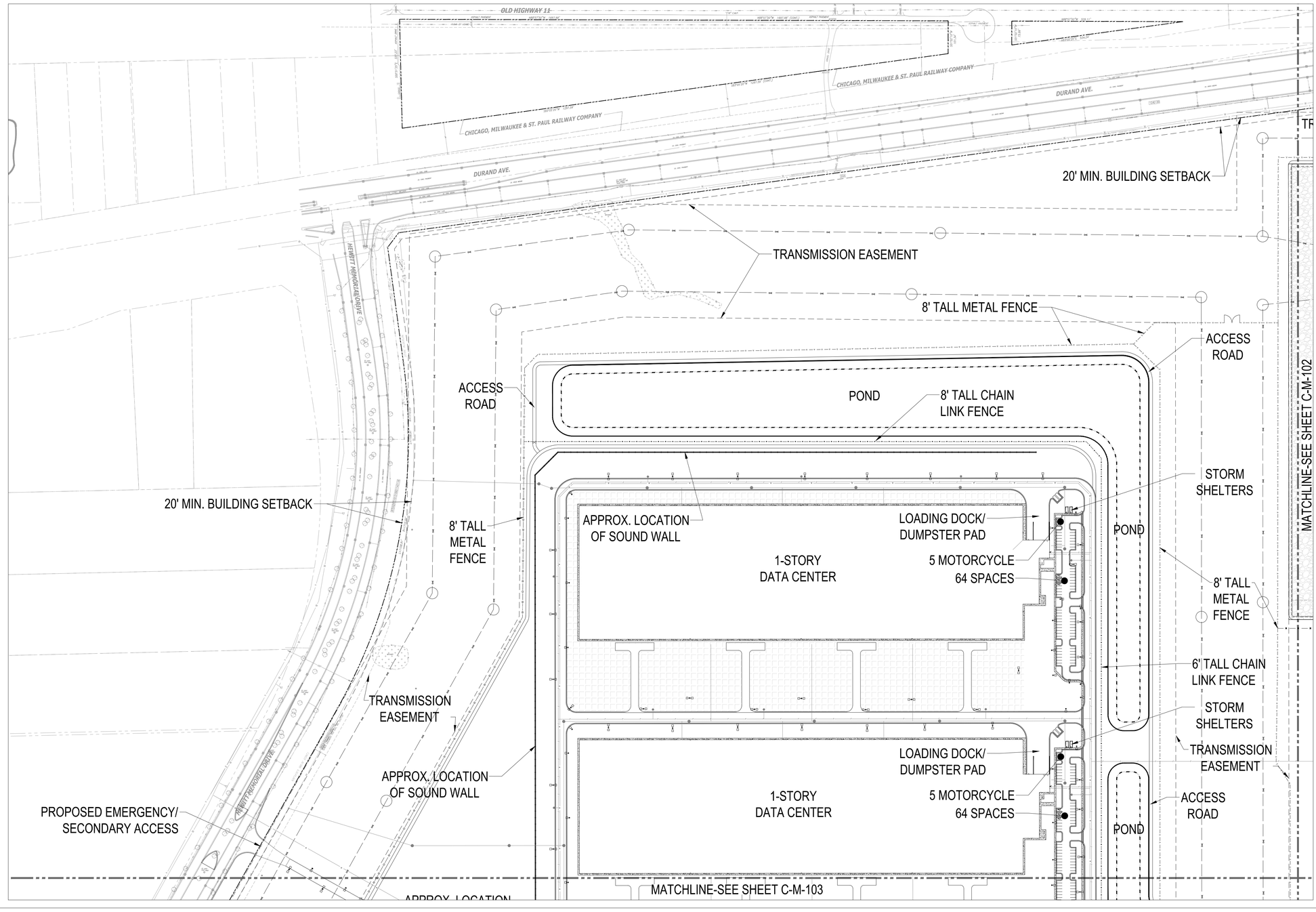

LEGEND

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- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 50' 100' 150' 300'
SCALE: 1" = 150'

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MKE 07-15

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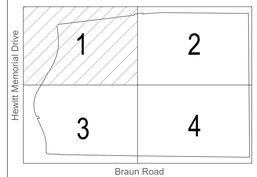

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Package
MKE07-15

Sheet Title/Number

CIVIL
SITE MASTER PLAN
SITE PLAN PART
PLAN 1

C-M-101

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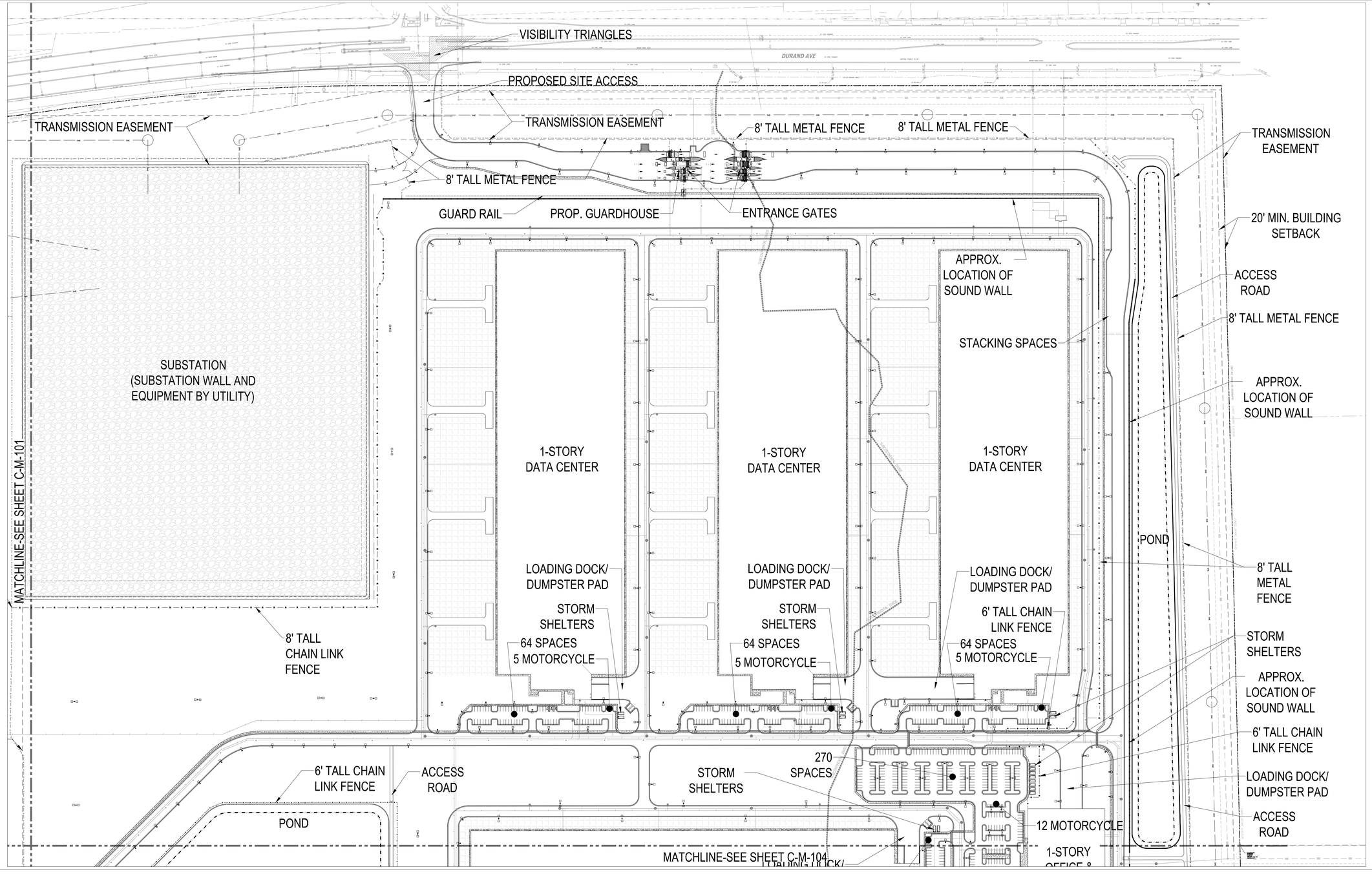

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- SUBSTATION
- EXISTING FLOODPLAIN
- EXISTING WETLAND (HATCHED)
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
- 8' TALL CHAIN LINK FENCE
- 8' TALL CHAIN LINK FENCE
- 6' TALL CHAIN LINK FENCE
- GUARDRAIL
- SOUND WALL
- FIRE HYDRANT
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 50' 100' 150' 300'
SCALE: 1" = 150'

Dewberry

Dewberry Engineers Inc.
1503 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

MKE 07-15

12023 Durand Avenue
Sturtevant, WI 53177

Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Checked	DAVID WEEMS
Date	OCTOBER 29, 2025

Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN

Durand Ave

Hewitt Memorial Drive

1 2 3 4

Braun Road

Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP

Package
MKE07-15

Sheet Title/Number
CIVIL
SITE MASTER PLAN
SITE PLAN PART
PLAN 2

C-M-102

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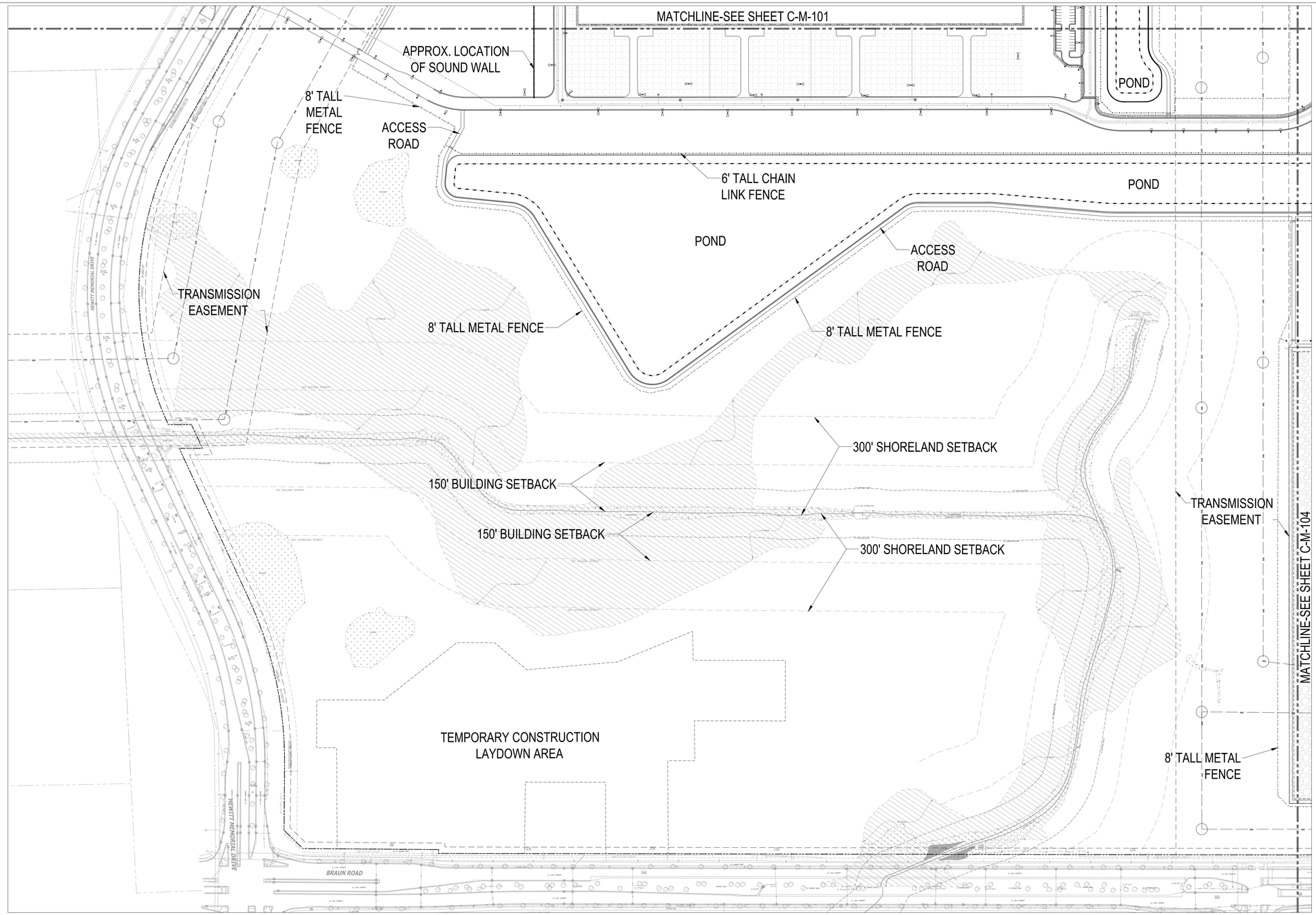

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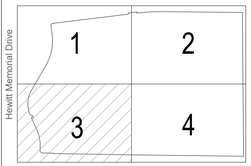
PLAN

Durand Ave



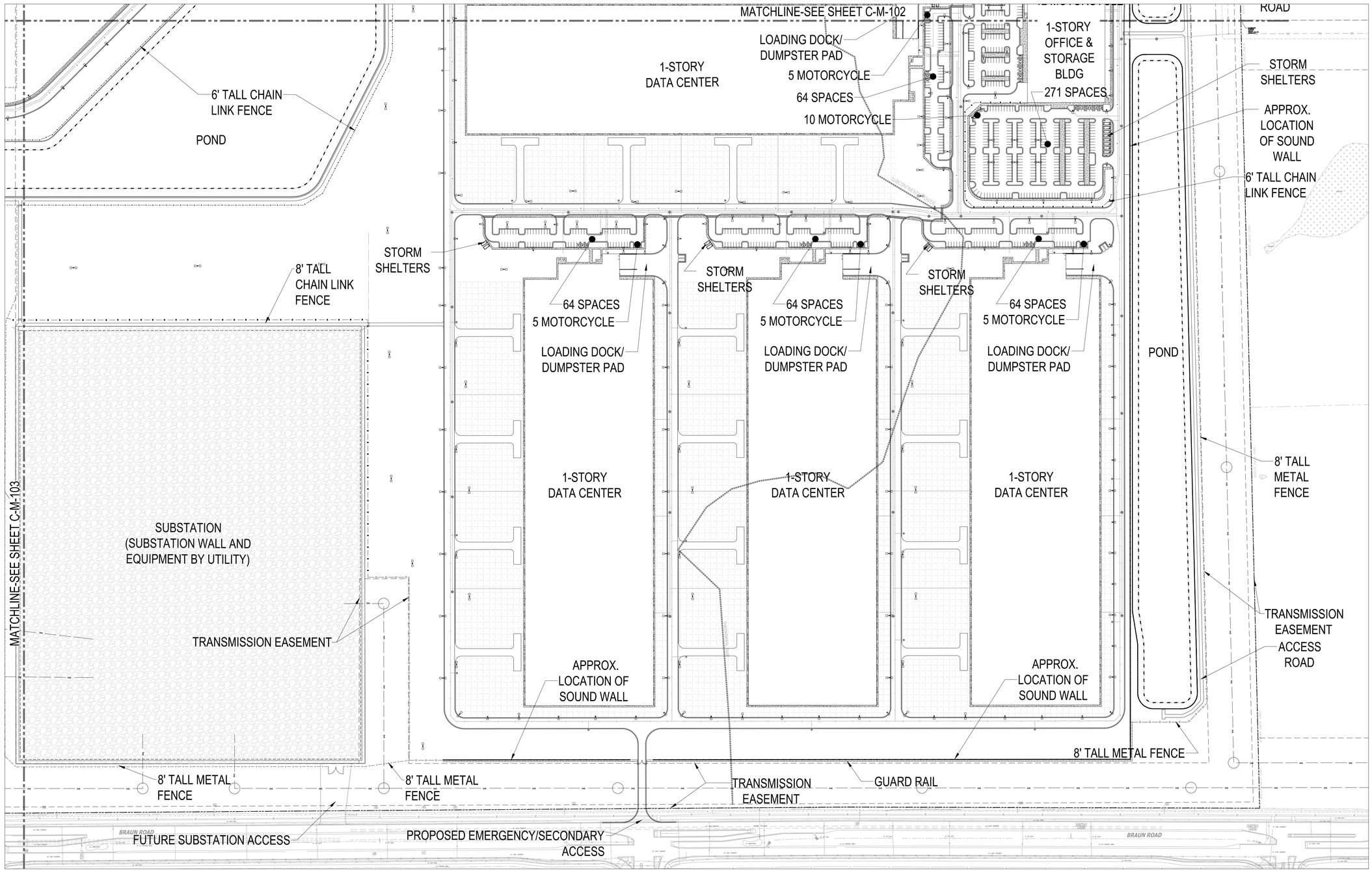
Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP

Package
MKE07-15

Sheet Title/Number
CIVIL
SITE MASTER PLAN
SITE PLAN PART
PLAN 3

C-M-103



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Sector Key Plan

PLAN

Durand Ave

Hewitt Memorial Drive

1 2 3 4

Braun Road

Revisions

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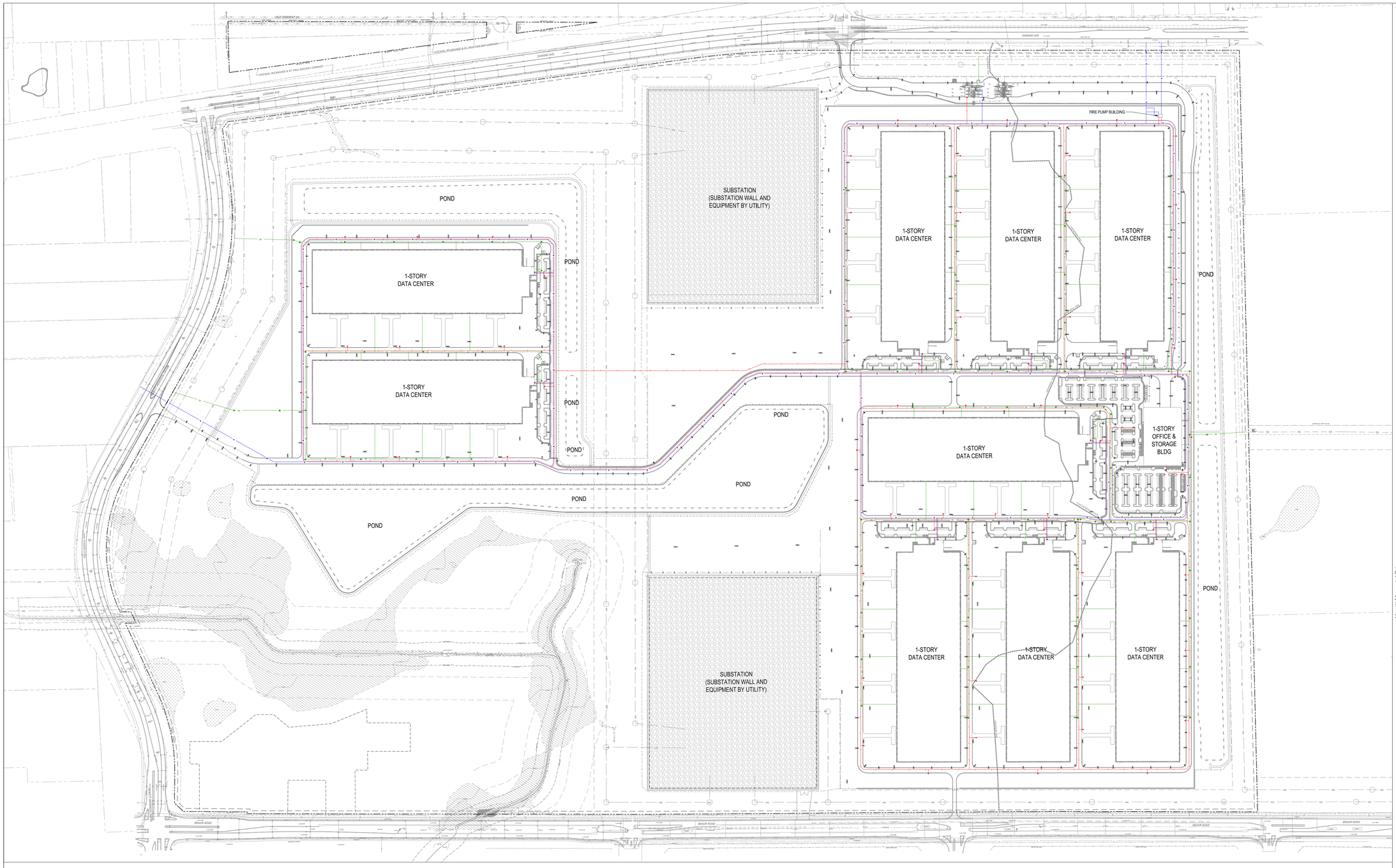
Package
MKE07-15

Sheet Title/Number
CIVIL
SITE MASTER PLAN
SITE PLAN PART
PLAN 4

C-M-104



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- SITE LIGHTING

0' 150' 300' 600'
SCALE: 1" = 300'

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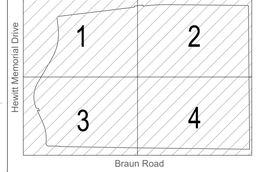
Sector Key Plan

PLAN

Durand Ave



Revisions

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MKE07-15

Sheet Title/Number

CIVIL
SITE MASTER PLAN
UTILITY PLAN
OVERALL

C-U-100

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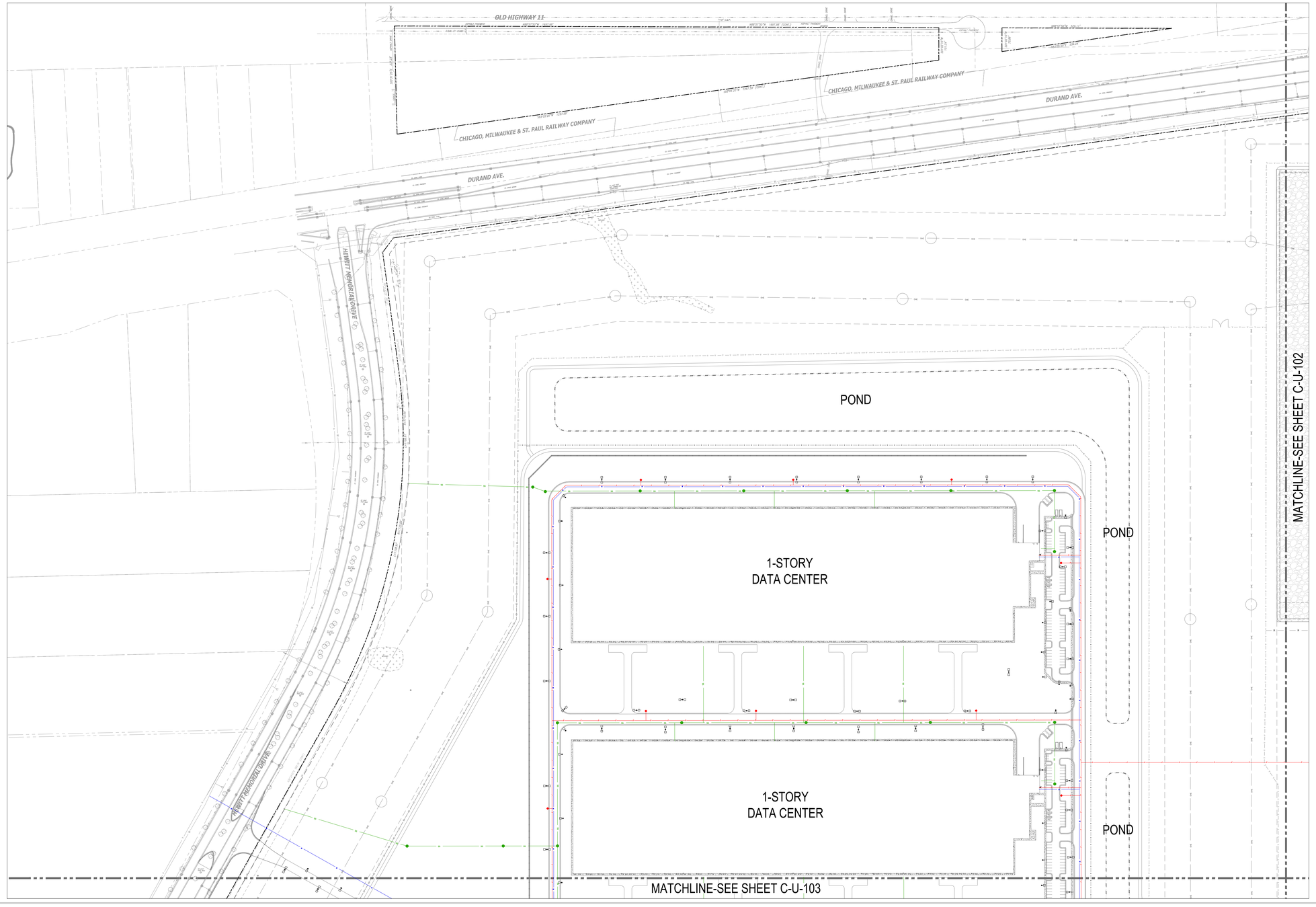

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Sector Key Plan

PLAN

Durand Ave

Hewitt Memorial Drive

1 2 3 4

Braun Road

Revisions

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Package
MKE07-15

Sheet Title/Number
CIVIL
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UTILITY PLAN
PART PLAN 1

C-U-101

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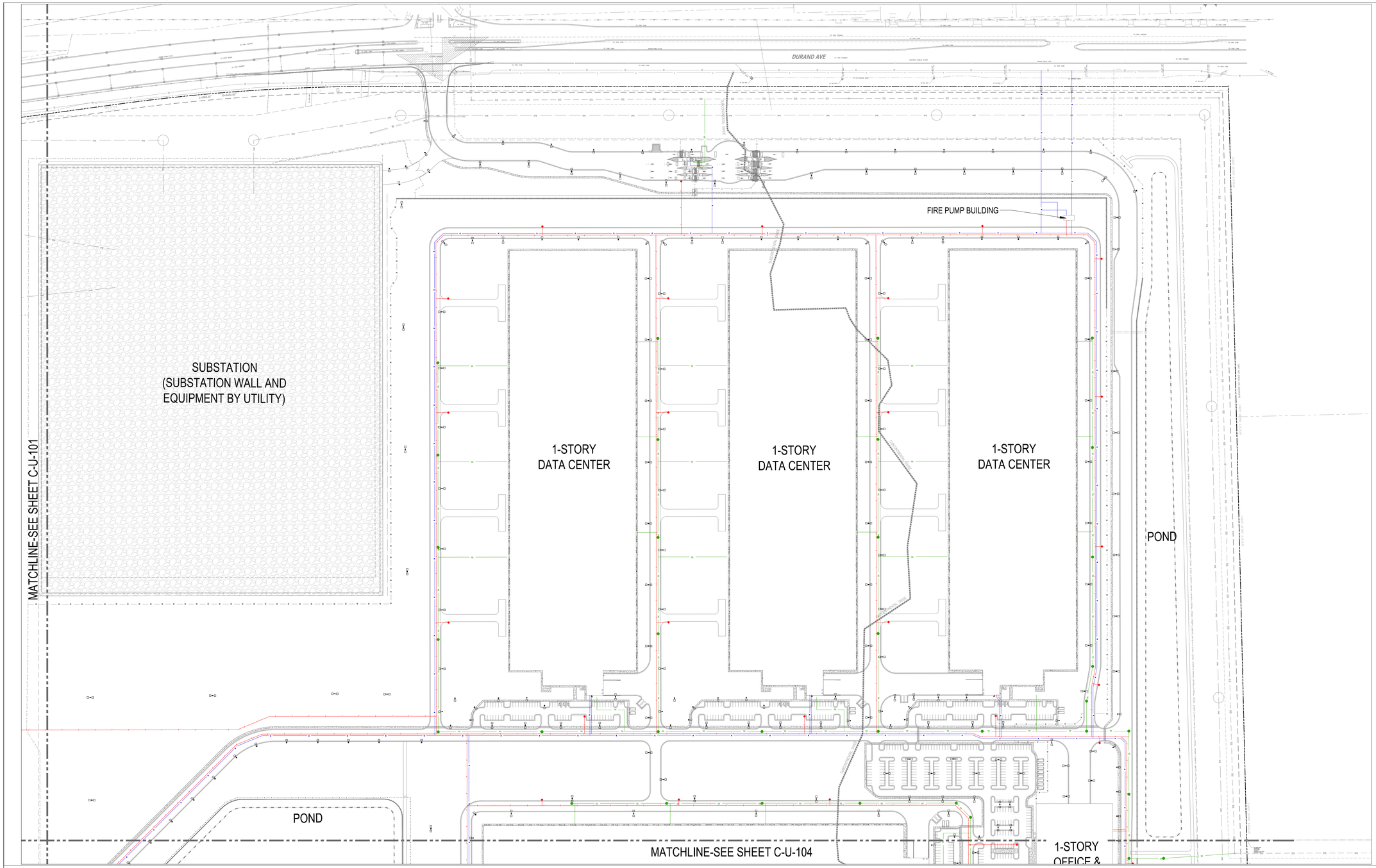

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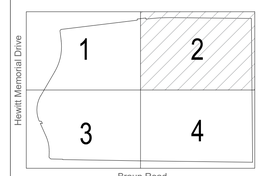
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN



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Package
MKE07-15

Sheet Title/Number

CIVIL
SITE MASTER PLAN
UTILITY PLAN
PART PLAN 2

C-U-102

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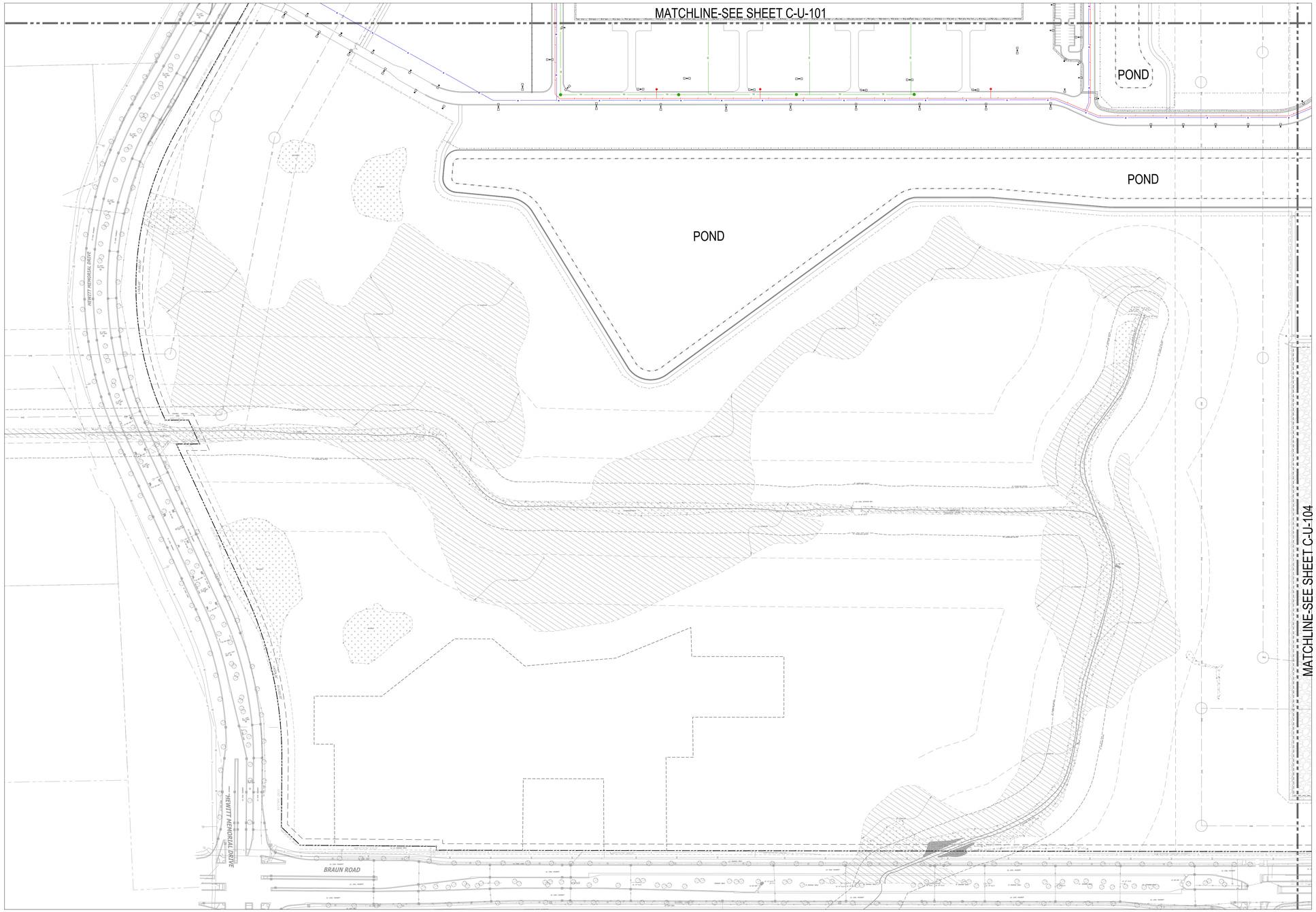

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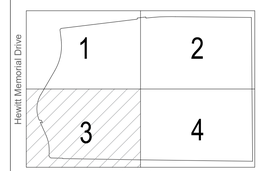
Sector Key Plan

PLAN

Durand Ave



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Package
MKE07-15

Sheet Title/Number

CIVIL
SITE MASTER PLAN
UTILITY PLAN
PART PLAN 3

C-U-103

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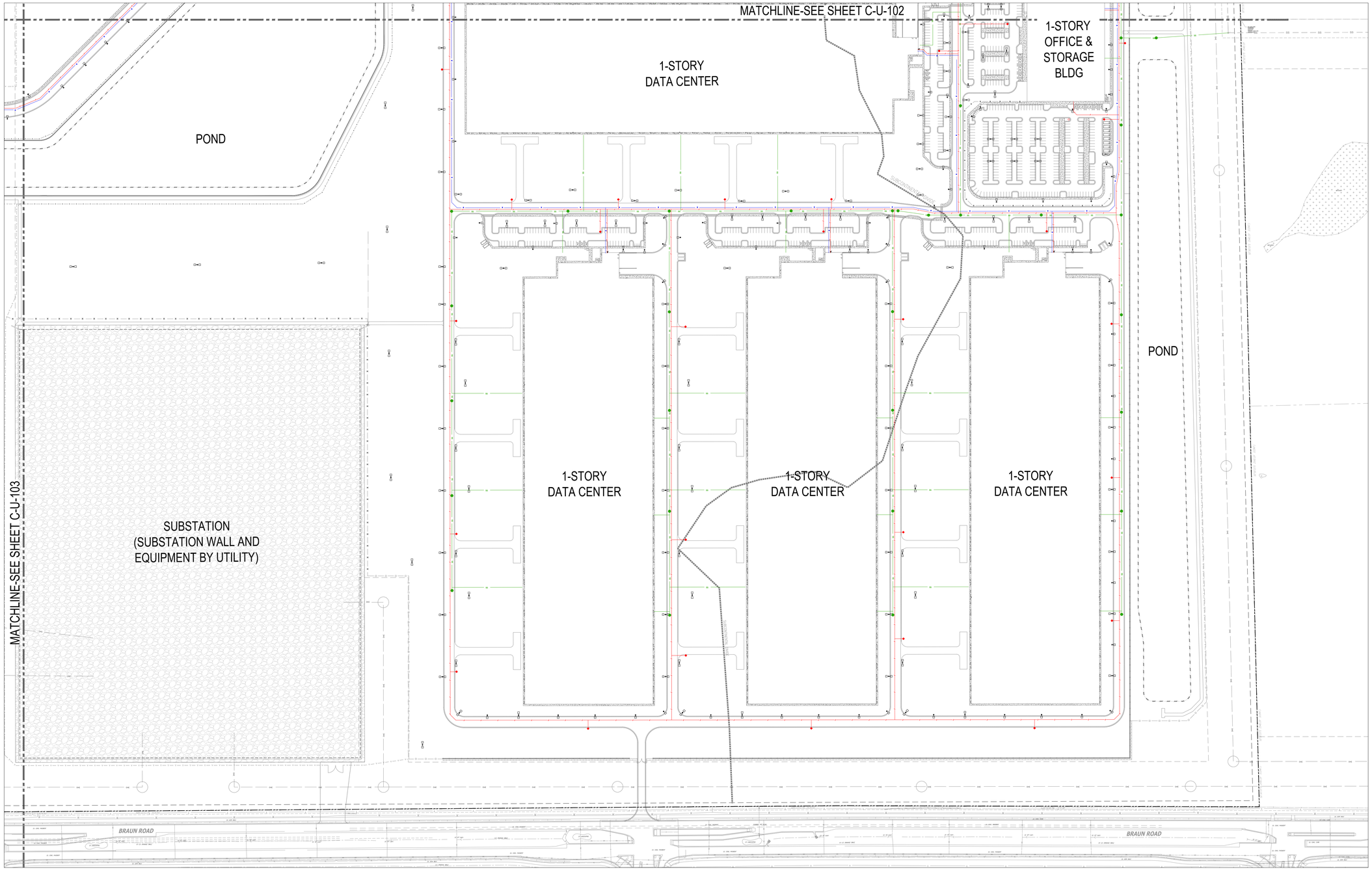

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LEESBURG, VA
12/12/2025
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Sector Key Plan

PLAN

Durand Ave

Hewitt Memorial Drive

1 2 3 4

Braun Road

Revisions

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MKE07-15

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CIVIL
SITE MASTER PLAN
UTILITY PLAN
PART PLAN 4

C-U-104

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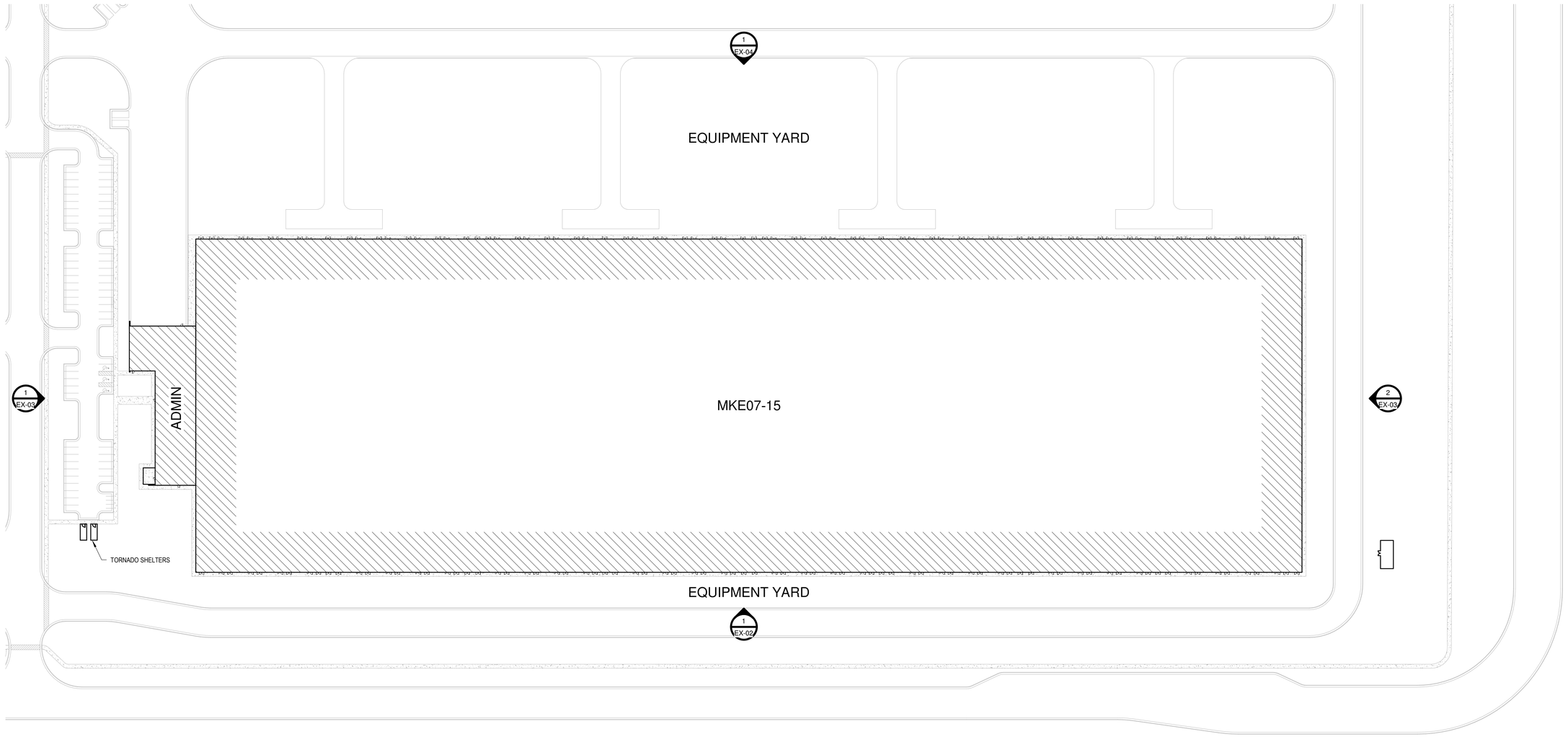

1 ARCHITECTURAL FLOOR PLAN

1/64" = 1'-0"

BURNS McDONNELL

9400 Ward Parkway
Kansas City, MO 64114
www.burnsmcd.com

REGISTRATION #: 1308-11

Microsoft

MKE07
DATA CENTER

12023 DURAND AVE
MT PLEASANT, WI

MICROSOFT	
Design Manager	RENATA BOLLICH
Layout Manager	
Civil, Site Survey, Landscaping Technical Lead	DUANE THOMAS
Architectural & Structural Technical Lead	JORGE GONZALEZ / TRAVIS TEST
Mech, Plumbing & Fire Protection Technical Lead	SEAN ABBOTT / JOSH MARKS
Building Automation Systems (BAS) Technical Lead	BILL GEMBINSKI
Electrical Technical Lead	JEREMY WIKSTROM
Electrical Power Management Systems (EPMS) Technical Lead	AMMAR ALKHUWAITER
Telecommunications / Network Technical Lead	LEIANNA BOLEY
Security Design Manager	BRIAN BURKE

DESIGN TEAM	
Civil Engineering Lead	DAVID WEEMS / DEWBERRY
Structural Engineering Lead	BINYAM JEMAL / BMcD
Architectural Lead	ADITI PADKI / BMcD
Mechanical Engineering Lead	JAKE COLBRUNN / BMcD
Plumbing Engineering Lead	
Fire Protection Engineering Lead	JOE MIRACLE / BMcD
BAS Engineering Lead	JOSE PAYAN / BMcD
Electrical Engineering Lead	JASON PHAM / BMcD
Telecommunications / Network Engineering Lead	CHAD STILWELL / BMcD
Security Systems Engineering Lead	JUSTIN JACOBSON / Z BETA

Revisions

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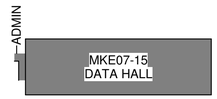
Registration

WISCONSIN
ADITI PADKI
15185-5
DALLAS, TX
ARCHITECT
12/12/2025

Sector Key Plan



Package
MKE07-15

Sheet Title/Number

ARCHITECTURAL
FLOOR PLAN

EX-01

PROPRIETARY - CONFIDENTIAL INFORMATION -
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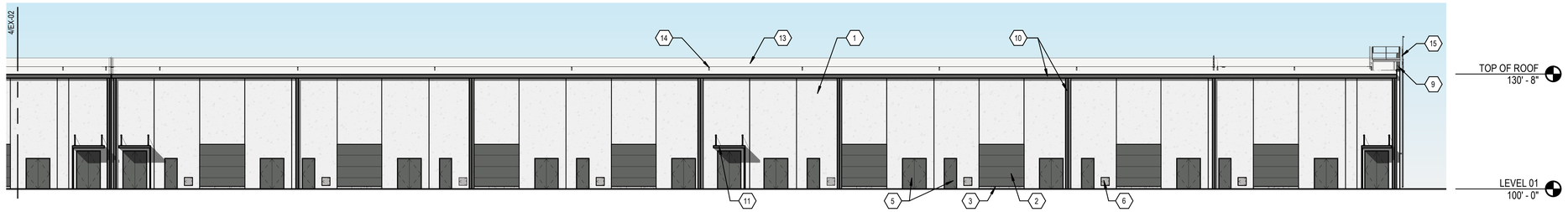
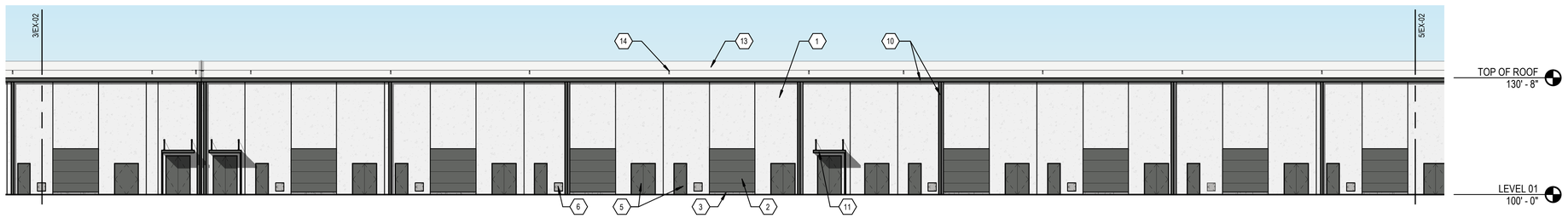
EX-01

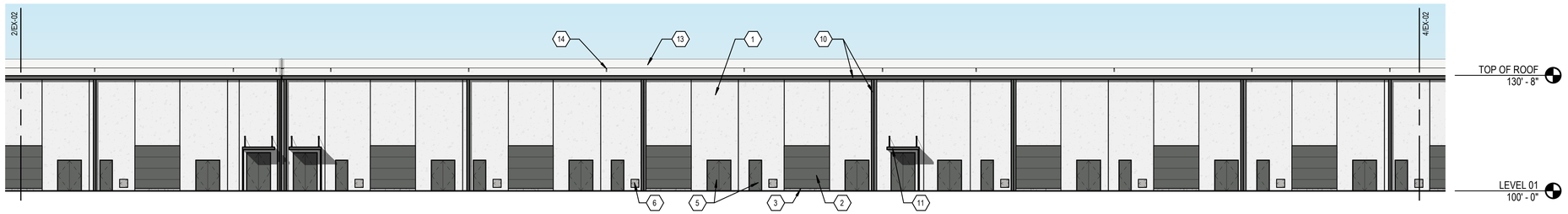
ELEVATION SHEET NOTES	
#	MATERIAL
1	INSULATED PRECAST ARCHITECTURAL CONCRETE PANELS
2	INSULATED METAL PANELS
3	CONCRTE FACED INSULATION PANELS
4	PREFINISHED, PERFORATED FORMED METAL PANELS
5	PAINTED HOLLOW METAL DOORS
6	EQUIPMENT ACCESS DOORS
7	PREFINISHED OVERHEAD COILING DOOR
8	CURTAIN WALL SYSTEM
9	PREFINISHED METAL COPING
10	PREFINISHED METAL GUTTERS WITH DOWNSPOUTS
11	PREFINISHED METAL CANOPY WITH DOWNSPOUTS
12	METAL COMPOSITE PANEL CANOPY
13	WHITE THERMOPLASTIC MEMBRANE ROOFING
14	ROOF LIFELINE FALL PROTECTION
15	ROOF ACCESS LADDER AND PLATFORM
16	WIRE MESH FENCING
17	GALVANIZED STEEL GUARDRAIL
18	LOADING DOCK SEAL



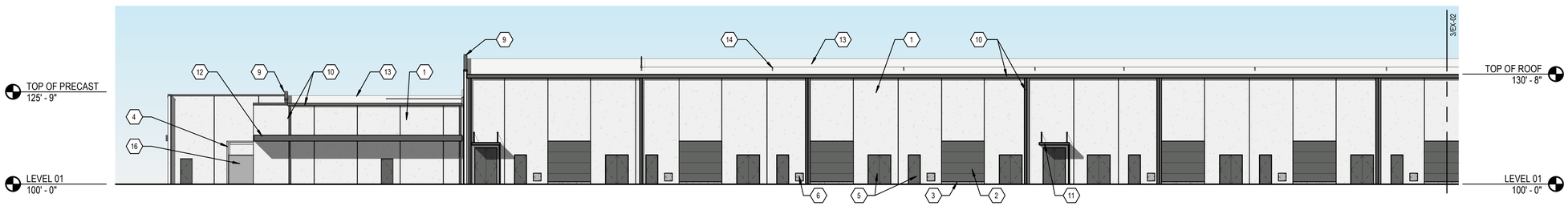
5 ENLARGED EAST ELEVATION
1/16" = 1'-0"



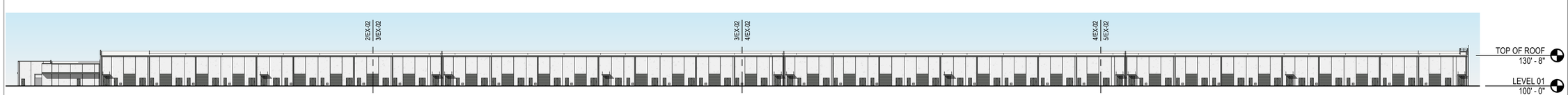
4 ENLARGED EAST ELEVATION
1/16" = 1'-0"



3 ENLARGED EAST ELEVATION
1/16" = 1'-0"



2 ENLARGED EAST ELEVATION
1/16" = 1'-0"



1 OVERALL EAST ELEVATION
1" = 50'-0"

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12023 DURAND AVE
MT PLEASANT, WI

MICROSOFT

Design Manager	RENATA BOLLICH
Layout Manager	
Civil, Site Survey, Landscaping Technical Lead	DUANE THOMAS
Architectural & Structural Technical Lead	JORGE GONZALEZ / TRAVIS TEST
Mech, Plumbing & Fire Protection Technical Lead	SEAN ABBOTT / JOSH MARKS
Building Automation Systems (BAS) Technical Lead	BILL GEMBINSKI
Electrical Technical Lead	JEREMY WIKSTROM
Electrical Power Management Systems (EPMS) Technical Lead	AMMAR ALKHUWAITER
Telecommunications / Network Technical Lead	LEIANNA BOLEY
Security Design Manager	BRIAN BURKE

DESIGN TEAM

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Architectural Lead	ADITI PADKI / BMcD
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Electrical Engineering Lead	JASON PHAM / BMcD
Telecommunications / Network Engineering Lead	CHAD STILWELL / BMcD
Security Systems Engineering Lead	JUSTIN JACOBSON / Z BETA

Revisions

No.	Date	Description
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WISCONSIN
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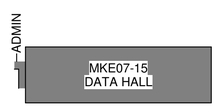
15185-5
DALLAS, TEXAS
ARCHITECT
12/12/2025

Sector Key Plan



Package
MKE07-15

Sheet Title/Number

ARCHITECTURAL ELEVATIONS

EX-02

PROPRIETARY - CONFIDENTIAL INFORMATION -
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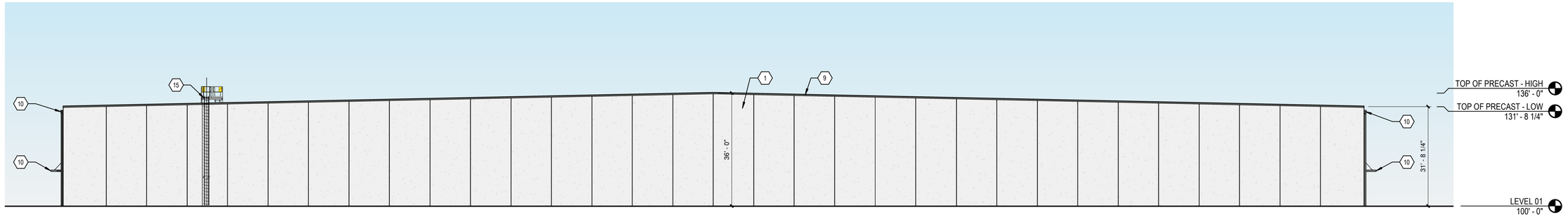
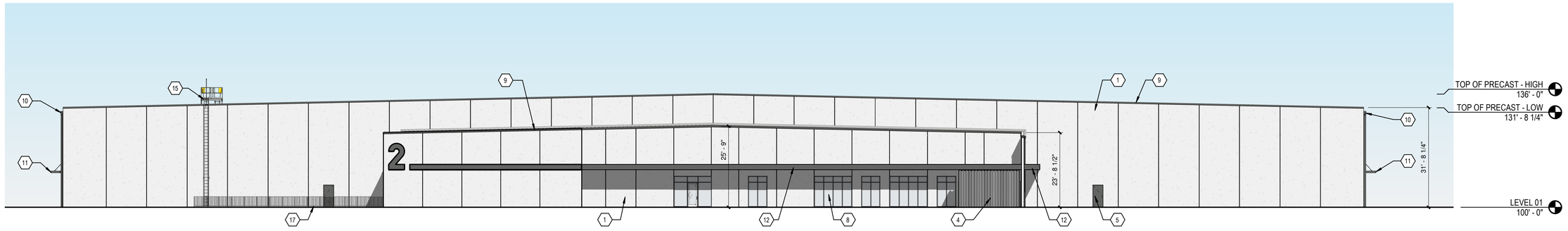
EX-02

ELEVATION SHEET NOTES	
#	MATERIAL
1	INSULATED PRECAST ARCHITECTURAL CONCRETE PANELS
2	INSULATED METAL PANELS
3	CONCRTE FACED INSULATION PANELS
4	PREFINISHED, PERFORATED FORMED METAL PANELS
5	PAINTED HOLLOW METAL DOORS
6	EQUIPMENT ACCESS DOORS
7	PREFINISHED OVERHEAD COILING DOOR
8	CURTAIN WALL SYSTEM
9	PREFINISHED METAL COPING
10	PREFINISHED METAL GUTTERS WITH DOWNSPOUTS
11	PREFINISHED METAL CANOPY WITH DOWNSPOUTS
12	METAL COMPOSITE PANEL CANOPY
13	WHITE THERMOPLASTIC MEMBRANE ROOFING
14	ROOF LIFELINE FALL PROTECTION
15	ROOF ACCESS LADDER AND PLATFORM
16	WIRE MESH FENCING
17	GALVANIZED STEEL GUARDRAIL
18	LOADING DOCK SEAL



2 NORTH ELEVATION

1/16" = 1'-0"



1 SOUTH ELEVATION

1/16" = 1'-0"

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MT PLEASANT, WI

MICROSOFT

Design Manager: RENATA BOLLICH
Layout Manager:
Civil, Site Survey, Landscaping Technical Lead: DUANE THOMAS
Architectural & Structural Technical Lead: JORGE GONZALEZ / TRAVIS TEST
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Security Systems Engineering Lead: JUSTIN JACOBSON / Z BETA

Revisions

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15185-5
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12/12/2025

Sector Key Plan

ADMIN
MKE07-15
DATA HALL

Package: MKE07-15

Sheet Title/Number

ARCHITECTURAL ELEVATIONS

EX-03

EX-03

PROPRIETARY - CONFIDENTIAL INFORMATION -
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ELEVATION SHEET NOTES	
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1	INSULATED PRECAST ARCHITECTURAL CONCRETE PANELS
2	INSULATED METAL PANELS
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12	METAL COMPOSITE PANEL CANOPY
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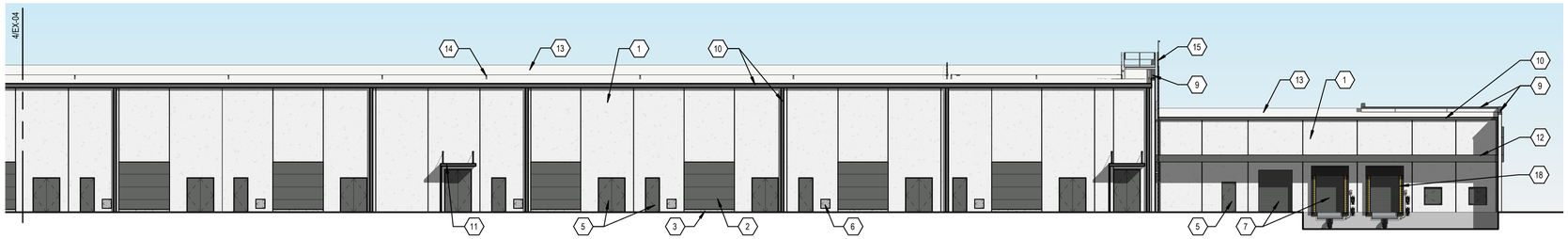
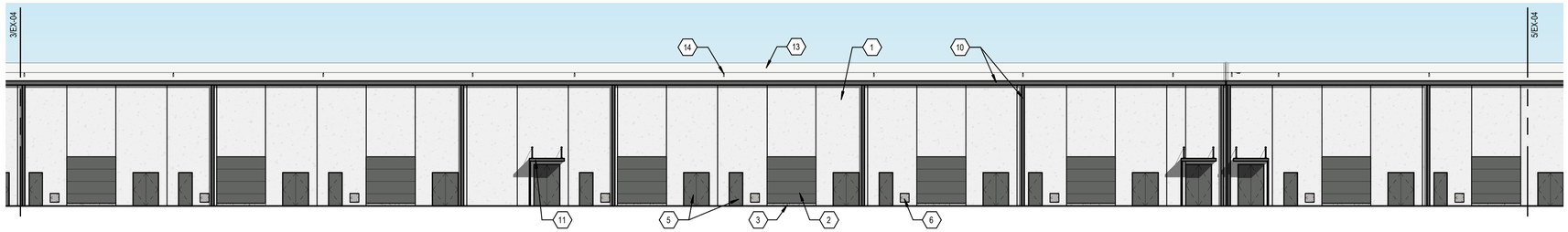
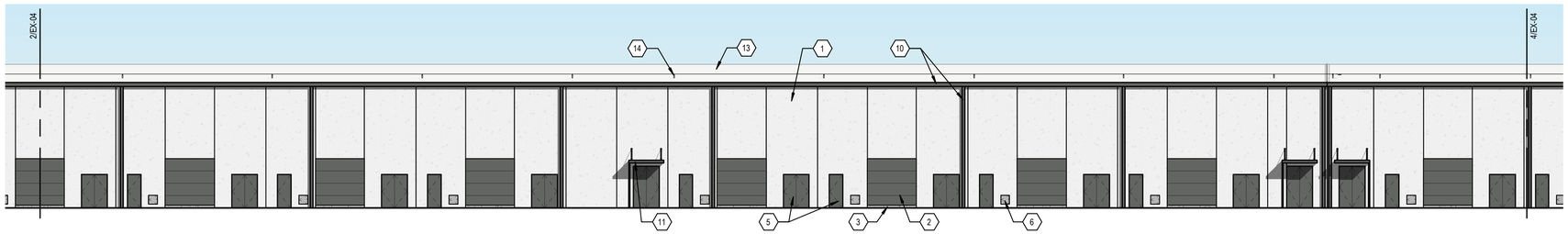
17	GALVANIZED STEEL GUARDRAIL
18	LOADING DOCK SEAL



5 ENLARGED WEST ELEVATION
1/16" = 1'-0"



4 ENLARGED WEST ELEVATION
1/16" = 1'-0"



3 ENLARGED WEST ELEVATION
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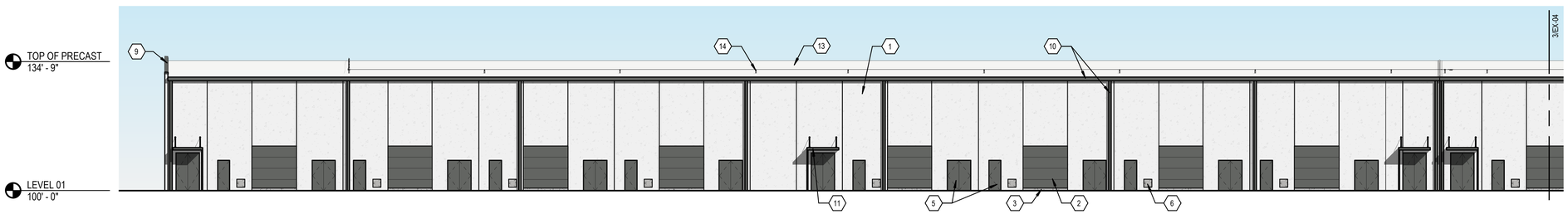

2 ENLARGED WEST ELEVATION
1/16" = 1'-0"

1 OVERALL WEST ELEVATION
1" = 50'-0"

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Security Systems Engineering Lead	JUSTIN JACOBSON / Z BETA

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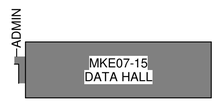
DALLAS, TEXAS
ARCHITECT
12/12/2025

Sector Key Plan



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MKE07-15

Sheet Title/Number

ARCHITECTURAL ELEVATIONS

EX-04

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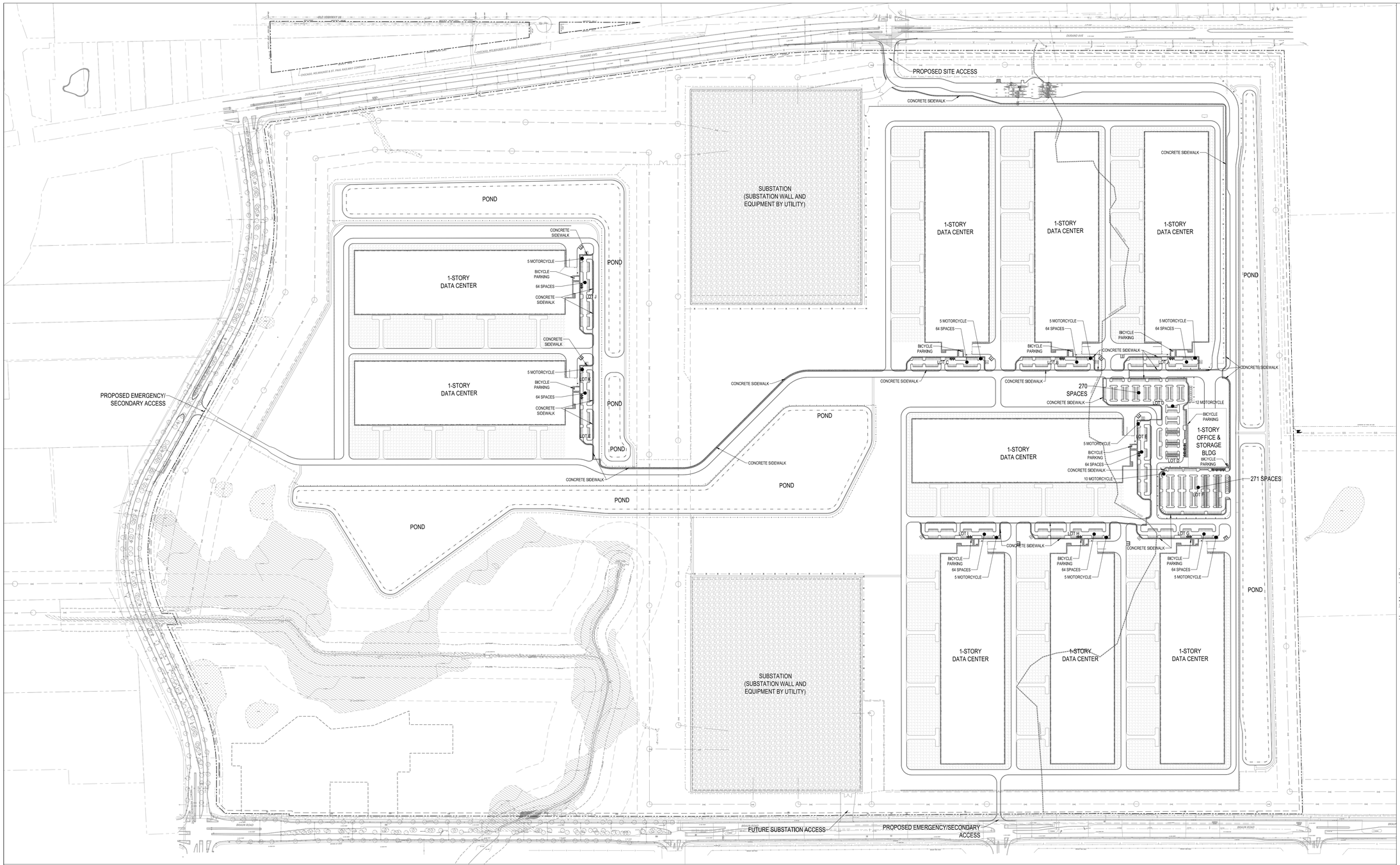
EX-04



LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- SUBSTATION
- EXISTING FLOODPLAIN
- EXISTING WETLAND (HATCHED)
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
- 8' TALL CHAIN LINK FENCE
- 8' TALL CHAIN LINK FENCE
- 6' TALL CHAIN LINK FENCE
- GUARDRAIL
- SOUND WALL
- FIRE HYDRANT
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 150' 300' 600'

SCALE: 1" = 300'

NOTES:
1. FOR CONCRETE CROSSWALK DETAILS, SEE SHEET C-A-200.
2. FOR ACCESSIBLE PARKING DETAILS, SEE SHEET C-A-200.

Dewberry

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1503 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

MKE 07-15

12023 Durand Avenue
Sturtevant, WI 53177

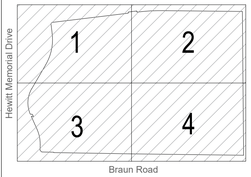
Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Checked	DAVID WEEMS
Date	OCTOBER 29, 2025

Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN



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No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP

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MKE07-15

Sheet Title/Number

CIVIL SITE MASTER PLAN PARKING & ACCESS PLAN OVERALL

C-P-100

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LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- SUBSTATION
- EXISTING FLOODPLAIN
- EXISTING WETLAND (HATCHED)
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
- 8' TALL CHAIN LINK FENCE
- 8' TALL CHAIN LINK FENCE
- 6' TALL CHAIN LINK FENCE
- GUARDRAIL
- SOUND WALL
- FIRE HYDRANT
- SS — EXISTING SANITARY SEWER PIPE
- SS — PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- W — EXISTING WATER SERVICE SUPPLY
- W — WATER SERVICE SUPPLY
- F — FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 50' 100' 150' 300'

SCALE: 1" = 150'

NOTES:
1. FOR CONCRETE CROSSWALK DETAILS, SEE SHEET C-A-200.
2. FOR ACCESSIBLE PARKING DETAILS, SEE SHEET C-A-200.

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12023 Durand Avenue
Sturtevant, WI 53177

Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Checked	DAVID WEEMS
Date	OCTOBER 29, 2025

Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN

Durand Ave

Hewitt Memorial Drive

1 2 3 4

Braun Road

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No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP

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CIVIL SITE MASTER PLAN PARKING & ACCESS PLAN PART PLAN 1

C-P-101

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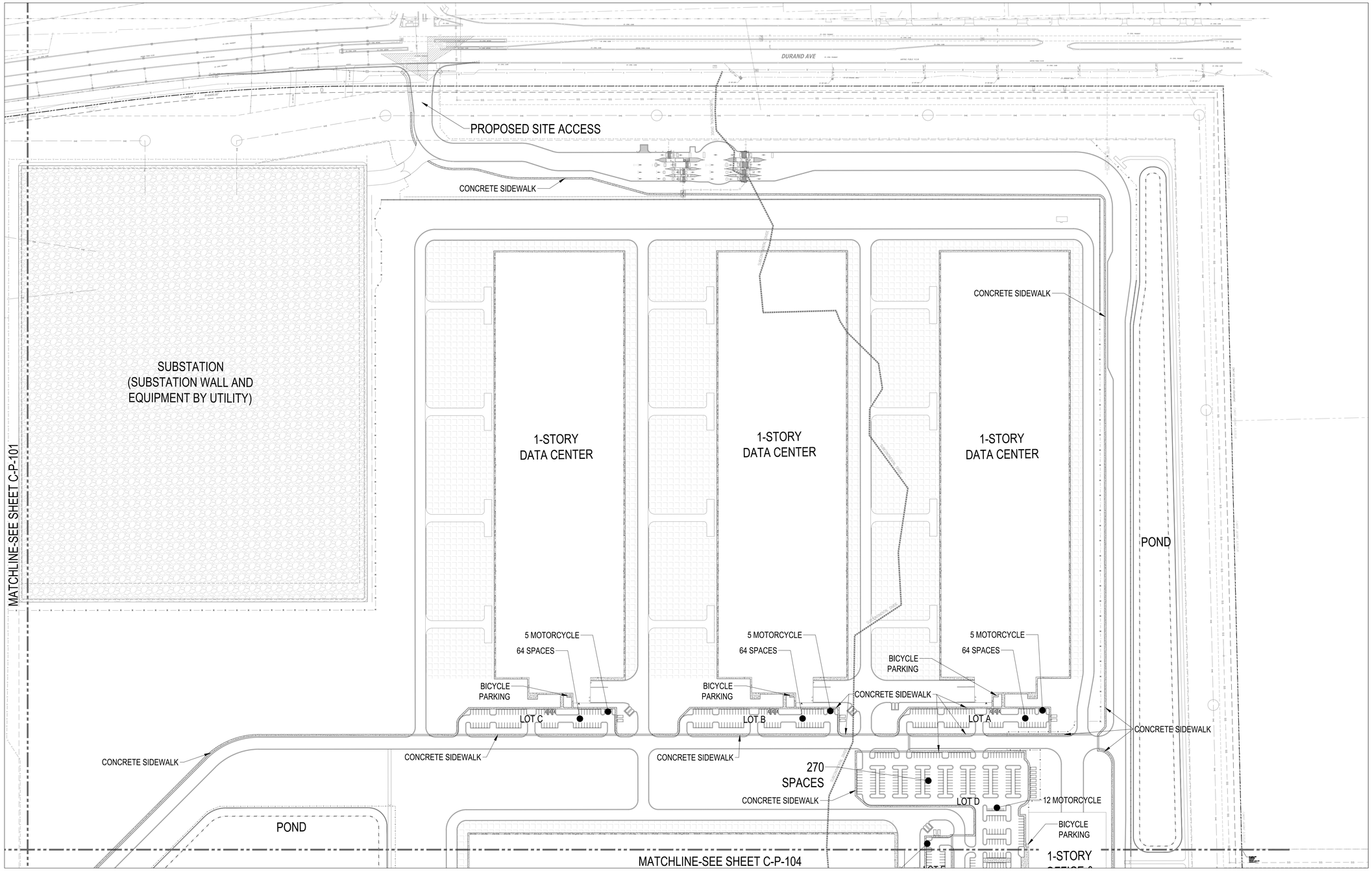

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- SUBSTATION
- EXISTING FLOODPLAIN
- EXISTING WETLAND (HATCHED)
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
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- 8' TALL CHAIN LINK FENCE
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- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 50' 100' 150' 300'

SCALE: 1" = 150'

NOTES:
1. FOR CONCRETE CROSSWALK DETAILS, SEE SHEET C-A-200.
2. FOR ACCESSIBLE PARKING DETAILS, SEE SHEET C-A-200.

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12023 Durand Avenue
Sturtevant, WI 53177

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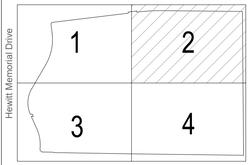
Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN

Durand Ave



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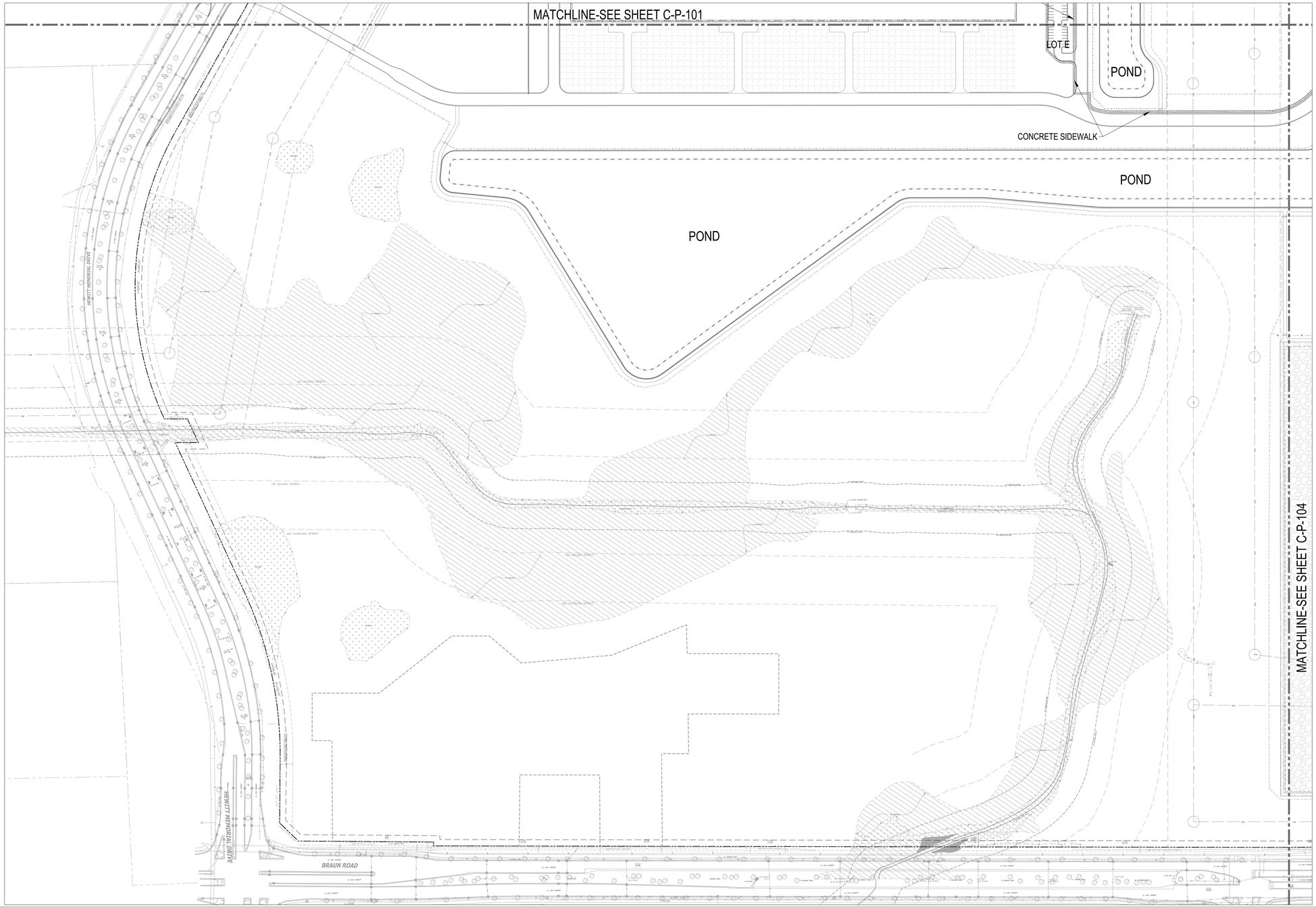
CIVIL
SITE MASTER PLAN
PARKING &
ACCESS PLAN
PART PLAN 2

C-P-102



LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- SUBSTATION
- EXISTING FLOODPLAIN
- EXISTING WETLAND (HATCHED)
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- SOUND WALL
- FIRE HYDRANT
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 50' 100' 150' 300'

SCALE: 1" = 150'

NOTES:
1. FOR CONCRETE CROSSWALK DETAILS, SEE SHEET C-A-200.
2. FOR ACCESSIBLE PARKING DETAILS, SEE SHEET C-A-200.

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12023 Durand Avenue
Sturtevant, WI 53177

Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Checked	DAVID WEEMS
Date	OCTOBER 29, 2025

Registration

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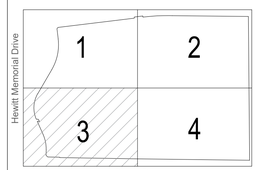
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN

Durand Ave



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MKE07-15

Sheet Title/Number

CIVIL
SITE MASTER PLAN
PARKING &
ACCESS PLAN
PART PLAN 3

C-P-103

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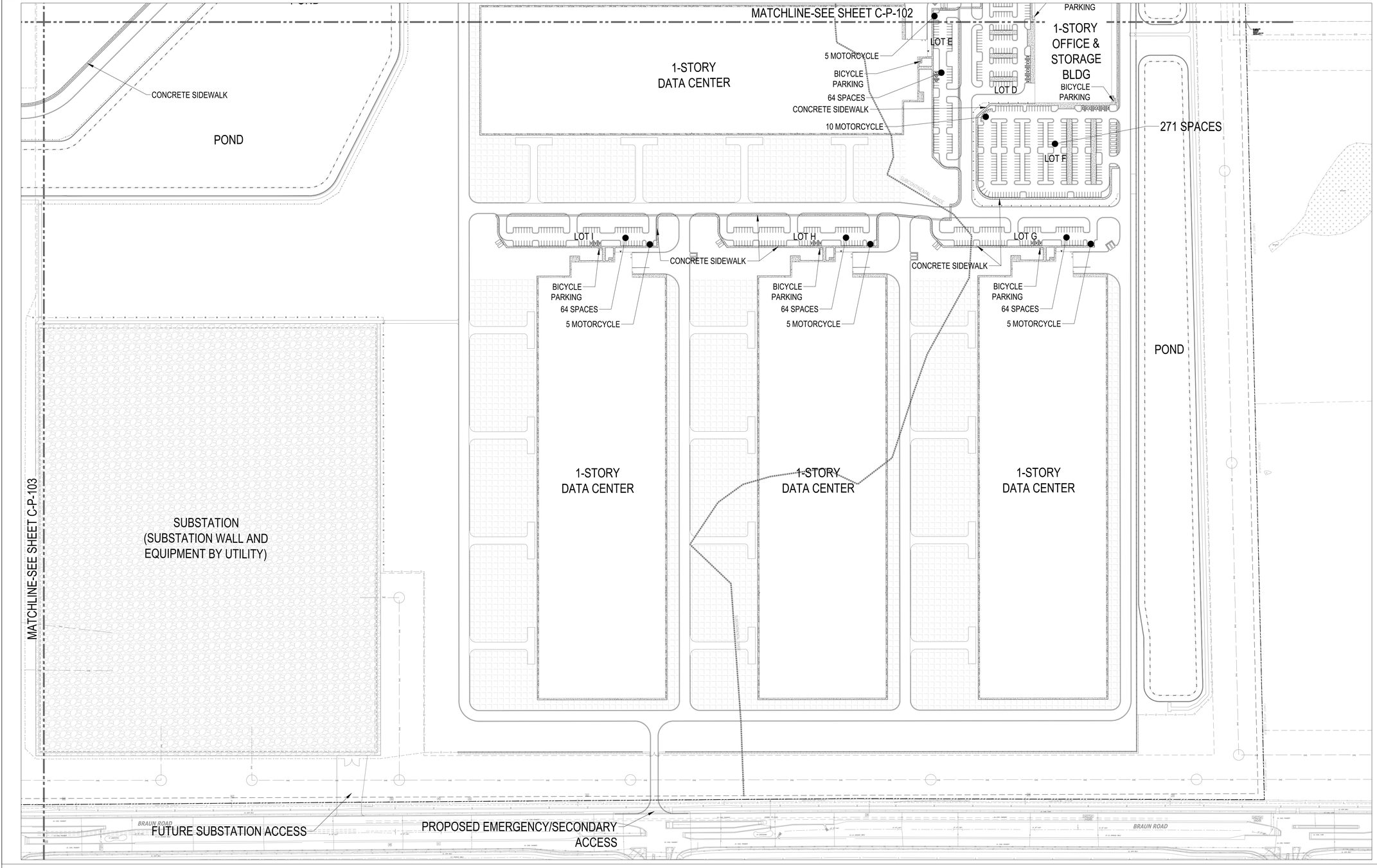

LEGEND

- PROPERTY LINE
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- MECHANICAL/ELECTRICAL EQUIPMENT YARD
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- EXISTING FLOODPLAIN
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- EXISTING SANITARY SEWER PIPE
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- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 50' 100' 150' 300'

SCALE: 1" = 150'

NOTES:
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12023 Durand Avenue
Sturtevant, WI 53177

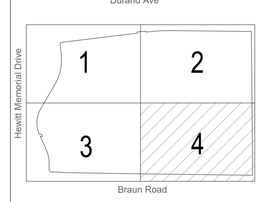
Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Checked	DAVID WEEMS
Date	OCTOBER 29, 2025

Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN



Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP

Package
MKE07-15

Sheet Title/Number

CIVIL
SITE MASTER PLAN
PARKING &
ACCESS PLAN
PART PLAN 4

C-P-104

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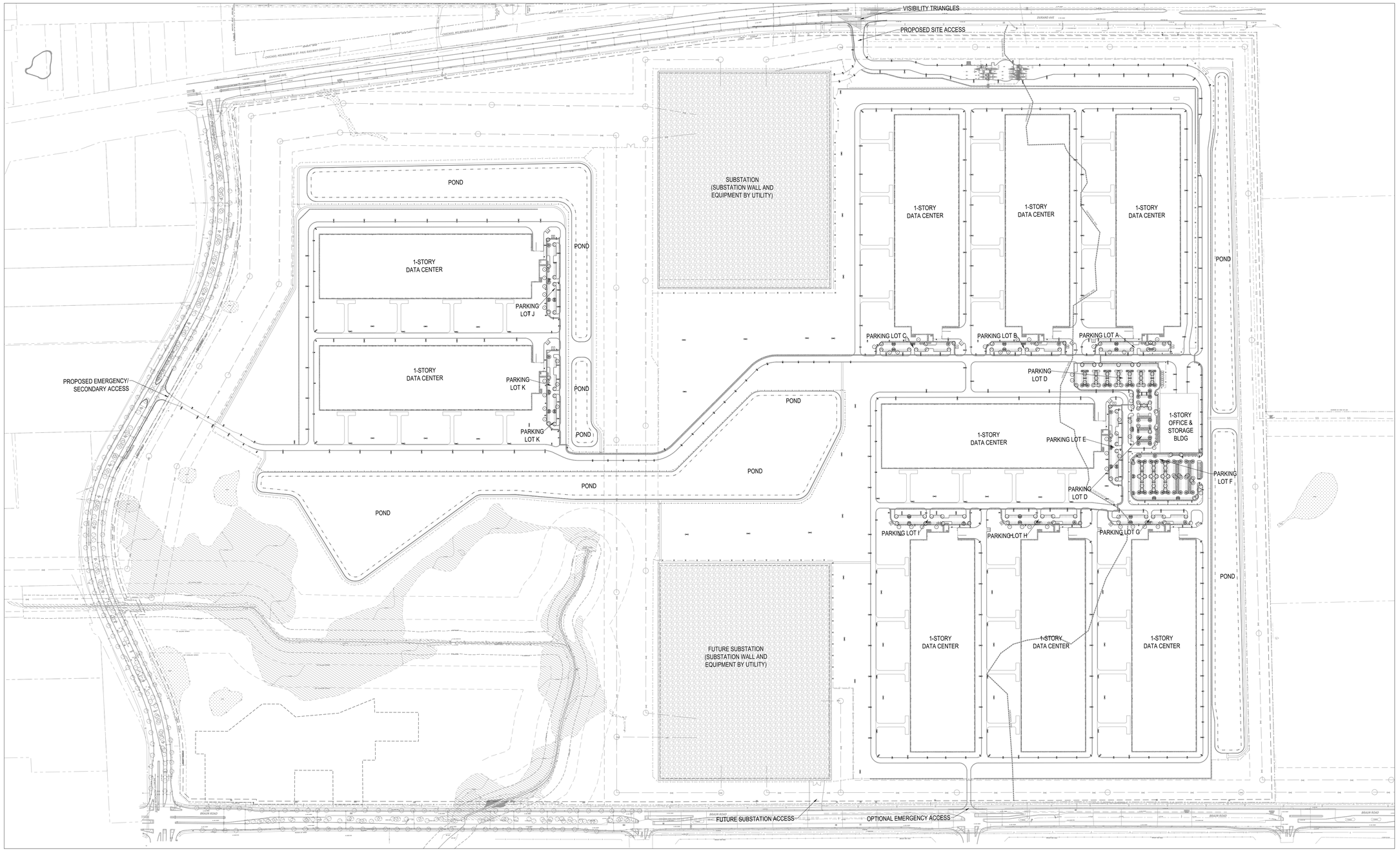

0' 150' 300' 600'

SCALE: 1" = 300'

Dewberry

Dewberry Engineers Inc.
1503 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

MKE 07-15

12023 Durand Avenue
Sturtevant, WI 53177

Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
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Date	OCTOBER 29, 2025

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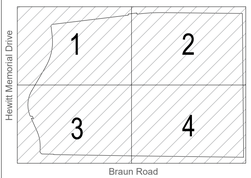
WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN



Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP

Package
MKE07-15

Sheet Title/Number

CIVIL
SITE MASTER PLAN
LANDSCAPING
OVERALL

L-A-100

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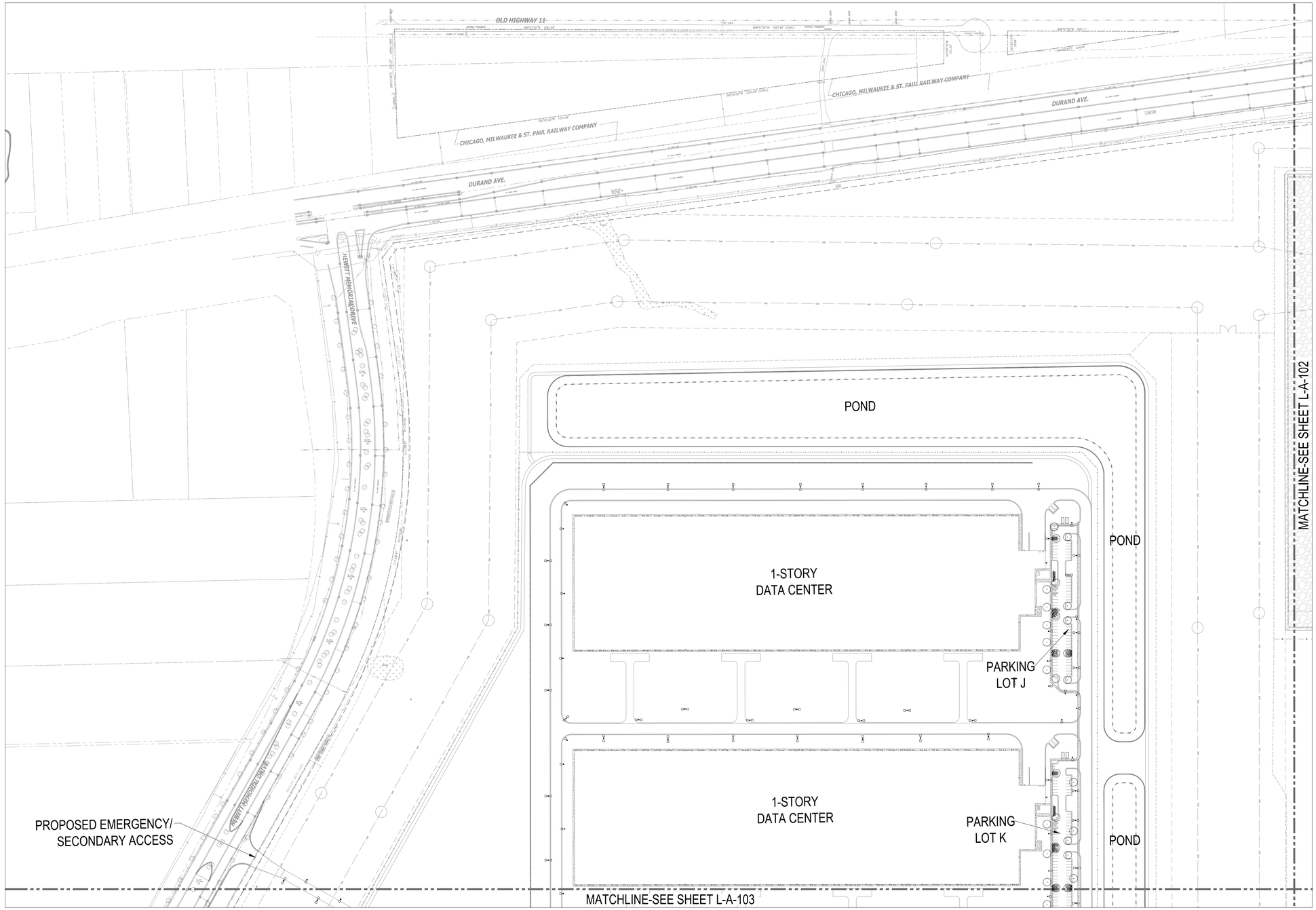

0' 50' 100' 150' 300'

SCALE: 1" = 150'

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703.771.8004

MKE 07-15

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Sturtevant, WI 53177

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Checked	DAVID WEEMS
Date	OCTOBER 29, 2025

Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN

Durand Ave

Hewitt Memorial Drive

1 2 3 4

Braun Road

Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP

Package
MKE07-15

Sheet Title/Number

CIVIL
SITE MASTER PLAN
LANDSCAPING
PART PLAN 1

L-A-101

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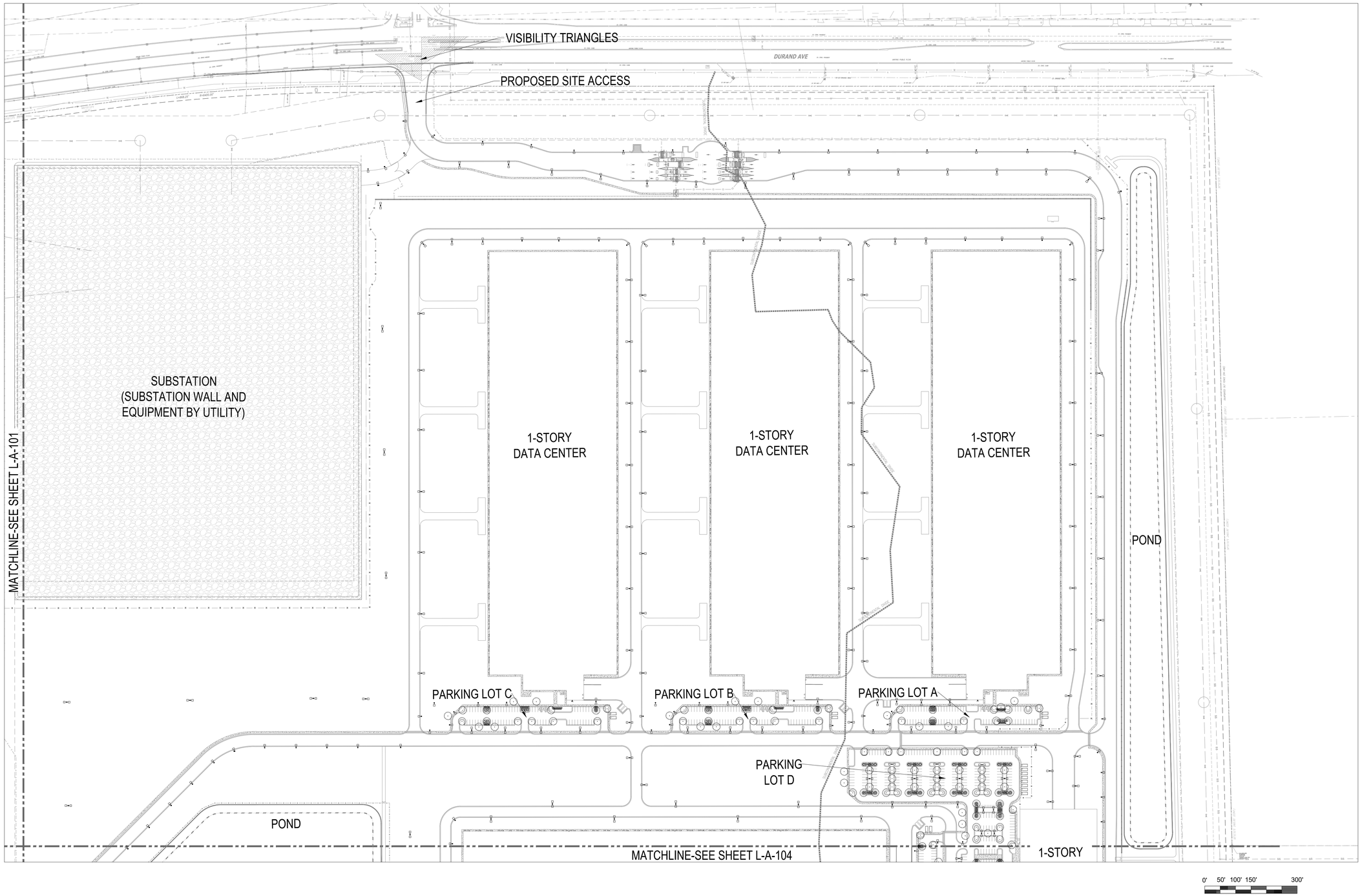

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MKE 07-15

12023 Durand Avenue
Sturtevant, WI 53177

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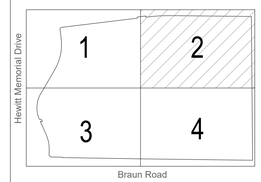
WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN



Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP

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MKE07-15

Sheet Title/Number

CIVIL
SITE MASTER PLAN
LANDSCAPING PART
PLAN 2

L-A-102

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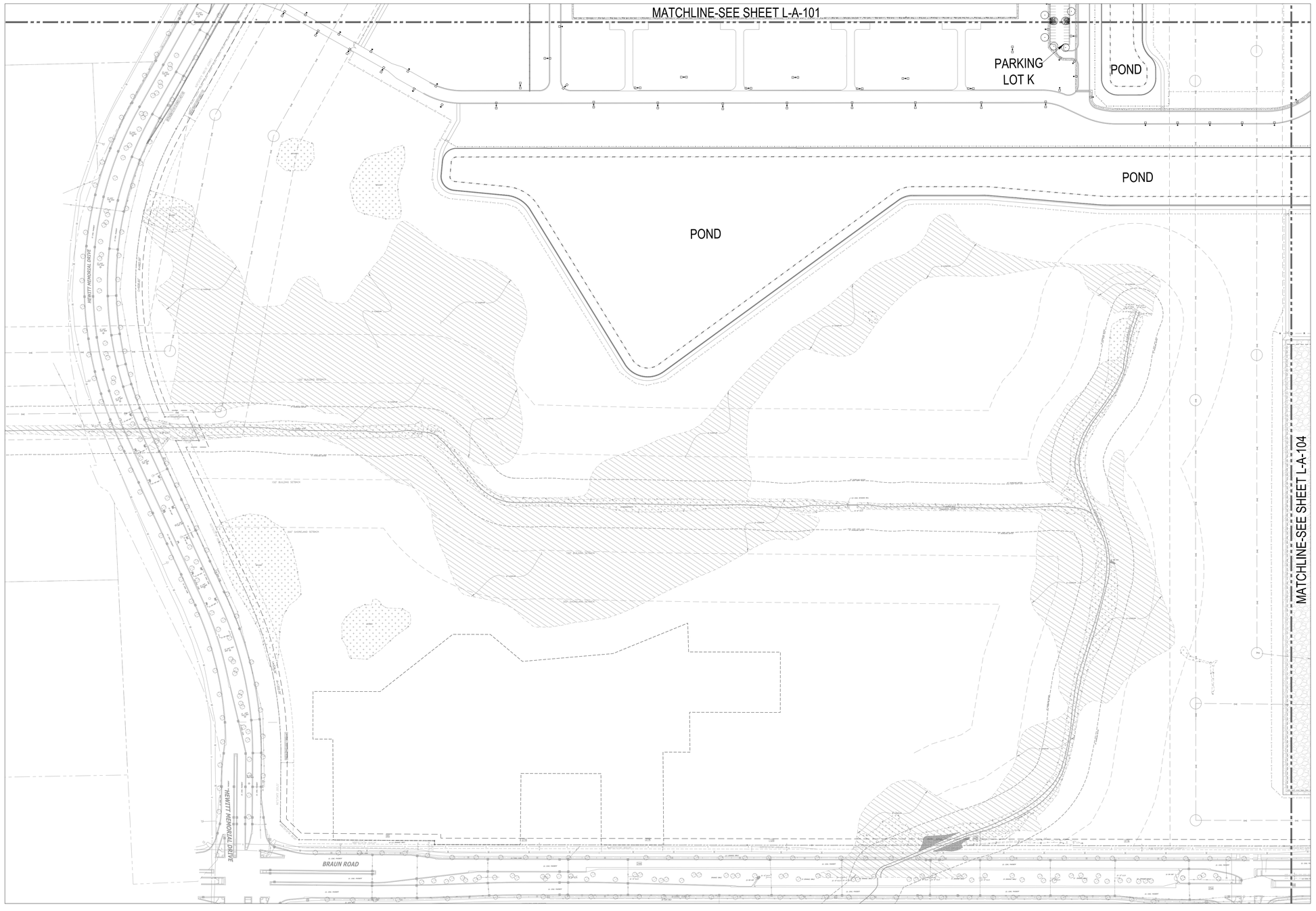

Dewberry

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Leesburg, VA 20176-6680
703.771.8004

MKE 07-15

12023 Durand Avenue
Sturtevant, WI 53177

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Checked	DAVID WEEMS
Date	OCTOBER 29, 2025

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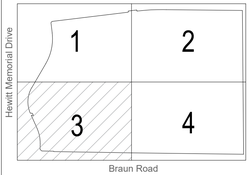
WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN

Durand Ave



Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP

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Sheet Title/Number
CIVIL
SITE MASTER PLAN
LANDSCAPING PART
PLAN 3

L-A-103

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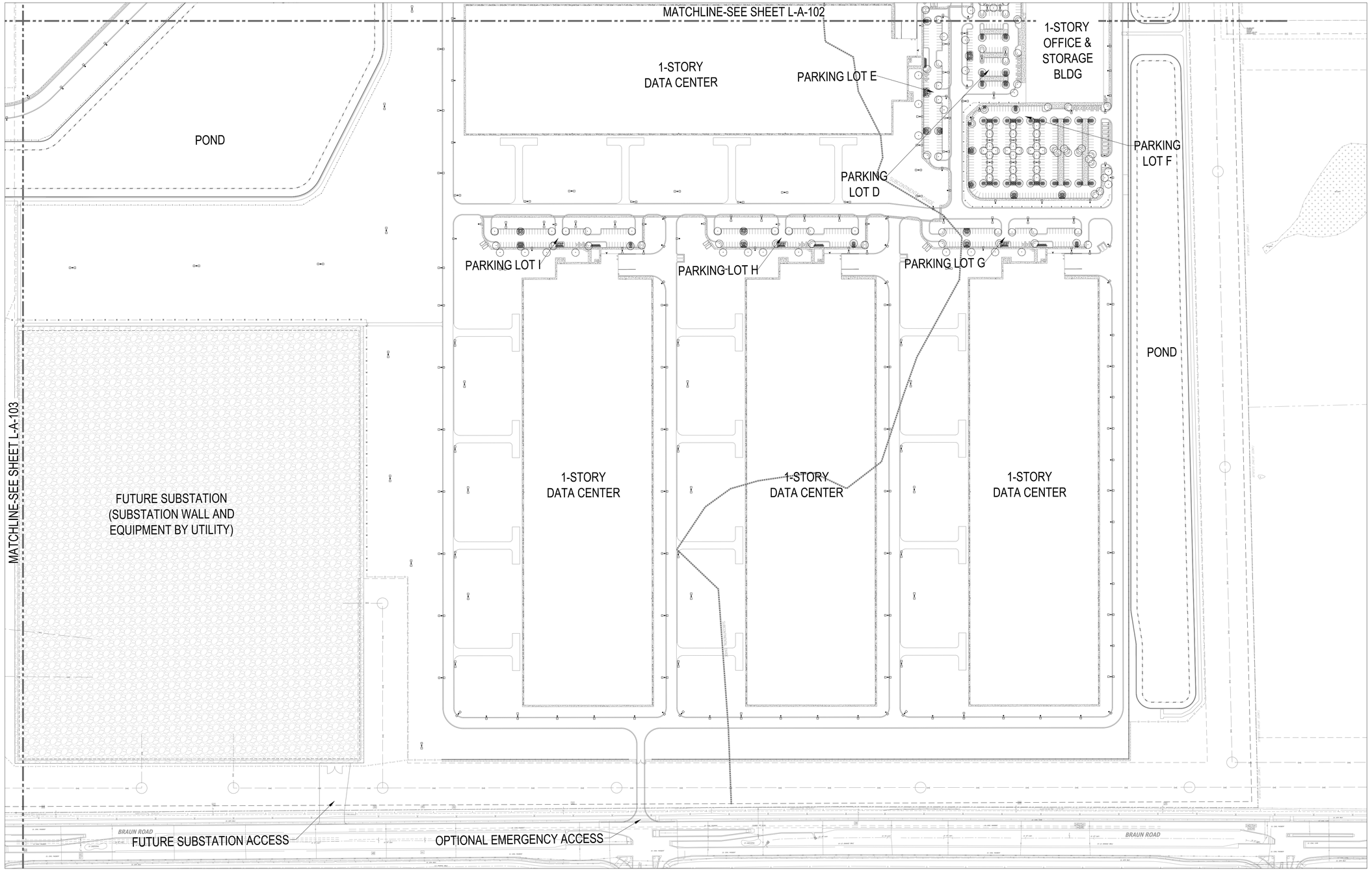

0' 50' 100' 150' 300'

SCALE: 1" = 150'

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Dewberry Engineers Inc.
1503 Edwards Ferry Road
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703.771.8004

MKE 07-15

12023 Durand Avenue
Sturtevant, WI 53177

Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Checked	DAVID WEEMS
Date	OCTOBER 29, 2025

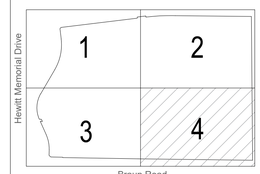
Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN

Durand Ave



Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP

Package
MKE07-15

Sheet Title/Number

CIVIL
SITE MASTER PLAN
LANDSCAPING PART
PLAN 4

L-A-104

PROPRIETARY - CONFIDENTIAL INFORMATION –
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ELECTRICAL SHEET INDEX

Sheet Number	Sheet Name
E-A-00-0	ELECTRICAL SHEET INDEX
E-A-01-1	ELECTRICAL LEGEND, NOTES AND ABBREVIATIONS
E-C-016-0	SITE PLANS AREA 2 PHOTOMETRICS
E-J-01-0	LIGHTING FIXTURE SCHEDULE

BURNS McDONNELL

9400 Ward Parkway
Kansas City, MO 64114
www.burnsmcd.com

REGISTRATION #: 1308-11

Microsoft

MKE07
DATA CENTER

12023 Durand Ave. Mt Pleasant, WI 53117

Design	WILLIAM SCHAUMANN
Drawn	MICHAEL HABIB
Checked	JASON PHAM
Date	12 DEC 2025
BMcD Project No.	190714
M.S. Project No.	P: 21580

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Layout Manager	
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Architectural & Structural Technical Lead	JORGE GONZALEZ / TRAVIS TEST
Mech, Plumbing & Fire Protection Technical Lead	SEAN ABBOTT / JOSH MARKS
Building Automation Systems (BAS) Technical Lead	BILL GEMBINSKI
Electrical Technical Lead	JEREMY WIKSTROM
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Telecommunications / Network Technical Lead	LEANNA BOLEY
Security Design Manager	BRIAN BURKE

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Architectural Lead	ADITI PADKI / BMcD
Mechanical Engineering Lead	JAKE COLBRUNN / BMcD
Plumbing Engineering Lead	
Fire Protection Engineering Lead	JOE MIRACLE / BMcD
BAS Engineering Lead	JOSE PAYAN / BMcD
Electrical Engineering Lead	JASON PHAM / BMcD
Telecommunications / Network Engineering Lead	CHAD STILWELL / BMcD
Security Systems Engineering Lead	JUSTIN JACOBSON / Z BETA

Revisions

No.	Date	Description
00	12 DEC 2025	MKE07-15 SITE PLAN IFP

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JASON PHAM
E-101159-6
HOUSTON, TX
PROFESSIONAL ENGINEER
12/12/2025

Sector Key Plan

N

Bar Code

Package
MKE07-15

Sheet Title/Number

ELECTRICAL SHEET INDEX

MKE07-15
E-A-00-0

E-A-00-0

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(5 U.S.C. §552 (b)(4)) AND WISCONSIN'S PUBLIC RECORDS LAW (Wis. Stat. §§ 19.31–19.39)

ELECTRICAL LEGEND

CONDUIT RUN CONCEALED
CONDUIT RUN EXPOSED
CONDUIT DIRECT BURIED IN EARTH
DB — CONDUIT DUCT BANK ENCASED IN CONCRETE
#WW — WIREWAY, # INDICATES SIZE
#BW — BUSWAY, # INDICATES BUS AMPACITY
WM — WIREMOLD, TYPE AS INDICATED
#XX, G, N, H — HOME RUN. HASH MARKS INDICATE QTY OF WIRE, "XX" INDICATES SIZE OF WIRE. UNMARKED WIRES INDICATE #12 AWG
XX, #, x,y — LIGHTING FIXTURE - "#" INDICATES CIRCUIT NUMBER, "XX" INDICATES FIXTURE TYPE (SEE FIXTURE SCHEDULE ON DRAWING E-J-01), & "x,y" INDICATES SWITCH CONTROL OF FIXTURE. POSITIONING OF "#", "XX", "x,y", ARE TO BE DEPENDENT UPON ORIENTATION OF LIGHT FIXTURE AND/OR POSITIONING OF LIGHT FIXTURE RELATIVE TO OTHER LIGHT FIXTURES AND THEIR CORRESPONDING TAGS.
LIGHTING FIXTURE ON LIFE SAFETY EMERGENCY CIRCUIT
LIGHTING FIXTURE (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
WALL MOUNTED LIGHTING FIXTURE (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
EMERGENCY BATTERY PACK (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
— CEILING MOUNTED EXIT LIGHT (SEE FIXTURE SCHEDULE ON DRAWING E-J-01). DIRECTIONAL ARROWS AS INDICATED ON PLANS. "#" INDICATES CIRCUIT NUMBER.
— WALL MOUNTED EXIT LIGHT (SEE FIXTURE SCHEDULE ON DRAWING E-J-0-1). DIRECTIONAL ARROWS AS INDICATED ON PLANS. "#" INDICATES CIRCUIT NUMBER.
XX — LIGHTING CONTROL DEVICE. "XX" INDICATES THE FOLLOWING:
PC INDICATES PHOTOCELL
OS INDICATES OCCUPANCY SENSOR
ARROWS INDICATE SENSING DIRECTION
$"X" — LIGHTING SWITCH, BLANK INDICATES SINGLE POLE SINGLE THROW. "X" INDICATES THE FOLLOWING:
T = DIGITAL TIMER SWITCH.
OS = OCCUPANCY SENSOR SWITCH
LV = LOW VOLTAGE SWITCH
3 = 3-WAY SWITCH
D = LOW VOLTAGE DIMMER
a = SWITCH DESIGNATION
WP = WEATHERPROOF COVER
HATCHING INDICATES DEVICE SHALL BE DEMOLISHED
PLENUM ZONE
SITE LIGHTING (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
EMERGENCY LIGHTING FIXTURE
NOT IN SCOPE

DUPLEX RECEPTACLE NEMA 5-20R
GFCI — DUPLEX RECEPTACLE NEMA 5-20R
GFCI = GROUND FAULT CIRCUIT INTERRUPTER
DUPLEX RECEPTACLE NEMA 5-20R, CONTROLLED VIA LIGHTING SYSTEM
FURNITURE SYSTEMS MOUNTED, QUADRUPLEX RECEPTACLE BY FURNITURE VENDOR
FURNITURE SYSTEMS MOUNTED, QUADRUPLEX RECEPTACLE BY FURNITURE VENDOR, CONTROLLED VIA LIGHTING SYSTEM
DUPLEX RECEPTACLE NEMA 5-20R, UPS
DOUBLE DUPLEX RECEPTACLE, UPS
FLOOR BOX WITH FLUSH MOUNTED DEVICE, UPS
DOUBLE DUPLEX RECEPTACLE
FLOOR BOX WITH FLUSH MOUNTED DEVICE
CLNG — CEILING MOUNTED DUPLEX RECEPTACLE
L6-30R RECEPTACLE, TWIST-LOCK, 30A
L6-30R RECEPTACLE, TWIST-LOCK, 30A, UPS
L5-20R RECEPTACLE, TWIST-LOCK, 20A
L5-20R RECEPTACLE, TWIST-LOCK, 20A, UPS
CAPPED CONDUIT
JUNCTION BOX / EQUIPMENT CONNECTION
1-PHASE MOTOR CONNECTION
3-PHASE MOTOR CONNECTION
NON-FUSED DISCONNECT SWITCH
FUSED DISCONNECT SWITCH, FUSE SIZE AS SHOWN
ENCLOSED CIRCUIT BREAKER, SIZE AS SHOWN
MAGNETIC STARTER
COMBINATION MAGNETIC STARTER (NEMA-1 MIN) FUSED DISCONNECT WITH H.OA. PILOT LIGHT
MANUAL MOTOR STARTER, TOGGLE TYPE, WITH THERMAL OVERLOAD DEVICE
POWER POLE
CONTROL STATION, TYPE AS INDICATED OR NOTED
PANELBOARD (SIZED TO SCALE)
POWER TRANSFORMER (SIZED TO SCALE)
GROUND ROD
GROUNDING TEST WELL
GROUND BONDING POINT TO STEEL STRUCTURE, REBAR, PIPE, ETC.
GROUNDING CONNECTION (TYPE AS SHOWN OR NOTED)
BARE COPPER GROUND CONDUCTOR, SIZE AS SHOWN
GROUND BAR
GROUND PIGTAIL FOR CONNECTION TO EQUIPMENT AS INDICATED ON DRAWINGS
ELECTRICAL EQUIPMENT WITH HOUSEKEEPING PAD
CABLE BUS. RATING AS NOTED

SYMBOL	EQUIPMENT CONNECTION
	EQUIPMENT CONNECTION
M	MOTOR CONNECTION
	FUSE
	NON-FUSED DISCONNECT SWITCH (MCS DENOTES MOLDED CASE SWITCH)
	FUSED DISCONNECT SWITCH
XXXAT XXXAF	CIRCUIT BREAKER OR SWITCH - XXX AMP TRIP, XXX AMP FRAME, AIC AS SHOWN, (LSI INDICATES ADJUSTABLE LONG, SHORT, AND INSTANTANEOUS SETTINGS, 4 POLE WHERE NOTED)
XXXAT XXXAF	DRAWOUT CIRCUIT BREAKER - XXX AMP TRIP, XXX AMP FRAME, AIC AS SHOWN, (LSI INDICATES ADJUSTABLE LONG, SHORT, & INSTANTANEOUS SETTINGS)
52 EO	DRAWOUT MEDIUM VOLTAGE POWER CIRCUIT BREAKER (52-ANSI STANDARD NUMBER, EO=ELECTRICALLY OPERATED)
52 EO	FIXED MEDIUM VOLTAGE POWER CIRCUIT BREAKER (52-ANSI STANDARD NUMBER, EO=ELECTRICALLY OPERATED)
	3 L.A. OR SURGE ARRESTER AS INDICATED
	SNUBBER CIRCUIT
RELAY	MEDIUM VOLTAGE PROTECTION RELAY SEE DWG E-I-09-0 FOR PROTECTION FUNCTIONS AND SETTINGS.
SPD	SURGE PROTECTIVE DEVICE
HRG	HIGH RESISTANCE GROUND
VFD	VARIABLE FREQUENCY DRIVE
	TRANSFORMER - KVA, PRIMARY AND SECONDARY VOLTAGE, CONNECTIONS, K-RATING, AND SHIELD AS INDICATED OR SPECIFIED.
S1 S2	AUTOMATIC TRANSFER SWITCH WHERE INDICATED, S1= SOURCE 1, PREFERRED S2= SOURCE 2, ALTERNATE
XXXA MCB	PANELBOARD - RATING AS SHOWN ON PANEL SCHEDULES, MCB = MAIN CIRCUIT BREAKER, MLO = MAIN LUGS ONLY
G	GENERATOR
PM#	PM - POWER METER, # DENOTES TYPE
	POTENTIAL TRANSFORMER
K	KEYED INTERLOCK
ST	SHUNT TRIP
####	"####" INDICATES AVAILABLE FAULT IN AMPS AT BUS
KS	KEY SWITCH
AVD AVD ##	AVD - ABSENCE OF VOLTAGE DETECTOR, ## INDICATES DEVICE NUMBER
CT RATIO: ####: 5	CT - CURRENT TRANSFORMER, #### INDICATES CT RATIO
FGS ##	FGS - FEEDER GROUNDING SWITCH, ## INDICATES DEVICE NUMBER
ATS M	HVAC EQUIPMENT WITH INTEGRAL ATS (OR VFD)

ABBREVIATIONS

ABB	DESCRIPTION
1P	1 POLE (2P, 3P, 4P, ETC.)
A	AMMETER, AMPERE
AC	ABOVE COUNTER, AIR CONDITIONER
ACLG	ABOVE CEILING
ADO	AUTOMATIC DOOR OPENER
AF	AMPERE FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AHF	ACTIVE HARMONIC FILTER
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
ALT	ALTERNATE
AMP	AMPERE, AMPACITY, AMPLIFIER
ANN	ANNUNCIATOR
ARCH	ARCHITECT, ARCHITECTURAL
AS	AMMETER SWITCH
AT	AMPERE TRIP
ATB	AUTOMATIC TRANSFER BREAKERS
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVD	ABSENCE OF VOLTAGE DETECTOR
AWG	AMERICAN WIRE GAUGE
AZ	AVAILABILITY ZONE
BB	BATTERY BREAKER
BC	BARE COPPER
BLDG	BUILDING
BMS	BUILDING MANAGEMENT SYSTEM
BOC	BOTTOM OF CONDUIT
BOT	BOTTOM OF TRAY
BKR	BREAKER
C	CONDUIT
CAT	CATALOG
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CE	CELL
CF	CUBIC FEET
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CKT	CIRCUIT
CLG	CEILING
CONT	CONTINUATION OR CONTINUOUS
CP	CONTROL PANEL
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CTR	CENTER
CU	COPPER
DB	DUCT BANK
DC	DIRECT CURRENT
DEPT	DEPARTMENT
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
DS	SAFETY DISCONNECT SWITCH
DT	DOUBLE THROW
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
E.O.	ELECTRICALLY OPERATED
EOL	END OF LIFE
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EWSD	EARLY WARNING SMOKE DETECTION
EXIST	EXISTING
FA	FIRE ALARM
FABP	FIRE ALARM BOOSTER POWER SUPPLY PANEL
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FCU	FAN COIL UNIT
FGS	FEEDER GROUNDING SWITCH
FLISR	FAULT LOCATION, ISOLATION, AND SERVICE RESTORATION
FLR	FLOOR
FU	FUSE
FUDS	FUSED SAFETY DISCONNECT SWITCH
G/GRD/GND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR OR GENERAL CONTROLLER
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTOR
GRC	GALVANIZED RIGID CONDUIT
HH	HANDHOLE
HID	HIGH-INTENSITY DISCHARGE
HOA	HAND-OFF-AUTO
HORIZ	HORIZONTAL
HP	HORSEPOWER
HPF	HIGH POWER FACTOR
HT	HEIGHT
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
ICCB	INSULATED CASE CIRCUIT BREAKER
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
INV	INVERTER
IR	INFRARED
I/O	INPUT-OUTPUT
IOB	INVERTER OUTPUT BREAKER
JB	JUNCTION BOX

ABB	DESCRIPTION
KV	KILOVOLT
KVA	KILOVOLT-AMPERE
KVAR	KILOVOLT-AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LA	LIGHTNING ARRESTOR
LAHJ	LOCAL AUTHORITY HAVING JURISDICTION
LAN	LOCAL AREA NETWORK
LC	LIGHTING CONTRACTOR
LP	LIGHTING PANEL
LTG	LIGHTING
LV	LOW VOLTAGE
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCCB	MOLDED CASE CIRCUIT BREAKER
MCS	MOLDED CASE SWITCH
MFR	MANUFACTURER
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MMS	MANUAL MOTOR STARTER
MOA	MULTIOUTLET ASSEMBLY
MSP	MOTOR STARTER PANELBOARD
MT,MTD	MOUNT, MOUNTED
MTS	MANUAL TRANSFER SWITCH
MZ	MAINTENANCE ZONE
N.C.	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NG	NATURAL GAS
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
NTS	NOT TO SCALE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVERHEAD
OL	OVERLOAD RELAY
OS	OCCUPANCY SENSOR
PA	PUBLIC ADDRESS
PB	PULL BOX, PUSHBUTTON
PC	PHOTOCELL
PEMB	PRE-ENGINEERED METAL BUILDING
PF	POWER FACTOR
PH	PHASE
PIV	POST INDICATING VALVE
PNL	PANEL
PP	POWER POLE
PR	PAIR
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE (CONDUIT)
PWR	POWER
QTY	QUANTITY
RCPT	RECEPTACLE
REQD	REQUIRED
RIB	RECTIFIER INPUT BREAKER
RM	ROOM
RSC	RIGID STEEL CONDUIT
RTU	ROOF TOP UNIT
SBB	STATIC BYPASS BREAKER
SEC	SECONDARY
SIB	STRUCTURAL ISOLATION BREAK
SIM	SIMILAR
SKRU	SOLENOID KEY RELEASE UNIT
SLV	SPECIALTY LOW VOLTAGE
SPEC	SPECIFICATION
SP	SPARE
SPD	SURGE PROTECTIVE DEVICE
SR	SURFACE RACEWAY
SS	STAINLESS STEEL
STD	STANDARD
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
SYM	SYMMETRICAL
TEL	TELEPHONE
TEL/DATA	TELEPHONE/DATA
TL	TWIST LOCK
TOC	TOP OF CONDUIT
TR	TAMPER RESISTANT
T-STAT	THERMOSTAT
TV	TELEVISION
TYP	TYPICAL
UC	UNDER COUNTER
UE	UNDERGROUND ELECTRICAL
UG	UNDERGROUND
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
UT	UNDERGROUND TELEPHONE
UV	UNIT VENTILATOR OR ULTRAVIOLET
V	VOLT
VA	VOLT-AMPERES
VFD	VARIABLE FREQUENCY DRIVE
W	WATT, WIRE
WG	WIRE GUARD
W/O	WITHOUT
WP	WEATHERPROOF
XFMR	TRANSFORMER
XFR	TRANSFER
XP	EXPLOSION PROOF

25KV, 3Φ, 3W+G MEDIUM VOLTAGE		AMP
MV1	10 SETS OF 3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#400KCMIL CU GND IN (10) 6" CONDUITS + (2) SPARE 6" CONDUITS	2713A (117MVA)
MV2	5 SETS OF 3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#250KCMIL CU GND IN (5) 6" CONDUITS + (1) SPARE 6" CONDUIT	1623A (70MVA)
MV3	3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU GND IN (1) 6" CONDUIT + (1) SPARE 6" CONDUIT	395A
MV4	3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU GND IN (1) 6" CONDUIT + (1) SPARE 6" CONDUIT	465A (20MVA)

25KV, 3Φ, 3W+G MEDIUM VOLTAGE OVERHEAD IN CONDUIT		AMP
MV-OH-1	3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU G IN 6" RMC	395A
MV-OH-2	3 - 1/C 350KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU G IN 5" RMC	395A
MV-OH-3	3 - 1/C 350KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU G IN 5" RMC	465A (20MVA)

EQUIPMENT TAG NAMING STANDARD

XXXXX EXAMPLE:
XXXXX-COLO1-ELEC1-MSB01
- PRIMARY DEVICE ID
- BUILDING SUBSECTOR(CELL #)
- BUILDING SECTOR(COLO #)
- BUILDING IDENTIFIER
- CAMPUS

EQUIPMENT TYPE:

ADP	ANCILLARY DISTRIBUTION PANEL
AHF	ACTIVE HARMONIC FILTER
AHU	AIR HANDLING UNIT
ATS	AUTOMATIC TRANSFER SWITCH
BAT	BATTERY
BB	BATTERY BREAKER
BC	BATTERY CHARGER
BS	BATTERY STRING
BCB	BATTERY CIRCUIT BREAKER
BCM	BRANCH CIRCUIT MONITOR UNIT
BMS	BATTERY MONITORING SYSTEM
BSW	BUSWAY
BT	BELLY TANK
BVS	BATTERY VALIDATION SYSTEM
CEI	CRITICAL ENVIRONMENT INSTRUMENTATION
CLI	CENTRAL BATTERY INVERTERS
DSW	DISCONNECT
DP	DISTRIBUTION PANELBOARD
DPM	DIGITAL POWER METER
DT	DAY TANK
DTLCP	DAY TANK LOCAL CONTROL PANEL
EIP	EXTERNAL INSTRUMENTATION PANEL
ELP	EMERGENCY LIGHTING PANEL
ENG	ENGINE
EPM	ELECTRICAL POWER METER
EPMS	ELECTRICAL POWER MANAGEMENT SYSTEM
EPO	EMERGENCY POWER OFF PANEL
FCB	FEEDER CIRCUIT BREAKER
FCP	FIRE ALARM CONTROL PANEL
FWS	FEEDER SWITCH
GB	GENERATOR BREAKER
GEN	GENERATOR
GENCON	GENERATOR CONTROLLER LINEUP
GPC	GENERATOR PACKAGE ENCLOSURE
GFB	GENERATOR POWER FEEDER BREAKER
GFCI	GROUND FAULT RECEPTACLES
GM	GENERATOR MAIN
HRG	HIGH RESISTANCE GROUNDING
HT	HEAT TRACE
HTP	HEAT TRACE PANEL
HTR	HEATER
HVAC	HVAC POWER PANEL
IB	ISOLATION BREAKER
IOB	INVERTER OUTPUT BREAKER
LDB	LOAD BANK
LBB	LOAD BANK BREAKER
LBS	LOAD BANK SWITCHBOARD
LBT	LOAD BANK TERMINAL
LCP	LIGHTING CONTROL PANEL
LDP	LIGHTING DISTRIBUTION PANEL
LP	LIGHTING PANEL DISCONNECT
LVS	LOW VOLTAGE SWITCHBOARD
MCB	MAIN CIRCUIT BREAKER
MBB	MAINTENANCE BYPASS BREAKER
MCC	MOTOR CONTROL PANEL
MCP	MASTER CONTROL PANEL
MDP	MAIN DISTRIBUTION PANEL
MDS	MAIN DISTRIBUTION SWITCHBOARD
MF	MAINTENANCE FEEDER
MIB	MAINTENANCE ISOLATION BREAKER
MOD	UPS MODULE
MSW	MAIN SWITCH
MSB	MAIN SWITCHBOARD
MTS	MANUAL TRANSFER SWITCH
NFB	NORMAL POWER FEEDER BREAKER
NGR	NEUTRAL GROUND RESISTOR
NM	NORMAL UTILITY POWER MAIN
NLP	NORMAL LIGHTING PANEL
PDU	POWER DISTRIBUTION UNIT
PML	POWER MONITORING
PMM	POWER MANAGEMENT MODULE
PNL	PANELBOARD
RIB	RECTIFIER INPUT BREAKER
RLY	PROTECTIVE (MANAGEMENT) RELAY
RP	RECEPTACLE PANEL
RPP	REMOTE POWER PANEL
RPU	ROTARY POWER UNIT
SAC	SURGE ARRESTOR CABINET
SBB	STATIC BYPASS BREAKER
SPD	SURGE PROTECTIVE DEVICE
SSB	STATIC SWITCH BREAKER
SSP	SERVICE DISCONNECT PANEL
STS	STATIC TRANSFER SWITCH
SUB	SUBSTATION
TCB	TIE CIRCUIT BREAKER
TCP	TRANSFER CONTROL PANEL
TP	TRANSFORMER DISCONNECT
TSW	TIE SWITCH
UDP	UPS DISTRIBUTION PANELBOARD
UDS	UPS DISTRIBUTION SWITCHBOARD
UH	UNIT HEATER
UIO	UPS INPUT/OUTPUT BOARD
UIP	UPS INPUT PANEL
UP	UTILITY DISCONNECT
UOB	UPS OUTPUT BREAKER
UOP	UPS OUTPUT PANEL
ULS	UTILITY LOOP SWITCHGEAR
UMS	UTILITY MAIN SWITCHGEAR
UPM	UTILITY PAD-MOUNT SWITCHGEAR
UPS	UNINTERRUPTIBLE POWER SUPPLY
URS	UTILITY RESERVE SWITCHGEAR
USS	UTILITY SERVICE SWITCH
UTS	UTILITY TRANSFER SWITCHGEAR
VFD	VARIABLE FREQUENCY DRIVE
XFM	TRANSFORMER

3Φ, 4W+G (5 WIRES TOTAL)

CKT	TRAY CABLE (CU)	AMP
[A4-TC]	[4/C 4#12 & 1#12 G IN TRAY]	20A
[B4-TC]	[4/C 4#10 & 1#10 G IN TRAY]	30A
[C4-TC]	[4/C 4#8 & 1#10 G IN TRAY]	40A
[D4-TC]	[4/C 4#6 & 1#10 G IN TRAY]	50A
[E4-TC]	[4/C 4#4 & 1#10 G IN TRAY]	60A
[F4-TC]	[4/C 4#4 & 1#8 G IN TRAY]	70A
[G4-TC]	[4/C 4#3 & 1#8 G IN TRAY]	80A
[H4-TC]	[4/C 4#2 & 1#8 G IN TRAY]	90A
[J4-TC]	[4/C 4#1 & 1#8 G IN TRAY]	100A
[K4-TC]	[4/C 4#1/0 & 1#6 G IN TRAY]	150A
[L4-TC]	[4/C 4#2/0 & 1#6 G IN TRAY]	175A
[M4-TC]	[4/C 4#3/0 & 1#6 G IN TRAY]	200A
[N4-TC]	[4/C 4#4/0 & 1#4 G IN TRAY]	225A
[P4-TC]	[4/C 4#250 & 1#4 G IN TRAY]	250A
[Q4-TC]	[4/C 4#350 & 1#4 G IN TRAY]	300A
[R4-TC]	[4/C 4#600 & 1#3 G IN TRAY]	400A
[S4-TC]	2 ea. [4/C 4#350] & 1#1 G IN TRAY	600A
[T4-TC]	2 ea. [4/C 4#600] & 1#1/0 G IN TRAY	800A
[U4-TC]	3 ea. [4/C 4#500] & 1#2/0 G IN TRAY	1000A
[V4-TC]	3 ea. [4/C 4#600] & 1#3/0 G IN TRAY	1200A
[W4-TC]	4 ea. [4/C 4#600] & 1#4/0 G IN TRAY	1600A
[X4-TC]	5 ea. [4/C 4#600] & 1#250 G IN TRAY	2000A
[Y4-TC]	8 ea. [4/C 4#500] & 1#500 G IN TRAY	3000A
[Z4-TC]	10 ea. [4/C 4#600] & 1#500 G IN TRAY	4000A

3Φ, 4W+G (5 WIRES TOTAL)

CKT	TRAY CABLE (AL)	
[P4A-TC]	[4/C 4#350 & 1#2 G IN TRAY]	250A
[Q4A-TC]	[4/C 4#500 & 1#2 G IN TRAY]	300A
[R4A-TC]	2 ea. [4/C 4#250] & 1#1 G IN TRAY	400A
[S4A-TC]	2 ea. [4/C 4#500] & 1#2/0 G IN TRAY	600A
[T4A-TC]	3 ea. [4/C 4#500] & 1#3/0 G IN TRAY	800A
[U4A-TC]	4 ea. [4/C 4#350] & 1#4/0 G IN TRAY	1000A
[V4A-TC]	4 ea. [4/C 4#500] & 1#250 G IN TRAY	1200A
[W4A-TC]	5 ea. [4/C 4#600] & 1#350 G IN TRAY	1600A
[X4A-TC]	6 ea. [4/C 4#600] & 1#500 G IN TRAY	2000A
[Y4A-TC]	9 ea. [4/C 4#600] & 1#600 G IN TRAY	3000A
[Z4A-TC]	12 ea. [4/C 4#600] & 1#750 G IN TRAY	4000A

CIRCUIT LEGENDS

1Φ, 2W+G (3 WIRES TOTAL)

CKT	CONDUIT AND WIRE(CU)	AMP
[AA2]	[2#12 & 1#12 G IN 3/4"C]	15A
[A2]	[2#12 & 1#12 G IN 3/4"C]	20A
[B2]	[2#10 & 1#10 G IN 3/4"C]	30A
[C2]	[2#8 & 1#10 G IN 3/4"C]	40A
[D2]	[2#6 & 1#10 G IN 3/4"C]	50A
[E2]	[2#4 & 1#10 G IN 3/4"C]	60A
[F2]	[2#4 & 1#8 G IN 3/4"C]	70A
[G2]	[2#3 & 1#8 G IN 1"C]	80A
[H2]	[2#2 & 1#8 G IN 1"C]	90A
[J2]	[2#1 & 1#8 G IN 1"C]	100A
[K2]	[2#1/0 & 1#6 G IN 1"C]	150A
[L2]	[2#2/0 & 1#6 G IN 1"C]	175A
[M2]	[2#3/0 & 1#6 G IN 1"C]	200A
[N2]	[2#4/0 & 1#4 G IN 1"C]	225A

3Φ, 3W+G (4 WIRES TOTAL)

CKT	CONDUIT AND WIRE(CU)	AMP
[A3]	[3#12 & 1#12 G IN 3/4"C]	20A
[B3]	[3#10 & 1#10 G IN 3/4"C]	30A
[C3]	[3#8 & 1#10 G IN 3/4"C]	40A
[D3]	[3#6 & 1#10 G IN 3/4"C]	50A
[E3]	[3#4 & 1#10 G IN 3/4"C]	60A
[F3]	[3#4 & 1#8 G IN 1"C]	70A
[G3]	[3#3 & 1#8 G IN 1-1/4"C]	80A
[H3]	[3#2 & 1#8 G IN 1-1/4"C]	90A
[J3]	[3#1 & 1#8 G IN 1-1/4"C]	100A
[K3]	[3#1/0 & 1#6 G IN 1-1/2"C]	150A
[L3]	[3#2/0 & 1#6 G IN 1-1/2"C]	175A
[M3]	[3#3/0 & 1#6 G IN 2"C]	200A
[N3]	[3#4/0 & 1#4 G IN 2"C]	225A
[P3]	[3#250KCM & 1#4 G IN 2"C]	250A
[Q3]	[3#350KCM & 1#4 G IN 2-1/2"C]	300A
[R3]	[3#600KCM & 1#3 G IN 3"C]	400A
[S3]	2 ea. [3#350KCM & 1#1 G IN 2-1/2"C]	600A
[T3]	2 ea. [3#600KCM & 1#1/0 G IN 3"C]	800A
[U3]	3 ea. [3#500KCM & 1#2/0 G IN 3"C]	1000A
[V3]	3 ea. [3#600KCM & 1#3/0 G IN 3-1/2"C]	1200A
[W3]	4 ea. [3#600KCM & 1#4/0 G IN 3-1/2"C]	1600A
[X3]	5 ea. [3#600KCM & 1#250KCM G IN 3.5"C]	2000A
[Y3]	8 ea. [3#500KCM & 1#400KCM G IN 3.5"C]	3000A
[Z3]	10 ea.[3#600KCM & 1#500KCM G IN 3.5"C]	4000A
CKT	CONDUIT AND WIRE(AL)	AMP
[P3A]	[3#350KCM & 1#2 G IN 2-1/2"C]	250A
[Q3A]	[3#500KCM & 1#2 G IN 2-1/2"C]	300A
[R3A]	2 ea. [3#250KCM & 1#1 G IN 2-1/2"C]	400A
[S3A]	2 ea. [3#500KCM & 1#2/0 G IN 3"C]	600A
[T3A]	3 ea. [3#500KCM & 1#3/0 G IN 3"C]	800A
[U3A]	3 ea. [3#600KCM & 1#4/0 G IN 3-1/2"C]	1000A
[V3A]	4 ea. [3#500KCM & 1#250KCM G IN 3.5"C]	1200A
[W3A]	5 ea. [3#600KCM & 1#350KCM G IN 3.5"C]	1600A
[X3A]	6 ea. [3#600KCM & 1#400KCM G IN 3.5"C]	2000A
[Y3A]	9 ea. [3#600KCM & 1#600KCM G IN 3.5"C]	3000A
[Z3A]	12 ea.[3#600KCM & 1#750KCM G IN 4"C]	4000A

3Φ, 4W+G (5 WIRES TOTAL)

CKT	CONDUIT AND WIRE(CU)	AMP
[A4]	[4#12 & 1#12 G IN 3/4"C]	20A
[B4]	[4#10 & 1#10 G IN 3/4"C]	30A
[C4]	[4#8 & 1#10 G IN 3/4"C]	40A
[D4]	[4#6 & 1#10 G IN 1"C]	50A
[E4]	[4#4 & 1#10 G IN 1"C]	60A
[F4]	[4#4 & 1#8 G IN 1-1/4"C]	70A
[G4]	[4#3 & 1#8 G IN 1-1/4"C]	80A
[H4]	[4#2 & 1#8 G IN 1-1/4"C]	90A
[J4]	[4#1 & 1#8 G IN 1-1/4"C]	100A
[K4]	[4#1/0 & 1#6 G IN 2"C]	150A
[L4]	[4#2/0 & 1#6 G IN 2"C]	175A
[M4]	[4#3/0 & 1#6 G IN 2"C]	200A
[N4]	[4#4/0 & 1#4 G IN 2-1/2"C]	225A
[P4]	[4#250KCM & 1#4 G IN 2-1/2"C]	250A
[Q4]	[4#350KCM & 1#4 G IN 3"C]	300A
[R4]	[4#600 & 1#3 G IN 3-1/2"C]	400A
[S4]	2 ea. [4#350KCM & 1#1 G IN 3"C]	600A
[T4]	2 ea. [4#600KCM & 1#1/0 G IN 3-1/2"C]	800A
[U4]	3 ea. [4#500KCM & 1#2/0 G IN 3-1/2"C]	1000A
[V4]	3 ea. [4#600KCM & 1#3/0 G IN 3"C]	1200A
[W4]	4 ea. [4#600KCM & 1#4/0 G IN 4"C]	1600A
[X4]	5 ea. [4#600KCM & 1#250KCM G IN 4"C]	2000A
[Y4]	8 ea. [4#500KCM & 1#400KCM G IN 5"C]	3000A
[Z4]	10 ea.[4#600KCM & 1#500KCM G IN 6"C]	4000A
CKT	CONDUIT AND WIRE(AL)	AMP
[P4A]	[4#350KCM & 1#2 G IN 2-1/2"C]	250A
[Q4A]	[4#500KCM & 1#2 G IN 3"C]	300A
[R4A]	2 ea. [4#250KCM & 1#1 G IN 3-1/2"C]	400A
[S4A]	2 ea. [4#500KCM & 1#2/0 G IN 3"C]	600A
[T4A]	3 ea. [4#500KCM & 1#3/0 G IN 3-1/2"C]	800A
[U4A]	3 ea. [4#600KCM & 1#4/0 G IN 3-1/2"C]	1000A
[V4A]	4 ea. [4#500KCM & 1#250KCM G IN 3.5"C]	1200A
[W4A]	5 ea. [4#600KCM & 1#350KCM G IN 4"C]	1600A
[X4A]	6 ea. [4#600KCM & 1#500KCM G IN 4"C]	2000A
[Y4A]	9 ea. [4#600KCM & 1#600KCM G IN 5"C]	3000A
[Z4A]	12 ea.[4#600KCM & 1#750KCM G IN 6"C]	4000A

3Φ, 3W+G (4 WIRES TOTAL)

CKT	TRAY CABLE (CU)	AMP
[A3-TC]	[3/C 3#12 & 1#12 G IN TRAY]	20A
[B3-TC]	[3/C 3#10 & 1#10 G IN TRAY]	30A
[C3-TC]	[3/C 3#8 & 1#10 G IN TRAY]	40A
[D3-TC]	[3/C 3#6 & 1#10 G IN TRAY]	50A
[E3-TC]	[3/C 3#4 & 1#10 G IN TRAY]	60A
[F3-TC]	[3/C 3#4 & 1#8 G IN TRAY]	70A
[G3-TC]	[3/C 3#3 & 1#8 G IN TRAY]	80A
[H3-TC]	[3/C 3#2 & 1#8 G IN TRAY]	90A
[J3-TC]	[3/C 3#1 & 1#8 G IN TRAY]	100A
[K3-TC]	[3/C 3#1/0 & 1#6 G IN TRAY]	150A
[L3-TC]	[3/C 3#2/0 & 1#6 G IN TRAY]	175A
[M3-TC]	[3/C 3#3/0 & 1#6 G IN TRAY]	200A
[N3-TC]	[3/C 3#4/0 & 1#4 G IN TRAY]	225A
[P3-TC]	[3/C 3#250 & 1#4 G IN TRAY]	250A
[Q3-TC]	[3/C 3#350 & 1#4 G IN TRAY]	300A
[R3-TC]	[3/C 3#600 & 1#3 G IN TRAY]	400A
[S3-TC]	2 ea. [3/C 3#350] & 1#1 G IN TRAY	600A
[T3-TC]	2 ea. [3/C 3#600] & 1#1/0 G IN TRAY	800A
[U3-TC]	3 ea. [3/C 3#500] & 1#2/0 G IN TRAY	1000A
[V3-TC]	3 ea. [3/C 3#600] & 1#3/0 G IN TRAY	1200A
[W3-TC]	4 ea. [3/C 3#600] & 1#4/0 G IN TRAY	1600A
[X3-TC]	5 ea. [3/C 3#600] & 1#250 G IN TRAY	2000A
[Y3-TC]	8 ea. [3/C 3#500] & 1#500 G IN TRAY	3000A
[Z3-TC]	10 ea. [3/C 3#600] & 1#500 G IN TRAY	4000A

3Φ, 3W+G (4 WIRES TOTAL)

CKT	TRAY CABLE (AL)	
[P3A-TC]	[3/C 3#350 & 1#2 G IN TRAY]	250A
[Q3A-TC]	[3/C 3#500 & 1#2 G IN TRAY]	300A
[R3A-TC]	2 ea. [3/C 3#250] & 1#1 G IN TRAY	400A
[S3A-TC]	2 ea. [3/C 3#500] & 1#2/0 G IN TRAY	600A
[T3A-TC]	3 ea. [3/C 3#500] & 1#3/0 G IN TRAY	800A
[U3A-TC]	4 ea. [3/C 3#350] & 1#4/0 G IN TRAY	1000A
[V3A-TC]	4 ea. [3/C 3#500] & 1#250 G IN TRAY	1200A
[W3A-TC]	5 ea. [3/C 3#600] & 1#350 G IN TRAY	1600A
[X3A-TC]	6 ea. [3/C 3#600] & 1#500 G IN TRAY	2000A
[Y3A-TC]	9 ea. [3/C 3#600] & 1#600 G IN TRAY	3000A
[Z3A-TC]	12 ea. [3/C 3#600] & 1#750 G IN TRAY	4000A

208Y/120V, 3Φ, 4W+G TRANSFORMER SECONDARY

CKT	CONDUIT AND WIRE(CU)	AMP
[15L]	[4#4 & 1#8 G IN 1"C]	60A
[30L]	[4#1 & 1#6 G IN 1-1/2"C]	100A
[45L]	[4#1/0 & 1#6 G IN 2"C]	150A
[75L]	[4#250KCM & 1#2 G IN 2-1/2"C]	250A
[112L]	[4#600KCM & 1#1/0 G IN 3-1/2"C]	400A
[150L]	2 ea. [4#350KCM & 1#2/0 G IN 3"C]	600A
[225L]	2 ea. [4#600KCM & 1#3/0 G IN 3-1/2"C]	800A
[300L]	3 ea. [4#600KCM & 1#3/0 G IN 4"C]	1200A

480Y/277V, 3Φ, 4W+G TRANSFORMER SECONDARY

CKT	CONDUIT AND WIRE(CU)	AMP
[15H]	[4#10 & 1#8 G IN 1"C]	25A
[30H]	[4#6 & 1#8 G IN 1"C]	50A
[45H]	[4#4 & 1#8 G IN 1-1/4"C]	70A
[75H]	[4#1/0 & 1#6 G IN 2"C]	125A
[112H]	[4#2/0 & 1#4 G IN 2"C]	175A
[150H]	[4#4/0 & 1#2 G IN 2-1/2"C]	230A
[225H]	[4#600KCM & 1#1/0 G IN 3-1/2"C]	400A
[300H]	2 ea. [4#250KCM & 1#2/0 G IN 3"C]	500A

GENERAL NOTES:

A. THIS IS A STANDARD LEGEND SHEET. SOME SYMBOLS OR ABBREVIATIONS APPEAR ON THIS SHEET AND NOT ON PROJECT DRAWINGS.

B. UNLESS NOTED OTHERWISE, MOUNTING SHALL BE PER SPECIFICATIONS WITH ELEVATIONS AS CENTERLINE ELEVATIONS.

C. CONDUIT RUNS FOR CIRCUITS 20A OR LESS NOT OTHERWISE MARKED SHALL BE CONSIDERED 2#12 AND 1 #12 GROUND IN 3/4" MIN. CONDUIT. CIRCUITS ARE RATED FOR OVERHEAD ROUTING. OBTAIN ENGINEER APPROVAL ON DERATING FOR UNDERGROUND OR TRAY INSTALLATION.

D. NEMA 1 UNLESS INDICATED OTHERWISE, 3R=NEMA 3R, 4X=NEMA 4X, WP=WEATHERPROOF, X=EXPLOSIONPROOF.

E. TRAVELERS FOR MULTIPLE LOCATION SWITCHING ARE NOT MARKED ON THE PLANS. CONTRACTOR SHALL PROVIDE QUANTITY OF CONDUCTORS REQUIRED FOR THE INDICATED SWITCHING.

F. SERIES OR CASCADED RATINGS ARE NOT ALLOWED UNLESS SPECIFICALLY NOTED.

G. CONSTRUCTION DETAILS SHOWN ON E-I-SERIES DRAWINGS SHOW TYPICAL INSTALLATION UNLESS OTHERWISE NOTED AND APPLY TO ELECTRICAL WORK INCLUDED IN THIS PACKAGE EVEN THOUGH NOT SPECIFICALLY REFERENCED ON THE PLAN DRAWINGS.

H. THIS CONTRACTOR SHALL FURNISH, INSTALL, AND SIZE SLEEVES, HOLES, CORES, PATCHING, SLOTS, ANCHORS, BRACKETS, SUPPORTS, JUNCTION BOXES, PULL BOXES, AND OTHER APPURTENANCES NECESSARY TO EXECUTE THE CONTRACT DOCUMENTS COMPLETELY. SOME OF THESE ITEMS MAY BE SHOWN ON THE DRAWINGS FOR CLARITY OR DESIGN PREFERENCE. PROVIDE ITEMS FOR A COMPLETE EXECUTION & INSTALLATION, WHETHER ITEMS SHOWN OR NOT.

I. EQUIPMENT GROUNDING CONDUCTOR SIZED PER NEC. CONTRACTOR TO UPSIZE EQUIPMENT GROUNDING CONDUCTOR AS REQUIRED.

J. ANY DISCREPANCIES BETWEEN ELECTRICAL DRAWINGS AND SPECIFICATIONS AND/OR OTHER DIVISIONS DRAWINGS AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE A/E.

K. RACEWAYS ARE SHOWN DIAGRAMMATICALLY ONLY AND SHALL BE INSTALLED IN A MANNER TO PREVENT CONFLICTS WITH EQUIPMENT AND STRUCTURAL CONDITIONS. SELECT RACEWAY ROUTES AND CONDUCTOR SIZES TO CONFIRM NEC VOLTAGE DROP RECOMMENDATIONS ARE NOT EXCEEDED.

L. RACEWAY CROSSING EXPANSION JOINTS SHALL HAVE UL LISTED EXPANSION AND DEFLECTION TYPE FITTINGS. FOR EXACT LOCATIONS OF EXPANSION JOINTS, SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS.

M. ALL RECEPTACLES IN MECHANICAL ROOMS/CLOSETS, ELECTRICAL ROOMS/CLOSETS, JANITOR/HOUSEKEEPING ROOMS/CLOSETS, ELEVATOR MACHINE ROOMS, ELEVATOR PITS, EXTERIOR LOCATIONS AND PARKING GARAGE SHALL BE 'GFCI' TYPE WHETHER SHOWN IN THE DRAWINGS OR NOT.

N. COORDINATE EQUIPMENT INSTALLATION PROVIDED BY OTHER TRADES'/DIVISIONS' DOCUMENTS INCLUDING EQUIPMENT LISTS, ELEVATIONS, FLOOR PLANS, WIRING DIAGRAM, REFLECTED CEILING PLANS AND DETAILS.

O. ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE LATEST REQUIREMENTS OF ENERGY CODE ADOPTED BY AUTHORITY HAVING JURISDICTION.

P. SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS OR FLOORS WITH SUITABLE FIRESTOP MATERIAL TO MATCH EXISTING FIRE RATING.

Q. COMPLY WITH OWNER'S PROCEDURE TO SCHEDULE POWER OUTAGE. SUCH REQUESTS SHALL DELINEATE THE PARTICULAR CIRCUIT, EQUIPMENT IN QUESTION, TIME OF DAY AND THE NUMBER OF HOURS THE POWER SHALL BE OFF. THE DURATION OF OUTAGE SHALL BE KEPT TO A MINIMUM. PROVIDE TEMPORARY POWER IF NECESSARY FOR DAY TO DAY OPERATIONS.

R. WHETHER SHOWN IN THE DRAWINGS OR NOT, PROVIDE LOCAL DISCONNECT SWITCHES FOR EQUIPMENT CONNECTIONS SIZED PER NEC. FUSED DOWN PER MFR'S RECOMMENDATION.

S. CONDUCTORS SIZED ON BASIS OF COPPER OR ALUMINUM (WHERE INDICATED), THHN/THWN OR XHHW CIRCUITS THROUGH 100A SIZED ON BASIS OF 60 DEG C. CIRCUITS GREATER THAN 100A SIZED ON BASIS OF 75 DEG C. CONDUIT SIZES BASED ON EMT, IMC, RGS, SCHEDULE 40PVC, FLEXIBLE METAL CONDUIT, AND LIQUIDTITE FLEXIBLE METAL CONDUIT.

T. TRANSFORMER SECONDARY GROUND CONDUCTOR BASED ON NEC GROUNDING ELECTRODE TABLE. ALL OTHER LOW VOLTAGE GROUND CONDUCTORS BASED ON NEC BONDING JUMPER TABLE.

U. TRAY CABLE FEEDER SCHEDULE AND ASSOCIATED CABLE TRAY DESIGN IS BASED ON MULTICORE CABLES. MULTI-PLEXED SINGLE CONDUCTORS ARE PERMISSABLE WHERE ALLOWED BY NEC. CONDUCTOR SIZING SHALL BE MODIFIED AS REQUIRED BY NEC. CABLE TRAY MODIFICATIONS TO BE PROVIDED PER SPECIFICATION REQUIREMENTS.

V. DATA CENTER LOADING IS EXPECTED TO BE BALANCED WITH MINIMUMAL HARMONIC LOADING. AS SUCH, THE NEUTRAL CONDUCTOR IS NOT COUNTED AS A CURRENT CARRYING CONDUCTOR.

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Kansas City, MO 64114
www.burnsmcd.com
REGISTRATION #: 1308-11

Microsoft

MKE07
DATA CENTER
12023 Durand Ave. Mt Pleasant, WI 53117

Design: WILLIAM SCHAUMANN
Drawn: MICHAEL HABIB
Checked: JASON PHAM
Date: 12 DEC 2025
BMcD Project No.: 190714
M.S. Project No.: P. 21580

MICROSOFT
Design Manager: RENATA BOLLICH
Layout Manager:
Civil, Site Survey, Landscaping Technical Lead: DUANE THOMAS
Architectural & Structural Technical Lead: JORGE GONZALEZ / TRAVIS TEST
Mech, Plumbing & Fire Protection Technical Lead: SEAN ABBOTT / JOSH MARKS
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Revisions

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Registration

WISCONSIN PROFESSIONAL ENGINEER
JASON PHAM
E-101159-6
HOUSTON, TX
12/12/2025

Sector Key Plan

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Bar Code

Package
MKE07-15

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ELECTRICAL LEGEND, NOTES AND ABBREVIATIONS

MKE07-15
E-A-01-1

E-A-01-1

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GENERAL NOTES

A. SEE DRAWING E-A-01-0 FOR LEGENDS, NOTES AND ABBREVIATIONS.

B. SEE DRAWING E-J-01-0 FOR LIGHTING FIXTURE SCHEDULE.

C. COORDINATE CONDUITS FOR POWER AND SEC AT EACH LOCATION PRIOR TO INSTALLATION OF CONCRETE BASE.

D. COORDINATE UNDERGROUND CONDUITS WITH OTHER TRADES PRIOR TO INSTALLATION.

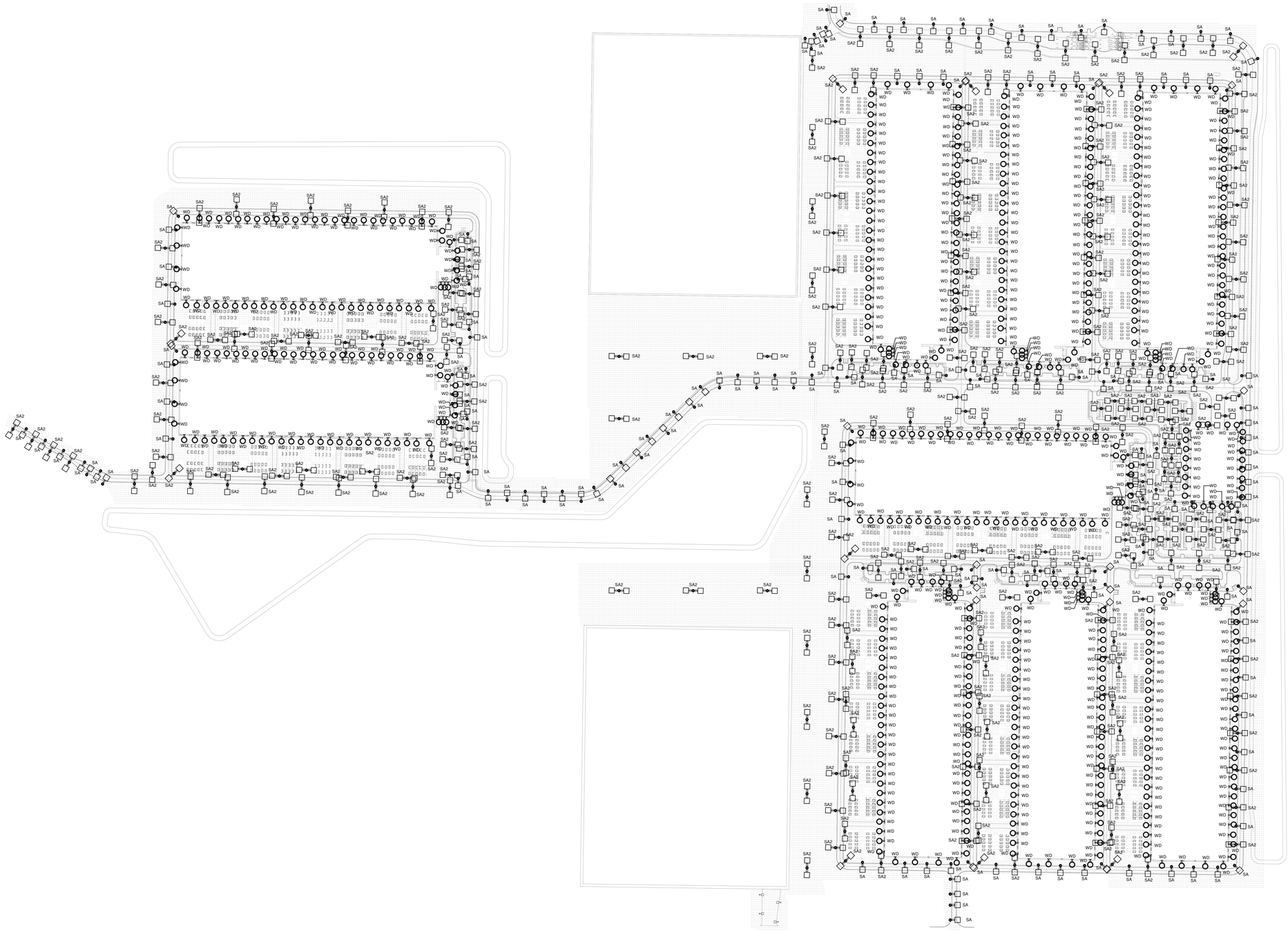
E. SEE SEC SERIES DRAWINGS FOR SECURITY DEVICE LOCATIONS AND SIGNAL INFORMATION. FOR POLE MOUNTED DEVICES PROVIDE POLE THAT IS RATED AND DRILLED FROM FACTORY TO SUPPORT LIGHT FIXTURE AND SEC DEVICE.

F. COORDINATE LOCATION OF CONDUIT PENETRATIONS AT BUILDING FOUNDATION STEM WALL WITH UNDERGROUND UTILITIES AND SITE POWER AND CONTROL REQUIREMENTS.

G. PROVIDE UNISTRUT RACK TO SUPPORT WALL MOUNTED EQUIPMENT MOUNTED TO PEMB. COORDINATE REQUIREMENTS WITH PEMB VENDOR.

H. REFER TO STRUCTURAL DETAILS IN SHEET SERIES S-J FOR LIGHTING POLE FOUNDATION.

I. EXTERIOR SITE PHOTOMETRICS ARE CALCULATED AT GRADE LEVEL.



1 SITE LIGHTING AREA 2 (SOUTH)
1" = 200'-0"

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SITE PLANS AREA 2
PHOTOMETRICS

MKE07-15
E-C-016-0

E-C-016-0

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GENERAL NOTES

A. LIGHTING FIXTURES, INSTALLATION, SUPPORT, WIRING AND RELATED WORK SHALL COMPLY WITH GENERAL NOTES, FIXTURE SCHEDULE, LAMP/BALLAST/DRIVER REQUIREMENT TABLES, FIXTURE DETAILS, SPECIFICATIONS AND ALL CONTRACT DRAWINGS.

B. PROVIDE ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION AND COORDINATE WORK BY OTHER TRADES. RECESSED FIXTURES (OTHER THAN TROFFERS LOCATED IN LAY-IN GRID CEILINGS) SHALL BE COMPLETELY SERVICEABLE FROM THE FIXTURE OPENING. PROVIDE ALL REQUIRED MOUNTING HARDWARE, SUPPORTS, ACCESSORIES, AND TRIM REQUIRED FOR A COMPLETE INSTALLATION. COORDINATE FIXTURE MOUNTING WITH CEILING AND WALL CONSTRUCTION WHERE INSTALLED. PROVIDE SEPARATION BETWEEN RECESSED FIXTURES AND SURROUNDING INSULATION TO COMPLY WITH UL LISTING REQUIREMENTS AND MANUFACTURER INSTRUCTIONS.

C. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING INSTALLATION, MOUNTING, AND LOCATIONS OF LIGHTING FIXTURES.

D. ALL LINEAR FIXTURE LENGTHS SHALL BE DETERMINED IN FIELD AND COORDINATED WITH ELECTRICAL LIGHTING FLOOR PLANS AND ARCHITECTURAL REFLECTED CEILING PLANS.

E. REFER TO LIGHTING DETAILS AND LIGHTING FLOOR PLANS FOR SEQUENCE OF OPERATIONS.

TYPE	LAMPS	COLOR	VOLTAGE	CRI	LOAD	LUMENS	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	MOUNTING
1B	LED	3000K	277V	70	1418	1397	WALL MOUNTED LED	LUMARK	XTOR1B	PROVIDE INTEGRAL DAYLIGHT SENSORS	SEE LIGHTING PLANS
SA2	LED	3000K	480V	70	342	43076	ONE (1) SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, DARK BRONZE FINISH, TYPE II MEDIUM DISTRIBUTION, WITH INTEGRATED PHOTOCELL FOR CONTROLS, UL LISTED FOR WET LOCATION, MOUNTED ON SQUARE ALUMINUM POLE. PROVIDE TRANSFORMER BASE WITH ACCESS PANEL. FIXTURE SHALL BE ABLE TO BE DIMMED TO 50% LIGHT OUTPUT.	HARPCO FOR POLE, LITHONIA OR APPROVED EQUAL	DSX2 LED-P6-30K-70CRI-T3M-HVOLT-SPA-BL50-DDBXD	POLE SHALL HAVE A MINIMUM EPA OF 9.0 AT 100MPH. BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	29'-5" ABOVE GRADE (3' FOUNDATION, 1'-5" BASE, AND 25' POLE)
SA	LED	3000K	480V	70	664	43076	TWO (2) SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, DARK BRONZE FINISH, TYPE III MEDIUM DISTRIBUTION, WITH INTEGRATED PHOTOCELL FOR CONTROLS, UL LISTED FOR WET LOCATION, MOUNTED ON SQUARE ALUMINUM POLE. PROVIDE TRANSFORMER BASE WITH ACCESS PANEL. FIXTURE SHALL BE ABLE TO BE DIMMED TO 50% LIGHT OUTPUT.	HARPCO FOR POLE, LITHONIA OR APPROVED EQUAL	DSX2 LED-P6-30K-70CRI-T3M-HVOLT-SPA-BL50-DDBXD	POLE SHALL HAVE A MINIMUM EPA OF 9.0 AT 100MPH. BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	29'-5" ABOVE GRADE (3' FOUNDATION, 1'-5" BASE, AND 25' POLE)
WD	LED	3000k	277V	80	55VA	6193	WALL MOUNTED TRAPEZOID LED AREA LIGHT WITH (1) LIGHT BAR, 21 LEDS, TYPE II DISTRIBUTION WITH BACK LIGHT CONTROL. PROVIDE INTEGRAL DAYLIGHT SENSOR.	MAGRAW EDISON OR APPROVED EQUIVALENT	IST-SA1E-730-1000-LED-U1-T2	BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	WALL
WE	LED	3000k	277V	80	136VA	16917	WALL MOUNTED SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, DARK BRONZE FINISH, 30 LEDS, TYPE II MEDIUM DISTRIBUTION, WITH INTEGRATED PHOTOCELL FOR CONTROLS, UL LISTED FOR WET LOCATION, FIXTURE SHALL BE ABLE TO BE DIMMED TO 50% LIGHT OUTPUT.	LITHONIA LIGHTING OR APPROVED EQUIVALENT	DSX1 LED-P5-30K-70CRI-T3M-MVOLT-WBA-BL50-DDBXD	BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	WALL BRACKET

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Registration

WISCONSIN
JASON PHAM
E-101159-6
HOUSTON, TX
PROFESSIONAL ENGINEER
12/12/2025

Sector Key Plan

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MKE07-15

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LIGHTING FIXTURE SCHEDULE

MKE07-15
E-J-01-0

E-J-01-0

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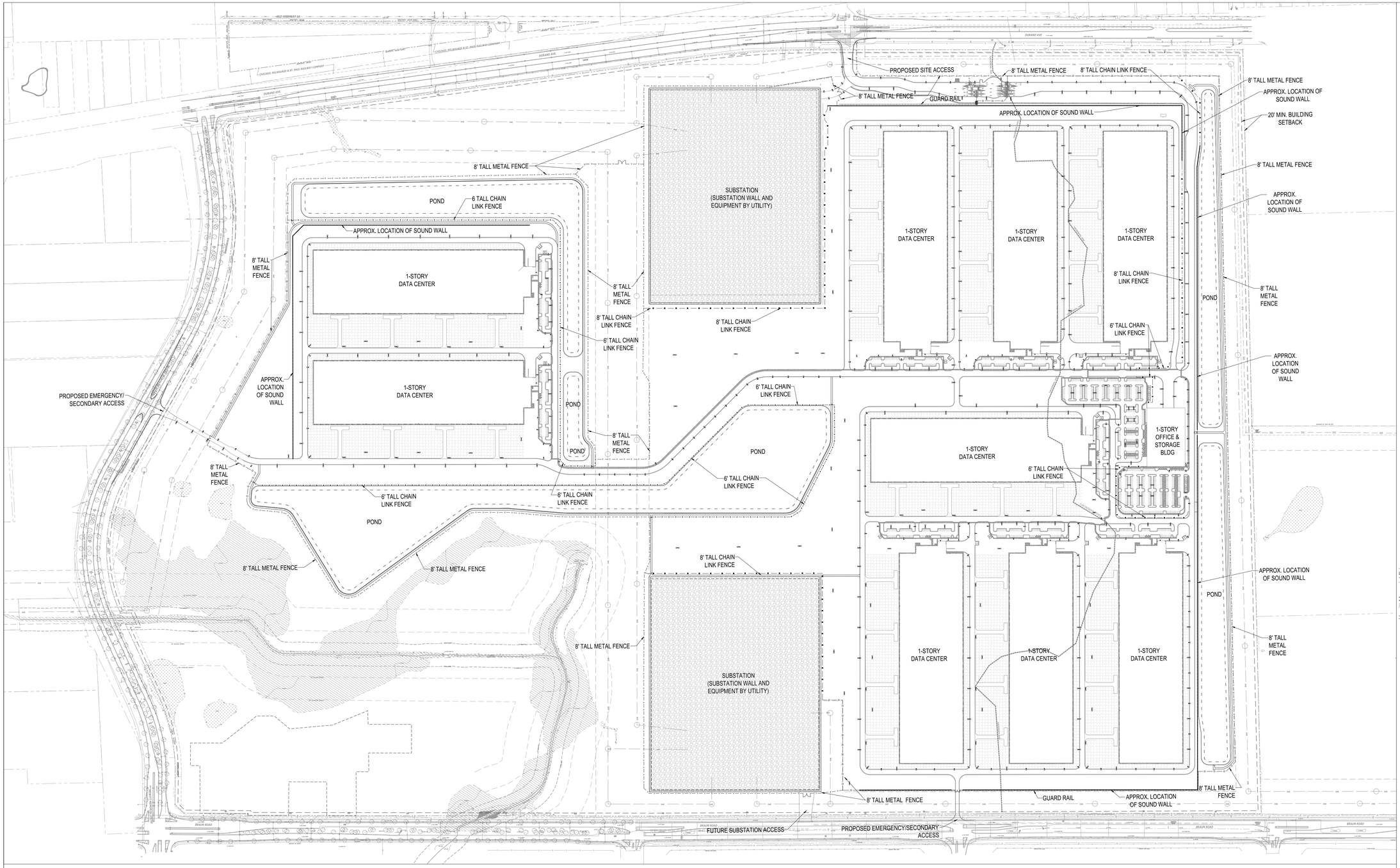


LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- SUBSTATION
- EXISTING FLOODPLAIN
- EXISTING WETLAND (HATCHED)
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
- 8' TALL CHAIN LINK FENCE
- 8' TALL CHAIN LINK FENCE
- 6' TALL CHAIN LINK FENCE
- GUARDRAIL
- SOUND WALL
- FIRE HYDRANT
- SS — EXISTING SANITARY SEWER PIPE
- SS — PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- W — EXISTING WATER SERVICE SUPPLY
- W — WATER SERVICE SUPPLY
- F — FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 150' 300' 600'

SCALE: 1" = 300'

PROPRIETARY - CONFIDENTIAL INFORMATION – NOT FOR PUBLIC DISTRIBUTION

Dewberry

Dewberry Engineers Inc.
1503 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

MKE 07-15

12023 Durand Avenue
Sturtevant, WI 53177

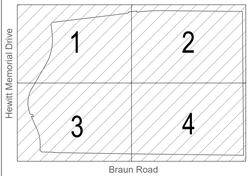
Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Checked	DAVID WEEMS
Date	OCTOBER 29, 2025

Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN



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Package
MKE07-15

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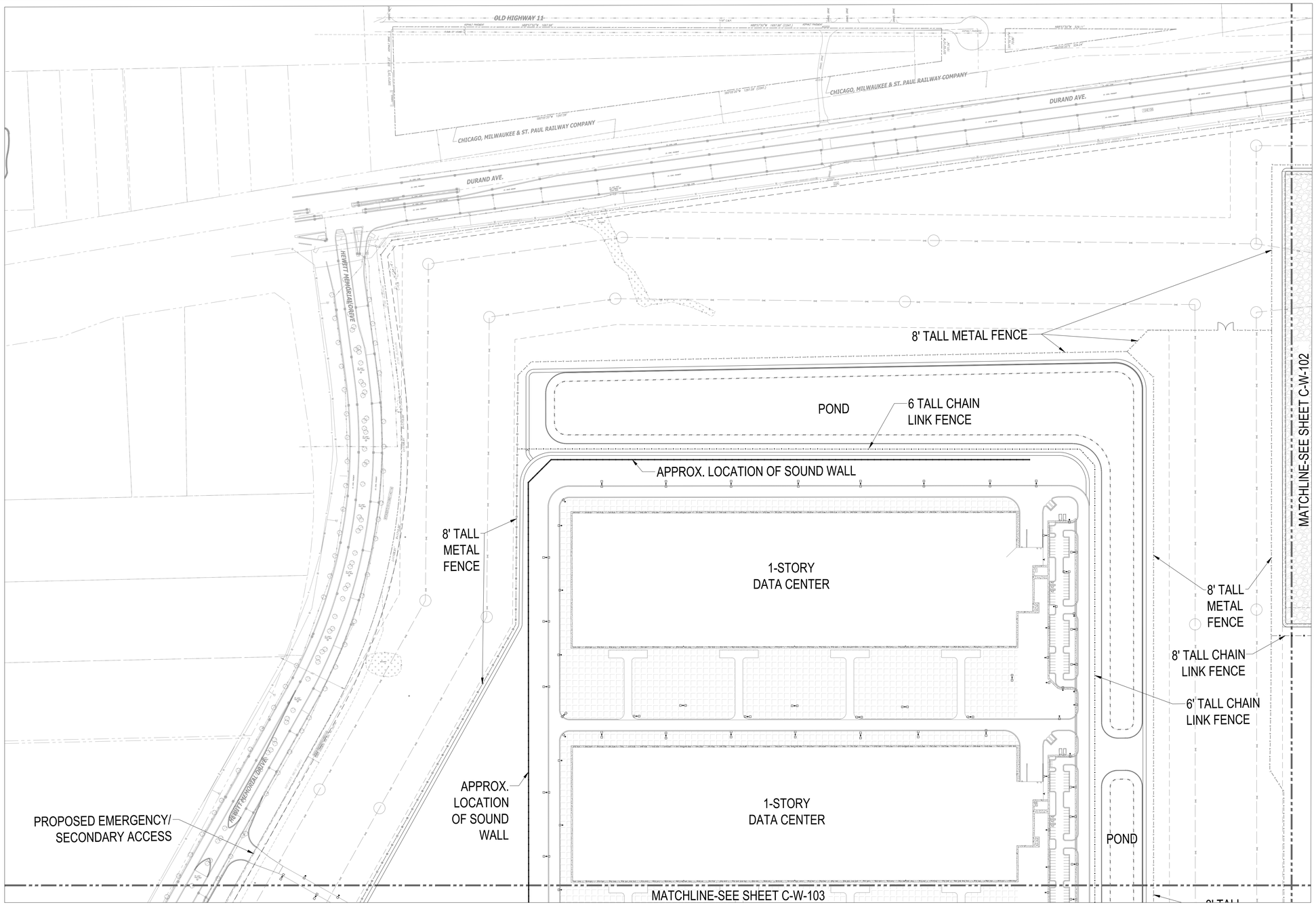
CIVIL
SITE MASTER PLAN
FENCE & WALL PLAN
OVERALL

C-W-100



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- PROPOSED SANITARY SEWER MANHOLE
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- FIRE PROTECTION WATER SUPPLY
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0' 50' 100' 150' 300'
SCALE: 1" = 150'

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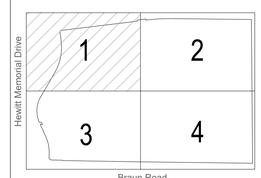

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CIVIL
SITE MASTER PLAN
FENCE & WALL PLAN
PART PLAN 1

C-W-101

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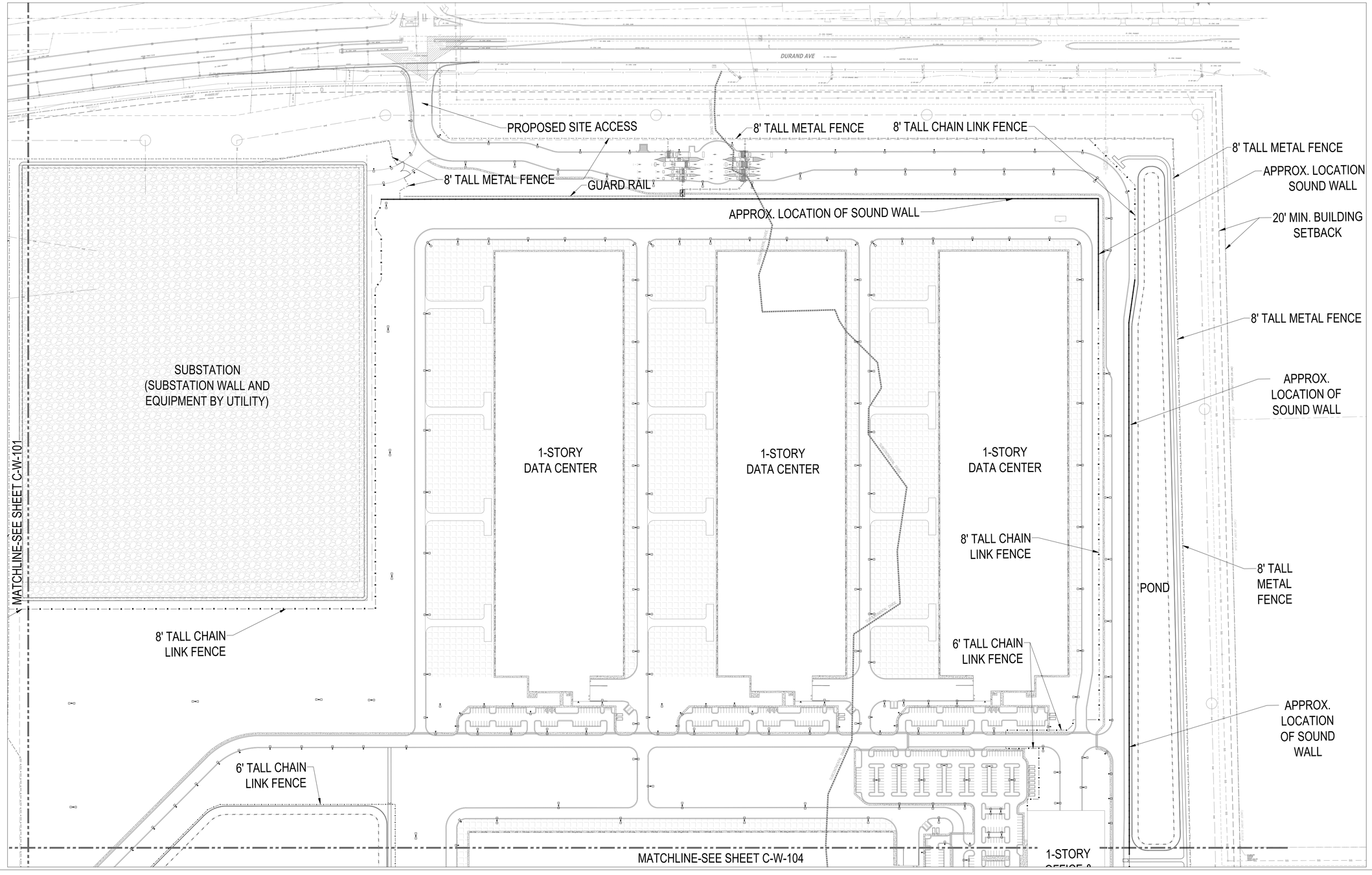

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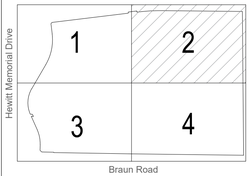
Durand Ave



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CIVIL
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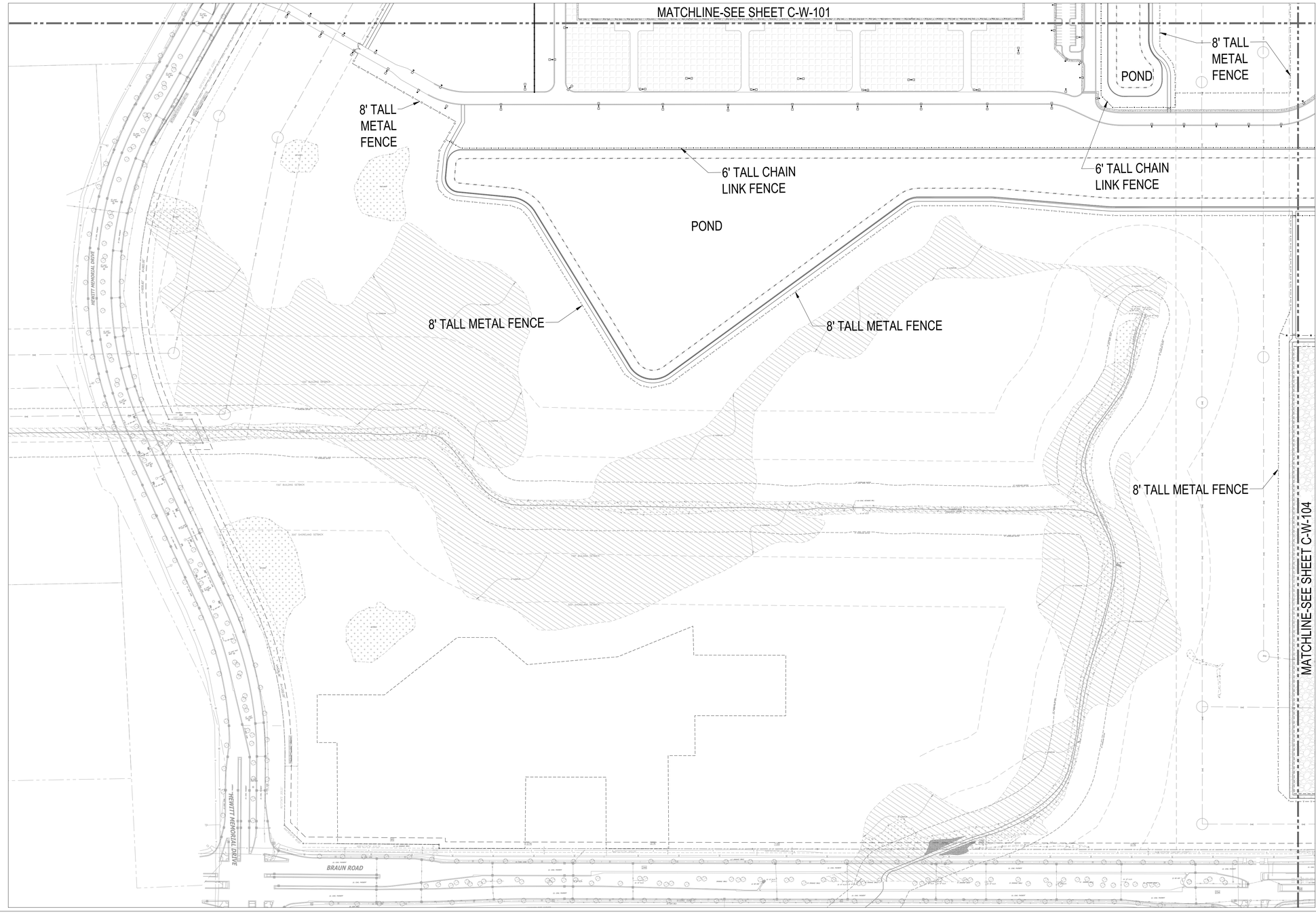
FENCE & WALL PLAN
PART PLAN 2

C-W-102



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- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 50' 100' 150' 300'
SCALE: 1" = 150'

Dewberry

Dewberry Engineers Inc.
1503 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

MKE 07-15

12023 Durand Avenue
Sturtevant, WI 53177

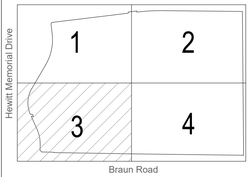
Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Checked	DAVID WEEMS
Date	OCTOBER 29, 2025

Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN



Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP

Package
MKE07-15

Sheet Title/Number

CIVIL
SITE MASTER PLAN
FENCE & WALL PLAN
PART PLAN 3

C-W-103

PROPRIETARY - CONFIDENTIAL INFORMATION –
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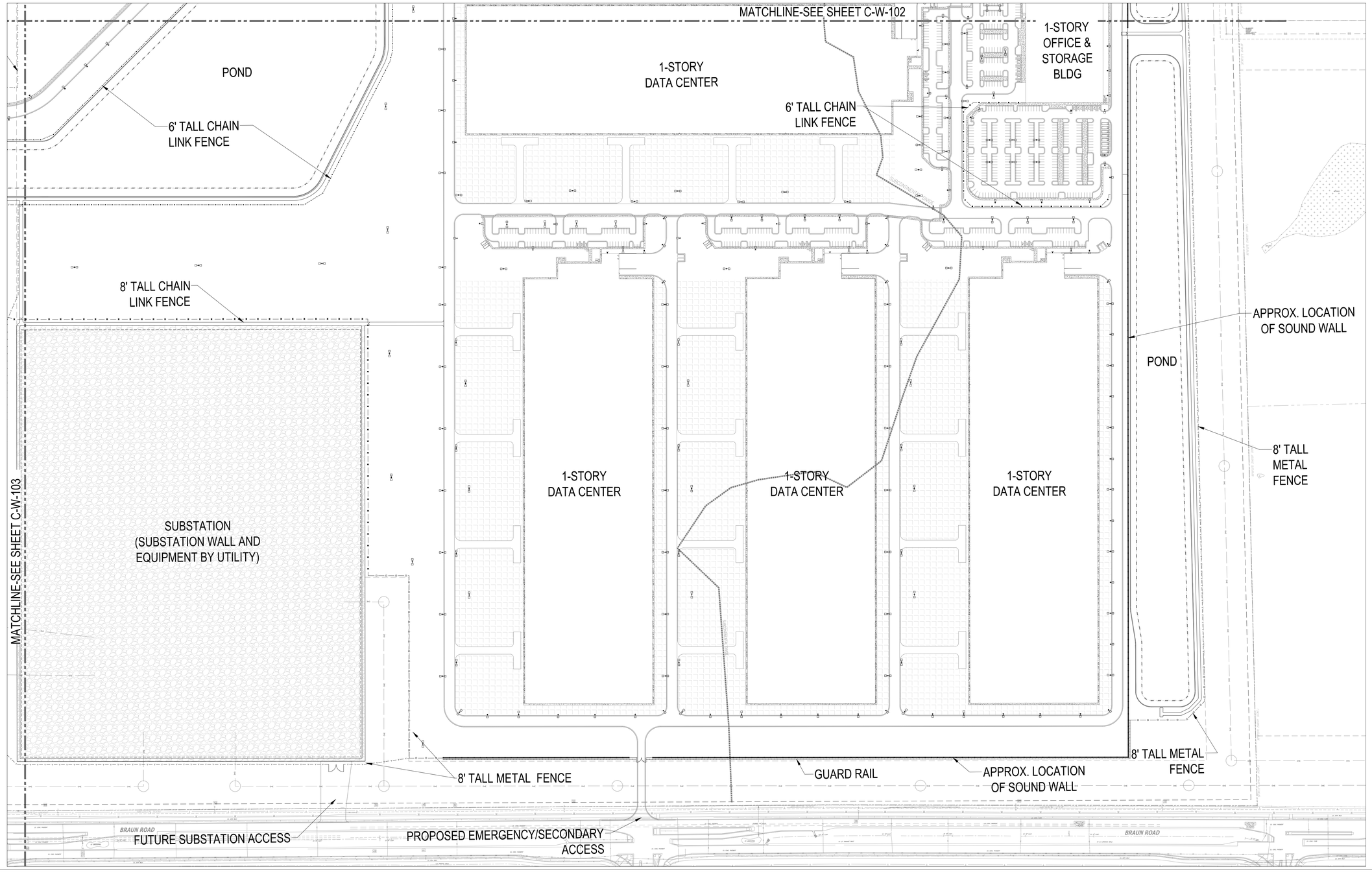

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- SUBSTATION
- EXISTING FLOODPLAIN
- EXISTING WETLAND (HATCHED)
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
- 8' TALL CHAIN LINK FENCE
- 8' TALL CHAIN LINK FENCE
- 6' TALL CHAIN LINK FENCE
- GUARDRAIL
- SOUND WALL
- FIRE HYDRANT
- SS — EXISTING SANITARY SEWER PIPE
- SS — PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- W — EXISTING WATER SERVICE SUPPLY
- W — WATER SERVICE SUPPLY
- F — FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

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SCALE: 1" = 150'

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MKE 07-15

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Design	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Drawn	LUDYK ROMAN, MAI-KHANH HUMBLE, NICK COLAVITA, LITZY AGUILAR
Checked	DAVID WEEMS
Date	OCTOBER 29, 2025

Registration

WISCONSIN
DAVID B. WEEMS
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LEESBURG, VA
12/12/2025
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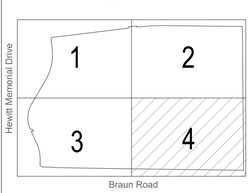
Sector Key Plan

PLAN



Revisions

No.	Date	Description
0	12 DEC 2025	MKE07-15 SITE PLAN IFP

Package
MKE07-15

Sheet Title/Number

CIVIL
SITE MASTER PLAN
FENCE & WALL PLAN
PART PLAN 4

C-W-104

PROPRIETARY – CONFIDENTIAL INFORMATION –
NOT FOR PUBLIC DISTRIBUTION

Executive Summary

Plan Commission Meeting of January 21, 2026

2700 International Drive Site Plan Review; SP-25-13

BACKGROUND

The applicant submitted a site plan for Plan Commission review and recommendation to the Village Board. If the Village Board approves this site plan, Microsoft Corporation may submit civil engineering plans for review, followed by applications for building permits to start construction on the individual buildings. This site plan covers enough detail that the applicant could apply for grading permits in the meantime as delineated in the conditions below.

The site plan shows six data centers with a related office space, each 568,103 square feet. It also shows a 74,000 square foot office and storage building, a 265 square foot guard house, and the narrative mentions additional, minor accessory buildings. This equals approximately 3,553,041 square feet of building area across the approximately 530-acres of subject properties. The applicant narrative contains additional information regarding the project.

The staff recommend that the Plan Commission moves to recommend the site plan to the Village Board subject to the following conditions before the applicant may apply for grading permits:

1. The applicant shall submit a Certified Survey Map to merge the subject properties for staff review, Plan Commission recommendation, and Village Board consideration before the village issues any permits for the subject properties.
2. The applicant shall modify the Parking and Access Plan to show a multi-use pathway along the north side of Old Highway 11 connecting northwards to Louis Sorenson Road, along either side of Hood's Creek, subject to final engineering plans, and southeastwards to the county trail per § 90-420.70(a) and the village's adopted Bicycle Plan.
3. The applicant shall follow all procedures listed within Division 90-490: Flood Protection if they wish to modify those areas delineated as Floodway or Floodfringe on the FIRM panels for the subject properties.

The staff recommend that the Plan Commission moves to recommend the site plan to the Village Board subject to the following conditions before the applicant may apply for building permits:

1. The applicant shall modify the architectural elevations to show a minimum 20% street-facing ground-story transparency and 10% upper-story transparency per § 90-130.40(a).
2. The applicant shall comply with all Racine Water Utility, Mount Pleasant Sanitary Sewer Utility, and Wisconsin Department of Natural Resources rules and permissions regarding consuming and returning water to the applicable utility systems and watersheds.
3. The applicant shall modify the architectural elevations to pitch rooms no less than 5:12 or, if flat, enclose with parapets at least 36 inches high per § 90-405.30 Building roofs. Instead, the applicant may also apply for alternative compliance per § 90-405.40 if they identify three of the five elements listed in § 90-405.40(b).
4. The applicant shall modify the Parking and Access Plan to show a multi-use pathway along the north side and a sidewalk along the south side of Louis Sorenson Road per § 90-420.70(a). If the applicant applies to discontinue a portion of Louis Sorenson Road, they shall show the applicable multi-use pathway and sidewalks within the remaining right-of-way and culs-de-sac.

5. The applicant shall modify the Parking and Access Plan to reduce the stall width from 18.0 to 17.0 feet for standard parking stalls or apply for alternative dimensions per § 90-420.100(m).
6. The applicant shall provide a traffic impact analysis because the development would result in average daily traffic counts of 1,000 or more vehicles per day (ADT) or 100 plus trips during peak traffic hours (PHT) based on the latest version of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The applicant shall modify their site and civil plans to incorporate any analysis-recommended changes and required by the Public Works Director or Wisconsin Department of Transportation.
7. The applicant shall modify the Outdoor Lighting Plans to show the outdoor lighting levels at all property lines, which shall not exceed 3 lux measured 20 feet past the property line per § 90-425.60(b).
8. The applicant shall provide the lighting cut sheets for village staff review to ensure all lighting fixtures emitting more than 1,000 lumens are fully shielded and emit no more than 5% of their total lumen output above 80° from nadir.
9. The applicant shall modify the Outdoor Lighting Plans to eliminate all building-mounted lighting used to illuminate vehicular use areas, outdoor storage and work areas, or pedestrian walkways. The applicant may only use building-mounted lighting to illuminate entrances to a building, such as doors or loading docks.
10. The applicant shall update the landscaping plan to denote the ground cover for all non-impervious areas, including the areas subject to shoreland setbacks at the southwest portion of the site, the areas between the electrical substations, the areas surrounding stormwater detention facilities, the areas subject to utility easement restrictions, and the areas adjacent to public rights-of-way. The village staff strongly recommend the applicant prioritize the pre-settlement landscaping cover, as denoted by the Wisconsin Department of Natural Resources Surface Water Data Viewer, which is prairie for the entirety of the subject properties.
11. The applicant shall update the landscaping plan to show vehicular use area screening for all areas within 50 feet of a right-of-way, including, but not limited to, the driveways parallel to Louis Sorenson Road on the west side of the subject property.
12. The applicant shall modify the landscaping plan to identify the species of proposed planting species and sizes so the village staff may review them for compliance with § 90-430.70.
13. The applicant shall modify the landscaping plan to denote the installation and maintenance procedures for all plantings and seeding areas per § 90-430.80.
14. The applicant shall update the site plans to show the height and detail of the proposed sound wall or apply for separate administrative site plan review for this improvement per § 90-435.50.
15. The applicant shall follow all procedures listed within Division 90-490: Flood Protection if they wish to place structures within areas delineated as Floodway or Floodfringe on the FIRM panels for the subject properties.
16. The applicant shall modify the architectural elevations to show the 1-story office and storage building, or submit them for separate site plan review. This building requires Plan Commission Site Plan Review per § 90-540.50(d).
17. The applicant shall modify the architectural elevations to show the guard house building or submit them for separate site plan review. This building qualifies for administrative site plan review per § 90-540.50(c).

COMPREHENSIVE PLAN

This application complies with the Comprehensive Plan, which lists the property as Business Park and, for one parcel on the western side of the subject property, mixed Industrial/Business Park. The transportation element of the comprehensive plan shows a future roadway titled Nations Drive to the north of the subject properties. The applicant is not responsible to construct this off-site improvement as a part of this application; however, they could use this roadway for secondary access in the future upon proper permitting at that time. The Bicycle Plan recommends off-street bicycle trails along Old Highway 11, SE Frontage Road, Louis Sorenson Road, and Hoods Creek. The Park and Open Space Plan shows minor, farmed wetlands within the subject property, which are subject to Wisconsin Department of Natural Resources determination and regulations. It also shows an isolated natural resource area in the southern portion of the site, which the site plan avoids impacting.

LAND DIVISION

Any land divisions, combinations, or reconfigurations for the subject properties are subject to the land division

regulations of Code of Ordinances Chapter 74. The staff, Plan Commission, and Village Board must review and consider any certified survey map or plat for the subject properties.

ZONING

The Village Board zoned this property C-4 General Industrial, previously titled BP Business Park, in 2017. Both the proposed *Office, business or professional* and *Warehousing, wholesaling, freight movement* uses contained within this application are permitted as-of-right within the C-4 district, subject to compliance with all other applicable regulations of the zoning chapter. The application meets the zoning ordinance, except for the items listed as recommended conditions for approval in the Background section of this report.

The Village Board typically delegates the Plan Commission site plan review authority per § 90-540.40(b); however, an adopted redevelopment plan that includes the subject property requires the Village Board approve all new major developments. Therefore, the Plan Commission is a recommending body for this application.

STRATEGIC PLAN

The application meets the following Key Strategies and Outcomes of the Strategic Plan.

- Safe Community
  - Outcome: Safety in the public right-of-way for all modes of transportation.
    - The Village's public infrastructure allows a smooth flow of vehicle traffic and offers safe routes for bicyclists and pedestrians.
- Balance Growth and Development
  - Outcome: Welcoming and competitive community for a variety of housing types and commercial development.
    - Development processes are streamlined, fair, and predictable for both developers and citizens, encouraging companies and individuals to invest in the Village.
  - Outcome: Long-term local and regional benefits of Tax Incremental District No. 5.
    - Growth of jobs and tax base continues in TID No. 5, creating resources to support initiatives that will benefit the Village and entire region for generations.

RECOMMENDATION

The village staff recommends that the Plan Commission recommends the Village Board approve the site plan subject to the recommended conditions.

FISCAL IMPACT

Cost/Benefit			
Estimated Taxable Value per Acre	$ 10,240,476		The total Estimated Taxable Value divided by the Developed Acres.
Estimate Net Value Per Acre	$ 10,217,918		The total Estimated Taxable Value minus the Infrastructure Replacement Cost (NPV) divided by the Developed Acres.
TID Open Net Revenue	$ 91,883,065		The Tax Incremental Revenues minus the TID Open Annual Cost.
TID Closed Net Revenue	$ 29,910,837		The Annual Tax Contributions (NPV) minus the TID Closed Annual Cost.
Gain/(Loss) over 40-year period	$ 4,969,908,909		The Escalated Tax Contributions minus the Total Escalated Cost.
TID Open Revenue to Cost Ratio	108	:1	The Annual Tax Contributions (NPV) divided by the Total Annual Cost. Greater than 1:1 is a net positive ratio.

TID Closed Revenue to Cost Ratio	36	:1	The Tax Incremental Revenues divided by the TID Closed Annual Cost. Greater than 1:1 is a net positive ratio.
Total Revenue to Cost Ratio	80	:1	The Escalated Tax Contributions divided by the Total Escalated Cost.
Private to Public Ratio	454	:1	The Total Taxable Value divided by the Infrastructure Replacement Cost (NPV). 40:1 is net positive ratio.
Public Liability Repayment (years)	1		The number of years until the Escalated Tax Contributions are greater than the Escalated Infrastructure Replacement Cost.

The total taxable value for the proposed development is $5,329,561,500, which would generate approximately $92,741,619 in incremental tax revenues while TID 5 remains open, and $30,769,391 in village revenues once TID 5 closes. Once fully constructed, the project would generate an estimated $10,240,476 per acre. Over a 40-year period, the Total Revenue to Cost Ratio is projected at 80:1. This projection assumes a full buildout in year one, which is unlikely, and revenues will likely moderate with a phased construction schedule over many years. That said, the project, as presented, would likely still contribute far more tax revenue than require in adjacent public infrastructure liability and public service costs to the village.

PREPARED BY
Samuel Schultz

Dewberry

Dewberry Engineers Inc.
1503 Edwards Ferry Road, Suite 200
Leesburg, VA 20176-6692

703.771.8004
703.771.4091 fax
www.dewberry.com

December 15, 2025

Mr. Sam Schultz
Community Development Director
Village of Mount Pleasant
8811 Campus Drive
Mount Pleasant, WI 53406

RE: MKE Area North Site Master Plan

Dear Mr. Schultz,

Dewberry Engineers, Inc. is pleased to submit this application and associated document for a Site Master Plan on the assemblage known as Area North. This assemblage is bordered on three sides by existing roads: to the east by International Drive, to the south by Old Highway 11 and Durand Avenue and to the west East Frontage Road. This assemblage is bisected by Louis Sorenson Road. A Certified Survey Map will be needed to consolidate parcels of the quadrant into one parcel. In addition, a right-of-way vacation of Louis Sorenson Road may be requested at a later date.

The intent of this application is to present the Site Master Plan for the initial phase of a data center campus that involves the entire assemblage. The site layout proposed with this application includes 1 substation, 6 data center buildings as well as one office & storage building and associated roadways, parking, SWM and utilities. The plans have been and will be designed to appropriate Village of Mount Pleasant, Racine County, WisDOT, DNR, DSPS, and State of Wisconsin requirements, standards and specifications. To our knowledge, this plan does not have any nonconformities.

In accordance with the Village of Mount Pleasant list of requirements for Master Site Plan, this plan proposes the following:

Zoning District:	C-4 (General Industrial) & P-1 (Neighborhood Scale)
Building Type:	Industrial (Indoor Warehousing)
Proposed Uses:	Data Center Campus, with one Electrical Substation and an Office & Storage Building
Proposed Accessory Uses/Structures:	Small fire pump houses, small emergency storm shelters.
Proposed Horses & Farm Animals:	None
Proposed Wireless Telecommunications:	None
Bluff and Ravine Setbacks:	None
Flood Protection Measures:	Appropriate and adequate Stormwater Management will be provided for this project through the construction of wet ponds that will be approved by DNR.

Shoreland Protection Measures:	Setbacks from navigable waters per Sec. 90-495.30 of the ZO Vegetative Buffers per Sec.90-495.50 of the ZO

The associated Site Master Plan contains the following items:

- Existing conditions/ALTA survey
- Approximate Site Master Plan
- Approximate parking areas
- Approximate fences
- Approximate building locations
- Approximate travel ways
- Approximate stormwater facilities
- Approximate utilities
- Approximate landscaping

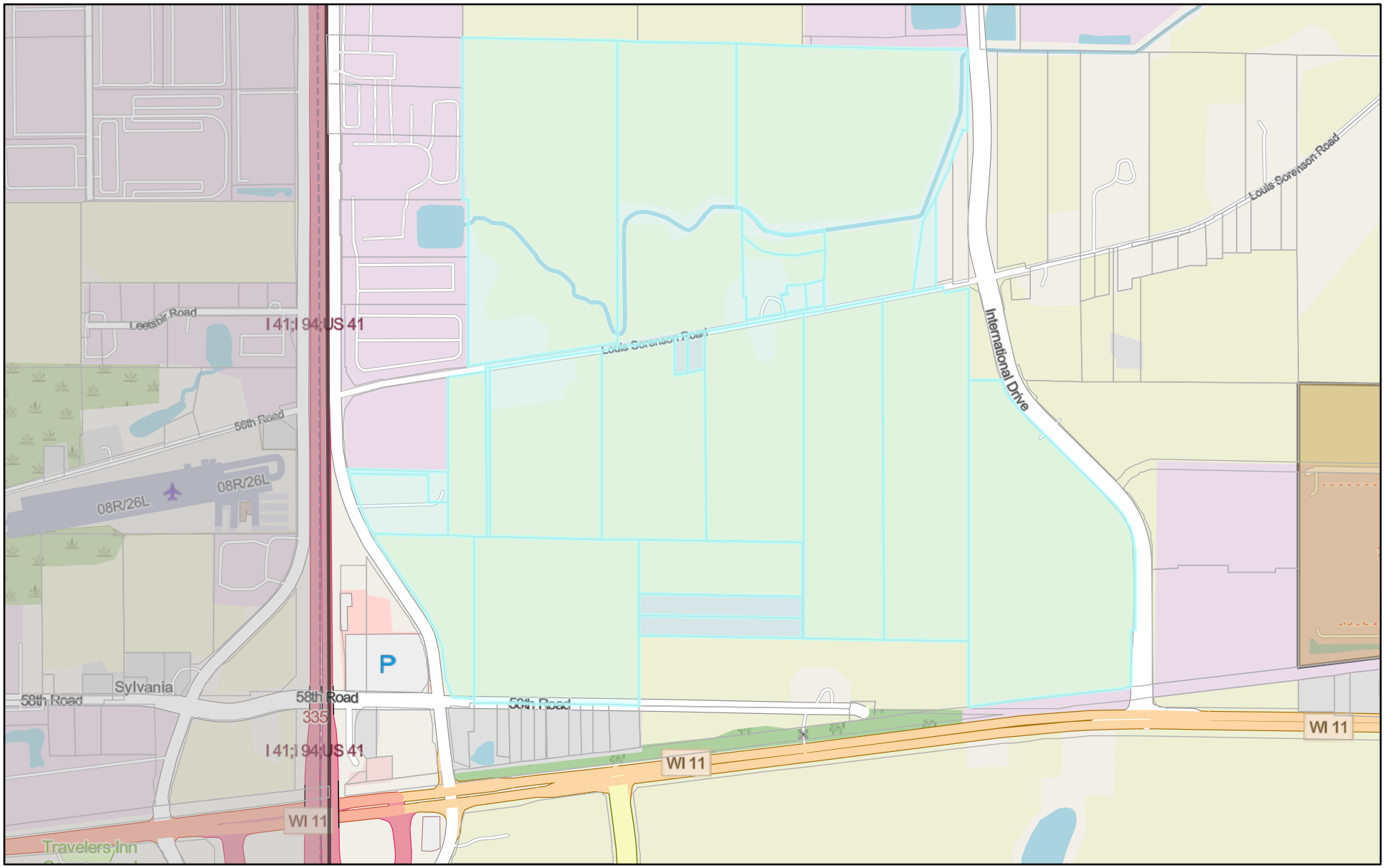
A traffic study will be submitted under separate cover.

Please find the associated documents for review and approval. If you have questions or concerns, please do not hesitate to contact me at 703-840-1956 or by email at rbrittingham@dewberry.com.

Sincerely,

Rich Brittingham, RLA
Vice President

Property Location Map



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0 0.17 0.35 0.7 km

Tax Parcel

Racine County, Municipal Boundaries

VILLAGE OF MT PLEASANT

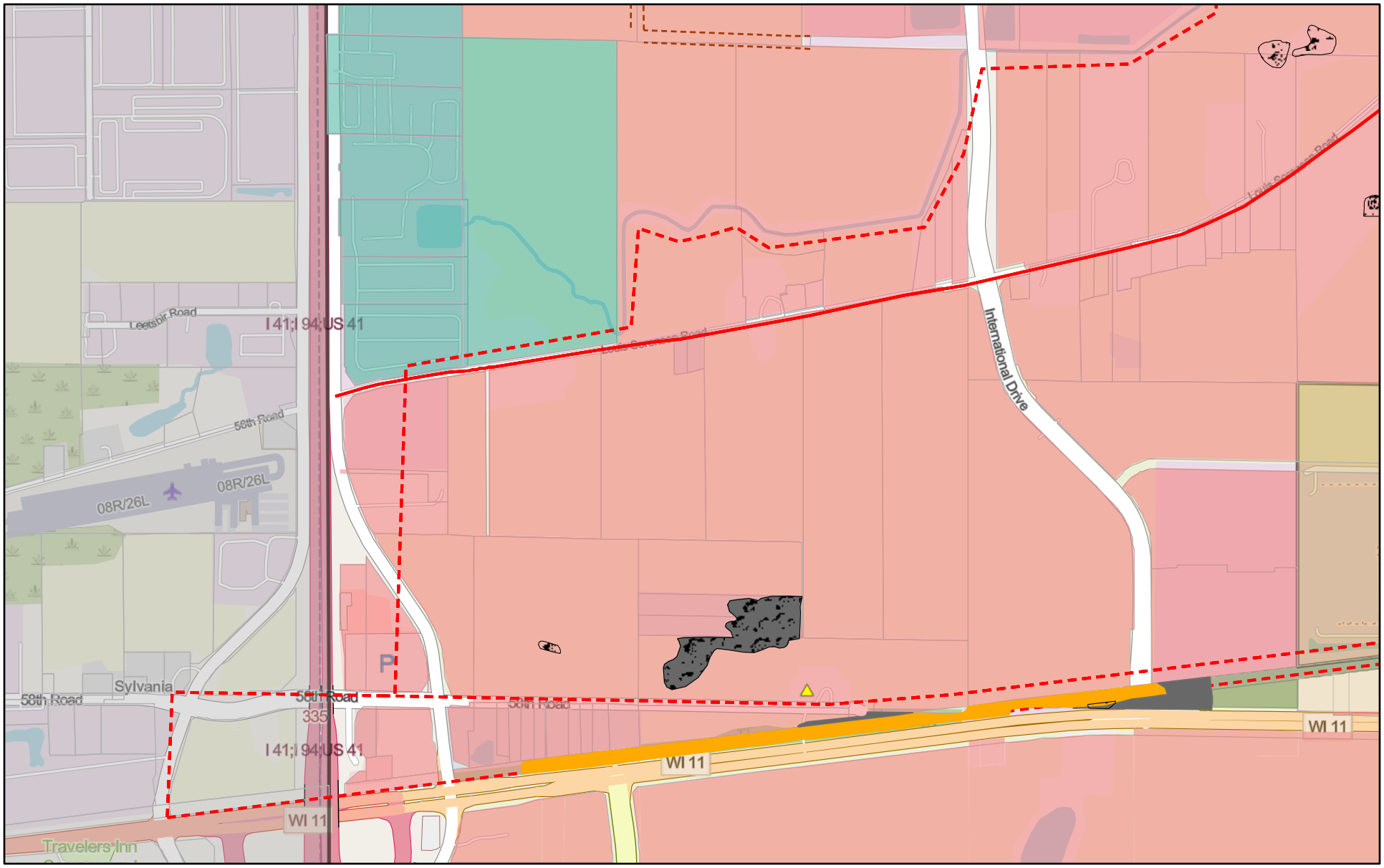
VILLAGE OF STURTEVANT

Other

Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Staff GIS Viewer
Village of Mount Pleasant, WI

Comprehensive Plan



1/15/2026, 3:16:19 PM

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0 0.17 0.35 0.7 km

Tax Parcel
Proposed Roads
NATURAL AREA OR CRITICAL SPECIES HABITAT SITE
EXISTING WETLAND (INCLUDES FARMED WETLANDS)
PROPOSED PUBLIC INTEREST OWNERSHIP OF OPEN SPACE LANDS
RACINE COUNTY

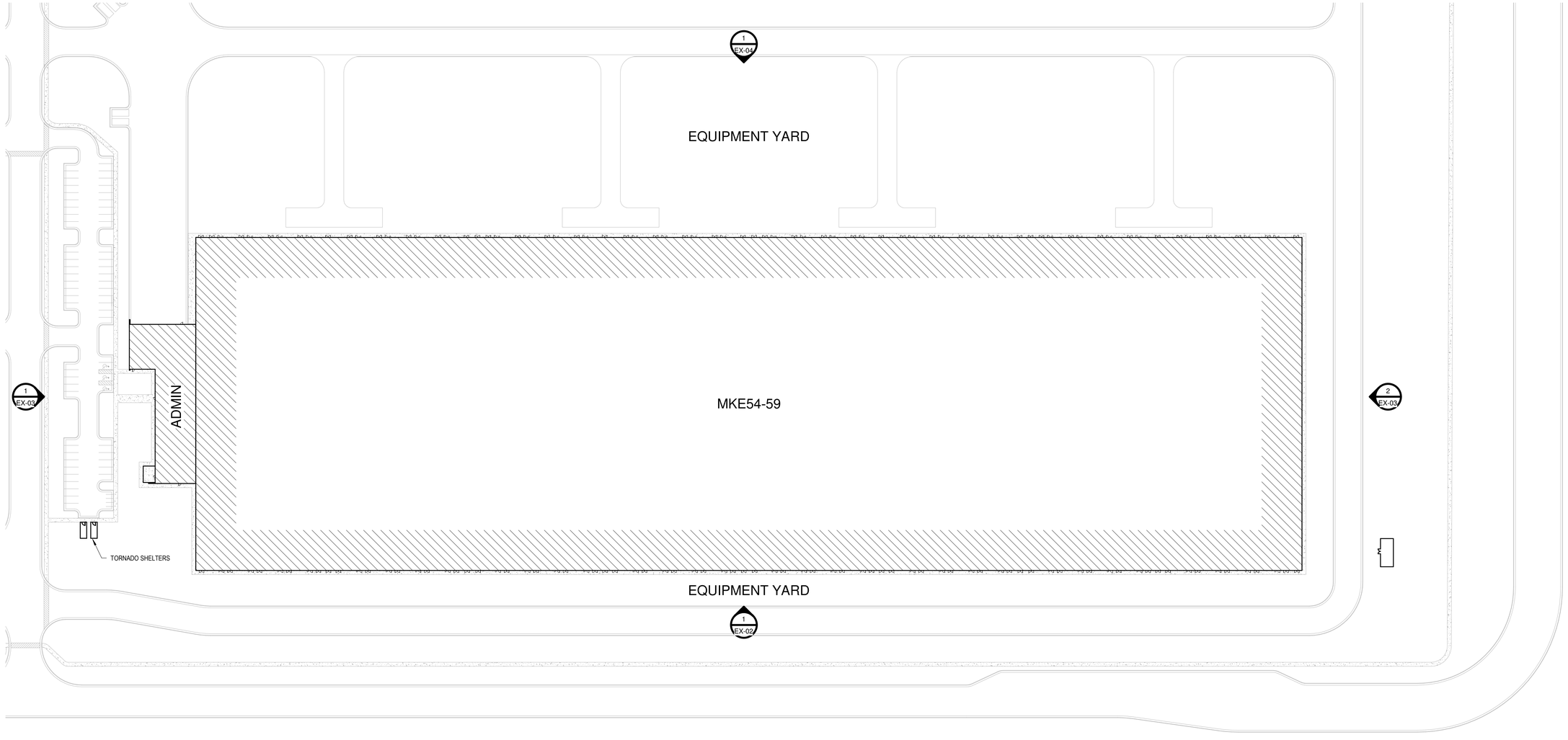
OPEN SPACE LANDS TO BE PROTECTED
TRAILS
PROPOSED ON-STREET TRAIL OR BICYCLE WAY
PROPOSED OFF-STREET TRAIL
OPEN SPACE LANDS TO BE PRESERVED

TRAILS
PROPOSED ON-STREET TRAIL OR BICYCLE WAY
PROPOSED OFF-STREET TRAIL
2035 Master Plan
Residential Areas - Incl. Churches, Multi-Family
Park, Recreation, Natural Areas

Industrial/Business
Business
Racine County, Municipal Boundaries
VILLAGE OF MT PLEASANT
VILLAGE OF STURTEVANT
Other

Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Staff GIS Viewer
Village of Mount Pleasant, WI



1 ARCHITECTURAL FLOOR PLAN

1/64" = 1'-0"

BURNS McDONNELL
9400 Ward Parkway
Kansas City, MO 64114
www.burnsmcd.com

REGISTRATION #: 1308-11

Microsoft

MKE54-59
DATA CENTER

12023 DURAND AVE
MT PLEASANT, WI

MICROSOFT	
Design Manager	RENATA BOLLICH
Layout Manager	
Civil, Site Survey, Landscaping Technical Lead	DUANE THOMAS
Architectural & Structural Technical Lead	JORGE GONZALEZ / TRAVIS TEST
Mech, Plumbing & Fire Protection Technical Lead	SEAN ABBOTT / JOSH MARKS
Building Automation Systems (BAS) Technical Lead	BILL GEMBINSKI
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Security Systems Engineering Lead	JUSTIN JACOBSON / Z BETA

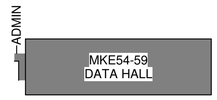
Revisions

No.	Date	Description
0	12 DEC 2025	MKE54-59 SITE PLAN IFP

Registration

WISCONSIN
ADITI PADKI
15185-5
DALLAS, TX
ARCHITECT
12/12/2025

Sector Key Plan



Package
MKE54-59

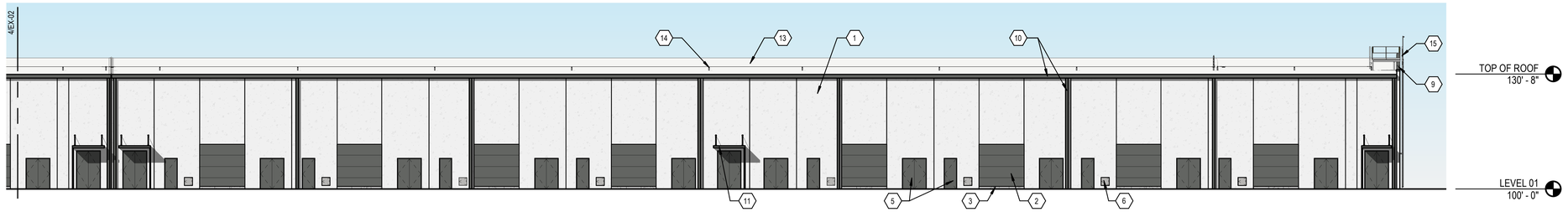
Sheet Title/Number

ARCHITECTURAL
FLOOR PLAN

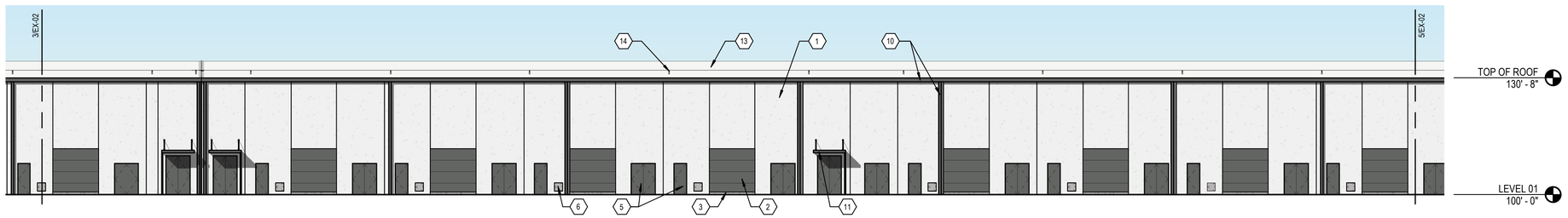
EX-01

PROPRIETARY - CONFIDENTIAL INFORMATION -
NOT FOR PUBLIC DISTRIBUTION

ELEVATION SHEET NOTES	
#	MATERIAL
1	INSULATED PRECAST ARCHITECTURAL CONCRETE PANELS
2	INSULATED METAL PANELS
3	CONCRTE FACED INSULATION PANELS
4	PREFINISHED, PERFORATED FORMED METAL PANELS
5	PAINTED HOLLOW METAL DOORS
6	EQUIPMENT ACCESS DOORS
7	PREFINISHED OVERHEAD COILING DOOR
8	CURTAIN WALL SYSTEM
9	PREFINISHED METAL COPING
10	PREFINISHED METAL GUTTERS WITH DOWNSPOUTS
11	PREFINISHED METAL CANOPY WITH DOWNSPOUTS
12	METAL COMPOSITE PANEL CANOPY
13	WHITE THERMOPLASTIC MEMBRANE ROOFING
14	ROOF LIFELINE FALL PROTECTION
15	ROOF ACCESS LADDER AND PLATFORM
16	WIRE MESH FENCING
17	GALVANIZED STEEL GUARDRAIL
18	LOADING DOCK SEAL



5 ENLARGED EAST ELEVATION
1/16" = 1'-0"



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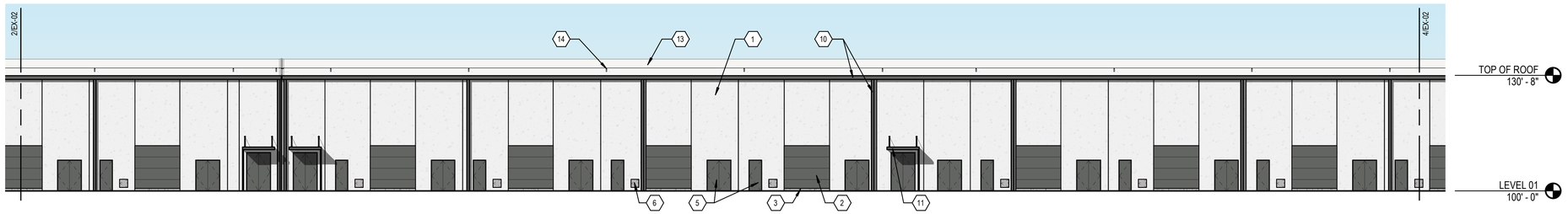
1/16" = 1'-0"



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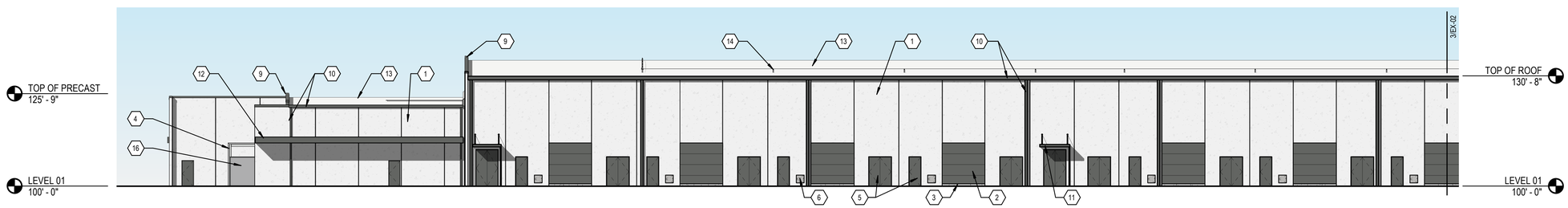
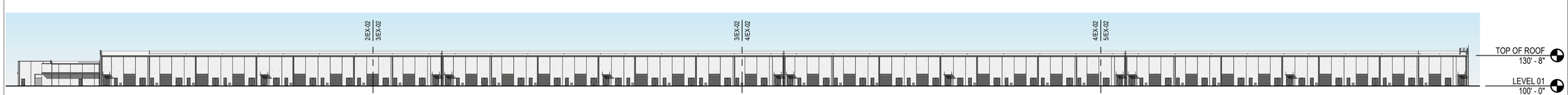


2 ENLARGED EAST ELEVATION
1/16" = 1'-0"



1 OVERALL EAST ELEVATION
1" = 50'-0"

BURNS McDONNELL
9400 Ward Parkway
Kansas City, MO 64114
www.burnsmcd.com
REGISTRATION #: 1308-11

Microsoft

MKE54-59
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WISCONSIN
ADITI PADKI
15185-5
DALLAS
TEXAS
REGISTERED
ARCHITECT
12/12/2025

Sector Key Plan

ADMIN
MKE54-59
DATA HALL

Package
MKE54-59

Sheet Title/Number

ARCHITECTURAL ELEVATIONS

EX-02

PROPRIETARY - CONFIDENTIAL INFORMATION -
NOT FOR PUBLIC DISTRIBUTION

ELEVATION SHEET NOTES	
#	MATERIAL
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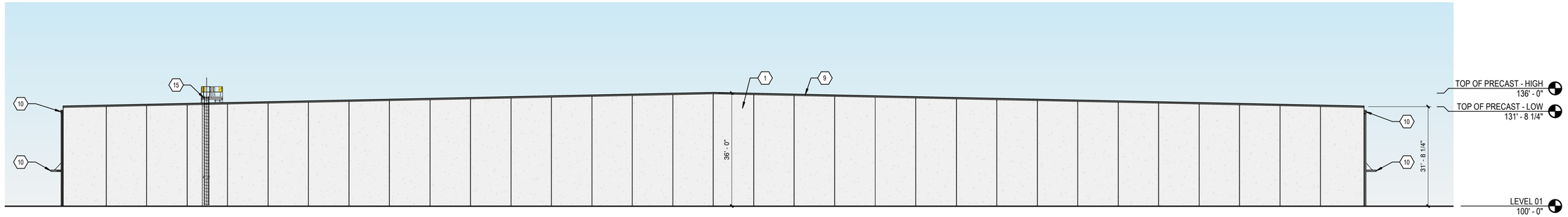
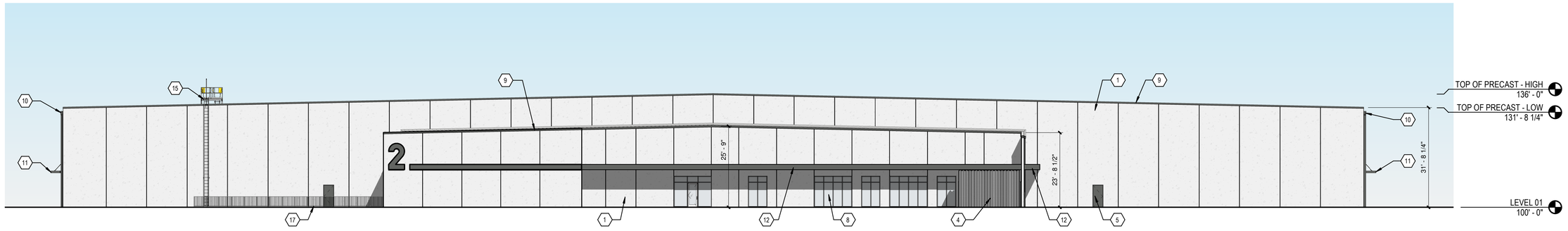
3	CONCRTE FACED INSULATION PANELS
4	PREFINISHED, PERFORATED FORMED METAL PANELS
5	PAINTED HOLLOW METAL DOORS
6	EQUIPMENT ACCESS DOORS
7	PREFINISHED OVERHEAD COILING DOOR
8	CURTAIN WALL SYSTEM
9	PREFINISHED METAL COPING
10	PREFINISHED METAL GUTTERS WITH DOWNSPOUTS
11	PREFINISHED METAL CANOPY WITH DOWNSPOUTS
12	METAL COMPOSITE PANEL CANOPY
13	WHITE THERMOPLASTIC MEMBRANE ROOFING
14	ROOF LIFELINE FALL PROTECTION
15	ROOF ACCESS LADDER AND PLATFORM
16	WIRE MESH FENCING
17	GALVANIZED STEEL GUARDRAIL
18	LOADING DOCK SEAL



2 NORTH ELEVATION

1/16" = 1'-0"



1 SOUTH ELEVATION

1/16" = 1'-0"

BURNS McDONNELL

9400 Ward Parkway
Kansas City, MO 64114
www.burnsmcd.com

REGISTRATION #: 1308-11

Microsoft

MKE54-59
DATA CENTER

12023 DURAND AVE
MT PLEASANT, WI

MICROSOFT

Design Manager: RENATA BOLLICH
Layout Manager:
Civil, Site Survey, Landscaping Technical Lead: DUANE THOMAS
Architectural & Structural Technical Lead: JORGE GONZALEZ / TRAVIS TEST
Mech, Plumbing & Fire Protection Technical Lead: SEAN ABBOTT / JOSH MARKS
Building Automation Systems (BAS) Technical Lead: BILL GEMBINSKI
Electrical Technical Lead: JEREMY WIKSTROM
Electrical Power Management Systems (EPMS) Technical Lead: AMMAR ALKHUWAITER
Telecommunications / Network Technical Lead: LEIANNA BOLEY
Security Design Manager: BRIAN BURKE

DESIGN TEAM

Civil Engineering Lead: DAVID WEEMS / DEWBERRY
Structural Engineering Lead: BINYAM JEMAL / BMcD
Architectural Lead: ADITI PADKI / BMcD
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Electrical Engineering Lead: JASON PHAM / BMcD
Telecommunications / Network Engineering Lead: CHAD STILWELL / BMcD
Security Systems Engineering Lead: JUSTIN JACOBSON / Z BETA

Revisions

No.	Date	Description
0	12 DEC 2025	MKE54-59 SITE PLAN IFP

Registration

WISCONSIN
ADITI PADKI
15185-5
DALLAS, TEXAS
ARCHITECT
12/12/2025

Sector Key Plan

ADMIN
MKE54-59
DATA HALL

Package: MKE54-59

Sheet Title/Number

ARCHITECTURAL ELEVATIONS

EX-03

EX-03

PROPRIETARY - CONFIDENTIAL INFORMATION -
NOT FOR PUBLIC DISTRIBUTION

ELEVATION SHEET NOTES	
#	MATERIAL
1	INSULATED PRECAST ARCHITECTURAL CONCRETE PANELS
2	INSULATED METAL PANELS
3	CONCRTE FACED INSULATION PANELS
4	PREFINISHED, PERFORATED FORMED METAL PANELS
5	PAINTED HOLLOW METAL DOORS
6	EQUIPMENT ACCESS DOORS
7	PREFINISHED OVERHEAD COILING DOOR
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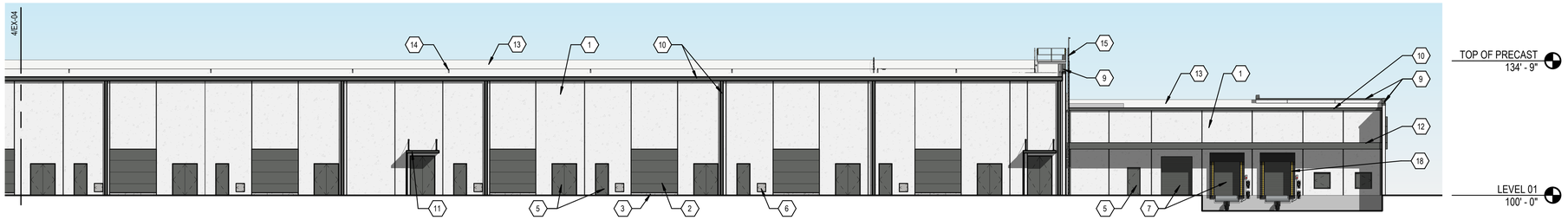
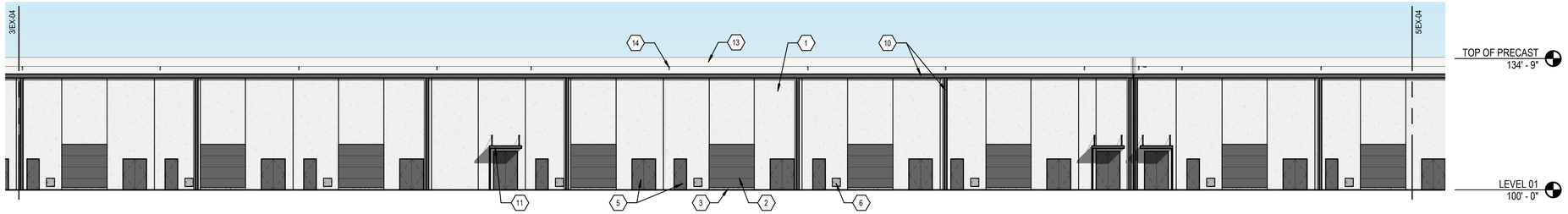
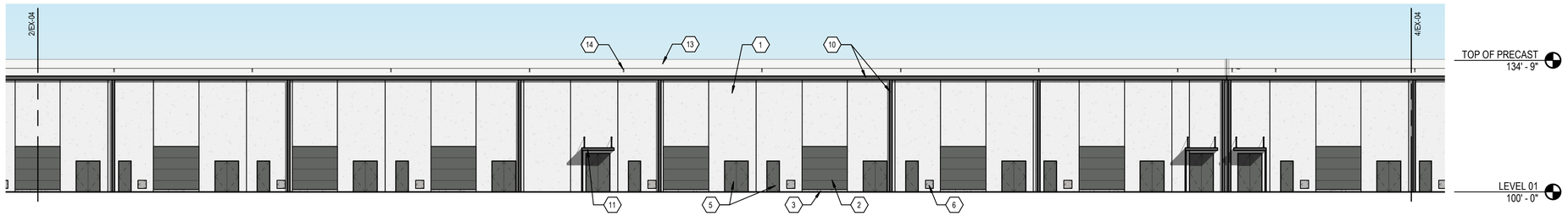
10	PREFINISHED METAL GUTTERS WITH DOWNSPOUTS
11	PREFINISHED METAL CANOPY WITH DOWNSPOUTS
12	METAL COMPOSITE PANEL CANOPY
13	WHITE THERMOPLASTIC MEMBRANE ROOFING
14	ROOF LIFELINE FALL PROTECTION
15	ROOF ACCESS LADDER AND PLATFORM
16	WIRE MESH FENCING
17	GALVANIZED STEEL GUARDRAIL
18	LOADING DOCK SEAL



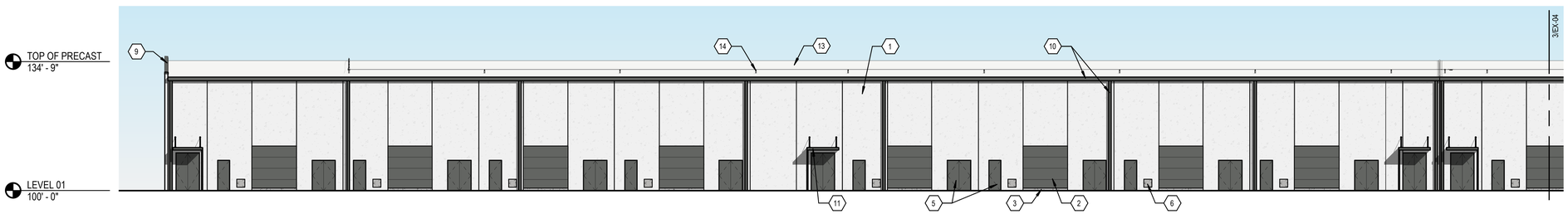
5 ENLARGED WEST ELEVATION
1/16" = 1'-0"



4 ENLARGED WEST ELEVATION
1/16" = 1'-0"



3 ENLARGED WEST ELEVATION
1/16" = 1'-0"



2 ENLARGED WEST ELEVATION
1/16" = 1'-0"

1 OVERALL WEST ELEVATION
1" = 50'-0"

BURNS McDONNELL
9400 Ward Parkway
Kansas City, MO 64114
www.burnsmcd.com
REGISTRATION #: 1308-11

Microsoft

MKE54-59
DATA CENTER

12023 DURAND AVE
MT PLEASANT, WI

MICROSOFT

Design Manager: RENATA BOLLICH
Layout Manager:
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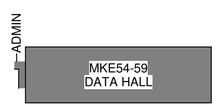
Revisions

No.	Date	Description
0	12 DEC 2025	MKE54-59 SITE PLAN IFP

Registration

WISCONSIN
ADITI PADKI
15185-5
DALLAS, TEXAS
REGISTERED ARCHITECT
12/12/2025

Sector Key Plan



Package
MKE54-59

Sheet Title/Number

ARCHITECTURAL ELEVATIONS

EX-04

PROPRIETARY - CONFIDENTIAL INFORMATION -
NOT FOR PUBLIC DISTRIBUTION

ALTA/NSPS LAND TITLE SURVEY

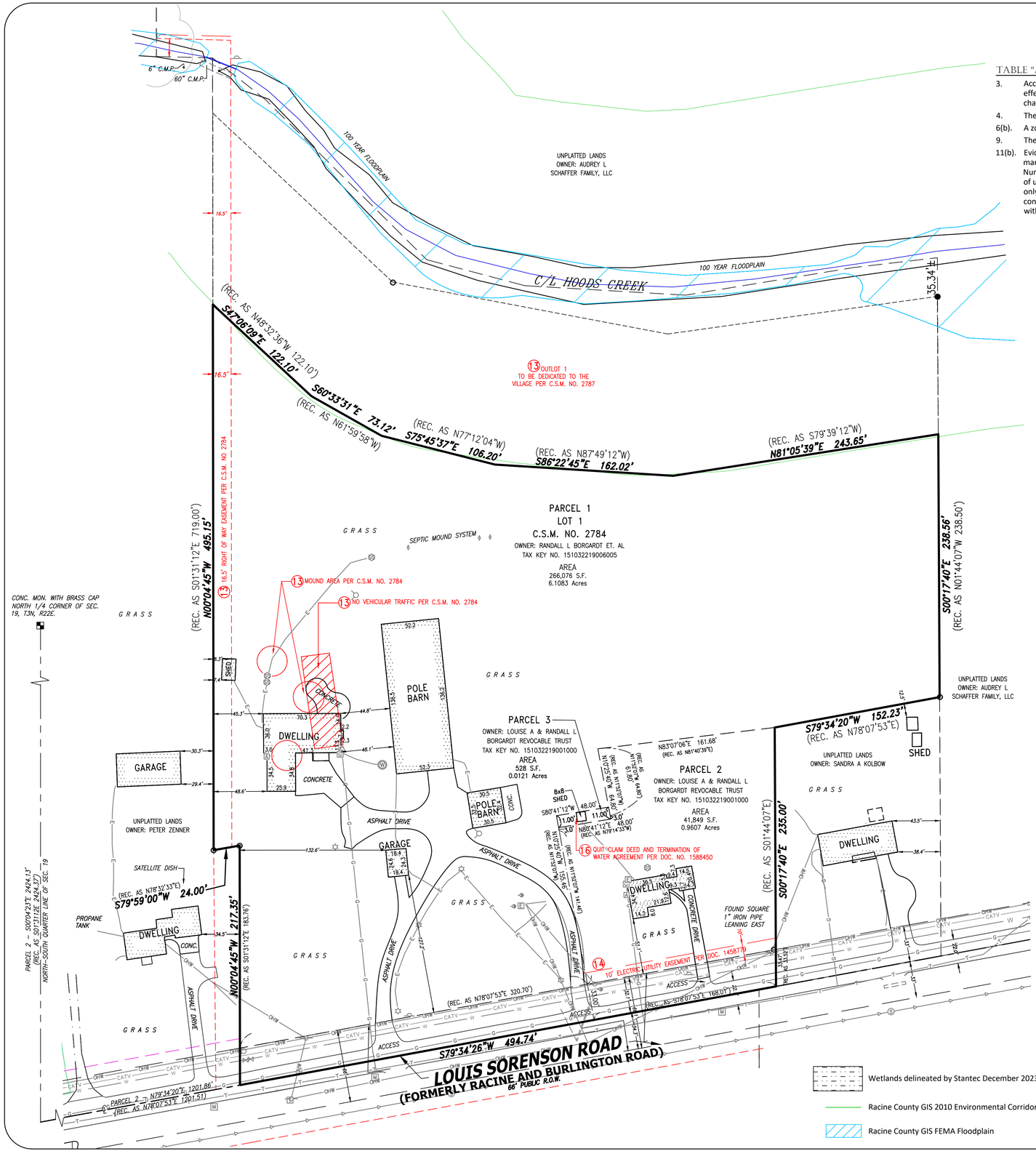
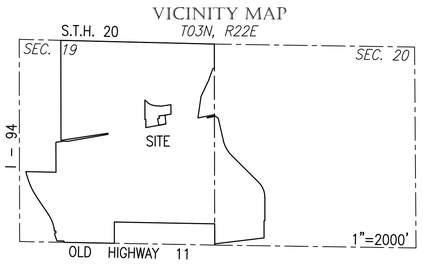


TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 308,453 square feet or 7.0581 acres.
6(b). A zoning report has not been provided.
9. There are 0 regular parking spaces and 0 handicap space marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235206022, 20235206013 and 20235206003. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

VICINITY MAP



LEGEND

SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN	
STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX	
SEPTIC MOUND VENT		TELEPHONE PEDESTAL		FLAG POLE	
SEPTIC COVER		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP	
SANITARY CLEANOUT OR VENT		TELEPHONE MARKER		BOLLARD	
CURB INLET		TRANSFORMER		CROSS CUT	
STORM INLET		ELECTRIC METER/PEDESTAL		IRON PIPE	
CATCH BASIN		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD	
LATERAL		CABLE TV RISER/BOX CABLE		MAG NAIL	
UNKNOWN MANHOLE		TV MANHOLE/VAULT		SECTION MONUMENT	
DRAIN TILE		GAS VALVE		BENCH MARK	
WELL		GAS METER		CONIFER TREE	
HYDRANT		GAS MARKER		DECIDUOUS TREE	
WATER VALVE		AIR CONDITIONING UNIT		BUSH	
DOWN SPOUT		VENT		WETLAND SYMBOL	
SPRINKLER VALVE		UTILITY POLE		DIRECTIONAL ARROW	
WATER SHUT OFF		GUY WIRE		CL. =CENTERLINE	
STANDPIPE		DUMPSTER		CONC. =CONCRETE	
WATER MANHOLE		HANDICAP STALL		EL. =ELEVATION	
LIGHT POLE		SPOT ELEVATION		EXT. =EXISTING	
		SANITARY SEWER		INV. =INVERT	
		STORM SEWER		MON.=MONUMENT	
		WATER MAIN		P.O.B. =POINT OF BEGINNING	
		FIBER OPTIC LINE		P.O.C. =POINT OF COMMENCEMENT	
		TELEPHONE LINE		R.O.W =RIGHT OF WAY	
		ELECTRIC LINE		SEC. =SECTION	
		OVERHEAD WIRES		SQ. FT. =SQUARE FEET	
		CABLE TELEVISION		W/ =WITH	
		GAS MAIN		(R) =RECORDED AS	
		WETLANDS		(D) =DEEDED AS	
		TREE LINE			
		NO ACCESS			

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

CLIENT

Dewberry

SITE ADDRESS

12620 & 12800 Louis Sorenson Road, Village of Sturtevant, Racine County, Wisconsin

LEGAL DESCRIPTION

Parcel 1:
Lot 1 of Certified Survey Map No. 2784 recorded in the Office of the Register of Deeds for Racine County, Wisconsin on May 16, 2006, in Volume 8 of Certified Survey Maps, Page 896, as Document No. 2085293, as modified by affidavit of correction recorded August 02, 2006 as Document No. 2096005, said Certified Survey Map being part of the Southwest 1/4, Southeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 19, Township 3 North, Range 22 East, in the Village of Mt. Pleasant, Racine County, Wisconsin.
For Informational Purposes Only:
Property Address: 12800 Louis Sorenson Road, Sturtevant, WI 53177
Tax Parcel No. 151-03-22-19-006-010

Parcel 2:
That part of the Northeast 1/4 of Section 19, Township 3 North, Range 22 East, in the Village of Mt. Pleasant, Racine County, Wisconsin, bounded as follows: begin at a point on the North-South 1/4 line of said Section 19 located South 01°31'12" East 2424.37 feet from a Racine County cast iron monument marking the North 1/4 corner of said Section; run thence North 78°07'53" East 1201.51 feet to a point in the centerline of Louis Sorenson Road and the point of beginning of this description; run thence North 11°52'07" West 33.00 feet to a 3/4" diameter re-bar stake; continue thence North 11°52'07" West 141.46 feet to a 3/4" diameter re-bar stake; continue thence North 11°52'07" West 3.00 feet; thence North 79°14'33" East 48.00 feet to a point located North 11°52'07" West 3.00 feet from a 3/4" diameter re-bar stake; thence North 11°52'07" West 64.80 feet to a 3/4" diameter re-bar stake; thence North 81°40'39" East 161.68 feet to a 3/4" diameter re-bar stake; thence South 01°44'07" East 201.48 feet to a 3/4" diameter rebar stake; continue thence South 01°44'07" East 33.52 feet to the centerline of Louis Sorenson Road; thence South 78°07'53" West 168.01 feet to the place of beginning.
For Informational Purposes Only:
Property Address: 12620 Louis Sorenson Road, Sturtevant, WI 53177
Tax Parcel No. 151-03-22-19-001-000

Parcel 3:
That part of the Northeast 1/4 of Section 19, Township 3 North, Range 22 East, in the Village of Mt. Pleasant, Racine County, Wisconsin, bounded as follows: begin at a point on the North-South 1/4 line of said Section 19 located South 01°31'12" East 2424.37 feet from a Racine County cast iron monument marking the North 1/4 corner of said Section; run thence North 78°07'53" East 1201.51 feet to a point in the centerline of Louis Sorenson Road; run thence North 11°52'07" West 33.00 feet to a 3/4" diameter re-bar stake; continue thence north 11°52'07" west 141.46 feet to a 3/4 diameter re-bar stake; continue thence North 11°52'07" West 3.00 feet to the point of beginning of this description; thence North 79°14'33" East 48.00 feet to a point located North 11°52'07" West 3.00 feet from a 3/4" diameter re-bar stake; thence North 11°52'07" West 11.00 feet, thence South 79°14'33" West 48 feet; thence South 11°52'07" East 11.00 feet to the point of beginning.
For Informational Purposes Only:
Property Address: Vacant Land
Tax Parcel No. 151-03-22-19-006-015

BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1195279-MKE Revision No. 1, effective date of October 5, 2023, revised March 6, 2024, which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 11, 12, 23 & 26 visible evidence shown.
4, 6, 7, 8, 9, 10, 11, 17, 18, 19, 20, 21, 22, 24 & 25 not survey related.

13. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 2784 recorded May 16, 2006, in Volume 8 of Certified Survey Maps, Page 896, as Document No. 2085293 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars.
As amended by Affidavit of Correction recorded August 02, 2006 as Document No. 2096005.
Affects property by location, shown. (Parcel 1)
14. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc. d/b/a Ameritech, dated March 16, 1994, recorded/filed March 17, 1994 in Volume 2354, Page 550 as Document No. 1458779. Affects property by location, shown.
15. The terms and provisions contained in the document entitled "Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1" recorded May 28, 1996 in Volume 2539, Pages 429-471 as Document No. 1540010 of Official Records. Affects property by location, blanket statement. (Parcel 2)
16. Covenants, Conditions and Restrictions as set forth in Quit Claim Deed recorded on July 29, 1997 in Volume 2659, Page 795 as Document No. 1588450, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). Affects property by location, shown. (Parcel 3)

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Mar. 11, 2024	Title and comments	lpm
May 28, 2024	Updated title commitment	lpm

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

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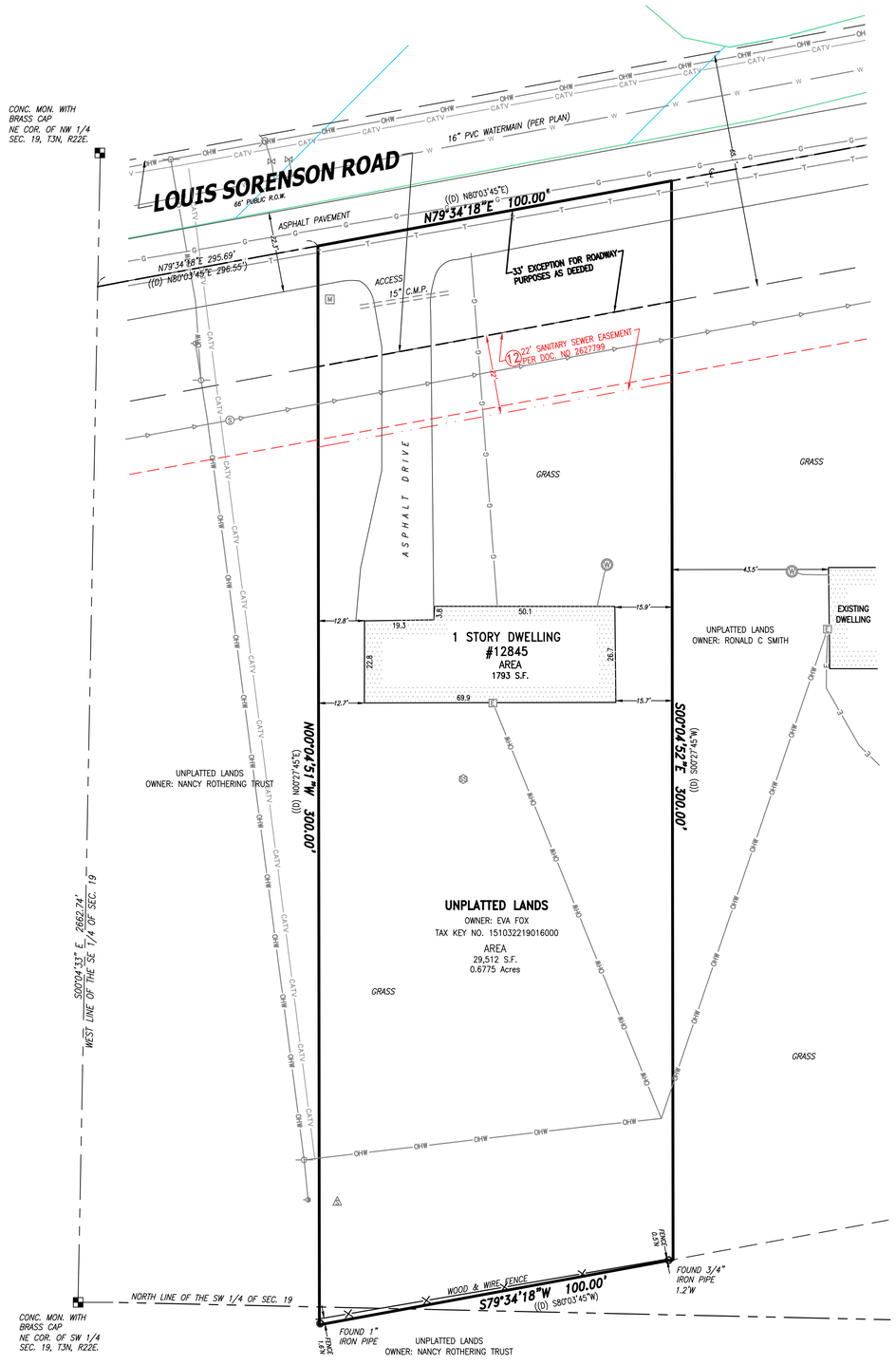
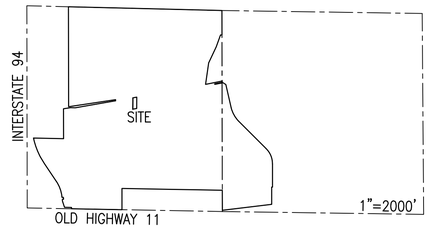
DRAFTED BY: tjs-lpm
Drawing No. 4404.10

CHAPUT LAND SURVEYS



VICINITY MAP



LEGEND

SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN	
STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX	
SEPTIC MOUND VENT		TELEPHONE PEDESTAL		FLAG POLE	
SEPTIC COVER		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP	
SANITARY CLEANOUT OR VENT		TELEPHONE MARKER		BOLLARD	
CURB INLET		TRANSFORMER		CROSS CUT	
STORM INLET		ELECTRIC METER/PEDESTAL		IRON PIPE	
CATCH BASIN		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD	
LATERAL		CABLE TV RISER/BOX CABLE		MAG NAIL	
UNKNOWN MANHOLE		TV MANHOLE/VAULT		SECTION MONUMENT	
DRAIN TILE		GAS VALVE		BENCH MARK	
WELL		GAS METER		CONIFER TREE	
HYDRANT		GAS MARKER		DECIDUOUS TREE	
WATER VALVE		AIR CONDITIONING UNIT		BUSH	
DOWN SPOUT		VENT		WETLAND SYMBOL	
SPRINKLER VALVE		UTILITY POLE		DIRECTIONAL ARROW	
WATER SHUT OFF		GUY WIRE		CL. =CENTERLINE	
STANDPIPE		DUMPSTER		CONC. =CONCRETE	
WATER MANHOLE		HANDICAP STALL		EL. =ELEVATION	
LIGHT POLE		SPOT ELEVATION		EXT. =EXISTING	
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		STORM SEWER		MON.=MONUMENT	
		WATER MAIN		P.O.B. =POINT OF BEGINNING	
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		TELEPHONE LINE		R.O.W =RIGHT OF WAY	
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		OVERHEAD WIRES		SQ. FT. =SQUARE FEET	
		CABLE TELEVISION		W/ =WITH	
		GAS MAIN		(R) =RECORDED AS	
		WETLANDS		(D) =DEEDED AS	
		TREE LINE			
		NO ACCESS			

Wetlands delineated by Stantec December 2023

Racine County GIS 2010 Environmental Corridors

Racine County GIS FEMA Floodplain

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

ALTA/NSPS LAND TITLE SURVEY

CHAPUT LAND SURVEYS

CLIENT
Dewberry

SITE ADDRESS
12845 Louis Sorenson Road, Village of Sturtevant, Racine County, Wisconsin

LEGAL DESCRIPTION
That part of the East 1/2 of Section 19, Township 3 North, Range 22 East, bounded as follows: commence at the point of intersection of the North and South 1/4 line of said Section 19 and the centerline of the Louis Sorenson Road as now laid out; run thence North 80°03'45" East 296.55 feet long said centerline to the point of beginning of this description; run thence North 80°03'45" East 100.00 feet along said centerline; thence South 00°27'45" West 300 feet; thence South 80°03'45" West 100 feet; thence North 00°27'45"East 300.00 feet the point of beginning of this description.

Excepting therefrom the Northerly 33 feet for roadway purposes. Said land being the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1195281-WA1, effective date of _____ ___, 2024 which lists the following easements and/or restrictions from schedule B-II:

17 & 20 visible evidence shown.
7, 9 & 16 not survey related.
1-6, 8, 10, 13-15, 18 & 19 intentionally deleted.

11. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996 in Volume 2539, page 429 as Document No. 1540010. and assessments, fees and/or charges, if any, levied by said district None due and delinquent as of Date of Policy. Affects property by location, blanket statement.

12. Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: March 28, 2002
Parties: Louis Sorenson Road, LLC, and the Village of Mount Pleasant,
Racine County, Wisconsin, a municipal corporation
Recorded: May 02, 2022
Instrument No.: 2627799
As amended by Affidavit of Correction recorded May 25, 2022 as Document No. 2629905.
as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 19, 2024 and designated as Job No. 4404.10.
Affects property by location, shown.

TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

4. The Land Area of the subject property is 29,512 square feet or 0.6775 acres.

6(b). A zoning report has not been provided.

9. There are 0 parking spaces marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205981 and 20235205983. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 18, 2024	Proforma and comments	lpm

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

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DRAFTED BY: lpm

Drawing No. 4404.10

ALTA/NSPS LAND TITLE SURVEY

CHAPUT LAND SURVEYS

CLIENT
Dewberry

SITE ADDRESS
Lands along Louis Sorenson Road & Old Highway 11, Village of Sturtevant, Racine County, Wisconsin

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1185340-WA1 (PROFORMA), effective date of _____ ___, 20___ which lists the following easements and/or restrictions from schedule B-II:

25 & 30 visible evidence shown.
7, 24, 26 & 29 not survey related.
1-6, 8-11, 23, 27 & 28 intentionally deleted.

12. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 1205 recorded on February 12, 1987 in Volume 3 of CSM's, Page 523 as Document No. 1219679 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. (Affects Parcel 1) Affects property by location.

13. Utility Easement to Wisconsin Gas & Electric Company, dated February 02, 1937, recorded/filed April 19, 1937 in Volume 331 of Deeds, Page 86 as Document No. 423434.
as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10. (Affects Parcel 1) Affects property by location, shown.

14. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement of Way over private road recorded on February 26, 1963 in Volume 771, Page 292, as Document No. 748318.
as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10. (Affects Parcels 2 & 3) Affects property by location, shown.

15. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement of Way over private road recorded on April 09, 1965 in Volume 858, Page 145, as Document No. 785968.
as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10. (Affects Parcels 2 & 3)
Affects property by location, shown.

16. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded on May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010; and assessments, fees and/or charges, if any levied by said district. Affects property by location, blanket statement.

17. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Corridor Preservation Map, as recorded in Volume 2876, Page 615 as Document No. 1669177, on February 05, 1999, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcels 2 & 3)
Notice and Order Establishing Locations and Right-of-Way Widths for Future Freeways or Expressways recorded February 05, 1999 in Volume 2876, Page 621 as Document No. 1669178. Affects property by location, shown on Parcel 2, along East Frontage Road.

18. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Transportation Project Plat No: 1030-24-20-4.04, as recorded in Document No. 2240909, on January 27, 2010, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcels 2 & 3)
Modification and/or amendment by instrument: Transportation Project Plat No: 1030-24-20-4.04 Amendment No: 1 Recording Information: October 13, 2017 as Document No. 2477108 Affects property by location, shown.

19. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on May 11, 2011 as Document No. 2284061, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcels 2 & 3) Affects property by location, shown.

20. Right-of-way as contained in Trustee's Deed recorded on June 08, 2016 as Document No. 2436461.
As amended by Correction Instrument recorded on July 15, 2016 as Document No. 2439718.
As further amended by Correction Instrument recorded on June 09, 2017 as Document No. 2466787.
as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10. (Affects Parcels 2 & 3) Affects property by location, shown.

21. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, Charter Communications Operating, LLC and Wisconsin Bell, Inc. doing business as AT&T Wisconsin, a Wisconsin corporation, dated January 04, 2018, recorded/filed July 24, 2018 as Document No. 2499317.
as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10. (Affects Parcel 2) Affects property by location, shown.

22. Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: March 28, 2022
Parties: Robert E. Funk Farms, Inc. and the Village of Mount Pleasant,
Racine County, Wisconsin, a municipal corporation
Recorded: May 2, 2022
Instrument No: 2627816
as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10. (Affects Parcel 1)
Affects property by location, shown.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 16, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 2,779,722 square feet or 63.8136 acres.
6(b). A zoning report has not been provided.
9. There are 0 parking spaces marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205925, 20235205926, 20235205934, 20235205937, 20235205966 and 20235205970. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

LEGAL DESCRIPTION
PARCEL 1:
LOT TWO (2) OF CERTIFIED SURVEY MAP NO. 1205 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON FEBRUARY 12, 1987, IN VOLUME 03 OF CERTIFIED SURVEY MAPS, PAGE 523, AS DOCUMENT NO. 1219679, SAID CERTIFIED SURVEY MAP BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN. EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED AUGUST 16, 1990 IN VOLUME 2028, PAGE 902 AS DOCUMENT NO. 1318099.
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: LANDS ALONG LOUIS SORENSON ROAD, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-19-013-200

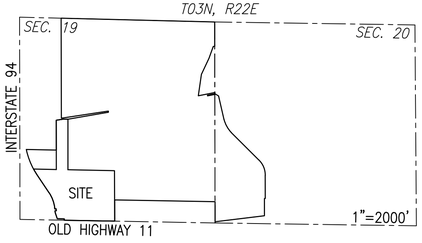
PARCEL 2:
PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST, OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A STANDARD RACINE COUNTY MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19, RUN THENCE NORTH 89°36'39" EAST ALONG THE SOUTH LINE OF SAID 1/4 SECTION 307.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE CONTINUE NORTH 89°36'40" EAST ALONG SAID SOUTH LINE 864.56 FEET TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; THENCE NORTH 1°28'58" WEST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID 1/4 SECTION 1333.99 FEET; THENCE SOUTH 89°43'20" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION, 866.14 FEET; THENCE SOUTH 1°32'57" EAST 1,335.70 FEET TO THE POINT OF BEGINNING. EXCEPTING THE PROPERTY TRANSFERRED BY THE GRANTOR TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION IN THE WARRANTY DEED DATED MAY 06, 2011 AND RECORDED IN THE OFFICE OF THE RACINE COUNTY REGISTER OF DEEDS ON MAY 11, 2011 AS DOCUMENT NO. 2284061. ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN TRUSTEE'S DEED RECORDED MAY 07, 2015 AS DOCUMENT NO. 2406791.
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: LANDS ALONG OLD HIGHWAY 11, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-19-014-100

PARCEL 3:
THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST.
SAID LAND BEING IN THE VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN.
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: LANDS ALONG OLD HIGHWAY 11, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-19-019-000

Wetlands delineated by Stantec December 2023
Racine County GIS 2010 Environmental Corridors
Racine County GIS FEMA Floodplain

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

VICINITY MAP
T03N, R22E



LEGEND
- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC MOUND VENT
- SEPTIC COVER
- SANITARY CLEANOUT OR VENT
- CURB INLET
- STORM INLET
- CATCH BASIN
- LATERAL
- UNKNOWN MANHOLE
- DRAIN TILE
- WELL
- HYDRANT
- WATER VALVE
- DOWN SPOUT
- SPRINKLER VALVE
- WATER SHUT OFF
- STANDPIPE
- WATER MANHOLE
- LIGHT POLE
- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE/VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE/VAULT
- TELEPHONE MARKER
- TRANSFORMER
- ELECTRIC METER/PEDESTAL
- ELECTRIC MANHOLE/VAULT
- CABLE TV RISER/BOX CABLE
- TV MANHOLE/VAULT
- GAS VALVE
- GAS METER
- GAS MARKER
- AIR CONDITIONING UNIT
- VENT
- UTILITY POLE
- GUY WIRE
- DUMPSTER
- HANDICAP STALL
- SPOT ELEVATION
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FO — FIBER OPTIC LINE
- T — TELEPHONE LINE
- E — E — ELECTRIC LINE
- OHW — OVERHEAD WIRES
- CATV — CABLE TELEVISION
- G — GAS MAIN
- WET — WETLANDS
- TREE LINE
- NO ACCESS
- SIGN
- MAIL BOX
- FLAG POLE
- BASKETBALL HOOP
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONIFER TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- DIRECTIONAL ARROW
- CL. =CENTERLINE
- CONC. =CONCRETE
- EL. =ELEVATION
- EXT. =EXISTING
- INV. =INVERT
- MON.=MONUMENT
- P.O.B. =POINT OF BEGINNING
- P.O.C. =POINT OF COMMENCEMENT
- R.O.W =RIGHT OF WAY
- SEC. =SECTION
- SQ. FT. =SQUARE FEET
- W/ =WITH
- (R) =RECORDED AS
- (D) =DEEDED AS

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description	
Mar 27, 2024	Proforma and comments	lpm

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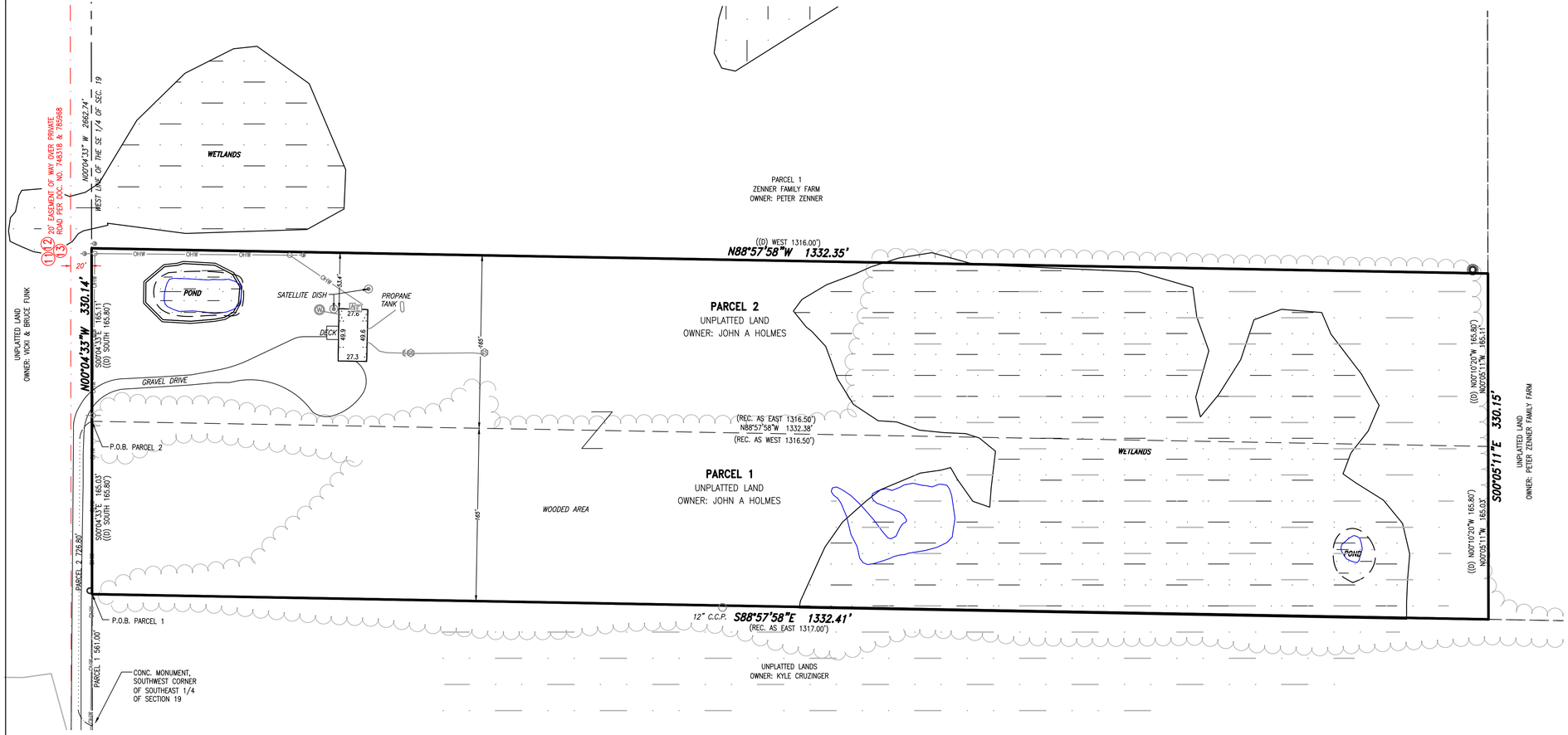
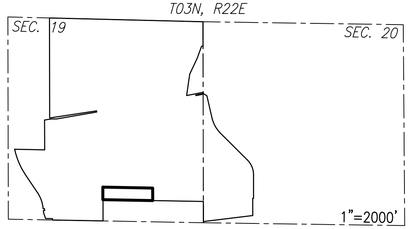
DRAFTED BY: LPM
Drawing No. 4404.10

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP



Wetlands delineated by Stantec December 2023

LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD
CURB INLET	TRANSFORMER	CROSS CUT
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT
DRAIN TILE	GAS VALVE	BENCH MARK
WELL	GAS METER	CONIFER TREE
HYDRANT	GAS MARKER	DECIDUOUS TREE
WATER VALVE	AIR CONDITIONING UNIT	BUSH
DOWN SPOUT	VENT	WETLAND SYMBOL
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW
WATER SHUT OFF	GUY WIRE	CL. =CENTERLINE
STANDPIPE	DUMPSTER	CONC. =CONCRETE
WATER MANHOLE	HANDICAP STALL	EL. =ELEVATION
LIGHT POLE	SPOT ELEVATION	EXT. =EXISTING
SANITARY SEWER	INV. =INVERT
STORM SEWER	MON.=MONUMENT
WATER MAIN	P.O.B. =POINT OF BEGINNING
FO FIBER OPTIC LINE	P.O.C. =POINT OF COMMENCEMENT
T TELEPHONE LINE	R.O.W =RIGHT OF WAY
E ELECTRIC LINE	SEC. =SECTION
OHW OVERHEAD WIRES	SQ. FT. =SQUARE FEET
CATV CABLE TELEVISION	W/ =WITH
G GAS MAIN	(R) =RECORDED AS
WET WETLANDS	(D) =DEEDED AS
TREE LINE	
NO ACCESS	

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)

1 inch = 60 ft.

CLIENT

Dewberry

SITE ADDRESS

13042 Old Highway 11, Village of Sturtevant, Racine County, Wisconsin

LEGAL DESCRIPTION

PARCEL 1:
PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGIN AT A POINT ON THE NORTH AND SOUTH 1/4 SECTION LINE 561.00 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 19; RUN THENCE EAST 1317.00 FEET; THENCE NORTH 0°10'20" WEST, 165.80 FEET; THENCE WEST 1316.50 FEET; THENCE SOUTH 165.80 FEET TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: LANDS ALONG OLD HIGHWAY 11, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-19-020-000

PARCEL 2:
PART OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE NORTH AND SOUTH 1/4 LINE 726.80 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 19; RUN THENCE EAST 1316.50 FEET; THENCE NORTH 0°10'20" WEST, 165.80 FEET; THENCE WEST 1316.00 FEET; THENCE SOUTH 165.80 FEET TO THE POINT OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, COUNTY OF RACINE AND STATE OF WISCONSIN.
FOR INFORMATIONAL PURPOSES ONLY:
PROPERTY ADDRESS: 13042 OLD HIGHWAY 11, STURTEVANT, WI 53177
TAX PARCEL NO. 151-03-22-19-021-000

BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1185350-MKE, effective date of _____ ____, 2024 which lists the following easements and/or restrictions from schedule B-II:

18, 20 & 24 visible evidence shown.
7 & 19 not survey related.
1-6, 8-10, 15-17, 21, 22 intentionally deleted.

11. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement of Way Over Private Road recorded on February 26, 1963 in Volume 771 of Records, Pages 292-295, as Document No. 748318. Affects property by location, shown.

12. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement of Way Over Private Road recorded on April 09, 1965 in Volume 858 of Records, Pages 145-149, as Document No. 785968. Affects property by location, shown.

13. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement of Way as set forth on Quit Claim Deed recorded on November 17, 1995 in Volume 2490, page 658, as Document No. 1519718. (Parcel 2) Affects property by location, shown.

14. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded on May 28, 1996 in Volume 2539, Pages 429-471 as Document No. 1540010; and assessments, fees and/or charges, if any, levied by said district. Affects property by location, blanket type.

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

4. The Land Area of Parcel 2 is 217,743 square feet or 4.9987 acres. The Land Area of Parcel 1 is 218,177 square feet or 5.0087 acres. The Net Land Area for the subject property is 435,920 square feet or 10.0074 Acres

6(b). A zoning report has not been provided.

9. There are 0 regular parking spaces and 0 handicap space marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205906, 20235205903, 20235205897 and 20235205896 However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 17, 2024

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr 18, 2024	Proforma and comments	lpm

CHAPUT LAND SURVEYS
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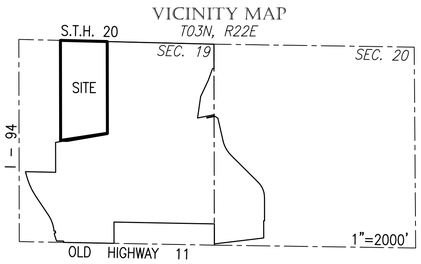
DRAFTED BY: TJS

Drawing No. 4404.10

CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY



LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD
CURB INLET	TRANSFORMER	CROSS CUT
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT
DRAIN TILE	GAS VALVE	BENCH MARK
WELL	GAS METER	CONIFER TREE
HYDRANT	GAS MARKER	DECIDUOUS TREE
WATER VALVE	AIR CONDITIONING UNIT	BUSH
DOWN SPOUT	VENT	WETLAND SYMBOL
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW
WATER SHUT OFF	GUY WIRE	CL. =CENTERLINE
STANDPIPE	DUMPSTER	CONC. =CONCRETE
WATER MANHOLE	HANDICAP STALL	EL. =ELEVATION
LIGHT POLE	SPOT ELEVATION	EXT. =EXISTING
SANITARY SEWER	INV. =INVERT
STORM SEWER	MON.=MONUMENT
WATER MAIN	P.O.B. =POINT OF BEGINNING
FIBER OPTIC LINE	P.O.C. =POINT OF COMMENCEMENT
TELEPHONE LINE	R.O.W =RIGHT OF WAY
ELECTRIC LINE	SEC. =SECTION
OVERHEAD WIRES	SQ. FT. =SQUARE FEET
CABLE TELEVISION	W/ =WITH
GAS MAIN	(R) =RECORDED AS
WETLANDS	(D) =DEEDED AS
TREE LINE	
NO ACCESS	

ENCROACHMENT TABLE

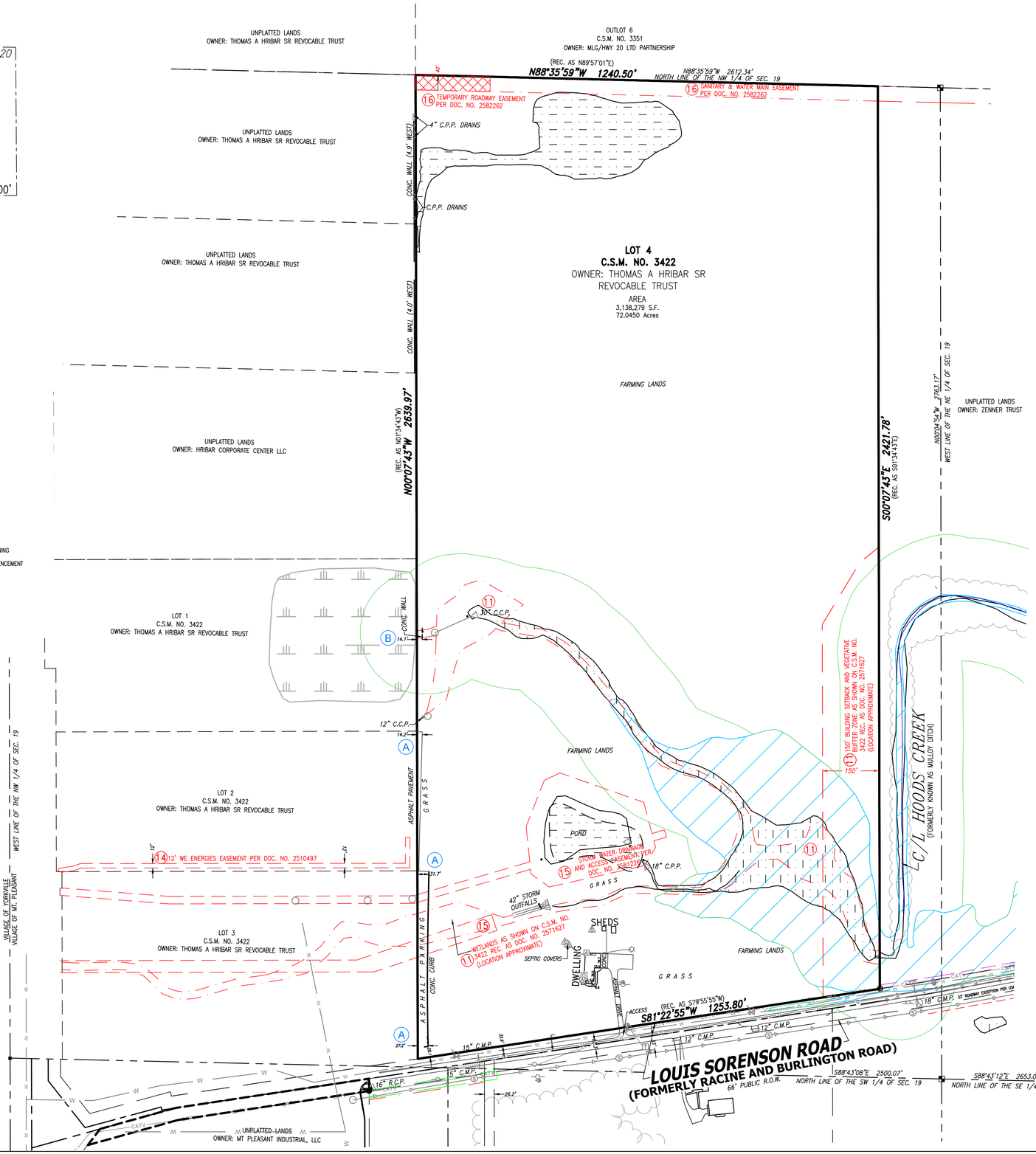
A	ASPHALT PARKING AND CONC. EXTENDS WEST OF PROPERTY LINE
B	CONC. WALL EXTENDS WEST OF PROPERTY LINE

Wetlands delineated by Stantec December 2023

Racine County GIS 2010 Environmental Corridors

Racine County GIS FEMA Floodplain

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.



CLIENT
Dewberry

SITE ADDRESS
1821 East Frontage Road, Village of Sturtevant, Racine County, Wisconsin

LEGAL DESCRIPTION
Lot 4 of Certified Survey Map No. 3422 recorded in the Office of the Register of Deeds for Racine County, Wisconsin on November 13, 2020, as document no. 2571627, said Certified Survey Map being a part of the Northwest 1/4, Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Southwest 1/4 all in Section 19, Township 3 North, Range 22 East, in the Village of Mt. Pleasant, Racine County, Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1185930-WA1, (PROFORMA), effective date of _____ ___, 20___ which lists the following easements and/or restrictions from schedule B-II:

10, 19 & 23 visible evidence shown.
7, 17, 18 & 22 not survey related.
1-6, 8, 9, 20 & 21 intentionally deleted.

11. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 3422 recorded November 13, 2020 as Document No. 2571627 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. Affects property by location, shown.
as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10.

12. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010; assessments, fees and/or charges, if any, levied by said district.
Affects property by location, blanket in nature.

13. Storm Water Management Maintenance Agreement upon the terms, conditions and provisions contained therein:
Dated: August 31, 2015
Parties: Biscayne Holding, LLC and Village of Mount Pleasant
Recorded: June 3, 2016
Instrument No: 2436103
Affidavit of Correction, recorded February 20, 2024 as Document No. 2671474. Does not affect property by location, not shown.

14. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, dated October 1, 2018, recorded/filed December 20, 2018 as Document No. 2510497.
Does not affect property by location, shown.

15. Storm Water Management Maintenance Agreement upon the terms, conditions and provisions contained therein:
Dated: February 2, 2021
Parties: Thomas Hribar and Village of Mount Pleasant
Recorded: February 12, 2021
Instrument No: 2581226
Affects property by location, shown.
as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10.

16. Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: January 25, 2021
Parties: Thomas A. Hribar Sr. Revocable Trust dated January 9, 2017 and The Village of Mount Pleasant, Racine County, Wisconsin, a municipal corporation
Recorded: February 24, 2021
Instrument No: 2582262
Affects property by location, shown.
as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10.

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 3,138,279 square feet or 72.0450 acres.
6(b). A zoning report has not been provided.
9. There are 0 regular parking spaces and 0 handicap space marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235206055 & 20235206056. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 8, 2024	Proforma and comments	lpm

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414-224-8068
www.chaputlandsurveys.com

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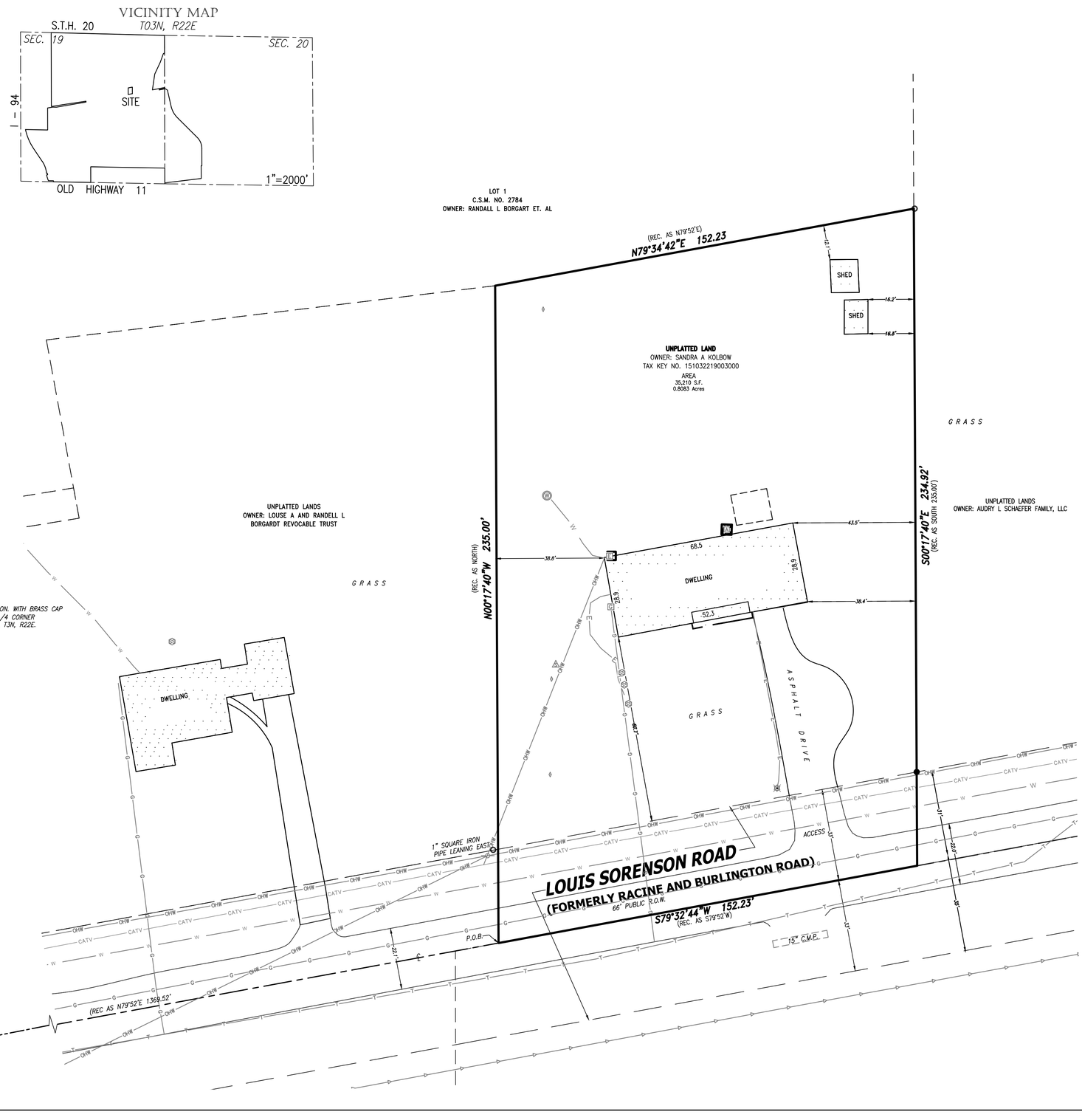
DRAFTED BY: tjs

Drawing No. 4404.10

CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY



LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC MOUND VENT
- SEPTIC COVER
- SANITARY CLEANOUT OR VENT
- CURB INLET
- STORM INLET
- CATCH BASIN
- LATERAL
- UNKNOWN MANHOLE
- DRAIN TILE
- WELL
- HYDRANT
- WATER VALVE
- DOWN SPOUT
- SPRINKLER VALVE
- WATER SHUT OFF
- STANDPIPE
- WATER MANHOLE
- LIGHT POLE
- SIGN
- MAIL BOX
- FLAG POLE
- BASKETBALL HOOP
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONIFER TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- DIRECTIONAL ARROW

- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE/VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE/VAULT
- TELEPHONE MARKER
- TRANSFORMER
- ELECTRIC METER/PEDESTAL
- ELECTRIC MANHOLE/VAULT
- CABLE TV RISER/BOX CABLE
- TV MANHOLE/VAULT
- GAS VALVE
- GAS METER
- GAS MARKER
- AIR CONDITIONING UNIT
- VENT
- UTILITY POLE
- GUY WIRE
- DUMPSTER
- HANDICAP STALL
- SPOT ELEVATION
- CL. =CENTERLINE
- CONC. =CONCRETE
- EL. =ELEVATION
- EXT. =EXISTING
- INV. =INVERT
- MON.=MONUMENT
- P.O.B. =POINT OF BEGINNING
- P.O.C. =POINT OF COMMENCEMENT
- R.O.W =RIGHT OF WAY
- SEC. =SECTION
- SQ. FT. =SQUARE FEET
- W/ =WITH
- (R) =RECORDED AS
- (D) =DEEDED AS

- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIBER OPTIC LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- CABLE TELEVISION
- GAS MAIN
- WETLANDS
- TREE LINE
- NO ACCESS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CLIENT
Dewberry

SITE ADDRESS
12600 Louis Sorenson Road, Village of Mt. Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION
That part of the South 1/2 of the Northeast 1/4 of Section 19, Township 3 North, Range 22 East, Village of Mt. Pleasant, County of Racine, State of Wisconsin, described as follows: commence at the intersection of the North and South 1/4 line of said Section 19 and the center line of the Louis Sorenson Road as now laid out; run thence North 79°52' East 1369.52 feet along the center line of said Louis Sorenson Road to the point of beginning of this description; run thence North 235.00 feet; thence North 79°52' East 152.23 feet; thence South 235.00 feet to the center of said Louis Sorenson Road; thence South 79°52' West 152.23 feet along the center of said Louis Sorenson Road to the point of beginning of this description.

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1195282-MKE, effective date of May 14, 2024 (Revision 2 May 21, 2024) which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 10, 15 & 18 visible evidence shown.

4, 6, 7, 8, 9, 12, 13, 14, 16 & 17 not survey related.

11. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded on May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010; and assessments, fees and/or charges, if any levied by said district. None due and delinquent as of Date of Policy. Affects property by location, blanket statement.

TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 35,210 square feet or 0.8083 acres.
6(b). A zoning report has not been provided.
9. There are 0 regular parking spaces and 0 handicap space marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205998 & 20235205996 However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT,
WI
LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 23, 2024	Proforma and comments	lpm
May 28, 2024	Updated title commitment	lpm

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234 W. Florida Street
Milwaukee, WI 53204
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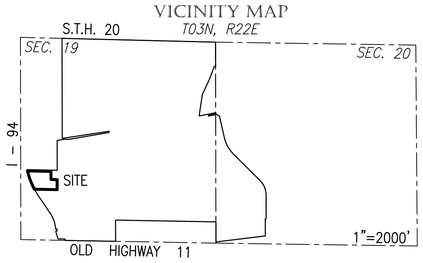
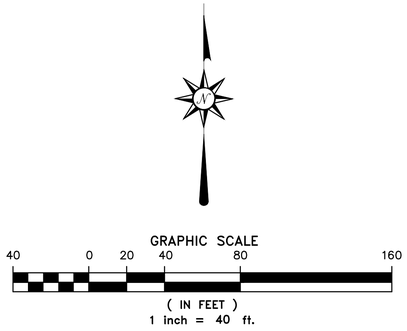
DRAFTED BY:tjs/lpm

Drawing No. 4404.10

CHAPUT LAND SURVEYS

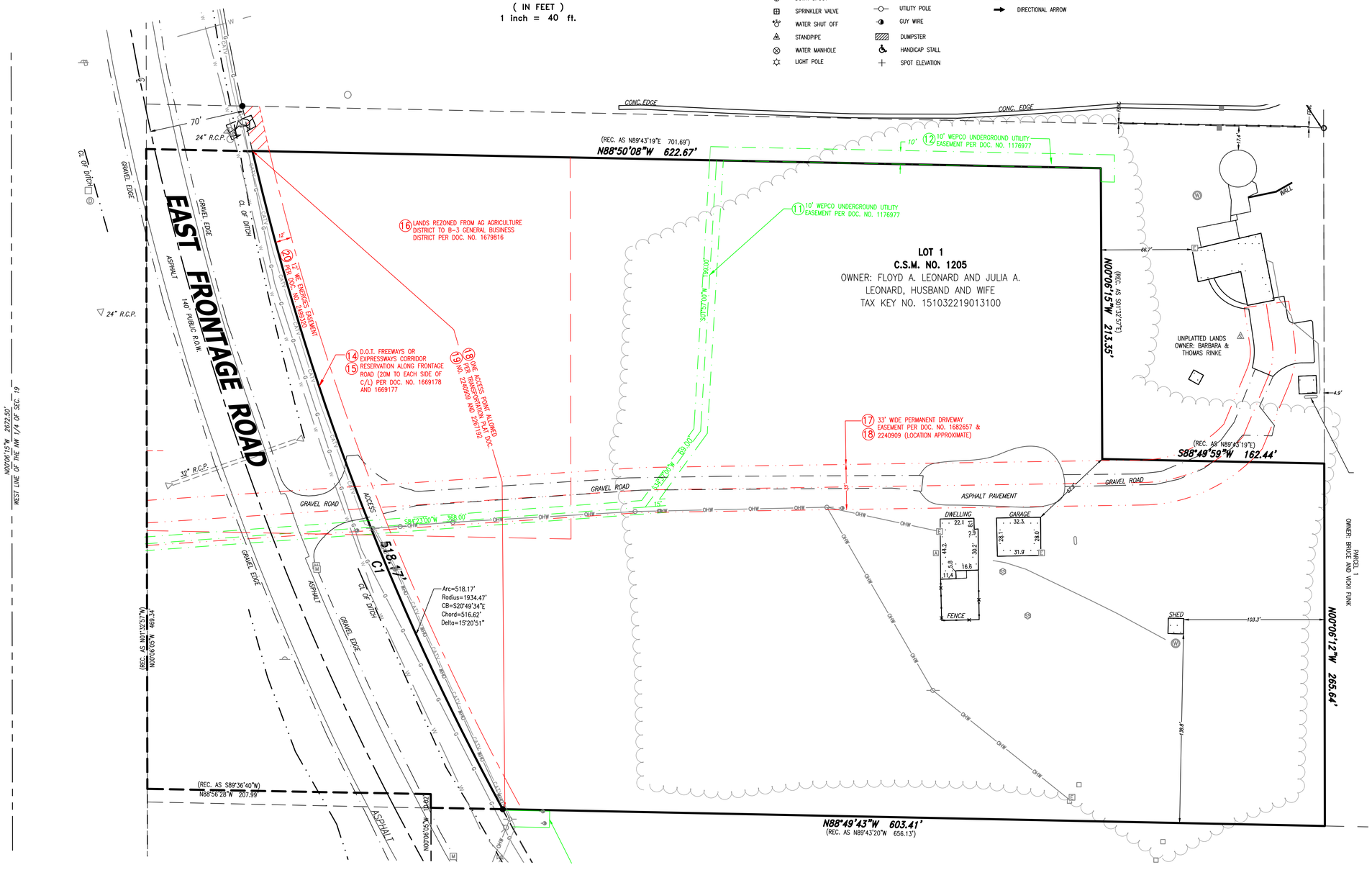
ALTA/NSPS LAND TITLE SURVEY





LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	SANITARY SEWER	CL.	=CENTERLINE
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	STORM SEWER	CONC.	=CONCRETE
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE	WATER MAIN	EL.	=ELEVATION
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	FIBER OPTIC LINE	EXT.	=EXISTING
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD	TELEPHONE LINE	INV.	=INVERT
CURB INLET	TRANSFORMER	CROSS CUT	ELECTRIC LINE	MON.	=MONUMENT
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE	OVERHEAD WIRES	P.O.B.	=POINT OF BEGINNING
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	CABLE TELEVISION	P.O.C.	=POINT OF COMMENCEMENT
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL	GAS MAIN	R.O.W	=RIGHT OF WAY
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT	WETLANDS	SEC.	=SECTION
DRAIN TILE	GAS VALVE	BENCH MARK	TREE LINE	SQ. FT.	=SQUARE FEET
WELL	GAS METER	CONIFER TREE	NO ACCESS	W/	=WITH
HYDRANT	GAS MARKER	DECIDUOUS TREE		(R)	=RECORDED AS
WATER VALVE	AIR CONDITIONING UNIT	BUSH		(D)	=DEEDED AS
DOWN SPOUT	VENT	WETLAND SYMBOL			
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW			
WATER SHUT OFF	GUY WIRE				
STANDPIPE	DUMPSTER				
WATER MANHOLE	HANDICAP STALL				
LIGHT POLE	SPOT ELEVATION				



CLIENT
Dewberry

SITE ADDRESS
2635 East Frontage Road, Village of Mt. Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION
LOT 1 OF CERTIFIED SURVEY MAP NO. 1205, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON FEBRUARY 12, 1987 IN VOLUME 3 OF CERTIFIED SURVEY MAPS, PAGE 523, AS DOCUMENT NO. 1219679 , SAID CERTIFIED SURVEY MAP BEING A PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST OF THE FOURTH PRINCIPAL MERIDIAN. SAID LAND BEING IN THE VILLAGE OF MT.PLEASANT, COUNTY OF RACINE, STATE OF WISCONSIN. EXCEPTING ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND CONVEYED IN WARRANTY DEED RECORDED NOVEMBER 04, 2010 AS DOCUMENT NO. 2267192.

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1192270-MKE, effective date of September 19, 2023 which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3 & 9 visible evidence shown.
4, 5, 6, 7, 8, 22 & 23 not survey related.

10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters as provided for or delineated on Certified Survey Map No. 1205 recorded February 12, 1987 in Volume 3, Page 523 as Document No. 1219679 referenced in the legal description contained herein. Reference is hereby made to said plat for particulars. No Easements shown.
11. Utility Easement to Wisconsin Electric Power Company, dated July 18, 1985, recorded/filed September 11, 1985 in Volume 1766, Page 752 as Document No. 1176978. Affects property by location, shown. Conveyance of Rights in Land recorded on March 11, 2013 as Document No. 2346301. General in nature. Quit Claim Deed by Utility recorded on January 25, 2018 as Document No. 2485199. General in nature.
12. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., dated March 06, 1993, recorded/filed March 30, 1993 in Volume 2236, Page 804 as Document No. 1411769. Conveyance of Rights in Land recorded on March 11, 2013 as Document Nos. 2346301 and 2346302. Quit Claim Deed by Utility recorded on January 23, 2018 as Document No. 2484979. Does not affect property by location, not shown.
13. Order adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010. Affects property by location, general in nature.
14. Project No. 1032-07-06 recorded February 05, 1999 in Volume 2876, Page 615 as Document No.1669177. Affects property by location, general in nature.
15. Notice and Order Establishing Locations and Right-of-Way Widths for Future Freeways or Expressways recorded on February 05, 1999 in Volume 2876, Page 621 as Document No. 1669178. Affects property by location, general in nature.
16. Holding Tank Agreement upon the terms, conditions and provisions contained therein:
Dated: April 06, 1999
Parties: Richard and Janice Fonk
Recorded: April 16, 1999 in Volume 2904, Page 378
Instrument No.: 1679816
Affects property by location, shown.
17. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Grant of Permanent Driveway Easement recorded on May 06, 1999 in Volume 2911, Page 805, as Document No. 1682657. Affects property by location, shown.
18. Matters as set forth in Transportation Project Plat No. 1030-24-20-4.04 recorded January 27, 2010 as Document No. 2240909. Affects property by location, shown.
19. Access restrictions as set forth in Warranty Deed recorded November 4, 2010 as Document No. 2267192 Affects property by location, shown.
20. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, Charter Communications Operating, LLC and Wisconsin Bell, Inc. doing business as AT&T Wisconsin, a Wisconsin corporation, dated December 13, 2017, recorded/filed July 24, 2018 as Document No. 2499320. Affects property by location, shown.
21. An option in favor of Dickman Land Acquisition I, LLC as contained in or disclosed by a document recorded September 08, 2023 as Document No. 2661995 of Official Records. Affects property by location, general in nature.

TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 379,444 square feet or 8.7108 acres.
6(b). A zoning report has not been provided.
9. There are 0 regular parking spaces and 0 handicap space marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205947 and 20235205945. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

TO: Microsoft Corporation, a Washington corporation
Dickman Land Acquisition I, LLC
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr 4, 2024	Comments	lpm

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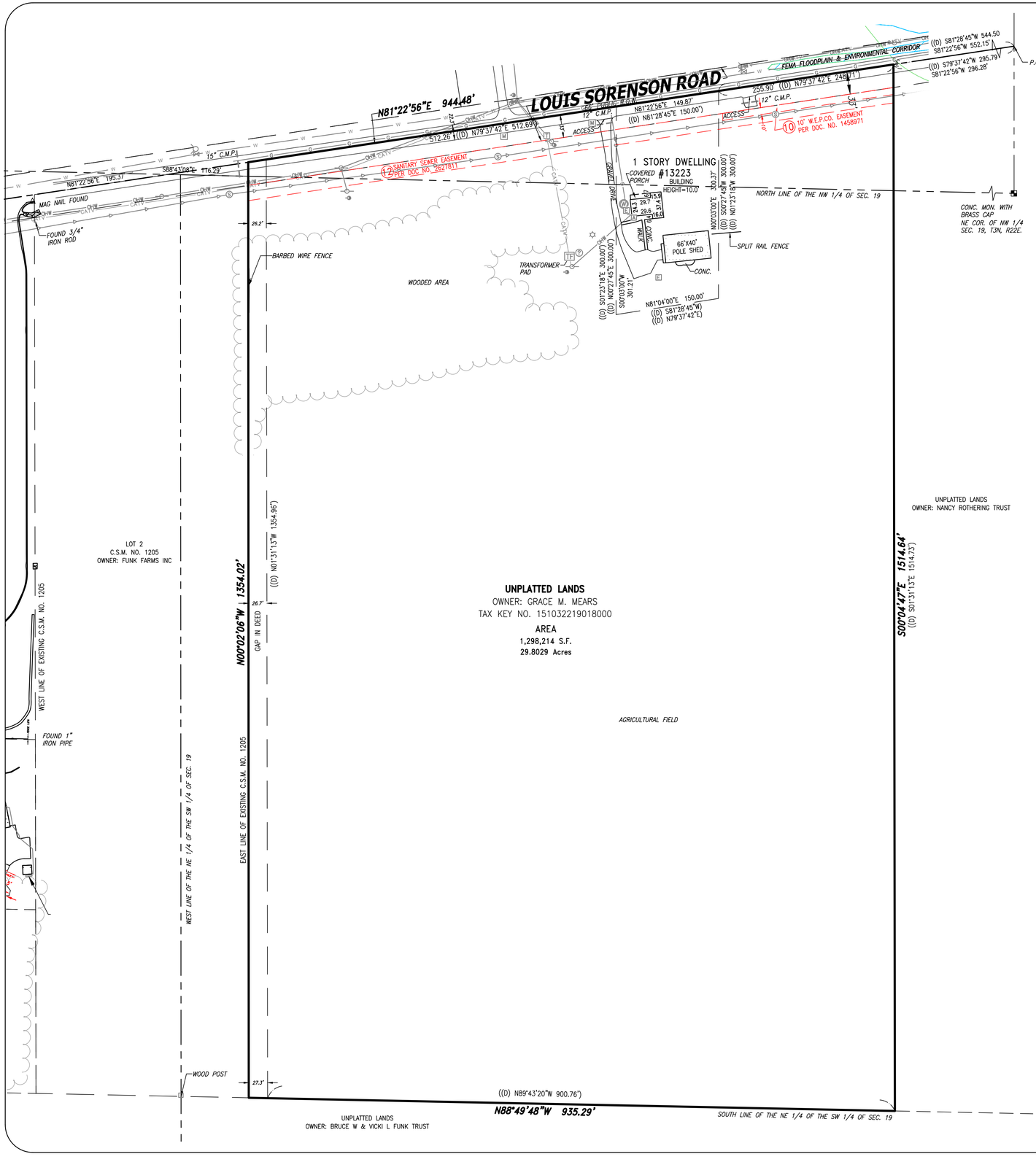
DRAFTED BY: tjs

Drawing No. 4404.10

CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY



LEGEND

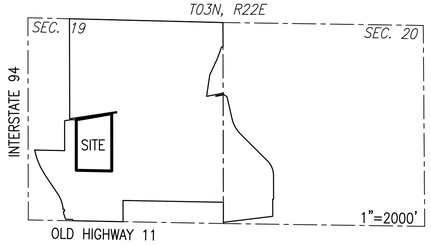
- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC MOUND VENT
- SEPTIC COVER
- SANITARY CLEANOUT OR VENT
- CURB INLET
- STORM INLET
- CATCH BASIN
- LATERAL
- UNKNOWN MANHOLE
- DRAIN TILE
- WELL
- HYDRANT
- WATER VALVE
- DOWN SPOUT
- SPRINKLER VALVE
- WATER SHUT OFF
- STANDPIPE
- WATER MANHOLE
- LIGHT POLE
- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE/VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE/VAULT
- TELEPHONE MARKER
- TRANSFORMER
- ELECTRIC METER/PEDESTAL
- ELECTRIC MANHOLE/VAULT
- CABLE TV RISER/BOX CABLE
- TV MANHOLE/VAULT
- GAS VALVE
- GAS METER
- GAS MARKER
- AIR CONDITIONING UNIT
- VENT
- UTILITY POLE
- GUY WIRE
- DUMPSTER
- HANDICAP STALL
- SPOT ELEVATION
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIBER OPTIC LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- CABLE TELEVISION
- GAS MAIN
- WETLANDS
- TREE LINE
- NO ACCESS
- SIGN
- MAIL BOX
- FLAG POLE
- BASKETBALL HOOP
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONIFER TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- DIRECTIONAL ARROW

CL. =CENTERLINE
CONC. =CONCRETE
EL. =ELEVATION
EXT. =EXISTING
INV. =INVERT
MON.=MONUMENT
P.O.B. =POINT OF BEGINNING
P.O.C. =POINT OF COMMENCEMENT
R.O.W =RIGHT OF WAY
SEC. =SECTION
SQ. FT. =SQUARE FEET
W/ =WITH
(R) =RECORDED AS
(D) =DEEDED AS

Racine County GIS 2010 Environmental Corridors

Racine County GIS FEMA Floodplain

VICINITY MAP
T03N, R22E



GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

CLIENT
Dewberry

SITE ADDRESS
13223 Louis Sorenson Road, Village of Sturtevant, Racine County, Wisconsin

LEGAL DESCRIPTION
That part of the West 1/2 of Section 19, Township 3 North, Range 22 East, described as follows: Commence at the point of intersection of the North and South 1/4 Section line of said Section 19 and the center line of the Sorenson Road, as now laid out; run thence South 81° 28' 45" West 544.50 along the center line of said Sorenson Road to the point of beginning of this description; run thence South 00° 27' 45" West 300.00 feet; thence South 81° 28' 45" West 150.00 feet parallel to the center line of said Sorenson Road; thence North 00° 27' 45" East 300.00 feet to the center line of said Sorenson Road; thence North 81° 28' 45" East 150.00 feet along the center line of said Sorenson Road to the point of beginning of this description. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.
ALSO
That part of the Southwest 1/4, and the Northwest 1/4 of Section 19, Township 3 North, Range 22 East in the Village of Mt. Pleasant, Racine County, Wisconsin, described as follows: Begin at a point on the North-South 1/4 line of said Section 19 located South 01°31'12" East 2424.35 feet from the North 1/4 corner of said Section and a point on the centerline of Louis Sorenson Road as laid out; thence South 79°37'42" West 295.79 feet along said centerline to the point of beginning of this description; run thence South 01°13'31" East 1514.73 feet to the South line of the Northeast 1/4 of the Southwest 1/4; thence South 89°43'20" West 900.76 feet along said South line; thence North 01°31'13" West 1354.96 feet to the centerline of Louis Sorenson Road as laid out; thence North 79°37'42" East 512.69 feet along said centerline; thence South 01°23'18" East 300.00 feet; thence North 79°37'42" East 150.00 feet, thence North 01°23'18" West 300.00 feet to the centerline of Louis Sorenson Road; thence North 79°37'42" East 248.71 feet along said centerline to the point of beginning.

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1185344-WA1, effective date of March 7, 2024 (Revision 2 March 14, 2024) which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 5, 9, 15, 19 & 20 visible evidence shown.

4, 6, 7, 8, 13, 14, 16 & 18 not survey related.

10. Utility Easement to Wisconsin Electric Power Company, dated March 11, 1994, recorded/filed March 18, 1994 in Volume 2355, Page 43 as Document No. 1458971. Affects property by location, shown.

11. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010. Affects property by location, blanket statement.

12. Easement Agreement Sanitary Sewer Install by and between Robert E. & Grace M. Mears and Village of Mount Pleasant, Racine County, Wisconsin, a municipal corporation recorded May 02, 2022 as Document No. 2627811. Affects property by location, shown.

TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 1,298,214 square feet or 29.8029 acres.
6(b). A zoning report has not been provided.
9. There are 0 parking spaces marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205973 and 20235205976. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 16, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr 1, 2024	Proforma and comments	lpm
May 28, 2024	Updated title commitment	lpm

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

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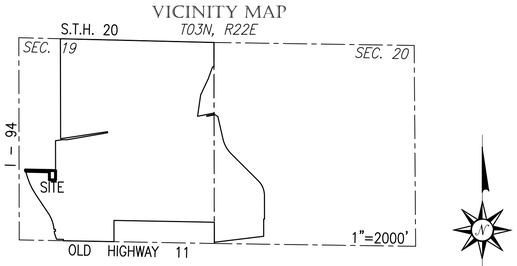
DRAFTED BY: lpm
Drawing No. 4404.10

CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY



GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

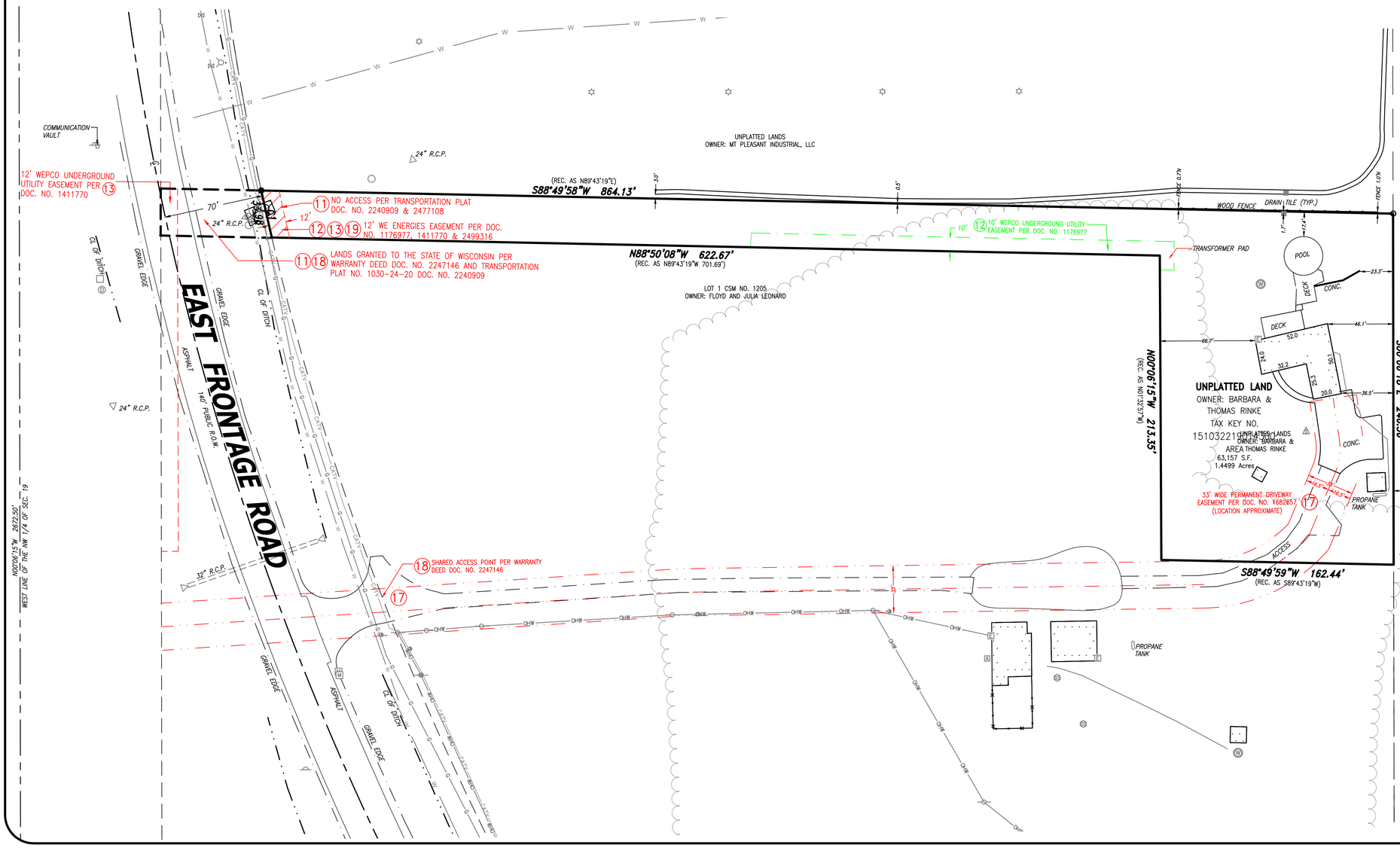
LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- SEPTIC MOUND VENT
- SEPTIC COVER
- SANITARY CLEANOUT OR VENT
- CURB INLET
- STORM INLET
- CATCH BASIN
- LATERAL
- UNKNOWN MANHOLE
- DRAIN TILE
- WELL
- HYDRANT
- WATER VALVE
- DOWN SPOUT
- SPRINKLER VALVE
- WATER SHUT OFF
- STANDPIPE
- WATER MANHOLE
- LIGHT POLE
- FIBER OPTIC MARKER
- FIBER OPTIC MANHOLE/VAULT
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE/VAULT
- TELEPHONE MARKER
- TRANSFORMER
- ELECTRIC METER/PEDESTAL
- ELECTRIC MANHOLE/VAULT
- CABLE TV RISER/BOX CABLE
- TV MANHOLE/VAULT
- GAS VALVE
- GAS METER
- GAS MARKER
- AIR CONDITIONING UNIT
- VENT
- UTILITY POLE
- GUY WIRE
- DUMPSTER
- HANDICAP STALL
- SPOT ELEVATION
- SIGN
- MAIL BOX
- FLAG POLE
- BASKETBALL HOOP
- BOLLARD
- CROSS CUT
- IRON PIPE
- IRON REBAR/ROD
- MAG NAIL
- SECTION MONUMENT
- BENCH MARK
- CONIFER TREE
- DECIDUOUS TREE
- BUSH
- WETLAND SYMBOL
- DIRECTIONAL ARROW
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- FIBER OPTIC LINE
- TELEPHONE LINE
- ELECTRIC LINE
- OVERHEAD WIRES
- CABLE TELEVISION
- GAS MAIN
- WETLANDS
- TREE LINE
- NO ACCESS

CL.	=CENTERLINE	P.O.C.	=POINT OF COMMENCEMENT
CONC.	=CONCRETE	R.O.W	=RIGHT OF WAY
EL.	=ELEVATION	SEC.	=SECTION
EXT.	=EXISTING	SQ. FT.	=SQUARE FEET
INV.	=INVERT	(R)	=RECORDED AS
MON.	=MONUMENT	(D)	=DEEDED AS
P.O.B.	=POINT OF BEGINNING		

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 63,157 square feet or 1.4499 acres.
6(b). A zoning report has not been provided.
9. There are 0 regular parking spaces and 0 handicap space marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205958 & 20235205954 However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.



CLIENT

Dewberry

SITE ADDRESS

2615 SE Frontage Road, Village of Mt. Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION

Part of the West 1/2 of the Southwest 1/4 of Section 19, Township 3 North, Range 22 East of the Fourth Principal Meridian, Village of Mount Pleasant, Racine County, Wisconsin, and more particularly described as follows: Commencing at a standard Racine County monument marking the Southwest corner of the Southwest 1/4 of Section 19, run thence North 89° 36' 39" East along the South line of said 1/4 Section, 99.02 feet to the East right-of-way line of the frontage road of I- 94 and U.S.H. 41; thence North 1° 32' 57" West along the East line of said right-of-way 1815.05 feet to the point of beginning of the following described parcel of land: thence continue North 1° 32' 57" West along said right of way line 33.01 feet; thence North 89° 43' 19" East 864.13 feet; thence South 1° 32' 57" East 246.36 feet; thence South 89° 43' 19" West 162.44 feet; thence North 1° 32' 57" West 213.35 feet; thence South 89° 43' 19" West 701.69 feet to the point of beginning. Excepting therefrom that portion of land conveyed in Warranty Deed recorded on April 12, 2010 as document no. 2247146.

BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1192268-WA1, effective date of _____ ___, 2024 which lists the following easements and/or restrictions from schedule B-II:

24 visible evidence shown.
7, 9, & 22 not survey related.
1-6, 8, 10, 20-21 intentionally deleted.

11. Matters as set forth in Transportation Project Plat No. 1030-24-20-4.04 recorded January 27, 2010 as Document No. 2240909. as affected by Transportation Project Plat No. 1030-24-20-4.04 Amendment No. 1 recorded October 13, 2017 as Document No. 2477108. Affects property by location, shown.

12. Utility Easement to Wisconsin Electric Power Company, dated July 23, 1985, recorded/filed September 11, 1985 in Volume 1766, Page 749 as Document No. 1176977. Affects property by location, shown.
as approximately shown on the ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job. No. 4404.10.

13. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc., dated March 05, 1993, recorded/filed March 30, 1993 in Volume 2236, Page 807 as Document No. 1411770. Reservation of Interest on Quit Claim Deed by Utility (Non-Fee Land Interests) recorded January 23, 2018 as Document No. 2484979. Reservation of Interest on Quit Claim Deed by Utility (Non-Fee Land Interests) recorded January 25, 2018 as Document No. 2485199. Affects property by location, shown.
as approximately shown on the ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job. No. 4404.10.

14. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010; and assessments, fees and/or charges, if any, levied by said district. None due and delinquent as of Date of Policy. Affects property by location, blanket type.

15. Project No. 1032-07-06 recorded February 05, 1999 as Document No. 1669177. Does not affect property by location, design changed.

16. Notice and Order Establishing Locations and Right-of-Way Widths for Future Freeways or Expressways recorded February 05, 1999 in Volume 2876, Page 621 as Document No. 1669178. Does not affect property by location, design changed.

17. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Grant of Permanent Driveway Easement recorded on May 06, 1999 in Volume 2911, Page 805, as Document No. 1682657. Affects property by location, shown. as approximately shown on the ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job. No. 4404.10.

18. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Access Rights disclosed on Warranty Deed recorded on April 12, 2010, as Document No. 2247146. Affects property by location, shown.

19. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, Charter Communications Operating, LLC and Wisconsin Bell, Inc. doing business as AT&T Wisconsin, a Wisconsin corporation, dated November 28, 2017, recorded/filed July 24, 2018 as Document No. 2499316. Affects property by location, shown.
as approximately shown on the ALTA/NSPS survey by Chaput Land Surveys dated January 16, 2024 and designated as Job. No. 4404.10.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 16, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 23, 2024	Proforma and comments	lpm

CHAPUT LAND SURVEYS
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DRAFTED BY: tjs

Drawing No. 4404.10

CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY

VICINITY MAP
T03N, R22E

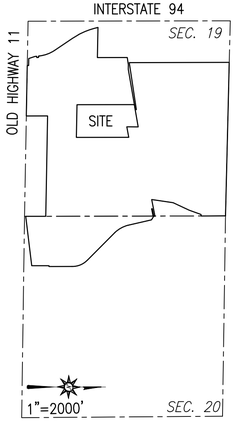

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 1,247,459 square feet or 28.6377 acres.

6(b). A zoning report has not been provided.

9. There are 0 parking spaces marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205978 and 20235205979. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1191748-MKE Revision No. 2, effective date of September 14, 2023, revised March 6, 2024, which lists the following easements and/or restrictions from schedule B-II:

1, 2, 3, 10 & 16 visible evidence shown.
4, 5, 6, 7, 8, 9, 14, 15, 17, 18 & 19 not survey related.

11. Order adding lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996, in Volume 2539, Page 429, as Document No. 1540010. Affects property by location, blanket in nature.

12. Utility Easement to Wisconsin Electric Power Company, dated May 31, 2001, recorded/filed June 19, 2001, in Volume 3201, Page 348-350, as Document No. 1777676. Affects property by location, shown.

13. Easement for the Sanitary Sewer Main and Pipelines granted to Village of Mount Pleasant, Racine County, Wisconsin, a municipal corporation by Easement Agreement Sanitary Sewer Install recorded in May 2, 2022 as Document No. 2627809. Affects property by location, shown.

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

Wetlands delineated by Stantec December 2023
Racine County GIS 2010 Environmental Corridors
Racine County GIS FEMA Floodplain

LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD
CURB INLET	TRANSFORMER	CROSS CUT
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT
DRAIN TILE	GAS VALVE	BENCH MARK
WELL	GAS METER	CONIFER TREE
HYDRANT	GAS MARKER	DECIDUOUS TREE
WATER VALVE	AIR CONDITIONING UNIT	BUSH
DOWN SPOUT	VENT	WETLAND SYMBOL
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW
WATER SHUT OFF	GUY WIRE	CL. =CENTERLINE
STANDPIPE	DUMPSTER	CONC. =CONCRETE
WATER MANHOLE	HANDICAP STALL	EL. =ELEVATION
LIGHT POLE	SPOT ELEVATION	EXT. =EXISTING
SANITARY SEWER	INV. =INVERT
STORM SEWER	MON.=MONUMENT
WATER MAIN	P.O.B. =POINT OF BEGINNING
FIBER OPTIC LINE	P.O.C. =POINT OF COMMENCEMENT
TELEPHONE LINE	R.O.W =RIGHT OF WAY
ELECTRIC LINE	SEC. =SECTION
OVERHEAD WIRES	SQ. FT. =SQUARE FEET
CABLE TELEVISION	W/ =WITH
GAS MAIN	(R) =RECORDED AS
WETLANDS	(D) =DEEDED AS
TREE LINE
NO ACCESS

CLIENT
Dewberry

SITE ADDRESS
13231 Louis Sorenson Road, Village of Mount Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION
That part of the Southwest 1/4, the Southeast 1/4, the Northeast 1/4 and the Northwest 1/4 of Section 19, Township 3 North, Range 22 East in the Village of Mt. Pleasant, Racine County, Wisconsin, described as follows: begin at a point on the North-South 1/4 line of said Section 19 located South 01°31'12" East 2424.35 feet from the North 1/4 corner of said Section and a point on the centerline of Louis Sorenson Road as laid out; run thence North 78°07'57" East 296.19 feet along said centerline; thence South 01°31'12" East 300.00 feet; thence North 78°07'57" East 250.00 feet; thence South 01°31'13" East 1376.24 feet to the South line of the Northwest 1/4 of the Southeast 1/4; thence South 89°42'42" West 537.44 feet along said South line to the North-South 1/4 line of said Section; thence South 89°43'20" West 292.32 feet along the South line of the Northeast 1/4 of the Southwest 1/4; thence North 01°31'13" West 1514.73 feet to the centerline of Louis Sorenson Road as laid out; thence North 79°37'42" East 295.79 feet along said centerline to the point of beginning.

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TO: Dickman Land Acquisition I, LLC
Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Mar 11, 2024	Updated Title and Comments	lpm

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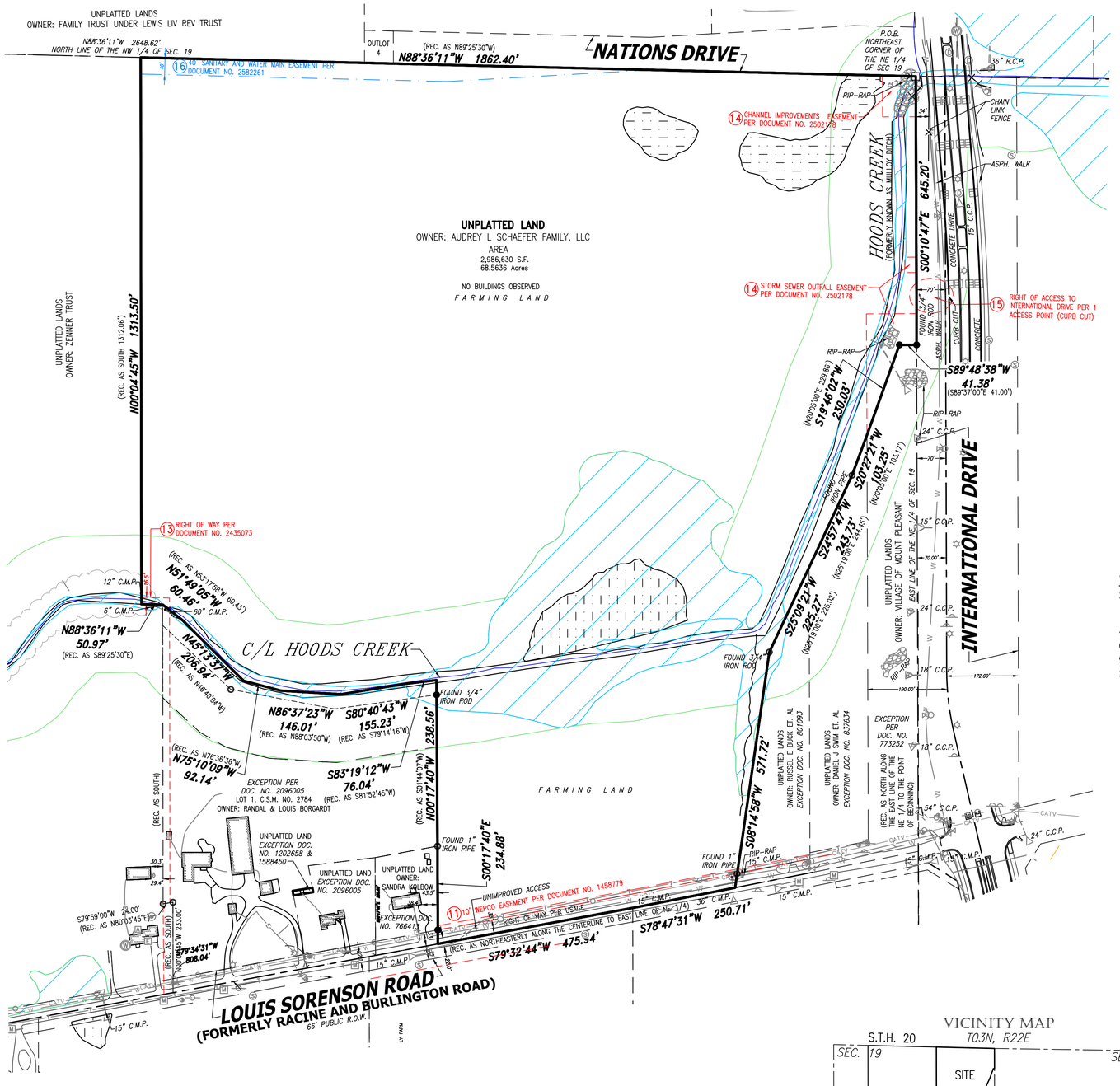
DRAFTED BY: lpm

Drawing No. 4404.10

CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY



LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE	
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD	
CURB INLET	TRANSFORMER	CROSS CUT	
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE	
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL	
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT	
DRAIN TILE	GAS VALVE	BENCH MARK	
WELL	GAS METER	CONIFER TREE	
HYDRANT	GAS MARKER	DECIDUOUS TREE	
WATER VALVE	AIR CONDITIONING UNIT	BUSH	
DOWN SPOUT	VENT	WETLAND SYMBOL	
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW	
WATER SHUT OFF	GUY WIRE	CL. =CENTERLINE	
STANDPIPE	DUMPSTER	CONC. =CONCRETE	
WATER MANHOLE	HANDICAP STALL	EL. =ELEVATION	
LIGHT POLE	SPOT ELEVATION	EXT. =EXISTING	
SANITARY SEWER		INV. =INVERT	
STORM SEWER		MON.=MONUMENT	
WATER MAIN		P.O.B. =POINT OF BEGINNING	
FIBER OPTIC LINE		P.O.C. =POINT OF COMMENCEMENT	
TELEPHONE LINE		R.O.W =RIGHT OF WAY	
ELECTRIC LINE		SEC. =SECTION	
OVERHEAD WIRES		SQ. FT. =SQUARE FEET	
CABLE TELEVISION		W/ =WITH	
GAS MAIN		(R) =RECORDED AS	
WETLANDS		(D) =DEEDED AS	
TREE LINE			
NO ACCESS			

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 2,986,630 square feet or 68.5636 acres.

6(b). A zoning report has not been provided.

9. There are 0 regular parking spaces and 0 handicap space marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235206031, 20235206028, 20235206046 and 20235206045. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

CLIENT

Dewberry

SITE ADDRESS

Lands along Louis Sorenson Road, Village of Sturtevant, Racine County, Wisconsin

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST, VILLAGE OF MOUNT PLEASANT, RACINE COUNTY, WISCONSIN, BOUNDED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4; RUN THENCE NORTH 88° 25' 30" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 TO POINT 786.22 FEET EAST FROM THE NORTH 1/4 CORNER OF SAID SECTION; THENCE SOUTH PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 1312.06 FEET; THENCE SOUTH 88° 25' 30" EAST 50.97 FEET; THENCE SOUTH PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION, 719 FEET; THENCE NORTH 80° 3' 45" EAST 24 FEET; THENCE SOUTH PARALLEL TO THE EAST AND WEST 1/4 LINE OF SAID SECTION, 233 FEET TO THE CENTER LINE OF HIGHWAY; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF HIGHWAY TO THE EAST LINE OF SAID NORTHEAST 1/4; THENCE NORTH ALONG THE EAST LINE OF SAID NORTHEAST 1/4 TO THE PLACE OF BEGINNING.
EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED MARCH 09, 1964 IN VOLUME 812, PAGE 650 AS DOCUMENT NO. 766413. ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED JULY 22, 1964 IN VOLUME 828, PAGE 508 AS DOCUMENT NO. 773252.
ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED JANUARY 18, 1966 IN VOLUME 893, PAGE 502 AS DOCUMENT NO. 801093. ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED APRIL 25, 1968 IN VOLUME 981, PAGE 143 AS DOCUMENT NO. 837834. ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN WARRANTY DEED RECORDED AUGUST 12, 1986 IN VOLUME 1815, PAGE 182 AS DOCUMENT NO. 1202658. ALSO EXCEPTING THEREFROM THAT PORTION OF LAND CONVEYED IN QUIT CLAIM DEED RECORDED JULY 29, 1997 IN VOLUME 2659, PAGE 795 AS DOCUMENT NO. 1588450.
ALSO EXCEPTING THEREFROM CERTIFIED SURVEY MAP NO. 2784 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR RACINE COUNTY, WISCONSIN ON MAY 16, 2006 IN VOLUME 8, PAGE 896 AS DOCUMENT NO. 2085293. SAID CERTIFIED SURVEY MAP CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AUGUST 02, 2006 AS DOCUMENT NO. 2096005.

BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1185346-WA1, (PROFORMA), effective date of _____ ___, 20___ which lists the following easements and/or restrictions from schedule B-II:

10, 20 & 23 visible evidence shown.
7, 18 & 19 not survey related.
1-6, 8, 9, 17, 21 & 22

11. Utility Easement to Wisconsin Electric Power Company and Wisconsin Bell, Inc. d/b/a Ameritech, dated March 16, 1994, recorded/filed March 17, 1994 in Volume 2354, Page 550 as Document No. 1458779. as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 19, 2024 and designated as Job No. 4404.10.
Affects property by location, shown.
12. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010; and assessments, fees and/or charges, if any, levied by said district.
Affects property by location, blanket statement.
13. Covenants, Conditions and Restrictions as set forth in Quit Claim Deed recorded on May 20, 2016 as Document No. 2435073, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 19, 2024 and designated as Job No. 4404.10.
Affects property by location, shown.
14. Easement for construct and maintain channel improvements and storm sewer outfall granted to Village of Mount Pleasant by Permanent Limited Easement recorded in August 29, 2018 as Document No. 2502178. as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 19, 2024 and designated as Job No. 4404.10.
Affects property by location, shown.
15. Access Restrictions as set forth in Warranty Deed recorded August 29, 2018 as Document No. 2502231.
Affects property by location, shown.
16. Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: January 18, 2021
Parties: Audrey L Schaefer Family LLC and Village of Mount Pleasant,
Racine County, Wisconsin, a municipal corporation
Recorded: February 24, 2021
Instrument No.: 2582261
as approximately shown on ALTA/NSPS survey by Chaput Land Surveys dated January 19, 2024 and designated as Job No. 4404.10.
Affects property by location, shown.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

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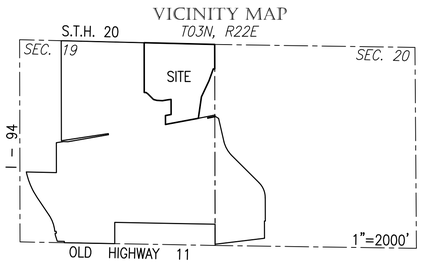
Date of Map: January 19, 2024

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461



Wetlands delineated by Stantec December 2023
Racine County GIS 2010 Environmental Corridors
Racine County GIS FEMA Floodplain

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.

Date	Revision description	
Apr. 10, 2024	Proforma and comments	lpm

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DRAFTED BY: TJS/LPM

Drawing No. 4404.10

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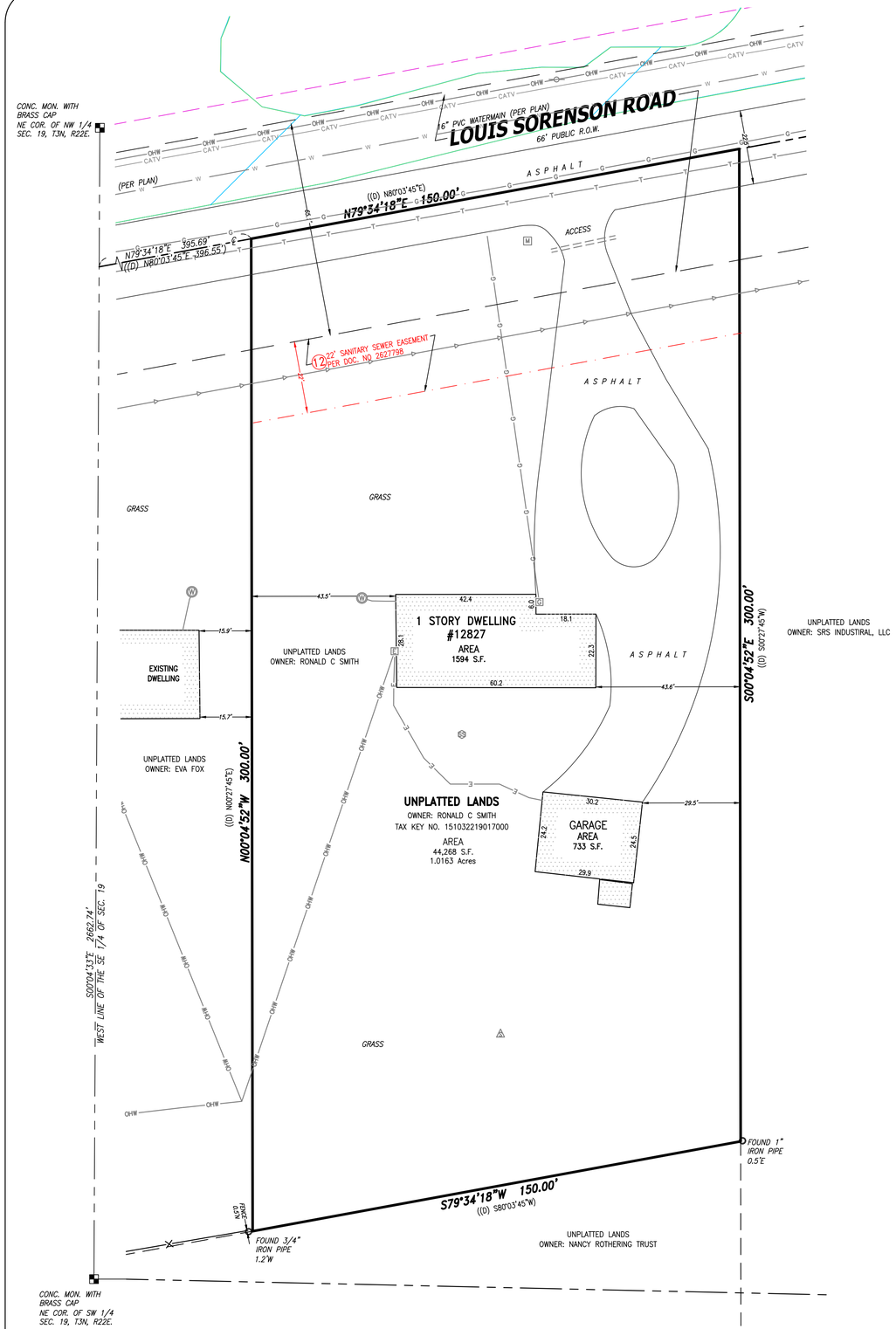
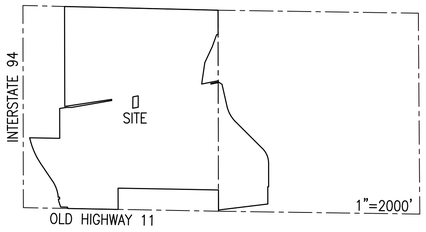


VICINITY MAP



LEGEND

SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN	
STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX	
SEPTIC MOUND VENT		TELEPHONE PEDESTAL		FLAG POLE	
SEPTIC COVER		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP	
SANITARY CLEANOUT OR VENT		TELEPHONE MARKER		BOLLARD	
CURB INLET		TRANSFORMER		CROSS CUT	
STORM INLET		ELECTRIC METER/PEDESTAL		IRON PIPE	
CATCH BASIN		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD	
LATERAL		CABLE TV RISER/BOX CABLE		MAG NAIL	
UNKNOWN MANHOLE		TV MANHOLE/VAULT		SECTION MONUMENT	
DRAIN TILE		GAS VALVE		BENCH MARK	
WELL		GAS METER		CONIFER TREE	
HYDRANT		GAS MARKER		DECIDUOUS TREE	
WATER VALVE		AIR CONDITIONING UNIT		BUSH	
DOWN SPOUT		VENT		WETLAND SYMBOL	
SPRINKLER VALVE		UTILITY POLE		DIRECTIONAL ARROW	
WATER SHUT OFF		GUY WIRE		CL. =CENTERLINE	
STANDPIPE		DUMPSTER		CONC. =CONCRETE	
WATER MANHOLE		HANDICAP STALL		EL. =ELEVATION	
LIGHT POLE		SPOT ELEVATION		EXT. =EXISTING	
SANITARY SEWER				INV. =INVERT	
STORM SEWER				MON.=MONUMENT	
WATER MAIN				P.O.B. =POINT OF BEGINNING	
FIBER OPTIC LINE				P.O.C. =POINT OF COMMENCEMENT	
TELEPHONE LINE				R.O.W =RIGHT OF WAY	
ELECTRIC LINE				SEC. =SECTION	
OVERHEAD WIRES				SQ. FT. =SQUARE FEET	
CABLE TELEVISION				W/ =WITH	
GAS MAIN				(R) =RECORDED AS	
WETLANDS				(D) =DEEDED AS	
TREE LINE					
NO ACCESS					

Wetlands delineated by Stantec December 2023

Racine County GIS 2010 Environmental Corridors

Racine County GIS FEMA Floodplain

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

ALTA/NSPS LAND TITLE SURVEY

CLIENT
Dewberry

SITE ADDRESS
12827 Louis Sorenson Road, Village of Mount Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION
That part of the East 1/2 of Section 19, Township 3 North, Range 22 East, Village of Mt. Pleasant, Racine County, Wisconsin, described as follows: commence at the point of intersection of the North and South quarter-line of said Section 19 and the centerline of the Louis Sorenson Road as now laid out; run thence North 80°03'45" East, 396.55 feet along said centerline to the point of beginning of this description; run thence North 80°03'45" East 150.00 feet along said centerline; thence South 00°27'45" West 300.00 feet along the existing fence line; thence South 80°03'45" West 150.00 feet; thence North 00°27'45" East 300.00 feet to the point of beginning of the description.

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1195862-WA1 (PROFORMA), effective date of _____ ___, 20___ which lists the following easements and/or restrictions from schedule B-II:

21 visible evidence shown.
9 not survey related.
1-6, 8, 10, 13-18 intentionally deleted.

11. Order Adding Lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded May 28, 1996 in Volume 2539, Page 429 as Document No. 1540010. Affects property by location, blanket statement.

12. Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: March 28, 2022
Parties: Ronald C. Smith and the Village of Mount Pleasant, Racine County, Wisconsin, a municipal corporation
Recorded: May 2, 2022
Instrument No: 2627798
As amended by Affidavit of Correction recorded May 25, 2022 as Document No. 2629904.
Affects property by location, shown.

TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

4. The Land Area of the subject property is 44,268 square feet or 1.0163 acres.

6(b). A zoning report has not been provided.

9. There are 0 parking spaces marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205986 and 20235205988. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 10, 2024	Proforma and comments	lpm

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Milwaukee, WI 53204
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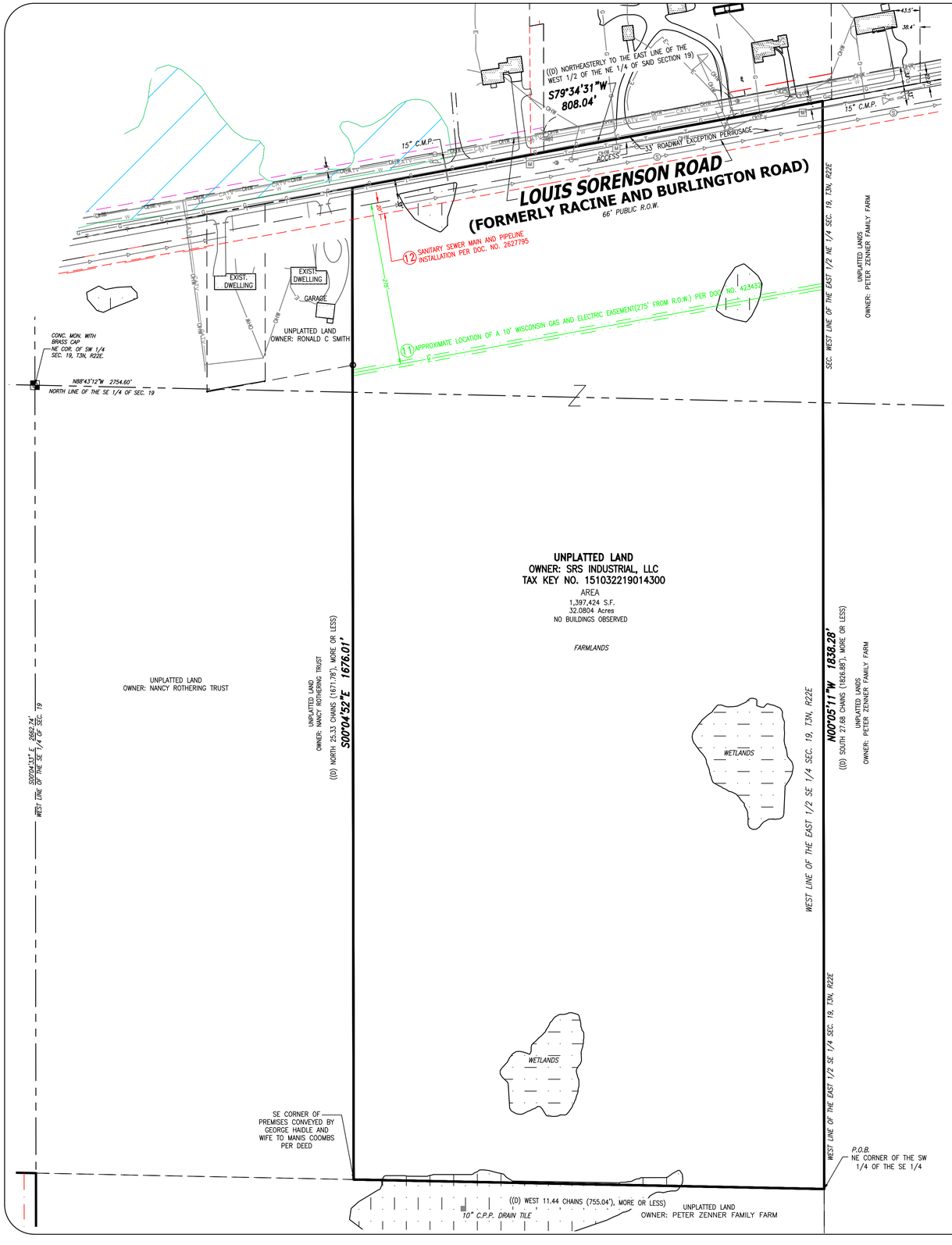
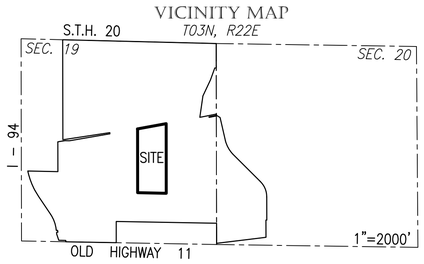
DRAFTED BY: lpm

Drawing No. 4404.10

CHAPUT LAND SURVEYS

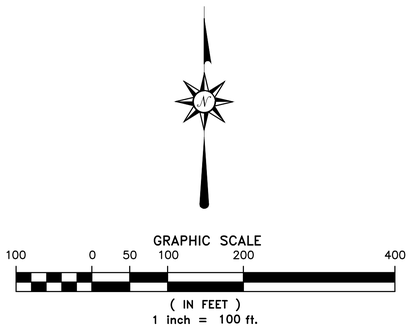


VICINITY MAP



LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD
CURB INLET	TRANSFORMER	CROSS CUT
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT
DRAIN TILE	GAS VALVE	BENCH MARK
WELL	GAS METER	CONIFER TREE
HYDRANT	GAS MARKER	DECIDUOUS TREE
WATER VALVE	AIR CONDITIONING UNIT	BUSH
DOWN SPOUT	VENT	WETLAND SYMBOL
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW
WATER SHUT OFF	GUY WIRE	CL. =CENTERLINE
STANDPIPE	DUMPSTER	CONC. =CONCRETE
WATER MANHOLE	HANDICAP STALL	EL. =ELEVATION
LIGHT POLE	SPOT ELEVATION	EXT. =EXISTING
	SANITARY SEWER	INV. =INVERT
	STORM SEWER	MON.=MONUMENT
	WATER MAIN	P.O.B. =POINT OF BEGINNING
	FIBER OPTIC LINE	P.O.C. =POINT OF COMMENCEMENT
	TELEPHONE LINE	R.O.W =RIGHT OF WAY
	ELECTRIC LINE	SEC. =SECTION
	OVERHEAD WIRES	SQ. FT. =SQUARE FEET
	CABLE TELEVISION	W/ =WITH
	GAS MAIN	(R) =RECORDED AS
	WETLANDS	(D) =DEEDED AS
	TREE LINE	
	NO ACCESS	



ALTA/NSPS LAND TITLE SURVEY

CLIENT
Dewberry

SITE ADDRESS
12721 Louis Sorenson Road, Village of Mount Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION
That part of the East 1/2 of Section 19, Township 3 North, Range 22 East, bounded as follows: Begin at the Northeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 19; run thence West 11.44 chains (755.04), more or less, to the Southeast corner of premises conveyed by George Haidle and wife to Manis Coombs by deed recorded in the Office of the Register of Deeds for Racine County, Wisconsin, in Volume 67 of Deeds, Page 110; thence North 25.33 chains (1671.78 feet), more or less, to the center line of the highway called Burlington Road; thence Northeasterly along said center line of said highway to the East line of the West 1/2 of the Northeast 1/4 of said Section 19; thence South 27.68 chains (1826.88 feet), more or less to the place of beginning. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin.

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1195865-WA1 (PROFORMA), effective date of _____ ___, 20___ which lists the following easements and/or restrictions from schedule B-II:

16 & 19 visible evidence shown.
7, 9, 13, 14, 15 not survey related.
1-6, 8, 10, 17 & 18 intentionally deleted.

11. Utility Easement to Wisconsin Gas & Electric Company, dated March 09, 1937, recorded/filed recorded April 19, 1937, in Volume 331, Page as Document No. 423432. Affects property by location, shown.

12. Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: March 28, 2022
Parties: SRS Industrial, LLC and the Village of Mount Pleasant, Racine County, Wisconsin, a municipal corporation
Recorded: May 02, 2022
Instrument No.: 2627795
Affects property by location, shown.

TABLE "A" ITEMS
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 1,397,424 square feet or 32.0804 acres.
6(b). A zoning report has not been provided.
9. There are 0 regular parking spaces and 0 handicap space marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205995 & 20235205991. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 19, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

CHAPUT LAND SURVEYS

Date	Revision description	
Mar 27, 2024	Proforma and comments	lpm

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DRAFTED BY: tjs
Drawing No. 4404.10

CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY

LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	SANITARY SEWER
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	STORM SEWER
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE	WATER MAIN
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	FIBER OPTIC LINE
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD	TELEPHONE LINE
CURB INLET	TRANSFORMER	CROSS CUT	ELECTRIC LINE
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE	OVERHEAD WIRES
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	CABLE TELEVISION
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL	GAS MAIN
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT	WETLANDS
DRAIN TILE	GAS VALVE	BENCH MARK	TREE LINE
WELL	GAS METER	CONIFER TREE	NO ACCESS
HYDRANT	GAS MARKER	DECIDUOUS TREE	
WATER VALVE	AIR CONDITIONING UNIT	BUSH	
DOWN SPOUT	VENT	WETLAND SYMBOL	
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW	
WATER SHUT OFF	GUY WIRE		
STANDPIPE	DUMPSTER		
WATER MANHOLE	HANDICAP STALL		
LIGHT POLE	SPOT ELEVATION		

CL.	=CENTERLINE	P.O.B.	=POINT OF BEGINNING
CONC.	=CONCRETE	P.O.C.	=POINT OF COMMENCEMENT
EL.	=ELEVATION	R.O.W	=RIGHT OF WAY
EXT.	=EXISTING	SEC.	=SECTION
INV.	=INVERT	SQ. FT.	=SQUARE FEET
MON.	=MONUMENT	W/	=WITH
		(R)	=RECORDED AS
		(D)	=DEEDED AS

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1190681-WA1, effective date of _____ ___, 2024 which lists the following easements and/or restrictions from schedule B-II:

15, 19, 24, 27 & 31 visible evidence shown.
7, 13, 25 & 26 not survey related.
1-6, 8-12, 14, 23, 28 & 29 intentionally deleted

16. Utility Easement to Wisconsin Gas & Electric Company, dated January 14, 1937, recorded/filed April 19, 1937 in Volume 331 of Deeds, Page 81 as Document No. 423429 Affects parcel 3 & 4 by location, unable to plot.

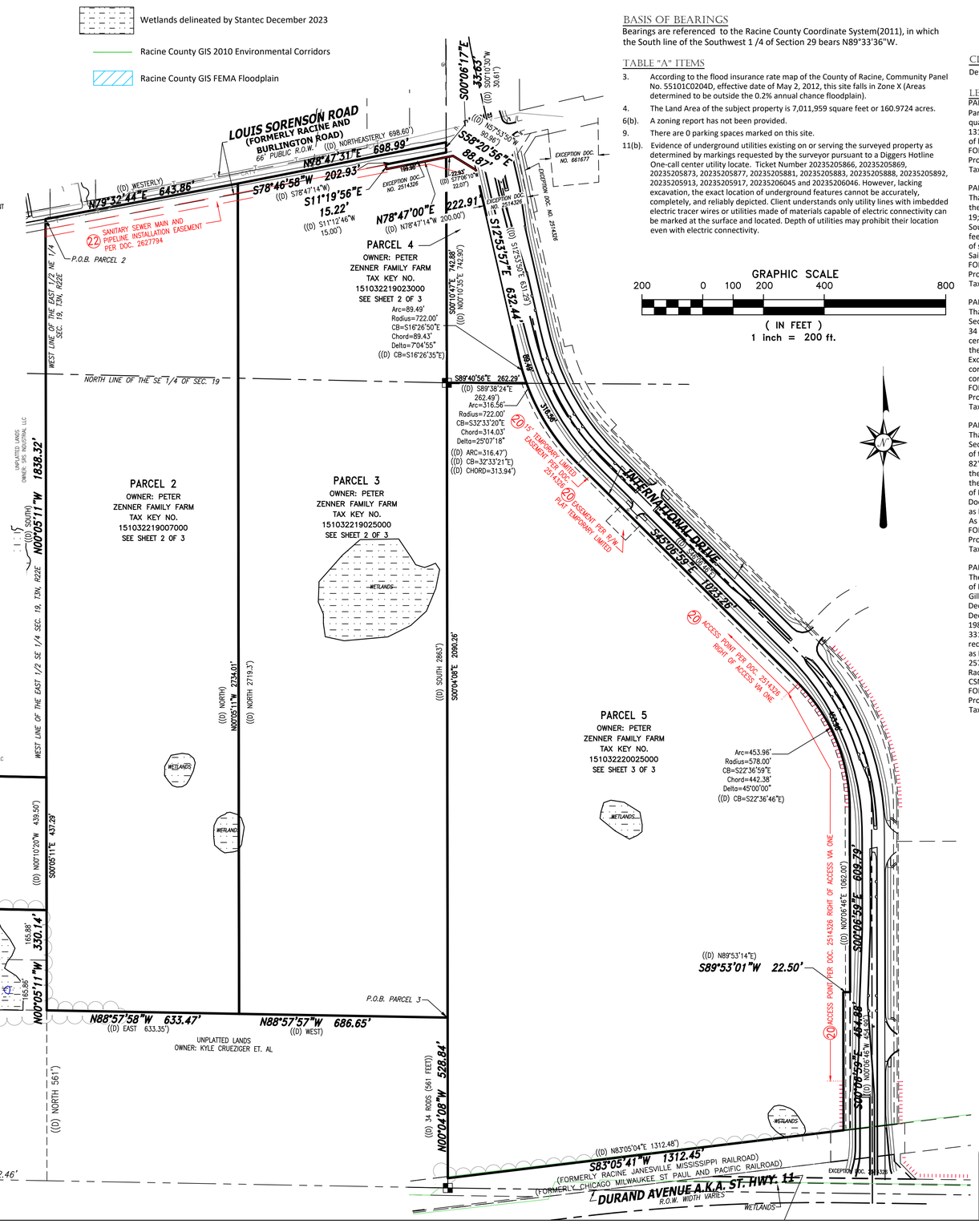
17. Terms, conditions, restrictions and provisions relating to the use and maintenance of the Easement of Way over Private Road recorded on February 26, 1963 in Volume 771 of Records, Pages 292-295, as Document No. 748318 Affects parcel 1 by location, shown.

18. Limitations imposed upon ingress to and egress from the above described premises to Dover/Yorkville Town Line to STH 31, State Trunk Highway (STH) 11 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declarationby the State Highway Commission of Wisconsin, Recorded: March 22, 1994 Volume 2355 of records, Page 935, Document No. 1459321 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues. Authorization for Access to or Across a Controlled-Access Highway recorded July 15, 2004 as Document No. 1983007 Affects parcel 5 by location, blanket statement.

20. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on August 21, 2018 as Document No. 2501539, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). As amended by Correction Instrument recorded February 21, 2019 as Document No. 2514326. As further corrected by Correction Instrument recorded December 08, 2020 as Document No.2574242. Modification and/or amendment by instrument: Modification of Access Restriction Recording Information: May 26, 2021 as Document No. 2593052 Affects parcels 3, 4 & 5 by location, shown.

21. Memorandum of Development Agreement upon the terms, conditions and provisions contained therein:
Dated: May 24, 2021
Parties: Village of Mount Pleasant, Wisconsin and Ashley Ventures, LLC
Recorded: May 26, 2021
Instrument No.: 2593055 Affects parcel 5 by location, blanket type.

22. Easement Agreement Sanitary Sewer Install Agreement upon the terms, conditions and provisions contained therein:
Dated: March 04, 2022
Parties: Peter Zenner Family Farm, LLC and the Village of Mount Pleasant,
Racine County, Wisconsin, a municipal corporation
Recorded: May 02, 2022
Instrument No.: 2627794 Affects parcels 2, 3 & 4 by location, shown.



BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TABLE "A" ITEMS

3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 7,011,959 square feet or 160.9724 acres.
6(b). A zoning report has not been provided.
9. There are 0 parking spaces marked on this site.
11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235205866, 20235205869, 20235205873, 20235205877, 20235205881, 20235205883, 20235205888, 20235205892, 20235205913, 20235205917, 20235206045 and 20235206046. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

CLIENT	SITE ADDRESS
Dewberry	12123 Louis Sorenson Road, Village of Mount Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION

PARCEL 1:
Part of the Southeast 1/4 of Section 19, Township 3 North, Range 22 East. Begin at a point on the North and South quarter line 892.60 feet North of the Southwest corner of said Southeast quarter Section of Section 19; run thence East 1316.00 feet; thence North 0°10'20" West 439.50 feet, thence West 1315.00 feet; thence South 440.45 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, Racine County, Wisconsin.
FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 12123 Louis Sorensen Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-19-022-000

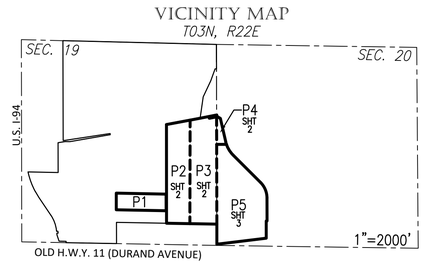
PARCEL 2:
That part of the East 1/2 of Section 19, Township 3 North, Range 22 East, bounded as follows: begin at the intersection of the center line of the Racine and Burlington Road and the West line of the East 1/2 of the Northeast 1/4 of said Section 19; run thence South along the West line of the East 1/2 of the Northeast 1/4 and the West line of the East 1/2 of the Southeast 1/4 of said Section to a point 561 feet due North from the South line of said Section 19; thence East 633.35 feet; more or less, to a point that is 686.65 feet West of the East line of said Section; thence North parallel to the East line of said Section to the center of highway; thence westerly along the center line of said highway to the place of beginning. Said land being in the Village of Mt. Pleasant, Racine County, Wisconsin.
FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 12123 Louis Sorensen Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-19-007-000

PARCEL 3:
That certain piece or parcel of land situated, lying and being, known and described as all that part of the East 1/2 of Section 19, Township 3 North, Range 22 East, bounded as follows: to-wit: begin at a point on the East line of said Section, 34 rods (561 feet) North of the South line of said Section; run thence West 686.65 feet; thence North 2719.3 feet, to the center of the highway; thence northeasterly along the center line of said highway 698.6 feet; thence South 2,863 feet to the point of beginning said land. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin. Excepting therefrom that portion of land conveyed in instrument recorded August 21, 2018 as Document No. 2501539, as corrected by correction instrument recorded February 21, 2019 as Document No. 2514326. as further corrected by correction instrument recorded December 08, 2020 as Document No. 2574242.
FOR INFORMATIONAL PURPOSES ONLY:
Property Address: Lands along Louis Sorenson Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-19-025-000

PARCEL 4:
That certain piece or parcel of land lying and being, known as that part of the west 55 acres of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East, Village of Mt. Pleasant, Racine County, Wisconsin, lying South or Southerly of the center of the public highway. Excepting therefrom: begin at a point in the centerline of Louis Sorenson Road North 82°38' East 341.15 feet from the West line of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East; run thence North 82°38' East 169.72 feet; thence South 00°10'30" West 30.61 feet; thence South 04°52' West 215.10 feet; thence West 150.18 feet; thence North 00°10'30" East 223.04 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, Racine County, Wisconsin, as set forth in instrument recorded May 10, 1957, in Volume 608, Page 324, as Document No. 661677. Also excepting therefrom that portion of land conveyed in instrument recorded August 21, 2018 as Document No. 2501539, as corrected by correction instrument recorded February 21, 2019 as Document No. 2514326. As further corrected by correction instrument recorded December 08, 2020 as Document No. 2574242.
FOR INFORMATIONAL PURPOSES:
Property Address: 12123 Louis Sorenson Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-20-023-000

PARCEL 5:
The Southwest Quarter (SW 1/4) of Section Twenty (20), Township Three (3) North, Range Twenty-Two (22) East, Village of Mt. Pleasant, Racine County, Wisconsin, excepting therefrom a strip of land six (6) rods in width, conveyed by William Gilber and wife to the Racine, Janesville and Mississippi Railroad Company, on the 2nd day of May, 1853, by Warranty Deed, which said deed is recorded in the Office of the Register of Deeds for Racine County, Wisconsin, in Volume 27 of Deeds, on Page 480. Excepting therefrom lands conveyed for highway purposes in instrument recorded December 14, 1983, in Volume 1698, Page 941, as Document No. 1138667 and in instrument recorded December 7, 2001, in Volume 3314, Page 359, as Document No. 1803653. Further excepting therefrom that portion of land conveyed in instrument recorded August 21, 2018 as Document No. 2501539, as corrected by correction instrument recorded February 21, 2019 as Document No. 2514326. As further corrected by correction instrument recorded December 08, 2020 as Document No. 2574242. Further excepting therefrom Certified Survey Map No. 3446 recorded in the Office of the Register of Deeds for Racine County, Wisconsin on May 21, 2021, as Document No. 2592579, wherein Lot 1 is now known as Lots 1 and 2 of CSM 3504.
FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 12123 Louis Sorensen Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-20-025-000

VICINITY MAP
T03N, R22E



TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 17, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 8, 2024	Proforma and comments	lpm

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CHAPUT LAND SURVEYS

ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

WETLANDS DELINEATED BY STANTEC DECEMBER 2023

CLIENT
Dewberry

SITE ADDRESS
12123 Louis Sorenson Road, Village of Mount Pleasant, Racine County, Wisconsin

CHAPUT LAND SURVEYS

LOUIS SORENSON ROAD
(FORMERLY RACINE AND BURLINGTON ROAD)
66' PUBLIC R.O.W.

((D) NORTHEASTERLY 698.60')
N78°47'31"E 698.99'
((D) WESTERLY)
N79°32'44"E 643.86'
S78°46'58"W 202.93'
((D) S78°47'14"W)
199.98'
S11°19'56"E 15.22'
((D) S11°12'46"W 15.00')
N78°47'00"E 222.91'
((D) N78°47'14"W 200.00')
22.93'
((D) S77°06'10"W 22.07')
S00°06'17"E 33.63'
((D) S00°10'30"W 30.61')
S58°20'30"E 88.67'
((D) S57°53'50"E 87.00')

54" C.M.P.
15" C.M.P.
36" C.M.P.
15" C.M.P. ACCESS
ACCESS 15" C.M.P.
ASPHALT
P.O.B. PARCEL 2
22 SANITARY SEWER MAIN AND PIPELINE INSTALLATION EASEMENT PER DOC. 2514326
20 N78°47'00"E 222.91'

INTERNATIONAL DRIVE
154.5' PUBLIC R.O.W.
((D) S12°53'50"E 631.29')
S12°53'57"E 632.44'
15" C.C.P.
36" C.C.P.
UNPLATTED LANDS

EAST LINE OF THE NE 1/4 OF SEC. 19
S00°10'47"E 742.88'
((D) N00°10'35"E 751.18')

PARCEL 4
OWNER: PETER ZENNER FAMILY FARM
TAX KEY NO. 151032219023000

Arc=89.49'
Radius=722.00'
CB=S16°26'50"E
Chord=89.43'
Delta=7°04'55"
((D) CB=S16°26'35"E)

CONC. MON. WITH BRASS CAP
SE CORNER OF NE 1/4
SEC. 19, T3N, R22E.

PARCEL 4 SEE SHEET 2
((D) 262.49')
S89°40'56"E 262.29'
PARCEL 5 SEE SHEET 3
((D) S89°38'24"E 262.49')

Arc=316.56'
Radius=722.00'
CB=S32°33'20"E
Chord=314.03'
Delta=25°07'18"
((D) ARC=316.47')
((D) CB=32°33'21"E)
((D) CHORD=313.94')

20 15' TEMPORARY LIMITED EASEMENT PER DOC. 2514326

EAST LINE OF PARCEL 3, SEE SHEET 2
((D) SOUTH 2863')
S00°04'08"E 2090.26'
EAST LINE OF THE SE 1/4 OF SEC. 19

NORTH LINE OF THE SE 1/4 OF SEC. 19

SEC. WEST LINE OF THE EAST 1/2 NE 1/4 SEC. 19, T3N, R22E
((D) SOUTH)
N00°05'11"W 1838.32'

PARCEL 2
OWNER: PETER ZENNER FAMILY FARM
TAX KEY NO. 151032219007000

PARCEL 3
OWNER: PETER ZENNER FAMILY FARM
TAX KEY NO. 151032219025000

WETLANDS

((D) NORTH)
N00°05'11"W 2734.01'
((D) NORTH 2719.3')

WEST LINE OF THE EAST 1/2 SE 1/4 SEC. 19, T3N, R22E

PARCEL 1
SEE SHEET 1
((D) N00°10'20"W 439.50')
S00°05'11"E 437.29'

WETLANDS
330.14'
((D) N00°10'20"W 165.80')
N00°05'11"W
((D) SOUTH)

N88°57'58"W 633.47'
((D) EAST 633.35')

UNPLATTED LANDS
OWNER: KYLE CRUEZIGER ET. AL

N88°57'57"W 686.65'
((D) WEST)

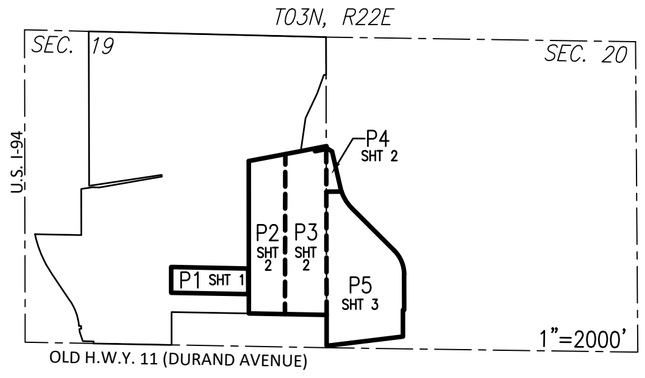
((D) 34 RODS (561 FEET))

CONC. MON. WITH BRASS CAP
SW COR. OF SE 1/4
SEC. 19, T3N, R22E.

SOUTH LINE OF THE SE 1/4, SEC. 19

CONC. MON. WITH BRASS CAP
SW COR. OF SE 1/4
SEC. 19, T3N, R22E.

VICINITY MAP
T03N, R22E



TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1190681-WA1, effective date of _____ ____, 2024 which lists the following easements and/or restrictions from schedule B-II:

15, 19, 24, 27 & 31 visible evidence shown.
7, 13, 25 & 26 not survey related.
1-6, 8-12, 14, 23, 28 & 29 intentionally deleted

16. Utility Easement to Wisconsin Gas & Electric Company, dated January 14, 1937, recorded/filed April 19, 1937 in Volume 331 of Deeds, Page 81 as Document No. 423429 Affects parcel 3 & 4 by location, unable to plot.

20. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on August 21, 2018 as Document No. 2501539, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). As amended by Correction Instrument recorded February 21, 2019 as Document No. 2514326. As further corrected by Correction Instrument recorded December 08, 2020 as Document No.2574242. Modification and/or amendment by instrument: Modification of Access Restriction Recording Information: May 26, 2021 as Document No. 2593052 Affects parcels 3, 4 & 5 by location, shown.

21. Memorandum of Development Agreement upon the terms, conditions and provisions contained therein:
Dated: May 24, 2021
Parties: Village of Mount Pleasant, Wisconsin and Ashley Ventures, LLC
Recorded: May 26, 2021
Instrument No.: 2593055 Affects parcel 5 by location, blanket type.

LEGAL DESCRIPTION

PARCEL 2:
That part of the East 1/2 of Section 19, Township 3 North, Range 22 East, bounded as follows: begin at the intersection of the center line of the Racine and Burlington Road and the West line of the East 1/2 of the Northeast 1/4 of said Section 19; run thence South along the West line of the East 1/2 of the Northeast 1/4 and the West line of the East 1/2 of the Southeast 1/4 of said Section to a point 561 feet due North from the South line of said Section 19; thence East 633.35 feet; more or less, to a point that is 686.65 feet West of the East line of said Section; thence North parallel to the East line of said Section to the center of highway; thence westerly along the center line of said highway to the place of beginning. Said land being in the Village of Mt. Pleasant, Racine County, Wisconsin.
FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 12123 Louis Sorensen Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-19-007-000

PARCEL 3:
That certain piece or parcel of land situated, lying and being, known and described as all that part of the East 1/2 of Section 19, Township 3 North, Range 22 East, bounded as follows: to-wit: begin at a point on the East line of said Section, 34 rods (561 feet) North of the South line of said Section; run thence West 686.65 feet; thence North 2719.3 feet, to the center of the highway; thence northeasterly along the center line of said highway 698.6 feet; thence South 2,863 feet to the point of beginning said land. Said land being in the Village of Mt. Pleasant, County of Racine, State of Wisconsin. Excepting therefrom that portion of land conveyed in instrument recorded August 21, 2018 as Document No. 2501539, as corrected by correction instrument recorded February 21, 2019 as Document No. 2514326. as further corrected by correction instrument recorded December 08, 2020 as Document No. 2574242.
FOR INFORMATIONAL PURPOSES ONLY:
Property Address: Lands along Louis Sorenson Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-19-025-000

PARCEL 4:
That certain piece or parcel of land lying and being, known as that part of the west 55 acres of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East, Village of Mt. Pleasant, Racine County, Wisconsin, lying South or Southerly of the center of the public highway. Excepting therefrom: begin at a point in the centerline of Louis Sorenson Road North 82°38' East 341.15 feet from the West line of the Northwest 1/4 of Section 20, Township 3 North, Range 22 East; run thence North 82°38' East 169.72 feet; thence South 00°10'30" West 30.61 feet; thence South 04°52' West 215.10 feet; thence West 150.18 feet; thence North 00°10'30" East 223.04 feet to the point of beginning. Said land being in the Village of Mt. Pleasant, Racine County, Wisconsin, as set forth in instrument recorded May 10, 1957, in Volume 608, Page 324, as Document No. 661677. Also excepting therefrom that portion of land conveyed in instrument recorded August 21, 2018 as Document No. 2501539, as corrected by correction instrument recorded February 21, 2019 as Document No. 2514326. As further corrected by correction instrument recorded December 08, 2020 as Document No. 2574242.
FOR INFORMATIONAL PURPOSES:
Property Address: 12123 Louis Sorenson Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-20-023-000

LEGEND

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN			
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX			
SEPTIC MOUND VENT	TELEPHONE PEDESTAL	FLAG POLE			
SEPTIC COVER	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP			
SANITARY CLEANOUT OR VENT	TELEPHONE MARKER	BOLLARD			
CURB INLET	TRANSFORMER	CROSS CUT			
STORM INLET	ELECTRIC METER/PEDESTAL	IRON PIPE			
CATCH BASIN	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD			
LATERAL	CABLE TV RISER/BOX CABLE	MAG NAIL			
UNKNOWN MANHOLE	TV MANHOLE/VAULT	SECTION MONUMENT			
DRAIN TILE	GAS VALVE	BENCH MARK			
WELL	GAS METER	CONIFER TREE			
HYDRANT	GAS MARKER	DECIDUOUS TREE			
WATER VALVE	AIR CONDITIONING UNIT	BUSH			
DOWN SPOUT	VENT	WETLAND SYMBOL			
SPRINKLER VALVE	UTILITY POLE	DIRECTIONAL ARROW			
WATER SHUT OFF	GUY WIRE	CL. =CENTERLINE			
STANDPIPE	DUMPSTER	CONC. =CONCRETE			
WATER MANHOLE	HANDICAP STALL	EL. =ELEVATION			
LIGHT POLE	SPOT ELEVATION	EXT. =EXISTING			
		INV. =INVERT			
SANITARY SEWER		MON.=MONUMENT			
STORM SEWER		P.O.B. =POINT OF BEGINNING			
WATER MAIN		P.O.C. =POINT OF COMMENCEMENT			
FIBER OPTIC LINE		R.O.W =RIGHT OF WAY			
TELEPHONE LINE		SEC. =SECTION			
ELECTRIC LINE		SQ. FT. =SQUARE FEET			
OVERHEAD WIRES		W/ =WITH			
CABLE TELEVISION		(R) =RECORDED AS			
GAS MAIN		(D) =DEEDED AS			
WETLANDS					
TREE LINE					
NO ACCESS					

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 17, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 8, 2024	Proforma and comments	lpm

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

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ALTA/NSPS LAND TITLE SURVEY

CHAPUT LAND SURVEYS

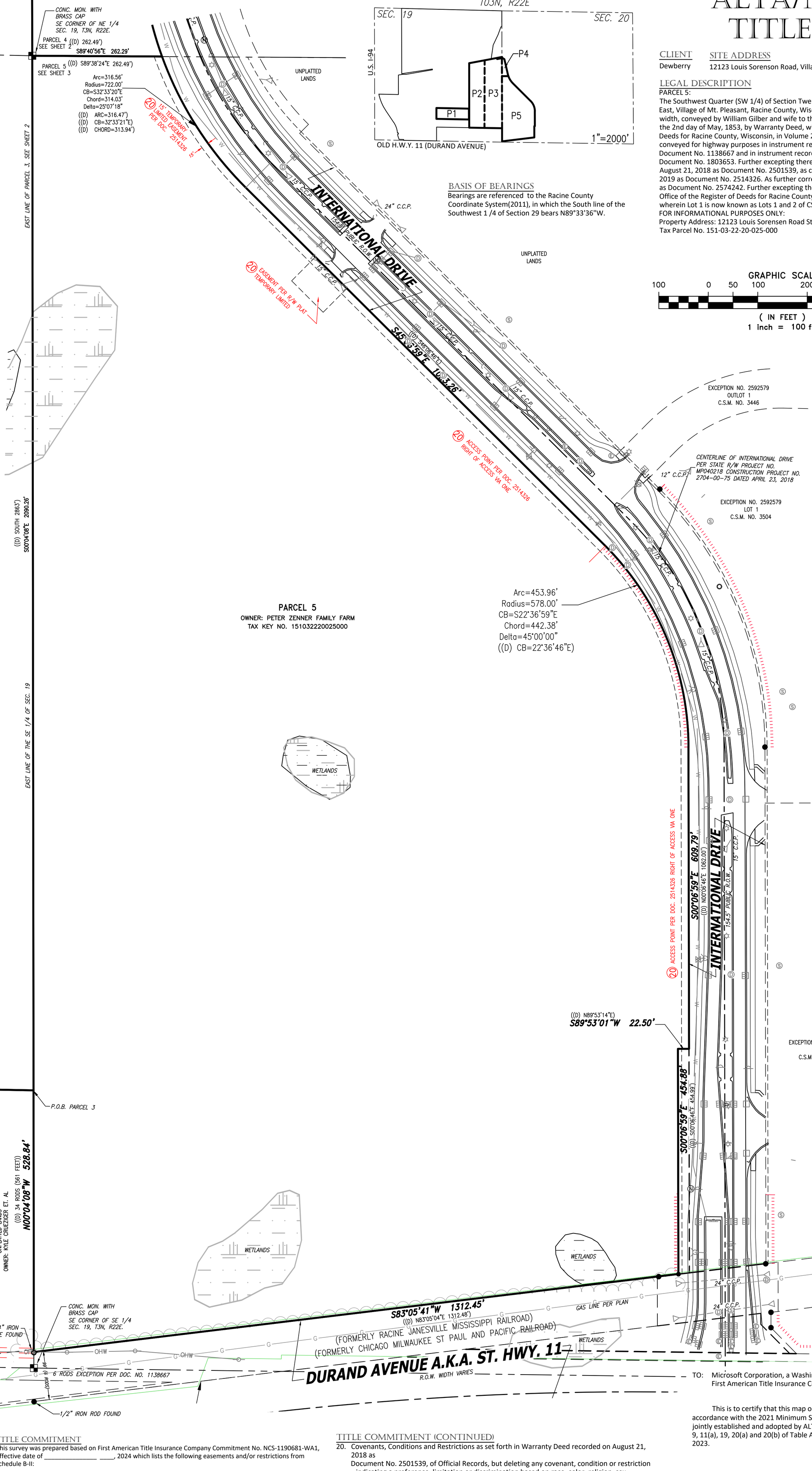
VICINITY MAP
T03N, R22E

CLIENT
Dewberry

SITE ADDRESS
12123 Louis Sorenson Road, Village of Mount Pleasant, Racine County, Wisconsin

LEGAL DESCRIPTION
PARCEL 5:
The Southwest Quarter (SW 1/4) of Section Twenty (20), Township Three (3) North, Range Twenty-Two (22) East, Village of Mt. Pleasant, Racine County, Wisconsin, excepting therefrom a strip of land six (6) rods in width, conveyed by William Gilber and wife to the Racine, Janesville and Mississippi Railroad Company, on the 2nd day of May, 1853, by Warranty Deed, which said deed is recorded in the Office of the Register of Deeds for Racine County, Wisconsin, in Volume 27 of Deeds, on Page 480. Excepting therefrom lands conveyed for highway purposes in instrument recorded December 14, 1983, in Volume 1698, Page 941, as Document No. 1138667 and in instrument recorded December 7, 2001, in Volume 3314, Page 359, as Document No. 1803653. Further excepting therefrom that portion of land conveyed in instrument recorded August 21, 2018 as Document No. 2501539, as corrected by correction instrument recorded February 21, 2019 as Document No. 2514326. As further corrected by correction instrument recorded December 08, 2020 as Document No. 2574242. Further excepting therefrom Certified Survey Map No. 3446 recorded in the Office of the Register of Deeds for Racine County, Wisconsin on May 21, 2021, as Document No. 2592579, wherein Lot 1 is now known as Lots 1 and 2 of CSM 3504.
FOR INFORMATIONAL PURPOSES ONLY:
Property Address: 12123 Louis Sorensen Road Sturtevant, WI 53177
Tax Parcel No. 151-03-22-20-025-000

BASIS OF BEARINGS
Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

LEGEND

Ⓢ	SANITARY MANHOLE	⚠	FIBER OPTIC MARKER
Ⓓ	STORM MANHOLE	Ⓕ	FIBER OPTIC MANHOLE/VAULT
⚠	SEPTIC MOUND VENT	T	TELEPHONE PEDESTAL
⛁	SEPTIC COVER	Ⓣ	TELEPHONE MANHOLE/VAULT
⚠	SANITARY CLEANOUT OR VENT	⚠	TELEPHONE MARKER
	CURB INLET	TF	TRANSFORMER
	STORM INLET	E	ELECTRIC METER/PEDESTAL
	CATCH BASIN	Ⓔ	ELECTRIC MANHOLE/VAULT
	LATERAL	C	CABLE TV RISER/BOX CABLE
?	UNKNOWN MANHOLE	Ⓒ	TV MANHOLE/VAULT
	DRAIN TILE	G	GAS VALVE
Ⓦ	WELL	G	GAS METER
	HYDRANT	⚠	GAS MARKER
	WATER VALVE	A	AIR CONDITIONING UNIT
	DOWN SPOUT		VENT
	SPRINKLER VALVE		UTILITY POLE
	WATER SHUT OFF		GUY WIRE
⚠	STANDPIPE		DUMPSTER
⊗	WATER MANHOLE		HANDICAP STALL
	LIGHT POLE		SPOT ELEVATION
	SIGN	CL.	=CENTERLINE
M	MAIL BOX	CONC.	=CONCRETE
	FLAG POLE	EL.	=ELEVATION
	BASKETBALL HOOP	EXT.	=EXISTING
	BOLLARD	INV.	=INVERT
	CROSS CUT	MON.	=MONUMENT
	IRON PIPE	P.O.B.	=POINT OF BEGINNING
	IRON REBAR/ROD	P.O.C.	=POINT OF COMMENCEMENT
	MAG NAIL	R.O.W	=RIGHT OF WAY
	SECTION MONUMENT	SEC.	=SECTION
	BENCH MARK	SQ. FT.	=SQUARE FEET
	CONIFER TREE	W/	=WITH
	DECIDUOUS TREE	(R)	=RECORDED AS
	BUSH	(D)	=DEEDED AS
	WETLAND SYMBOL		
	DIRECTIONAL ARROW		
			SANITARY SEWER
			STORM SEWER
			WATER MAIN
			FIBER OPTIC LINE
			TELEPHONE LINE
			ELECTRIC LINE
			OVERHEAD WIRES
			CABLE TELEVISION
			GAS MAIN
			WETLANDS
			TREE LINE
			NO ACCESS

TITLE COMMITMENT
This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1190681-WA1, effective date of _____ ____, 2024 which lists the following easements and/or restrictions from schedule B-II:

15, 19, 24, 27 & 31 visible evidence shown.

7, 13, 25 & 26 not survey related.

1-6, 8-12, 14, 23, 28 & 29 intentionally deleted

16, 17 & 22 affect other properties.

18. Limitations imposed upon ingress to and egress from the above described premises to Dover/Yorkville Town Line to STH 31, State Trunk Highway (STH) 11 including ramps and connection roads on the right of way thereof, as set forth in a finding, determination and declarationby the State Highway Commission of Wisconsin, Recorded: March 22, 1994 Volume 2355 of records, Page 935, Document No. 1459321 wherein said highway is designated a controlled-access highway under the provisions of Section 84.25 of the Wisconsin Statues. Authorization for Access to or Across a Controlled-Access Highway recorded July 15, 2004 as Document No. 1983007 Affects parcel 5 by location, blanket statement.

TITLE COMMITMENT (CONTINUED)
20. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded on August 21, 2018 as
Document No. 2501539, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). As amended by Correction Instrument recorded February 21, 2019 as Document No. 2514326. As further corrected by Correction Instrument recorded December 08, 2020 as Document No.2574242. Modification and/or amendment by instrument: Modification of Access Restriction Recording Information: May 26, 2021 as Document No. 2593052 Affects parcels 3, 4 & 5 by location, shown.

21. Memorandum of Development Agreement upon the terms, conditions and provisions contained therein:
Dated: May 24, 2021
Parties: Village of Mount Pleasant, Wisconsin and Ashley Ventures, LLC
Recorded: May 26, 2021
Instrument No.: 2593055 Affects parcel 5 by location, blanket type.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

Date of Map: January 17, 2024

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

Date	Revision description	
Apr. 8, 2024	Proforma and comments	lpm

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties. Chaput Land Surveys is a division of Pinnacle Engineering Group.

Drawing No. 4404.10-swc

ALTA/NSPS LAND TITLE SURVEY

TABLE "A" ITEMS

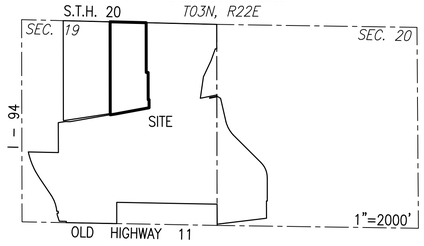
3. According to the flood insurance rate map of the County of Racine, Community Panel No. 55101C0204D, effective date of May 2, 2012, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain).
4. The Land Area of the subject property is 2,310,056 square feet or 53.0316 acres.

6(b). A zoning report has not been provided.

9. There are 0 regular parking spaces and 0 handicap space marked on this site.

11(b). Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20235206052 & 20235206050. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.

VICINITY MAP



Wetlands delineated by Stantec December 2023

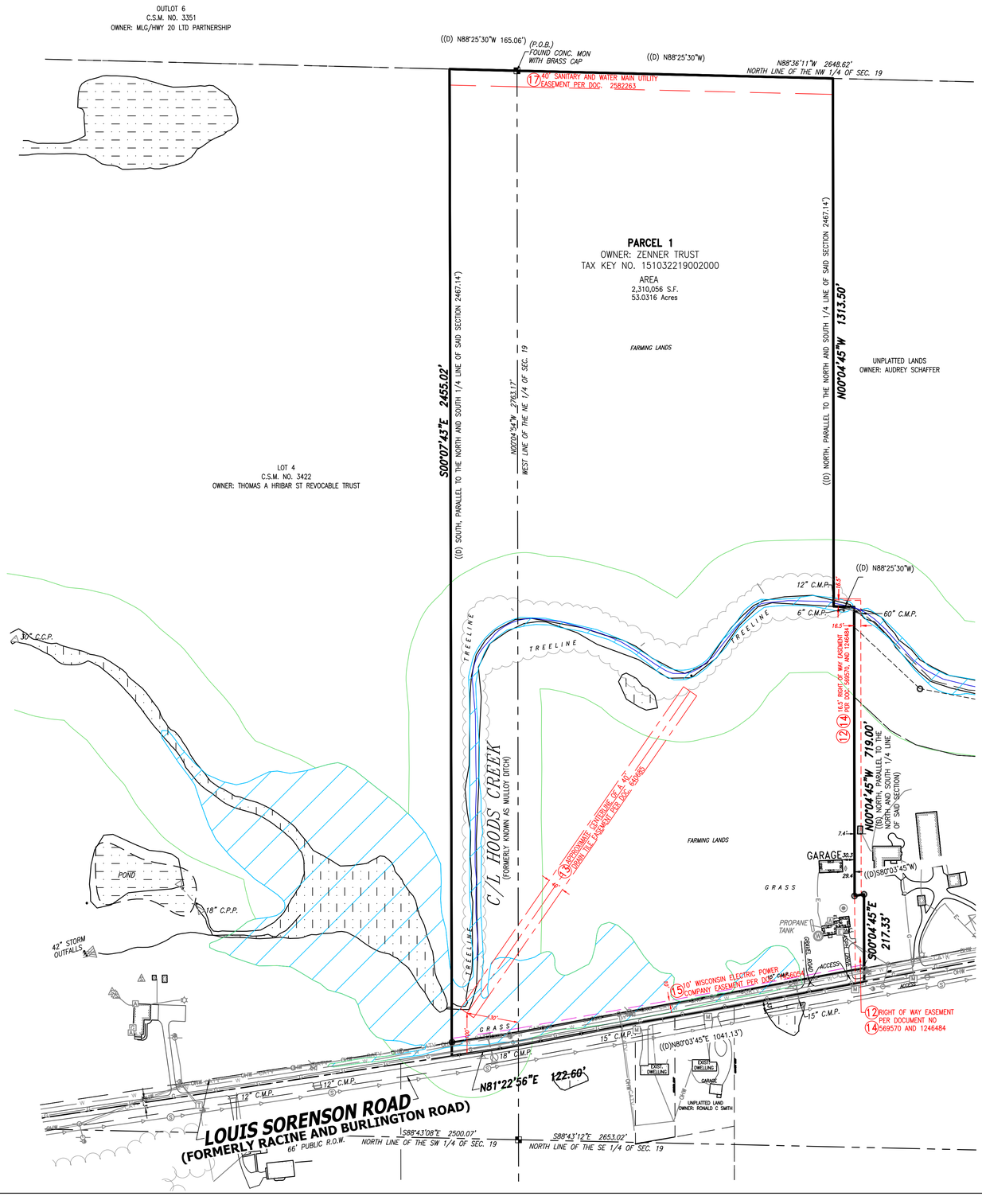
Racine County GIS 2010 Environmental Corridors

Racine County GIS FEMA Floodplain

LEGEND

SANITARY MANHOLE		FIBER OPTIC MARKER		SIGN	
STORM MANHOLE		FIBER OPTIC MANHOLE/VAULT		MAIL BOX	
SEPTIC MOUND VENT		TELEPHONE PEDESTAL		FLAG POLE	
SEPTIC COVER		TELEPHONE MANHOLE/VAULT		BASKETBALL HOOP	
SANITARY CLEANOUT OR VENT		TELEPHONE MARKER		BOLLARD	
CURB INLET		TRANSFORMER		CROSS CUT	
STORM INLET		ELECTRIC METER/PEDESTAL		IRON PIPE	
CATCH BASIN		ELECTRIC MANHOLE/VAULT		IRON REBAR/ROD	
LATERAL		CABLE TV RISER/BOX CABLE		MAG NAIL	
UNKNOWN MANHOLE		TV MANHOLE/VAULT		SECTION MONUMENT	
DRAIN TILE		GAS VALVE		BENCH MARK	
WELL		GAS METER		CONIFER TREE	
HYDRANT		GAS MARKER		DECIDUOUS TREE	
WATER VALVE		AIR CONDITIONING UNIT		BUSH	
DOWN SPOUT		VENT		WETLAND SYMBOL	
SPRINKLER VALVE		UTILITY POLE		DIRECTIONAL ARROW	
WATER SHUT OFF		GUY WIRE		CL. =CENTERLINE	
STANDPIPE		DUMPSTER		CONC. =CONCRETE	
WATER MANHOLE		HANDICAP STALL		EL. =ELEVATION	
LIGHT POLE		SPOT ELEVATION		EXT. =EXISTING	
SANITARY SEWER				INV. =INVERT	
STORM SEWER				MON.=MONUMENT	
WATER MAIN				P.O.B. =POINT OF BEGINNING	
FIBER OPTIC LINE				P.O.C. =POINT OF COMMENCEMENT	
TELEPHONE LINE				R.O.W =RIGHT OF WAY	
ELECTRIC LINE				SEC. =SECTION	
OVERHEAD WIRES				SQ. FT. =SQUARE FEET	
CABLE TELEVISION				W/ =WITH	
GAS MAIN				(R) =RECORDED AS	
WETLANDS				(D) =DEEDED AS	
TREE LINE					
NO ACCESS					

GRAPHIC SCALE
150 0 75 150 300 600
(IN FEET)
1 inch = 150 ft.



CLIENT

Dewberry

SITE ADDRESS

12804 Louis Sorenson Road, Village of Sturtevant, Racine County, Wisconsin

LEGAL DESCRIPTION

ALL OF THAT PART OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 3 NORTH, RANGE 22 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE NORTH 1/4 CORNER OF SECTION 19; RUN THENCE NORTH 88° 25' 30" WEST ALONG THE NORTH LINE OF SAID SECTION 165.06 FEET; THENCE SOUTH PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 2467.14 FEET TO THE CENTER LINE OF A PUBLIC HIGHWAY; THENCE NORTH 80° 3' 45" EAST ALONG THE CENTERLINE OF SAID HIGHWAY 1041.13 FEET; THENCE NORTH PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 233.00 FEET; THENCE SOUTH 80° 3' 45" WEST PARALLEL WITH THE CENTERLINE OF THE AFOREMENTIONED HIGHWAY 24.00 FEET; THENCE NORTH PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 719.00 FEET; THENCE NORTH 88° 25' 30" WEST PARALLEL TO THE NORTH LINE OF SAID SECTION 50.97 FEET; THENCE NORTH PARALLEL TO THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 1312.06 FEET TO THE NORTH LINE OF SAID SECTION; THENCE NORTH 88° 25' 30" WEST ALONG THE NORTH LINE OF SAID SECTION 786.22 FEET TO ITS NORTH 1/4 CORNER AND TO THE PLACE OF BEGINNING. SAID LAND BEING IN THE VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN.

BASIS OF BEARINGS

Bearings are referenced to the Racine County Coordinate System(2011), in which the South line of the Southwest 1 /4 of Section 29 bears N89°33'36"W.

TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. NCS-1190679-WA1, effective date of _____ ___, 2024 which lists the following easements and/or restrictions from schedule B-II:

9, 11, 21 & 24 visible evidence shown.
7 19 & 20 not survey related.
1-6, 8, 10, 18, 22 & 23 intentionally deleted.

12. Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement or right of way as set forth in Warranty Deed recorded on January 25, 1951 in Volume 513 of Deeds, Pages 72-73, as Document No. 569570. Affects property by location, shown.
as approximately shown on ALTA/NSPS Survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10.

13. Drainage Easement to Hood's Creek Drainage District, organized under Chapter 89 of the Wisconsin Statutes, dated December 03, 1955, recorded/filed December 07, 1955 in Volume 127, Pages 589-590 as Document No. 640685. Affects property by location, shown.
as approximately shown on ALTA/NSPS Survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10.

14. Terms, conditions, restrictions and provisions relating to the use and maintenance of the easement or right of way as set forth in Abridgment of Final Judgment recorded on December 17, 1987 in Volume 1895 of Records, Pages 448-449, as Document No. 1246484.
The above document was re-recorded January 19, 1988 in Volume 1898 of Records, Pages 980-981 in/as Document No. 1248431 of Official Records. Affects property by location, shown.
as approximately shown on ALTA/NSPS Survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10.

15. Utility Easement to Wisconsin Electric Power Company, dated February 21, 1994, recorded/filed February 22, 1994 in Volume 2347, Page 9 as Document No. 1456054. Affects property by location, shown.
as approximately shown on ALTA/NSPS Survey by Chaput Land Surveys dated January 16, 2024 and designated as Job No. 4404.10.

16. Order in the matter of addition of lands to Mt. Pleasant Storm Water Drainage District No. 1 recorded on May 28, 1996 in Volume 2539, Pages 429-471 as Document No. 1540010. Affects property by location, blanket statement.

17. Easement Agreement upon the terms, conditions and provisions contained therein:
Dated: December 10, 2020
Parties: Dave P. Zenner and Gloria A. Zenner, or their successor, Trustees of the Dave P. and Gloria A. Zenner Trust dated March 10, 2008 and the Village of Mount Pleasant, Racine County, Wisconsin, a municipal corporation
Recorded: February 24, 2021
Instrument No.: 2582263
Affects property by location, shown.

TO: Microsoft Corporation, a Washington corporation
First American Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 19, 20(a) and 20(b) of Table A thereof. The field work was completed on December 18, 2023.

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

Date of Map: January 19, 2024

John P. Konopacki
Professional Land Surveyor
Registration Number S-2461

Date	Revision description	
Apr. 18, 2024	Proforma and comments	lpm

CHAPUT LAND SURVEYS
234 W. Florida Street
Milwaukee, WI 53204
414-224-8068
www.chaputlandsurveys.com

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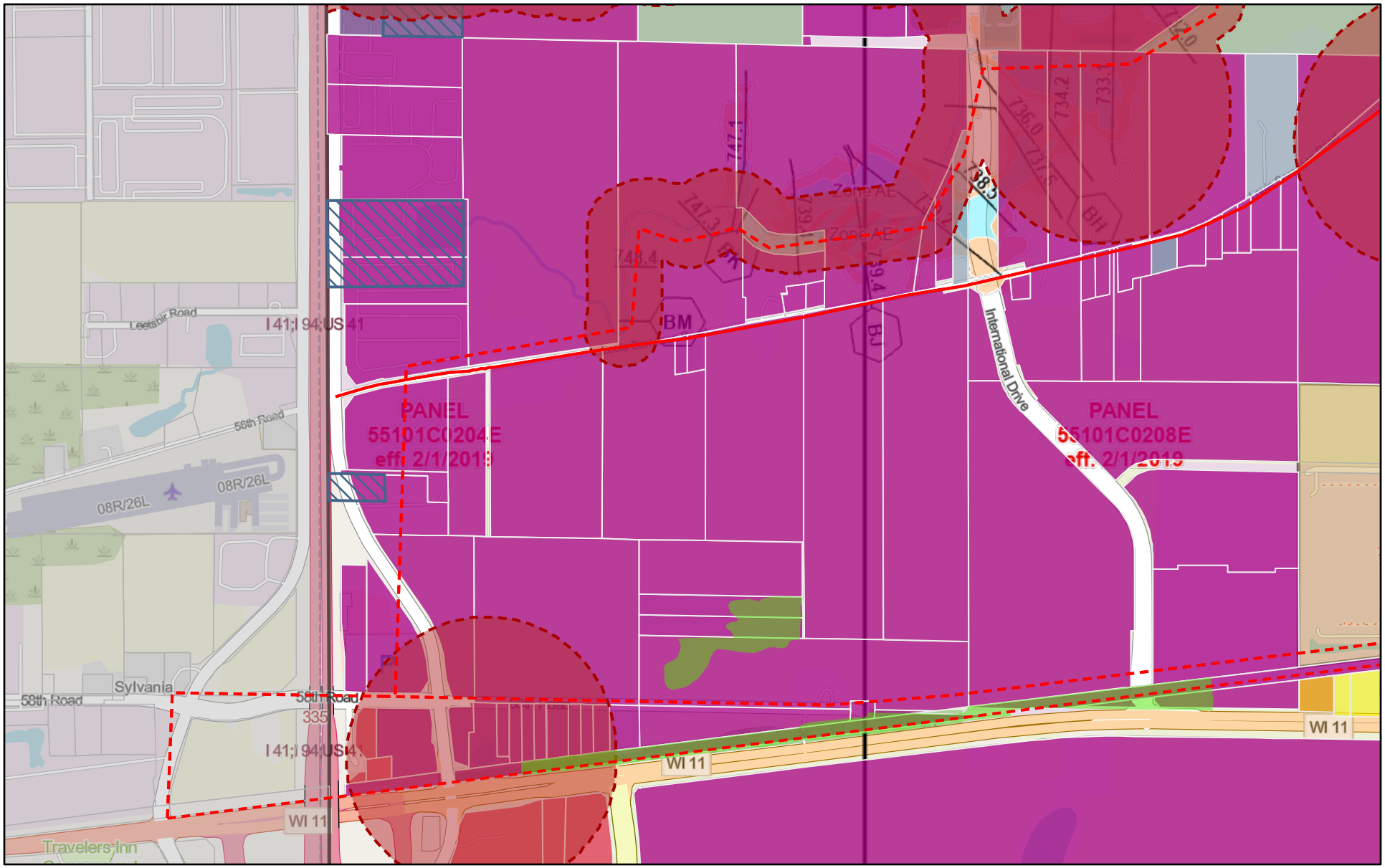
DRAFTED BY: tjs

Drawing No. 4404.10

CHAPUT LAND SURVEYS

Zoning



1/15/2026, 3:13:37 PM

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Tax Parcel

TRAILS

- PROPOSED ON-STREET TRAIL OR BICYCLE WAY
- PROPOSED OFF-STREET TRAIL
- OPEN SPACE LANDS TO BE PRESERVED
- Shoreland Zoning Overlay (OCS)
- Zoning Conditional Use

Zoning Districts

- AG-2 General Agriculture
- RE Estate Residential
- RN Neighborhood Residential
- C-3 High-Intensity Commercial
- C-4 General Industrial
- C-5 Special Industrial
- P-1 Neighborhood-Scale Public/Institutional
- P-2 Campus-Scale Public/Institutional

Racine County, Municipal Boundaries

- VILLAGE OF MT PLEASANT
- VILLAGE OF STURTEVANT
- Other

Flood Hazard Zones

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard

Flood Hazard Boundaries

- SFHA / Flood Zone Boundary
- Cross-Sections
- FIRM Panels

Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri Community Maps contributors, Map layer by Esri

Staff GIS Viewer
Village of Mount Pleasant, WI

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- FUTURE SUBSTATION
- EXISTING WETLAND (HATCHED)
- EXISTING FLOODPLAIN
- FEMA FRINGE
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
- 8' TALL CHAIN LINK FENCE
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- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

GENERAL NOTES:

1 Proposed development will show conformance with Division 90-430 Landscape and Screening in the "Code of Ordinances, Village of Mount Pleasant, Wisconsin' at Final Site Plan.
2 Mechanical and vehicular screening will meet one of the 3 options set forth in Table 90-430-1 and Table 90-430-5 in the 'Code of Ordinances, Village of Mount Pleasant, Wisconsin'.
3 At Final Site Plan, proposed development will show conformance with Division 90-400 regulations in the "Code of Ordinances, Village of Mount Pleasant, Wisconsin'

ZONING REQUIREMENTS: (Per Code of Ordinances, Village of Mount Pleasant, Wisconsin)

Zoned: C-4 (General Industrial), P-1 (Neighborhood Scale)'
Parcel Area (Including Louis Sorenson Road ROW Vacation) = 23,543,013 SF / 540.5 Acres+-
Lot Width = 6,099'+-

Building Areas:
Bldg A - Office (11,693 SF +-) + 1-Story Data Center (568,103 SF +-) = 579,796 SF +-
Bldg B - Office (11,693 SF +-) + 1-Story Data Center (568,103 SF +-) = 579,796 SF +-
Bldg C - Office (11,693 SF +-) + 1-Story Data Center (568,103 SF +-) = 579,796 SF +-
Bldg D - Office (11,693 SF +-) + 1-Story Data Center (568,103 SF +-) = 579,796 SF +-
Bldg E - Office (11,693 SF +-) + 1-Story Data Center (568,103 SF +-) = 579,796 SF +-
Bldg F - Office (11,693 SF +-) + 1-Story Data Center (568,103 SF +-) = 579,796 SF +-

1-Story Office & Storage Building = 74,000 SF +-
Guard House = 265 SF +-
Total Building Area = 3,553,041 SF +-

Section 90-130.40 - Lot and building Regulations	Required	Proposed
Table 90-130-2		
(a) Lot		
Minimum lot area per dwelling unit (square feet) =	Not permitted	N/A
Lot width (feet) =	18' min.	18'min.
Maximum building coverage (% of lot)	80%	xx% +-
(b) Principal Building Siting		
Street (minimum; feet) =	0 or 20*	20' min.
Side setback (minimum; feet) =	20'	20' min.
Rear setback (minimum; feet) =	20'	20 min.
(c) Principal Building design		
Street-facing ground-story transparency (minimum) =	20%	20% min.
Upper-story transparency (minimum) =	10%	10% min.
Ground-story floor to ceiling height (minimum; feet) =	12'	12' min.
(d) Accessory building siting		
Allowed location =	Allowed in rear yard only	Rear yard
Minimum side and rear setbacks (feet) =	20'	20' min.
Minimum building separation (feet) =	10'	10' min.
(e) Building height		
Principal building (stories) =	8 max. (2 min. [3])	8 max.
Accessory building (stories) =	2 max.	2 max.

NOTE: [1] Lot and building regulations. The lot width, building setback and building height regulations of the most restrictive abutting zoning district apply to P-1 zoned lots.
[2] The village permits zero lot line setbacks when walls are shared.
[3] Applicants may bypass the minimum principal building stories requirement if approved under **§ 90-405.40(b)**.

PARKING REQUIREMENTS: (Per Code of Ordinances, Village of Mount Pleasant, Wisconsin)
Zoned: C-4 (General Industrial)

Section 90-420 - Parking & Access Regulations
Table 90-420-1 Motor Vehicle & Bicycle Parling Ratios

		Motor Vehicle Parking			Minimum Bicycle Parking Spaces				Motorcycle Parking	
		Min. Spaces	Max. Spaces	Provided	Short Term		Long Term	Provided	Req'd.	Provided
Industrial (all types) =	**Required:**	None	No Max.	None	None		None	None	None	None
		Min. Spaces	Max. Spaces	Provided	Short Term		Long Term			
Commercial (Office) =	**Required:**	1 per 500 square feet for first 4,000 square feet of floor area, plus 1 per 1,000 square feet of floor area in excess of 4,000 square feet	4 per 1,000 square feet of floor area	758	2, plus 1 per 25,000 square feet for floor area in excess of 30,000 square feet		1 per 10,000 square feet for floor area in excess of 30,000 square feet (none if smaller)			
Office Bldg Area (SF)					Req.	Prov.	Req.	Prov.	Req.	Prov.
11,693	Lot A:	15	44	64	2	5	None	None	None	5
11,693	Lot B:	15	44	64	2	5	None	None	None	5
11,693	Lot C:	15	44	64	2	5	None	None	None	5
11,693	Lot D:	15	44	64	2	5	None	None	None	5
11,693	Lot E:	15	44	64	2	5	None	None	None	5
11,693	Lot F:	15	44	64	2	5	None	None	None	5
74,000	Lot G & H:	78	296	374	4	5	5	8	None	20

Handicap Parking Requirements Per Federal ADA Requirements

Lot A: Total Space Count = 62
Required: 3 total, 0 van accessible
Provided: 3 total, 0 van accessible

Lot B: Total Space Count = 62
Required: 3 total, 0 van accessible
Provided: 3 total, 0 van accessible

Lot C: Total Space Count = 62
Required: 3 total, 0 van accessible
Provided: 3 total, 0 van accessible

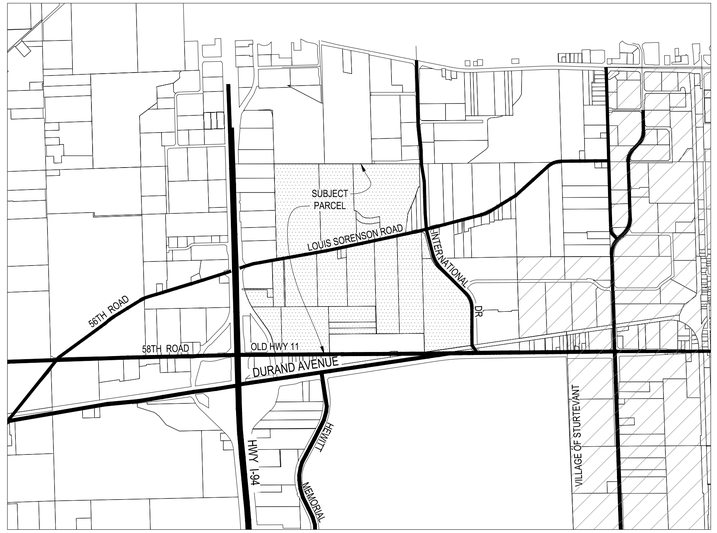
Lot D: Total Space Count = 62
Required: 3 total, 0 van accessible
Provided: 3 total, 0 van accessible

Lot E: Total Space Count = 62
Required: 3 total, 0 van accessible
Provided: 3 total, 0 van accessible

Lot F: Total Space Count = 62
Required: 3 total, 0 van accessible
Provided: 3 total, 0 van accessible

(FOH) Lot G: Total Space Count = 189
Required: 6 total, 1 van accessible
Provided: 7 total, 2 van accessible

(BOH) Lot H: Total Space Count = 185
Required: 6 total, 1 van accessible
Provided: 7 total, 2 van accessible



VICINITY MAP SCALE: 1"= 2000'

INTERIOR PARKING LOT LANDSCAPING

Parking Lot A
Parking Spaces Provided 64
Landscaped Area (100 sf per 4 parking spaces)
Required 100 sf / 4 spaces 1,600 sf
Provided 3,436 sf
Canopy Trees (1 per 100 sf of req. landscape area)
Required 16
Provided 16
Shrubs (4 per 100 sf of req. landscaped area)
Required 64
Provided* 64

Parking Lot B
Parking Spaces Provided 64
Landscaped Area (100 sf per 4 parking spaces)
Required 100 sf / 4 spaces 1,600 sf
Provided 3,472 sf
Canopy Trees (1 per 100 sf of req. landscape area)
Required 16
Provided 16
Shrubs (4 per 100 sf of req. landscaped area)
Required 64
Provided* 64

Parking Lot C
Parking Spaces Provided 64
Landscaped Area (100 sf per 4 parking spaces)
Required 100 sf / 4 spaces 1,600 sf
Provided 3,454 sf
Canopy Trees (1 per 100 sf of req. landscape area)
Required 16
Provided 16
Shrubs (4 per 100 sf of req. landscaped area)
Required 64
Provided* 64

**Combination of shrubs, perennials and grasses. Two perennials or grasses equivalent to one shrub.*

INTERIOR PARKING LOT LANDSCAPING

Parking Lot D
Parking Spaces Provided 64
Landscaped Area (100 sf per 4 parking spaces)
Required 100 sf / 4 spaces 1,600 sf
Provided 3,454 sf
Canopy Trees (1 per 100 sf of req. landscape area)
Required 16
Provided 16
Shrubs (4 per 100 sf of req. landscaped area)
Required 64
Provided* 64

Parking Lot E
Parking Spaces Provided 64
Landscaped Area (100 sf per 4 parking spaces)
Required 100 sf / 4 spaces 1,600 sf
Provided 3,454 sf
Canopy Trees (1 per 100 sf of req. landscape area)
Required 16
Provided 16
Shrubs (4 per 100 sf of req. landscaped area)
Required 64
Provided* 64

Parking Lot F
Parking Spaces Provided 64
Landscaped Area (100 sf per 4 parking spaces)
Required 100 sf / 4 spaces 1,600 sf
Provided 3,454 sf
Canopy Trees (1 per 100 sf of req. landscape area)
Required 16
Provided 16
Shrubs (4 per 100 sf of req. landscaped area)
Required 64
Provided* 64

**Combination of shrubs, perennials and grasses. Two perennials or grasses equivalent to one shrub.*

INTERIOR PARKING LOT LANDSCAPING

Parking Lot G
Parking Spaces Provided 189
Landscaped Area (100 sf per 4 parking spaces)
Required 100 sf / 4 spaces 4,725 sf
Provided 6,261 sf
Canopy Trees (1 per 100 sf of req. landscape area)
Required 47
Provided 47
Shrubs (4 per 100 sf of req. landscaped area)
Required 189
Provided* 189

Parking Lot H
Parking Spaces Provided 185
Landscaped Area (100 sf per 4 parking spaces)
Required 100 sf / 4 spaces 4,625 sf
Provided 4,647 sf
Canopy Trees (1 per 100 sf of req. landscape area)
Required 46
Provided 46
Shrubs (4 per 100 sf of req. landscaped area)
Required 185
Provided* 185

**Combination of shrubs, perennials and grasses. Two perennials or grasses equivalent to one shrub.*

PLANTING LEGEND

- LARGE CANOPY TREE
- PERENIALS / ORNAMENTAL GRASSES
- SHRUB

Sheet List Table

Sheet Number	Sheet Title
C-A-100	SITE MASTER PLAN LEGEND, TABS, & VICINITY MAP
C-A-200	SITE MASTER PLAN SITE DETAILS
C-M-100	SITE MASTER PLAN OVERALL
C-M-101	SITE MASTER PLAN PART PLAN 1
C-M-102	SITE MASTER PLAN PART PLAN 2
C-M-103	SITE MASTER PLAN PART PLAN 3
C-M-104	SITE MASTER PLAN PART PLAN 4
C-P-100	SITE MASTER PLAN PARKING & ACCESS OVERALL
C-P-101	SITE MASTER PLAN PARKING & ACCESS PART PLAN 1
C-P-102	SITE MASTER PLAN PARKING & ACCESS PART PLAN 2
C-P-103	SITE MASTER PLAN PARKING & ACCESS PART PLAN 3
C-P-104	SITE MASTER PLAN PARKING & ACCESS PART PLAN 4
C-U-100	SITE MASTER PLAN UTILITIES OVERALL
C-U-101	SITE MASTER PLAN UTILITIES PART PLAN 1
C-U-102	SITE MASTER PLAN UTILITIES PART PLAN 2
C-U-103	SITE MASTER PLAN UTILITIES PART PLAN 3
C-U-104	SITE MASTER PLAN UTILITIES PART PLAN 4
C-W-100	SITE MASTER PLAN FENCE & WALL OVERALL
C-W-101	SITE MASTER PLAN FENCE & WALL PART PLAN 1
C-W-102	SITE MASTER PLAN FENCE & WALL PART PLAN 2
C-W-103	SITE MASTER PLAN FENCE & WALL PART PLAN 3
C-W-104	SITE MASTER PLAN FENCE & WALL PART PLAN 4
L-A-100	SITE MASTER PLAN LANDSCAPING OVERALL
L-A-101	SITE MASTER PLAN LANDSCAPING PART PLAN 1
L-A-102	SITE MASTER PLAN LANDSCAPING PART PLAN 2
L-A-103	SITE MASTER PLAN LANDSCAPING PART PLAN 3
L-A-104	SITE MASTER PLAN LANDSCAPING PART PLAN 4

Dewberry
Dewberry Engineers Inc.
1503 Edwards Ferry Road
Suite 200
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703.771.8004

MKE 54-59

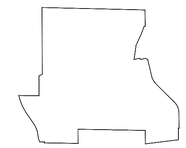
2700 International Drive
Sturtevant, WI 53177

Design SARAH JONUZAJ, CONNOR WHALEN
Drawn SARAH JONUZAJ, CONNOR WHALEN
Checked ELIZABETH SOBECKE, DAVID WEEMS
Date OCTOBER 29, 2025

Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan



Revisions

No.	Date	Description
0	12 DEC 2025	MKE54-59 SITE PLAN IFP

Package
MKE54-59

Sheet Title/Number
CIVIL
SITE MASTER PLAN LEGEND, TABS, & VICINITY MAP

C-A-100

PROPRIETARY - CONFIDENTIAL INFORMATION –
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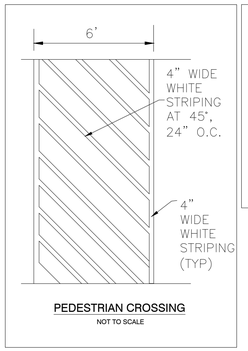
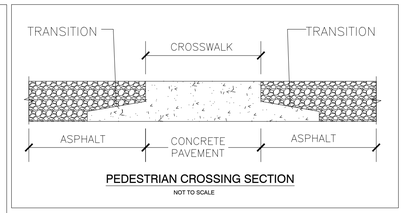


PEDESTRIAN CROSSING
NOT TO SCALE



PEDESTRIAN CROSSING SECTION
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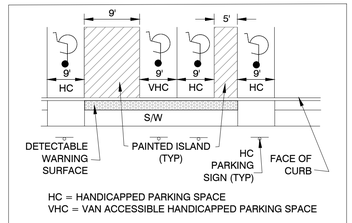
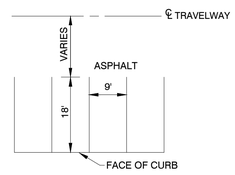
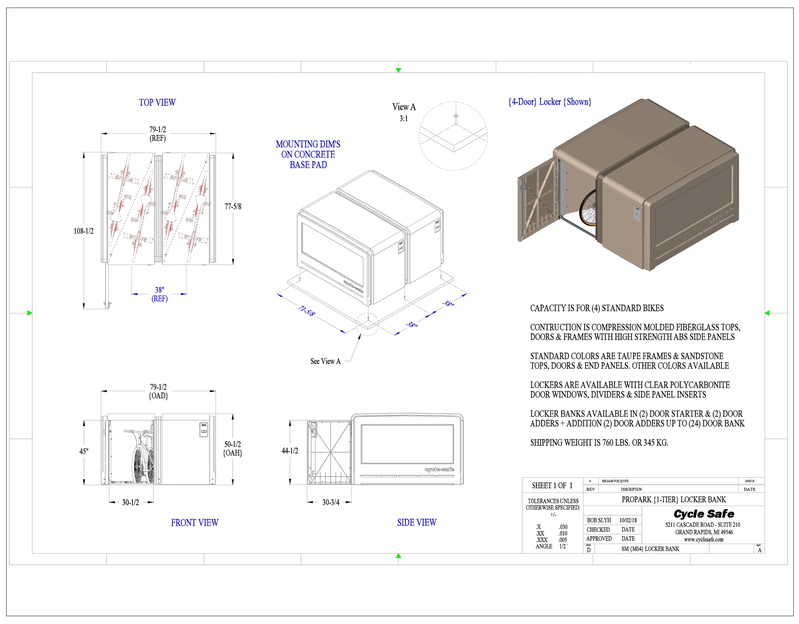


HC = HANDICAPPED PARKING SPACE
VHC = VAN ACCESSIBLE HANDICAPPED PARKING SPACE

HANDICAPPED PARKING STALL LAYOUT
NOT TO SCALE



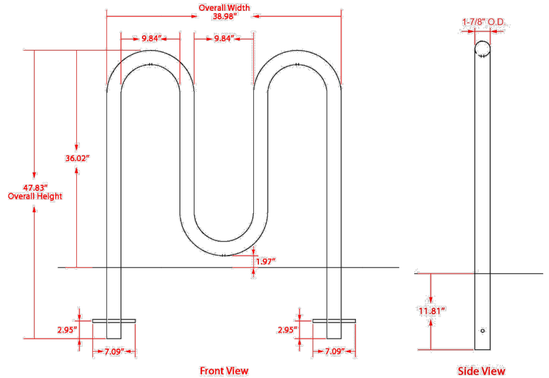
TYPICAL PARKING STALL W/ CURBING
NOT TO SCALE



LONG TERM BICYCLE PARKING
NOT TO SCALE

Specification Sheet

Park-It 5 Bike Rack, Inground



Material	Finish	Dimensions	Weight
Steel tubing	Powder coated black	38.98" w x 47.83" h Above ground: 38.98" w x 36.02" h	35 lbs.

Type of Mount: Inground mount

Size of Tubing: 1-7/8" O.D. x 11-gauge

1 of 1

SHORT TERM BICYCLE PARKING
NOT TO SCALE

Dewberry

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Leesburg, VA 20176-6680
703.771.8004

MKE 54-59

2700 International Drive
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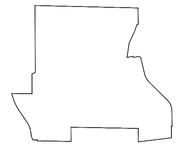
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN



Revisions

No.	Date	Description
0	12 DEC 2025	MKE54-59 SITE PLAN IFP

Package
MKE54-59

Sheet Title/Number
CIVIL
SITE MASTER PLAN
SITE DETAILS

C-A-200

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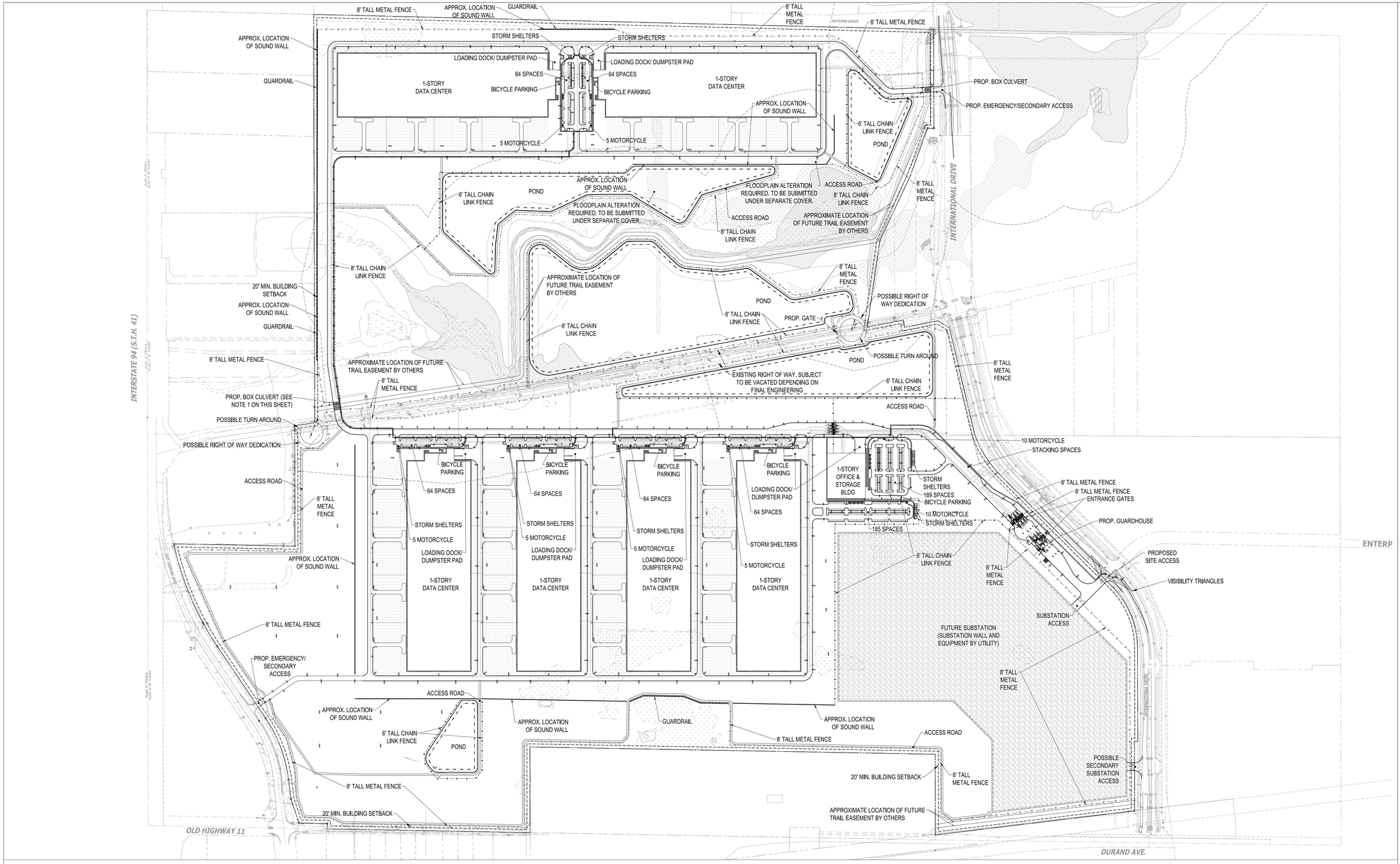

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- FUTURE SUBSTATION
- EXISTING WETLAND (HATCHED)
- EXISTING FLOODPLAIN
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- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 150' 300' 600'
SCALE: 1" = 300'

NOTE:
1. THE PROP. BOX CULVERT IS INTENDED FOR PEDESTRIANS CROSSING UNDER THE ROAD.

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Sector Key Plan

PLAN

1 2 3 4

Revisions

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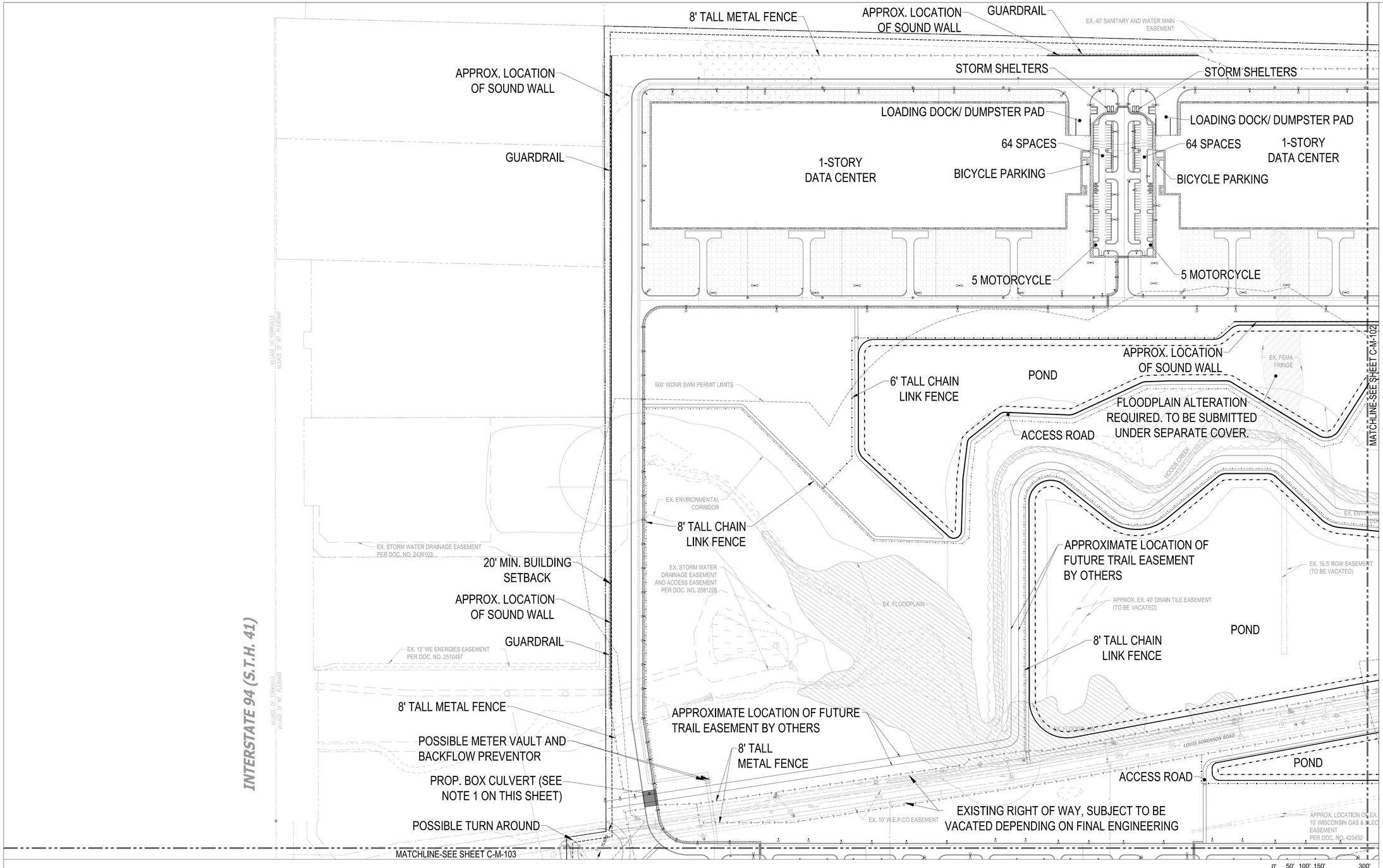
0	12 DEC 2025	MKE54-59 SITE PLAN IFP

Package
MKE54-59

Sheet Title/Number
CIVIL
SITE MASTER PLAN
OVERALL

C-M-100

NOT FOR CONSTRUCTION



LEGEND

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- SOUND WALL
- FIRE HYDRANT
- SS — EXISTING SANITARY SEWER PIPE
- SS — PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- W — EXISTING WATER SERVICE SUPPLY
- W — WATER SERVICE SUPPLY
- F — FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 50' 100' 150' 300'
SCALE: 1" = 150'

NOTE:
1. THE PROP. BOX CULVERT IS INTENDED FOR PEDESTRIANS CROSSING UNDER THE ROAD.

Dewberry

Dewberry Engineers Inc.
1503 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

MKE 54-59

2700 International Drive
Sturtevant, WI 53177

Design SARAH JONUZAJ, CONNOR WHALEN
Drawn SARAH JONUZAJ, CONNOR WHALEN
Checked ELIZABETH SOBECKE, DAVID WEEMS
Date OCTOBER 29, 2025

Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN

1 2 3 4

Revisions

No.	Date	Description
0	12 DEC 2025	MKE54-59 SITE PLAN IFP

Package
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Sheet Title/Number
CIVIL
SITE MASTER PLAN
PART PLAN 1

C-M-101

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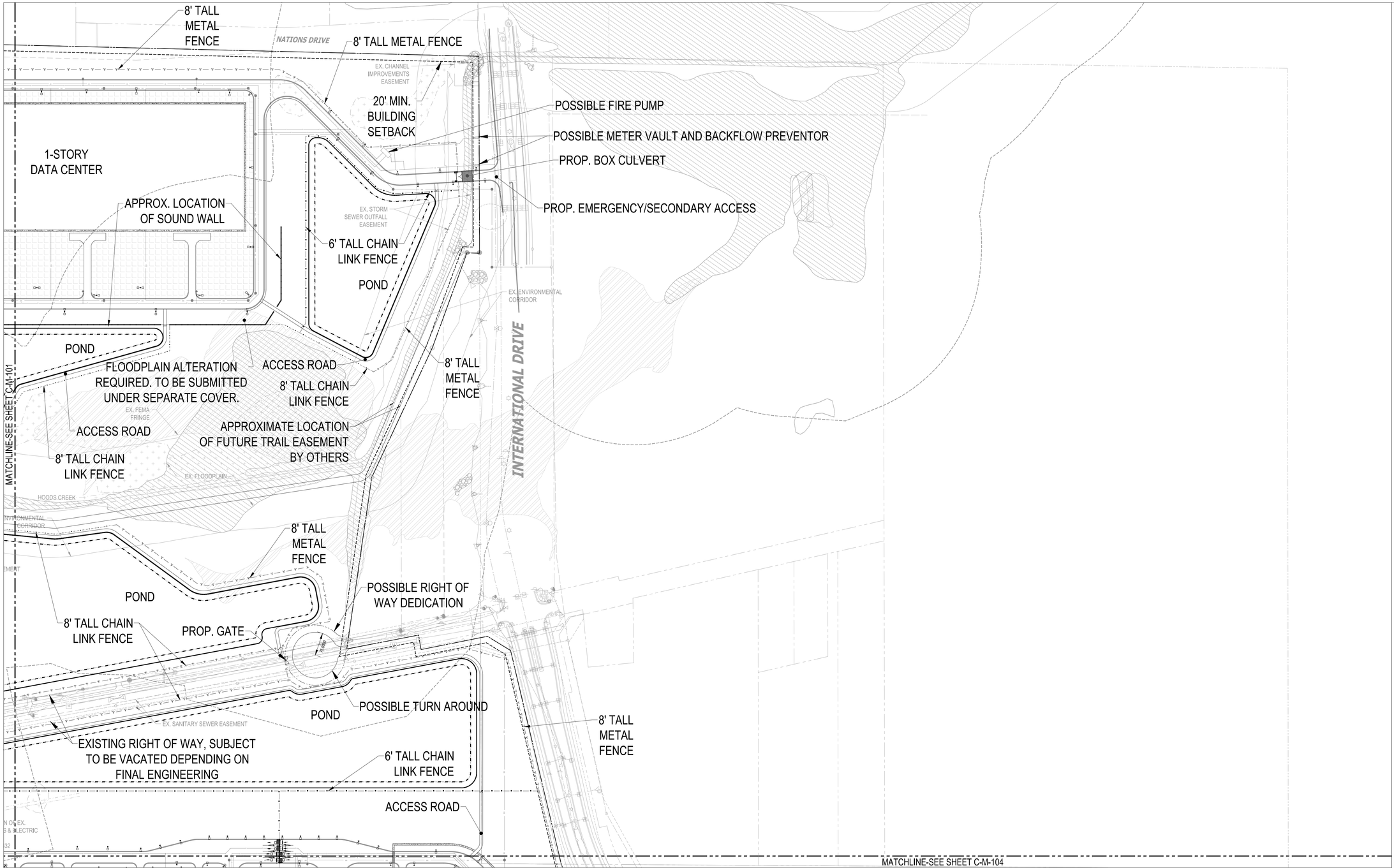

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- FUTURE SUBSTATION
- EXISTING WETLAND (HATCHED)
- EXISTING FLOODPLAIN
- FEMA FRINGE
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
- 8' TALL CHAIN LINK FENCE
- 8' TALL CHAIN LINK FENCE
- 6' TALL CHAIN LINK FENCE
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- SOUND WALL
- FIRE HYDRANT
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 50' 100' 150' 300'

SCALE: 1" = 150'

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Sector Key Plan

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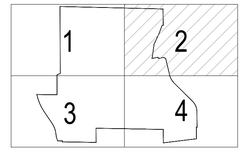

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Sheet Title/Number
CIVIL
SITE MASTER PLAN
PART PLAN 2

C-M-102

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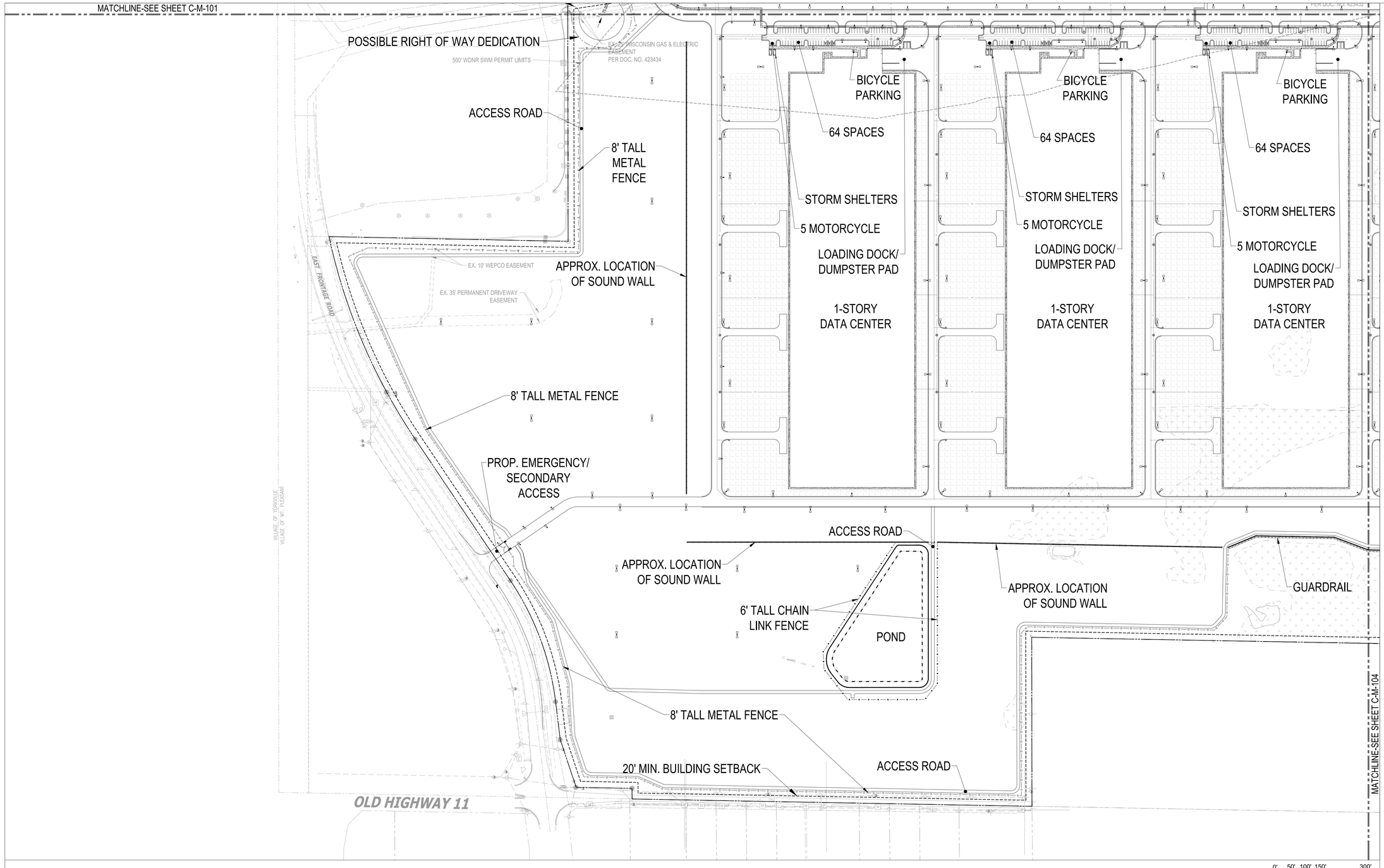

LEGEND

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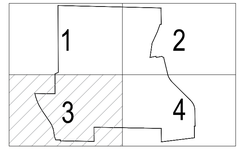

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Package
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CIVIL
SITE MASTER PLAN
PART PLAN 3

C-M-103

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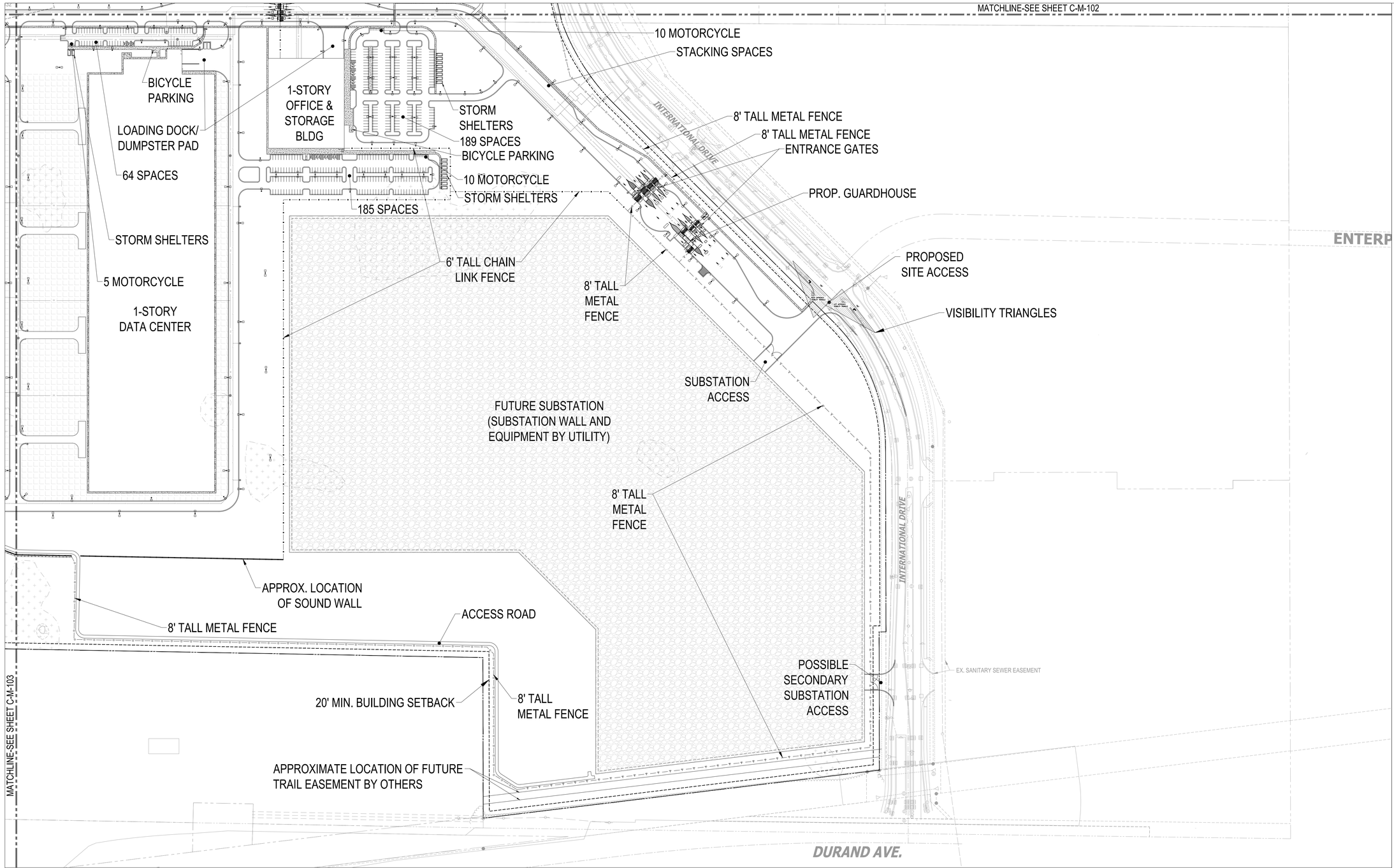

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- FUTURE SUBSTATION
- EXISTING WETLAND (HATCHED)
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- FIRE PROTECTION WATER SUPPLY
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NOTE:
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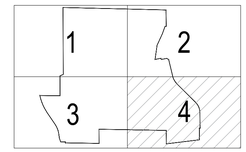

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0	12 DEC 2025	MKE54-59 SITE PLAN IFP

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MKE54-59

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CIVIL
SITE MASTER PLAN
PART PLAN 4

C-M-104

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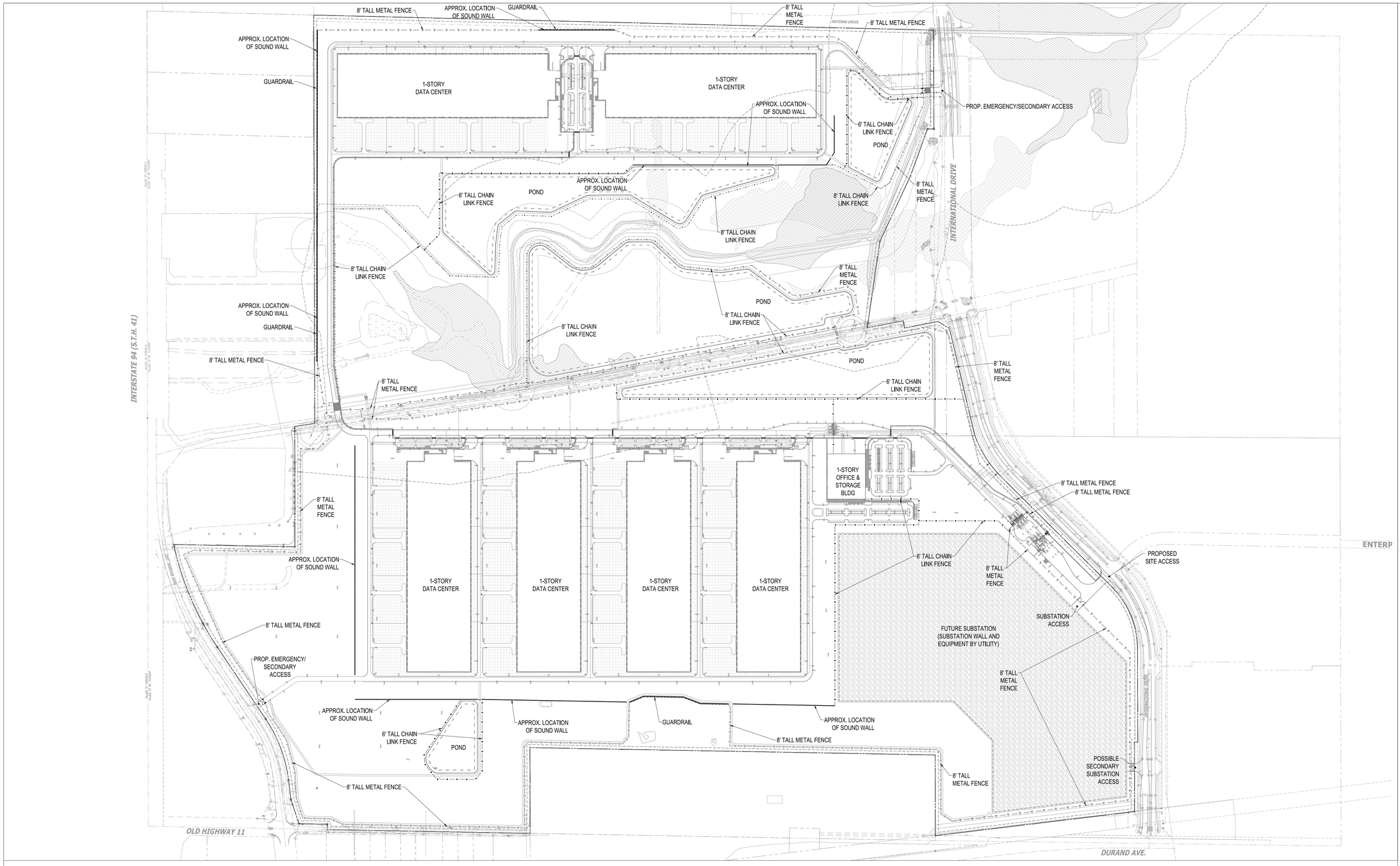

LEGEND

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- PROPOSED SANITARY SEWER MANHOLE
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- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 150' 300' 600'
SCALE: 1" = 300'

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Sector Key Plan

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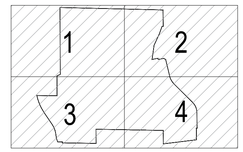

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0	12 DEC 2025	MKE54-59 SITE PLAN IFP

Package
MKE54-59

Sheet Title/Number
CIVIL
SITE MASTER PLAN
FENCE & WALL
OVERALL

C-W-100

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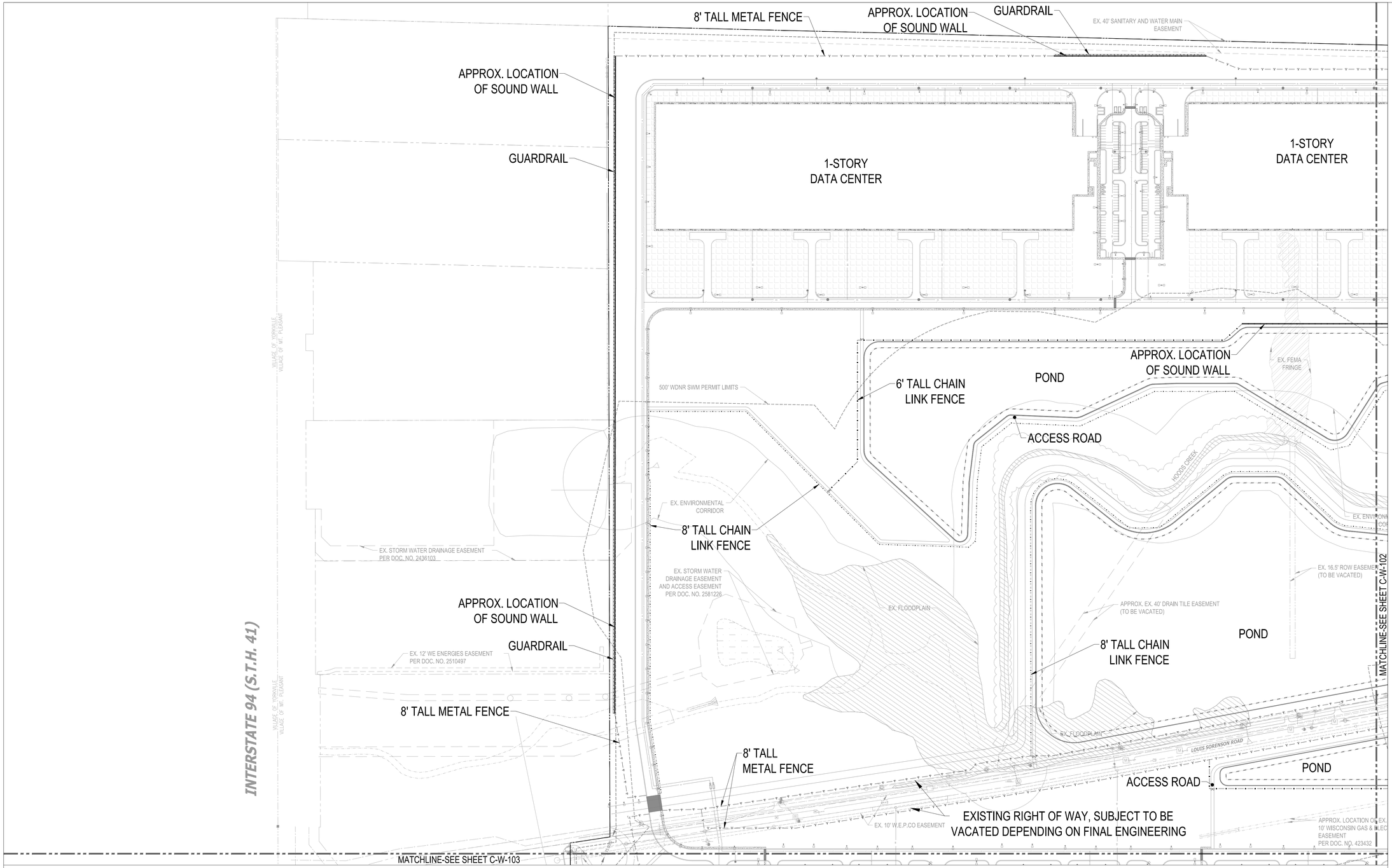

LEGEND

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0' 50' 100' 150' 300'
SCALE: 1" = 150'

Dewberry

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LEESBURG, VA
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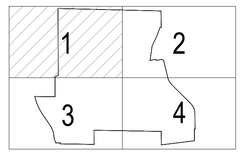
Sector Key Plan

PLAN



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0	12 DEC 2025	MKE54-59 SITE PLAN IFP

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MKE54-59

Sheet Title/Number

CIVIL
SITE MASTER PLAN
FENCE & WALL
PART PLAN 1

C-W-101

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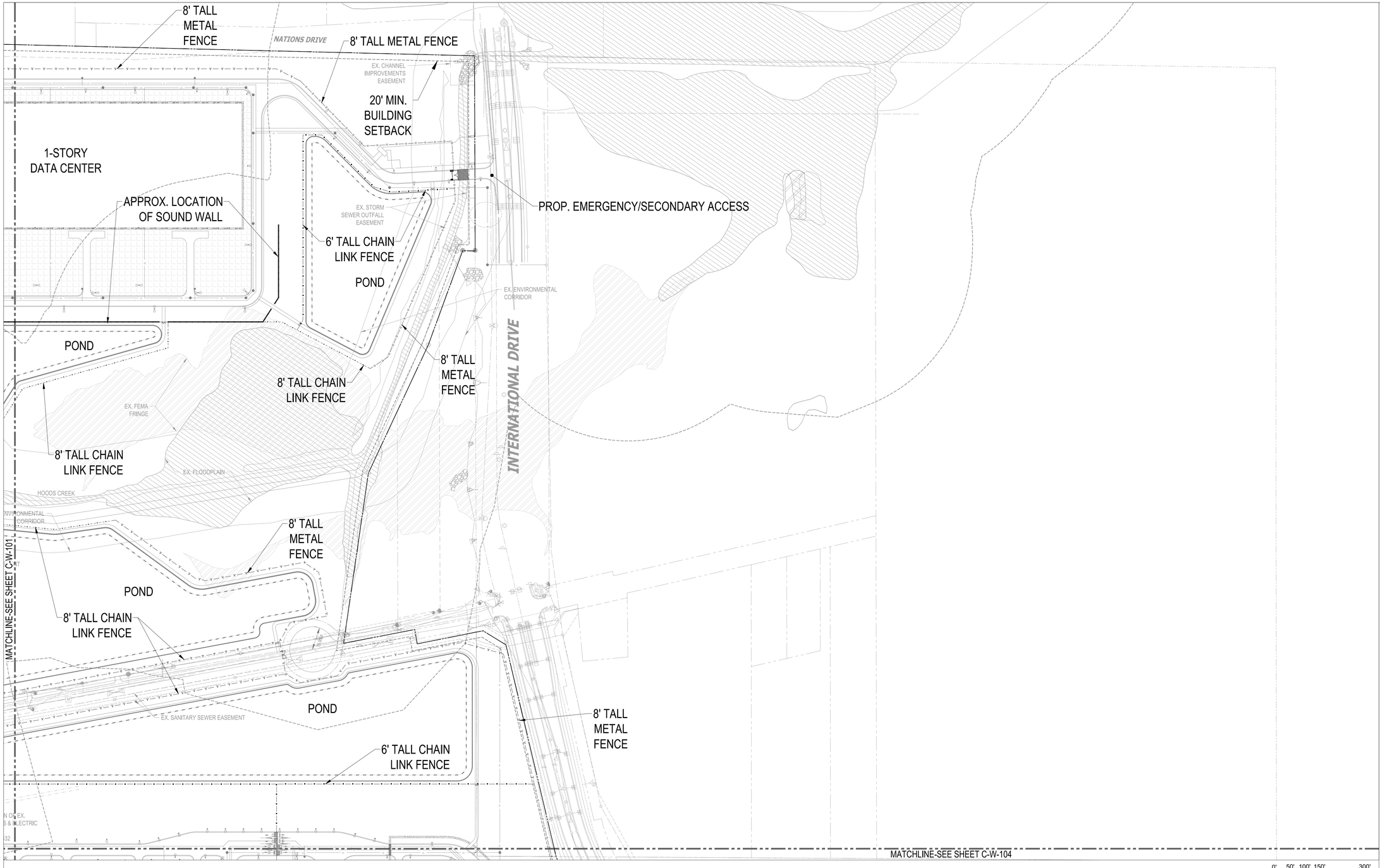

LEGEND

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- SOUND WALL
- FIRE HYDRANT
- SS — EXISTING SANITARY SEWER PIPE
- SS — PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- W — EXISTING WATER SERVICE SUPPLY
- W — WATER SERVICE SUPPLY
- F — FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 50' 100' 150' 300'

SCALE: 1" = 150'

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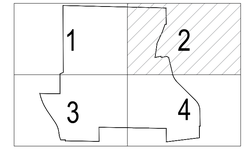

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0	12 DEC 2025	MKE54-59 SITE PLAN IFP

Package
MKE54-59

Sheet Title/Number

CIVIL SITE MASTER PLAN FENCE & WALL PART PLAN 2

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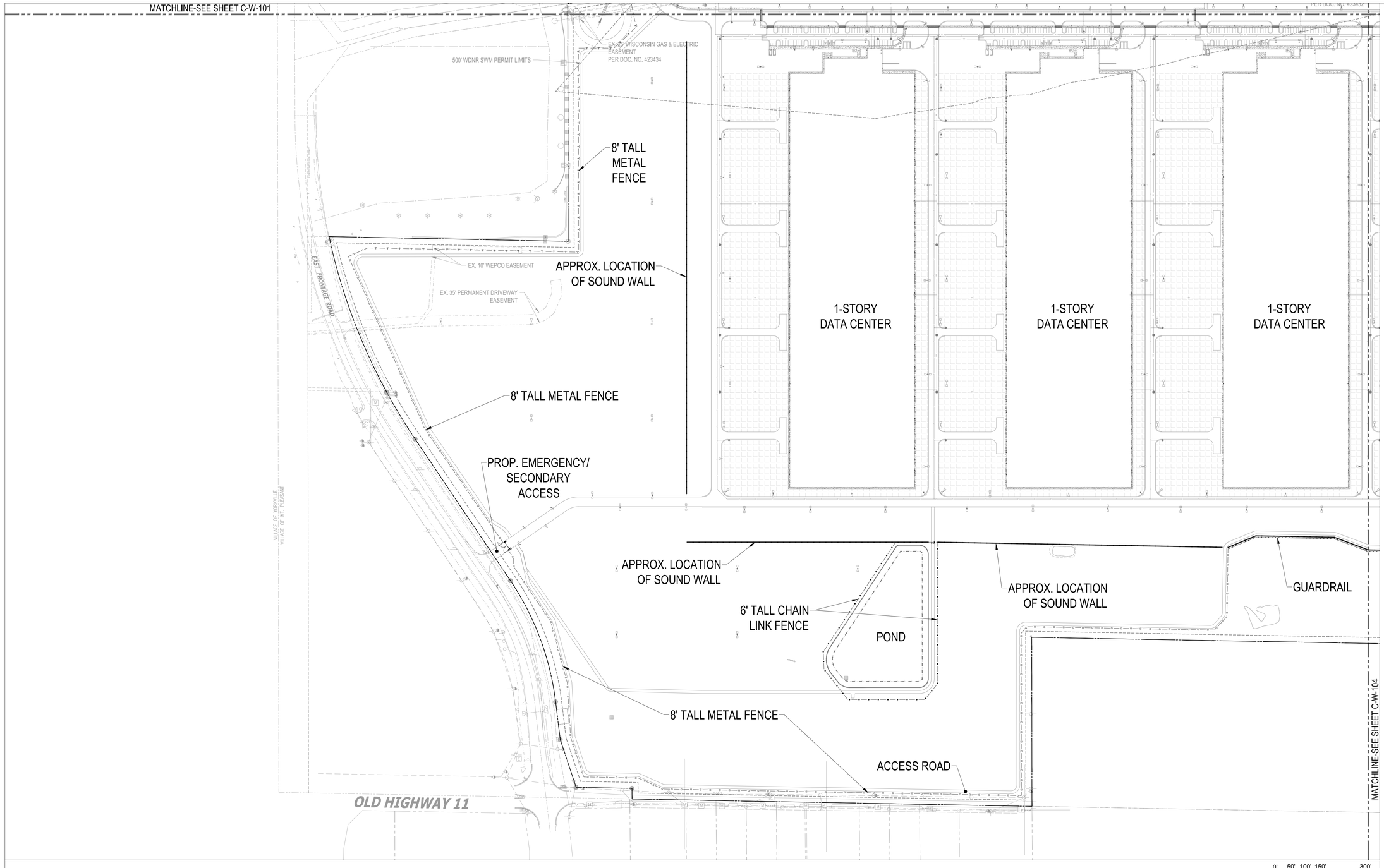

LEGEND

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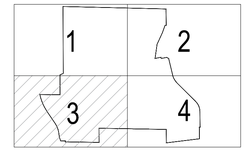
PLAN



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CIVIL
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FENCE & WALL
PART PLAN 3

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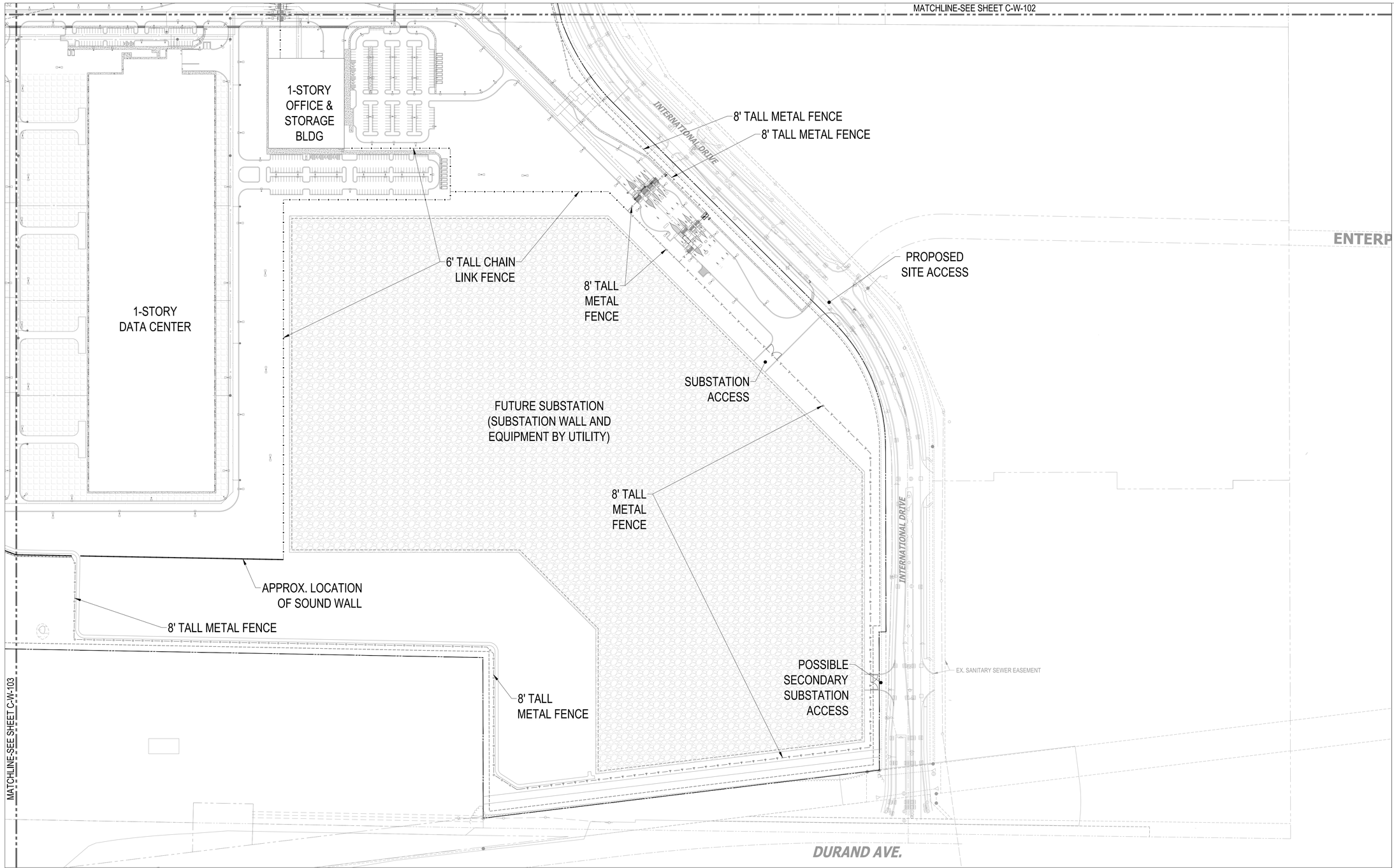

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Sector Key Plan

PLAN

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CIVIL
SITE MASTER PLAN
FENCE & WALL
PART PLAN 4

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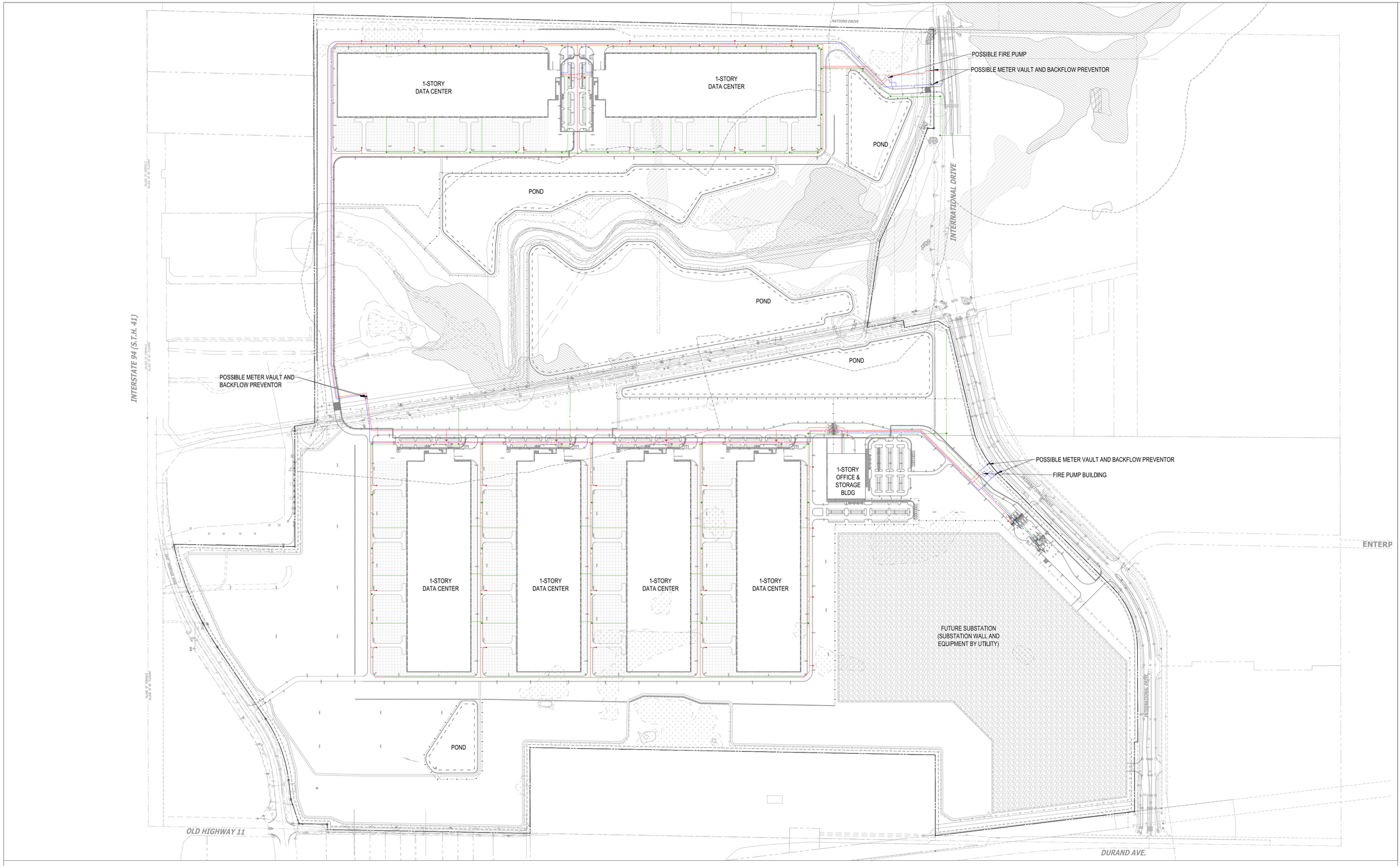

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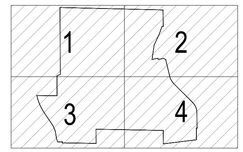

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MKE54-59

Sheet Title/Number

CIVIL
SITE MASTER PLAN
UTILITIES OVERALL

C-U-100

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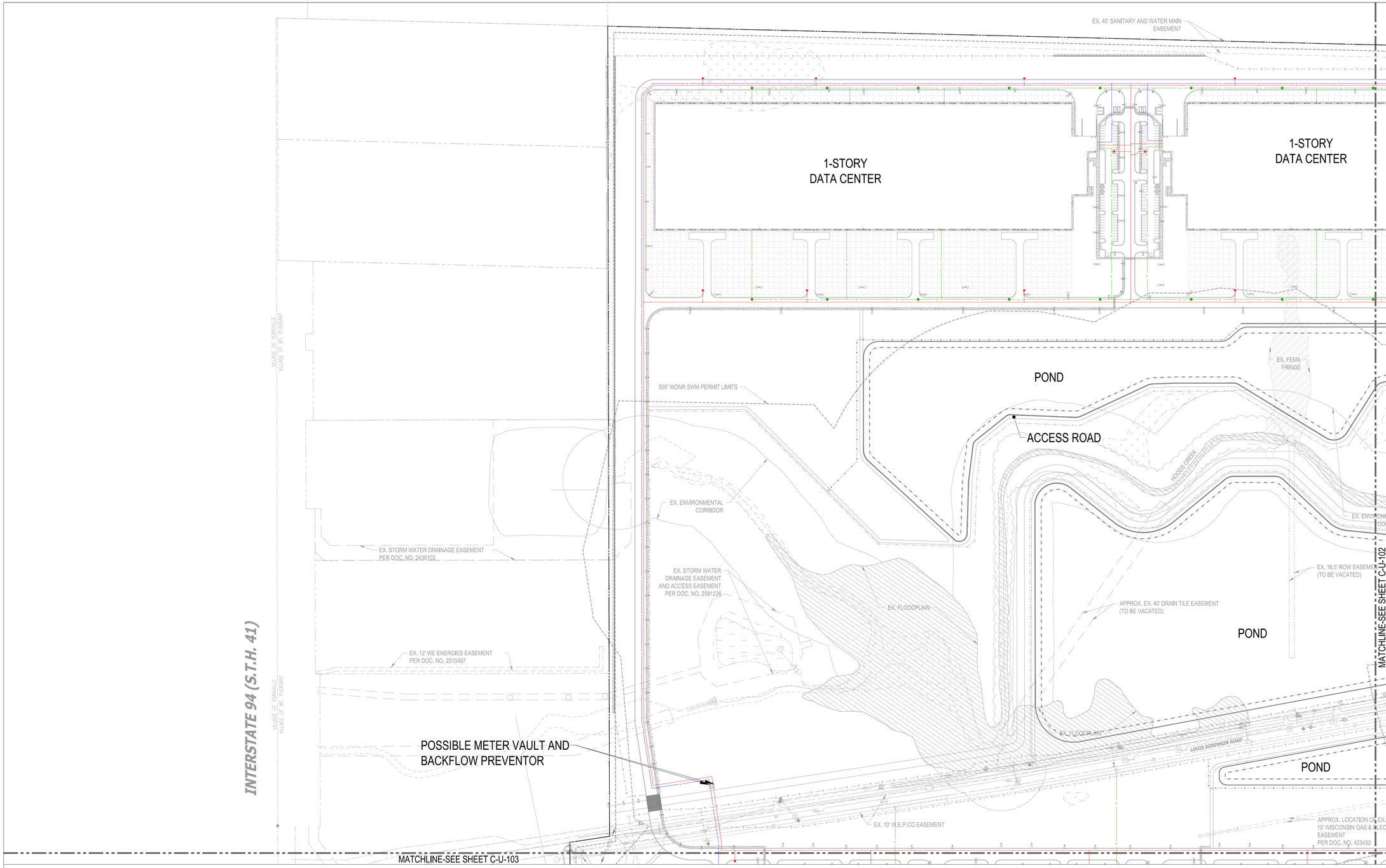

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- FUTURE SUBSTATION
- EXISTING WETLAND (HATCHED)
- EXISTING FLOODPLAIN
- FEMA FRINGE
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
- 8' TALL CHAIN LINK FENCE
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- 6' TALL CHAIN LINK FENCE
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- SOUND WALL
- FIRE HYDRANT
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 50' 100' 150' 300'

SCALE: 1" = 150'

Dewberry

Dewberry Engineers Inc.
1503 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

MKE 54-59

2700 International Drive
Sturtevant, WI 53177

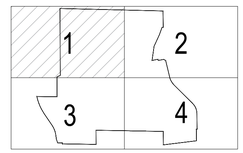
Design SARAH JONUZAJ, CONNOR WHALEN
Drawn SARAH JONUZAJ, CONNOR WHALEN
Checked ELIZABETH SOBECKE, DAVID WEEMS
Date OCTOBER 29, 2025

Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN



Revisions

No.	Date	Description
0	12 DEC 2025	MKE54-59 SITE PLAN IFP

Package
MKE54-59

Sheet Title/Number
CIVIL
SITE MASTER PLAN
UTILITIES PART
PLAN 1

C-U-101

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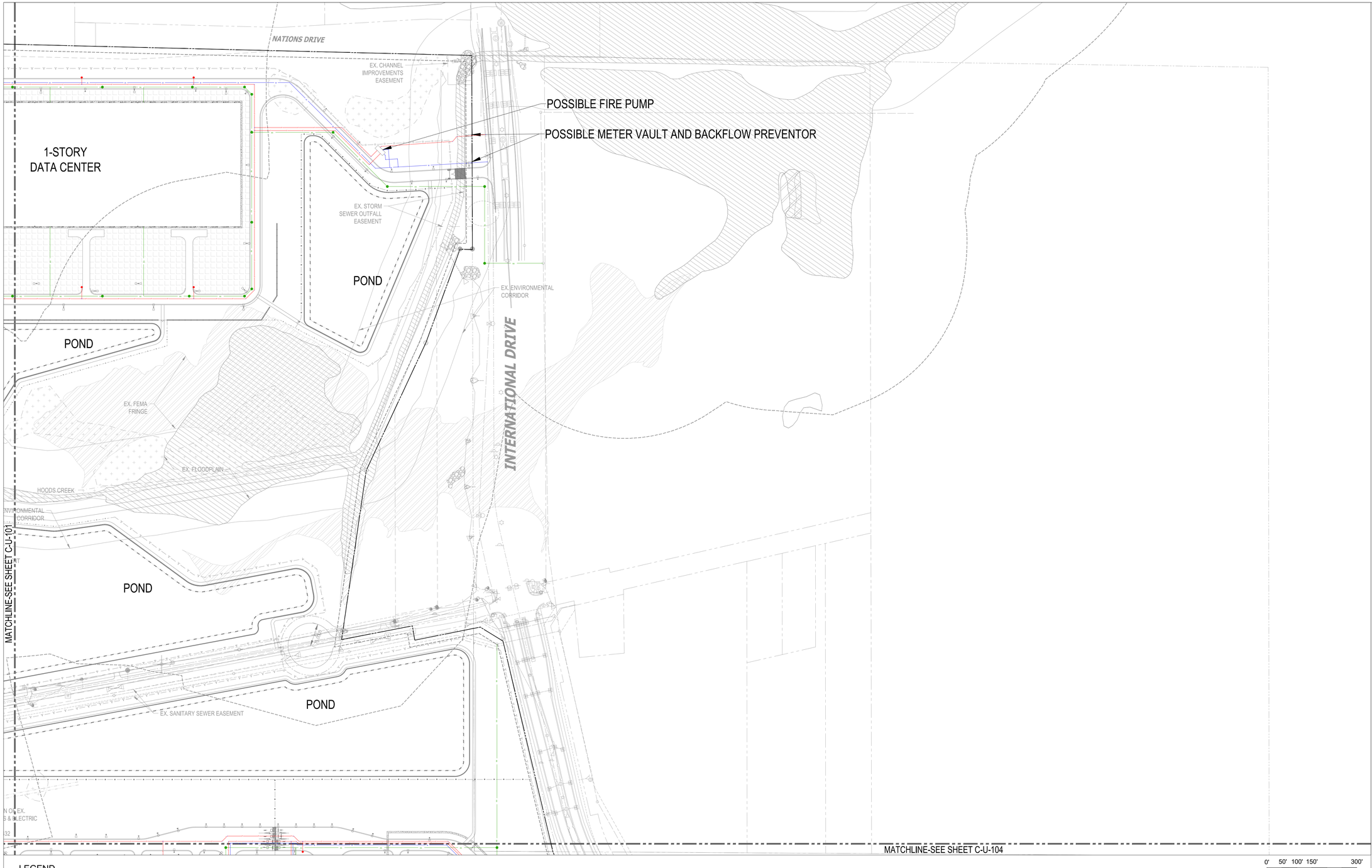

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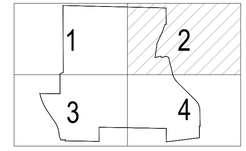

PLAN

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0	12 DEC 2025	MKE54-59 SITE PLAN IFP

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CIVIL
SITE MASTER PLAN
UTILITIES PART
PLAN 2

C-U-102

PROPRIETARY - CONFIDENTIAL INFORMATION –
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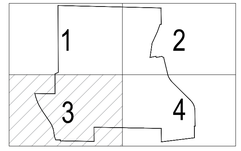

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CIVIL
SITE MASTER PLAN
UTILITIES PART
PLAN 3

C-U-103

PROPRIETARY - CONFIDENTIAL INFORMATION –
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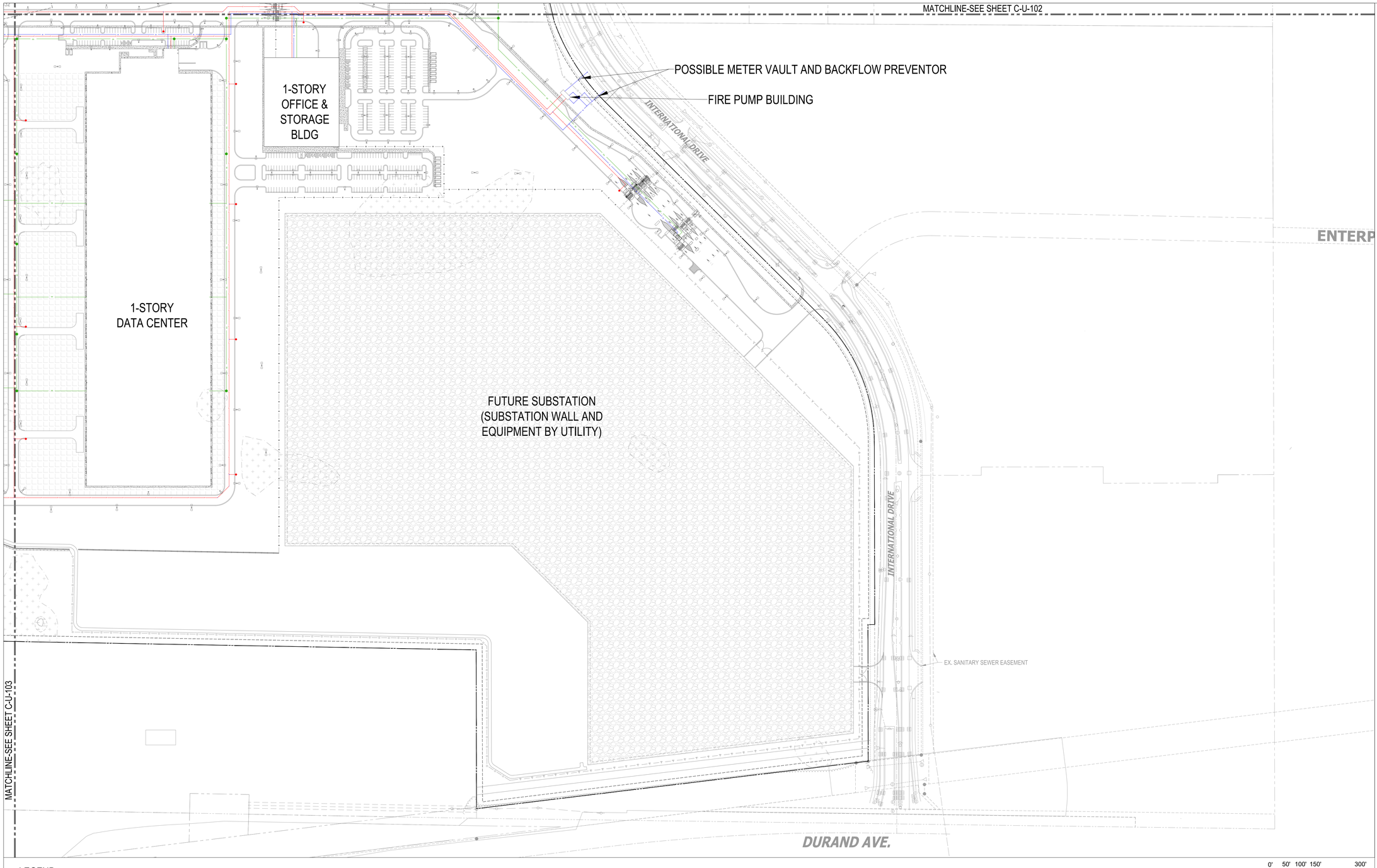

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Sector Key Plan

PLAN

1 2 3 4

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No.	Date	Description
0	12 DEC 2025	MKE54-59 SITE PLAN IFP

Package
MKE54-59

Sheet Title/Number

CIVIL SITE MASTER PLAN UTILITIES PART PLAN 4

C-U-104

PROPRIETARY - CONFIDENTIAL INFORMATION –
NOT FOR PUBLIC DISTRIBUTION

NOT FOR CONSTRUCTION

PLANTING LEGEND

- LARGE CANOPY TREE
- PERENIALS / ORNAMENTAL GRASSES
- SHRUB

0' 150' 300' 600'

SCALE: 1" = 300'

Dewberry

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12/12/2025
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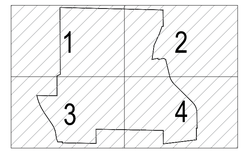
Sector Key Plan

PLAN



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Package
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CIVIL
SITE MASTER PLAN
LANDSCAPING
OVERALL

L-A-100

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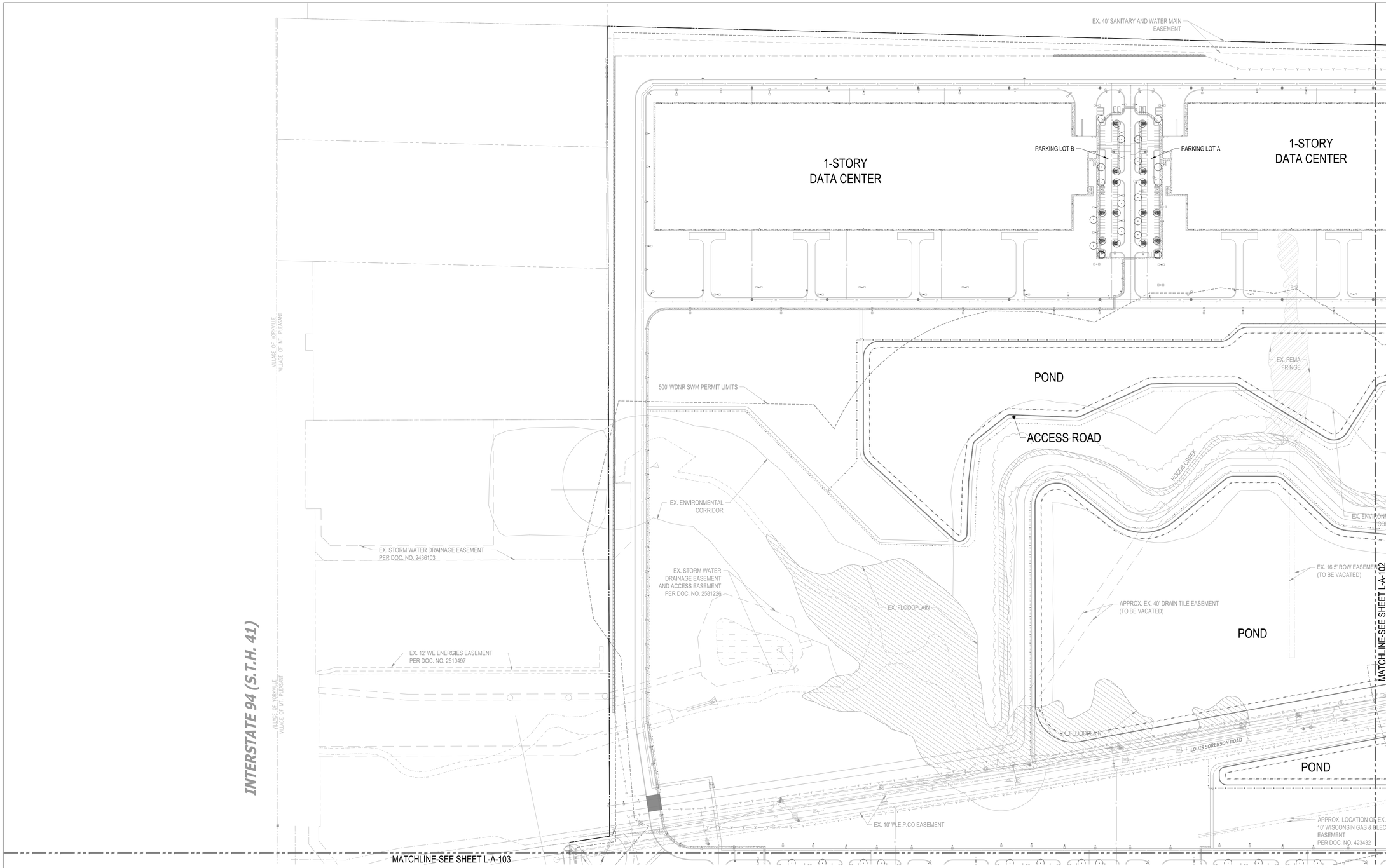

PLANTING LEGEND

- LARGE CANOPY TREE
- PERENIALS / ORNAMENTAL GRASSES
- SHRUB

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WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
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Sector Key Plan

PLAN

1 2 3 4

Revisions

No.	Date	Description
0	12 DEC 2025	MKE54-59 SITE PLAN IFP

Package
MKE54-59

Sheet Title/Number

CIVIL
SITE MASTER PLAN
LANDSCAPING
PART PLAN 1

L-A-101

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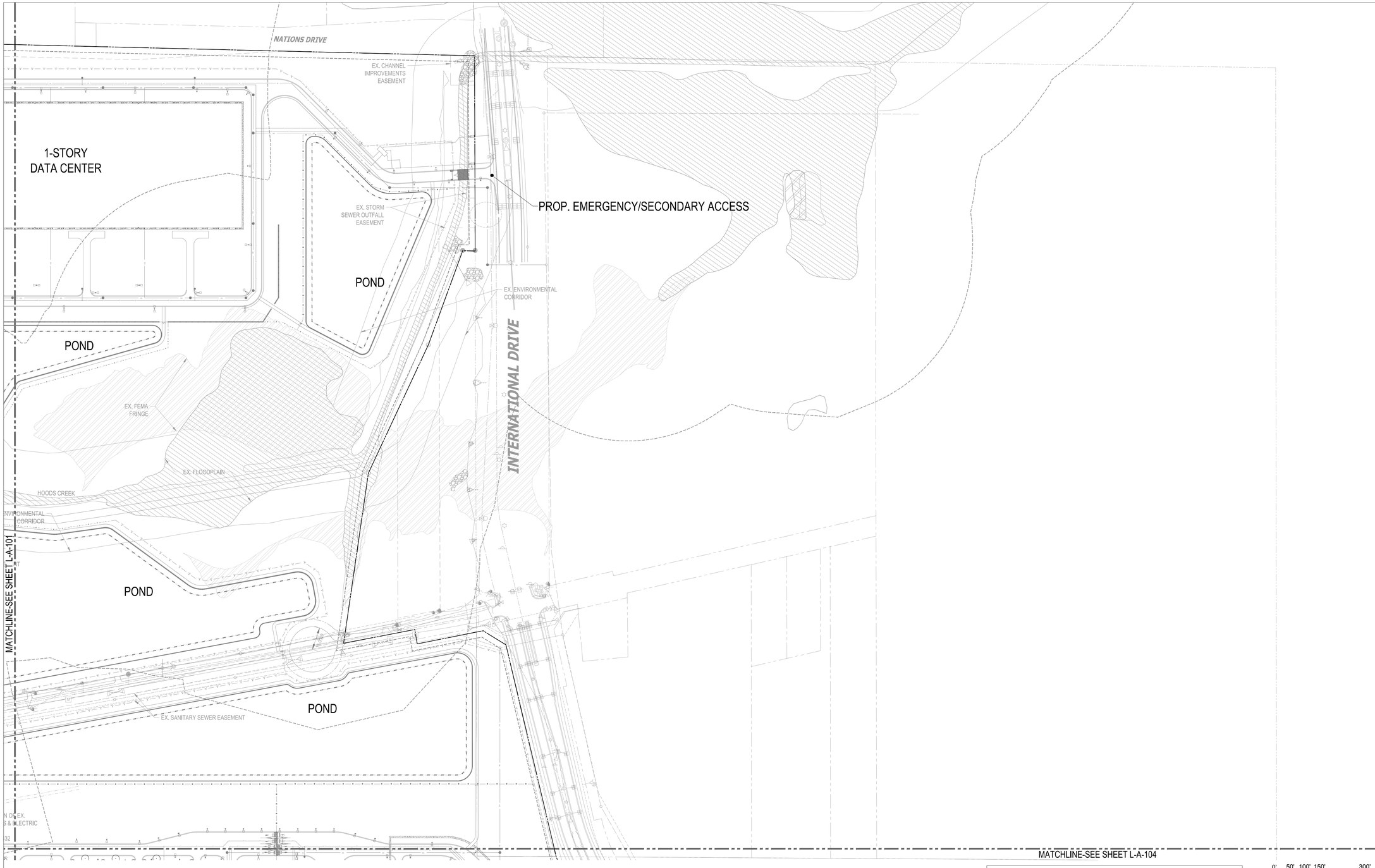

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LEESBURG, VA
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Sector Key Plan

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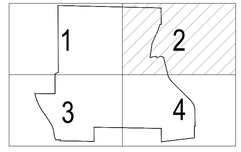

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Package
MKE54-59

Sheet Title/Number

CIVIL
SITE MASTER PLAN
LANDSCAPING
PART PLAN 2

L-A-102

PROPRIETARY - CONFIDENTIAL INFORMATION –
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PLANTING LEGEND

- LARGE CANOPY TREE
- PERENIALS / ORNAMENTAL GRASSES
- SHRUB

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SCALE: 1" = 150'

Dewberry

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1503 Edwards Ferry Road
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703.771.8004

MKE 54-59

2700 International Drive
Sturtevant, WI 53177

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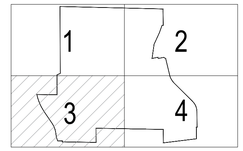
Checked ELIZABETH SOBECKE, DAVID WEEMS
Date OCTOBER 29, 2025

Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN



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MKE54-59

Sheet Title/Number

CIVIL
SITE MASTER PLAN
LANDSCAPING
PART PLAN 3

L-A-103

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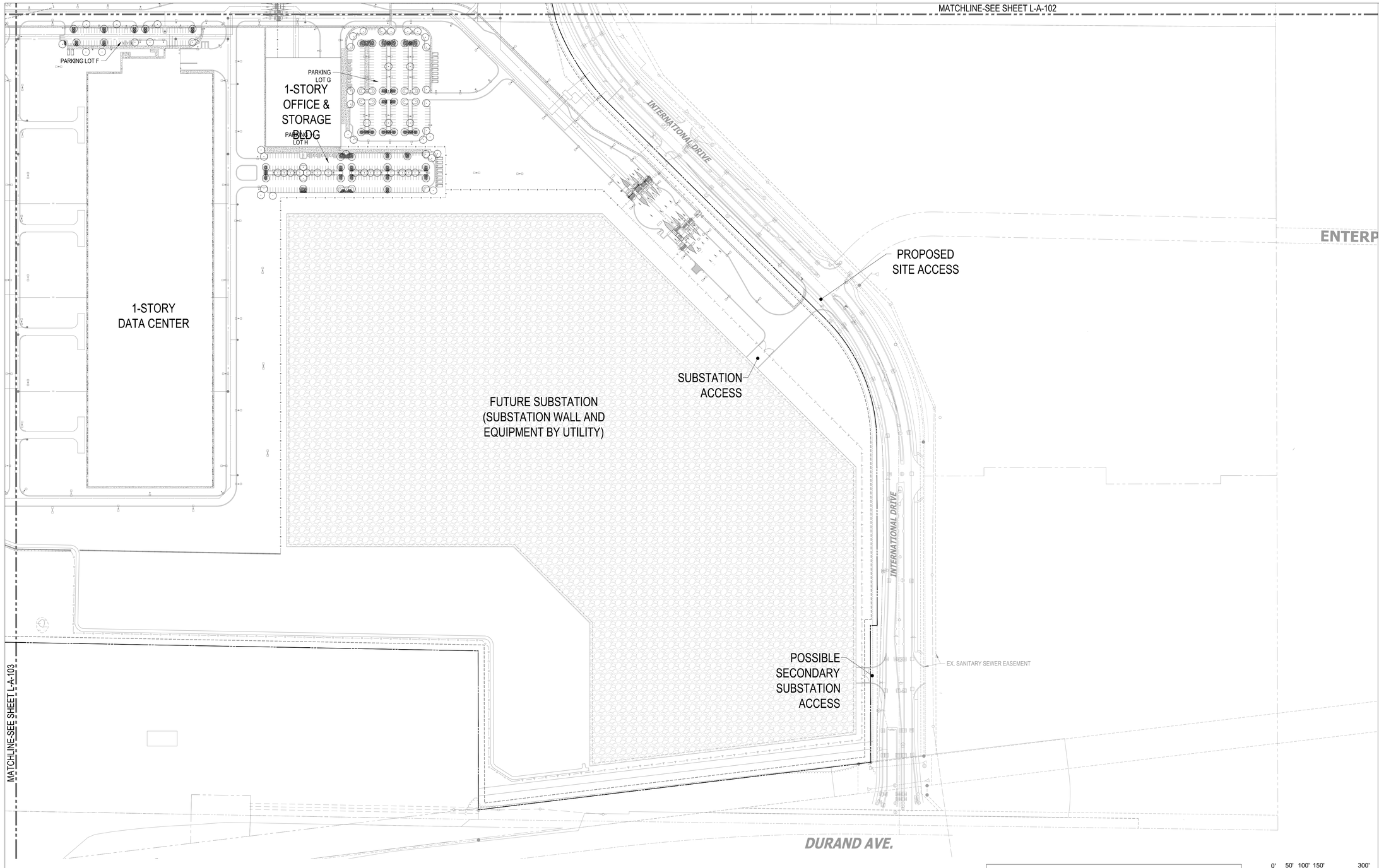

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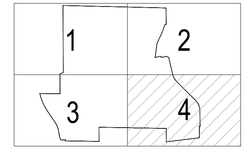

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MKE54-59

Sheet Title/Number

CIVIL SITE MASTER PLAN LANDSCAPING PART PLAN 4

L-A-104

PROPRIETARY - CONFIDENTIAL INFORMATION –
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ELECTRICAL SHEET INDEX

Sheet Number	Sheet Name
E-A-00-0	ELECTRICAL SHEET INDEX
E-A-01-1	ELECTRICAL LEGEND, NOTES AND ABBREVIATIONS
E-C-016-1	SITE PLANS AREA NORTH PHOTOMETRICS
E-J-01-0	LIGHTING FIXTURE SCHEDULE
Grand total: 4	

BURNS McDONNELL

9400 Ward Parkway
Kansas City, MO 64114
www.burnsmcd.com

REGISTRATION #: 1308-11

Microsoft

MKE54-59
DATA CENTER

12023 Durand Ave. Mt Pleasant, WI 53117

Design	WILLIAM SCHAUMANN
Drawn	MICHAEL HABIB
Checked	JASON PHAM
Date	15 DEC 2025
BMcD Project No.	190714
M.S. Project No.	P: 21580

MICROSOFT

Design Manager	RENATA BOLLICH
Layout Manager	
Civil, Site Survey, Landscaping Technical Lead	DUANE THOMAS
Architectural & Structural Technical Lead	JORGE GONZALEZ / TRAVIS TEST
Mech, Plumbing & Fire Protection Technical Lead	SEAN ABBOTT / JOSH MARKS
Building Automation Systems (BAS) Technical Lead	BILL GEMBINSKI
Electrical Technical Lead	JEREMY WIKSTROM
Electrical Power Management Systems (EPMS) Technical Lead	AMMAR ALKHAWATER
Telecommunications / Network Technical Lead	LEANNA BOLEY
Security Design Manager	BRIAN BURKE

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Structural Engineering Lead	BINYAM JEMAL / BMcD
Architectural Lead	ADITI PADKI / BMcD
Mechanical Engineering Lead	JAKE COLBRUNN / BMcD
Plumbing Engineering Lead	
Fire Protection Engineering Lead	JOE MIRACLE / BMcD
BAS Engineering Lead	JOSE PAYAN / BMcD
Electrical Engineering Lead	JASON PHAM / BMcD
Telecommunications / Network Engineering Lead	CHAD STILWELL / BMcD
Security Systems Engineering Lead	JUSTIN JACOBSON / Z BETA

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Registration

WISCONSIN
JASON PHAM
E-101159-6
HOUSTON, TX
PROFESSIONAL ENGINEER
12/12/2025

Sector Key Plan

N

Bar Code

Package
MKE54-59

Sheet Title/Number

ELECTRICAL SHEET INDEX

MKE54-59
E-A-00-0

E-A-00-0

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(5 U.S.C. §552 (b)(4)) AND WISCONSIN'S PUBLIC RECORDS LAW (Wis. Stat. §§ 19.31–19.39)

ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	CONDUIT RUN CONCEALED
	CONDUIT RUN EXPOSED
	CONDUIT DIRECT BURIED IN EARTH
DB	CONDUIT DUCT BANK ENCASED IN CONCRETE
#WW	WIREWAY, # INDICATES SIZE
#BW	BUSWAY, # INDICATES BUS AMPACITY
WM	WIREMOLD, TYPE AS INDICATED
#XX G N H	HOME RUN. HASH MARKS INDICATE QTY OF WIRE, "XX" INDICATES SIZE OF WIRE. UNMARKED WIRES INDICATE #12 AWG
XX # x,y	LIGHTING FIXTURE - "#" INDICATES CIRCUIT NUMBER, "XX" INDICATES FIXTURE TYPE (SEE FIXTURE SCHEDULE ON DRAWING E-J-01), & "x,y" INDICATES SWITCH CONTROL OF FIXTURE. POSITIONING OF "#", "XX", "x,y", ARE TO BE DEPENDENT UPON ORIENTATION OF LIGHT FIXTURE AND/OR POSITIONING OF LIGHT FIXTURE RELATIVE TO OTHER LIGHT FIXTURES AND THEIR CORRESPONDING TAGS.
	LIGHTING FIXTURE ON LIFE SAFETY EMERGENCY CIRCUIT
	LIGHTING FIXTURE (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
	WALL MOUNTED LIGHTING FIXTURE (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
	EMERGENCY BATTERY PACK (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
#	CEILING MOUNTED EXIT LIGHT (SEE FIXTURE SCHEDULE ON DRAWING E-J-01). DIRECTIONAL ARROWS AS INDICATED ON PLANS. "#" INDICATES CIRCUIT NUMBER.
#	WALL MOUNTED EXIT LIGHT (SEE FIXTURE SCHEDULE ON DRAWING E-J-0-1). DIRECTIONAL ARROWS AS INDICATED ON PLANS. "#" INDICATES CIRCUIT NUMBER.
XX	LIGHTING CONTROL DEVICE. "XX" INDICATES THE FOLLOWING: PC INDICATES PHOTOCELL OS INDICATES OCCUPANCY SENSOR ARROWS INDICATE SENSING DIRECTION
$"X"	LIGHTING SWITCH, BLANK INDICATES SINGLE POLE SINGLE THROW. "X" INDICATES THE FOLLOWING: T = DIGITAL TIMER SWITCH. OS = OCCUPANCY SENSOR SWITCH LV = LOW VOLTAGE SWITCH 3 = 3-WAY SWITCH D = LOW VOLTAGE DIMMER a = SWITCH DESIGNATION WP = WEATHERPROOF COVER
	HATCHING INDICATES DEVICE SHALL BE DEMOLISHED
	PLENUM ZONE
	SITE LIGHTING (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
	EMERGENCY LIGHTING FIXTURE
	NOT IN SCOPE
	DUPLEX RECEPTACLE NEMA 5-20R
GFCI	DUPLEX RECEPTACLE NEMA 5-20R GFCI = GROUND FAULT CIRCUIT INTERRUPTER
	DUPLEX RECEPTACLE NEMA 5-20R, CONTROLLED VIA LIGHTING SYSTEM
	FURNITURE SYSTEMS MOUNTED, QUADRUPLEX RECEPTACLE BY FURNITURE VENDOR
	FURNITURE SYSTEMS MOUNTED, QUADRUPLEX RECEPTACLE BY FURNITURE VENDOR, CONTROLLED VIA LIGHTING SYSTEM
	DUPLEX RECEPTACLE NEMA 5-20R, UPS
	DOUBLE DUPLEX RECEPTACLE, UPS
	FLOOR BOX WITH FLUSH MOUNTED DEVICE, UPS
	DOUBLE DUPLEX RECEPTACLE
	FLOOR BOX WITH FLUSH MOUNTED DEVICE
CLNG	CEILING MOUNTED DUPLEX RECEPTACLE
	L6-30R RECEPTACLE, TWIST-LOCK, 30A
	L6-30R RECEPTACLE, TWIST-LOCK, 30A, UPS
	L5-20R RECEPTACLE, TWIST-LOCK, 20A
	L5-20R RECEPTACLE, TWIST-LOCK, 20A, UPS
	CAPPED CONDUIT
J	JUNCTION BOX / EQUIPMENT CONNECTION
M	1-PHASE MOTOR CONNECTION
M	3-PHASE MOTOR CONNECTION
	NON-FUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH, FUSE SIZE AS SHOWN
	ENCLOSED CIRCUIT BREAKER, SIZE AS SHOWN
	MAGNETIC STARTER
	COMBINATION MAGNETIC STARTER (NEMA-1 MIN) FUSED DISCONNECT WITH H.OA. PILOT LIGHT
	MANUAL MOTOR STARTER, TOGGLE TYPE, WITH THERMAL OVERLOAD DEVICE
P	POWER POLE
	CONTROL STATION, TYPE AS INDICATED OR NOTED
	PANELBOARD (SIZED TO SCALE)
T1	POWER TRANSFORMER (SIZED TO SCALE)
	GROUND ROD
	GROUNDING TEST WELL
	GROUND BONDING POINT TO STEEL STRUCTURE, REBAR, PIPE, ETC.
	GROUNDING CONNECTION (TYPE AS SHOWN OR NOTED)
	BARE COPPER GROUND CONDUCTOR, SIZE AS SHOWN
	GROUND BAR
	GROUND PIGTAIL FOR CONNECTION TO EQUIPMENT AS INDICATED ON DRAWINGS
	ELECTRICAL EQUIPMENT WITH HOUSEKEEPING PAD
	CABLE BUS. RATING AS NOTED

SYMBOL	EQUIPMENT CONNECTION
	EQUIPMENT CONNECTION
M	MOTOR CONNECTION
	FUSE
	NON-FUSED DISCONNECT SWITCH (MCS DENOTES MOLDED CASE SWITCH)
	FUSED DISCONNECT SWITCH
XXXAT XXXAF	CIRCUIT BREAKER OR SWITCH - XXX AMP TRIP, XXX AMP FRAME, AIC AS SHOWN, (LSI INDICATES ADJUSTABLE LONG, SHORT, AND INSTANTANEOUS SETTINGS, 4 POLE WHERE NOTED)
XXXAT XXXAF	DRAWOUT CIRCUIT BREAKER - XXX AMP TRIP, XXX AMP FRAME, AIC AS SHOWN, (LSI INDICATES ADJUSTABLE LONG, SHORT, & INSTANTANEOUS SETTINGS)
52 EO	DRAWOUT MEDIUM VOLTAGE POWER CIRCUIT BREAKER (52-ANSI STANDARD NUMBER, EO=ELECTRICALLY OPERATED)
52 EO	FIXED MEDIUM VOLTAGE POWER CIRCUIT BREAKER (52-ANSI STANDARD NUMBER, EO=ELECTRICALLY OPERATED)
	3 L.A. OR SURGE ARRESTER AS INDICATED
	SNUBBER CIRCUIT
RELAY	MEDIUM VOLTAGE PROTECTION RELAY SEE DWG E-I-09-0 FOR PROTECTION FUNCTIONS AND SETTINGS.
SPD	SURGE PROTECTIVE DEVICE
HRG	HIGH RESISTANCE GROUND
VFD	VARIABLE FREQUENCY DRIVE
	TRANSFORMER - KVA, PRIMARY AND SECONDARY VOLTAGE, CONNECTIONS, K-RATING, AND SHIELD AS INDICATED OR SPECIFIED.
S1 S2	AUTOMATIC TRANSFER SWITCH WHERE INDICATED, S1= SOURCE 1, PREFERRED S2= SOURCE 2, ALTERNATE
XXXA MCB	PANELBOARD - RATING AS SHOWN ON PANEL SCHEDULES, MCB = MAIN CIRCUIT BREAKER, MLO = MAIN LUGS ONLY
G	GENERATOR
PM#	PM - POWER METER, # DENOTES TYPE
	POTENTIAL TRANSFORMER
K	KEYED INTERLOCK
ST	SHUNT TRIP
####	"####" INDICATES AVAILABLE FAULT IN AMPS AT BUS
KS	KEY SWITCH
AVD AVD ##	AVD - ABSENCE OF VOLTAGE DETECTOR, ## INDICATES DEVICE NUMBER
CT RATIO: ####: 5	CT - CURRENT TRANSFORMER, #### INDICATES CT RATIO
FGS ##	FGS - FEEDER GROUNDING SWITCH, ## INDICATES DEVICE NUMBER
ATS M	HVAC EQUIPMENT WITH INTEGRAL ATS (OR VFD)

ABBREVIATIONS

ABB	DESCRIPTION
1P	1 POLE (2P, 3P, 4P, ETC.)
A	AMMETER, AMPERE
AC	ABOVE COUNTER, AIR CONDITIONER
ACLG	ABOVE CEILING
ADO	AUTOMATIC DOOR OPENER
AF	AMPERE FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AHF	ACTIVE HARMONIC FILTER
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
ALT	ALTERNATE
AMP	AMPERE, AMPACITY, AMPLIFIER
ANN	ANNUNCIATOR
ARCH	ARCHITECT, ARCHITECTURAL
AS	AMMETER SWITCH
AT	AMPERE TRIP
ATB	AUTOMATIC TRANSFER BREAKERS
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVD	ABSENCE OF VOLTAGE DETECTOR
AWG	AMERICAN WIRE GAUGE
AZ	AVAILABILITY ZONE
BB	BATTERY BREAKER
BC	BARE COPPER
BLDG	BUILDING
BMS	BUILDING MANAGEMENT SYSTEM
BOC	BOTTOM OF CONDUIT
BOT	BOTTOM OF TRAY
BKR	BREAKER
C	CONDUIT
CAT	CATALOG
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CE	CELL
CF	CUBIC FEET
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CKT	CIRCUIT
CLG	CEILING
CONT	CONTINUATION OR CONTINUOUS
CP	CONTROL PANEL
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CTR	CENTER
CU	COPPER
DB	DUCT BANK
DC	DIRECT CURRENT
DEPT	DEPARTMENT
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
DS	SAFETY DISCONNECT SWITCH
DT	DOUBLE THROW
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
E.O.	ELECTRICALLY OPERATED
EOL	END OF LIFE
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EWSD	EARLY WARNING SMOKE DETECTION
EXIST	EXISTING
FA	FIRE ALARM
FABP	FIRE ALARM BOOSTER POWER SUPPLY PANEL
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FCU	FAN COIL UNIT
FGS	FEEDER GROUNDING SWITCH
FLISR	FAULT LOCATION, ISOLATION, AND SERVICE RESTORATION
FLR	FLOOR
FU	FUSE
FUDS	FUSED SAFETY DISCONNECT SWITCH
G/GRD/GND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR OR GENERAL CONTROLLER
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTOR
GRC	GALVANIZED RIGID CONDUIT
HH	HANDHOLE
HID	HIGH-INTENSITY DISCHARGE
HOA	HAND-OFF-AUTO
HORIZ	HORIZONTAL
HP	HORSEPOWER
HPF	HIGH POWER FACTOR
HT	HEIGHT
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
ICCB	INSULATED CASE CIRCUIT BREAKER
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
INV	INVERTER
IR	INFRARED
I/O	INPUT-OUTPUT
IOB	INVERTER OUTPUT BREAKER
JB	JUNCTION BOX

ABB	DESCRIPTION
KV	KILOVOLT
KVA	KILOVOLT-AMPERE
KVAR	KILOVOLT-AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LA	LIGHTNING ARRESTOR
LAHJ	LOCAL AUTHORITY HAVING JURISDICTION
LAN	LOCAL AREA NETWORK
LC	LIGHTING CONTRACTOR
LP	LIGHTING PANEL
LTG	LIGHTING
LV	LOW VOLTAGE
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCCB	MOLDED CASE CIRCUIT BREAKER
MCS	MOLDED CASE SWITCH
MFR	MANUFACTURER
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MMS	MANUAL MOTOR STARTER
MOA	MULTIOUTLET ASSEMBLY
MSP	MOTOR STARTER PANELBOARD
MT,MTD	MOUNT, MOUNTED
MTS	MANUAL TRANSFER SWITCH
MZ	MAINTENANCE ZONE
N.C.	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NG	NATURAL GAS
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
NTS	NOT TO SCALE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVERHEAD
OL	OVERLOAD RELAY
OS	OCCUPANCY SENSOR
PA	PUBLIC ADDRESS
PB	PULL BOX, PUSHBUTTON
PC	PHOTOCELL
PEMB	PRE-ENGINEERED METAL BUILDING
PF	POWER FACTOR
PH	PHASE
PIV	POST INDICATING VALVE
PNL	PANEL
PP	POWER POLE
PR	PAIR
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE (CONDUIT)
PWR	POWER
QTY	QUANTITY
RCPT	RECEPTACLE
REQD	REQUIRED
RIB	RECTIFIER INPUT BREAKER
RM	ROOM
RSC	RIGID STEEL CONDUIT
RTU	ROOF TOP UNIT
SBB	STATIC BYPASS BREAKER
SEC	SECONDARY
SIB	STRUCTURAL ISOLATION BREAK
SIM	SIMILAR
SKRU	SOLENOID KEY RELEASE UNIT
SLV	SPECIALTY LOW VOLTAGE
SPEC	SPECIFICATION
SP	SPARE
SPD	SURGE PROTECTIVE DEVICE
SR	SURFACE RACEWAY
SS	STAINLESS STEEL
STD	STANDARD
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
SYM	SYMMETRICAL
TEL	TELEPHONE
TEL/DATA	TELEPHONE/DATA
TL	TWIST LOCK
TOC	TOP OF CONDUIT
TR	TAMPER RESISTANT
T-STAT	THERMOSTAT
TV	TELEVISION
TYP	TYPICAL
UC	UNDER COUNTER
UE	UNDERGROUND ELECTRICAL
UG	UNDERGROUND
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
UT	UNDERGROUND TELEPHONE
UV	UNIT VENTILATOR OR ULTRAVIOLET
V	VOLT
VA	VOLT-AMPERES
VFD	VARIABLE FREQUENCY DRIVE
W	WATT, WIRE
WG	WIRE GUARD
W/O	WITHOUT
WP	WEATHERPROOF
XFMR	TRANSFORMER
XFR	TRANSFER
XP	EXPLOSION PROOF

EQUIPMENT TAG NAMING STANDARD

XXXXX EXAMPLE:

XXXXX-COLO1-ELEC1-MSB01

- PRIMARY DEVICE ID
- BUILDING SUBSECTOR(CELL #)
- BUILDING SECTOR(COLO #)
- BUILDING IDENTIFIER
- CAMPUS

EQUIPMENT TYPE:

ADP	ANCILLARY DISTRIBUTION PANEL
AHF	ACTIVE HARMONIC FILTER
AHU	AIR HANDLING UNIT
ATS	AUTOMATIC TRANSFER SWITCH
BAT	BATTERY
BB	BATTERY BREAKER
BC	BATTERY CHARGER
BS	BATTERY STRING
BCB	BATTERY CIRCUIT BREAKER
BCM	BRANCH CIRCUIT MONITOR UNIT
BMS	BATTERY MONITORING SYSTEM
BSW	BUSWAY
BT	BELLY TANK
BVS	BATTERY VALIDATION SYSTEM
CEI	CRITICAL ENVIRONMENT INSTRUMENTATION
CLI	CENTRAL BATTERY INVERTERS
DSW	DISCONNECT
DP	DISTRIBUTION PANELBOARD
DPM	DIGITAL POWER METER
DT	DAY TANK
DTLCP	DAY TANK LOCAL CONTROL PANEL
EIP	EXTERNAL INSTRUMENTATION PANEL
ELP	EMERGENCY LIGHTING PANEL
ENG	ENGINE
EPM	ELECTRICAL POWER METER
EPMS	ELECTRICAL POWER MANAGEMENT SYSTEM
EPO	EMERGENCY POWER OFF PANEL
FCB	FEEDER CIRCUIT BREAKER
FCP	FIRE ALARM CONTROL PANEL
FWS	FEEDER SWITCH
GB	GENERATOR BREAKER
GEN	GENERATOR
GENCON	GENERATOR CONTROLLER LINEUP
GPC	GENERATOR PACKAGE ENCLOSURE
GFB	GENERATOR POWER FEEDER BREAKER
GFCI	GROUND FAULT RECEPTACLES
GM	GENERATOR MAIN
HRG	HIGH RESISTANCE GROUNDING
HT	HEAT TRACE
HTP	HEAT TRACE PANEL
HTR	HEATER
HVAC	HVAC POWER PANEL
IB	ISOLATION BREAKER
IOB	INVERTER OUTPUT BREAKER
LDB	LOAD BANK
LBB	LOAD BANK BREAKER
LBS	LOAD BANK SWITCHBOARD
LBT	LOAD BANK TERMINAL
LCP	LIGHTING CONTROL PANEL
LDP	LIGHTING DISTRIBUTION PANEL
LP	LIGHTING PANEL DISCONNECT
LVS	LOW VOLTAGE SWITCHBOARD
MCB	MAIN CIRCUIT BREAKER
MBB	MAINTENANCE BYPASS BREAKER
MCC	MOTOR CONTROL PANEL
MCP	MASTER CONTROL PANEL
MDP	MAIN DISTRIBUTION PANEL
MDS	MAIN DISTRIBUTION SWITCHBOARD
MF	MAINTENANCE FEEDER
MIB	MAINTENANCE ISOLATION BREAKER
MOD	UPS MODULE
MSW	MAIN SWITCH
MSB	MAIN SWITCHBOARD
MTS	MANUAL TRANSFER SWITCH
NFB	NORMAL POWER FEEDER BREAKER
NGR	NEUTRAL GROUND RESISTOR
NM	NORMAL UTILITY POWER MAIN
NLP	NORMAL LIGHTING PANEL
PDU	POWER DISTRIBUTION UNIT
PML	POWER MONITORING
PMM	POWER MANAGEMENT MODULE
PNL	PANELBOARD
RIB	RECTIFIER INPUT BREAKER
RLY	PROTECTIVE (MANAGEMENT) RELAY
RP	RECEPTACLE PANEL
RPP	REMOTE POWER PANEL
RPU	ROTARY POWER UNIT
SAC	SURGE ARRESTOR CABINET
SBB	STATIC BYPASS BREAKER
SPD	SURGE PROTECTIVE DEVICE
SSB	STATIC SWITCH BREAKER
SSP	SERVICE DISCONNECT PANEL
STS	STATIC TRANSFER SWITCH
SUB	SUBSTATION
TCB	TIE CIRCUIT BREAKER
TCP	TRANSFER CONTROL PANEL
TP	TRANSFORMER DISCONNECT
TSW	TIE SWITCH
UDP	UPS DISTRIBUTION PANELBOARD
UDS	UPS DISTRIBUTION SWITCHBOARD
UH	UNIT HEATER
UIO	UPS INPUT/OUTPUT BOARD
UIP	UPS INPUT PANEL
UP	UTILITY DISCONNECT
UOB	UPS OUTPUT BREAKER
UOP	UPS OUTPUT PANEL
ULS	UTILITY LOOP SWITCHGEAR
UMS	UTILITY MAIN SWITCHGEAR
UPM	UTILITY PAD-MOUNT SWITCHGEAR
UPS	UNINTERRUPTIBLE POWER SUPPLY
URS	UTILITY RESERVE SWITCHGEAR
USS	UTILITY SERVICE SWITCH
UTS	UTILITY TRANSFER SWITCHGEAR
VFD	VARIABLE FREQUENCY DRIVE
XFM	TRANSFORMER

3Φ, 4W+G (5 WIRES TOTAL)

CKT	TRAY CABLE (CU)	AMP
[A4-TC]	[4/C 4#12 & 1#12 G IN TRAY]	20A
[B4-TC]	[4/C 4#10 & 1#10 G IN TRAY]	30A
[C4-TC]	[4/C 4#8 & 1#10 G IN TRAY]	40A
[D4-TC]	[4/C 4#6 & 1#10 G IN TRAY]	50A
[E4-TC]	[4/C 4#4 & 1#10 G IN TRAY]	60A
[F4-TC]	[4/C 4#4 & 1#8 G IN TRAY]	70A
[G4-TC]	[4/C 4#3 & 1#8 G IN TRAY]	80A
[H4-TC]	[4/C 4#2 & 1#8 G IN TRAY]	90A
[J4-TC]	[4/C 4#1 & 1#8 G IN TRAY]	100A
[K4-TC]	[4/C 4#1/0 & 1#6 G IN TRAY]	150A
[L4-TC]	[4/C 4#2/0 & 1#6 G IN TRAY]	175A
[M4-TC]	[4/C 4#3/0 & 1#6 G IN TRAY]	200A
[N4-TC]	[4/C 4#4/0 & 1#4 G IN TRAY]	225A
[P4-TC]	[4/C 4#250 & 1#4 G IN TRAY]	250A
[Q4-TC]	[4/C 4#350 & 1#4 G IN TRAY]	300A
[R4-TC]	[4/C 4#600 & 1#3 G IN TRAY]	400A
[S4-TC]	2 ea. [4/C 4#350] & 1#1 G IN TRAY	600A
[T4-TC]	2 ea. [4/C 4#600] & 1#1/0 G IN TRAY	800A
[U4-TC]	3 ea. [4/C 4#500] & 1#2/0 G IN TRAY	1000A
[V4-TC]	3 ea. [4/C 4#600] & 1#3/0 G IN TRAY	1200A
[W4-TC]	4 ea. [4/C 4#600] & 1#4/0 G IN TRAY	1600A
[X4-TC]	5 ea. [4/C 4#600] & 1#250 G IN TRAY	2000A
[Y4-TC]	8 ea. [4/C 4#500] & 1#500 G IN TRAY	3000A
[Z4-TC]	10 ea. [4/C 4#600] & 1#500 G IN TRAY	4000A

3Φ, 4W+G (5 WIRES TOTAL)

CKT	TRAY CABLE (AL)	
[P4A-TC]	[4/C 4#350 & 1#2 G IN TRAY]	250A
[Q4A-TC]	[4/C 4#500 & 1#2 G IN TRAY]	300A
[R4A-TC]	2 ea. [4/C 4#250] & 1#1 G IN TRAY	400A
[S4A-TC]	2 ea. [4/C 4#500] & 1#2/0 G IN TRAY	600A
[T4A-TC]	3 ea. [4/C 4#500] & 1#3/0 G IN TRAY	800A
[U4A-TC]	4 ea. [4/C 4#350] & 1#4/0 G IN TRAY	1000A
[V4A-TC]	4 ea. [4/C 4#500] & 1#250 G IN TRAY	1200A
[W4A-TC]	5 ea. [4/C 4#600] & 1#350 G IN TRAY	1600A
[X4A-TC]	6 ea. [4/C 4#600] & 1#500 G IN TRAY	2000A
[Y4A-TC]	9 ea. [4/C 4#600] & 1#600 G IN TRAY	3000A
[Z4A-TC]	12 ea. [4/C 4#600] & 1#750 G IN TRAY	4000A

25KV, 3Φ, 3W+G MEDIUM VOLTAGE		AMP
MV1	10 SETS OF 3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#400KCMIL CU GND IN (10) 6" CONDUITS + (2) SPARE 6" CONDUITS	2713A (117MVA)
MV2	5 SETS OF 3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#250KCMIL CU GND IN (5) 6" CONDUITS + (1) SPARE 6" CONDUIT	1623A (70MVA)
MV3	3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU GND IN (1) 6" CONDUIT + (1) SPARE 6" CONDUIT	395A
MV4	3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU GND IN (1) 6" CONDUIT + (1) SPARE 6" CONDUIT	465A (20MVA)

25KV, 3Φ, 3W+G MEDIUM VOLTAGE OVERHEAD IN CONDUIT		AMP
MV-OH-1	3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU G IN 6" RMC	395A
MV-OH-2	3 - 1/C 350KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU G IN 5" RMC	395A
MV-OH-3	3 - 1/C 350KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU G IN 5" RMC	465A (20MVA)

CIRCUIT LEGENDS

1Φ, 2W+G (3 WIRES TOTAL)

CKT	CONDUIT AND WIRE(CU)	AMP
[AA2]	[2#12 & 1#12 G IN 3/4"C]	15A
[A2]	[2#12 & 1#12 G IN 3/4"C]	20A
[B2]	[2#10 & 1#10 G IN 3/4"C]	30A
[C2]	[2#8 & 1#10 G IN 3/4"C]	40A
[D2]	[2#6 & 1#10 G IN 3/4"C]	50A
[E2]	[2#4 & 1#10 G IN 3/4"C]	60A
[F2]	[2#4 & 1#8 G IN 3/4"C]	70A
[G2]	[2#3 & 1#8 G IN 1"C]	80A
[H2]	[2#2 & 1#8 G IN 1"C]	90A
[J2]	[2#1 & 1#8 G IN 1"C]	100A
[K2]	[2#1/0 & 1#6 G IN 1"C]	150A
[L2]	[2#2/0 & 1#6 G IN 1"C]	175A
[M2]	[2#3/0 & 1#6 G IN 1"C]	200A
[N2]	[2#4/0 & 1#4 G IN 1"C]	225A

3Φ, 3W+G (4 WIRES TOTAL)

CKT	CONDUIT AND WIRE(CU)	AMP
[A3]	[3#12 & 1#12 G IN 3/4"C]	20A
[B3]	[3#10 & 1#10 G IN 3/4"C]	30A
[C3]	[3#8 & 1#10 G IN 3/4"C]	40A
[D3]	[3#6 & 1#10 G IN 3/4"C]	50A
[E3]	[3#4 & 1#10 G IN 3/4"C]	60A
[F3]	[3#4 & 1#8 G IN 1"C]	70A
[G3]	[3#3 & 1#8 G IN 1-1/4"C]	80A
[H3]	[3#2 & 1#8 G IN 1-1/4"C]	90A
[J3]	[3#1 & 1#8 G IN 1-1/4"C]	100A
[K3]	[3#1/0 & 1#6 G IN 1-1/2"C]	150A
[L3]	[3#2/0 & 1#6 G IN 1-1/2"C]	175A
[M3]	[3#3/0 & 1#6 G IN 2"C]	200A
[N3]	[3#4/0 & 1#4 G IN 2"C]	225A
[P3]	[3#250KCM & 1#4 G IN 2"C]	250A
[Q3]	[3#350KCM & 1#4 G IN 2-1/2"C]	300A
[R3]	[3#600KCM & 1#3 G IN 3"C]	400A
[S3]	2 ea. [3#350KCM & 1#1 G IN 2-1/2"C]	600A
[T3]	2 ea. [3#600KCM & 1#1/0 G IN 3"C]	800A
[U3]	3 ea. [3#500KCM & 1#2/0 G IN 3"C]	1000A
[V3]	3 ea. [3#600KCM & 1#3/0 G IN 3-1/2"C]	1200A
[W3]	4 ea. [3#600KCM & 1#4/0 G IN 3-1/2"C]	1600A
[X3]	5 ea. [3#600KCM & 1#250KCM G IN 3.5"C]	2000A
[Y3]	8 ea. [3#500KCM & 1#400KCM G IN 3.5"C]	3000A
[Z3]	10 ea.[3#600KCM & 1#500KCM G IN 3.5"C]	4000A
CKT	CONDUIT AND WIRE(AL)	AMP
[P3A]	[3#350KCM & 1#2 G IN 2-1/2"C]	250A
[Q3A]	[3#500KCM & 1#2 G IN 2-1/2"C]	300A
[R3A]	2 ea. [3#250KCM & 1#1 G IN 2-1/2"C]	400A
[S3A]	2 ea. [3#500KCM & 1#2/0 G IN 3"C]	600A
[T3A]	3 ea. [3#500KCM & 1#3/0 G IN 3"C]	800A
[U3A]	3 ea. [3#600KCM & 1#4/0 G IN 3-1/2"C]	1000A
[V3A]	4 ea. [3#500KCM & 1#250KCM G IN 3.5"C]	1200A
[W3A]	5 ea. [3#600KCM & 1#350KCM G IN 3.5"C]	1600A
[X3A]	6 ea. [3#600KCM & 1#400KCM G IN 3.5"C]	2000A
[Y3A]	9 ea. [3#600KCM & 1#600KCM G IN 3.5"C]	3000A
[Z3A]	12 ea.[3#600KCM & 1#750KCM G IN 4"C]	4000A

3Φ, 4W+G (5 WIRES TOTAL)

CKT	CONDUIT AND WIRE(CU)	AMP
[A4]	[4#12 & 1#12 G IN 3/4"C]	20A
[B4]	[4#10 & 1#10 G IN 3/4"C]	30A
[C4]	[4#8 & 1#10 G IN 3/4"C]	40A
[D4]	[4#6 & 1#10 G IN 1"C]	50A
[E4]	[4#4 & 1#10 G IN 1"C]	60A
[F4]	[4#4 & 1#8 G IN 1-1/4"C]	70A
[G4]	[4#3 & 1#8 G IN 1-1/4"C]	80A
[H4]	[4#2 & 1#8 G IN 1-1/4"C]	90A
[J4]	[4#1 & 1#8 G IN 1-1/4"C]	100A
[K4]	[4#1/0 & 1#6 G IN 2"C]	150A
[L4]	[4#2/0 & 1#6 G IN 2"C]	175A
[M4]	[4#3/0 & 1#6 G IN 2"C]	200A
[N4]	[4#4/0 & 1#4 G IN 2-1/2"C]	225A
[P4]	[4#250KCM & 1#4 G IN 2-1/2"C]	250A
[Q4]	[4#350KCM & 1#4 G IN 3"C]	300A
[R4]	[4#600 & 1#3 G IN 3-1/2"C]	400A
[S4]	2 ea. [4#350KCM & 1#1 G IN 3"C]	600A
[T4]	2 ea. [4#600KCM & 1#1/0 G IN 3-1/2"C]	800A
[U4]	3 ea. [4#500KCM & 1#2/0 G IN 3-1/2"C]	1000A
[V4]	3 ea. [4#600KCM & 1#3/0 G IN 3"C]	1200A
[W4]	4 ea. [4#600KCM & 1#4/0 G IN 4"C]	1600A
[X4]	5 ea. [4#600KCM & 1#250KCM G IN 4"C]	2000A
[Y4]	8 ea. [4#500KCM & 1#400KCM G IN 5"C]	3000A
[Z4]	10 ea.[4#600KCM & 1#500KCM G IN 6"C]	4000A
CKT	CONDUIT AND WIRE(AL)	AMP
[P4A]	[4#350KCM & 1#2 G IN 2-1/2"C]	250A
[Q4A]	[4#500KCM & 1#2 G IN 3"C]	300A
[R4A]	2 ea. [4#250KCM & 1#1 G IN 3-1/2"C]	400A
[S4A]	2 ea. [4#500KCM & 1#2/0 G IN 3"C]	600A
[T4A]	3 ea. [4#500KCM & 1#3/0 G IN 3-1/2"C]	800A
[U4A]	3 ea. [4#600KCM & 1#4/0 G IN 3-1/2"C]	1000A
[V4A]	4 ea. [4#500KCM & 1#250KCM G IN 3.5"C]	1200A
[W4A]	5 ea. [4#600KCM & 1#350KCM G IN 4"C]	1600A
[X4A]	6 ea. [4#600KCM & 1#500KCM G IN 4"C]	2000A
[Y4A]	9 ea. [4#600KCM & 1#600KCM G IN 5"C]	3000A
[Z4A]	12 ea.[4#600KCM & 1#750KCM G IN 6"C]	4000A

3Φ, 3W+G (4 WIRES TOTAL)

CKT	TRAY CABLE (CU)	AMP
[A3-TC]	[3/C 3#12 & 1#12 G IN TRAY]	20A
[B3-TC]	[3/C 3#10 & 1#10 G IN TRAY]	30A
[C3-TC]	[3/C 3#8 & 1#10 G IN TRAY]	40A
[D3-TC]	[3/C 3#6 & 1#10 G IN TRAY]	50A
[E3-TC]	[3/C 3#4 & 1#10 G IN TRAY]	60A
[F3-TC]	[3/C 3#4 & 1#8 G IN TRAY]	70A
[G3-TC]	[3/C 3#3 & 1#8 G IN TRAY]	80A
[H3-TC]	[3/C 3#2 & 1#8 G IN TRAY]	90A
[J3-TC]	[3/C 3#1 & 1#8 G IN TRAY]	100A
[K3-TC]	[3/C 3#1/0 & 1#6 G IN TRAY]	150A
[L3-TC]	[3/C 3#2/0 & 1#6 G IN TRAY]	175A
[M3-TC]	[3/C 3#3/0 & 1#6 G IN TRAY]	200A
[N3-TC]	[3/C 3#4/0 & 1#4 G IN TRAY]	225A
[P3-TC]	[3/C 3#250 & 1#4 G IN TRAY]	250A
[Q3-TC]	[3/C 3#350 & 1#4 G IN TRAY]	300A
[R3-TC]	[3/C 3#600 & 1#3 G IN TRAY]	400A
[S3-TC]	2 ea. [3/C 3#350] & 1#1 G IN TRAY	600A
[T3-TC]	2 ea. [3/C 3#600] & 1#1/0 G IN TRAY	800A
[U3-TC]	3 ea. [3/C 3#500] & 1#2/0 G IN TRAY	1000A
[V3-TC]	3 ea. [3/C 3#600] & 1#3/0 G IN TRAY	1200A
[W3-TC]	4 ea. [3/C 3#600] & 1#4/0 G IN TRAY	1600A
[X3-TC]	5 ea. [3/C 3#600] & 1#250 G IN TRAY	2000A
[Y3-TC]	8 ea. [3/C 3#500] & 1#500 G IN TRAY	3000A
[Z3-TC]	10 ea. [3/C 3#600] & 1#500 G IN TRAY	4000A

3Φ, 3W+G (4 WIRES TOTAL)

CKT	TRAY CABLE (AL)	
[P3A-TC]	[3/C 3#350 & 1#2 G IN TRAY]	250A
[Q3A-TC]	[3/C 3#500 & 1#2 G IN TRAY]	300A
[R3A-TC]	2 ea. [3/C 3#250] & 1#1 G IN TRAY	400A
[S3A-TC]	2 ea. [3/C 3#500] & 1#2/0 G IN TRAY	600A
[T3A-TC]	3 ea. [3/C 3#500] & 1#3/0 G IN TRAY	800A
[U3A-TC]	4 ea. [3/C 3#350] & 1#4/0 G IN TRAY	1000A
[V3A-TC]	4 ea. [3/C 3#500] & 1#250 G IN TRAY	1200A
[W3A-TC]	5 ea. [3/C 3#600] & 1#350 G IN TRAY	1600A
[X3A-TC]	6 ea. [3/C 3#600] & 1#500 G IN TRAY	2000A
[Y3A-TC]	9 ea. [3/C 3#600] & 1#600 G IN TRAY	3000A
[Z3A-TC]	12 ea. [3/C 3#600] & 1#750 G IN TRAY	4000A

208Y/120V, 3Φ, 4W+G TRANSFORMER SECONDARY

CKT	CONDUIT AND WIRE(CU)	AMP
[15L]	[4#4 & 1#8 G IN 1"C]	60A
[30L]	[4#1 & 1#6 G IN 1-1/2"C]	100A
[45L]	[4#1/0 & 1#6 G IN 2"C]	150A
[75L]	[4#250KCM & 1#2 G IN 2-1/2"C]	250A
[112L]	[4#600KCM & 1#1/0 G IN 3-1/2"C]	400A
[150L]	2 ea. [4#350KCM & 1#2/0 G IN 3"C]	600A
[225L]	2 ea. [4#600KCM & 1#3/0 G IN 3-1/2"C]	800A
[300L]	3 ea. [4#600KCM & 1#3/0 G IN 4"C]	1200A

480Y/277V, 3Φ, 4W+G TRANSFORMER SECONDARY

CKT	CONDUIT AND WIRE(CU)	AMP
[15H]	[4#10 & 1#8 G IN 1"C]	25A
[30H]	[4#6 & 1#8 G IN 1"C]	50A
[45H]	[4#4 & 1#8 G IN 1-1/4"C]	70A
[75H]	[4#1/0 & 1#6 G IN 2"C]	125A
[112H]	[4#2/0 & 1#4 G IN 2"C]	175A
[150H]	[4#4/0 & 1#2 G IN 2-1/2"C]	230A
[225H]	[4#600KCM & 1#1/0 G IN 3-1/2"C]	400A
[300H]	2 ea. [4#250KCM & 1#2/0 G IN 3"C]	500A

GENERAL NOTES:

A. THIS IS A STANDARD LEGEND SHEET. SOME SYMBOLS OR ABBREVIATIONS APPEAR ON THIS SHEET AND NOT ON PROJECT DRAWINGS.

B. UNLESS NOTED OTHERWISE, MOUNTING SHALL BE PER SPECIFICATIONS WITH ELEVATIONS AS CENTERLINE ELEVATIONS.

C. CONDUIT RUNS FOR CIRCUITS 20A OR LESS NOT OTHERWISE MARKED SHALL BE CONSIDERED 2#12 AND 1 #12 GROUND IN 3/4" MIN. CONDUIT. CIRCUITS ARE RATED FOR OVERHEAD ROUTING. OBTAIN ENGINEER APPROVAL ON DERATING FOR UNDERGROUND OR TRAY INSTALLATION.

D. NEMA 1 UNLESS INDICATED OTHERWISE, 3R=NEMA 3R, 4X=NEMA 4X, WP=WEATHERPROOF, X=EXPLOSIONPROOF.

E. TRAVELERS FOR MULTIPLE LOCATION SWITCHING ARE NOT MARKED ON THE PLANS. CONTRACTOR SHALL PROVIDE QUANTITY OF CONDUCTORS REQUIRED FOR THE INDICATED SWITCHING.

F. SERIES OR CASCADED RATINGS ARE NOT ALLOWED UNLESS SPECIFICALLY NOTED.

G. CONSTRUCTION DETAILS SHOWN ON E-I-SERIES DRAWINGS SHOW TYPICAL INSTALLATION UNLESS OTHERWISE NOTED AND APPLY TO ELECTRICAL WORK INCLUDED IN THIS PACKAGE EVEN THOUGH NOT SPECIFICALLY REFERENCED ON THE PLAN DRAWINGS.

H. THIS CONTRACTOR SHALL FURNISH, INSTALL, AND SIZE SLEEVES, HOLES, CORES, PATCHING, SLOTS, ANCHORS, BRACKETS, SUPPORTS, JUNCTION BOXES, PULL BOXES, AND OTHER APPURTENANCES NECESSARY TO EXECUTE THE CONTRACT DOCUMENTS COMPLETELY. SOME OF THESE ITEMS MAY BE SHOWN ON THE DRAWINGS FOR CLARITY OR DESIGN PREFERENCE. PROVIDE ITEMS FOR A COMPLETE EXECUTION & INSTALLATION, WHETHER ITEMS SHOWN OR NOT.

I. EQUIPMENT GROUNDING CONDUCTOR SIZED PER NEC. CONTRACTOR TO UPSIZE EQUIPMENT GROUNDING CONDUCTOR AS REQUIRED.

J. ANY DISCREPANCIES BETWEEN ELECTRICAL DRAWINGS AND SPECIFICATIONS AND/OR OTHER DIVISIONS DRAWINGS AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE A/E.

K. RACEWAYS ARE SHOWN DIAGRAMMATICALLY ONLY AND SHALL BE INSTALLED IN A MANNER TO PREVENT CONFLICTS WITH EQUIPMENT AND STRUCTURAL CONDITIONS. SELECT RACEWAY ROUTES AND CONDUCTOR SIZES TO CONFIRM NEC VOLTAGE DROP RECOMMENDATIONS ARE NOT EXCEEDED.

L. RACEWAY CROSSING EXPANSION JOINTS SHALL HAVE UL LISTED EXPANSION AND DEFLECTION TYPE FITTINGS. FOR EXACT LOCATIONS OF EXPANSION JOINTS, SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS.

M. ALL RECEPTACLES IN MECHANICAL ROOMS/CLOSETS, ELECTRICAL ROOMS/CLOSETS, JANITOR/HOUSEKEEPING ROOMS/CLOSETS, ELEVATOR MACHINE ROOMS, ELEVATOR PITS, EXTERIOR LOCATIONS AND PARKING GARAGE SHALL BE 'GFCI' TYPE WHETHER SHOWN IN THE DRAWINGS OR NOT.

N. COORDINATE EQUIPMENT INSTALLATION PROVIDED BY OTHER TRADES'/DIVISIONS' DOCUMENTS INCLUDING EQUIPMENT LISTS, ELEVATIONS, FLOOR PLANS, WIRING DIAGRAM, REFLECTED CEILING PLANS AND DETAILS.

O. ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE LATEST REQUIREMENTS OF ENERGY CODE ADOPTED BY AUTHORITY HAVING JURISDICTION.

P. SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS OR FLOORS WITH SUITABLE FIRESTOP MATERIAL TO MATCH EXISTING FIRE RATING.

Q. COMPLY WITH OWNER'S PROCEDURE TO SCHEDULE POWER OUTAGE. SUCH REQUESTS SHALL DELINEATE THE PARTICULAR CIRCUIT, EQUIPMENT IN QUESTION, TIME OF DAY AND THE NUMBER OF HOURS THE POWER SHALL BE OFF. THE DURATION OF OUTAGE SHALL BE KEPT TO A MINIMUM. PROVIDE TEMPORARY POWER IF NECESSARY FOR DAY TO DAY OPERATIONS.

R. WHETHER SHOWN IN THE DRAWINGS OR NOT, PROVIDE LOCAL DISCONNECT SWITCHES FOR EQUIPMENT CONNECTIONS SIZED PER NEC. FUSED DOWN PER MFR'S RECOMMENDATION.

S. CONDUCTORS SIZED ON BASIS OF COPPER OR ALUMINUM (WHERE INDICATED), THHN/THWN OR XHHW CIRCUITS THROUGH 100A SIZED ON BASIS OF 60 DEG C. CIRCUITS GREATER THAN 100A SIZED ON BASIS OF 75 DEG C. CONDUIT SIZES BASED ON EMT, IMC, RGS, SCHEDULE 40PVC, FLEXIBLE METAL CONDUIT, AND LIQUIDTITE FLEXIBLE METAL CONDUIT.

T. TRANSFORMER SECONDARY GROUND CONDUCTOR BASED ON NEC GROUNDING ELECTRODE TABLE. ALL OTHER LOW VOLTAGE GROUND CONDUCTORS BASED ON NEC BONDING JUMPER TABLE.

U. TRAY CABLE FEEDER SCHEDULE AND ASSOCIATED CABLE TRAY DESIGN IS BASED ON MULTICORE CABLES. MULTI-PLEXED SINGLE CONDUCTORS ARE PERMISSABLE WHERE ALLOWED BY NEC. CONDUCTOR SIZING SHALL BE MODIFIED AS REQUIRED BY NEC. CABLE TRAY MODIFICATIONS TO BE PROVIDED PER SPECIFICATION REQUIREMENTS.

V. DATA CENTER LOADING IS EXPECTED TO BE BALANCED WITH MINIMUMAL HARMONIC LOADING. AS SUCH, THE NEUTRAL CONDUCTOR IS NOT COUNTED AS A CURRENT CARRYING CONDUCTOR.

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Microsoft

MKE54-59
DATA CENTER

12023 Durand Ave. Mt Pleasant, WI 53117

Design	WILLIAM SCHAUMANN
Drawn	MICHAEL HABIB
Checked	JASON PHAM
Date	15 DEC 2025
BMcD Project No.	190714
M.S. Project No.	P. 21580

MICROSOFT

Design Manager	RENATA BOLLICH
Layout Manager	
Civil, Site Survey, Landscaping Technical Lead	DUANE THOMAS
Architectural & Structural Technical Lead	JORGE GONZALEZ / TRAVIS TEST
Mech, Plumbing & Fire Protection Technical Lead	SEAN ABBOTT / JOSH MARKS
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Security Systems Engineering Lead	JUSTIN JACOBSON / Z BETA

Revisions

No.	Date	Description
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Registration

WISCONSIN JASON PHAM E-101159-6 HOUSTON, TX PROFESSIONAL ENGINEER
12/12/2025

Sector Key Plan

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Package
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ELECTRICAL LEGEND, NOTES AND ABBREVIATIONS

MKE54-59
E-A-01-1

E-A-01-1

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GENERAL NOTES

A. SEE DRAWING E-A-01-0 FOR LEGENDS, NOTES AND ABBREVIATIONS.

B. SEE DRAWING E-J-01-0 FOR LIGHTING FIXTURE SCHEDULE.

C. COORDINATE CONDUITS FOR POWER AND SEC AT EACH LOCATION PRIOR TO INSTALLATION OF CONCRETE BASE.

D. COORDINATE UNDERGROUND CONDUITS WITH OTHER TRADES PRIOR TO INSTALLATION.

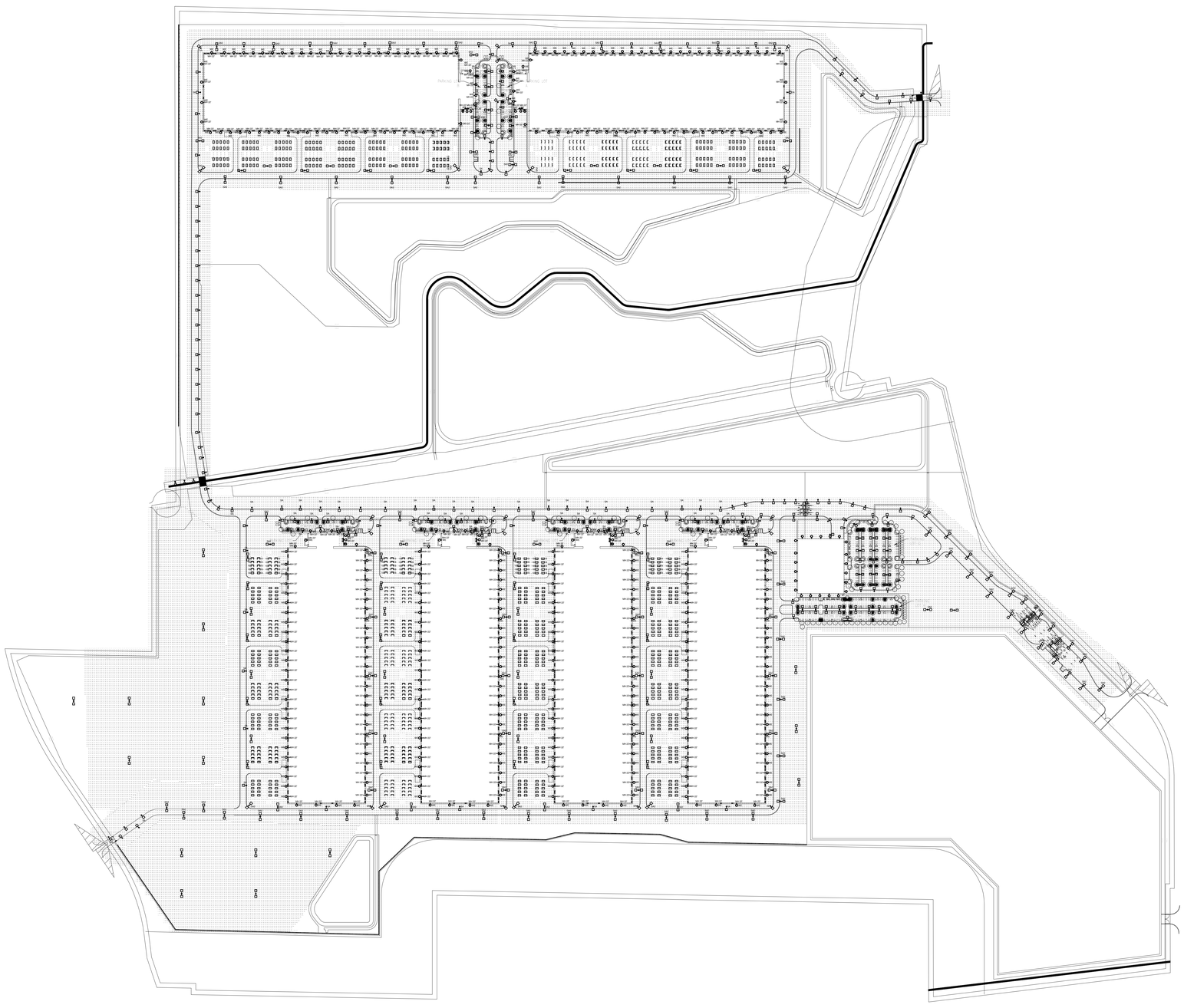
E. SEE SEC SERIES DRAWINGS FOR SECURITY DEVICE LOCATIONS AND SIGNAL INFORMATION. FOR POLE MOUNTED DEVICES PROVIDE POLE THAT IS RATED AND DRILLED FROM FACTORY TO SUPPORT LIGHT FIXTURE AND SEC DEVICE.

F. COORDINATE LOCATION OF CONDUIT PENETRATIONS AT BUILDING FOUNDATION STEM WALL WITH UNDERGROUND UTILITIES AND SITE POWER AND CONTROL REQUIREMENTS.

G. PROVIDE UNISTRUT RACK TO SUPPORT WALL MOUNTED EQUIPMENT MOUNTED TO PEMB. COORDINATE REQUIREMENTS WITH PEMB VENDOR.

H. REFER TO STRUCTURAL DETAILS IN SHEET SERIES S-J FOR LIGHTING POLE FOUNDATION.

I. EXTERIOR SITE PHOTOMETRICS ARE CALCULATED AT GRADE LEVEL.



1 SITE LIGHTING AREA NORTH
1" = 400'-0"

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SITE PLANS AREA NORTH PHOTOMETRICS

MKE54-59
E-C-016-1

E-C-016-1

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GENERAL NOTES

A. LIGHTING FIXTURES, INSTALLATION, SUPPORT, WIRING AND RELATED WORK SHALL COMPLY WITH GENERAL NOTES, FIXTURE SCHEDULE, LAMP/BALLAST/DRIVER REQUIREMENT TABLES, FIXTURE DETAILS, SPECIFICATIONS AND ALL CONTRACT DRAWINGS.

B. PROVIDE ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION AND COORDINATE WORK BY OTHER TRADES. RECESSED FIXTURES (OTHER THAN TROFFERS LOCATED IN LAY-IN GRID CEILINGS) SHALL BE COMPLETELY SERVICEABLE FROM THE FIXTURE OPENING. PROVIDE ALL REQUIRED MOUNTING HARDWARE, SUPPORTS, ACCESSORIES, AND TRIM REQUIRED FOR A COMPLETE INSTALLATION. COORDINATE FIXTURE MOUNTING WITH CEILING AND WALL CONSTRUCTION WHERE INSTALLED. PROVIDE SEPARATION BETWEEN RECESSED FIXTURES AND SURROUNDING INSULATION TO COMPLY WITH UL LISTING REQUIREMENTS AND MANUFACTURER INSTRUCTIONS.

C. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING INSTALLATION, MOUNTING, AND LOCATIONS OF LIGHTING FIXTURES.

D. ALL LINEAR FIXTURE LENGTHS SHALL BE DETERMINED IN FIELD AND COORDINATED WITH ELECTRICAL LIGHTING FLOOR PLANS AND ARCHITECTURAL REFLECTED CEILING PLANS.

E. REFER TO LIGHTING DETAILS AND LIGHTING FLOOR PLANS FOR SEQUENCE OF OPERATIONS.

TYPE	LAMPS	COLOR	VOLTAGE	CRI	LOAD	LUMENS	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	MOUNTING
1B	LED	3000K	277V	70	1418	1397	WALL MOUNTED LED	LUMARK	XTOR1B	PROVIDE INTEGRAL DAYLIGHT SENSORS	SEE LIGHTING PLANS
SA2	LED	3000K	480V	70	342	43076	ONE (1) SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, DARK BRONZE FINISH, TYPE II MEDIUM DISTRIBUTION, WITH INTEGRATED PHOTOCELL FOR CONTROLS, UL LISTED FOR WET LOCATION, MOUNTED ON SQUARE ALUMINUM POLE. PROVIDE TRANSFORMER BASE WITH ACCESS PANEL. FIXTURE SHALL BE ABLE TO BE DIMMED TO 50% LIGHT OUTPUT.	HARPCO FOR POLE, LITHONIA OR APPROVED EQUAL	DSX2 LED-P6-30K-70CRI-T3M-HVOLT-SPA-BL50-DDBXD	POLE SHALL HAVE A MINIMUM EPA OF 9.0 AT 100MPH. BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	29'-5" ABOVE GRADE (3' FOUNDATION, 1'-5" BASE, AND 25' POLE)
SA	LED	3000K	480V	70	664	43076	TWO (2) SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, DARK BRONZE FINISH, TYPE III MEDIUM DISTRIBUTION, WITH INTEGRATED PHOTOCELL FOR CONTROLS, UL LISTED FOR WET LOCATION, MOUNTED ON SQUARE ALUMINUM POLE. PROVIDE TRANSFORMER BASE WITH ACCESS PANEL. FIXTURE SHALL BE ABLE TO BE DIMMED TO 50% LIGHT OUTPUT.	HARPCO FOR POLE, LITHONIA OR APPROVED EQUAL	DSX2 LED-P6-30K-70CRI-T3M-HVOLT-SPA-BL50-DDBXD	POLE SHALL HAVE A MINIMUM EPA OF 9.0 AT 100MPH. BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	29'-5" ABOVE GRADE (3' FOUNDATION, 1'-5" BASE, AND 25' POLE)
WD	LED	3000k	277V	80	55VA	6193	WALL MOUNTED TRAPEZOID LED AREA LIGHT WITH (1) LIGHT BAR, 21 LEDS, TYPE II DISTRIBUTION WITH BACK LIGHT CONTROL. PROVIDE INTEGRAL DAYLIGHT SENSOR.	MAGRAW EDISON OR APPROVED EQUIVALENT	IST-SA1E-730-1000-LED-U1-T2	BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	WALL
WE	LED	3000k	277V	80	136VA	16917	WALL MOUNTED SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, DARK BRONZE FINISH, 30 LEDS, TYPE II MEDIUM DISTRIBUTION, WITH INTEGRATED PHOTOCELL FOR CONTROLS, UL LISTED FOR WET LOCATION, FIXTURE SHALL BE ABLE TO BE DIMMED TO 50% LIGHT OUTPUT.	LITHONIA LIGHTING OR APPROVED EQUIVALENT	DSX1 LED-P5-30K-70CRI-T3M-MVOLT-WBA-BL50-DDBXD	BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	WALL BRACKET

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LIGHTING FIXTURE SCHEDULE

MKE54-59
E-J-01-0

E-J-01-0

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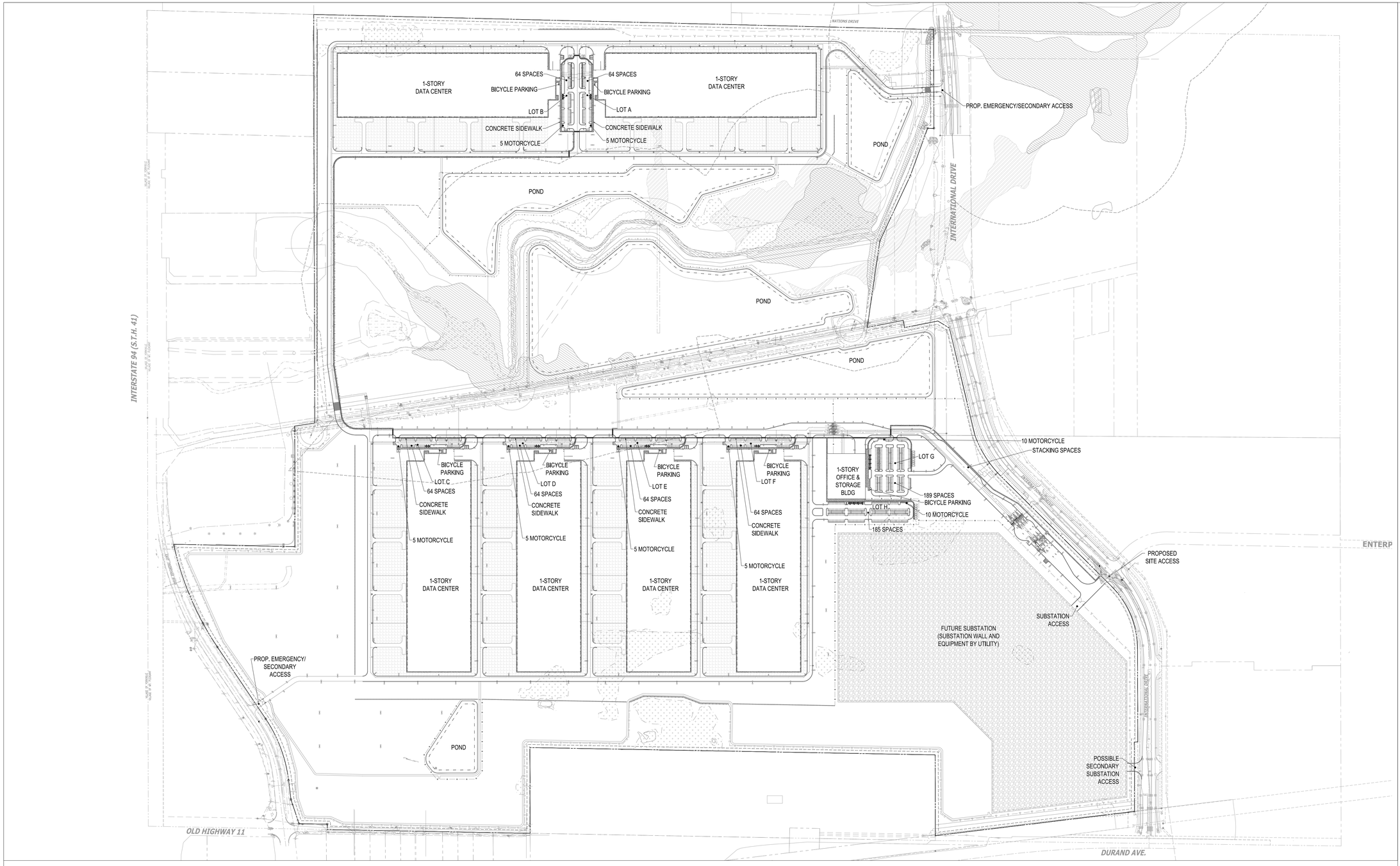

LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- FUTURE SUBSTATION
- EXISTING WETLAND (HATCHED)
- EXISTING FLOODPLAIN
- FEMA FRINGE
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
- 8' TALL CHAIN LINK FENCE
- 8' TALL CHAIN LINK FENCE
- 6' TALL CHAIN LINK FENCE
- GUARDRAIL
- SOUND WALL
- FIRE HYDRANT
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 150' 300' 600'
SCALE: 1" = 300'

PROPRIETARY - CONFIDENTIAL INFORMATION –
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Design SARAH JONUZAJ, CONNOR WHALEN
Drawn SARAH JONUZAJ, CONNOR WHALEN
Checked ELIZABETH SOBECKE, DAVID WEEMS
Date OCTOBER 29, 2025

Registration

WISCONSIN
DAVID B. WEEMS
E-101219-6
LEESBURG, VA
12/12/2025
PROFESSIONAL ENGINEER

Sector Key Plan

PLAN

1 2 3 4

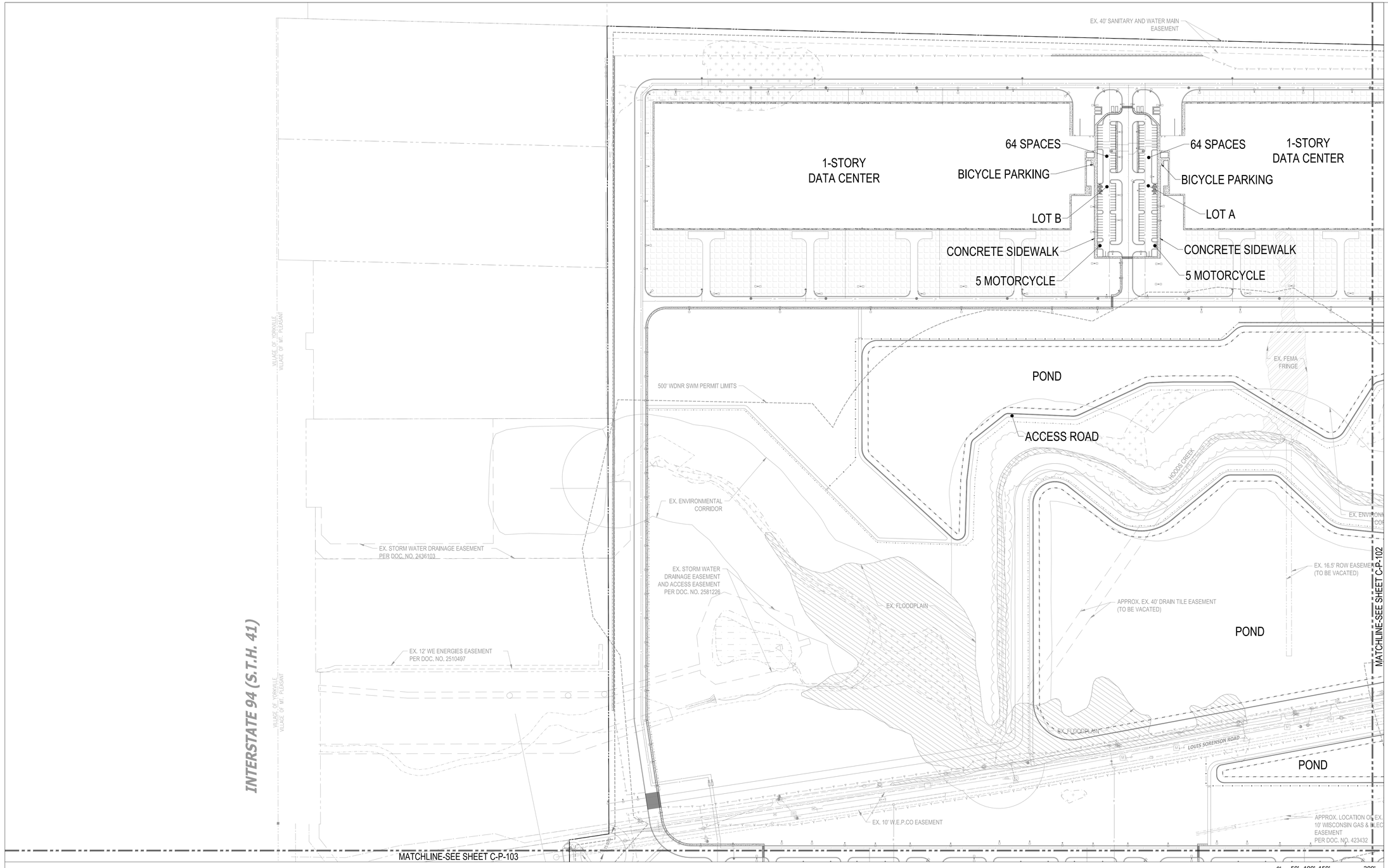
Revisions

No.	Date	Description
0	12 DEC 2025	MKE54-59 SITE PLAN IFP

Package
MKE54-59

Sheet Title/Number
CIVIL
SITE MASTER PLAN
PARKING & ACCESS
OVERALL

C-P-100



LEGEND

- PROPERTY LINE
- CONCRETE SIDEWALK
- MECHANICAL/ELECTRICAL EQUIPMENT YARD
- FUTURE SUBSTATION
- EXISTING WETLAND (HATCHED)
- EXISTING FLOODPLAIN
- FEMA FRINGE
- 8' TALL METAL FENCE
- 8' TALL METAL FENCE
- 8' TALL CHAIN LINK FENCE
- 8' TALL CHAIN LINK FENCE
- 6' TALL CHAIN LINK FENCE
- GUARDRAIL
- SOUND WALL
- FIRE HYDRANT
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING WATER SERVICE SUPPLY
- WATER SERVICE SUPPLY
- FIRE PROTECTION WATER SUPPLY
- SITE LIGHTING

0' 50' 100' 150' 300'
SCALE: 1" = 150'

Dewberry

Dewberry Engineers Inc.
1503 Edwards Ferry Road
Suite 200
Leesburg, VA 20176-6680
703.771.8004

MKE 54-59

2700 International Drive
Sturtevant, WI 53177

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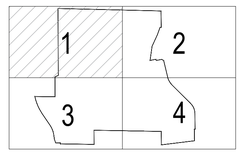

Revisions

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Package
MKE54-59

Sheet Title/Number

CIVIL
SITE MASTER PLAN
PARKING & ACCESS
PART PLAN 1

C-P-101

PROPRIETARY - CONFIDENTIAL INFORMATION –
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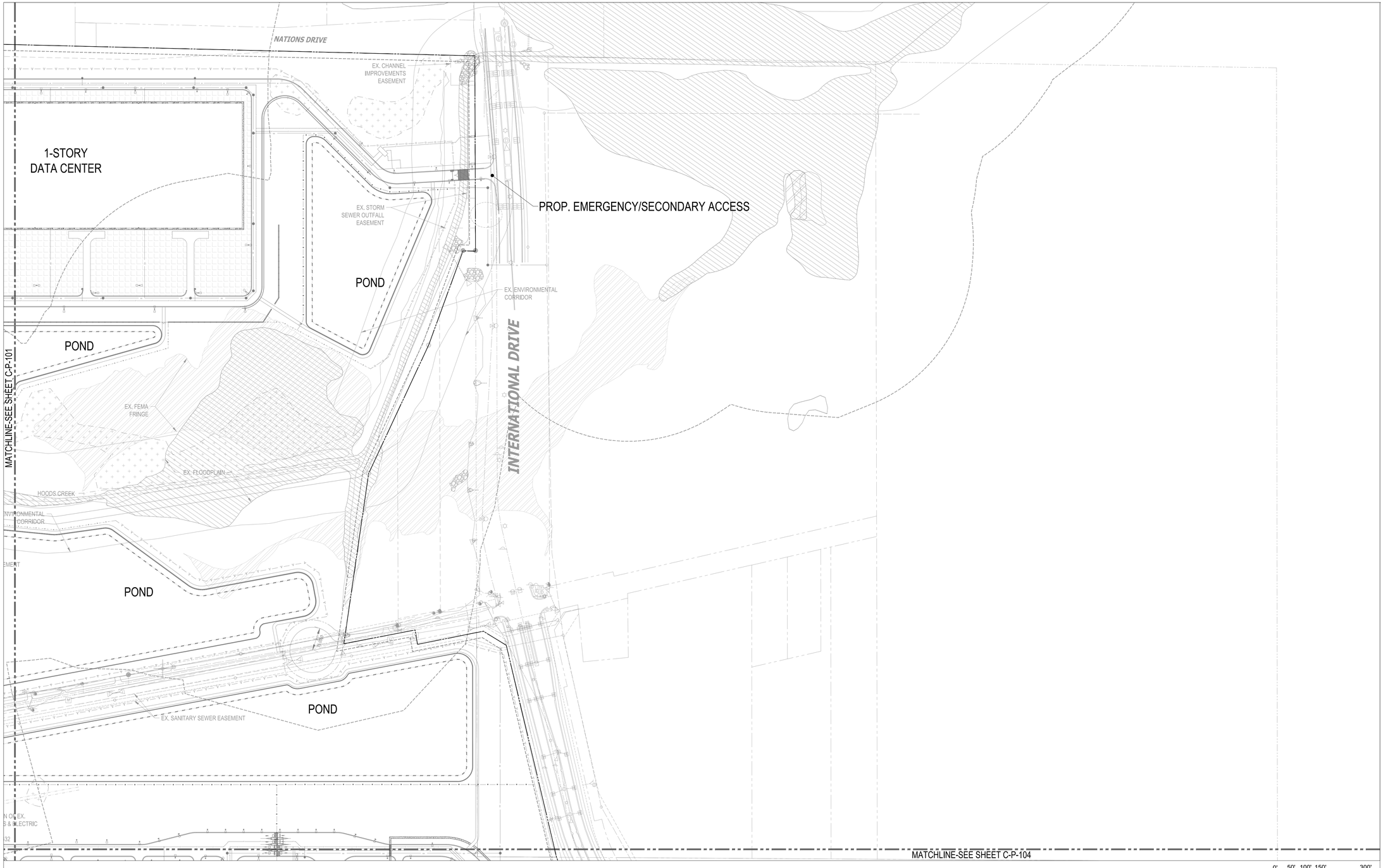

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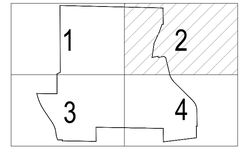
Sector Key Plan

PLAN



Revisions

No.	Date	Description
0	12 DEC 2025	MKE54-59 SITE PLAN IFP

Package
MKE54-59

Sheet Title/Number

CIVIL
SITE MASTER PLAN PARKING & ACCESS PART PLAN 2

C-P-102

PROPRIETARY - CONFIDENTIAL INFORMATION –
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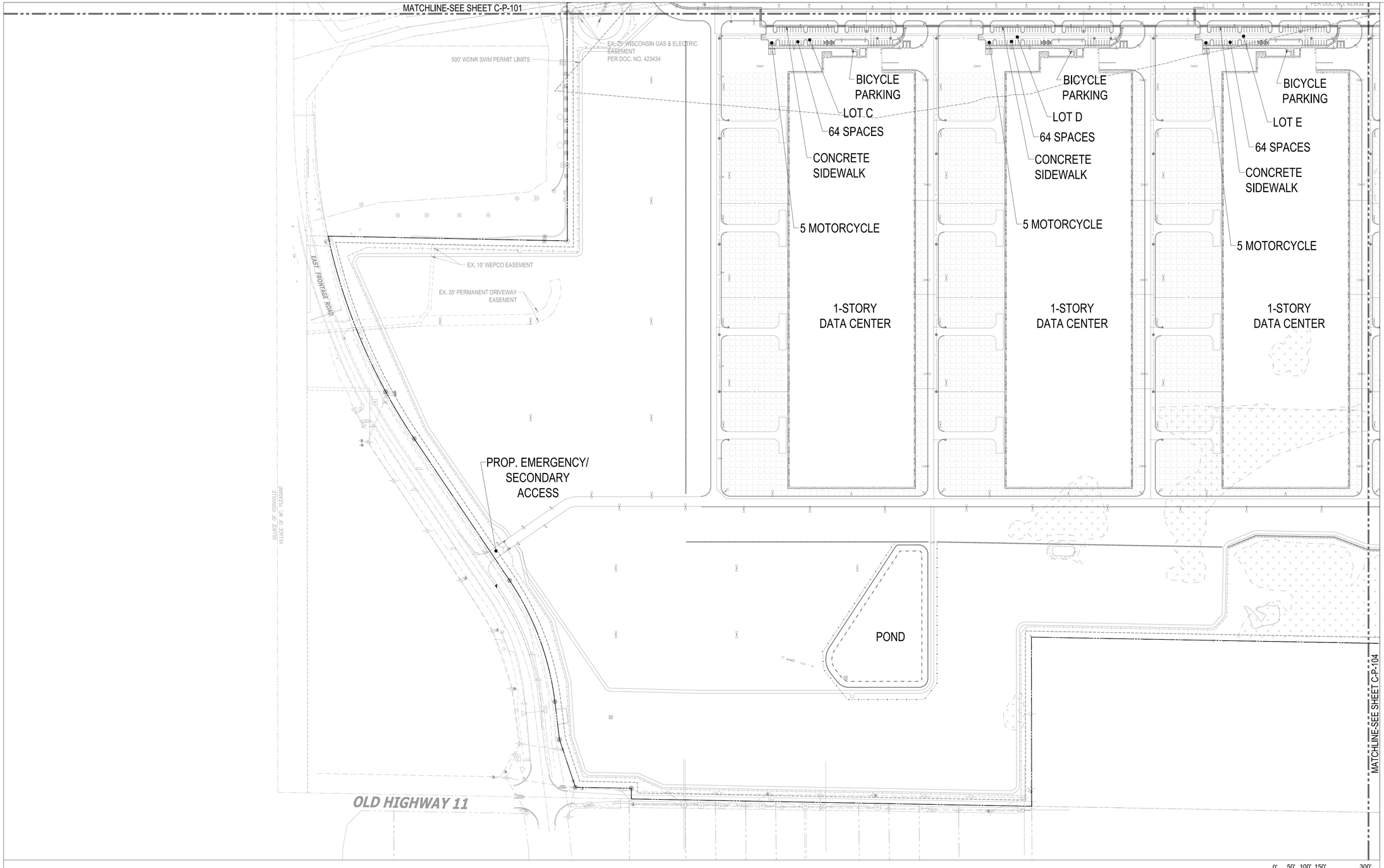
NOT FOR CONSTRUCTION



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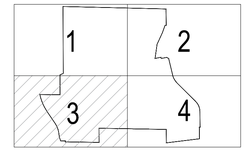

PLAN

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Package
MKE54-59

Sheet Title/Number
CIVIL
SITE MASTER PLAN
PARKING & ACCESS
PART PLAN 3

C-P-103

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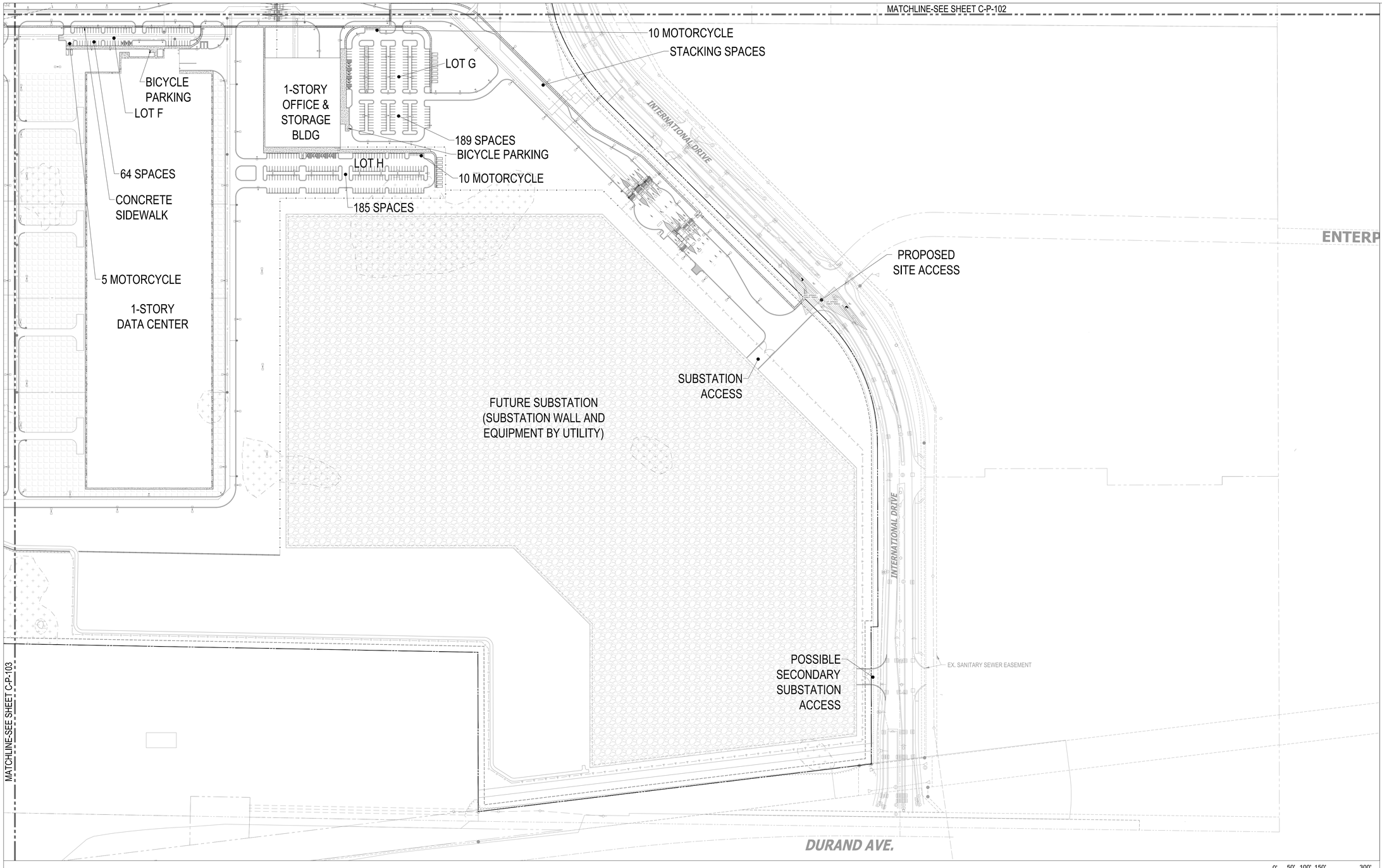

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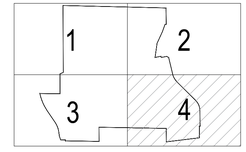

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MKE54-59

Sheet Title/Number

CIVIL
SITE MASTER PLAN
PARKING & ACCESS
PART PLAN 4

C-P-104

PROPRIETARY - CONFIDENTIAL INFORMATION –
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Executive Summary

Plan Commission Meeting of January 21, 2026

5714 Braun Road Preliminary Plat; PSP-25-02

BACKGROUND

Bear Development, LLC applied for preliminary plat approval for the 60-acre property located at 5714 Braun Road. The developer proposed a 348-unit residential plat comprising with lots intended for detached houses, two-unit houses, and townhouse buildings. This plat integrates the public extension of Oakes Road to facilitate regional connectivity. Furthermore, the land division necessitates a development agreement with the Village to govern the installation of all required public infrastructure.

The Village Board amended the zoning map for the subject property (ZMA-25-06) in 2025 to RN to accommodate the proposed use. This preliminary plat is largely similar to the concept plan the applicant submitted with the previous zoning map amendment application.

The staff recommend that following conditions for approval:

1. The applicant shall apply to amend the transportation element of the comprehensive plan to reflect the approved preliminary plat.
2. The applicant shall amend the zoning district setbacks and guidelines to reflect the updated RN zoning district setbacks.
3. The applicant shall amend the homeowners' association documents to clarify that architectural control, covenant enforcement, and HOA governance are private matters. This clarification shall not impose additional administrative obligations on the village to enforce any building restrictions other than those adopted by the village ordinances.
4. The applicant shall amend the preliminary plat to widen Outlot 2 to a minimum 60 feet wide, matching the minimum public access requirements required by the Wisconsin statutes, and provide access amenities in the area, such as benches, shelters, or pathways, to enhance the Outlot as a break in the block length. The applicant may dedicate this Outlot as public park space if they wish to qualify for public park site fee credits. Alternatively, the applicant may amend the plan to bend the road westwards such that the right-of-way directly abuts the river corridor for at least 60 feet.
5. The applicant shall amend the street plans and profiles to provide street trees per § 74-8.15.
6. The applicant shall amend the street plans and profiles to provide street lamps per § 74-8.13.
7. Following approval of the preliminary plat and prior to approval of the final plat, stormwater and sedimentation control plans and specifications shall be submitted for review and approval in accordance with the Village Stormwater Management and Erosion and Sedimentation Control Ordinance per § 74-4.6. Per the recommendations in the Pike River Watershed Plan, these stormwater management and erosion and sedimentation controls should include native landscaping, restore wetlands where possible, and include naturalized stormwater detention facilities.

COMPREHENSIVE PLAN

The application follows the land use element of ***A Multi-Jurisdictional Plan for Racine County: 2035***. Notably, the southward extension of Oakes Road is also shown on the Southeastern Wisconsin Regional Planning Commission's regional 2050 plans, which denotes the high-level and long-term importance of the Oakes Road extension. The ***Village of Mount Pleasant Master Bicycle Plan 2030*** identifies the existing trail along the west side of the Pike River and proposes a future trail along Braun Road. While the plan makes no specific recommendation for this

property, previous Plan Commission discussions highlighted a desire for pathways along Braun Road and the east side of the Pike River.

During prior discussions regarding Comprehensive Plan modifications, the Plan Commission raised concerns that the traffic flow on Oakes Road might conflict with a residential neighborhood featuring frequent curb cuts. The submitted plat addresses this by eliminating curb cuts along Oakes Road, with townhome lots served by rear, private alleys. Should the Plan Commission retain concerns regarding traffic compatibility, the staff recommends altering the Oakes Road cross-section to separate bicycle infrastructure from the street, expand the sidewalk, or increase the terrace area.

LAND DIVISION

Article II General Provisions

§ 74-2.9 Exceptions and modifications.

The applicant requested a road layout that deviates from the transportation element of the Comprehensive Plan. The Plan Commission holds the authority to waive or modify requirements if the decision preserves the public good and aligns with the Ordinance's intent. The staff asserts the Commission should grant this relief as the request meets the criteria for "Exceptional Circumstances." Specifically, the proposed curve in Oakes Road accommodates a central wetland feature and provides the secondary benefit of traffic calming. This modification allows for the preservation of property rights without creating a detriment to adjacent properties or the public interest.

Article III Land Division Procedures

§ 74-3.2 Preliminary plat review

The village sent copies of the preliminary plat to the Public Works Director, Community Development Director, and Fire Chief. Additionally, they sent electronic copies to SEWRPC, the Racine Water Utility, and Racine Unified School District for their review and recommendation concerning matters within their jurisdiction. Lastly, a copy has been sent to Wisconsin Department of Administration.

§ 74-3.3 Preliminary plat approval

SEWRPC notes the plat lies within a Green Infrastructure Priority Protection Area within the Pike River watershed. Because runoff drains to the Upper Pike River, the regional water quality management plan recommends reducing nonpoint source pollution in this area.

§ 74-4.6: Stormwater management and erosion and sedimentation control

Following approval of the preliminary plat and prior to approval of the final plat, stormwater and sedimentation control plans and specifications shall be submitted for review and approval in accordance with the Village Stormwater Management and Erosion and Sedimentation Control Ordinance.

Article VII Design Standards

§ 74-7.2 Street arrangements

The plat diverges from the Comprehensive Plan's transportation element in areas where topography, existing wetlands, and property ownership render specific connections—such as a road crossing the Pike River at the northern boundary—impractical or infeasible. Staff concludes that the proposed layout preserves the network's core functionality and meets the Comprehensive Plan's intent. The Village may approve a Comprehensive Plan Amendment to match this layout between the preliminary and final plat stages.

§ 74-7.7 Blocks

The block length on Road 2 exceeds standard limits. To address this, the staff and the developer discussed a potential connection to a future Village bike path. The developer's engineering team provided a mock-up bending Road 2 to create a viewing corridor toward the Pike River rather than the internal wetland. However, the developer noted this alteration could result in the loss of 4 to 7 lots. However, the acceptance of any outlot for a public bike/pedestrian connection or park remains at the discretion of the Plan Commission and Village Board.

§ 74-7.7 Lots
The lots generally meet the RN district requirements. Staff reviewed this plat assuming the successful passage of Ordinance 19-2025, which provides a "building site" standard for townhome and twin-home developments—a provision unintentionally omitted during the 2025 code update.

§ 74-7.8 Building and setback lines
The subdivider shall update the plat to include vision 20-foot vision triangles at the corner of lots adjacent to roadway intersections per § 74-7.9(D). Simply noting their presence on the final plat does not satisfy the ordinance without a specific exception from the Plan Commission.

§ 74-7.10: Protection of natural resources.
See COMPLIANCE WITH COMPREHENSIVE PLAN.

§ 74-7.11 Park, open space, and other public sites
The applicant may dedicate designated public park areas and credit the value of that dedication against the public park site fee, subject to a formal agreement with the Village per § 74-7.11(A)(1).

Article VIII Required Improvements
§ 74-8.13 Street lamps
The applicant shall update the onsite civil engineering infrastructure plans to show the installation of a public street lamp at the corner of the street intersections.

§ 74-8.15 Street trees
The subdivider shall update the onsite civil engineering infrastructure plans to show planted street trees. The total number of trees to be planted shall be based on one tree for every 50 feet of frontage on all streets proposed to be dedicated and be spaced on average about 50 feet apart. The required trees shall be planted in the area between the sidewalk and curb in accordance with plans and specifications approved by the Public Works Director.

ZONING

ARTICLE 100: Base Districts
The RN (Neighborhood Residential) District accommodates up to six dwelling units on lots. The village intends RN lots to bridge suburban- and urban-style areas, provide a mix of housing in a neighborhood context, or lie along collector and minor arterial streets.

ARTICLE 300: Uses
See Division 90-310: Allowed Uses. The contemplated uses within this plat comply with those permitted by the RN District.

ARTICLE 400: Village-Wide Regulations
The village staff will review any proposed developments on the subject parcels for compliance with Article 400.

STRATEGIC PLAN

The application meets the following key strategies and outcomes of the Strategic Plan.

- Safe Community
  - Utility systems that meet the needs of homeowners and businesses.
    - Water and sewer utility infrastructure is built, maintained, and upgraded to protect the health of citizens and the environment. This work keeps pace with demand as the region grows.
  - Safety in the public right-of-way for all modes of transportation.

        - The Village's public infrastructure allows a smooth flow of vehicle traffic and offers safe routes for bicyclists and pedestrians.
- Balance Growth and Development
    - Welcoming and competitive community for a variety of housing types and commercial development.
        - Development processes are streamlined, fair, and predictable for both developers and citizens, encouraging companies and individuals to invest in the Village.
    - Adequate parks and open space for current and future population needs.
        - The Village preserves, enhances, and expands its park land and other natural open spaces to make Mount Pleasant a more attractive place to live and visit.

RECOMMENDATION

The staff recommend that the Plan Commission recommends approval to the Village Board subject to the recommended conditions.

FISCAL IMPACT

Cost/Benefit			
Estimated Taxable Value per Acre	$ 2,265,446		*The total Estimated Taxable Value divided by the Developed Acres.*
Estimate Net Value Per Acre	$ 2,204,693		*The total Estimated Taxable Value minus the Infrastructure Replacement Cost (NPV) divided by the Developed Acres.*
Net Revenue	$ 380,380		*The Annual Tax Contributions (NPV) minus the TID Closed Annual Cost.*
Gain/(Loss) over 40-year period	$ 27,767,262		*The Escalated Tax Contributions minus the Total Escalated Cost.*
Total Revenue to Cost Ratio	3	:1	*The Escalated Tax Contributions divided by the Total Escalated Cost.*
Private to Public Ratio	37	:1	*The Total Taxable Value divided by the Infrastructure Replacement Cost (NPV). 40:1 is net positive ratio.*
Public Liability Repayment (years)	21		*The number of years until the Escalated Tax Contributions are greater than the Escalated Infrastructure Replacement Cost.*

The staff projected the development to generate approximately 107,246,200 of new development value upon full build out of the preliminary plat. The staff conservatively estimated the 98 detached house lots at $375,000 each, the 34 twinhome lots at $325,000 each, and the 216 townhome lots $275,000 each. This equals an estimated $2,204,693 per net acre. The development would generate approximately $27,767,262 over a projected 40-year timeline after considering local service and infrastructure costs. The development has a positive revenue to cost ratio, demonstrating that residential uses at the densities permitted in the RN district can generate tax revenues above their projected services costs. This projection assumes a full build out in year one, which is unlikely. A phased buildout over time would moderate projected revenues, infrastructure costs, and service costs.

PREPARED BY

Samuel Schultz

November 20, 2025

Mr. Samuel Schultz
Village of Mount Pleasant
8811 Campus Drive
Mount Pleasant, WI 53406

Re: Braun Road – Preliminary Plat

Dear Mr. Schultz:

Bear Development LLC is pleased to submit this letter and the enclosed submittal materials as formal application for Preliminary Plat review and approval for the Braun Road Property.

Project Summary
Timothy Braun. is the owner of record of approximately 60 acres of vacant land in the Village of Mount Pleasant. The land is located on the north side of Braun Road, approximately 3500 feet west of STH 31. Bear Capital, LLC is the contract purchaser of the subject property.

Since late 2024 Bear Development has worked through several feasibility and due diligence studies for the proposed project. Our studies have included:

- Traffic Impact Analysis.
- Assured Wetland Delineation.
- Geotechnical Exploration
- Coordination with the Village of Mount Pleasant regarding public street connections and the extension of sanitary sewer service.
- Land Planning
- Preliminary Engineering including storm water management.

Previous Entitlements
On July 28,2025 the Village of Mount Pleasant adopted and approved Ordinance 10-2025 whci rezoned the subject property to RN Neighborhood Residential.

Current Land Use
The subject property is unimproved and is actively farmed for row crops.

Proposed Use
Bear Development LLC is seeking approval for a mixed residential neighborhood consisting of single-family home sites, twin homes and town homes.

Proposed Preliminary Plat

Bear Development, LLC, respectfully requests Village of Paddock Lake review and approval of the enclosed Preliminary Plat. The Preliminary Plat includes:

- Gross Land Area of 60.03 acres
- A total of 348 Lots and 8 Outlots
- Lots 1-98 are Single Family lots with bulk requirements meeting the RN Neighborhood Residential zoning standards.
- Lots 99-132 are Twin Home lots with bulk requirements meeting the RN Neighborhood Residential zoning standards.
- Lots133-348are Town Home Lots with bulk requirements meeting the RN Neighborhood Residential zoning standards.
- Outlots 1 and 4 are designated storm water retention purposes and open space.
- Outlots 2 and 3 are designated for permanent open space
- Outlots 5,6, 7 and 8 are designated as Private Alley Access and Open Space. is designated for Fire Department access.
- All Lots are to be serviced by public water and sanitary sewer service.

We feel the Preliminary Plat offers an opportunity to create a residential neighborhood that meets the goals of the Village Comprehensive Plan while meeting the growing housing needs in Racine County

Should you have any questions regarding this request, please do not hesitate to contact me. I can be reached at (262) 842-0556 or by email, dan@beardevelopment.com

Thank you for your time and consideration.

Sincerely,

Daniel Szczap
Bear Development, LLC

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www.pinnacle-engr.com

PRELIMINARY PLAT OF BRAUN ROAD

BEING PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4, SEC. 26, T3N, R22E, VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

PIKE RIVER

POND

SOUTH OAKES ROAD

LOT 1 C.S.M. NO. 3393
TAX KEY #151-03-22-26-051-300
OWNER: SRM RACINE LLC
ZONED: C-5

PARCEL 2 C.S.M. NO. 2775
TAX KEY #151-03-22-26-162-020
OWNER: G&I X UL & ISF IL POOL I LLC
ZONED: C-4

TAX KEY #151-03-22-27-013-010 UNPLATTED LANDS
OWNER: VILLAGE OF MT PLEASANT
ZONED: P-1

NW CORNER, SW 1/4 SEC. 26, T3N, R22E (FOUND CONC. MON. W/ BRASS CAP)

NE CORNER, SW 1/4 SEC. 26, T3N, R22E (FOUND BROKEN CONC. MON. W/ BRASS CAP)

N89°37'08"E 661.24'
((R) N89°37'07"E 661.29' CSM 3393)
NORTH LINE OF THE SW 1/4 SEC. 26, T3N, R22E
N89°37'08"E 2645.10'

N89°37'08"E 661.37'
((R) N89°37'07"E CSM 2775)

N89°37'08"E 1903.84'
N89°37'08"E 1322.49'

N01°39'04"W 80.01'
N89°37'06"E 56.77'
N74°43'32"E 203.58'

N34°15'36"E 518.96'
N01°39'36"W 740.62'
S01°39'36"E 1372.00'
N01°39'36"W 2644.09'
S01°36'02"E 2023.33'
((R) S01°36'05"E CSM 3440)
(EAST LINE OF THE WEST 1/2 OF THE SW 1/4)

N53°59'54"E 123.53'

SET 3/4" X 18" IRON REBAR

SET 3/4" X 18" IRON REBARS

FOUND 1" IRON PIPE

FOUND 3/4" IRON ROD

FOUND 1" IRON PIPE

TREE LINE

CENTERLINE DITCH

DRAINAGE DITCH

DRIVE OPENING

CONCRETE DRIVE

CHAIN LINK FENCE

CONCRETE CURB

FOUND 1" IRON PIPE 0.53' SOUTH, 0.68' EAST

TEMPORARY LIMITED EASEMENT PER DOC. 2400941

25' WETLAND SETBACK

WETLAND

OUTLOT 3 49,790 SF

OUTLOT 5 58,562 SF

OUTLOT 6 201,713 SF

OUTLOT 2 284,966 SF

PROPOSED POND OUTLOT 4 36,813 SF

ROAD DEDICATED TO THE PUBLIC

SOUTH OAKES ROAD DEDICATED TO THE PUBLIC

FARMED FIELD

7223B2 7349A 7294B 7365B

RACINE COUNTY SHORELAND ZONING JURISDICTION BOUNDARY

TAX KEY NO. 151-03-22-26-053-000

2,615,022 SQ. FT.
60.0326 ACRES
GROSS

- VACANT -
NO BUILDINGS OBSERVED

LOT 2 C.S.M. NO. 3440
OWNER: JOSEPH M CRAMER, PETER A CRAMER
TAX KEY #151-03-22-26-058-020

MATCH LINE

EXISTING ZONING:
AG-2 GENERAL AGRICULTURE

PROPOSED RM-2 MODERATE DENSITY RESIDENTIAL

ZONING REQUIREMENTS:
SINGLE FAMILY DETACHED HOUSE
MIN. LOT AREA = 3,600 SF
MIN. LOT WIDTH = N/A
MIN. STREET SETBACK = 15 FEET
MIN. SIDE YARD = 6 FEET
MIN. REAR YARD = 25 FEET

TWIN HOUSE / DUPLEX
MIN. LOT AREA = 3,600 SF
MIN. LOT WIDTH = N/A
MIN. FRONT SETBACK = 10 FEET
MIN. SHARED LOT LINE = 0 FEET
MIN. SIDE YARD = 6 FEET
MIN. REAR YARD = 25 FEET

TOWNHOUSE
MIN. LOT WIDTH = N/A
MIN. FRONT SETBACK = 0 FEET
MIN. SHARED LOT LINE = 0 FEET
MIN. SIDE YARD = 0 FEET
MIN. REAR YARD = 0 FEET

WETLAND SETBACKS = 25 FEET

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the south line of the Southwest 1/4 of Section 26, Township 3 North, Range 22 East which has a bearing of S89°42'29"W.

VICINITY MAP
SCALE 1":1000'

SOUTH OAKES ROAD
PIKE RIVER
SW 1/4 SEC. 26 T3N, R22E
BRAUN ROAD

PREPARED FOR:
Bear Development LLC
4011 80th Street
Kenosha, WI 53142

Prepared by:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

REVIEWING AGENCIES:
- Village of Mount Pleasant
- Department of Administration

I, John P. Konopacki, Professional Land Surveyor, hereby certify that this survey map is correct to the best of my knowledge and belief with the information provided and complies with requirements of Chapter A-E 7 s.35.93 of the Wisconsin State Statutes.

SIGNED
JOHN P. KONOPACKI, PROFESSIONAL LAND SURVEYOR S-2461

NOVEMBER 19, 2025

WISCONSIN JOHN P. KONOPACKI S-2461 SUMMIT, WI LAND SURVEYOR

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PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO I MILWAUKEE : NATIONWIDE

BRAUN ROAD

VILLAGE OF MOUNT PLEASANT

PRELIMINARY PLAT

REVISIONS

PEC JOB No. 6367.00
PEC PM
DATE 11/19/2025
SCALE 1" = 80'
DRAFTED BY: ST

SHEET 1 OF 2

PRELIMINARY PLAT

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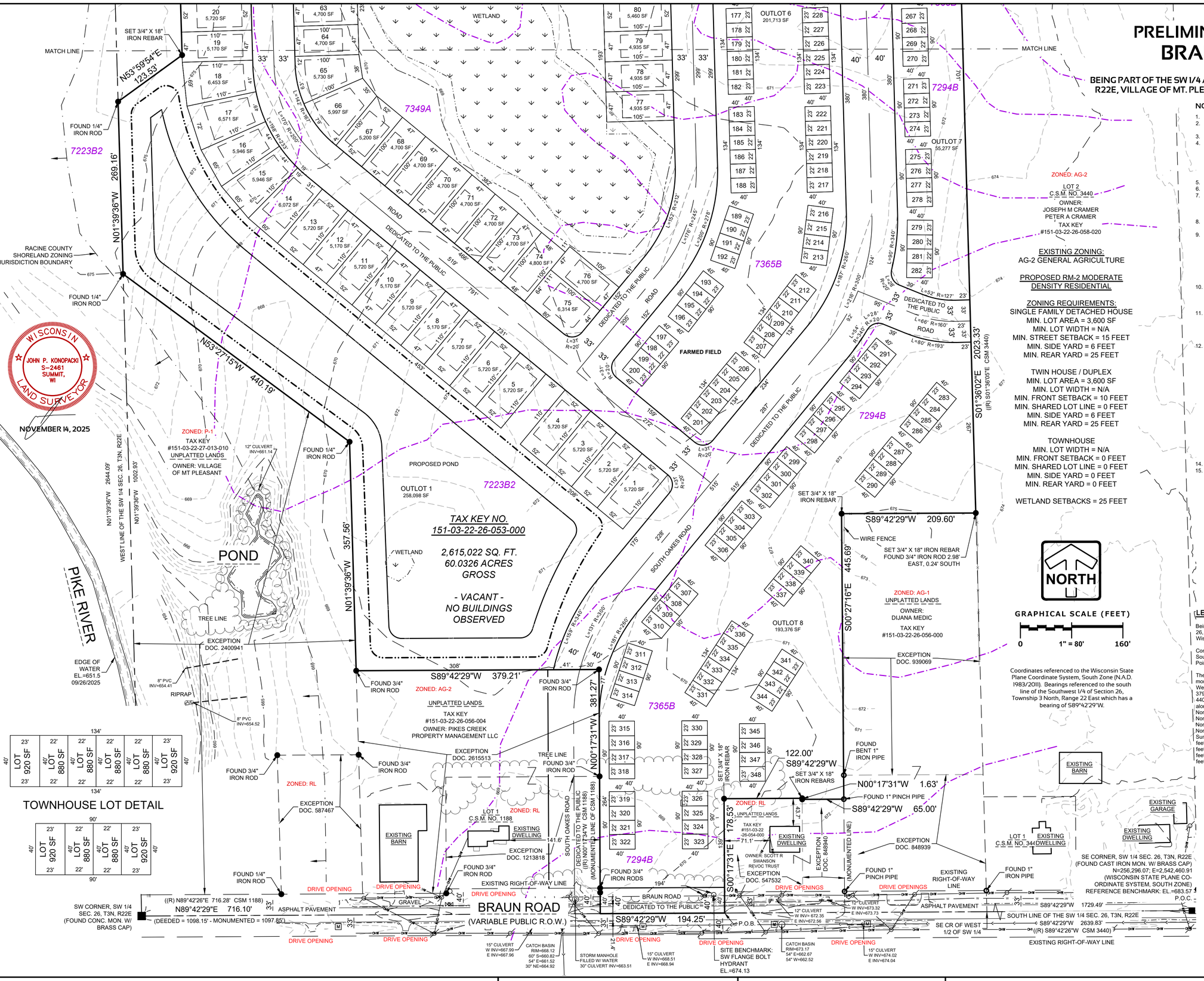
PRELIMINARY PLAT OF BRAUN ROAD

BEING PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4, SEC. 26, T3N, R22E, VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN



TOWNHOUSE LOT DETAIL

NOTES:

1. Tax Parcel Number: 151-03-22-26-053-000
2. Gross land area of the subject property is 2,615,022 square feet (60.0326 acres). Net land area is 2,062,279 square feet (47.3433 acres).
3. Subdivision contains 348 Lots and 8 Outlots.
4. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Survey data was obtained through a combination of ground based survey practices and un-manned aerial systems. Reference Benchmark: Cast Iron monument with brass cap at the southeast corner of the Southwest 1/4 Section 26, Town 3 North, Range 22 East, Elevation = 683.57.
5. All Lots to be serviced by public sanitary sewer and water main.
6. All streets to be improved with concrete curb and gutter and asphalt pavement.
7. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0228D & 55101C0236D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
8. Drainage and Utility Easements to be determined during site engineering and will be shown on the final plat.
9. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20253802449 with a clear date of SEPTEMBER 25, 2025. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
10. Soil Types: 7223B- Varna silt loam, 2-6% slopes; 7223B2 - Varna silt loam, 2-6% slopes, eroded; 7232A - Ashkum silty clay loam, 0-2% slopes; 7290B - Warsaw loam, 2-6% slopes; 7294B - Symerton loam, 2-6% slopes; 7349A - Navan silt loam; 7365B - Aztalan loam, 2-6% slope.
11. VISION CORNER EASEMENT RESTRICTION: Within the area of the vision corner easement, the height of all plantings, berms, fencing, signs, any other structure shall be limited to 24 inches above the intersection elevation. No access to any roadway shall be permitted over the vision corners from the adjacent lots. Vision Corner Easements to be shown on the final plat.
12. OUTLOT OWNERSHIP AND PURPOSE: Outlot 1 and Outlot 4 of the plat of BRAUN ROAD shall be maintained by the BRAUN ROAD Homeowners Association for storm water retention purposes and open space. Outlot 2 and Outlot 3 shall be maintained for open space. Outlot 5, Outlot 6, Outlot 7 and Outlot 8 shall be maintained for Private Alley Access and open space. Racine County and the Village of Mount Pleasant shall not be liable for any fees or special assessments in the event Racine County or the Village of Mount Pleasant should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said Outlots in an unobstructed condition so as to maintain their intended purpose. Construction of any building, grading, or filling in said Outlots is prohibited unless approved by the Village of Mount Pleasant. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon the Outlots in order to inspect, repair, or restore said Outlots to their intended purpose. Expense incurred by the Village for said inspection, repair, or restoration of said Outlots may be placed against the tax roll for said association and collected as a special charge by the Village. In the event that these said taxes are not paid, Racine County reserves the right to collect from each and every developer or subsequent owner individually for all taxes due.
14. Wetlands delineated by Heartland Ecological Group, Inc. April 2025.
15. WETLAND PRESERVATION AND PRIMARY ENVIRONMENTAL CORRIDOR RESTRICTION
    - Grading and filling shall be prohibited unless specifically authorized by the municipality in which they are located and, if applicable, Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
    - The removal of topsoil or other earthen materials shall be prohibited.
    - The removal or destruction of any native vegetative cover, ie., trees, shrubs, grasses, etc., shall be prohibited, with the exception of the removal of dead, dying or diseased vegetation, non-indigenous species or noxious weeds (as defined by local ordinance) at the discretion of a forester or naturalist and the approval of Racine County.
    - Grazing by domesticated animals, ie., horses, cows, etc.., shall be prohibited.
    - The introduction of plant material not indigenous to the existing environment of the wetland area or primary environmental corridor shall be prohibited.
    - Creation of a mown landscape, gardening, cultivating, or depositing yard waste of any type shall be prohibited.
    - Ponds may be permitted subject to the approval of the municipality in which they are located and, if applicable, the Racine County, the Wisconsin Department of Natural Resources and the Army Corps of Engineers.
    - Construction of buildings within the wetland boundary is prohibited.

LEGAL DESCRIPTION:

Being a part of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 26, Township 3 North, Range 22 East, Village of Mt. Pleasant, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 26; thence South 89°42'29" West along the south line of said Southwest 1/4, 1729.49 feet to the Point of Beginning;

Thence continuing South 89°42'29" West along said south line, 194.25 feet to the monumented east line of Certified Survey Map No. 1188; thence North 00°17'31" West along said monumented east line, 381.27 feet; thence South 89°42'29" West, 379.21 feet; thence North 01°39'36" West, 357.56 feet; thence North 53°27'15" West, 440.19 feet to the west line of said Southwest 1/4; thence North 01°39'36" West along said west line, 269.16 feet; thence North 53°59'54" East, 123.53 feet; thence North 01°39'36" West, 740.62 feet; thence North 34°15'36" East, 518.96 feet; thence North 74°43'32" East, 203.58 feet; thence North 89°37'06" East, 56.77 feet; thence North 01°39'04" West, 80.01 feet to the north line of said Southwest 1/4; thence North 89°37'08" East along said north line, 661.37 feet to the west line of Certified Survey Map No. 3440; thence South 01°36'02" East along said west line, 2023.33 feet; thence South 89°42'29" West, 209.60 feet; thence South 00°27'16" East, 445.69 feet; thence South 89°42'29" West, 65.00 feet; thence North 00°17'31" West, 1.63 feet; thence South 89°42'29" West, 122.00 feet; thence North 00°17'31" East, 178.53 feet to the Point of Beginning.

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
CLEANOUT	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
CATCH BASIN	TELEPHONE MARKER	BOLLARD	
LATERAL	TRANSFORMER	CROSS CUT	
UNKNOWN MANHOLE	ELECTRIC METER/PEDESTAL	IRON PIPE	
WELL	ELECTRIC MANHOLE/VAULT	IRON REBAR/ROD	
HYDRANT	CABLE TV RISER/BOX/ CABLE	MAG NAIL	
WATER VALVE	TV MANHOLE/VAULT	SECTION MONUMENT	
DOWN SPOUT	GAS VALVE	BENCH MARK	
SPRINKLER VALVE	GAS METER	CONIFER TREE	
WATER SHUT OFF	GAS MANHOLE	DECIDUOUS TREE	
STANDPIPE	AIR CONDITIONING UNIT	BUSH	
WATER MANHOLE	VENT	WETLAND SYMBOL	
FLOOD LIGHT	DIRECTIONAL ARROW	CL =CENTERLINE	
LIGHT POLE	DUMPSTER	CONC =CONCRETE	
TRAFFIC SIGNAL POLE	HANDICAP STALL	EL. =ELEVATION	
UTILITY POLE	SPOT ELEVATION	EXT. =EXISTING	
GUY WIRE		INV. =INVERT	
SANITARY SEWER		MON. =MONUMENT	
STORM SEWER		P.O.B. =POINT OF BEGINNING	
WATER MAIN		P.O.C. =POINT OF COMMENCEMENT	
FIBER OPTIC LINE		R.O.W. =RIGHT OF WAY	
TELEPHONE LINE		SEC. =SECTION	
ELECTRIC LINE		SQ. FT. =SQUARE FEET	
OVERHEAD WIRES		W/ =WITH	
CABLE TELEVISION		(R) =RECORDED AS	
GAS MAIN		(D) =DEEDED AS	
WETLANDS			
TREE LINE			
NO ACCESS			

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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

BRAUN ROAD

VILLAGE OF MOUNT PLEASANT

PRELIMINARY PLAT

REVISIONS

PEG JOB No. 6367.00
PEG PM
DATE 11/19/2025
SCALE 1" = 80'
DRAFTED BY: ST

SHEET 2 OF 2

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PRELIMINARY PLAT

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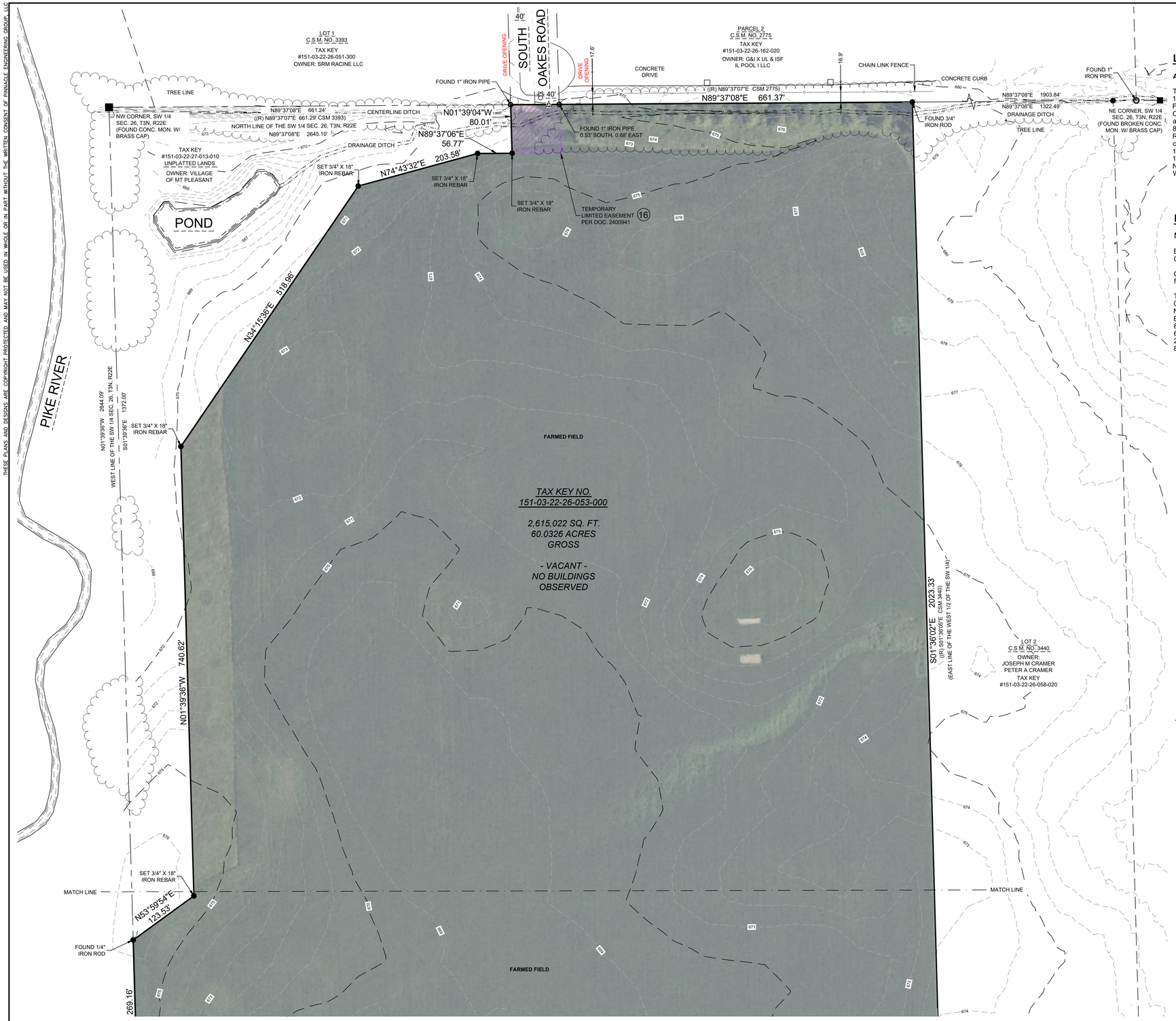

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-1276802-MKE DATED SEPTEMBER 8, 2025.

The West 1/2 of the Southwest 1/4 of Section 26, Township 3 North, Range 22 East. EXCEPTING THEREFROM land conveyed by Warranty Deed dated April 14, 1949 and recorded in the Register of Deeds for Racine County, Wisconsin on May 7, 1949 in Volume 489 of Records on Page 153, as Document No. 547532, FURTHER EXCEPTING THEREFROM land conveyed by Warranty Deed dated May 19, 1952 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 28, 1952 in Volume 531 of Records on Page 255, as Document No. 587467, land conveyed by Warranty Deed dated January 11, 1969 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on January 13, 1969 in Volume 1007 of Records, Page 33, as Document No. 848939, FURTHER EXCEPTING THEREFROM land conveyed by Warranty Deed dated January 11, 1969 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on January 13, 1969 in Volume 1007 of Records, at Page 34, as Document No. 848940, FURTHER EXCEPTING THEREFROM land conveyed by Warranty Deed dated May 2, 1974 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on May 13, 1974 in Volume 1223 of Records, at Page 43, as Document No. 939069. AND FURTHER EXCEPTING THEREFROM Certified Survey Map No. 1188 recorded on December 12, 1986 as Document No. 1213818 and FURTHER EXCEPTING THEREFROM land conveyed by Award of Damages recorded on February 23, 2015 as Document No. 2400941 and FURTHER EXCEPTING THEREFROM land conveyed by Quit Claim Deed recorded in the office of the Register of Deeds for Racine County, Wisconsin as Document No. 2615513. Said land being in the Village of Mount Pleasant, County of Racine and State of Wisconsin.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

METES AND BOUNDS DESCRIPTION OF REMNANT PARCEL

Being a part of the Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 26, Township 3 North, Range 22 East, Village of Mt. Pleasant, Racine County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 26; thence South 89°42'29" West along the south line of said Southwest 1/4, 1729.49 feet to the Point of Beginning;

Thence continuing South 89°42'29" West along said south line, 194.25 feet to the monumented east line of Certified Survey Map No. 1188; thence North 00°17'31" West along said monumented east line, 381.27 feet; thence South 89°42'29" West, 379.21 feet; thence North 01°39'36" West, 357.56 feet; thence North 53°27'15" West, 440.19 feet to the west line of said Southwest 1/4; thence North 01°39'36" West along said west line, 269.16 feet; thence North 53°59'54" East, 123.53 feet; thence North 01°39'36" West, 740.62 feet; thence North 34°15'36" East, 518.96 feet; thence North 74°43'32" East, 203.58 feet; thence North 89°37'06" East, 56.77 feet; thence North 01°39'04" West, 80.01 feet to the north line of said Southwest 1/4; thence North 89°37'08" East along said north line, 661.37 feet to the west line of Certified Survey Map No. 3440; thence South 01°36'02" East along said west line, 2023.33 feet; thence South 89°42'29" West, 209.60 feet; thence South 00°27'16" East, 445.69 feet; thence South 89°42'29" West, 65.00 feet; thence North 00°17'31" West, 1.63 feet; thence South 89°42'29" West, 122.00 feet; thence South 00°17'31" East, 178.53 feet to the Point of Beginning.

CERTIFICATION

To: First American Title Insurance Company; Bear Capital, LLC, a Wisconsin limited liability company; Timothy A. Braun:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 7(a), 7(c), 8, 9, 11(a), 13, 14, 15, 16, 17 & 18 of Table A thereof. The fieldwork was completed on OCTOBER 8, 2025 and OCTOBER 31, 2025.

John P. Konopacki, PLS
License No. S-2461

Date of Plat or Map: OCTOBER 8, 2025

PINNACLE ENGINEERING GROUP, LLC.
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
Phone: 262-754-8888
Fax: 262-754-8850

WISCONSIN
JOHN P. KONOPACKI
S-2461
SUMMIT, WI
LAND SURVEYOR

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 80' 160'

Coordinates referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). Bearings referenced to the south line of the Southwest 1/4 of Section 26, Township 3 North, Range 22 East which has a bearing of S89°42'29"W.

STATEMENT OF POTENTIAL ENCROACHMENTS

None Observed

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN			
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX			
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E ELECTRIC LINE		SQ. FT.	=SQUARE FEET		
OHW OVERHEAD WIRES		W/	=WITH		
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G GAS MAIN		(D)	=DEEDED AS		
WET WETLANDS					
TREE LINE					
NO ACCESS					

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5714 BRAUN ROAD

BEING PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4, SEC. 26, T3N, R22E, VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

1	UPDATED TITLE	10/20/2025			
2	TOPOGRAPHY	11/03/2025			

PEG JOB No. 6367.00
PEG PM
DATE 10/10/2025
SCALE 1"=80'
DRAFTED BY: ST

SHEET 1 OF 2

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SURVEY

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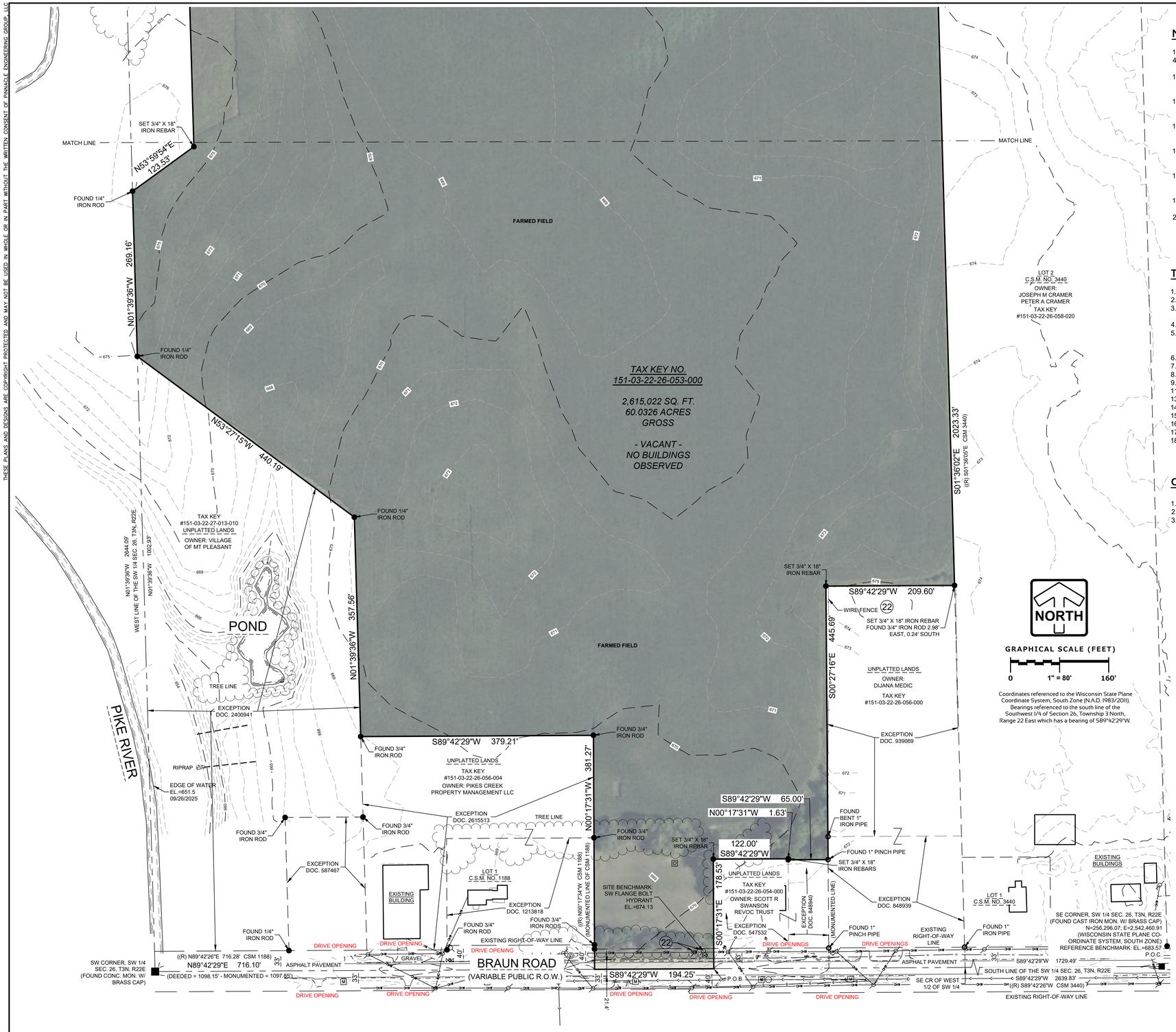

NOTES CORRESPONDING TO SCHEDULE B - II

1 - 3, 10, 18 VISIBLE EVIDENCE SHOWN IF ANY
4 - 9, 17, 19 - 21 NOT SURVEY RELATED

11. Grant of Transmission Line Easement to American Transmission Company, LLC, a Wisconsin limited liability company contained in instrument dated January 1, 2001 and recorded on March 26, 2001 in Volume 3142 of Records, page 593, as Document No. 1763585. Easement is not on, does not touch and does not affect the surveyed property.
12. Easement Assignment from Wisconsin Electric Power Company, a Wisconsin Corporation to American Transmission Company LLC, a Wisconsin limited liability company contained in instrument dated January 1, 2001 and recorded on March 26, 2001 in Volume 3142 of Records, page 622, as Document No. 1763586. Easement is not on, does not touch and does not affect the surveyed property.
13. Easement Assignment from Wisconsin Electric Power Company, a Wisconsin Corporation to American Transmission Company, LLC, a Wisconsin limited liability company contained in instrument dated January 1, 2001 and recorded on March 26, 2001 in Volume 3142 of Records, page 628, as Document No. 1763587. Easement is not on, does not touch and does not affect the surveyed property.
14. Easement Assignment from Wisconsin Electric Power Company, a Wisconsin Corporation to American Transmission Company, LLC, a Wisconsin limited liability company contained in instrument dated January 1, 2001 and recorded on March 26, 2001 in Volume 3142 of Records, page 638, as Document No. 1763588. Easement is not on, does not touch and does not affect the surveyed property.
15. Easement Assignment from Wisconsin Electric Power Company, a Wisconsin Corporation to American Transmission Company, LLC, a Wisconsin limited liability company contained in instrument dated January 1, 2001 and recorded on March 26, 2001 in Volume 3142 of Records, page 643, as Document No. 1763589. Easement is not on, does not touch and does not affect the surveyed property.
16. Award of Damages dated September 22, 2014 and recorded in the office of the Register of Deeds for Racine County, Wisconsin on February 23, 2015 as Document No. 2400941. Temporary Limited Easement shown, Easement to terminate at the time Oakes Road right of way is extended south.
22. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Pinnacle Engineering Group on October 8, 2025, designated PEG Job No. 6367.00: a) Utilities located on the Land without the apparent benefit of an easement. b) Fence extends across Eastern boundary of the Land. Locations are shown.

TABLE A

1. Monuments found/placed at all corners of the surveyed property boundary.
2. Address (as disclosed in title commitment): 5714 Braun Road, Mount Pleasant, WI 53403
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55101C0228D & 55101C0236D with an effective date of MAY 2, 2012. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Gross Land Area: 2,615,022 Square Feet (60.0326 Acres).
5. Vertical Datum: North American Vertical Datum of 1988(12), (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Survey data was obtained through a combination of ground based survey practices and un-manned aerial systems. Reference Benchmark: Cast Iron monument with brass cap at the southeast corner of the Southwest 1/4 Section 26, Town 3 North, Range 22 East, Elevation = 683.57.
6. Letter / Zoning Report not supplied by client at time of survey.
7. The subject property is vacant - No Buildings Observed.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
9. There are no designated parking spaces on the subject property.
11. Evidence of underground utilities existing or serving the property as determined by plans and/or reports not provided by the client at the time of the survey.
13. Names of adjoining owners according to current public records: Shown on Survey.
14. The surveyed property is located 2655 feet west of the intersection of Braun Road and Yates Drive.
15. Orthophotography: Microsoft Bing Maps.
16. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17. No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. Offsite easements, if any, shown on Survey.

GENERAL NOTES

1. Right of Way widths and locations are based on previous surveys of record.
2. The subject property has direct unimproved access to South Oakes Road and Braun Road based on a visual observation..
3. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20253802449 with a clear date of SEPTEMBER 25, 2025. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
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STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
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STORM SEWER		P.O.B. =POINT OF BEGINNING	
W WATER MAIN		P.O.C. =POINT OF COMMENCEMENT	
FO FIBER OPTIC LINE		R.O.W =RIGHT OF WAY	
T TELEPHONE LINE		SEC. =SECTION	
E ELECTRIC LINE		SQ. FT. =SQUARE FEET	
OHW OVERHEAD WIRES		W/ =WITH	
CATV CABLE TELEVISION		(R) =RECORDED AS	
G GAS MAIN		(D) =DEEDED AS	
WET WETLANDS			
TREE LINE			
NO ACCESS			

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BROOKFIELD, WI 53186
(262) 754-8888

5714 BRAUN ROAD

BEING PART OF THE SW 1/4 AND NW 1/4 OF THE SW 1/4, SEC. 26, T3N, R22E, VILLAGE OF MT. PLEASANT, RACINE COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

1	UPDATED TITLE	10/20/2025
2	TOPOGRAPHY	11/03/2025

PEG JOB No. 6367.00
PEG PM
DATE 10/10/2025
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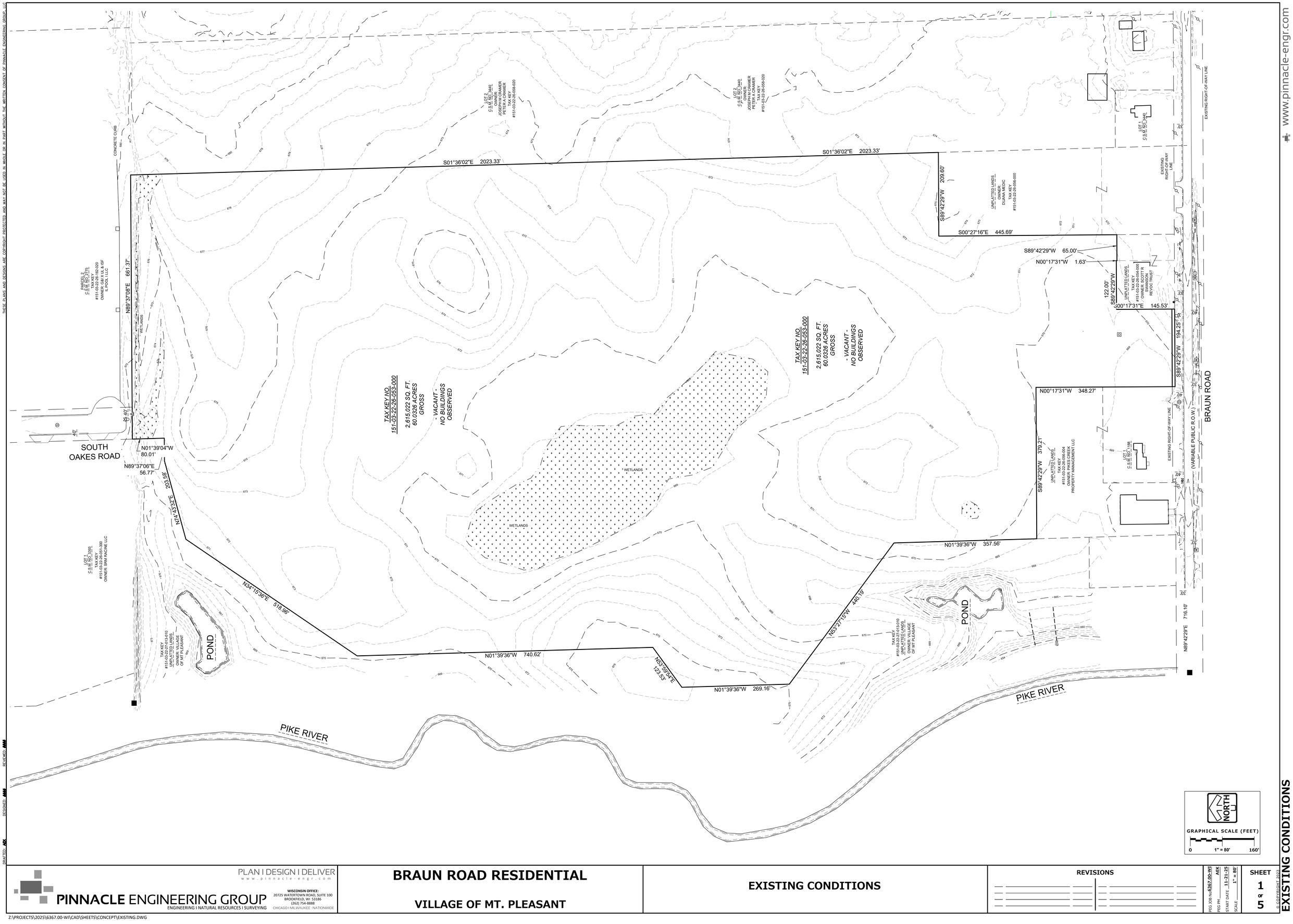

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REVIEWED: AWW

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EXISTING CONDITIONS

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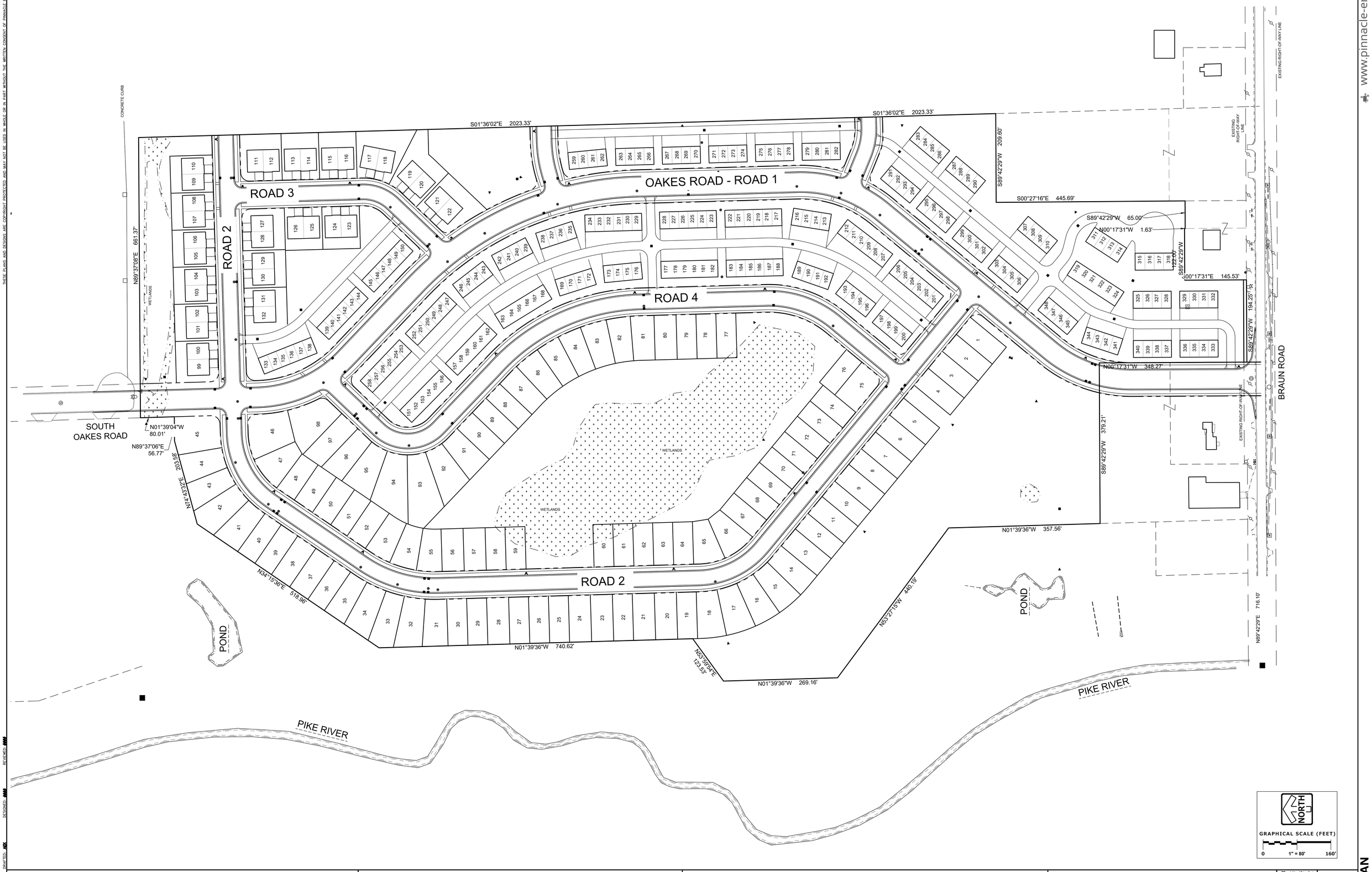

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SITE PLAN

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SITE PLAN

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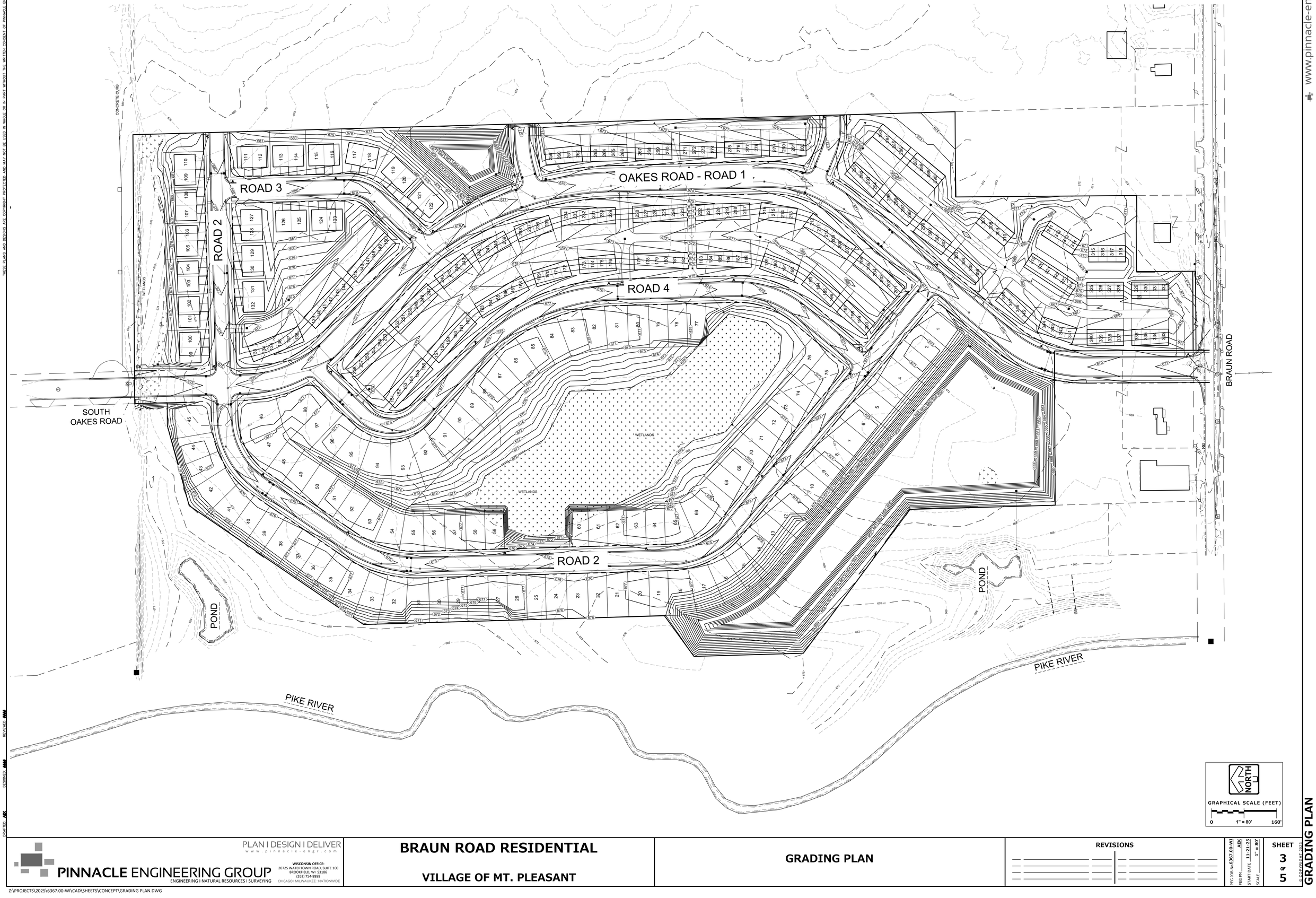

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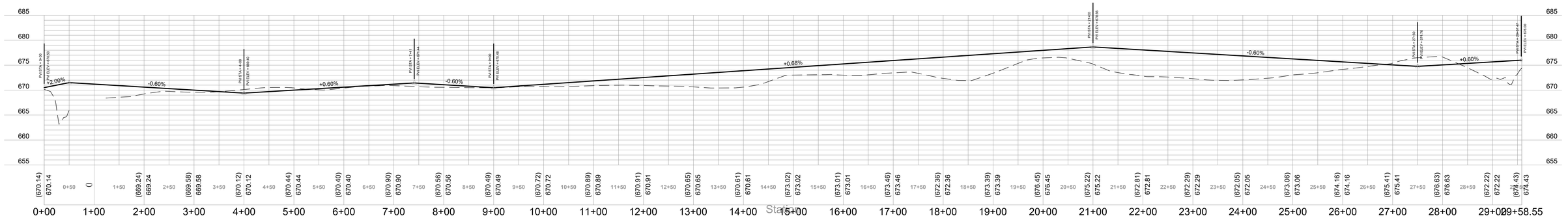
OAKES ROAD - ROAD 1



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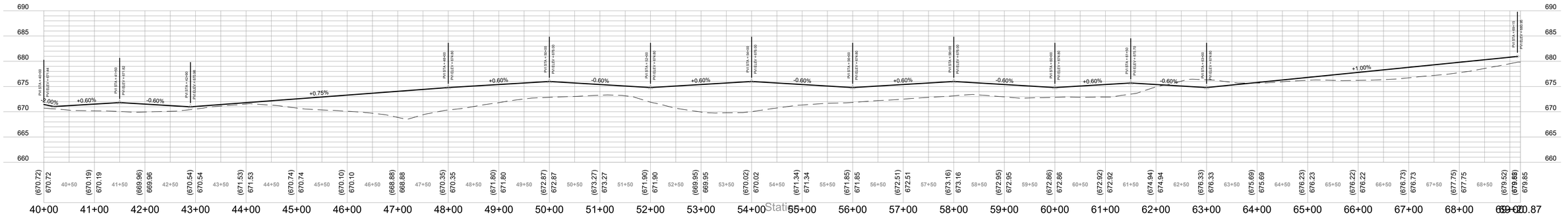
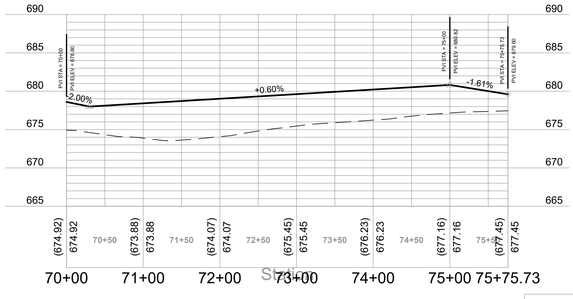
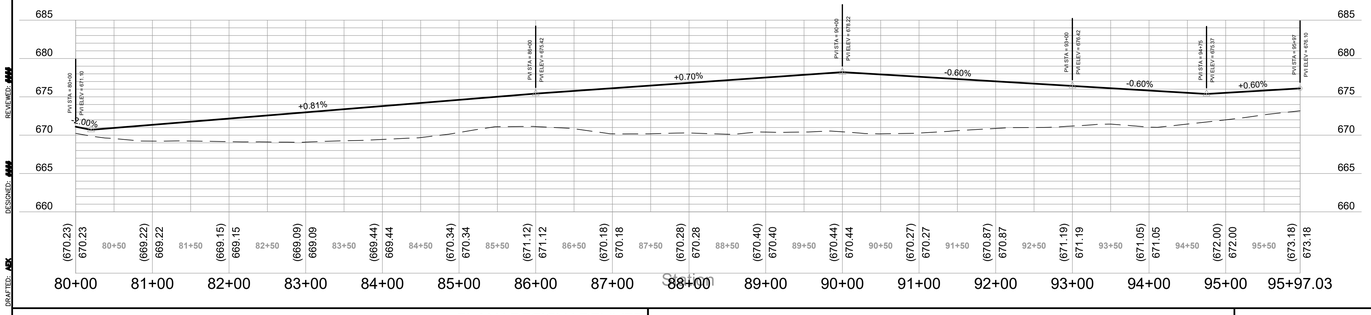
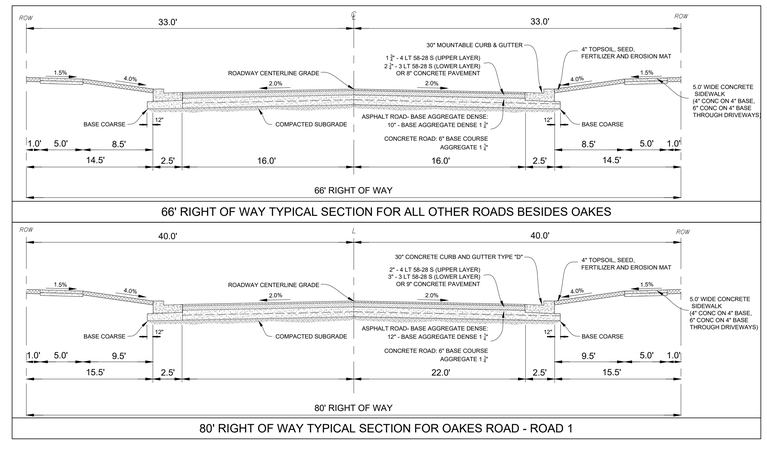


ROAD 3



ROAD 4





66' RIGHT OF WAY TYPICAL SECTION FOR ALL OTHER ROADS BESIDES OAKES

80' RIGHT OF WAY TYPICAL SECTION FOR OAKES ROAD - ROAD 1

REVIEWED: AWB
DESIGNED: AWB
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PROFILES & CROSS SECTIONS

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TIA TECHNICAL MEMORANDUM

DATE: September 24, 2025

BY: Tammi Czewski, P.E., PTOE
Traffic Analysis & Design, Inc.

SUBJECT: **Bear Braun Road Residential Development Traffic Impact Analysis**
Village of Mount Pleasant, WI

INTRODUCTION & PURPOSE

Bear Development, LLC is proposing a 336-unit residential development on 60.46 acres on the north side of Braun Road in the Village of West Bend, Wisconsin. Access to Braun Road will be through an extension of Oakes Road, which will also provide site access to Durand Avenue (STH 11) to the north. This technical memorandum was prepared as a traffic impact analysis (TIA) to evaluate intersection traffic impacts from the on-site Bear residential development, along with the proposed off-site Cardinal Capital Management, Inc. residential development to the east. The location of the proposed on-site and off-site developments with respect to the surrounding roadway system are on Exhibit 1.

PROPOSED DEVELOPMENT PLANS

On-Site Development – Bear Braun Road Residential Development

The conceptual site plan for the proposed Bear Braun Residential Development is on Exhibit 2. The plan shows Oakes Road extended from the existing cul-de-sac south to connect with Braun Road. A roadway stub is show that will eventually connect to an extension of Biscayne Avenue through several vacant properties, which include the proposed Cardinal Braun Road Residential Development. Other internal roadways are proposed throughout the development site.

Land uses proposed for the on-site development include the following uses:

- 128 single-family lots
- 116 duplex units
- 92 townhome units

Off-Site Development – Cardinal Braun Road Residential Development

The conceptual site plan for the proposed Cardinal Braun Road Residential Development is on Exhibit 3. The plan shows two north/south roadways connecting to Braun Road, and two east/west roadways traveling through the site, potentially connecting to new roadways on

adjacent sites (such as Biscayne Avenue). There is currently a narrow vacant lot between the Bear and Cardinal Braun Road Residential Developments. For the purposes of this study, and for the evaluation and determination of the Oakes Road/Biscayne Avenue geometrics, Biscayne Avenue was assumed to be fully connected between the Bear and Cardinal Braun Road Residential Developments. However, it was not estimated to connect further east to the existing Biscayne Avenue roadway.

Land uses proposed for the off-site development include the following uses:

- 575 multi-family units
- 34 duplex units
- 9 single-family lots

STUDY AREA

Exhibit 1 shows the study intersections evaluated in this TIA report. The study intersections are also listed below:

- Green Bay Road (STH 31) & Braun Road
- Oakes Road & Durand Avenue (STH 11)
- Oakes Road & Biscayne Avenue (future intersection)
- Oakes Road & Braun Road (future intersection)

The existing geometrics, traffic control, posted speed limits, and annual average daily traffic (AADT) from the Wisconsin Department of Transportation (WisDOT) in the study area are shown on Exhibit 4. Following is a description of the roadways within the study area.

Braun Avenue is a rural two-lane east/west undivided Collector roadway with grass shoulders and a 45-mph speed limit through the development site. Through the newer Fiduciary multi-family development area to the south, Braun Road has a mix of gravel and curbed shoulders. The 2021 WisDOT AADT on Braun Road is 3,400 vehicles per day (vpd) west of Green Bay Road (STH 31) and 5,500 vpd east of Green Bay Road (STH 31). A paved multi-use path is present along the south side of the roadway through the Fiduciary development area.

Durand Avenue (STH 11) is a four-lane east/west Principal Arterial with a 40-mph speed limit and curbed median on both sides of the Oakes Road intersection. Durand Avenue (STH 11) has paved shoulders and a 2024 WisDOT AADT of 23,900 vpd west of Oakes Road and 22,300 vpd east of Oakes Road. Intermittent sidewalk is present on the south side of the roadway, primarily through the Walmart/Menards shopping center area.

Green Bay Road (STH 31) is a four-lane north/south Principal Arterial with a 55-mph speed limit, curbed grass median, and wide paved shoulders through the study area. Green Bay Road (STH 31) has a 2024 WisDOT AADT of 21,900 vpd south of Durand Avenue (STH 11) and 21,100 vpd south of Braun Avenue. Sidewalk is present sporadically through property limits of newer development areas along the Green Bay Road (STH 31).

Oakes Road is a two-lane north/south undivided Collector roadway with curbed shoulders and a 30-mph speed limit south of Durand Avenue (STH 11). Oakes Road currently ends in a cul-de-sac about ¼ mile south of the Walmart/Menards shopping center. Oakes Road is planned to be extended south to Braun Road (as is proposed for the Bear Braun Road Residential Development), with eventual continuation further south and east to connect to Green Bay Road

(STH 31). Oakes Road has a 2024 WisDOT AADT of 7,600 vpd north of Durand Avenue (STH 11). No sidewalks are present along the roadway in the study area.

PEAK HOUR TRAFFIC VOLUMES

Data Collection/Background Traffic Volumes

Turning movement traffic counts were collected at the Oakes Road/Durand Avenue (STH 11) and Green Bay Road (STH 31)/Braun Road intersection on September 15, 2025. Counts were collected from 6:00-9:00 a.m. and from 3:00-6:00 p.m. The common peak hour at these study intersections was determined to occur from 6:45-7:45 a.m. (AM peak hour) and from 3:45-4:45 p.m. (PM peak hour). The traffic counts were compiled for these hours and are shown on Exhibit 5. Traffic count data sheets are in Appendix A.

Exhibit 5 also shows the peak hour traffic assignment[1] to/from the Fiduciary residential development recently constructed in the southwest corner of the Green Bay Road (STH 31)/Braun Road intersection. The traffic assignment at both residential access points to Braun Road were combined on this exhibit and used to determine Braun Road traffic volumes through the planned extension of Oakes Road.

Development Trip Generation

Trip rates and fitted curve equations (FCE) from the ITE *Trip Generation Manual, 11th Edition* were used to estimate trips for full buildout of the proposed on-site and off-site Braun Road residential developments. For both sites, it was estimated that about 5% of the residential trips (shown as "linked trips") would travel to/from the Walmart/Menards shopping center area without exiting to external study intersections on Durand Avenue (STH 11) or Braun Road.

Based on ITE, the on-site Bear Braun Road Residential Development generates 2,660 new daily trips, 185 new weekday AM peak hour trips, and 230 new weekday PM peak hour trips at the study intersections on Durand Avenue (STH 11) and Braun Road. The off-site Cardinal Braun Road Residential Development generates 3,875 new daily trips, 205 new weekday AM peak hour trips, and 280 new weekday PM peak hour trips. Trip generation for the site and off-site developments are on Exhibit 6.

Development Trip Distribution & Traffic Assignment

The site trips were distributed to the adjacent study intersection based on existing traffic patterns, with adjustments made to reflect likely routes between the residential development and the I-94 interchanges and population centers (Kenosha to the south and Racine to the northeast). The trip distribution evaluated in this study was estimated as:

- 21% to/from the west on Durand Avenue (STH 11)
- 21% to/from the east on Durand Avenue (STH 11)
- 5% to/from the north on Oakes Road
- 10% to/from the west on Braun Road
- 5% to/from the east on Braun Road
- 18% to/from the north on Green Bay Road (STH 31)
- 20% to/from the south on Green Bay Road (STH 31)

[1] Phase I buildout traffic assignment from the August 22, 2025 Fiduciary Development Updated TIA.

The site and off-site development new trips were assigned to the study intersections based on these distributions for the weekday AM and PM peak hours. The on-site development traffic assignment (Exhibit 7) and off-site development traffic assignment (Exhibit 8) were added to the existing traffic volumes to generate the "Build" traffic volumes shown on Exhibit 9.

PEAK HOUR TRAFFIC OPERATIONS

The study intersections were analyzed using the Synchro 12 traffic analysis model (outputs based on the *Highway Capacity Manual, 7th Edition*) and the peak hour turning movement volumes estimated for each intersection. Intersection operation is defined by "level of service." Level of Service (LOS) is a quantitative measure that refers to the overall quality of flow at an intersection ranging from very good, represented by LOS 'A', to very poor, represented by LOS 'F'. For the purposes of this study, LOS D or better was used to define acceptable peak hour operating conditions. The LOS definitions for signalized and unsignalized intersections are included before the existing analysis output in Appendix B. Build analysis output is in Appendix C.

The Existing traffic (no build) and Build traffic (additional traffic from on-site and off-site developments) peak hour traffic operations for the study intersections are shown on Exhibit 10. The Existing analysis was completed using the existing geometrics and traffic signal control at the Oakes Road/Durand Avenue (STH 11) and Green Bay Road/Braun Road study intersections. Based on the analysis, all turning movements at these intersections operate at LOS D or better during both the AM and PM peak hours. Traffic queues are within the amount of turn lane storage provided at each intersection.

The Build traffic analysis was completed with the existing geometrics and traffic control at the Oakes Road/Durand Avenue (STH 11) and Green Bay Road/Braun Road study intersections. The future Oakes Road intersections with Biscayne Avenue and Braun Road were modeled with stop sign control and single lanes at each approach. As shown on Exhibit 11, the Build traffic volumes projected in this study are not high enough to meet warrants for left and right-turn lanes on Braun Road. With these assumptions and Build traffic control, all turning movements at the study intersections continue to operate acceptably at LOS D or better during the peak hours, and traffic queues are within the amount of turn lane storage provided at each intersection.

RECOMMENDATIONS/CONCLUSIONS

Modifications are for jurisdictional consideration and are not legally binding. The Village of Mount Pleasant reserves the right to determine alternative solutions.

The recommended modifications are listed below and also shown graphically on Exhibit 12.

- Oakes Road & Durand Avenue (STH 11): No Modifications
- Green Bay Road (STH 31) & Braun Road: No Modifications
- Oakes Road & Biscayne Avenue: Construct the new intersection with single-lane approaches and stop sign control on the westbound Biscayne Avenue approach.
- Oakes Road & Braun Road: Construct the new intersection with single-lane approaches and stop sign control on the southbound Oakes Road approach. Although volume warrants are not high enough for left-turn lanes on Braun Road, an eastbound left-turn

bypass lane is recommended to provide improved safety through the intersection as development increases in the study area.

With the modifications listed above, the Build traffic volumes result in acceptable traffic operations (LOS D or better for all movements) and queues at the study intersections.

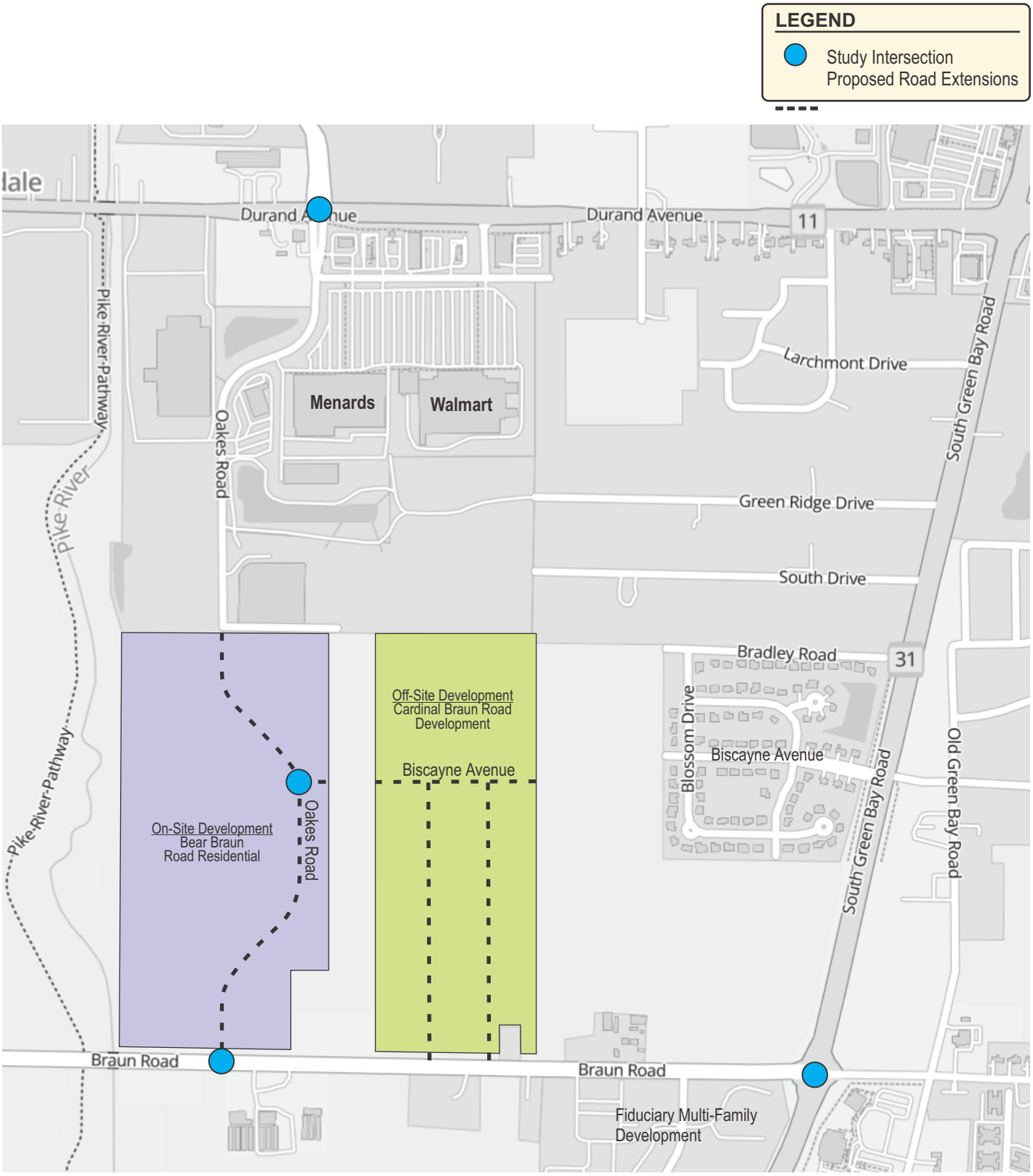

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EXHIBIT 1
STUDY AREA MAP

BEAR BRAUN ROAD RESIDENTIAL TIA - MOUNT PLEASANT, WISCONSIN

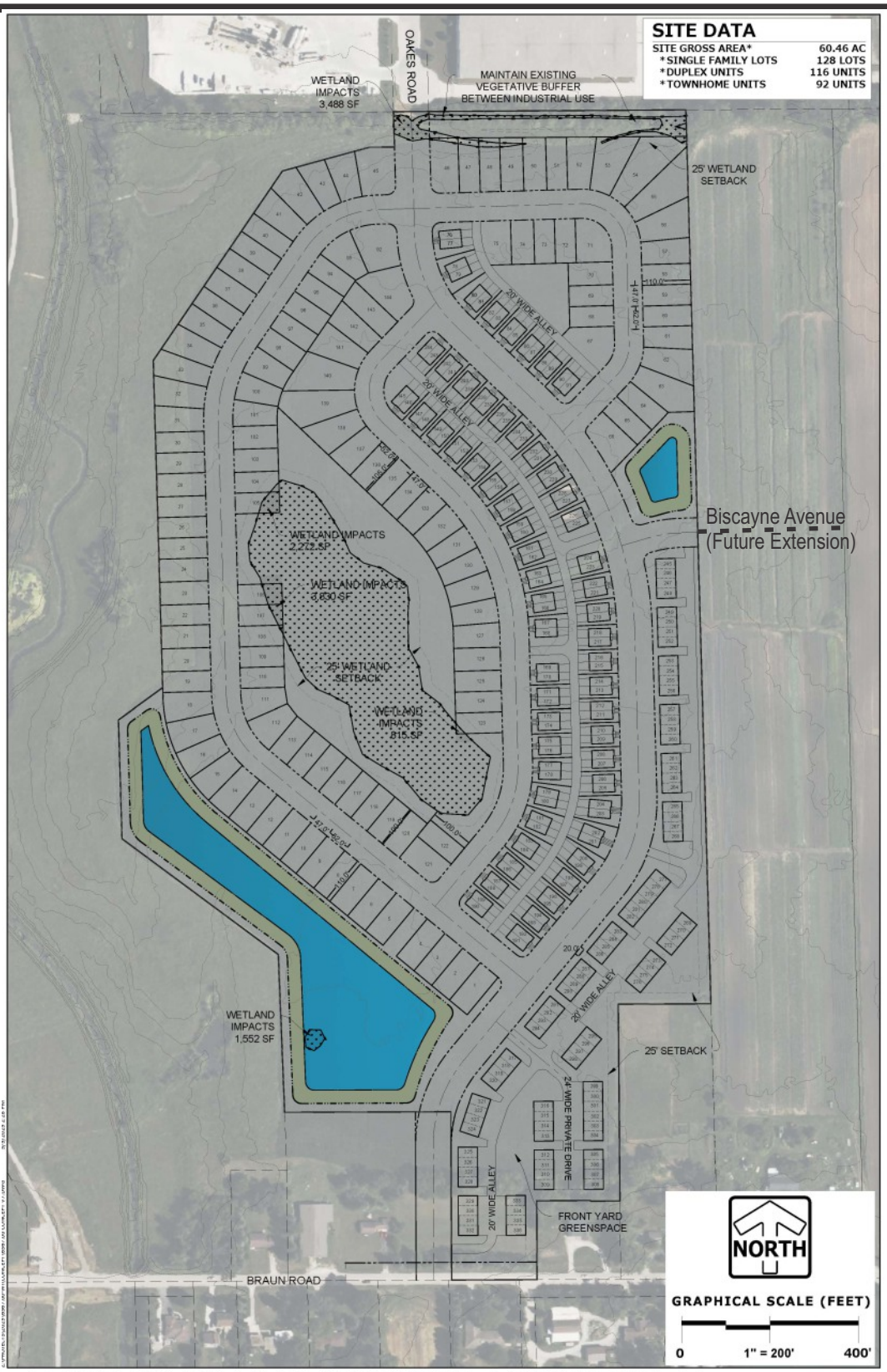

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EXHIBIT 2
ON-SITE DEVELOPMENT CONCEPTUAL SITE PLAN
BEAR BRAUN ROAD RESIDENTIAL DEVELOPMENT

BEAR BRAUN ROAD RESIDENTIAL TIA - MOUNT PLEASANT, WISCONSIN

BRAUN ROAD

SITE
SCALE1" = 200'-0"

SITE REGION KEY	
	PAVED ROADS ROADS, PARKING & AMENETIES
	PATIOS & PATHWAYS
	GREEN SPACE LANDSCAPING, NATRUAL PRARIE ZONES
	BIO RETENTION ZONES GRADED NATRUAL PRARIE ZONES
	WETLANDS CSM 2775
	EASEMENT REFER TO SURVEY

MULTI-FAMILY UNIT MATRIX (RH-1 ZONING)

	UNIT TYPES:	STUDIO	1-BED	2-BED	3-BED	
A	BLDG 'A' TOTALS	20	84	72	24	200 units
	UNITS PER BUILDING	5	21	18	6	
	% OF TOTAL	10%	42%	36%	12%	
	NET SF.	550 SF	710 SF	1,060 SF	1,250 SF	
	TOTAL BUILDINGS ON PROPERTY : 4 3 STORY W/ UNDERGROUND PARKING ZONING : RH-1 | DESC : PODIUM + TYPE VB					
B	BLDG 'B' TOTALS	60	150	135	30	375 units
	UNITS PER BUILDING	4	10	9	2	
	% OF TOTAL	16%	40%	36%	8%	
	NET SF.	550 SF	710 SF	1,060 SF	1,250 SF	
	TOTAL BUILDINGS ON PROPERTY : 15 2 STORY STACKED FLATS ZONING : RH-1 | DESC : TYPE VB					
	COMBINED TOTAL UNITS	80 14%	234 41%	207 36%	54 9%	575 units

DUPLEX	34
ZONING - RM & RH - "TWINHOUSE" 2 BED + DEN | 1,200 SF | 1 LEVEL ATTACHED GARAGE : 2 CAR	
SINGLE FAMILY	9
ZONING - RM & RH - "DETACHED HOUSE 3 BED | 1,350 SF | 2 LEVEL ATTACHED GARAGE : 2 CAR	

TOTAL UNITS: 618

PARKING QUANTITIES

UNIT PARKING 1 : 1.5	PARKING REQ.	PARKING PROVIDED
BUILDING 'A':	300	200
BUILDING 'B':	570	150
SURFACE:	-	520
	870	870

* Parking Quantities are combined across all building types.

continuum ARCHITECTS + PLANNERS
BRAUN RD DEVELOPMENT
CAP PROJECT NO: 250401 | 04/14/2025
CARDINAL CAPITAL MANAGEMENT, INC.

TADI TRAFFIC ANALYSIS & DESIGN, INC.
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EXHIBIT 2
OFF-SITE DEVELOPMENT CONCEPTUAL SITE PLAN
CARDINAL BRAUN ROAD DEVELOPMENT

BEAR BRAUN ROAD RESIDENTIAL TIA - MOUNT PLEASANT, WISCONSIN

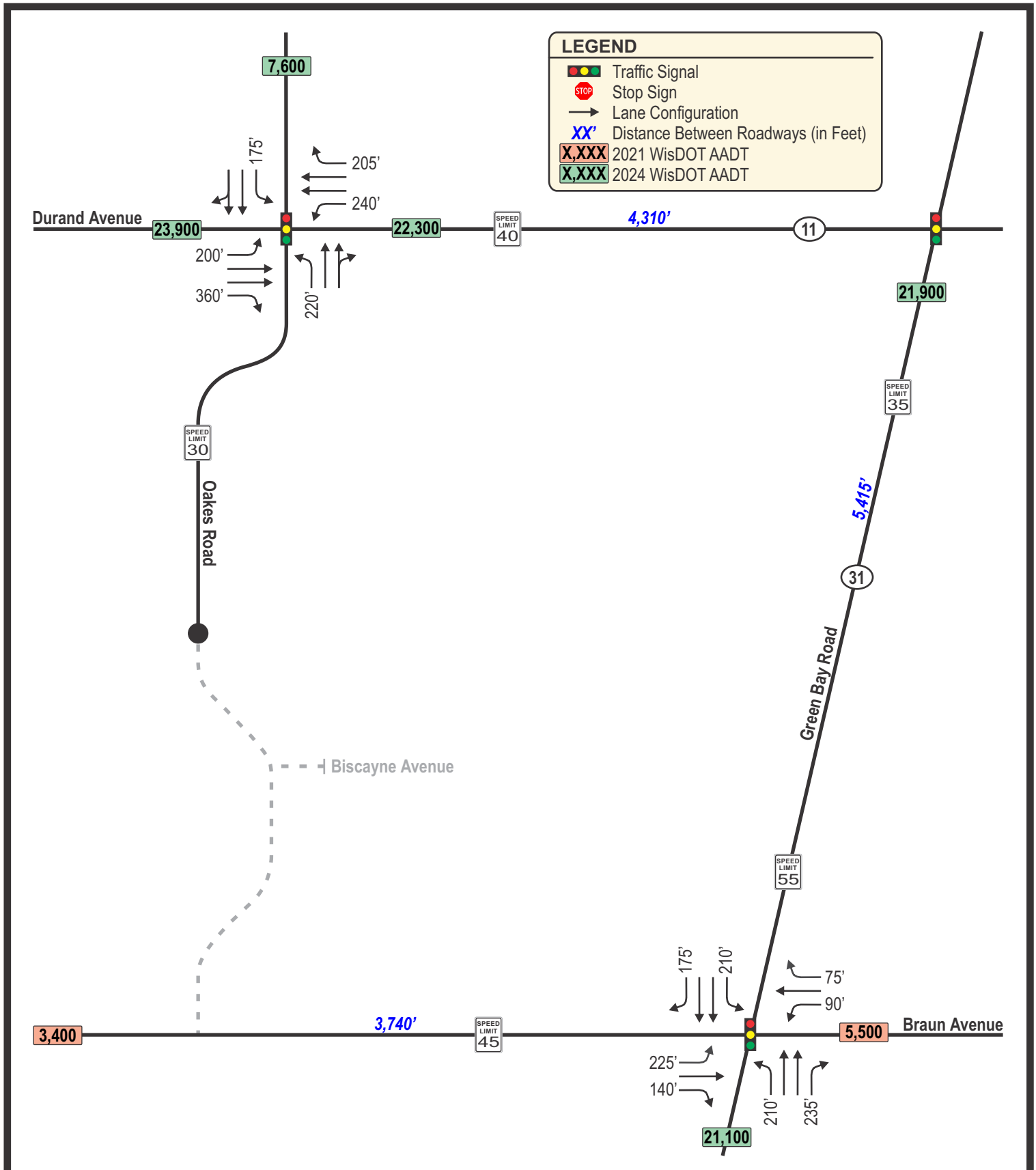

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EXHIBIT 4
EXISTING TRANSPORTATION SYSTEM

BEAR BRAUN ROAD RESIDENTIAL TIA - MOUNT PLEASANT, WISCONSIN

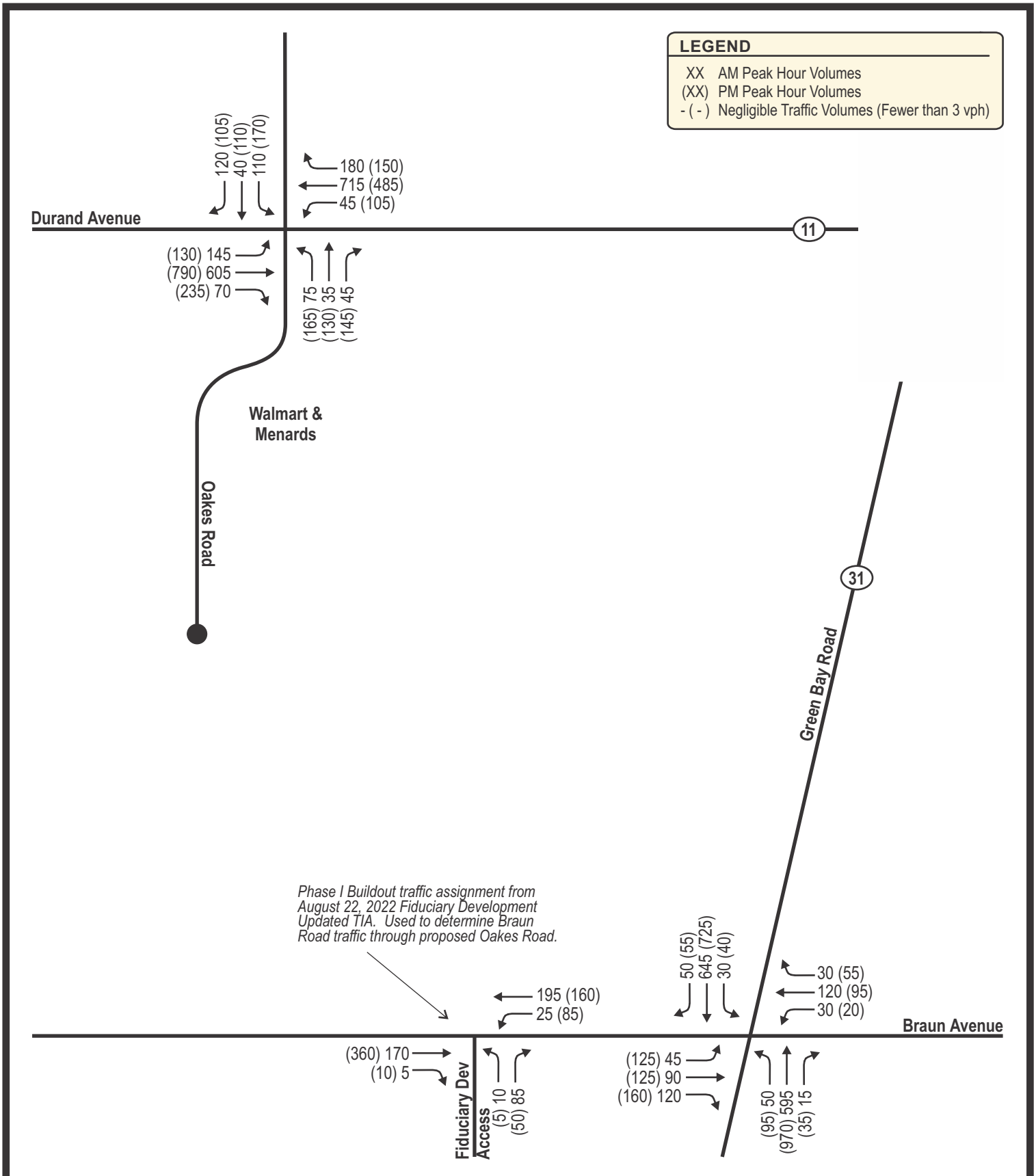

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EXHIBIT 5
EXISTING PEAK HOUR TRAFFIC VOLUMES

BEAR BRAUN ROAD RESIDENTIAL TIA - MOUNT PLEASANT, WISCONSIN

Bear On-Site Development

Braun Road Residential Trip Generation Table [1]

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
Single-Family Detached Housing	210	128 Units	1,265 FCE	25 (26%)	70 (74%)	95 FCE	80 (63%)	45 (37%)	125 FCE
Single-Family Attached Housing	215	208 Units	1,535 FCE	25 (25%)	75 (75%)	100 FCE	70 (59%)	50 (41%)	120 FCE
Total Trips			**2,800**	**50**	**145**	**195**	**150**	**95**	**245**
Linked Trips [2]		*5%*	-140	-5	-5	-10	-10	-5	-15
Total New Trips			**2,660**	**45**	**140**	**185**	**140**	**90**	**230**

[1] *Trip Rates (X.XX) and/or Fitted Curve Equations (FCE) are from the ITE Trip Generation Manual, 11th Edition.*

[2] *Internally linked trips to/from Walmart shopping area in SE corner of STH 11 & Oakes Road.*

TRIP DISTRIBUTION (New Trips)

W. on Durand Avenue (STH 11)	21%	10	30	30	20	
E. on Durand Avenue (STH 11)	21%	10	30	30	20	
N. on Oakes Road	5%	0	5	5	5	
W. on Braun Road	10%	5	15	15	10	
E. on Braun Road	5%	0	5	5	5	
N. on Green Bay Road (STH 31)	18%	10	25	25	15	
S. on Green Bay Road (STH 31)	20%	10	30	30	15	
	100%	***45***	***140***	***140***	***90***	

Cardinal Off-Site Development

Braun Road Residential Trip Generation Table [1]

Land Use	ITE Code	Proposed Size	Weekday Daily	AM Peak In	AM Peak Out	AM Peak Total	PM Peak In	PM Peak Out	PM Peak Total
Single-Family Detached Housing	210	9 Units	110 FCE	5 (26%)	5 (74%)	10 FCE	5 (63%)	5 (37%)	10 FCE
Single-Family Attached Housing	215	34 Units	210 FCE	5 (25%)	5 (75%)	10 FCE	10 (59%)	5 (41%)	15 FCE
Multifamily Housing (Low-Rise) (Not Close to Rail Transit)	220	575 Units	3,760 FCE	50 (24%)	150 (76%)	200 FCE	170 (63%)	100 (37%)	270 FCE
Total Trips			**4,080**	**60**	**160**	**220**	**185**	**110**	**295**
Linked Trips [2]		*5%*	-205	-5	-10	-15	-10	-5	-15
Total New Trips			**3,875**	**55**	**150**	**205**	**175**	**105**	**280**

[1] *Trip Rates (X.XX) and/or Fitted Curve Equations (FCE) are from the ITE Trip Generation Manual, 11th Edition.*

TRIP DISTRIBUTION (New Trips)

W. on Durand Avenue (STH 11)	21%	10	30	35	25	
E. on Durand Avenue (STH 11)	21%	10	30	35	20	
N. on Oakes Road	5%	5	10	10	5	
W. on Braun Road	10%	5	15	20	10	
E. on Braun Road	5%	5	10	10	5	
N. on Green Bay Road (STH 31)	18%	10	25	30	20	
S. on Green Bay Road (STH 31)	20%	10	30	35	20	
	100%	***55***	***150***	***175***	***105***	

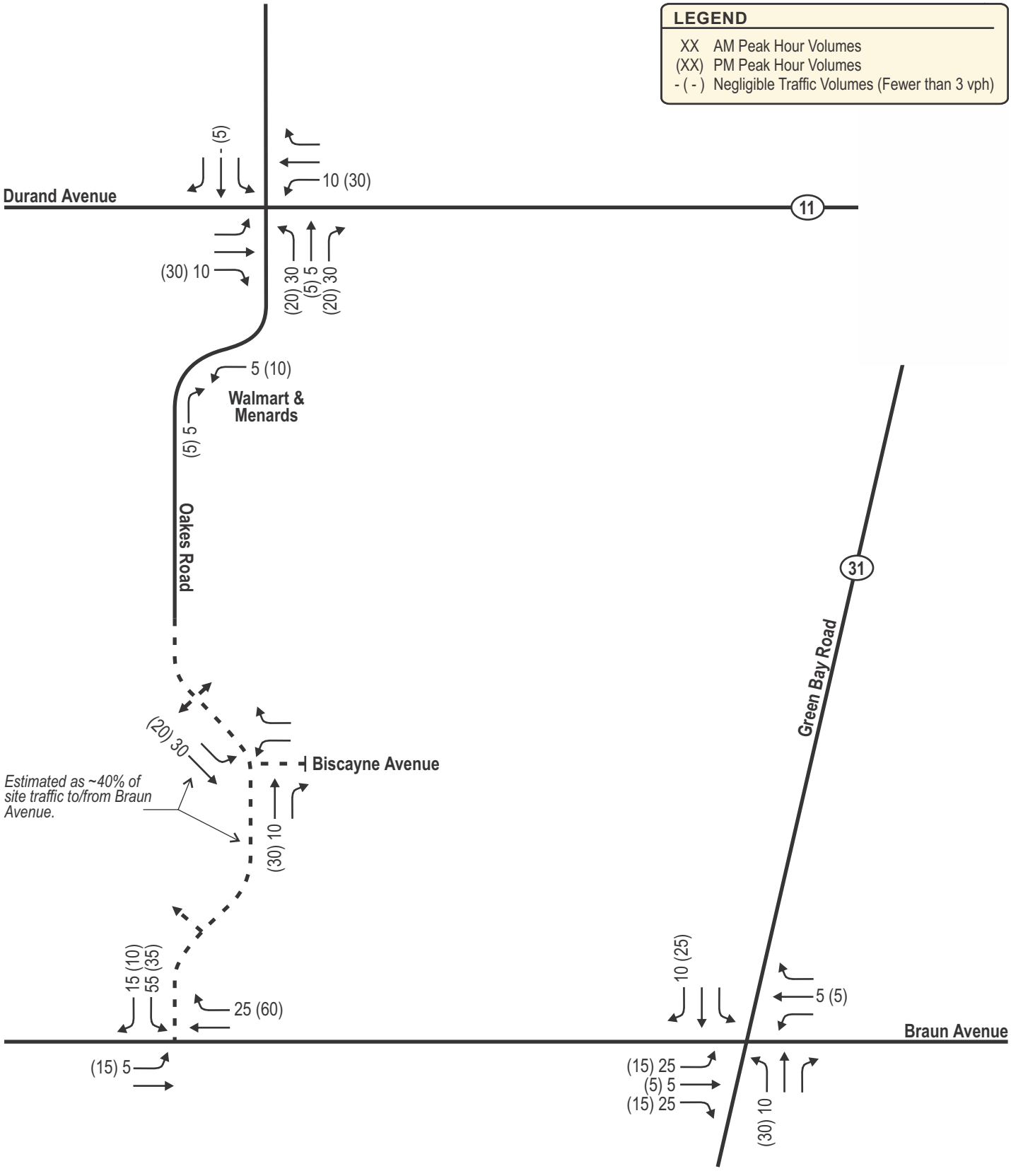

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EXHIBIT 7
ON-SITE DEVELOPMENT NEW TRIPS

BEAR BRAUN ROAD RESIDENTIAL TIA - MOUNT PLEASANT, WISCONSIN

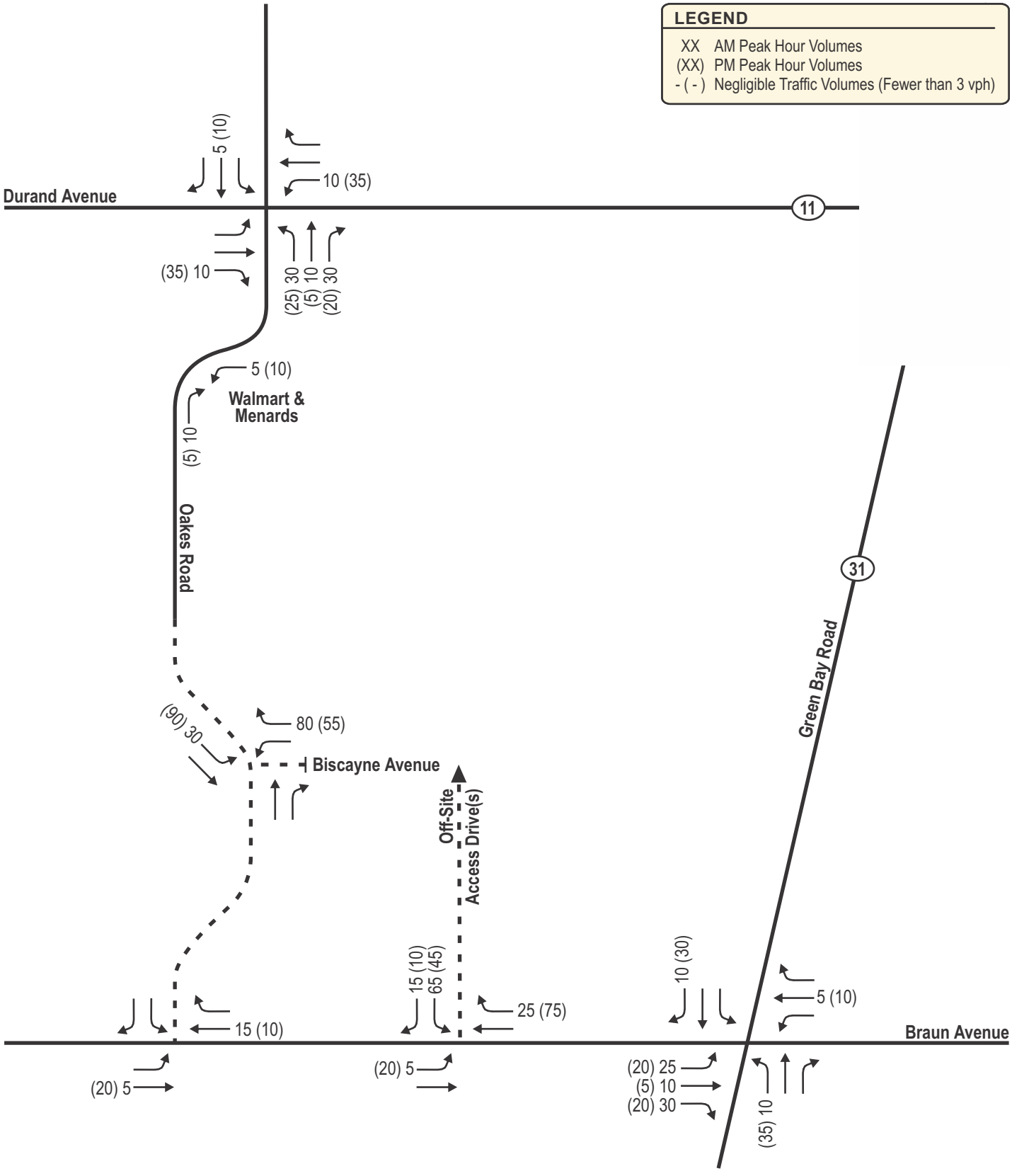

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EXHIBIT 8
OFF-SITE DEVELOPMENT NEW TRIPS

BEAR BRAUN ROAD RESIDENTIAL TIA - MOUNT PLEASANT, WISCONSIN

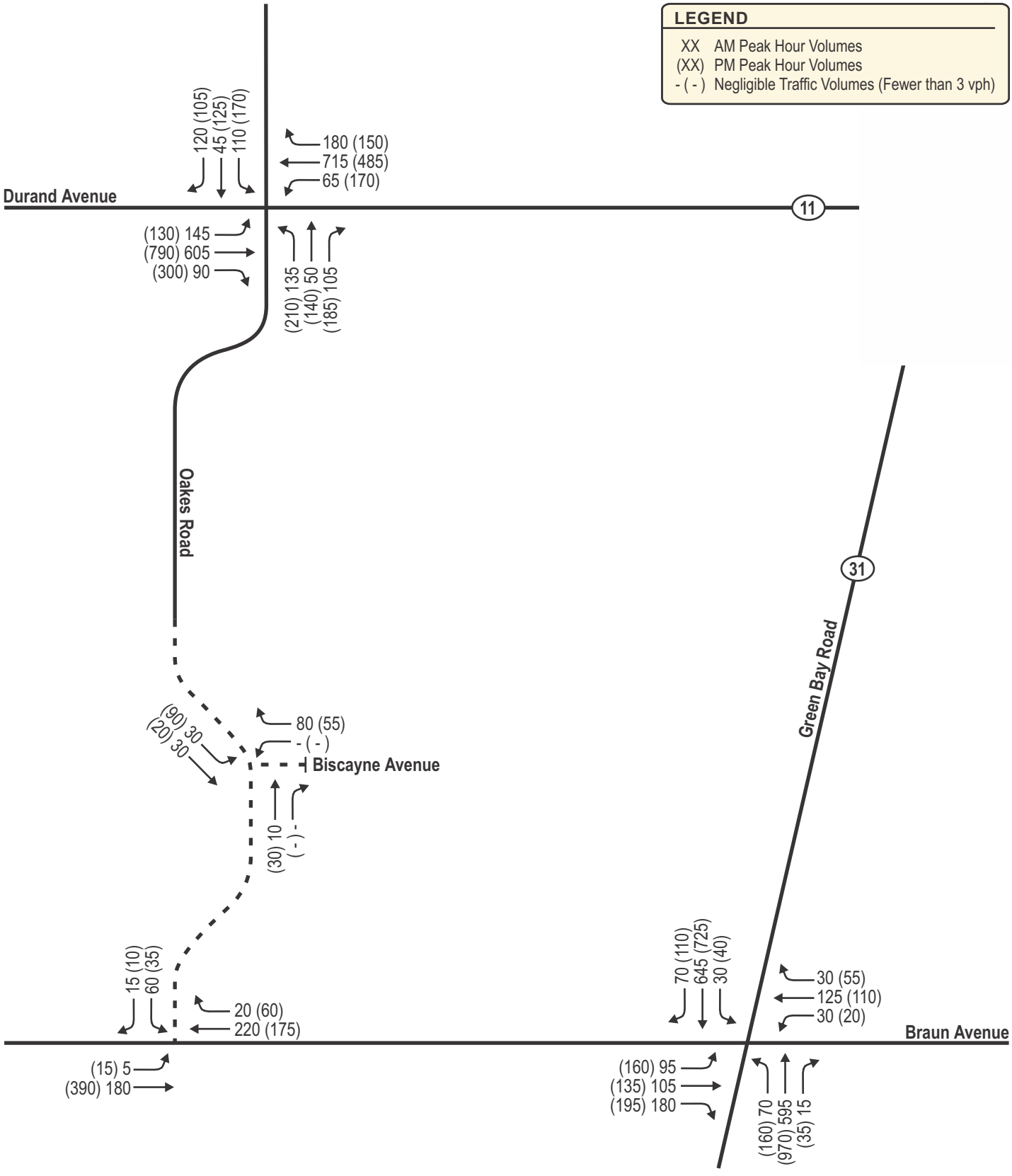

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EXHIBIT 9
BUILD PEAK HOUR TRAFFIC VOLUMES

BEAR BRAUN ROAD RESIDENTIAL TIA - MOUNT PLEASANT, WISCONSIN

Year 2025 Existing Traffic Peak Hour Operating Conditions

Existing Transportation System

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
		Lanes->	*1*	*2*	*1*	*1*	*2*	*1*	*1*	*2>*		*1*	*2>*		
Durand Avenue (STH 11) & Oakes Road *Traffic Signal Control*	AM	LOS	B	B	B	B	C	B	C	C		C	C		C
		Delay	15.5	18.0	14.5	13.1	21.2	17.3	23.2	27.8		23.5	29.0		20.3
		v/c	0.50	0.55	0.10	0.15	0.70	0.26	0.31	0.27		0.34	0.60		
		Queue	80'	210'	40'	30'	280'	100'	75'	50'		105'	90'		
	PM	LOS	B	C	B	B	B	B	C	C		C	C		C
		Delay	14.7	22.1	18.4	16.0	19.5	17.7	23.9	33.3		24.4	30.8		22.7
		v/c	0.34	0.70	0.31	0.38	0.45	0.20	0.49	0.75		0.55	0.54		
		Queue	90'	345'	135'	75'	205'	95'	150'	155'		150'	125'		
		Lanes->	*1*	*1*	*1*	*1*	*1*	*1*	*1*	*2*	*1*	*1*	*2*	*1*	
Braun Road & Green Bay Road (STH 31) *Traffic Signal Control*	AM	LOS	B	B	B	B	B	B	A	A	A	A	B	A	A
		Delay	16.1	14.1	14.2	15.2	14.5	13.5	6.5	6.1	5.0	8.5	10.4	8.4	9.6
		v/c	0.14	0.27	0.28	0.09	0.37	0.07	0.12	0.35	0.01	0.07	0.52	0.06	
		Queue	35'	60'	50'	25'	75'	20'	15'	75'	5'	20'	120'	20'	
	PM	LOS	B	B	B	B	B	B	A	A	A	A	B	A	B
		Delay	17.5	15.1	15.2	16.4	14.8	14.3	7.0	7.1	5.1	10.2	11.7	9.3	10.4
		v/c	0.36	0.35	0.35	0.07	0.27	0.12	0.20	0.52	0.03	0.11	0.57	0.07	
		Queue	85'	80'	70'	20'	65'	30'	30'	150'	10'	30'	155'	25'	

Year 2025 Build Traffic Peak Hour Operating Conditions

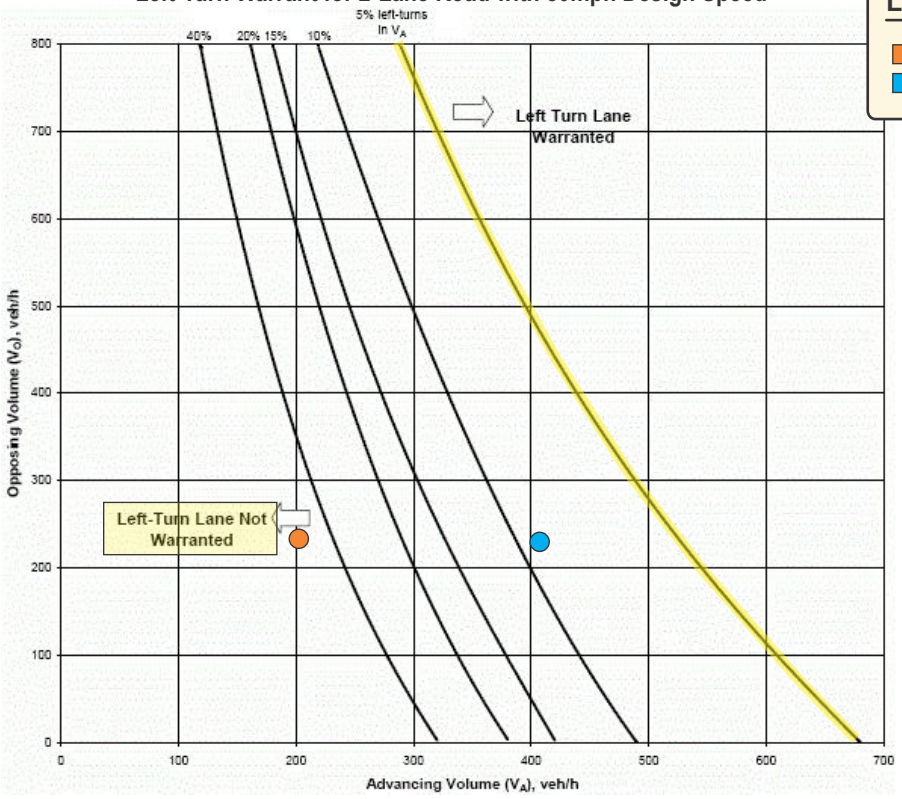
Existing Transportation System

Intersection	Peak Hour	Metric	Level of Service (LOS) per Movement by Approach												I/S LOS & Delay
			Eastbound			Westbound			Northbound			Southbound			
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
		Lanes->	*1*	*2*	*1*	*1*	*2*	*1*	*1*	*2>*		*1*	*2>*		
Durand Avenue (STH 11) & Oakes Road *Traffic Signal Control*	AM	LOS	B	B	B	B	C	B	C	C		C	C		C
		Delay	16.2	19.5	15.9	14.0	22.2	18.2	24.4	29.6		23.6	32.5		21.9
		v/c	0.51	0.57	0.13	0.22	0.70	0.26	0.50	0.55		0.39	0.71		
		Queue	95'	245'	55'	45'	315'	110'	130'	95'		110'	105'		
	PM	LOS	B	C	C	B	C	B	C	D		C	C		C
		Delay	15.7	25.3	21.9	18.8	20.6	18.8	26.1	36.1		26.1	34.6		25.1
		v/c	0.34	0.72	0.41	0.59	0.43	0.20	0.58	0.81		0.59	0.58		
		Queue	95'	400'	200'	125'	220'	100'	210'	205'		170'	150'		
		Lanes->	*1*	*1*	*1*	*1*	*1*	*1*	*1*	*2*	*1*	*1*	*2*	*1*	
Braun Road & Green Bay Road (STH 31) *Traffic Signal Control*	AM	LOS	B	B	B	B	B	B	A	A	A	A	B	A	B
		Delay	17.3	14.5	15.0	15.7	14.7	13.6	6.7	6.2	5.1	9.1	11.1	9.1	10.4
		v/c	0.30	0.31	0.41	0.10	0.37	0.07	0.16	0.35	0.01	0.07	0.53	0.09	
		Queue	65'	70'	75'	25'	80'	20'	20'	80'	5'	20'	130'	25'	
	PM	LOS	B	B	B	B	B	B	A	A	A	B	B	B	B
		Delay	19.0	15.5	15.8	17.0	15.3	14.6	8.2	7.9	5.7	11.5	13.5	11.0	11.6
		v/c	0.44	0.32	0.37	0.06	0.27	0.11	0.35	0.52	0.03	0.12	0.59	0.14	
		Queue	120'	95'	90'	25'	80'	35'	50'	175'	15'	35'	180'	45'	
		Lanes->	*<1*		-	-	*1>*		-			*<1>*			
Braun Road & Oakes Road *Stop Sign Control (SB)*	AM	LOS	A		-	-	*		-			B			A
		Delay	7.8		-	-	*		-			12			1.9
		v/c	0.00		-	-	*		-			0.14			
		Queue	0'		-	-	*		-			15'			
	PM	LOS	A		-	-	*		-			B			A
		Delay	7.8		-	-	*		-			13.3			1.0
		v/c	0.01		-	-	*		-			0.10			
		Queue	0'		-	-	*		-			10'			
		Lanes->	-			*<1>*			-	*1>*		*<1*		-	
Biscayne Avenue & Oakes Road *Stop Sign Control (WB)*	AM	LOS	-			A			-	*		A		-	A
		Delay	-			8.7			-	*		7.3		-	6.1
		v/c	-			0.08			-	*		0.02		-	
		Queue	-			10'			-	*		5'		-	
	PM	LOS	-			A			-	*		A		-	A
		Delay	-			8.7			-	*		7.4		-	5.9
		v/c	-			0.06			-	*		0.06		-	
		Queue	-			5'			-	*		5'		-	

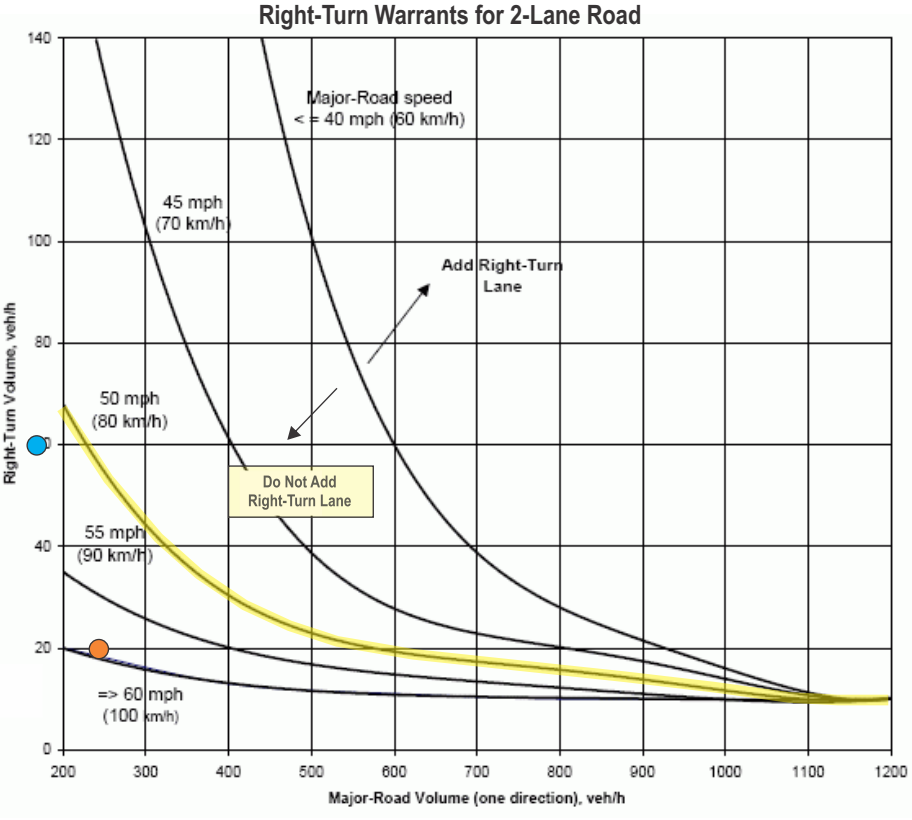
(-) indicates a movement that is prohibited or does not exist; (*) indicates a freeflow movement; (< or >) indicates a shared lane movement.

Delay is reported in seconds. Queue is the maximum of the 50th & 95th percentile queue from the Synchro Timing Settings output, measured in feet.

Left-Turn Warrant for 2-Lane Road with 50mph Design Speed



Right-Turn Warrants for 2-Lane Road



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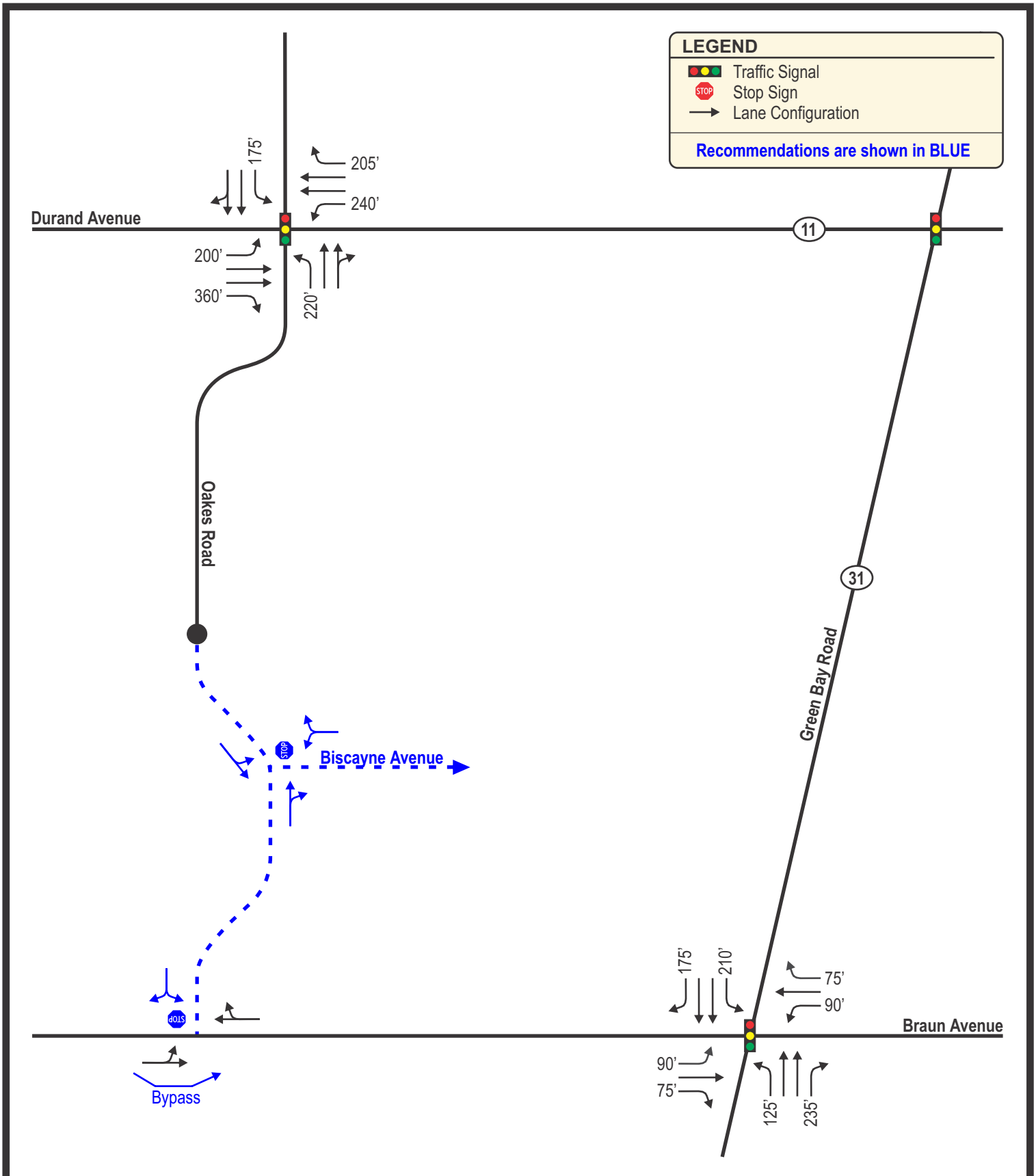
#3536 09-24-25

EXHIBIT 11
LEFT-TURN & RIGHT-TURN LANE WARRANTS
BRAUN ROAD AT OAKS ROAD



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#3536 09-24-25

N
NOT TO SCALE

EXHIBIT 11
RECOMMENDATIONS

BEAR BRAUN ROAD RESIDENTIAL TIA - MOUNT PLEASANT, WISCONSIN

APPENDIX A

TRAFFIC COUNT DATA

Intersection Traffic Volume Report

Count Basics	Version 2025.03		Page 1 of 13
Start Date:	Monday, September 15, 2025	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Base Information, Observed (6) Hour and Estimated (24) Hour Volume Summaries

Major St: **STH 11 - Durand Avenue**
Minor St: **Oakes Road**
Intersection of: ***STH 11 - Durand Avenue & Oakes Road***

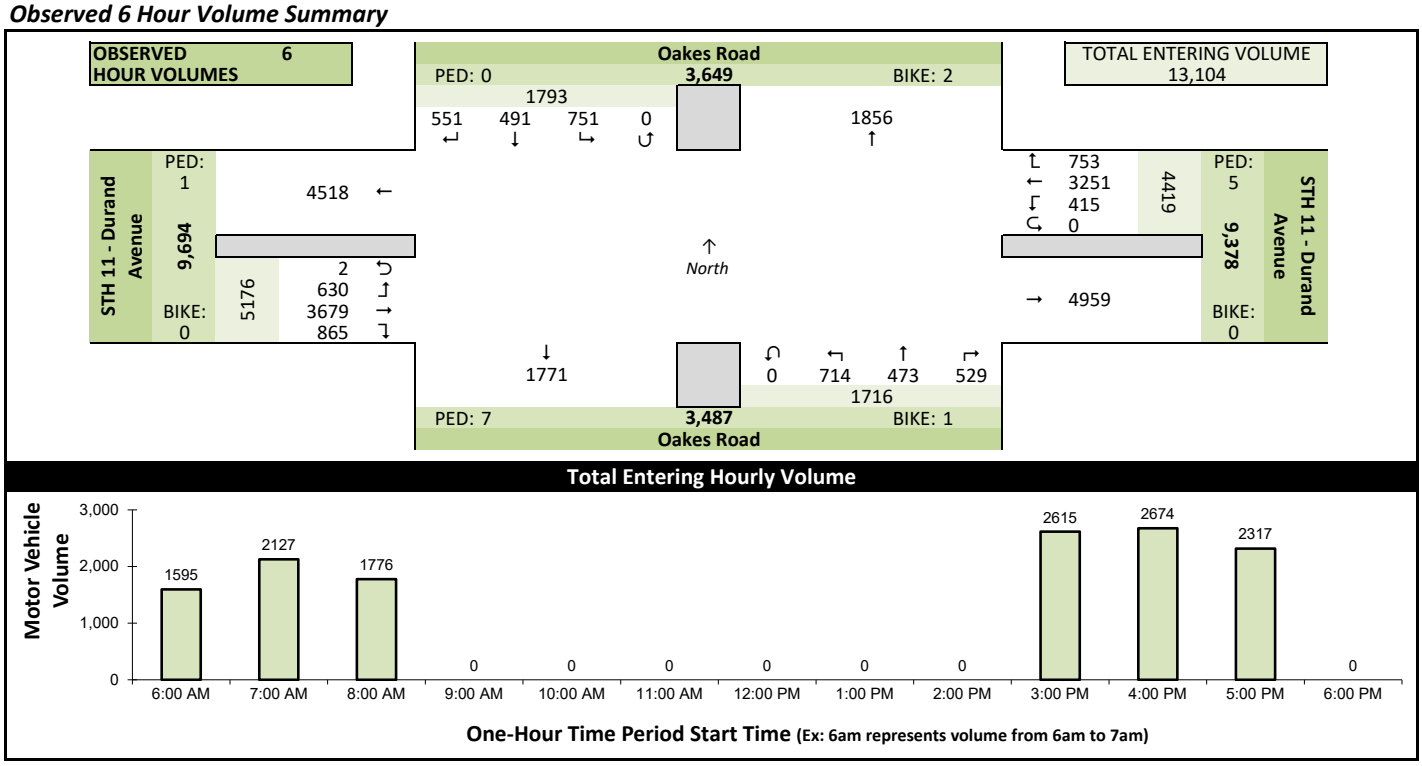
Site Information

Municipality	Village of Mt Pleasant		
County	51 - Racine	WisDOT Region	SE
Traffic Control	Traffic Signal		
Roadway Names		North Direction	↑
North Leg	Oakes Road		
East Leg	STH 11 - Durand Avenue		
South Leg	Oakes Road		
West Leg	STH 11 - Durand Avenue		
Special Considerations			
Schools	In Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
Pre-school children	None		
Elementry school age children	None		
Visually impaired (white cane/helper dog)	None		
Elderly/disabled (except wheelchairs)	None		
Wheelchairs/electric scooters	None		
Other (describe)	None		

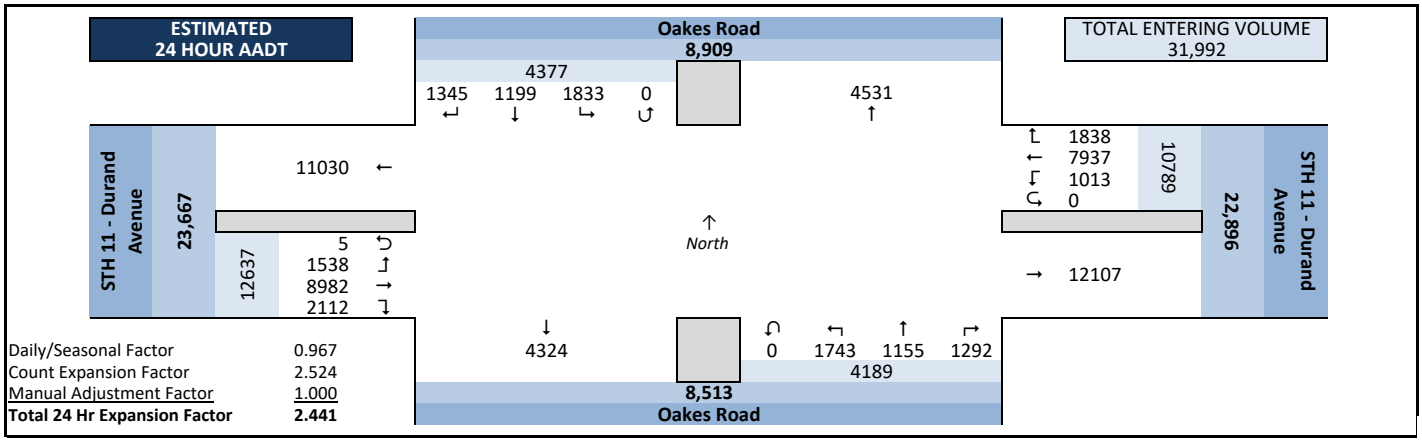
Count Information

Hrs Counted:	06:00 AM-09:00 AM and 03:00 PM-06:00 PM				
1st Day of Count	Monday, September 15, 2025			Weather	
AM Peak Period	Monday, September 15, 2025			Clear and Dry	
Midday Peak Period	Monday, September 15, 2025			Clear and Dry	
PM Peak Period	Monday, September 15, 2025			Clear and Dry	
Calculated Peak Hours					
	AM	6:45-7:45am	MD	PM	3:30-4:30pm
Peak Hours Selected for Analysis					
	AM	6:45-7:45am	MD	PM	3:45-4:45pm
Daily/Seasonal Adjustment Group	(1) Non-Interstate Low Truck %				
Count Expansion Group	(1) Non-Interstate Low Truck %				
Daily/Seasonal Adjustment Factor	0.967	Count Expansion Factor	2.524		
Company Name	TADI			Manual Adj.	1.000
Observers	AM Peak Period	Amy Scheuerlein			
	Midday Peak Period	None			
	PM Peak Period	Bill Moldenhauer			
Comments	Wis DOT Daily & Seasonal Factors are final for 2012 through 2024, and 2025 uses 2024 final factors.				

Observed 6 Hour Volume Summary



Estimated 24 Hour AADT



Daily/Seasonal Factor	0.967
Count Expansion Factor	2.524
Manual Adjustment Factor	1.000
Total 24 Hr Expansion Factor	**2.441**

Intersection Traffic Volume Report

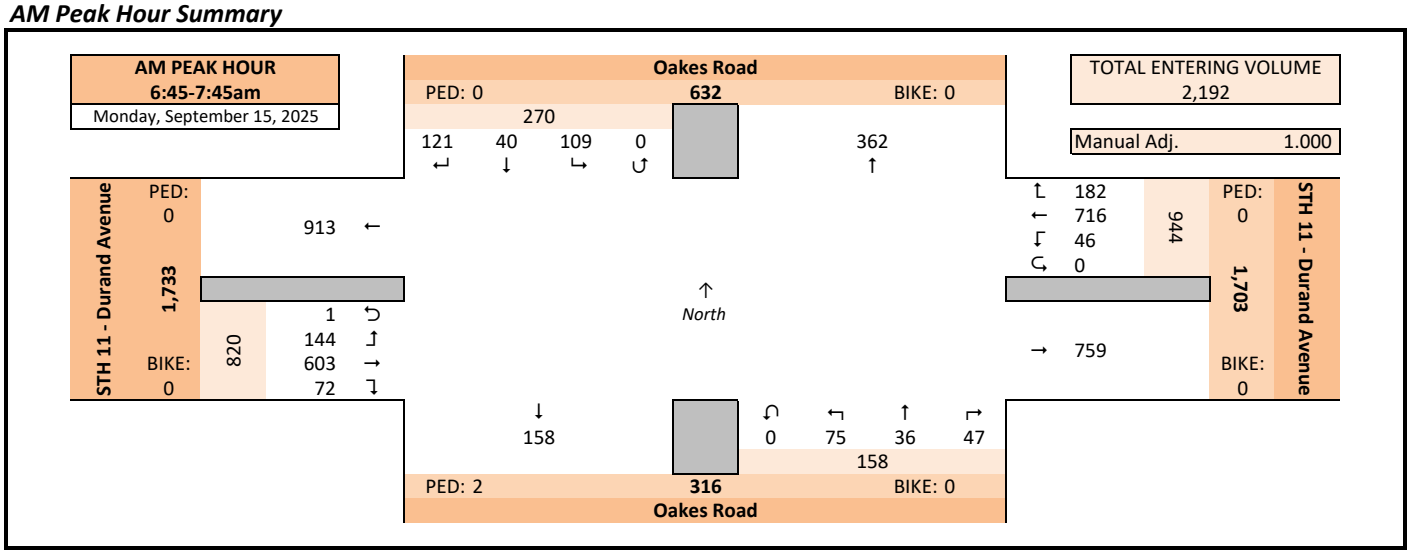
Peak Hour Volume Graphical Summary

Count Basics			*Page 2 of 13*
Start Date:	Monday, September 15, 2025	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

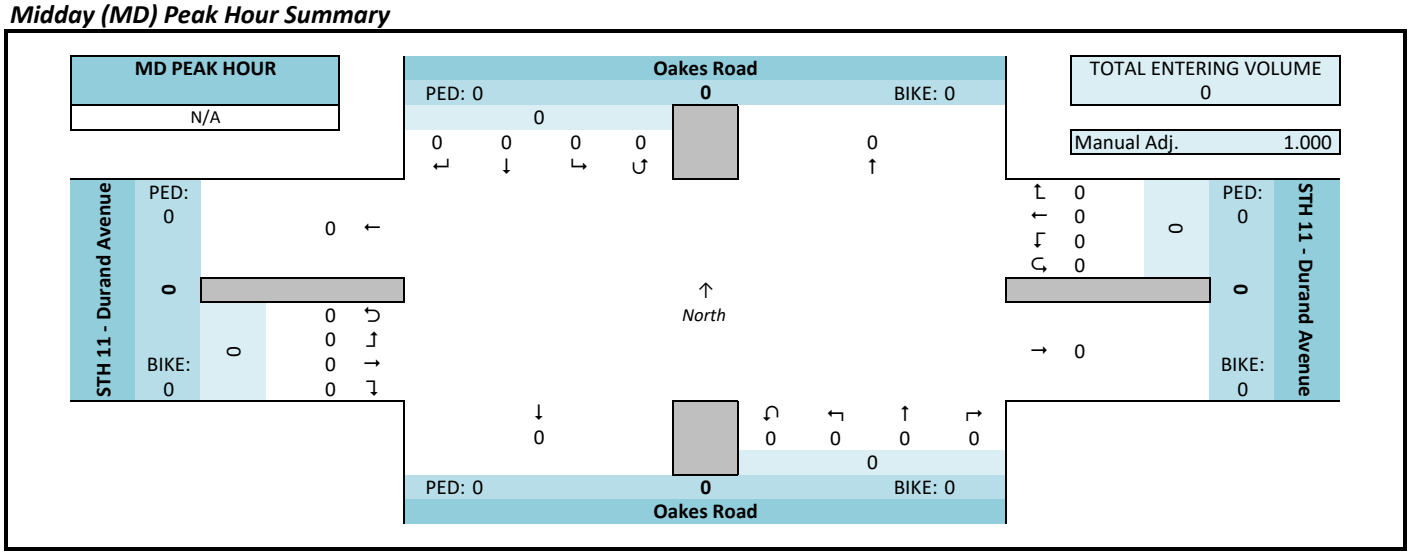
STH 11 - Durand Avenue & Oakes Road

All Motor Vehicles

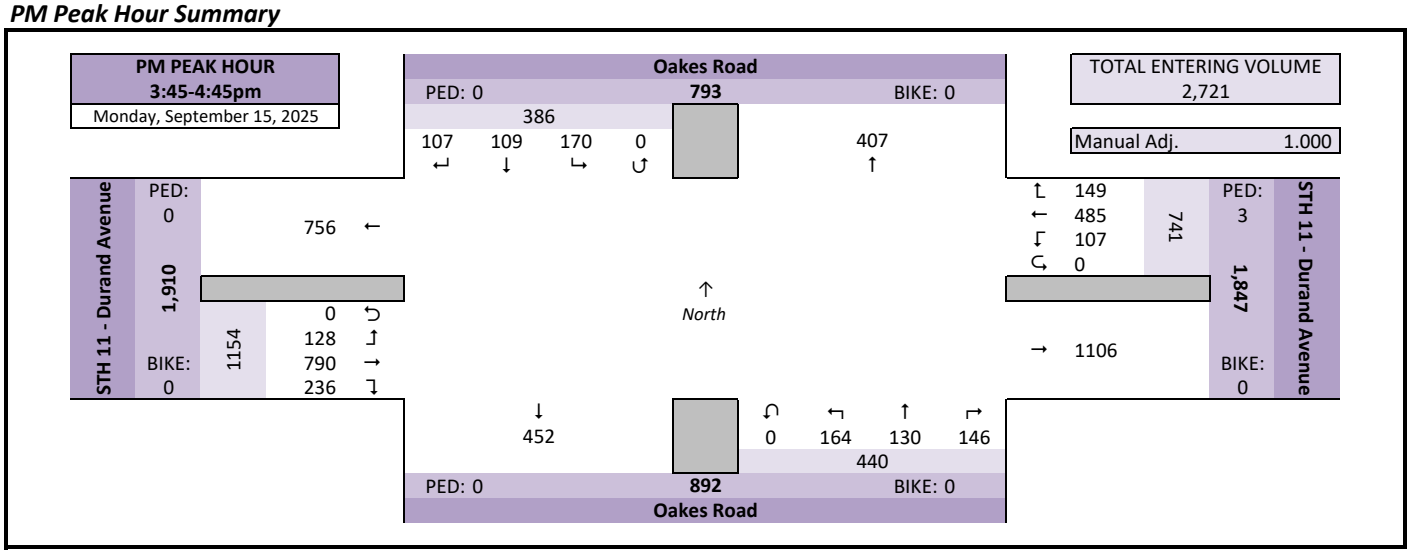
AM Peak Hour Summary



Midday (MD) Peak Hour Summary



PM Peak Hour Summary



Intersection Traffic Volume Report

Count Basics			Page 3 of 13
Start Date:	Monday, September 15, 2025	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Peak Hour Volume Summary

STH 11 - Durand Avenue & Oakes Road

All Motor Vehicles

Peak Hour Volumes, Truck Percentages, and PHFs

Monday, September 15, 2025		From North					From East					From South					From West					
	AM Peak Hour	Oakes Road					STH 11 - Durand Avenue					Oakes Road					STH 11 - Durand Avenue					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
AM Peak Hour	6:45 AM	27	12	20	0	59	71	224	14	0	309	14	6	18	0	38	10	118	36	0	164	570
	7:00 AM	38	8	37	0	83	64	187	12	0	263	8	6	16	0	30	25	163	51	0	239	615
	7:15 AM	37	9	32	0	78	21	152	7	0	180	10	12	17	0	39	14	181	32	1	228	525
	7:30 AM	19	11	20	0	50	26	153	13	0	192	15	12	24	0	51	23	141	25	0	189	482
	Peak Hour Volume	121	40	109	0	270	182	716	46	0	944	47	36	75	0	158	72	603	144	1	820	2192
	Rounded Hourly Volume	120	40	110	0	270	180	715	45	0	940	45	35	75	0	155	70	605	145	0	820	2185
	% Single Unit Trucks	5.0	5.0	7.3	0.0	5.9	3.3	2.8	10.9	0.0	3.3	19.1	8.3	9.3	0.0	12.0	8.3	5.0	4.9	0.0	5.2	5.0
	% Heavy Trucks	5.0	0.0	0.0	0.0	2.2	0.5	2.2	0.0	0.0	1.8	0.0	2.8	1.3	0.0	1.3	1.4	2.5	11.1	0.0	3.9	2.6
	% Trucks (Total)	9.9	5.0	7.3	0.0	8.1	3.8	5.0	10.9	0.0	5.1	19.1	11.1	10.7	0.0	13.3	9.7	7.5	16.0	0.0	9.1	7.6
	Peak Hour Factor (PHF)	0.80	0.83	0.74	0.00	0.81	0.64	0.80	0.82	0.00	0.76	0.78	0.75	0.78	0.00	0.77	0.72	0.83	0.71	0.25	0.86	0.89

N/A		From North					From East					From South					From West					
	MD Peak Hour	Oakes Road					STH 11 - Durand Avenue					Oakes Road					STH 11 - Durand Avenue					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
Midday (MD) Peak Hour	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Peak Hour Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Rounded Hourly Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Peak Hour Factor (PHF)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Monday, September 15, 2025		From North					From East					From South					From West					
	PM Peak Hour	Oakes Road					STH 11 - Durand Avenue					Oakes Road					STH 11 - Durand Avenue					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
PM Peak Hour	3:45 PM	30	26	40	0	96	35	113	30	0	178	38	22	39	0	99	60	217	31	0	308	681
	4:00 PM	24	29	34	0	87	40	139	33	0	212	35	28	47	0	110	61	210	34	0	305	714
	4:15 PM	27	27	54	0	108	37	126	32	0	195	31	42	42	0	115	55	197	32	0	284	702
	4:30 PM	26	27	42	0	95	37	107	12	0	156	42	38	36	0	116	60	166	31	0	257	624
	Peak Hour Volume	107	109	170	0	386	149	485	107	0	741	146	130	164	0	440	236	790	128	0	1154	2721
	Rounded Hourly Volume	105	110	170	0	385	150	485	105	0	740	145	130	165	0	440	235	790	130	0	1155	2720
	% Single Unit Trucks	1.9	2.8	1.8	0.0	2.1	4.7	3.7	2.8	0.0	3.8	0.0	0.0	1.2	0.0	0.5	0.8	1.5	2.3	0.0	1.5	2.0
	% Heavy Trucks	4.7	0.9	0.6	0.0	1.8	4.0	2.9	2.8	0.0	3.1	0.7	2.3	4.9	0.0	2.7	3.0	1.4	3.9	0.0	2.0	2.4
	% Trucks (Total)	6.5	3.7	2.4	0.0	3.9	8.7	6.6	5.6	0.0	6.9	0.7	2.3	6.1	0.0	3.2	3.8	2.9	6.2	0.0	3.5	4.4
	Peak Hour Factor (PHF)	0.89	0.94	0.79	0.00	0.89	0.93	0.87	0.81	0.00	0.87	0.87	0.77	0.87	0.00	0.95	0.97	0.91	0.94	0.00	0.94	0.95

Peak Hour Pedestrian and Bicyclist Volumes

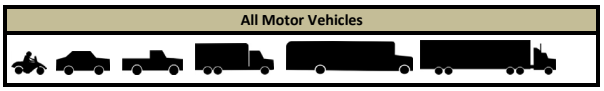
Pedestrians and Bicyclists		Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			Total Ped & Bike Volume
		Oakes Road			STH 11 - Durand Avenue			Oakes Road			STH 11 - Durand Avenue			
	15-Minute Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	
AM	6:45 AM	0	0	0	0	0	0	1	0	1	0	0	0	1
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	1	0	1	0	0	0	1
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	2	0	2	0	0	0	2
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	3:45 PM	0	0	0	2	0	2	0	0	0	0	0	0	2
	4:00 PM	0	0	0	1	0	1	0	0	0	0	0	0	1
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	3	0	3	0	0	0	0	0	0	3

Intersection Traffic Volume Report

Count Basics		*Page 5 of 13*
Start Date: Monday, September 15, 2025	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Motor Vehicle Data

STH 11 - Durand Avenue & Oakes Road



15-Minute Motor Vehicle Data

15-Minute Time Period		From North (↓) Oakes Road					From East (←) STH 11 - Durand Avenue					From South (↑) Oakes Road					From West (→) STH 11 - Durand Avenue					15-Min	Hourly	
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum	PHF
AM Peak Period	6:00 AM	10	4	15	0	29	24	118	3	0	145	3	1	10	0	14	10	66	9	0	85	273	1595	0.70
	6:15 AM	17	10	17	0	44	19	120	5	0	144	4	2	5	0	11	9	74	21	0	104	303	1937	0.79
	6:30 AM	28	12	15	0	55	40	176	6	0	222	7	2	25	0	34	23	91	23	1	138	449	2159	0.88
	6:45 AM	27	12	20	0	59	71	224	14	0	309	14	6	18	0	38	10	118	36	0	164	570	2192	0.89
	7:00 AM	38	8	37	0	83	64	187	12	0	263	8	6	16	0	30	25	163	51	0	239	615	2127	0.86
	7:15 AM	37	9	32	0	78	21	152	7	0	180	10	12	17	0	39	14	181	32	1	228	525	1902	0.91
	7:30 AM	19	11	20	0	50	26	153	13	0	192	15	12	24	0	51	23	141	25	0	189	482	1778	0.88
	7:45 AM	19	18	12	0	49	32	174	8	0	214	15	4	27	0	46	29	144	23	0	196	505	1781	0.88
	8:00 AM	25	9	14	0	48	20	128	6	0	154	8	15	14	0	37	32	98	21	0	151	390	1776	0.89
	8:15 AM	22	18	18	0	58	22	132	10	0	164	13	7	21	0	41	20	98	20	0	138	401		
	8:30 AM	21	22	22	0	65	23	140	17	0	180	21	15	34	0	70	18	132	20	0	170	485		
	8:45 AM	22	33	24	0	79	12	126	25	0	163	18	26	25	0	69	37	131	21	0	189	500		
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	3:00 PM	13	34	62	0	109	23	133	27	0	183	27	40	28	0	95	47	202	31	0	280	667	2615	0.96
	3:15 PM	28	25	31	0	84	19	102	27	0	148	36	35	52	0	123	47	198	26	0	271	626	2662	0.93
	3:30 PM	21	29	46	0	96	31	143	25	0	199	26	21	47	0	94	39	190	23	0	252	641	2738	0.96
	3:45 PM	30	26	40	0	96	35	113	30	0	178	38	22	39	0	99	60	217	31	0	308	681	2721	0.95
	4:00 PM	24	29	34	0	87	40	139	33	0	212	35	28	47	0	110	61	210	34	0	305	714	2674	0.94
	4:15 PM	27	27	54	0	108	37	126	32	0	195	31	42	42	0	115	55	197	32	0	284	702	2617	0.93
	4:30 PM	26	27	42	0	95	37	107	12	0	156	42	38	36	0	116	60	166	31	0	257	624	2525	0.96
	4:45 PM	23	27	40	0	90	39	109	27	0	175	31	28	37	0	96	52	183	38	0	273	634	2431	0.93
	5:00 PM	21	29	51	0	101	27	135	25	0	187	43	24	33	0	100	42	197	30	0	269	657	2317	0.88
	5:15 PM	22	28	45	0	95	34	117	19	0	170	20	30	41	0	91	51	185	18	0	254	610		
	5:30 PM	15	26	32	0	73	25	89	15	0	129	35	29	23	0	87	58	166	17	0	241	530		
	5:45 PM	16	18	28	0	62	32	108	17	0	157	29	28	53	0	110	43	131	17	0	191	520		
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals		551	491	751	0	1793	753	3251	415	0	4419	529	473	714	0	1716	865	3679	630	2	5176	13104		

Peak Hour All Vehicle Volume Summary

Hourly Time Period		From North (↓) Oakes Road					From East (←) STH 11 - Durand Avenue					From South (↑) Oakes Road					From West (→) STH 11 - Durand Avenue					Total Hourly	
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume	PHF
AM	6:45 AM	121	40	109	0	270	182	716	46	0	944	47	36	75	0	158	72	603	144	1	820	2192	0.89
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM	3:45 PM	107	109	170	0	386	149	485	107	0	741	146	130	164	0	440	236	790	128	0	1154	2721	0.95

Intersection Traffic Volume Report

Count Basics		*Page 9 of 13*
Start Date: Monday, September 15, 2025	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Heavy Vehicle Data

STH 11 - Durand Avenue & Oakes Road

15-Minute Heavy Vehicle Data

	15-Minute	From North (↓)					From East (←)					From South (↑)					From West (→)						
	Time Period	Oakes Road					STH 11 - Durand Avenue					Oakes Road					STH 11 - Durand Avenue					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	1	0	9	0	10	0	6	1	0	7	0	0	0	0	0	0	3	0	0	3	20	117
	6:15 AM	3	0	6	0	9	0	4	0	0	4	0	0	1	0	1	1	7	3	0	11	25	138
	6:30 AM	3	5	5	0	13	1	4	1	0	6	1	1	1	0	3	3	11	4	0	18	40	162
	6:45 AM	1	0	3	0	4	3	10	0	0	13	1	0	2	0	3	0	9	3	0	12	32	166
	7:00 AM	3	1	2	0	6	1	12	3	0	16	1	1	1	0	3	1	8	7	0	16	41	183
	7:15 AM	5	0	2	0	7	1	8	1	0	10	4	1	4	0	9	1	18	4	0	23	49	191
	7:30 AM	3	1	1	0	5	2	6	1	0	9	3	2	1	0	6	5	10	9	0	24	44	177
	7:45 AM	3	1	0	0	4	1	14	2	0	17	2	2	5	0	9	5	8	6	0	19	49	200
	8:00 AM	8	0	2	0	10	0	11	1	0	12	1	2	5	0	8	7	8	4	0	19	49	212
	8:15 AM	3	3	1	0	7	0	7	1	0	8	2	0	5	0	7	3	9	1	0	13	35	
	8:30 AM	6	0	4	0	10	7	13	2	0	22	2	2	3	0	7	2	20	6	0	28	67	
	8:45 AM	8	3	3	0	14	0	7	2	0	9	2	3	7	0	12	5	12	9	0	26	61	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	1	0	2	0	3	0	8	3	0	11	0	0	1	0	1	4	15	2	0	21	36	152
	3:15 PM	3	2	4	0	9	2	10	1	0	13	3	1	4	0	8	4	12	2	0	18	48	139
	3:30 PM	2	0	4	0	6	1	6	0	0	7	0	1	5	0	6	5	8	3	0	16	35	128
	3:45 PM	1	1	1	0	3	3	6	2	0	11	0	0	4	0	4	5	4	6	0	15	33	120
	4:00 PM	0	0	0	0	0	2	10	2	0	14	1	0	2	0	3	1	5	0	0	6	23	112
	4:15 PM	3	1	0	0	4	4	13	1	0	18	0	2	3	0	5	3	6	1	0	10	37	106
	4:30 PM	3	2	3	0	8	4	3	1	0	8	0	1	1	0	2	0	8	1	0	9	27	81
	4:45 PM	2	0	4	0	6	6	4	0	0	10	1	0	0	0	1	3	2	3	0	8	25	76
	5:00 PM	0	1	2	0	3	0	1	1	0	2	1	1	0	0	2	0	5	5	0	10	17	75
	5:15 PM	1	1	0	0	2	3	2	0	0	5	0	0	0	0	0	0	3	2	0	5	12	
	5:30 PM	2	0	1	0	3	3	8	2	0	13	0	0	1	0	1	1	4	0	0	5	22	
	5:45 PM	1	0	0	0	1	2	11	1	0	14	0	3	0	0	3	1	4	1	0	6	24	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		66	22	59	0	147	46	184	29	0	259	25	23	56	0	104	60	199	82	0	341	851	
otal Truck %age:		12.0%	4.5%	7.9%	0.0%	8.2%	6.1%	5.7%	7.0%	0.0%	5.9%	4.7%	4.9%	7.8%	0.0%	6.1%	6.9%	5.4%	13.0%	0.0%	6.6%	6.5%	

Peak Hour Heavy Vehicle Volume Summary

	Hourly	From North (↓)					From East (←)					From South (↑)					From West (→)					Total
	Time Period	Oakes Road					STH 11 - Durand Avenue					Oakes Road					STH 11 - Durand Avenue					Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	6:45 AM	12	2	8	0	22	7	36	5	0	48	9	4	8	0	21	7	45	23	0	75	166
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	3:45 PM	7	4	4	0	15	13	32	6	0	51	1	3	10	0	14	9	23	8	0	40	120

Intersection Traffic Volume Report

Count Basics	Version 2025.03		Page 1 of 13
Start Date:	Monday, September 15, 2025	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Base Information, Observed (6) Hour and Estimated (24) Hour Volume Summaries

Major St: **STH 31 - Green Bay Avenue**
Minor St: **Braun Road**
Intersection of: ***STH 31 - Green Bay Avenue & Braun Road***

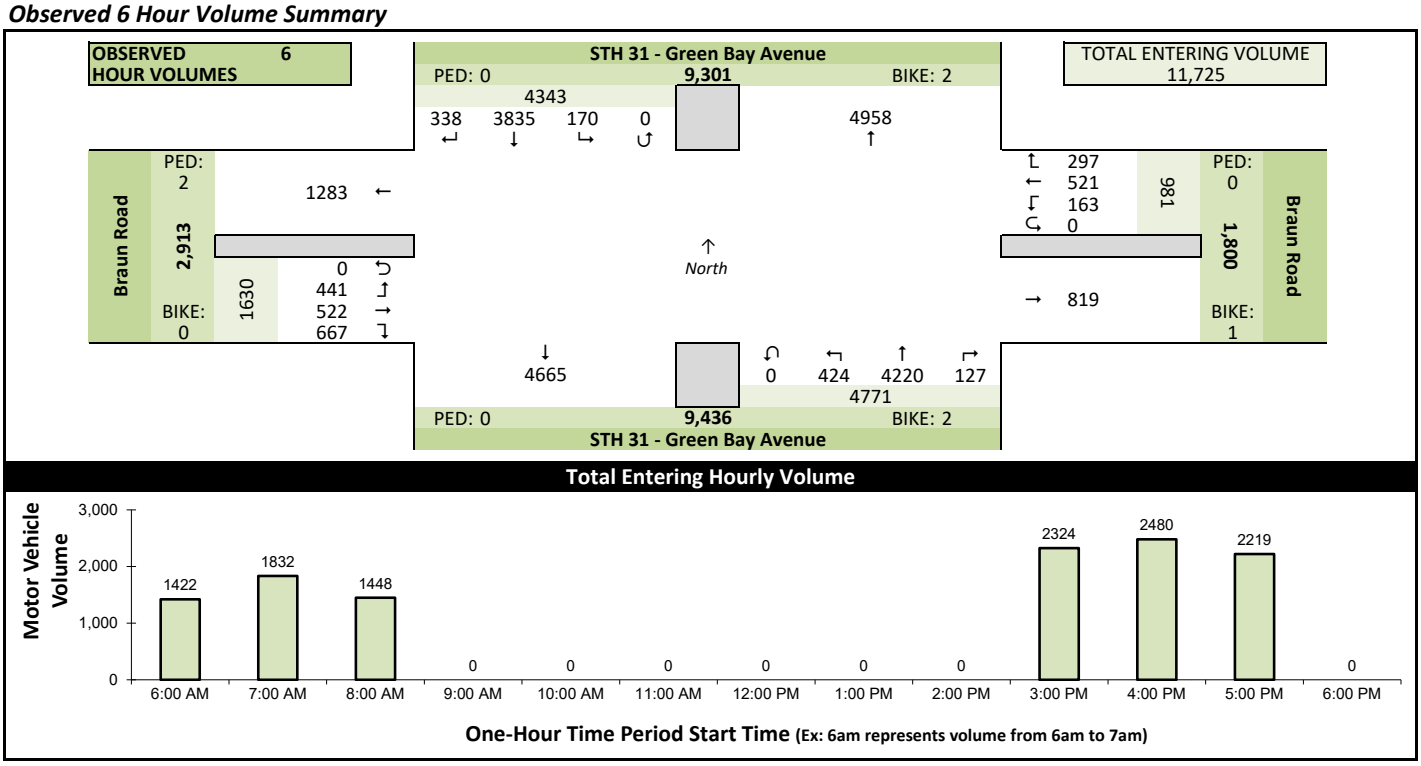
Site Information

Municipality	Village of Mt Pleasant		
County	51 - Racine	WisDOT Region	SE
Traffic Control	Traffic Signal		
Roadway Names		North Direction	↑
North Leg	STH 31 - Green Bay Avenue		
East Leg	Braun Road		
South Leg	STH 31 - Green Bay Avenue		
West Leg	Braun Road		
Special Considerations			
Schools	In Session		
Holidays	None		
Special Events	None		
Special Pedestrians Observed			
Pre-school children	None		
Elementry school age children	None		
Visually impaired (white cane/helper dog)	None		
Elderly/disabled (except wheelchairs)	None		
Wheelchairs/electric scooters	None		
Other (describe)	None	None	

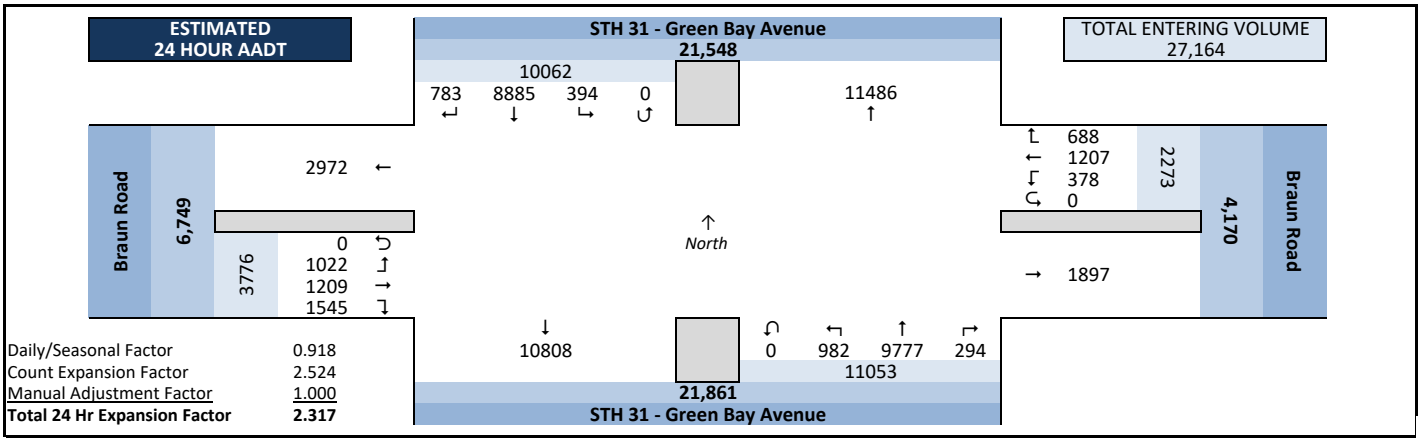
Count Information

Hrs Counted:	06:00 AM-09:00 AM and 03:00 PM-06:00 PM				
1st Day of Count	Monday, September 15, 2025			Weather	
AM Peak Period	Monday, September 15, 2025			Clear and Dry	
Midday Peak Period	Monday, September 15, 2025			Clear and Dry	
PM Peak Period	Wednesday, September 17, 2025			Clear and Dry	
Calculated Peak Hours					
AM	7:00-8:00am	MD		PM	3:45-4:45pm
Peak Hours Selected for Analysis					
AM	6:45-7:45am	MD		PM	3:45-4:45pm
Daily/Seasonal Adjustment Group	(1) Non-Interstate Low Truck %				
Count Expansion Group	(1) Non-Interstate Low Truck %				
Daily/Seasonal Adjustment Factor	0.918		Count Expansion Factor		2.524
Company Name	TADI			Manual Adj.	1.000
Observers	AM Peak Period	Jane Fait			
	Midday Peak Period	None			
	PM Peak Period	Lori Atwell			
Comments	Wis DOT Daily & Seasonal Factors are final for 2012 through 2024, and 2025 uses 2024 final factors.				

Observed 6 Hour Volume Summary



Estimated 24 Hour AADT



Daily/Seasonal Factor	0.918
Count Expansion Factor	2.524
Manual Adjustment Factor	1.000
Total 24 Hr Expansion Factor	**2.317**

Intersection Traffic Volume Report

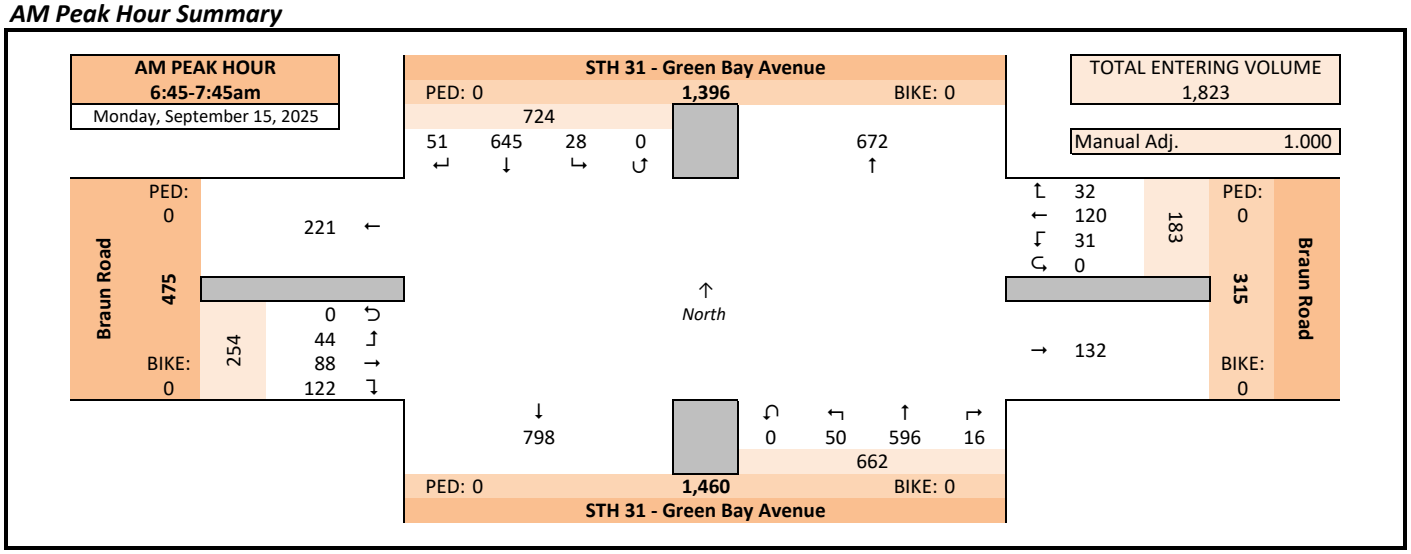
Peak Hour Volume Graphical Summary

Count Basics			*Page 2 of 13*
Start Date:	Monday, September 15, 2025	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

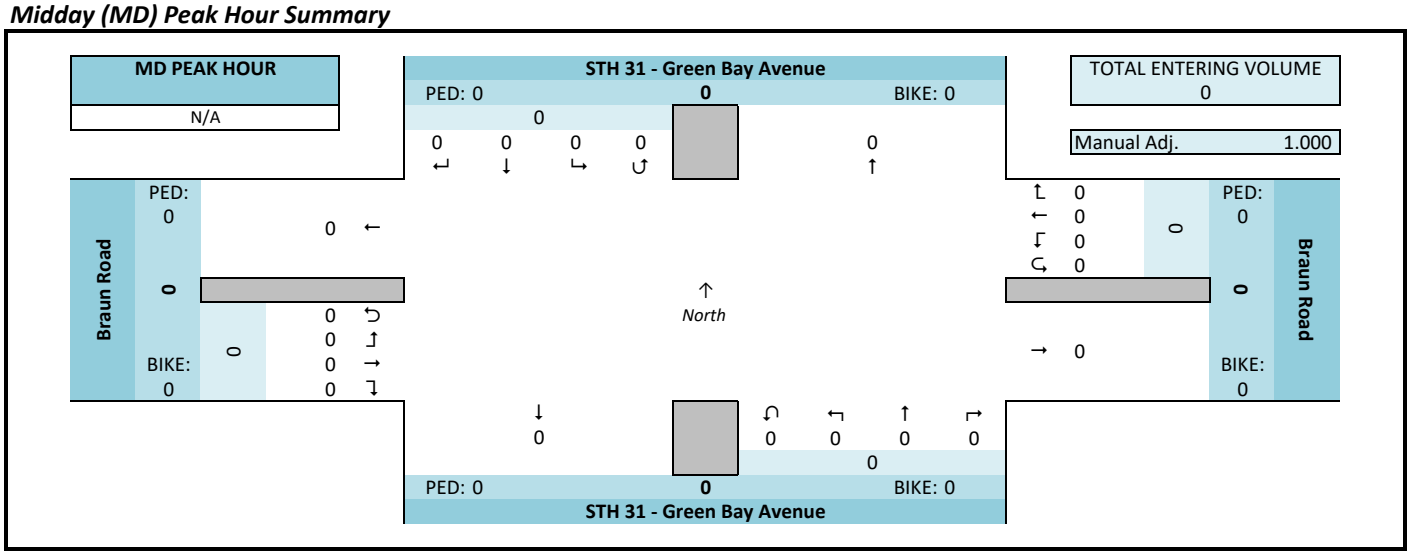
STH 31 - Green Bay Avenue & Braun Road

All Motor Vehicles

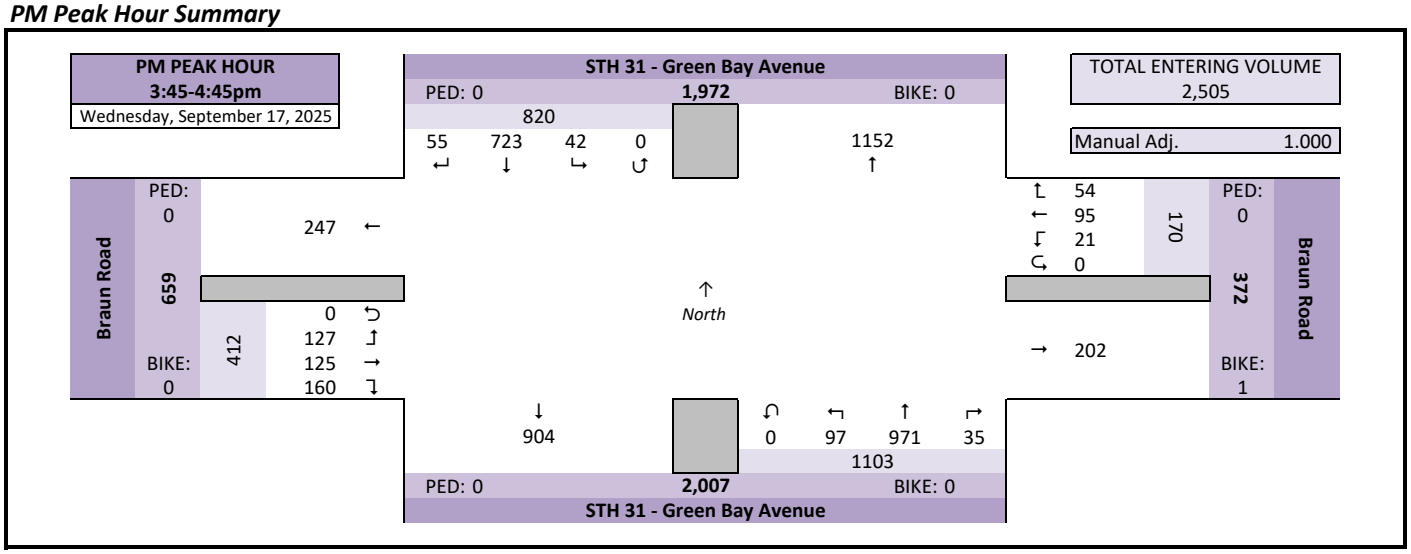
AM Peak Hour Summary



Midday (MD) Peak Hour Summary



PM Peak Hour Summary



Intersection Traffic Volume Report

Count Basics			*Page 3 of 13*
Start Date:	Monday, September 15, 2025	Weekday	Schools in Session
Total Number of Hours Counted: 6		Non-Holiday	No Special Events

Peak Hour Volume Summary

STH 31 - Green Bay Avenue & Braun Road

All Motor Vehicles

Peak Hour Volumes, Truck Percentages, and PHFs

Monday, September 15, 2025		From North					From East					From South					From West					
	AM Peak Hour	STH 31 - Green Bay Avenue					Braun Road					STH 31 - Green Bay Avenue					Braun Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
AM Peak Hour	6:45 AM	21	137	6	0	164	7	54	9	0	70	3	154	14	0	171	38	15	8	0	61	466
	7:00 AM	14	149	4	0	167	6	28	8	0	42	4	120	13	0	137	27	16	9	0	52	398
	7:15 AM	9	183	5	0	197	9	21	9	0	39	3	146	13	0	162	24	33	12	0	69	467
	7:30 AM	7	176	13	0	196	10	17	5	0	32	6	176	10	0	192	33	24	15	0	72	492
	Peak Hour Volume	51	645	28	0	724	32	120	31	0	183	16	596	50	0	662	122	88	44	0	254	1823
	Rounded Hourly Volume	50	645	30	0	725	30	120	30	0	180	15	595	50	0	660	120	90	45	0	255	1820
	% Single Unit Trucks	0.0	3.4	3.6	0.0	3.2	9.4	6.7	0.0	0.0	6.0	0.0	4.2	8.0	0.0	4.4	1.6	2.3	4.5	0.0	2.4	3.8
	% Heavy Trucks	0.0	0.3	0.0	0.0	0.3	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.9	0.8	0.0	0.0	0.0	0.4	0.5
	% Trucks (Total)	0.0	3.7	3.6	0.0	3.5	9.4	6.7	0.0	0.0	6.0	0.0	5.2	8.0	0.0	5.3	2.5	2.3	4.5	0.0	2.8	4.3
	Peak Hour Factor (PHF)	0.61	0.88	0.54	0.00	0.92	0.80	0.56	0.86	0.00	0.65	0.67	0.85	0.89	0.00	0.86	0.80	0.67	0.73	0.00	0.88	0.93

N/A		From North					From East					From South					From West					
	MD Peak Hour	STH 31 - Green Bay Avenue					Braun Road					STH 31 - Green Bay Avenue					Braun Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
Midday (MD) Peak Hour	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Peak Hour Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Rounded Hourly Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	% Single Unit Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Heavy Trucks	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	% Trucks (Total)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
	Peak Hour Factor (PHF)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Wednesday, September 17, 2025		From North					From East					From South					From West					
	PM Peak Hour	STH 31 - Green Bay Avenue					Braun Road					STH 31 - Green Bay Avenue					Braun Road					
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals
PM Peak Hour	3:45 PM	8	156	8	0	172	11	18	3	0	32	9	247	25	0	281	44	47	41	0	132	617
	4:00 PM	10	185	11	0	206	11	25	7	0	43	6	253	26	0	285	39	36	35	0	110	644
	4:15 PM	12	179	10	0	201	19	20	4	0	43	11	245	24	0	280	44	26	29	0	99	623
	4:30 PM	25	203	13	0	241	13	32	7	0	52	9	226	22	0	257	33	16	22	0	71	621
	Peak Hour Volume	55	723	42	0	820	54	95	21	0	170	35	971	97	0	1103	160	125	127	0	412	2505
	Rounded Hourly Volume	55	725	40	0	820	55	95	20	0	170	35	970	95	0	1100	160	125	125	0	410	2500
	% Single Unit Trucks	3.6	3.9	4.8	0.0	3.9	3.7	5.3	0.0	0.0	4.1	0.0	3.0	1.0	0.0	2.7	1.2	2.4	0.8	0.0	1.5	3.0
	% Heavy Trucks	0.0	0.3	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.0	0.0	0.1	0.0	0.0	0.0	0.0	0.0	0.1
	% Trucks (Total)	3.6	4.1	4.8	0.0	4.1	3.7	5.3	0.0	0.0	4.1	0.0	3.1	1.0	0.0	2.8	1.2	2.4	0.8	0.0	1.5	3.1
	Peak Hour Factor (PHF)	0.55	0.89	0.81	0.00	0.85	0.71	0.74	0.75	0.00	0.82	0.80	0.96	0.93	0.00	0.97	0.91	0.66	0.77	0.00	0.78	0.97

Peak Hour Pedestrian and Bicyclist Volumes

Pedestrians and Bicyclists		Crossing North Approach			Crossing East Approach			Crossing South Approach			Crossing West Approach			Total Ped & Bike Volume
		STH 31 - Green Bay Avenue			Braun Road			STH 31 - Green Bay Avenue			Braun Road			
	15-Minute Start Time	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	Pedestrian	Bicyclist	Total	
AM	6:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	7:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	3:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:00 PM	0	0	0	0	1	1	0	0	0	0	0	0	1
	4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0
	Total	0	0	0	0	1	1	0	0	0	0	0	0	1

Intersection Traffic Volume Report

Count Basics		*Page 5 of 13*
Start Date: Monday, September 15, 2025	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Motor Vehicle Data

STH 31 - Green Bay Avenue & Braun Road

All Motor Vehicles

15-Minute Motor Vehicle Data

	15-Minute Time Period	From North (↓) STH 31 - Green Bay Avenue					From East (←) Braun Road					From South (↑) STH 31 - Green Bay Avenue					From West (→) Braun Road					15-Min	Hourly	
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum	PHF
AM Peak Period	6:00 AM	16	92	1	0	109	4	11	8	0	23	0	64	6	0	70	14	6	8	0	28	230	1422	0.76
	6:15 AM	9	138	1	0	148	4	13	6	0	23	3	87	10	0	100	19	6	1	0	26	297	1590	0.85
	6:30 AM	21	186	0	0	207	7	24	12	0	43	1	124	12	0	137	30	4	8	0	42	429	1760	0.94
	6:45 AM	21	137	6	0	164	7	54	9	0	70	3	154	14	0	171	38	15	8	0	61	466	1823	0.93
	7:00 AM	14	149	4	0	167	6	28	8	0	42	4	120	13	0	137	27	16	9	0	52	398	1832	0.93
	7:15 AM	9	183	5	0	197	9	21	9	0	39	3	146	13	0	162	24	33	12	0	69	467	1804	0.92
	7:30 AM	7	176	13	0	196	10	17	5	0	32	6	176	10	0	192	33	24	15	0	72	492	1700	0.86
	7:45 AM	10	140	14	0	164	10	21	12	0	43	11	189	11	0	211	20	23	14	0	57	475	1604	0.84
	8:00 AM	8	115	3	0	126	16	21	8	0	45	2	137	15	0	154	25	10	10	0	45	370	1448	0.91
	8:15 AM	8	131	10	0	149	12	16	7	0	35	2	136	11	0	149	19	8	3	0	30	363		
	8:30 AM	8	150	4	0	162	12	14	7	0	33	5	148	13	0	166	18	12	5	0	35	396		
	8:45 AM	3	100	2	0	105	16	13	4	0	33	6	125	10	0	141	20	11	9	0	40	319		
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	3:00 PM	29	186	13	0	228	32	23	7	0	62	3	168	31	0	202	24	32	14	0	70	562	2324	0.94
	3:15 PM	19	195	8	0	222	15	26	8	0	49	8	211	16	0	235	23	29	16	0	68	574	2406	0.93
	3:30 PM	13	183	9	0	205	15	15	5	0	35	7	199	24	0	230	29	40	32	0	101	571	2455	0.95
	3:45 PM	8	156	8	0	172	11	18	3	0	32	9	247	25	0	281	44	47	41	0	132	617	2505	0.97
	4:00 PM	10	185	11	0	206	11	25	7	0	43	6	253	26	0	285	39	36	35	0	110	644	2480	0.96
	4:15 PM	12	179	10	0	201	19	20	4	0	43	11	245	24	0	280	44	26	29	0	99	623	2388	0.96
	4:30 PM	25	203	13	0	241	13	32	7	0	52	9	226	22	0	257	33	16	22	0	71	621	2342	0.94
	4:45 PM	24	174	3	0	201	17	25	6	0	48	8	243	23	0	274	33	17	19	0	69	592	2317	0.97
	5:00 PM	14	167	9	0	190	14	23	8	0	45	4	224	30	0	258	24	16	19	0	59	552	2219	0.93
	5:15 PM	18	173	8	0	199	15	25	2	0	42	8	204	23	0	235	28	35	38	0	101	577		
	5:30 PM	15	187	8	0	210	9	18	6	0	33	5	211	17	0	233	30	45	45	0	120	596		
	5:45 PM	17	150	7	0	174	13	18	5	0	36	3	183	25	0	211	29	15	29	0	73	494		
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Totals		338	3835	170	0	4343	297	521	163	0	981	127	4220	424	0	4771	667	522	441	0	1630	11725		

Peak Hour All Vehicle Volume Summary

	Hourly Time Period	From North (↓) STH 31 - Green Bay Avenue					From East (←) Braun Road					From South (↑) STH 31 - Green Bay Avenue					From West (→) Braun Road					Total Hourly	
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume	PHF
AM	6:45 AM	51	645	28	0	724	32	120	31	0	183	16	596	50	0	662	122	88	44	0	254	1823	0.93
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM	3:45 PM	55	723	42	0	820	54	95	21	0	170	35	971	97	0	1103	160	125	127	0	412	2505	0.97

Intersection Traffic Volume Report

Count Basics		*Page 9 of 13*
Start Date: Monday, September 15, 2025	Weekday	Schools in Session
Total Number of Hours Counted: 6	Non-Holiday	No Special Events

15-Minute Heavy Vehicle Data

STH 31 - Green Bay Avenue & Braun Road

15-Minute Heavy Vehicle Data

	15-Minute	From North (↓)					From East (←)					From South (↑)					From West (→)						
	Time Period	STH 31 - Green Bay Avenue					Braun Road					STH 31 - Green Bay Avenue					Braun Road					15-Min	Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Totals	Sum
AM Peak Period	6:00 AM	0	8	1	0	9	0	1	0	0	1	0	1	0	0	1	0	0	1	0	1	12	56
	6:15 AM	0	6	1	0	7	0	1	1	0	2	0	3	0	0	3	0	0	0	0	0	12	64
	6:30 AM	0	8	0	0	8	0	2	0	0	2	0	5	2	0	7	0	0	0	0	0	17	77
	6:45 AM	0	6	0	0	6	1	3	0	0	4	0	3	1	0	4	0	0	1	0	1	15	78
	7:00 AM	0	4	0	0	4	0	1	0	0	1	0	12	1	0	13	1	0	1	0	2	20	78
	7:15 AM	0	9	0	0	9	2	3	0	0	5	0	10	1	0	11	0	0	0	0	0	25	94
	7:30 AM	0	5	1	0	6	0	1	0	0	1	0	6	1	0	7	2	2	0	0	4	18	98
	7:45 AM	1	6	0	0	7	0	0	0	0	0	0	7	0	0	7	0	1	0	0	1	15	110
	8:00 AM	2	13	0	0	15	0	1	0	0	1	1	13	1	0	15	4	1	0	0	5	36	121
	8:15 AM	1	11	3	0	15	0	0	0	0	0	0	11	2	0	13	1	0	0	0	1	29	
	8:30 AM	0	15	0	0	15	1	2	0	0	3	0	11	0	0	11	0	1	0	0	1	30	
	8:45 AM	0	14	0	0	14	1	0	0	0	1	1	7	2	0	10	0	0	1	0	1	26	
	9:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Midday Peak Period	10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	10:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM Peak Period	2:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	2:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	3:00 PM	0	13	2	0	15	1	3	1	0	5	0	9	1	0	10	1	0	1	0	2	32	98
	3:15 PM	1	15	1	0	17	2	0	0	0	2	0	1	0	0	1	0	1	1	0	2	22	91
	3:30 PM	0	12	0	0	12	0	1	0	0	1	1	5	3	0	9	0	2	0	0	2	24	93
	3:45 PM	0	10	0	0	10	0	0	0	0	0	0	7	0	0	7	1	1	1	0	3	20	78
	4:00 PM	1	11	1	0	13	1	1	0	0	2	0	8	1	0	9	0	1	0	0	1	25	72
	4:15 PM	1	7	1	0	9	0	3	0	0	3	0	10	0	0	10	1	1	0	0	2	24	63
	4:30 PM	0	2	0	0	2	1	1	0	0	2	0	5	0	0	5	0	0	0	0	0	9	48
	4:45 PM	0	5	0	0	5	0	0	0	0	0	0	7	0	0	7	0	2	0	0	2	14	46
	5:00 PM	0	6	0	0	6	1	0	0	0	1	0	6	2	0	8	0	0	1	0	1	16	40
	5:15 PM	0	2	0	0	2	0	0	0	0	0	0	6	1	0	7	0	0	0	0	0	9	
	5:30 PM	0	2	0	0	2	0	1	1	0	2	0	3	0	0	3	0	0	0	0	0	7	
	5:45 PM	0	3	0	0	3	0	0	0	0	0	0	3	1	0	4	0	0	1	0	1	8	
	6:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	6:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	7:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	8:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	9:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Totals		7	193	11	0	211	11	25	3	0	39	3	159	20	0	182	11	13	9	0	33	465	
otal Truck %age:		2.1%	5.0%	6.5%	0.0%	4.9%	3.7%	4.8%	1.8%	0.0%	4.0%	2.4%	3.8%	4.7%	0.0%	3.8%	1.6%	2.5%	2.0%	0.0%	2.0%	4.0%	

Peak Hour Heavy Vehicle Volume Summary

	Hourly	From North (↓)					From East (←)					From South (↑)					From West (→)					Total
	Time Period	STH 31 - Green Bay Avenue					Braun Road					STH 31 - Green Bay Avenue					Braun Road					Hourly
	Start Time	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Right	Thru	Left	U-Tn	Total	Volume
AM	6:45 AM	0	24	1	0	25	3	8	0	0	11	0	31	4	0	35	3	2	2	0	7	78
MD	12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PM	3:45 PM	2	30	2	0	34	2	5	0	0	7	0	30	1	0	31	2	3	1	0	6	78

APPENDIX B

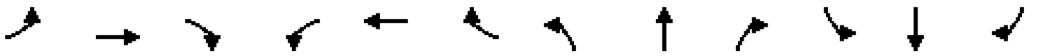
LOS DEFINITIONS
SYNCHRO INTERSECTION CAPACITY ANALYSIS

Existing Traffic Volumes

Level of Service Definitions

LOS	Signalized Intersections Control Delay/Vehicle (sec/veh)	Unsignalized Intersections Avg. Control Delay (sec/veh)	Relative Delay
A	≤10	≤10	Short Delays
	Free-flow traffic operations at avearge travel speeds. Vehicles completely unimpeded in ability to maneuver. Minimal delay at signalized intersections.		
B	> 10 - 20	> 10 - 15	
	Reasonably unimpeded traffic operations at average travel speeds. Vehicle maneuverability slightly restricted. Low traffic delays.		
C	> 20 - 35	> 15 - 25	
	Stable traffic operations. Lane changes becoming more restricted. Travel speeds reduced to half of average free flow travel speeds. Longer intersection delays.		
D	> 35 - 55	> 25 - 35	Moderate Delays
	Small increases in traffic flow can cause increased delays. Delays likely attributable to increased traffic, reduced signal progression, and adverse timing.		
E	> 55 - 80	> 35 - 50	
	Significant delays. Travel speeds reduced to one-third of average free flow travel speed.		
F	> 80	> 50	Long Delays
	Extremely low speeds. Intersection congestion. Long delays. Extensive traffic queues at intersections.		

Source: Highway Capacity Manual, Transportation Research Board, Washington, D.C., 2010



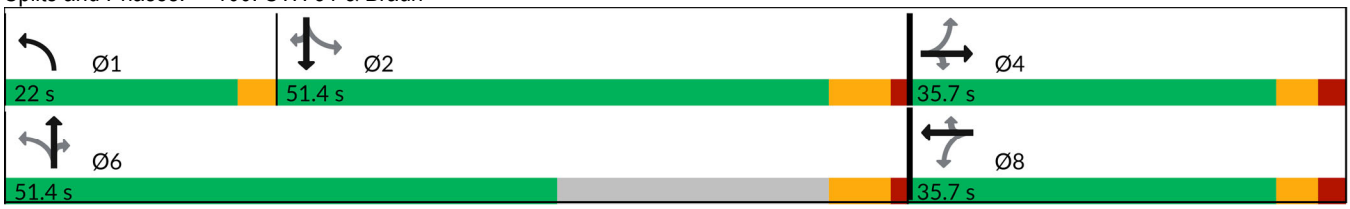
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	45	90	120	30	120	30	50	595	15	30	645	50
Future Volume (vph)	45	90	120	30	120	30	50	595	15	30	645	50
Ideal Flow (vphpl)	1885	1885	1750	1885	1885	1750	1990	1990	1750	1990	1990	1750
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	225		140	90		70	210		235	210		175
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	100			100			100			100		
Right Turn on Red			No			No			No			No
Link Speed (mph)		45			45			55			55	
Link Distance (ft)		3728			714			1402			890	
Travel Time (s)		56.5			10.8			17.4			11.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	62%	100%	100%	62%	100%	100%	62%	100%	100%	62%
Heavy Vehicles (%)	3%	3%	3%	6%	6%	6%	5%	5%	5%	4%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	48	97	80	32	129	20	54	640	10	32	694	33
Turn Type	Perm	NA	Perm	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm
Protected Phases		4			8		1	6			2	
Permitted Phases	4		4	8		8	6		6	2		2
Detector Phase	4	4	4	8	8	8	1	6	6	2	2	2
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	15.0	15.0	15.0
Minimum Split (s)	13.7	13.7	13.7	13.7	13.7	13.7	9.0	21.4	21.4	21.4	21.4	21.4
Total Split (s)	35.7	35.7	35.7	35.7	35.7	35.7	22.0	51.4	51.4	51.4	51.4	51.4
Total Split (%)	32.7%	32.7%	32.7%	32.7%	32.7%	32.7%	20.2%	47.1%	47.1%	47.1%	47.1%	47.1%
Maximum Green (s)	30.0	30.0	30.0	30.0	30.0	30.0	19.0	45.0	45.0	45.0	45.0	45.0
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.0	5.1	5.1	5.1	5.1	5.1
All-Red Time (s)	2.2	2.2	2.2	2.2	2.2	2.2	0.0	1.3	1.3	1.3	1.3	1.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	5.7	5.7	5.7	5.7	5.7	3.0	6.4	6.4	6.4	6.4	6.4
Lead/Lag							Lead			Lag	Lag	Lag
Lead-Lag Optimize?							Yes			Yes	Yes	Yes
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	3.3	3.3	3.3	3.3	3.3
Minimum Gap (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	2.3	2.3	2.3	2.3	2.3
Time Before Reduce (s)	30.0	30.0	30.0	30.0	30.0	30.0	20.0	26.0	26.0	26.0	26.0	26.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	19.0	19.0	19.0	19.0	19.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	Min	Min	Min
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio	0.19	0.26	0.27	0.13	0.35	0.07	0.09	0.29	0.01	0.08	0.38	0.05
Control Delay (s/veh)	18.7	18.5	19.4	17.9	19.9	17.2	4.0	5.9	5.0	10.9	10.8	10.1

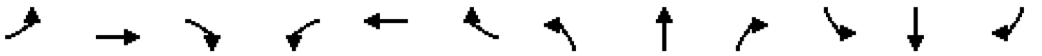
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	18.7	18.5	19.4	17.9	19.9	17.2	4.0	5.9	5.0	10.9	10.8	10.1
Queue Length 50th (ft)	11	22	18	7	30	4	4	40	1	5	72	5
Queue Length 95th (ft)	36	59	52	27	75	19	15	74	6	20	122	20
Internal Link Dist (ft)		3648			634			1322			810	
Turn Bay Length (ft)	225		140	90		70	210		235	210		175
Base Capacity (vph)	880	1307	1031	881	1270	1002	952	3601	1417	749	3480	1369
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.05	0.07	0.08	0.04	0.10	0.02	0.06	0.18	0.01	0.04	0.20	0.02

Intersection Summary	
Area Type:	Other
Cycle Length: 109.1	
Actuated Cycle Length: 43.2	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	

Description: Runs Free. Runs Free. NB LT Y=1.0 sec. HCM7th Ed requires 3 sec. min. Adjusted for this analysis.

Splits and Phases: 100: STH 31 & Braun

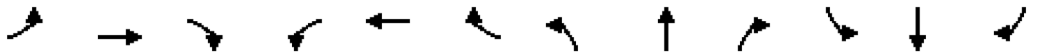




Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	45	90	120	30	120	30	50	595	15	30	645	50
Future Volume (veh/h)	45	90	120	30	120	30	50	595	15	30	645	50
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1709	1797	1797	1668	1912	1912	1682	1928	1928	1695
Adj Flow Rate, veh/h	48	97	80	32	129	20	54	640	10	32	694	33
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	3	3	3	6	6	6	5	5	5	4	4	4
Cap, veh/h	337	358	281	350	349	275	463	1849	725	473	1348	529
Arrive On Green	0.19	0.19	0.19	0.19	0.19	0.19	0.07	0.51	0.51	0.37	0.37	0.37
Sat Flow, veh/h	1219	1841	1448	1160	1797	1414	1821	3634	1425	806	3663	1437
Grp Volume(v), veh/h	48	97	80	32	129	20	54	640	10	32	694	33
Grp Sat Flow(s),veh/h/ln	1219	1841	1448	1160	1797	1414	1821	1817	1425	806	1832	1437
Q Serve(g_s), s	1.5	1.8	1.9	1.0	2.5	0.5	0.6	4.3	0.1	1.1	6.0	0.6
Cycle Q Clear(g_c), s	4.0	1.8	1.9	2.8	2.5	0.5	0.6	4.3	0.1	1.1	6.0	0.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	337	358	281	350	349	275	463	1849	725	473	1348	529
V/C Ratio(X)	0.14	0.27	0.28	0.09	0.37	0.07	0.12	0.35	0.01	0.07	0.51	0.06
Avail Cap(c_a), veh/h	998	1355	1066	978	1322	1040	1189	4011	1573	1066	4044	1586
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	16.0	14.0	14.0	15.2	14.3	13.4	6.4	6.0	5.0	8.5	10.0	8.3
Incr Delay (d2), s/veh	0.1	0.1	0.2	0.0	0.2	0.0	0.0	0.1	0.0	0.1	0.3	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.3	0.6	0.5	0.2	0.8	0.1	0.1	0.6	0.0	0.1	1.4	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	16.1	14.1	14.2	15.2	14.5	13.5	6.5	6.1	5.0	8.5	10.4	8.4
LnGrp LOS	B	B	B	B	B	B	A	A	A	A	B	A
Approach Vol, veh/h		225			181			704			759	
Approach Delay, s/veh		14.6			14.5			6.1			10.2	
Approach LOS		B			B			A			B	

Timer - Assigned Phs	1	2		4		6		8				
Phs Duration (G+Y+Rc), s	5.7	21.4		13.6		27.1		13.6				
Change Period (Y+Rc), s	3.0	6.4		5.7		6.4		5.7				
Max Green Setting (Gmax), s	19.0	45.0		30.0		45.0		30.0				
Max Q Clear Time (g_c+I1), s	2.6	8.0		6.0		6.3		4.8				
Green Ext Time (p_c), s	0.0	5.5		0.3		4.7		0.3				

Intersection Summary												
HCM 7th Control Delay, s/veh			9.6									
HCM 7th LOS			A									

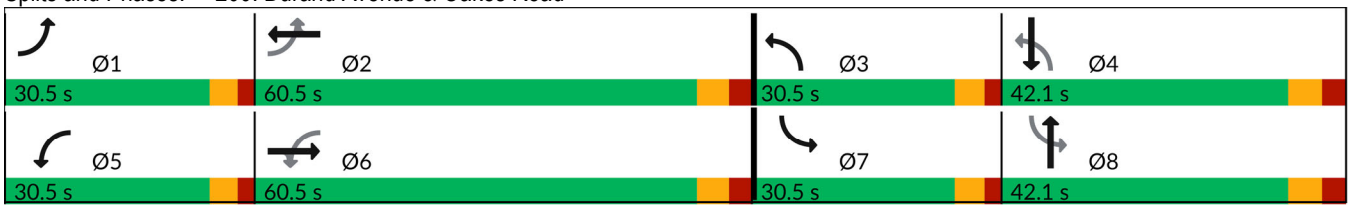


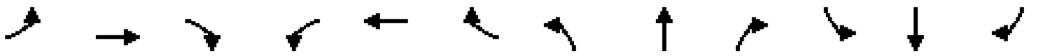
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	145	605	70	45	715	180	75	35	45	110	40	120
Future Volume (vph)	145	605	70	45	715	180	75	35	45	110	40	120
Ideal Flow (vphpl)	1865	1865	1750	1865	1865	1750	1775	1775	1775	1775	1775	1775
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		360	240		205	220		0	175		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	100			100			100			100		
Right Turn on Red			No			No			No			No
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		676			628			634			666	
Travel Time (s)		11.5			10.7			14.4			15.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Growth Factor	100%	100%	62%	100%	100%	62%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	9%	9%	9%	5%	5%	5%	13%	13%	13%	8%	8%	8%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	163	680	49	51	803	125	84	90	0	124	180	0
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	D.P+P	NA		D.P+P	NA	
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases	2		6	6		2	4			8		
Detector Phase	1	6	6	5	2	2	3	8		7	4	
Switch Phase												
Minimum Initial (s)	6.0	15.0	15.0	6.0	15.0	15.0	6.0	10.0		6.0	10.0	
Minimum Split (s)	11.5	21.5	21.5	11.5	21.5	21.5	11.5	17.1		11.5	17.1	
Total Split (s)	30.5	60.5	60.5	30.5	60.5	60.5	30.5	42.1		30.5	42.1	
Total Split (%)	18.6%	37.0%	37.0%	18.6%	37.0%	37.0%	18.6%	25.7%		18.6%	25.7%	
Maximum Green (s)	25.0	54.0	54.0	25.0	54.0	54.0	25.0	35.0		25.0	35.0	
Yellow Time (s)	3.5	3.9	3.9	3.5	3.9	3.9	3.5	4.1		3.5	4.1	
All-Red Time (s)	2.0	2.6	2.6	2.0	2.6	2.6	2.0	3.0		2.0	3.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.5	6.5	6.5	5.5	6.5	6.5	5.5	7.1		5.5	7.1	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	3.4	3.4	1.5	3.4	3.4	1.5	1.5		1.5	1.5	
Minimum Gap (s)	1.5	2.4	2.4	1.5	2.4	2.4	1.5	1.5		1.5	1.5	
Time Before Reduce (s)	25.0	19.0	19.0	25.0	19.0	19.0	25.0	35.0		25.0	35.0	
Time To Reduce (s)	0.0	13.0	13.0	0.0	13.0	13.0	0.0	0.0		0.0	0.0	
Recall Mode	None	Min	Min	None	Min	Min	None	None		None	None	
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio	0.50	0.49	0.08	0.13	0.67	0.25	0.28	0.24		0.36	0.42	
Control Delay (s/veh)	15.7	19.7	16.9	10.4	25.6	21.3	24.7	37.4		25.7	37.3	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	15.7	19.7	16.9	10.4	25.6	21.3	24.7	37.4		25.7	37.3	
Queue Length 50th (ft)	39	135	15	11	175	43	29	21		44	43	
Queue Length 95th (ft)	82	212	41	31	282	98	75	52		104	91	
Internal Link Dist (ft)		596			548			554			586	
Turn Bay Length (ft)	200		360	240		205	220			175		
Base Capacity (vph)	625	2307	968	685	2395	1005	515	1256		541	1274	
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Reduced v/c Ratio	0.26	0.29	0.05	0.07	0.34	0.12	0.16	0.07		0.23	0.14	

Intersection Summary	
Area Type:	Other
Cycle Length: 163.6	
Actuated Cycle Length: 79.5	
Natural Cycle: 65	
Control Type: Actuated-Uncoordinated	
Description: Runs Free	

Splits and Phases: 200: Durand Avenue & Oakes Road

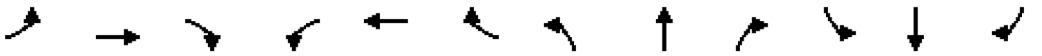




Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	145	605	70	45	715	180	75	35	45	110	40	120
Future Volume (veh/h)	145	605	70	45	715	180	75	35	45	110	40	120
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1734	1734	1627	1792	1792	1682	1595	1595	1595	1664	1664	1664
Adj Flow Rate, veh/h	163	680	49	51	803	125	84	39	51	124	45	135
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	9	9	9	5	5	5	13	13	13	8	8	8
Cap, veh/h	324	1238	518	341	1161	486	275	212	189	362	250	223
Arrive On Green	0.09	0.38	0.38	0.05	0.34	0.34	0.07	0.14	0.14	0.09	0.16	0.16
Sat Flow, veh/h	1652	3295	1379	1707	3405	1425	1519	1515	1352	1585	1581	1410
Grp Volume(v), veh/h	163	680	49	51	803	125	84	39	51	124	45	135
Grp Sat Flow(s),veh/h/ln	1652	1647	1379	1707	1703	1425	1519	1515	1352	1585	1581	1410
Q Serve(g_s), s	4.5	11.6	1.6	1.3	14.5	4.5	3.2	1.6	2.4	4.7	1.8	6.4
Cycle Q Clear(g_c), s	4.5	11.6	1.6	1.3	14.5	4.5	3.2	1.6	2.4	4.7	1.8	6.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	324	1238	518	341	1161	486	275	212	189	362	250	223
V/C Ratio(X)	0.50	0.55	0.09	0.15	0.69	0.26	0.31	0.18	0.27	0.34	0.18	0.60
Avail Cap(c_a), veh/h	755	2489	1042	846	2572	1077	703	742	662	778	774	691
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.0	17.5	14.4	13.0	20.3	17.0	22.9	27.1	27.5	23.2	26.1	28.0
Incr Delay (d2), s/veh	0.5	0.4	0.1	0.1	0.9	0.3	0.2	0.2	0.3	0.2	0.1	1.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	4.0	0.5	0.4	5.3	1.4	1.1	0.6	0.8	1.7	0.6	2.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	15.5	18.0	14.5	13.1	21.2	17.3	23.2	27.3	27.8	23.5	26.2	29.0
LnGrp LOS	B	B	B	B	C	B	C	C	C	C	C	C
Approach Vol, veh/h		892			979			174			304	
Approach Delay, s/veh		17.3			20.3			25.4			26.3	
Approach LOS		B			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.8	30.9	10.4	18.4	9.3	33.4	11.7	17.1
Change Period (Y+Rc), s	5.5	6.5	5.5	7.1	5.5	6.5	5.5	7.1
Max Green Setting (Gmax), s	25.0	54.0	25.0	35.0	25.0	54.0	25.0	35.0
Max Q Clear Time (g_c+I1), s	6.5	16.5	5.2	8.4	3.3	13.6	6.7	4.4
Green Ext Time (p_c), s	0.1	7.8	0.1	0.6	0.0	6.1	0.1	0.2

Intersection Summary	
HCM 7th Control Delay, s/veh	20.3
HCM 7th LOS	C



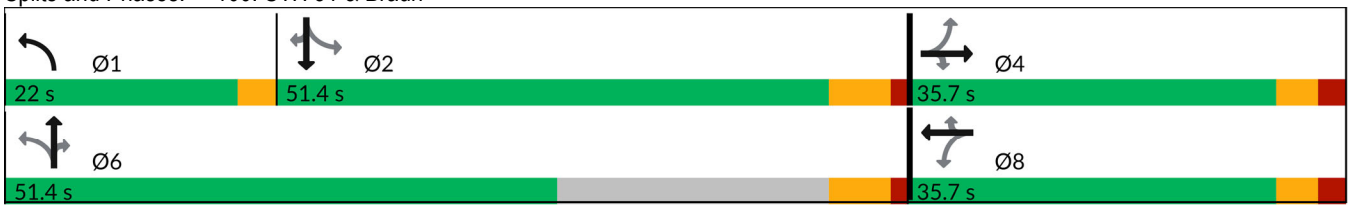
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	125	125	160	20	95	55	95	970	35	40	725	55
Future Volume (vph)	125	125	160	20	95	55	95	970	35	40	725	55
Ideal Flow (vphpl)	1885	1885	1750	1885	1885	1750	1990	1990	1750	1990	1990	1750
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	225		140	90		70	210		235	210		175
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	100			100			100			100		
Right Turn on Red			No			No			No			No
Link Speed (mph)		45			45			55			55	
Link Distance (ft)		3728			714			1402			890	
Travel Time (s)		56.5			10.8			17.4			11.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	62%	100%	100%	62%	100%	100%	62%	100%	100%	62%
Heavy Vehicles (%)	2%	2%	2%	4%	4%	4%	3%	3%	3%	4%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	129	129	102	21	98	35	98	1000	22	41	747	35
Turn Type	Perm	NA	Perm	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm
Protected Phases		4			8		1	6			2	
Permitted Phases	4		4	8		8	6		6	2		2
Detector Phase	4	4	4	8	8	8	1	6	6	2	2	2
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	15.0	15.0	15.0
Minimum Split (s)	13.7	13.7	13.7	13.7	13.7	13.7	9.0	21.4	21.4	21.4	21.4	21.4
Total Split (s)	35.7	35.7	35.7	35.7	35.7	35.7	22.0	51.4	51.4	51.4	51.4	51.4
Total Split (%)	32.7%	32.7%	32.7%	32.7%	32.7%	32.7%	20.2%	47.1%	47.1%	47.1%	47.1%	47.1%
Maximum Green (s)	30.0	30.0	30.0	30.0	30.0	30.0	19.0	45.0	45.0	45.0	45.0	45.0
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.0	5.1	5.1	5.1	5.1	5.1
All-Red Time (s)	2.2	2.2	2.2	2.2	2.2	2.2	0.0	1.3	1.3	1.3	1.3	1.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	5.7	5.7	5.7	5.7	5.7	3.0	6.4	6.4	6.4	6.4	6.4
Lead/Lag							Lead			Lag	Lag	Lag
Lead-Lag Optimize?							Yes			Yes	Yes	Yes
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	3.3	3.3	3.3	3.3	3.3
Minimum Gap (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	2.3	2.3	2.3	2.3	2.3
Time Before Reduce (s)	30.0	30.0	30.0	30.0	30.0	30.0	20.0	26.0	26.0	26.0	26.0	26.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	19.0	19.0	19.0	19.0	19.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	Min	Min	Min
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio	0.47	0.33	0.33	0.08	0.25	0.12	0.20	0.52	0.03	0.19	0.53	0.06
Control Delay (s/veh)	25.2	20.7	21.5	18.5	19.8	18.6	5.2	8.5	5.8	14.2	14.0	11.2

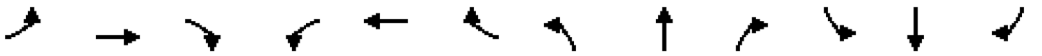
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	25.2	20.7	21.5	18.5	19.8	18.6	5.2	8.5	5.8	14.2	14.0	11.2
Queue Length 50th (ft)	32	31	25	5	23	8	9	77	2	8	84	6
Queue Length 95th (ft)	87	81	69	22	65	30	28	149	11	29	153	23
Internal Link Dist (ft)		3648			634			1322			810	
Turn Bay Length (ft)	225		140	90		70	210		235	210		175
Base Capacity (vph)	820	1182	932	781	1158	914	852	3671	1444	493	3269	1285
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.16	0.11	0.11	0.03	0.08	0.04	0.12	0.27	0.02	0.08	0.23	0.03

Intersection Summary	
Area Type:	Other
Cycle Length: 109.1	
Actuated Cycle Length: 48.7	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	

Description: Runs Free. NB LT Y=1.0 sec. HCM7th Ed requires 3 sec. min. Adjusted for this analysis.

Splits and Phases: 100: STH 31 & Braun

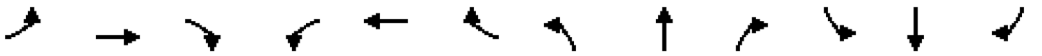




Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	125	125	160	20	95	55	95	970	35	40	725	55
Future Volume (veh/h)	125	125	160	20	95	55	95	970	35	40	725	55
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1723	1826	1826	1695	1943	1943	1709	1928	1928	1695
Adj Flow Rate, veh/h	129	129	102	21	98	35	98	1000	22	41	747	35
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	4	4	4	3	3	3	4	4	4
Cap, veh/h	358	371	292	323	365	287	481	1926	755	361	1306	512
Arrive On Green	0.20	0.20	0.20	0.20	0.20	0.20	0.10	0.52	0.52	0.36	0.36	0.36
Sat Flow, veh/h	1247	1856	1460	1122	1826	1437	1851	3693	1448	569	3663	1437
Grp Volume(v), veh/h	129	129	102	21	98	35	98	1000	22	41	747	35
Grp Sat Flow(s),veh/h/ln	1247	1856	1460	1122	1826	1437	1851	1846	1448	569	1832	1437
Q Serve(g_s), s	4.2	2.6	2.6	0.7	2.0	0.9	1.2	7.7	0.3	2.2	7.2	0.7
Cycle Q Clear(g_c), s	6.2	2.6	2.6	3.3	2.0	0.9	1.2	7.7	0.3	2.8	7.2	0.7
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	358	371	292	323	365	287	481	1926	755	361	1306	512
V/C Ratio(X)	0.36	0.35	0.35	0.07	0.27	0.12	0.20	0.52	0.03	0.11	0.57	0.07
Avail Cap(c_a), veh/h	971	1282	1009	874	1262	993	1113	3827	1501	748	3796	1489
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.3	14.9	14.9	16.4	14.7	14.2	6.9	6.8	5.0	10.1	11.3	9.2
Incr Delay (d2), s/veh	0.2	0.2	0.3	0.0	0.1	0.1	0.1	0.2	0.0	0.2	0.4	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.0	0.9	0.7	0.1	0.6	0.2	0.2	1.3	0.0	0.2	1.8	0.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	17.5	15.1	15.2	16.4	14.8	14.3	7.0	7.1	5.1	10.2	11.7	9.3
LnGrp LOS	B	B	B	B	B	B	A	A	A	B	B	A
Approach Vol, veh/h		360			154			1120			823	
Approach Delay, s/veh		16.0			14.9			7.0			11.6	
Approach LOS		B			B			A			B	

Timer - Assigned Phs	1	2		4		6		8				
Phs Duration (G+Y+Rc), s	7.2	21.9		14.4		29.0		14.4				
Change Period (Y+Rc), s	3.0	6.4		5.7		6.4		5.7				
Max Green Setting (Gmax), s	19.0	45.0		30.0		45.0		30.0				
Max Q Clear Time (g_c+I1), s	3.2	9.2		8.2		9.7		5.3				
Green Ext Time (p_c), s	0.0	6.3		0.5		8.3		0.3				

Intersection Summary												
HCM 7th Control Delay, s/veh			10.4									
HCM 7th LOS			B									

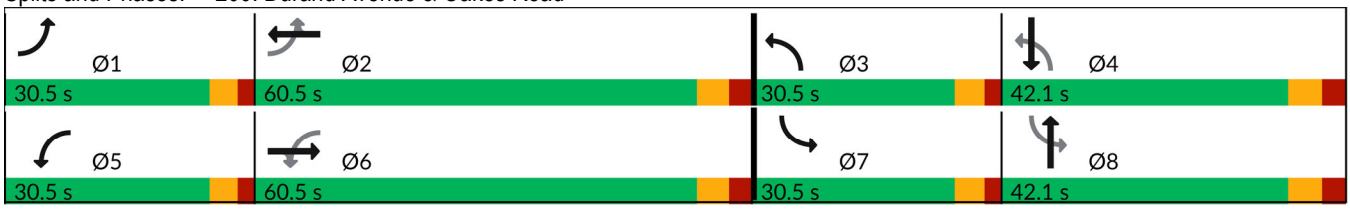


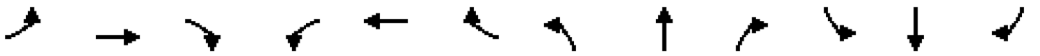
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	130	790	235	105	485	150	165	130	145	170	110	105
Future Volume (vph)	130	790	235	105	485	150	165	130	145	170	110	105
Ideal Flow (vphpl)	1865	1865	1750	1865	1865	1750	1775	1775	1775	1775	1775	1775
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		360	240		205	220		0	175		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	100			100			100			100		
Right Turn on Red			No			No			No			No
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		676			628			634			666	
Travel Time (s)		11.5			10.7			14.4			15.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	62%	100%	100%	62%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	4%	4%	4%	7%	7%	7%	3%	3%	3%	4%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	137	832	153	111	511	98	174	290	0	179	227	0
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	D.P+P	NA		D.P+P	NA	
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases	2		6	6		2	4			8		
Detector Phase	1	6	6	5	2	2	3	8		7	4	
Switch Phase												
Minimum Initial (s)	6.0	15.0	15.0	6.0	15.0	15.0	6.0	10.0		6.0	10.0	
Minimum Split (s)	11.5	21.5	21.5	11.5	21.5	21.5	11.5	17.1		11.5	17.1	
Total Split (s)	30.5	60.5	60.5	30.5	60.5	60.5	30.5	42.1		30.5	42.1	
Total Split (%)	18.6%	37.0%	37.0%	18.6%	37.0%	37.0%	18.6%	25.7%		18.6%	25.7%	
Maximum Green (s)	25.0	54.0	54.0	25.0	54.0	54.0	25.0	35.0		25.0	35.0	
Yellow Time (s)	3.5	3.9	3.9	3.5	3.9	3.9	3.5	4.1		3.5	4.1	
All-Red Time (s)	2.0	2.6	2.6	2.0	2.6	2.6	2.0	3.0		2.0	3.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.5	6.5	6.5	5.5	6.5	6.5	5.5	7.1		5.5	7.1	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	3.4	3.4	1.5	3.4	3.4	1.5	1.5		1.5	1.5	
Minimum Gap (s)	1.5	2.4	2.4	1.5	2.4	2.4	1.5	1.5		1.5	1.5	
Time Before Reduce (s)	25.0	19.0	19.0	25.0	19.0	19.0	25.0	35.0		25.0	35.0	
Time To Reduce (s)	0.0	13.0	13.0	0.0	13.0	13.0	0.0	0.0		0.0	0.0	
Recall Mode	None	Min	Min	None	Min	Min	None	None		None	None	
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio	0.33	0.71	0.31	0.41	0.46	0.21	0.45	0.60		0.47	0.46	
Control Delay (s/veh)	15.3	30.1	25.0	17.6	25.7	24.4	25.8	42.8		26.5	39.6	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	15.3	30.1	25.0	17.6	25.7	24.4	25.8	42.8		26.5	39.6	
Queue Length 50th (ft)	38	204	60	30	113	38	66	77		68	59	
Queue Length 95th (ft)	89	346	137	74	204	93	148	156		152	123	
Internal Link Dist (ft)		596			548			554			586	
Turn Bay Length (ft)	200		360	240		205	220			175		
Base Capacity (vph)	649	2125	891	555	2065	866	558	1219		547	1215	
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Reduced v/c Ratio	0.21	0.39	0.17	0.20	0.25	0.11	0.31	0.24		0.33	0.19	

Intersection Summary	
Area Type:	Other
Cycle Length: 163.6	
Actuated Cycle Length: 89.9	
Natural Cycle: 65	
Control Type: Actuated-Uncoordinated	
Description: Runs Free	

Splits and Phases: 200: Durand Avenue & Oakes Road





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	130	790	235	105	485	150	165	130	145	170	110	105
Future Volume (veh/h)	130	790	235	105	485	150	165	130	145	170	110	105
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1807	1807	1695	1763	1763	1654	1733	1733	1733	1720	1720	1720
Adj Flow Rate, veh/h	137	832	153	111	511	98	174	137	153	179	116	111
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	4	4	4	7	7	7	3	3	3	4	4	4
Cap, veh/h	401	1188	497	290	1148	480	358	228	203	325	235	205
Arrive On Green	0.08	0.35	0.35	0.07	0.34	0.34	0.11	0.14	0.14	0.12	0.14	0.14
Sat Flow, veh/h	1721	3433	1437	1679	3350	1402	1651	1647	1469	1638	1652	1442
Grp Volume(v), veh/h	137	832	153	111	511	98	174	137	153	179	115	112
Grp Sat Flow(s),veh/h/ln	1721	1716	1437	1679	1675	1402	1651	1647	1469	1638	1634	1460
Q Serve(g_s), s	3.8	15.7	5.9	3.1	8.9	3.7	6.6	5.9	7.5	6.9	4.9	5.4
Cycle Q Clear(g_c), s	3.8	15.7	5.9	3.1	8.9	3.7	6.6	5.9	7.5	6.9	4.9	5.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.99
Lane Grp Cap(c), veh/h	401	1188	497	290	1148	480	358	228	203	325	233	208
V/C Ratio(X)	0.34	0.70	0.31	0.38	0.45	0.20	0.49	0.60	0.75	0.55	0.49	0.54
Avail Cap(c_a), veh/h	843	2463	1031	727	2404	1006	720	766	683	678	760	679
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	14.5	21.2	18.0	15.7	19.2	17.5	23.6	30.5	31.2	23.9	29.8	30.0
Incr Delay (d2), s/veh	0.2	0.9	0.4	0.3	0.3	0.2	0.4	0.9	2.1	0.5	0.6	0.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.3	5.8	1.9	1.1	3.2	1.2	2.5	2.3	2.7	2.6	1.9	1.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	14.7	22.1	18.4	16.0	19.5	17.7	23.9	31.4	33.3	24.4	30.4	30.8
LnGrp LOS	B	C	B	B	B	B	C	C	C	C	C	C
Approach Vol, veh/h		1122			720			464			406	
Approach Delay, s/veh		20.7			18.7			29.2			27.9	
Approach LOS		C			B			C			C	

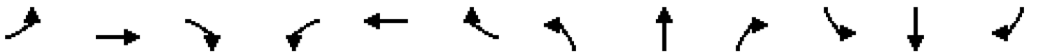
Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.2	32.3	14.0	17.8	10.9	32.5	14.3	17.5
Change Period (Y+Rc), s	5.5	6.5	5.5	7.1	5.5	6.5	5.5	7.1
Max Green Setting (Gmax), s	25.0	54.0	25.0	35.0	25.0	54.0	25.0	35.0
Max Q Clear Time (g_c+I1), s	5.8	10.9	8.6	7.4	5.1	17.7	8.9	9.5
Green Ext Time (p_c), s	0.1	4.6	0.1	0.7	0.1	8.3	0.1	0.9

Intersection Summary	
HCM 7th Control Delay, s/veh	22.7
HCM 7th LOS	C

APPENDIX C

SYNCHRO INTERSECTION CAPACITY ANALYSIS

Build Traffic Volumes



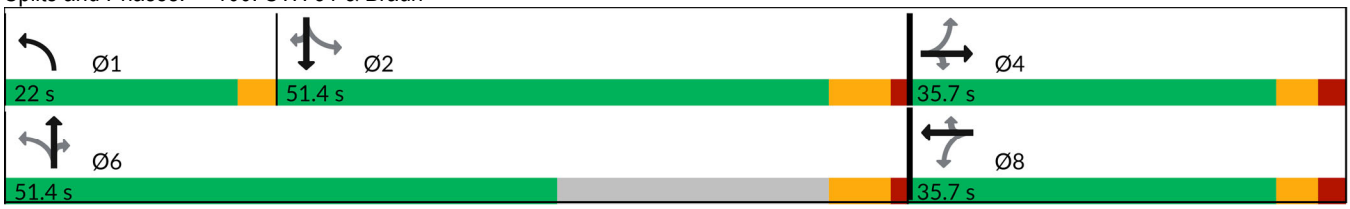
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	95	105	180	30	125	30	70	595	15	30	645	70
Future Volume (vph)	95	105	180	30	125	30	70	595	15	30	645	70
Ideal Flow (vphpl)	1885	1885	1750	1885	1885	1750	1990	1990	1750	1990	1990	1750
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	225		140	90		70	210		235	210		175
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	100			100			100			100		
Right Turn on Red			No			No			No			No
Link Speed (mph)		45			45			55			55	
Link Distance (ft)		3728			714			1402			890	
Travel Time (s)		56.5			10.8			17.4			11.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	62%	100%	100%	62%	100%	100%	62%	100%	100%	62%
Heavy Vehicles (%)	3%	3%	3%	6%	6%	6%	5%	5%	5%	4%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	102	113	120	32	134	20	75	640	10	32	694	47
Turn Type	Perm	NA	Perm	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm
Protected Phases		4			8		1	6			2	
Permitted Phases	4		4	8		8	6		6	2		2
Detector Phase	4	4	4	8	8	8	1	6	6	2	2	2
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	15.0	15.0	15.0
Minimum Split (s)	13.7	13.7	13.7	13.7	13.7	13.7	9.0	21.4	21.4	21.4	21.4	21.4
Total Split (s)	35.7	35.7	35.7	35.7	35.7	35.7	22.0	51.4	51.4	51.4	51.4	51.4
Total Split (%)	32.7%	32.7%	32.7%	32.7%	32.7%	32.7%	20.2%	47.1%	47.1%	47.1%	47.1%	47.1%
Maximum Green (s)	30.0	30.0	30.0	30.0	30.0	30.0	19.0	45.0	45.0	45.0	45.0	45.0
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.0	5.1	5.1	5.1	5.1	5.1
All-Red Time (s)	2.2	2.2	2.2	2.2	2.2	2.2	0.0	1.3	1.3	1.3	1.3	1.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	5.7	5.7	5.7	5.7	5.7	3.0	6.4	6.4	6.4	6.4	6.4
Lead/Lag							Lead			Lag	Lag	Lag
Lead-Lag Optimize?							Yes			Yes	Yes	Yes
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	3.3	3.3	3.3	3.3	3.3
Minimum Gap (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	2.3	2.3	2.3	2.3	2.3
Time Before Reduce (s)	30.0	30.0	30.0	30.0	30.0	30.0	20.0	26.0	26.0	26.0	26.0	26.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	19.0	19.0	19.0	19.0	19.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	Min	Min	Min
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio	0.39	0.29	0.39	0.12	0.35	0.07	0.14	0.35	0.01	0.10	0.49	0.08
Control Delay (s/veh)	22.0	18.8	21.2	17.9	19.8	17.2	4.7	7.1	5.4	11.7	12.5	10.8

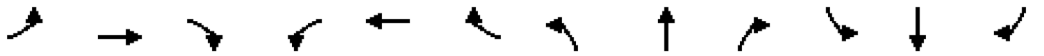
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	22.0	18.8	21.2	17.9	19.8	17.2	4.7	7.1	5.4	11.7	12.5	10.8
Queue Length 50th (ft)	24	26	28	7	31	4	6	41	1	5	73	8
Queue Length 95th (ft)	67	68	75	27	79	19	21	82	6	22	131	27
Internal Link Dist (ft)		3648			634			1322			810	
Turn Bay Length (ft)	225		140	90		70	210		235	210		175
Base Capacity (vph)	860	1282	1012	852	1245	983	885	3601	1417	734	3411	1341
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.12	0.09	0.12	0.04	0.11	0.02	0.08	0.18	0.01	0.04	0.20	0.04

Intersection Summary	
Area Type:	Other
Cycle Length: 109.1	
Actuated Cycle Length: 44.4	
Natural Cycle: 45	
Control Type: Actuated-Uncoordinated	

Description: Runs Free. Runs Free. NB LT Y=1.0 sec. HCM7th Ed requires 3 sec. min. Adjusted for this analysis.

Splits and Phases: 100: STH 31 & Braun

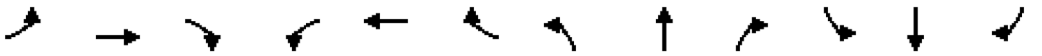




Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	95	105	180	30	125	30	70	595	15	30	645	70
Future Volume (veh/h)	95	105	180	30	125	30	70	595	15	30	645	70
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1841	1841	1709	1797	1797	1668	1912	1912	1682	1928	1928	1695
Adj Flow Rate, veh/h	102	113	120	32	134	20	75	640	10	32	694	47
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	3	3	3	6	6	6	5	5	5	4	4	4
Cap, veh/h	337	371	292	336	362	285	474	1857	728	458	1306	512
Arrive On Green	0.20	0.20	0.20	0.20	0.20	0.20	0.08	0.51	0.51	0.36	0.36	0.36
Sat Flow, veh/h	1214	1841	1448	1102	1797	1414	1821	3634	1425	806	3663	1437
Grp Volume(v), veh/h	102	113	120	32	134	20	75	640	10	32	694	47
Grp Sat Flow(s),veh/h/ln	1214	1841	1448	1102	1797	1414	1821	1817	1425	806	1832	1437
Q Serve(g_s), s	3.3	2.2	3.0	1.1	2.7	0.5	0.9	4.4	0.1	1.1	6.3	0.9
Cycle Q Clear(g_c), s	6.0	2.2	3.0	3.3	2.7	0.5	0.9	4.4	0.1	1.1	6.3	0.9
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	337	371	292	336	362	285	474	1857	728	458	1306	512
V/C Ratio(X)	0.30	0.30	0.41	0.10	0.37	0.07	0.16	0.34	0.01	0.07	0.53	0.09
Avail Cap(c_a), veh/h	958	1313	1033	899	1281	1008	1145	3886	1524	1033	3918	1537
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.1	14.3	14.6	15.7	14.5	13.6	6.7	6.1	5.1	9.1	10.7	9.0
Incr Delay (d2), s/veh	0.2	0.2	0.3	0.0	0.2	0.0	0.1	0.1	0.0	0.1	0.4	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.7	0.7	0.8	0.2	0.9	0.1	0.2	0.7	0.0	0.1	1.6	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	17.3	14.5	15.0	15.7	14.7	13.6	6.7	6.2	5.1	9.1	11.1	9.1
LnGrp LOS	B	B	B	B	B	B	A	A	A	A	B	A
Approach Vol, veh/h		335			186			725			773	
Approach Delay, s/veh		15.5			14.8			6.3			10.9	
Approach LOS		B			B			A			B	

Timer - Assigned Phs	1	2		4		6		8				
Phs Duration (G+Y+Rc), s	6.5	21.4		14.2		27.9		14.2				
Change Period (Y+Rc), s	3.0	6.4		5.7		6.4		5.7				
Max Green Setting (Gmax), s	19.0	45.0		30.0		45.0		30.0				
Max Q Clear Time (g_c+I1), s	2.9	8.3		8.0		6.4		5.3				
Green Ext Time (p_c), s	0.0	5.6		0.5		4.7		0.3				

Intersection Summary												
HCM 7th Control Delay, s/veh			10.4									
HCM 7th LOS			B									

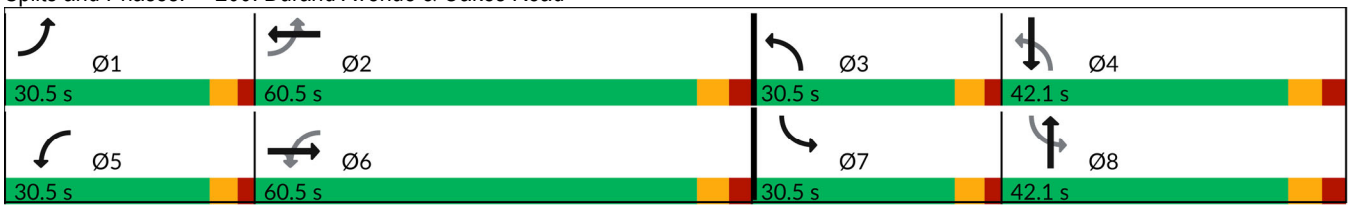


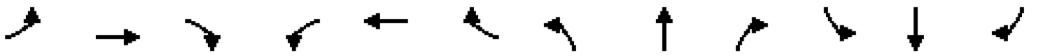
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	145	605	90	65	715	180	135	50	105	110	45	120
Future Volume (vph)	145	605	90	65	715	180	135	50	105	110	45	120
Ideal Flow (vphpl)	1865	1865	1750	1865	1865	1750	1775	1775	1775	1775	1775	1775
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		360	240		205	220		0	175		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	100			100			100			100		
Right Turn on Red			No			No			No			No
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		676			628			634			666	
Travel Time (s)		11.5			10.7			14.4			15.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Growth Factor	100%	100%	62%	100%	100%	62%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	9%	9%	9%	5%	5%	5%	13%	13%	13%	8%	8%	8%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	163	680	63	73	803	125	152	174	0	124	186	0
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	D.P+P	NA		D.P+P	NA	
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases	2		6	6		2	4			8		
Detector Phase	1	6	6	5	2	2	3	8		7	4	
Switch Phase												
Minimum Initial (s)	6.0	15.0	15.0	6.0	15.0	15.0	6.0	10.0		6.0	10.0	
Minimum Split (s)	11.5	21.5	21.5	11.5	21.5	21.5	11.5	17.1		11.5	17.1	
Total Split (s)	30.5	60.5	60.5	30.5	60.5	60.5	30.5	42.1		30.5	42.1	
Total Split (%)	18.6%	37.0%	37.0%	18.6%	37.0%	37.0%	18.6%	25.7%		18.6%	25.7%	
Maximum Green (s)	25.0	54.0	54.0	25.0	54.0	54.0	25.0	35.0		25.0	35.0	
Yellow Time (s)	3.5	3.9	3.9	3.5	3.9	3.9	3.5	4.1		3.5	4.1	
All-Red Time (s)	2.0	2.6	2.6	2.0	2.6	2.6	2.0	3.0		2.0	3.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.5	6.5	6.5	5.5	6.5	6.5	5.5	7.1		5.5	7.1	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	3.4	3.4	1.5	3.4	3.4	1.5	1.5		1.5	1.5	
Minimum Gap (s)	1.5	2.4	2.4	1.5	2.4	2.4	1.5	1.5		1.5	1.5	
Time Before Reduce (s)	25.0	19.0	19.0	25.0	19.0	19.0	25.0	35.0		25.0	35.0	
Time To Reduce (s)	0.0	13.0	13.0	0.0	13.0	13.0	0.0	0.0		0.0	0.0	
Recall Mode	None	Min	Min	None	Min	Min	None	None		None	None	
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio	0.53	0.52	0.12	0.21	0.70	0.26	0.45	0.42		0.36	0.48	
Control Delay (s/veh)	18.4	22.5	19.4	12.5	29.0	23.6	27.3	39.0		25.5	41.8	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	18.4	22.5	19.4	12.5	29.0	23.6	27.3	39.0		25.5	41.8	
Queue Length 50th (ft)	41	142	21	17	185	46	57	43		45	47	
Queue Length 95th (ft)	94	243	56	47	317	108	132	94		108	103	
Internal Link Dist (ft)		596			548			554			586	
Turn Bay Length (ft)	200		360	240		205	220			175		
Base Capacity (vph)	572	2101	882	631	2181	915	497	1122		521	1165	
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Reduced v/c Ratio	0.28	0.32	0.07	0.12	0.37	0.14	0.31	0.16		0.24	0.16	

Intersection Summary	
Area Type:	Other
Cycle Length: 163.6	
Actuated Cycle Length: 86.5	
Natural Cycle: 65	
Control Type: Actuated-Uncoordinated	
Description: Runs Free	

Splits and Phases: 200: Durand Avenue & Oakes Road





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	145	605	90	65	715	180	135	50	105	110	45	120
Future Volume (veh/h)	145	605	90	65	715	180	135	50	105	110	45	120
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1734	1734	1627	1792	1792	1682	1595	1595	1595	1664	1664	1664
Adj Flow Rate, veh/h	163	680	63	73	803	125	152	56	118	124	51	135
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	9	9	9	5	5	5	13	13	13	8	8	8
Cap, veh/h	317	1194	500	340	1147	480	305	239	213	315	213	190
Arrive On Green	0.09	0.36	0.36	0.06	0.34	0.34	0.11	0.16	0.16	0.09	0.13	0.13
Sat Flow, veh/h	1652	3295	1379	1707	3405	1425	1519	1515	1352	1585	1581	1410
Grp Volume(v), veh/h	163	680	63	73	803	125	152	56	118	124	51	135
Grp Sat Flow(s),veh/h/ln	1652	1647	1379	1707	1703	1425	1519	1515	1352	1585	1581	1410
Q Serve(g_s), s	4.7	12.3	2.3	1.9	15.2	4.7	6.2	2.4	6.0	4.8	2.1	6.8
Cycle Q Clear(g_c), s	4.7	12.3	2.3	1.9	15.2	4.7	6.2	2.4	6.0	4.8	2.1	6.8
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	317	1194	500	340	1147	480	305	239	213	315	213	190
V/C Ratio(X)	0.51	0.57	0.13	0.21	0.70	0.26	0.50	0.23	0.55	0.39	0.24	0.71
Avail Cap(c_a), veh/h	728	2401	1005	808	2482	1039	654	716	639	715	747	666
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.8	19.0	15.8	13.9	21.3	17.9	24.0	27.3	28.8	23.3	28.6	30.7
Incr Delay (d2), s/veh	0.5	0.5	0.1	0.1	0.9	0.3	0.5	0.2	0.8	0.3	0.2	1.8
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.6	4.3	0.7	0.7	5.6	1.5	2.2	0.9	1.9	1.7	0.8	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	16.2	19.5	15.9	14.0	22.2	18.2	24.4	27.5	29.6	23.6	28.9	32.5
LnGrp LOS	B	B	B	B	C	B	C	C	C	C	C	C
Approach Vol, veh/h		906			1001			326			310	
Approach Delay, s/veh		18.7			21.1			26.8			28.3	
Approach LOS		B			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	12.0	31.5	13.5	17.1	10.2	33.3	11.8	18.8
Change Period (Y+Rc), s	5.5	6.5	5.5	7.1	5.5	6.5	5.5	7.1
Max Green Setting (Gmax), s	25.0	54.0	25.0	35.0	25.0	54.0	25.0	35.0
Max Q Clear Time (g_c+I1), s	6.7	17.2	8.2	8.8	3.9	14.3	6.8	8.0
Green Ext Time (p_c), s	0.1	7.8	0.1	0.6	0.0	6.2	0.1	0.5

Intersection Summary	
HCM 7th Control Delay, s/veh	21.9
HCM 7th LOS	C

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	1	80	10	1	30	30
Future Volume (vph)	1	80	10	1	30	30
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%		0%			0%
Storage Length (ft)	0	0		0	0	
Storage Lanes	1	0		0	0	
Taper Length (ft)	100				100	
Link Speed (mph)	25		30			30
Link Distance (ft)	1874		1980			737
Travel Time (s)	51.1		45.0			16.8
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%		0%			0%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	88	0	12	0	0	66
Sign Control	Stop		Free			Free

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

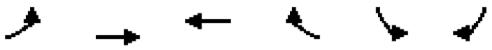
Intersection	
Int Delay, s/veh	6.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	80	10	1	30	30
Future Vol, veh/h	1	80	10	1	30	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	87	11	1	33	33

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	109	11	0	0	12	0
Stage 1	11	-	-	-	-	-
Stage 2	98	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	888	1069	-	-	1607	-
Stage 1	1011	-	-	-	-	-
Stage 2	926	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	870	1069	-	-	1607	-
Mov Cap-2 Maneuver	870	-	-	-	-	-
Stage 1	1011	-	-	-	-	-
Stage 2	907	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.68	0	3.64
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1066	900	-
HCM Lane V/C Ratio	-	-	0.083	0.02	-
HCM Ctrl Dly (s/v)	-	-	8.7	7.3	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.3	0.1	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	5	180	220	20	60	15
Future Volume (vph)	5	180	220	20	60	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	0			0	0	0
Storage Lanes	0			0	1	0
Taper Length (ft)	100				100	
Link Speed (mph)		45	45		30	
Link Distance (ft)		1106	3728		1980	
Travel Time (s)		16.8	56.5		45.0	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	3%	3%	6%	6%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	199	259	0	81	0
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

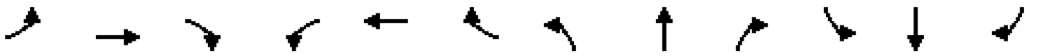
Intersection	
Int Delay, s/veh	1.9

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	180	220	20	60	15
Future Vol, veh/h	5	180	220	20	60	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	3	3	6	6	2	2
Mvmt Flow	5	194	237	22	65	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	258	0	-	0	452	247
Stage 1	-	-	-	-	247	-
Stage 2	-	-	-	-	204	-
Critical Hdwy	4.13	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.227	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1301	-	-	-	566	791
Stage 1	-	-	-	-	794	-
Stage 2	-	-	-	-	830	-
Platoon blocked, %			-	-	-	
Mov Cap-1 Maneuver	1301	-	-	-	563	791
Mov Cap-2 Maneuver	-	-	-	-	563	-
Stage 1	-	-	-	-	790	-
Stage 2	-	-	-	-	830	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.21	0	11.96
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	49	-	-	-	598
HCM Lane V/C Ratio	0.004	-	-	-	0.135
HCM Ctrl Dly (s/v)	7.8	0	-	-	12
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.5



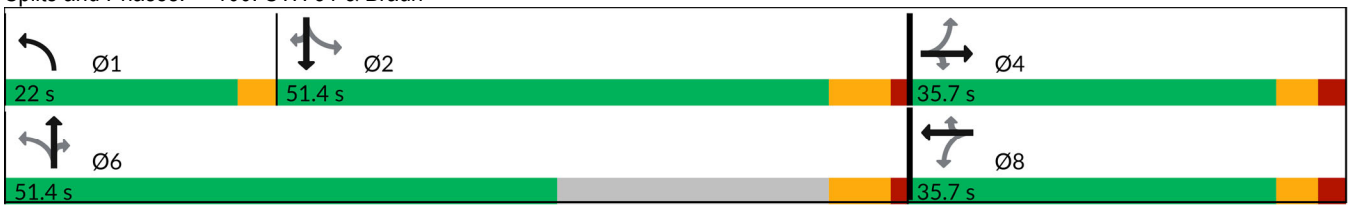
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	160	135	195	20	110	55	160	970	35	40	725	110
Future Volume (vph)	160	135	195	20	110	55	160	970	35	40	725	110
Ideal Flow (vphpl)	1885	1885	1750	1885	1885	1750	1990	1990	1750	1990	1990	1750
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	225		140	90		70	210		235	210		175
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	100			100			100			100		
Right Turn on Red			No			No			No			No
Link Speed (mph)		45			45			55			55	
Link Distance (ft)		3728			714			1402			890	
Travel Time (s)		56.5			10.8			17.4			11.0	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	62%	100%	100%	62%	100%	100%	62%	100%	100%	62%
Heavy Vehicles (%)	2%	2%	2%	4%	4%	4%	3%	3%	3%	4%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	165	139	125	21	113	35	165	1000	22	41	747	70
Turn Type	Perm	NA	Perm	Perm	NA	Perm	pm+pt	NA	Perm	Perm	NA	Perm
Protected Phases		4			8		1	6			2	
Permitted Phases	4		4	8		8	6		6	2		2
Detector Phase	4	4	4	8	8	8	1	6	6	2	2	2
Switch Phase												
Minimum Initial (s)	8.0	8.0	8.0	8.0	8.0	8.0	6.0	15.0	15.0	15.0	15.0	15.0
Minimum Split (s)	13.7	13.7	13.7	13.7	13.7	13.7	9.0	21.4	21.4	21.4	21.4	21.4
Total Split (s)	35.7	35.7	35.7	35.7	35.7	35.7	22.0	51.4	51.4	51.4	51.4	51.4
Total Split (%)	32.7%	32.7%	32.7%	32.7%	32.7%	32.7%	20.2%	47.1%	47.1%	47.1%	47.1%	47.1%
Maximum Green (s)	30.0	30.0	30.0	30.0	30.0	30.0	19.0	45.0	45.0	45.0	45.0	45.0
Yellow Time (s)	3.5	3.5	3.5	3.5	3.5	3.5	3.0	5.1	5.1	5.1	5.1	5.1
All-Red Time (s)	2.2	2.2	2.2	2.2	2.2	2.2	0.0	1.3	1.3	1.3	1.3	1.3
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.7	5.7	5.7	5.7	5.7	5.7	3.0	6.4	6.4	6.4	6.4	6.4
Lead/Lag							Lead			Lag	Lag	Lag
Lead-Lag Optimize?							Yes			Yes	Yes	Yes
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	3.3	3.3	3.3	3.3	3.3
Minimum Gap (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	2.3	2.3	2.3	2.3	2.3
Time Before Reduce (s)	30.0	30.0	30.0	30.0	30.0	30.0	20.0	26.0	26.0	26.0	26.0	26.0
Time To Reduce (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	19.0	19.0	19.0	19.0	19.0
Recall Mode	None	None	None	None	None	None	None	Min	Min	Min	Min	Min
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio	0.59	0.34	0.38	0.08	0.28	0.11	0.34	0.50	0.03	0.21	0.57	0.14
Control Delay (s/veh)	29.4	21.4	23.1	19.3	20.7	19.3	7.1	9.0	6.6	16.5	16.4	13.6

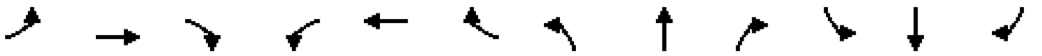
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay (s/veh)	29.4	21.4	23.1	19.3	20.7	19.3	7.1	9.0	6.6	16.5	16.4	13.6
Queue Length 50th (ft)	45	36	32	5	28	9	18	88	3	8	93	14
Queue Length 95th (ft)	119	94	89	23	78	33	52	173	13	34	181	44
Internal Link Dist (ft)		3648			634			1322			810	
Turn Bay Length (ft)	225		140	90		70	210		235	210		175
Base Capacity (vph)	718	1050	829	688	1030	813	790	3615	1422	466	3086	1213
Starvation Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.23	0.13	0.15	0.03	0.11	0.04	0.21	0.28	0.02	0.09	0.24	0.06

Intersection Summary

Area Type: Other
Cycle Length: 109.1
Actuated Cycle Length: 54.6
Natural Cycle: 50
Control Type: Actuated-Uncoordinated
Description: Runs Free. NB LT Y=1.0 sec. HCM7th Ed requires 3 sec. min. Adjusted for this analysis.

Splits and Phases: 100: STH 31 & Braun

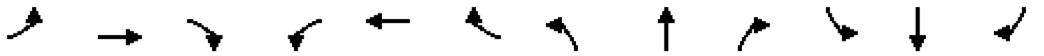




Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	160	135	195	20	110	55	160	970	35	40	725	110
Future Volume (veh/h)	160	135	195	20	110	55	160	970	35	40	725	110
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1856	1856	1723	1826	1826	1695	1943	1943	1709	1928	1928	1695
Adj Flow Rate, veh/h	165	139	125	21	113	35	165	1000	22	41	747	70
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97
Percent Heavy Veh, %	2	2	2	4	4	4	3	3	3	4	4	4
Cap, veh/h	372	429	337	334	422	332	477	1910	749	342	1260	494
Arrive On Green	0.23	0.23	0.23	0.23	0.23	0.23	0.11	0.52	0.52	0.34	0.34	0.34
Sat Flow, veh/h	1230	1856	1460	1089	1826	1437	1851	3693	1448	569	3663	1437
Grp Volume(v), veh/h	165	139	125	21	113	35	165	1000	22	41	747	70
Grp Sat Flow(s),veh/h/ln	1230	1856	1460	1089	1826	1437	1851	1846	1448	569	1832	1437
Q Serve(g_s), s	6.1	3.0	3.5	0.8	2.4	0.9	2.4	8.6	0.4	2.5	8.1	1.6
Cycle Q Clear(g_c), s	8.5	3.0	3.5	3.8	2.4	0.9	2.4	8.6	0.4	2.8	8.1	1.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	372	429	337	334	422	332	477	1910	749	342	1260	494
V/C Ratio(X)	0.44	0.32	0.37	0.06	0.27	0.11	0.35	0.52	0.03	0.12	0.59	0.14
Avail Cap(c_a), veh/h	854	1157	911	761	1139	896	1003	3454	1355	678	3427	1344
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.7	15.4	15.5	16.9	15.2	14.6	8.1	7.7	5.7	11.4	13.0	10.9
Incr Delay (d2), s/veh	0.3	0.2	0.3	0.0	0.1	0.1	0.2	0.3	0.0	0.2	0.5	0.1
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.4	1.0	0.9	0.2	0.8	0.2	0.5	1.7	0.1	0.2	2.3	0.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	19.0	15.5	15.8	17.0	15.3	14.6	8.2	7.9	5.7	11.5	13.5	11.0
LnGrp LOS	B	B	B	B	B	B	A	A	A	B	B	B
Approach Vol, veh/h		429			169			1187			858	
Approach Delay, s/veh		16.9			15.4			7.9			13.2	
Approach LOS		B			B			A			B	

Timer - Assigned Phs	1	2		4		6		8				
Phs Duration (G+Y+Rc), s	8.3	22.9		16.8		31.3		16.8				
Change Period (Y+Rc), s	3.0	6.4		5.7		6.4		5.7				
Max Green Setting (Gmax), s	19.0	45.0		30.0		45.0		30.0				
Max Q Clear Time (g_c+I1), s	4.4	10.1		10.5		10.6		5.8				
Green Ext Time (p_c), s	0.1	6.5		0.6		8.2		0.3				

Intersection Summary												
HCM 7th Control Delay, s/veh			11.6									
HCM 7th LOS			B									

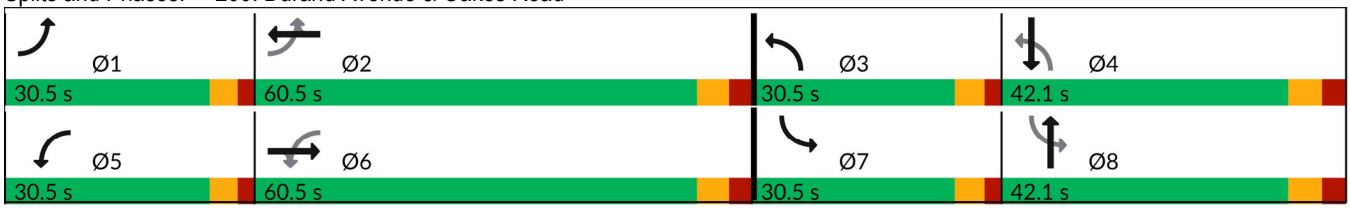


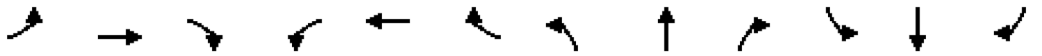
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	130	790	300	170	485	150	210	140	185	170	125	105
Future Volume (vph)	130	790	300	170	485	150	210	140	185	170	125	105
Ideal Flow (vphpl)	1865	1865	1750	1865	1865	1750	1775	1775	1775	1775	1775	1775
Lane Width (ft)	12	12	12	12	12	12	12	12	12	12	12	12
Grade (%)		0%			0%			0%			0%	
Storage Length (ft)	200		360	240		205	220		0	175		0
Storage Lanes	1		1	1		1	1		0	1		0
Taper Length (ft)	100			100			100			100		
Right Turn on Red			No			No			No			No
Link Speed (mph)		40			40			30			30	
Link Distance (ft)		676			628			634			666	
Travel Time (s)		11.5			10.7			14.4			15.1	
Confl. Peds. (#/hr)												
Confl. Bikes (#/hr)												
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Growth Factor	100%	100%	62%	100%	100%	62%	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	4%	4%	4%	7%	7%	7%	3%	3%	3%	4%	4%	4%
Bus Blockages (#/hr)	0	0	0	0	0	0	0	0	0	0	0	0
Parking (#/hr)												
Mid-Block Traffic (%)		0%			0%			0%			0%	
Shared Lane Traffic (%)												
Lane Group Flow (vph)	137	832	196	179	511	98	221	342	0	179	243	0
Turn Type	D.P+P	NA	Perm	D.P+P	NA	Perm	D.P+P	NA		D.P+P	NA	
Protected Phases	1	6		5	2		3	8		7	4	
Permitted Phases	2		6	6		2	4			8		
Detector Phase	1	6	6	5	2	2	3	8		7	4	
Switch Phase												
Minimum Initial (s)	6.0	15.0	15.0	6.0	15.0	15.0	6.0	10.0		6.0	10.0	
Minimum Split (s)	11.5	21.5	21.5	11.5	21.5	21.5	11.5	17.1		11.5	17.1	
Total Split (s)	30.5	60.5	60.5	30.5	60.5	60.5	30.5	42.1		30.5	42.1	
Total Split (%)	18.6%	37.0%	37.0%	18.6%	37.0%	37.0%	18.6%	25.7%		18.6%	25.7%	
Maximum Green (s)	25.0	54.0	54.0	25.0	54.0	54.0	25.0	35.0		25.0	35.0	
Yellow Time (s)	3.5	3.9	3.9	3.5	3.9	3.9	3.5	4.1		3.5	4.1	
All-Red Time (s)	2.0	2.6	2.6	2.0	2.6	2.6	2.0	3.0		2.0	3.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	5.5	6.5	6.5	5.5	6.5	6.5	5.5	7.1		5.5	7.1	
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	3.4	3.4	1.5	3.4	3.4	1.5	1.5		1.5	1.5	
Minimum Gap (s)	1.5	2.4	2.4	1.5	2.4	2.4	1.5	1.5		1.5	1.5	
Time Before Reduce (s)	25.0	19.0	19.0	25.0	19.0	19.0	25.0	35.0		25.0	35.0	
Time To Reduce (s)	0.0	13.0	13.0	0.0	13.0	13.0	0.0	0.0		0.0	0.0	
Recall Mode	None	Min	Min	None	Min	Min	None	None		None	None	
Walk Time (s)												
Flash Don't Walk (s)												
Pedestrian Calls (#/hr)												
v/c Ratio	0.33	0.72	0.41	0.60	0.43	0.20	0.54	0.66		0.51	0.53	
Control Delay (s/veh)	16.1	33.9	29.9	23.3	26.3	25.1	30.4	47.6		29.8	46.4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Delay (s/veh)	16.1	33.9	29.9	23.3	26.3	25.1	30.4	47.6		29.8	46.4	
Queue Length 50th (ft)	42	230	90	56	122	41	97	103		77	72	
Queue Length 95th (ft)	97	402	199	125	221	99	209	203		171	151	
Internal Link Dist (ft)		596			548			554			586	
Turn Bay Length (ft)	200		360	240		205	220			175		
Base Capacity (vph)	632	1943	815	522	1889	793	534	1107		514	1116	
Starvation Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Storage Cap Reductn	0	0	0	0	0	0	0	0		0	0	
Reduced v/c Ratio	0.22	0.43	0.24	0.34	0.27	0.12	0.41	0.31		0.35	0.22	

Intersection Summary	
Area Type:	Other
Cycle Length: 163.6	
Actuated Cycle Length: 99.5	
Natural Cycle: 65	
Control Type: Actuated-Uncoordinated	
Description: Runs Free	

Splits and Phases: 200: Durand Avenue & Oakes Road





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	130	790	300	170	485	150	210	140	185	170	125	105
Future Volume (veh/h)	130	790	300	170	485	150	210	140	185	170	125	105
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1807	1807	1695	1763	1763	1654	1733	1733	1733	1720	1720	1720
Adj Flow Rate, veh/h	137	832	196	179	511	98	221	147	195	179	132	111
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	4	4	4	7	7	7	3	3	3	4	4	4
Cap, veh/h	399	1157	484	305	1199	502	379	271	241	305	245	190
Arrive On Green	0.07	0.34	0.34	0.09	0.36	0.36	0.14	0.16	0.16	0.11	0.14	0.14
Sat Flow, veh/h	1721	3433	1437	1679	3350	1402	1651	1647	1469	1638	1748	1360
Grp Volume(v), veh/h	137	832	196	179	511	98	221	147	195	179	123	120
Grp Sat Flow(s),veh/h/ln	1721	1716	1437	1679	1675	1402	1651	1647	1469	1638	1634	1475
Q Serve(g_s), s	4.1	17.7	8.8	5.7	9.7	4.0	9.3	6.8	10.7	7.4	5.8	6.4
Cycle Q Clear(g_c), s	4.1	17.7	8.8	5.7	9.7	4.0	9.3	6.8	10.7	7.4	5.8	6.4
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		0.92
Lane Grp Cap(c), veh/h	399	1157	484	305	1199	502	379	271	241	305	229	206
V/C Ratio(X)	0.34	0.72	0.40	0.59	0.43	0.20	0.58	0.54	0.81	0.59	0.54	0.58
Avail Cap(c_a), veh/h	790	2217	928	653	2163	905	647	689	615	610	684	617
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.5	24.3	21.3	18.1	20.3	18.5	25.6	32.1	33.7	25.4	33.4	33.7
Incr Delay (d2), s/veh	0.2	1.0	0.6	0.7	0.3	0.2	0.5	0.6	2.4	0.7	0.7	1.0
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.5	6.8	2.9	2.0	3.5	1.3	3.6	2.7	3.9	2.8	2.3	2.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	15.7	25.3	21.9	18.8	20.6	18.8	26.1	32.7	36.1	26.1	34.2	34.6
LnGrp LOS	B	C	C	B	C	B	C	C	D	C	C	C
Approach Vol, veh/h		1165			788			563			422	
Approach Delay, s/veh		23.6			20.0			31.3			30.9	
Approach LOS		C			B			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	11.5	36.4	16.9	18.8	13.2	34.7	14.9	20.8
Change Period (Y+Rc), s	5.5	6.5	5.5	7.1	5.5	6.5	5.5	7.1
Max Green Setting (Gmax), s	25.0	54.0	25.0	35.0	25.0	54.0	25.0	35.0
Max Q Clear Time (g_c+I1), s	6.1	11.7	11.3	8.4	7.7	19.7	9.4	12.7
Green Ext Time (p_c), s	0.1	4.6	0.2	0.7	0.1	8.5	0.1	1.0

Intersection Summary	
HCM 7th Control Delay, s/veh	25.1
HCM 7th LOS	C

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	1	55	30	1	90	20
Future Volume (vph)	1	55	30	1	90	20
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)	0%		0%			0%
Storage Length (ft)	0	0		0	0	
Storage Lanes	1	0		0	0	
Taper Length (ft)	100				100	
Link Speed (mph)	30		30			30
Link Distance (ft)	1874		1980			657
Travel Time (s)	42.6		45.0			14.9
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)	0%		0%			0%
Shared Lane Traffic (%)						
Lane Group Flow (vph)	61	0	34	0	0	120
Sign Control	Stop		Free			Free

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

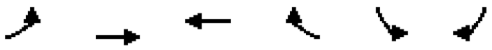
Intersection	
Int Delay, s/veh	5.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	1	55	30	1	90	20
Future Vol, veh/h	1	55	30	1	90	20
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	60	33	1	98	22

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	251	33	0	0	34	0
Stage 1	33	-	-	-	-	-
Stage 2	217	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	738	1040	-	-	1578	-
Stage 1	989	-	-	-	-	-
Stage 2	819	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	692	1040	-	-	1578	-
Mov Cap-2 Maneuver	692	-	-	-	-	-
Stage 1	989	-	-	-	-	-
Stage 2	767	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	8.71	0	6.08
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	1031	1473	-
HCM Lane V/C Ratio	-	-	0.059	0.062	-
HCM Ctrl Dly (s/v)	-	-	8.7	7.4	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.2	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	15	390	175	60	35	10
Future Volume (vph)	15	390	175	60	35	10
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12
Grade (%)		0%	0%		0%	
Storage Length (ft)	0			0	0	0
Storage Lanes	0			0	1	0
Taper Length (ft)	100				100	
Link Speed (mph)		45	45		30	
Link Distance (ft)		1106	3728		1980	
Travel Time (s)		16.8	56.5		45.0	
Confl. Peds. (#/hr)						
Confl. Bikes (#/hr)						
Peak Hour Factor	0.97	0.97	0.97	0.97	0.97	0.97
Growth Factor	100%	100%	100%	100%	100%	100%
Heavy Vehicles (%)	2%	2%	4%	4%	2%	2%
Bus Blockages (#/hr)	0	0	0	0	0	0
Parking (#/hr)						
Mid-Block Traffic (%)		0%	0%		0%	
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	417	242	0	46	0
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	15	390	175	60	35	10
Future Vol, veh/h	15	390	175	60	35	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	0	-	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	2	2	4	4	2	2
Mvmt Flow	15	402	180	62	36	10

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	242	0	-	0	644	211
Stage 1	-	-	-	-	211	-
Stage 2	-	-	-	-	433	-
Critical Hdwy	4.12	-	-	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1324	-	-	-	437	829
Stage 1	-	-	-	-	824	-
Stage 2	-	-	-	-	654	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1324	-	-	-	431	829
Mov Cap-2 Maneuver	-	-	-	-	431	-
Stage 1	-	-	-	-	812	-
Stage 2	-	-	-	-	654	-

Approach	EB	WB	SB
HCM Ctrl Dly, s/v	0.29	0	13.26
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	67	-	-	-	482
HCM Lane V/C Ratio	0.012	-	-	-	0.096
HCM Ctrl Dly (s/v)	7.8	0	-	-	13.3
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.3

ELECTRICAL SHEET INDEX

Sheet Number	Sheet Name
E-A-00-0	ELECTRICAL SHEET INDEX
E-A-01-1	ELECTRICAL LEGEND, NOTES AND ABBREVIATIONS
E-C-016-1	SITE PLANS AREA NORTH PHOTOMETRICS
E-J-01-0	LIGHTING FIXTURE SCHEDULE
Grand total: 4	

BURNS McDONNELL

9400 Ward Parkway
Kansas City, MO 64114
www.burnsmcd.com

REGISTRATION #: 1308-11

Microsoft

MKE54-59
DATA CENTER

12023 Durand Ave. Mt Pleasant, WI 53117

Design	WILLIAM SCHAUMANN
Drawn	MICHAEL HABIB
Checked	JASON PHAM
Date	15 DEC 2025
BMcD Project No.	190714
M.S. Project No.	P: 21580

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Revisions

No.	Date	Description
00	15 DEC 2025	MKE54-59 SITE PLAN IFP

Registration

WISCONSIN
JASON PHAM
E-101159-6
HOUSTON, TX
PROFESSIONAL ENGINEER
12/12/2025

Sector Key Plan

N

Bar Code

Package
MKE54-59

Sheet Title/Number

ELECTRICAL SHEET INDEX

MKE54-59
E-A-00-0

E-A-00-0

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(5 U.S.C. §552 (b)(4)) AND WISCONSIN'S PUBLIC RECORDS LAW (Wis. Stat. §§ 19.31–19.39)

ELECTRICAL LEGEND

Symbol	Description
— — —	CONDUIT RUN CONCEALED
———	CONDUIT RUN EXPOSED
———	CONDUIT DIRECT BURIED IN EARTH
—DB—	CONDUIT DUCT BANK ENCASED IN CONCRETE
#WW	WIREWAY, # INDICATES SIZE
#BW	BUSWAY, # INDICATES BUS AMPACITY
—WM—	WIREMOLD, TYPE AS INDICATED
#XX, G, N, H	HOME RUN. HASH MARKS INDICATE QTY OF WIRE, "XX" INDICATES SIZE OF WIRE. UNMARKED WIRES INDICATE #12 AWG
XX # x,y	LIGHTING FIXTURE - "#" INDICATES CIRCUIT NUMBER, "XX" INDICATES FIXTURE TYPE (SEE FIXTURE SCHEDULE ON DRAWING E-J-01), & "x,y" INDICATES SWITCH CONTROL OF FIXTURE. POSITIONING OF "#", "XX", "x,y", ARE TO BE DEPENDENT UPON ORIENTATION OF LIGHT FIXTURE AND/OR POSITIONING OF LIGHT FIXTURE RELATIVE TO OTHER LIGHT FIXTURES AND THEIR CORRESPONDING TAGS.
	LIGHTING FIXTURE ON LIFE SAFETY EMERGENCY CIRCUIT
	LIGHTING FIXTURE (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
	WALL MOUNTED LIGHTING FIXTURE (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
	EMERGENCY BATTERY PACK (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
#	CEILING MOUNTED EXIT LIGHT (SEE FIXTURE SCHEDULE ON DRAWING E-J-01). DIRECTIONAL ARROWS AS INDICATED ON PLANS. "#" INDICATES CIRCUIT NUMBER.
#	WALL MOUNTED EXIT LIGHT (SEE FIXTURE SCHEDULE ON DRAWING E-J-0-1). DIRECTIONAL ARROWS AS INDICATED ON PLANS. "#" INDICATES CIRCUIT NUMBER.
XX	LIGHTING CONTROL DEVICE. "XX" INDICATES THE FOLLOWING: PC INDICATES PHOTOCELL OS INDICATES OCCUPANCY SENSOR ARROWS INDICATE SENSING DIRECTION
$"X"	LIGHTING SWITCH, BLANK INDICATES SINGLE POLE SINGLE THROW. "X" INDICATES THE FOLLOWING: T = DIGITAL TIMER SWITCH. OS = OCCUPANCY SENSOR SWITCH LV = LOW VOLTAGE SWITCH 3 = 3-WAY SWITCH D = LOW VOLTAGE DIMMER a = SWITCH DESIGNATION WP = WEATHERPROOF COVER
	HATCHING INDICATES DEVICE SHALL BE DEMOLISHED
	PLENUM ZONE
	SITE LIGHTING (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
	EMERGENCY LIGHTING FIXTURE
	NOT IN SCOPE
	DUPLEX RECEPTACLE NEMA 5-20R
GFCI	DUPLEX RECEPTACLE NEMA 5-20R GFCI = GROUND FAULT CIRCUIT INTERRUPTER
	DUPLEX RECEPTACLE NEMA 5-20R, CONTROLLED VIA LIGHTING SYSTEM
	FURNITURE SYSTEMS MOUNTED, QUADRUPLEX RECEPTACLE BY FURNITURE VENDOR
	FURNITURE SYSTEMS MOUNTED, QUADRUPLEX RECEPTACLE BY FURNITURE VENDOR, CONTROLLED VIA LIGHTING SYSTEM
	DUPLEX RECEPTACLE NEMA 5-20R, UPS
	DOUBLE DUPLEX RECEPTACLE, UPS
	FLOOR BOX WITH FLUSH MOUNTED DEVICE, UPS
	DOUBLE DUPLEX RECEPTACLE
	FLOOR BOX WITH FLUSH MOUNTED DEVICE
CLNG	CEILING MOUNTED DUPLEX RECEPTACLE
	L6-30R RECEPTACLE, TWIST-LOCK, 30A
	L6-30R RECEPTACLE, TWIST-LOCK, 30A, UPS
	L5-20R RECEPTACLE, TWIST-LOCK, 20A
	L5-20R RECEPTACLE, TWIST-LOCK, 20A, UPS
	CAPPED CONDUIT
J	JUNCTION BOX / EQUIPMENT CONNECTION
M	1-PHASE MOTOR CONNECTION
M	3-PHASE MOTOR CONNECTION
	NON-FUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH, FUSE SIZE AS SHOWN
	ENCLOSED CIRCUIT BREAKER, SIZE AS SHOWN
	MAGNETIC STARTER
	COMBINATION MAGNETIC STARTER (NEMA-1 MIN) FUSED DISCONNECT WITH H.OA. PILOT LIGHT
	MANUAL MOTOR STARTER, TOGGLE TYPE, WITH THERMAL OVERLOAD DEVICE
P	POWER POLE
	CONTROL STATION, TYPE AS INDICATED OR NOTED
	PANELBOARD (SIZED TO SCALE)
T1	POWER TRANSFORMER (SIZED TO SCALE)
	GROUND ROD
	GROUNDING TEST WELL
	GROUND BONDING POINT TO STEEL STRUCTURE, REBAR, PIPE, ETC.
	GROUNDING CONNECTION (TYPE AS SHOWN OR NOTED)
— — — —	BARE COPPER GROUND CONDUCTOR, SIZE AS SHOWN
	GROUND BAR
	GROUND PIGTAIL FOR CONNECTION TO EQUIPMENT AS INDICATED ON DRAWINGS
	ELECTRICAL EQUIPMENT WITH HOUSEKEEPING PAD
	CABLE BUS. RATING AS NOTED

SYMBOL	EQUIPMENT CONNECTION
	EQUIPMENT CONNECTION
M	MOTOR CONNECTION
	FUSE
	NON-FUSED DISCONNECT SWITCH (MCS DENOTES MOLDED CASE SWITCH)
	FUSED DISCONNECT SWITCH
XXXAT XXXAF	CIRCUIT BREAKER OR SWITCH - XXX AMP TRIP, XXX AMP FRAME, AIC AS SHOWN, (LSI INDICATES ADJUSTABLE LONG, SHORT, AND INSTANTANEOUS SETTINGS, 4 POLE WHERE NOTED)
XXXAT XXXAF	DRAWOUT CIRCUIT BREAKER - XXX AMP TRIP, XXX AMP FRAME, AIC AS SHOWN, (LSI INDICATES ADJUSTABLE LONG, SHORT, & INSTANTANEOUS SETTINGS)
52 EO	DRAWOUT MEDIUM VOLTAGE POWER CIRCUIT BREAKER (52-ANSI STANDARD NUMBER, EO=ELECTRICALLY OPERATED)
52 EO	FIXED MEDIUM VOLTAGE POWER CIRCUIT BREAKER (52-ANSI STANDARD NUMBER, EO=ELECTRICALLY OPERATED)
	3 L.A. OR SURGE ARRESTER AS INDICATED
	SNUBBER CIRCUIT
RELAY	MEDIUM VOLTAGE PROTECTION RELAY SEE DWG E-I-09-0 FOR PROTECTION FUNCTIONS AND SETTINGS.
SPD	SURGE PROTECTIVE DEVICE
HRG	HIGH RESISTANCE GROUND
VFD	VARIABLE FREQUENCY DRIVE
	TRANSFORMER - KVA, PRIMARY AND SECONDARY VOLTAGE, CONNECTIONS, K-RATING, AND SHIELD AS INDICATED OR SPECIFIED.
S1 S2	AUTOMATIC TRANSFER SWITCH WHERE INDICATED, S1= SOURCE 1, PREFERRED S2= SOURCE 2, ALTERNATE
XXXA MCB	PANELBOARD - RATING AS SHOWN ON PANEL SCHEDULES, MCB = MAIN CIRCUIT BREAKER, MLO = MAIN LUGS ONLY
G	GENERATOR
PM#	PM - POWER METER, # DENOTES TYPE
	POTENTIAL TRANSFORMER
K	KEYED INTERLOCK
ST	SHUNT TRIP
####	"####" INDICATES AVAILABLE FAULT IN AMPS AT BUS
KS	KEY SWITCH
AVD, AVD ##	AVD - ABSENCE OF VOLTAGE DETECTOR, ## INDICATES DEVICE NUMBER
CT RATIO: ####: 5	CT - CURRENT TRANSFORMER, #### INDICATES CT RATIO
FGS ##	FGS - FEEDER GROUNDING SWITCH, ## INDICATES DEVICE NUMBER
ATS, M	HVAC EQUIPMENT WITH INTEGRAL ATS (OR VFD)

ABBREVIATIONS

ABB	DESCRIPTION
1P	1 POLE (2P, 3P, 4P, ETC.)
A	AMMETER, AMPERE
AC	ABOVE COUNTER, AIR CONDITIONER
ACLG	ABOVE CEILING
ADO	AUTOMATIC DOOR OPENER
AF	AMPERE FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AHF	ACTIVE HARMONIC FILTER
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
ALT	ALTERNATE
AMP	AMPERE, AMPACITY, AMPLIFIER
ANN	ANNUNCIATOR
ARCH	ARCHITECT, ARCHITECTURAL
AS	AMMETER SWITCH
AT	AMPERE TRIP
ATB	AUTOMATIC TRANSFER BREAKERS
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVD	ABSENCE OF VOLTAGE DETECTOR
AWG	AMERICAN WIRE GAUGE
AZ	AVAILABILITY ZONE
BB	BATTERY BREAKER
BC	BARE COPPER
BLDG	BUILDING
BMS	BUILDING MANAGEMENT SYSTEM
BOC	BOTTOM OF CONDUIT
BOT	BOTTOM OF TRAY
BKR	BREAKER
C	CONDUIT
CAT	CATALOG
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CE	CELL
CF	CUBIC FEET
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CKT	CIRCUIT
CLG	CEILING
CONT	CONTINUATION OR CONTINUOUS
CP	CONTROL PANEL
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CTR	CENTER
CU	COPPER
DB	DUCT BANK
DC	DIRECT CURRENT
DEPT	DEPARTMENT
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
DS	SAFETY DISCONNECT SWITCH
DT	DOUBLE THROW
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
E.O.	ELECTRICALLY OPERATED
EOL	END OF LIFE
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EWSD	EARLY WARNING SMOKE DETECTION
EXIST	EXISTING
FA	FIRE ALARM
FABP	FIRE ALARM BOOSTER POWER SUPPLY PANEL
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FCU	FAN COIL UNIT
FGS	FEEDER GROUNDING SWITCH
FLISR	FAULT LOCATION, ISOLATION, AND SERVICE RESTORATION
FLR	FLOOR
FU	FUSE
FUDS	FUSED SAFETY DISCONNECT SWITCH
G/GRD/GND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR OR GENERAL CONTROLLER
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTOR
GRC	GALVANIZED RIGID CONDUIT
HH	HANDHOLE
HID	HIGH-INTENSITY DISCHARGE
HOA	HAND-OFF-AUTO
HORIZ	HORIZONTAL
HP	HORSEPOWER
HPF	HIGH POWER FACTOR
HT	HEIGHT
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
ICCB	INSULATED CASE CIRCUIT BREAKER
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
INV	INVERTER
IR	INFRARED
I/O	INPUT-OUTPUT
IOB	INVERTER OUTPUT BREAKER
JB	JUNCTION BOX
KV	KILOVOLT
KVA	KILOVOLT-AMPERE
KVAR	KILOVOLT-AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LA	LIGHTNING ARRESTOR
LAHJ	LOCAL AUTHORITY HAVING JURISDICTION
LAN	LOCAL AREA NETWORK
LC	LIGHTING CONTRACTOR
LP	LIGHTING PANEL
LTG	LIGHTING
LV	LOW VOLTAGE
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCCB	MOLDED CASE CIRCUIT BREAKER
MCS	MOLDED CASE SWITCH
MFR	MANUFACTURER
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MMS	MANUAL MOTOR STARTER
MOA	MULTIOUTLET ASSEMBLY
MSP	MOTOR STARTER PANELBOARD
MT,MTD	MOUNT, MOUNTED
MTS	MANUAL TRANSFER SWITCH
MZ	MAINTENANCE ZONE
N.C.	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NG	NATURAL GAS
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
NTS	NOT TO SCALE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVERHEAD
OL	OVERLOAD RELAY
OS	OCCUPANCY SENSOR
PA	PUBLIC ADDRESS
PB	PULL BOX, PUSHBUTTON
PC	PHOTOCELL
PEMB	PRE-ENGINEERED METAL BUILDING
PF	POWER FACTOR
PH	PHASE
PIV	POST INDICATING VALVE
PNL	PANEL
PP	POWER POLE
PR	PAIR
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE (CONDUIT)
PWR	POWER
QTY	QUANTITY
RCPT	RECEPTACLE
REQD	REQUIRED
RIB	RECTIFIER INPUT BREAKER
RM	ROOM
RSC	RIGID STEEL CONDUIT
RTU	ROOF TOP UNIT
SBB	STATIC BYPASS BREAKER
SEC	SECONDARY
SIB	STRUCTURAL ISOLATION BREAK
SIM	SIMILAR
SKRU	SOLENOID KEY RELEASE UNIT
SLV	SPECIALTY LOW VOLTAGE
SPEC	SPECIFICATION
SP	SPARE
SPD	SURGE PROTECTIVE DEVICE
SR	SURFACE RACEWAY
SS	STAINLESS STEEL
STD	STANDARD
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
SYM	SYMMETRICAL
TEL	TELEPHONE
TEL/DATA	TELEPHONE/DATA
TL	TWIST LOCK
TOC	TOP OF CONDUIT
TR	TAMPER RESISTANT
T-STAT	THERMOSTAT
TV	TELEVISION
TYP	TYPICAL
UC	UNDER COUNTER
UE	UNDERGROUND ELECTRICAL
UG	UNDERGROUND
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
UT	UNDERGROUND TELEPHONE
UV	UNIT VENTILATOR OR ULTRAVIOLET
V	VOLT
VA	VOLT-AMPERES
VFD	VARIABLE FREQUENCY DRIVE
W	WATT, WIRE
WG	WIRE GUARD
W/O	WITHOUT
WP	WEATHERPROOF
XFMR	TRANSFORMER
XFR	TRANSFER
XP	EXPLOSION PROOF

25KV, 3Φ, 3W+G MEDIUM VOLTAGE		AMP
MV1	10 SETS OF 3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#400KCMIL CU GND IN (10) 6" CONDUITS + (2) SPARE 6" CONDUITS	2713A (117MVA)
MV2	5 SETS OF 3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#250KCMIL CU GND IN (5) 6" CONDUITS + (1) SPARE 6" CONDUIT	1623A (70MVA)
MV3	3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU GND IN (1) 6" CONDUIT + (1) SPARE 6" CONDUIT	395A
MV4	3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU GND IN (1) 6" CONDUIT + (1) SPARE 6" CONDUIT	465A (20MVA)

25KV, 3Φ, 3W+G MEDIUM VOLTAGE OVERHEAD IN CONDUIT		AMP
MV-OH-1	3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU G IN 6" RMC	395A
MV-OH-2	3 - 1/C 350KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU G IN 5" RMC	395A
MV-OH-3	3 - 1/C 350KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU G IN 5" RMC	465A (20MVA)

EQUIPMENT TAG NAMING STANDARD

XXXXX EXAMPLE:

XXXXX-COLO1-ELEC1-MSB01

- PRIMARY DEVICE ID
- BUILDING SUBSECTOR(CELL #)
- BUILDING SECTOR(COLO #)
- BUILDING IDENTIFIER
- CAMPUS

EQUIPMENT TYPE:

ADP	ANCILLARY DISTRIBUTION PANEL
AHF	ACTIVE HARMONIC FILTER
AHU	AIR HANDLING UNIT
ATS	AUTOMATIC TRANSFER SWITCH
BAT	BATTERY
BB	BATTERY BREAKER
BC	BATTERY CHARGER
BS	BATTERY STRING
BCB	BATTERY CIRCUIT BREAKER
BCM	BRANCH CIRCUIT MONITOR UNIT
BMS	BATTERY MONITORING SYSTEM
BSW	BUSWAY
BT	BELLY TANK
BVS	BATTERY VALIDATION SYSTEM
CEI	CRITICAL ENVIRONMENT INSTRUMENTATION
CLI	CENTRAL BATTERY INVERTERS
DSW	DISCONNECT
DP	DISTRIBUTION PANELBOARD
DPM	DIGITAL POWER METER
DT	DAY TANK
DTLCP	DAY TANK LOCAL CONTROL PANEL
EIP	EXTERNAL INSTRUMENTATION PANEL
ELP	EMERGENCY LIGHTING PANEL
ENG	ENGINE
EPM	ELECTRICAL POWER METER
EPMS	ELECTRICAL POWER MANAGEMENT SYSTEM
EPO	EMERGENCY POWER OFF PANEL
FCB	FEEDER CIRCUIT BREAKER
FCP	FIRE ALARM CONTROL PANEL
FWS	FEEDER SWITCH
GB	GENERATOR BREAKER
GEN	GENERATOR
GENCON	GENERATOR CONTROLLER LINEUP
GPC	GENERATOR PACKAGE ENCLOSURE
GFB	GENERATOR POWER FEEDER BREAKER
GFCI	GROUND FAULT RECEPTACLES
GM	GENERATOR MAIN
HRG	HIGH RESISTANCE GROUNDING
HT	HEAT TRACE
HTP	HEAT TRACE PANEL
HTR	HEATER
HVAC	HVAC POWER PANEL
IB	ISOLATION BREAKER
IOB	INVERTER OUTPUT BREAKER
LDB	LOAD BANK
LBB	LOAD BANK BREAKER
LBS	LOAD BANK SWITCHBOARD
LBT	LOAD BANK TERMINAL
LCP	LIGHTING CONTROL PANEL
LDP	LIGHTING DISTRIBUTION PANEL
LP	LIGHTING PANEL DISCONNECT
LVS	LOW VOLTAGE SWITCHBOARD
MCB	MAIN CIRCUIT BREAKER
MBB	MAINTENANCE BYPASS BREAKER
MCC	MOTOR CONTROL PANEL
MCP	MASTER CONTROL PANEL
MDP	MAIN DISTRIBUTION PANEL
MDS	MAIN DISTRIBUTION SWITCHBOARD
MF	MAINTENANCE FEEDER
MIB	MAINTENANCE ISOLATION BREAKER
MOD	UPS MODULE
MSW	MAIN SWITCH
MSB	MAIN SWITCHBOARD
MTS	MANUAL TRANSFER SWITCH
NFB	NORMAL POWER FEEDER BREAKER
NGR	NEUTRAL GROUND RESISTOR
NM	NORMAL UTILITY POWER MAIN
NLP	NORMAL LIGHTING PANEL
PDU	POWER DISTRIBUTION UNIT
PML	POWER MONITORING
PMM	POWER MANAGEMENT MODULE
PNL	PANELBOARD
RIB	RECTIFIER INPUT BREAKER
RLY	PROTECTIVE (MANAGEMENT) RELAY
RP	RECEPTACLE PANEL
RPP	REMOTE POWER PANEL
RPU	ROTARY POWER UNIT
SAC	SURGE ARRESTOR CABINET
SBB	STATIC BYPASS BREAKER
SPD	SURGE PROTECTIVE DEVICE
SSB	STATIC SWITCH BREAKER
SSP	SERVICE DISCONNECT PANEL
STS	STATIC TRANSFER SWITCH
SUB	SUBSTATION
TCB	TIE CIRCUIT BREAKER
TCP	TRANSFER CONTROL PANEL
TP	TRANSFORMER DISCONNECT
TSW	TIE SWITCH
UDP	UPS DISTRIBUTION PANELBOARD
UDS	UPS DISTRIBUTION SWITCHBOARD
UH	UNIT HEATER
UIO	UPS INPUT/OUTPUT BOARD
UIP	UPS INPUT PANEL
UP	UTILITY DISCONNECT
UOB	UPS OUTPUT BREAKER
UOP	UPS OUTPUT PANEL
ULS	UTILITY LOOP SWITCHGEAR
UMS	UTILITY MAIN SWITCHGEAR
UPM	UTILITY PAD-MOUNT SWITCHGEAR
UPS	UNINTERRUPTIBLE POWER SUPPLY
URS	UTILITY RESERVE SWITCHGEAR
USS	UTILITY SERVICE SWITCH
UTS	UTILITY TRANSFER SWITCHGEAR
VFD	VARIABLE FREQUENCY DRIVE
XFM	TRANSFORMER

3Φ, 4W+G (5 WIRES TOTAL)

CKT	TRAY CABLE (CU)	AMP
[A4-TC]	[4/C 4#12 & 1#12 G IN TRAY]	20A
[B4-TC]	[4/C 4#10 & 1#10 G IN TRAY]	30A
[C4-TC]	[4/C 4#8 & 1#10 G IN TRAY]	40A
[D4-TC]	[4/C 4#6 & 1#10 G IN TRAY]	50A
[E4-TC]	[4/C 4#4 & 1#10 G IN TRAY]	60A
[F4-TC]	[4/C 4#4 & 1#8 G IN TRAY]	70A
[G4-TC]	[4/C 4#3 & 1#8 G IN TRAY]	80A
[H4-TC]	[4/C 4#2 & 1#8 G IN TRAY]	90A
[J4-TC]	[4/C 4#1 & 1#8 G IN TRAY]	100A
[K4-TC]	[4/C 4#1/0 & 1#6 G IN TRAY]	150A
[L4-TC]	[4/C 4#2/0 & 1#6 G IN TRAY]	175A
[M4-TC]	[4/C 4#3/0 & 1#6 G IN TRAY]	200A
[N4-TC]	[4/C 4#4/0 & 1#4 G IN TRAY]	225A
[P4-TC]	[4/C 4#250 & 1#4 G IN TRAY]	250A
[Q4-TC]	[4/C 4#350 & 1#4 G IN TRAY]	300A
[R4-TC]	[4/C 4#600 & 1#3 G IN TRAY]	400A
[S4-TC]	2 ea. [4/C 4#350] & 1#1 G IN TRAY	600A
[T4-TC]	2 ea. [4/C 4#600] & 1#1/0 G IN TRAY	800A
[U4-TC]	3 ea. [4/C 4#500] & 1#2/0 G IN TRAY	1000A
[V4-TC]	3 ea. [4/C 4#600] & 1#3/0 G IN TRAY	1200A
[W4-TC]	4 ea. [4/C 4#600] & 1#4/0 G IN TRAY	1600A
[X4-TC]	5 ea. [4/C 4#600] & 1#250 G IN TRAY	2000A
[Y4-TC]	8 ea. [4/C 4#500] & 1#500 G IN TRAY	3000A
[Z4-TC]	10 ea. [4/C 4#600] & 1#500 G IN TRAY	4000A

3Φ, 4W+G (5 WIRES TOTAL)

CKT	TRAY CABLE (AL)	
[P4A-TC]	[4/C 4#350 & 1#2 G IN TRAY]	250A
[Q4A-TC]	[4/C 4#500 & 1#2 G IN TRAY]	300A
[R4A-TC]	2 ea. [4/C 4#250] & 1#1 G IN TRAY	400A
[S4A-TC]	2 ea. [4/C 4#500] & 1#2/0 G IN TRAY	600A
[T4A-TC]	3 ea. [4/C 4#500] & 1#3/0 G IN TRAY	800A
[U4A-TC]	4 ea. [4/C 4#350] & 1#4/0 G IN TRAY	1000A
[V4A-TC]	4 ea. [4/C 4#500] & 1#250 G IN TRAY	1200A
[W4A-TC]	5 ea. [4/C 4#600] & 1#350 G IN TRAY	1600A
[X4A-TC]	6 ea. [4/C 4#600] & 1#500 G IN TRAY	2000A
[Y4A-TC]	9 ea. [4/C 4#600] & 1#600 G IN TRAY	3000A
[Z4A-TC]	12 ea. [4/C 4#600] & 1#750 G IN TRAY	4000A

CIRCUIT LEGENDS

1Φ, 2W+G (3 WIRES TOTAL)

CKT	CONDUIT AND WIRE(CU)	AMP
[AA2]	[2#12 & 1#12 G IN 3/4"C]	15A
[A2]	[2#12 & 1#12 G IN 3/4"C]	20A
[B2]	[2#10 & 1#10 G IN 3/4"C]	30A
[C2]	[2#8 & 1#10 G IN 3/4"C]	40A
[D2]	[2#6 & 1#10 G IN 3/4"C]	50A
[E2]	[2#4 & 1#10 G IN 3/4"C]	60A
[F2]	[2#4 & 1#8 G IN 3/4"C]	70A
[G2]	[2#3 & 1#8 G IN 1"C]	80A
[H2]	[2#2 & 1#8 G IN 1"C]	90A
[J2]	[2#1 & 1#8 G IN 1"C]	100A
[K2]	[2#1/0 & 1#6 G IN 1"C]	150A
[L2]	[2#2/0 & 1#6 G IN 1"C]	175A
[M2]	[2#3/0 & 1#6 G IN 1"C]	200A
[N2]	[2#4/0 & 1#4 G IN 1"C]	225A

3Φ, 3W+G (4 WIRES TOTAL)

CKT	CONDUIT AND WIRE(CU)	AMP
[A3]	[3#12 & 1#12 G IN 3/4"C]	20A
[B3]	[3#10 & 1#10 G IN 3/4"C]	30A
[C3]	[3#8 & 1#10 G IN 3/4"C]	40A
[D3]	[3#6 & 1#10 G IN 3/4"C]	50A
[E3]	[3#4 & 1#10 G IN 3/4"C]	60A
[F3]	[3#4 & 1#8 G IN 1"C]	70A
[G3]	[3#3 & 1#8 G IN 1-1/4"C]	80A
[H3]	[3#2 & 1#8 G IN 1-1/4"C]	90A
[J3]	[3#1 & 1#8 G IN 1-1/4"C]	100A
[K3]	[3#1/0 & 1#6 G IN 1-1/2"C]	150A
[L3]	[3#2/0 & 1#6 G IN 1-1/2"C]	175A
[M3]	[3#3/0 & 1#6 G IN 2"C]	200A
[N3]	[3#4/0 & 1#4 G IN 2"C]	225A
[P3]	[3#250KCM & 1#4 G IN 2"C]	250A
[Q3]	[3#350KCM & 1#4 G IN 2-1/2"C]	300A
[R3]	[3#600KCM & 1#3 G IN 3"C]	400A
[S3]	2 ea. [3#350KCM & 1#1 G IN 2-1/2"C]	600A
[T3]	2 ea. [3#600KCM & 1#1/0 G IN 3"C]	800A
[U3]	3 ea. [3#500KCM & 1#2/0 G IN 3"C]	1000A
[V3]	3 ea. [3#600KCM & 1#3/0 G IN 3-1/2"C]	1200A
[W3]	4 ea. [3#600KCM & 1#4/0 G IN 3-1/2"C]	1600A
[X3]	5 ea. [3#600KCM & 1#250KCM G IN 3.5"C]	2000A
[Y3]	8 ea. [3#500KCM & 1#400KCM G IN 3.5"C]	3000A
[Z3]	10 ea.[3#600KCM & 1#500KCM G IN 3.5"C]	4000A
CKT	CONDUIT AND WIRE(AL)	AMP
[P3A]	[3#350KCM & 1#2 G IN 2-1/2"C]	250A
[Q3A]	[3#500KCM & 1#2 G IN 2-1/2"C]	300A
[R3A]	2 ea. [3#250KCM & 1#1 G IN 2-1/2"C]	400A
[S3A]	2 ea. [3#500KCM & 1#2/0 G IN 3"C]	600A
[T3A]	3 ea. [3#500KCM & 1#3/0 G IN 3"C]	800A
[U3A]	3 ea. [3#600KCM & 1#4/0 G IN 3-1/2"C]	1000A
[V3A]	4 ea. [3#500KCM & 1#250KCM G IN 3.5"C]	1200A
[W3A]	5 ea. [3#600KCM & 1#350KCM G IN 3.5"C]	1600A
[X3A]	6 ea. [3#600KCM & 1#400KCM G IN 3.5"C]	2000A
[Y3A]	9 ea. [3#600KCM & 1#600KCM G IN 3.5"C]	3000A
[Z3A]	12 ea.[3#600KCM & 1#750KCM G IN 4"C]	4000A

3Φ, 4W+G (5 WIRES TOTAL)

CKT	CONDUIT AND WIRE(CU)	AMP
[A4]	[4#12 & 1#12 G IN 3/4"C]	20A
[B4]	[4#10 & 1#10 G IN 3/4"C]	30A
[C4]	[4#8 & 1#10 G IN 3/4"C]	40A
[D4]	[4#6 & 1#10 G IN 1"C]	50A
[E4]	[4#4 & 1#10 G IN 1"C]	60A
[F4]	[4#4 & 1#8 G IN 1-1/4"C]	70A
[G4]	[4#3 & 1#8 G IN 1-1/4"C]	80A
[H4]	[4#2 & 1#8 G IN 1-1/4"C]	90A
[J4]	[4#1 & 1#8 G IN 1-1/4"C]	100A
[K4]	[4#1/0 & 1#6 G IN 2"C]	150A
[L4]	[4#2/0 & 1#6 G IN 2"C]	175A
[M4]	[4#3/0 & 1#6 G IN 2"C]	200A
[N4]	[4#4/0 & 1#4 G IN 2-1/2"C]	225A
[P4]	[4#250KCM & 1#4 G IN 2-1/2"C]	250A
[Q4]	[4#350KCM & 1#4 G IN 3"C]	300A
[R4]	[4#600 & 1#3 G IN 3-1/2"C]	400A
[S4]	2 ea. [4#350KCM & 1#1 G IN 3"C]	600A
[T4]	2 ea. [4#600KCM & 1#1/0 G IN 3-1/2"C]	800A
[U4]	3 ea. [4#500KCM & 1#2/0 G IN 3-1/2"C]	1000A
[V4]	3 ea. [4#600KCM & 1#3/0 G IN 3"C]	1200A
[W4]	4 ea. [4#600KCM & 1#4/0 G IN 4"C]	1600A
[X4]	5 ea. [4#600KCM & 1#250KCM G IN 4"C]	2000A
[Y4]	8 ea. [4#500KCM & 1#400KCM G IN 5"C]	3000A
[Z4]	10 ea.[4#600KCM & 1#500KCM G IN 6"C]	4000A
CKT	CONDUIT AND WIRE(AL)	AMP
[P4A]	[4#350KCM & 1#2 G IN 2-1/2"C]	250A
[Q4A]	[4#500KCM & 1#2 G IN 3"C]	300A
[R4A]	2 ea. [4#250KCM & 1#1 G IN 3-1/2"C]	400A
[S4A]	2 ea. [4#500KCM & 1#2/0 G IN 3"C]	600A
[T4A]	3 ea. [4#500KCM & 1#3/0 G IN 3-1/2"C]	800A
[U4A]	3 ea. [4#600KCM & 1#4/0 G IN 3-1/2"C]	1000A
[V4A]	4 ea. [4#500KCM & 1#250KCM G IN 3.5"C]	1200A
[W4A]	5 ea. [4#600KCM & 1#350KCM G IN 4"C]	1600A
[X4A]	6 ea. [4#600KCM & 1#500KCM G IN 4"C]	2000A
[Y4A]	9 ea. [4#600KCM & 1#600KCM G IN 5"C]	3000A
[Z4A]	12 ea.[4#600KCM & 1#750KCM G IN 6"C]	4000A

3Φ, 3W+G (4 WIRES TOTAL)

CKT	TRAY CABLE (CU)	AMP
[A3-TC]	[3/C 3#12 & 1#12 G IN TRAY]	20A
[B3-TC]	[3/C 3#10 & 1#10 G IN TRAY]	30A
[C3-TC]	[3/C 3#8 & 1#10 G IN TRAY]	40A
[D3-TC]	[3/C 3#6 & 1#10 G IN TRAY]	50A
[E3-TC]	[3/C 3#4 & 1#10 G IN TRAY]	60A
[F3-TC]	[3/C 3#4 & 1#8 G IN TRAY]	70A
[G3-TC]	[3/C 3#3 & 1#8 G IN TRAY]	80A
[H3-TC]	[3/C 3#2 & 1#8 G IN TRAY]	90A
[J3-TC]	[3/C 3#1 & 1#8 G IN TRAY]	100A
[K3-TC]	[3/C 3#1/0 & 1#6 G IN TRAY]	150A
[L3-TC]	[3/C 3#2/0 & 1#6 G IN TRAY]	175A
[M3-TC]	[3/C 3#3/0 & 1#6 G IN TRAY]	200A
[N3-TC]	[3/C 3#4/0 & 1#4 G IN TRAY]	225A
[P3-TC]	[3/C 3#250 & 1#4 G IN TRAY]	250A
[Q3-TC]	[3/C 3#350 & 1#4 G IN TRAY]	300A
[R3-TC]	[3/C 3#600 & 1#3 G IN TRAY]	400A
[S3-TC]	2 ea. [3/C 3#350] & 1#1 G IN TRAY	600A
[T3-TC]	2 ea. [3/C 3#600] & 1#1/0 G IN TRAY	800A
[U3-TC]	3 ea. [3/C 3#500] & 1#2/0 G IN TRAY	1000A
[V3-TC]	3 ea. [3/C 3#600] & 1#3/0 G IN TRAY	1200A
[W3-TC]	4 ea. [3/C 3#600] & 1#4/0 G IN TRAY	1600A
[X3-TC]	5 ea. [3/C 3#600] & 1#250 G IN TRAY	2000A
[Y3-TC]	8 ea. [3/C 3#500] & 1#500 G IN TRAY	3000A
[Z3-TC]	10 ea. [3/C 3#600] & 1#500 G IN TRAY	4000A

3Φ, 3W+G (4 WIRES TOTAL)

CKT	TRAY CABLE (AL)	
[P3A-TC]	[3/C 3#350 & 1#2 G IN TRAY]	250A
[Q3A-TC]	[3/C 3#500 & 1#2 G IN TRAY]	300A
[R3A-TC]	2 ea. [3/C 3#250] & 1#1 G IN TRAY	400A
[S3A-TC]	2 ea. [3/C 3#500] & 1#2/0 G IN TRAY	600A
[T3A-TC]	3 ea. [3/C 3#500] & 1#3/0 G IN TRAY	800A
[U3A-TC]	4 ea. [3/C 3#350] & 1#4/0 G IN TRAY	1000A
[V3A-TC]	4 ea. [3/C 3#500] & 1#250 G IN TRAY	1200A
[W3A-TC]	5 ea. [3/C 3#600] & 1#350 G IN TRAY	1600A
[X3A-TC]	6 ea. [3/C 3#600] & 1#500 G IN TRAY	2000A
[Y3A-TC]	9 ea. [3/C 3#600] & 1#600 G IN TRAY	3000A
[Z3A-TC]	12 ea. [3/C 3#600] & 1#750 G IN TRAY	4000A

208Y/120V, 3Φ, 4W+G TRANSFORMER SECONDARY

CKT	CONDUIT AND WIRE(CU)	AMP
[15L]	[4#4 & 1#8 G IN 1"C]	60A
[30L]	[4#1 & 1#6 G IN 1-1/2"C]	100A
[45L]	[4#1/0 & 1#6 G IN 2"C]	150A
[75L]	[4#250KCM & 1#2 G IN 2-1/2"C]	250A
[112L]	[4#600KCM & 1#1/0 G IN 3-1/2"C]	400A
[150L]	2 ea. [4#350KCM & 1#2/0 G IN 3"C]	600A
[225L]	2 ea. [4#600KCM & 1#3/0 G IN 3-1/2"C]	800A
[300L]	3 ea. [4#600KCM & 1#3/0 G IN 4"C]	1200A

480Y/277V, 3Φ, 4W+G TRANSFORMER SECONDARY

CKT	CONDUIT AND WIRE(CU)	AMP
[15H]	[4#10 & 1#8 G IN 1"C]	25A
[30H]	[4#6 & 1#8 G IN 1"C]	50A
[45H]	[4#4 & 1#8 G IN 1-1/4"C]	70A
[75H]	[4#1/0 & 1#6 G IN 2"C]	125A
[112H]	[4#2/0 & 1#4 G IN 2"C]	175A
[150H]	[4#4/0 & 1#2 G IN 2-1/2"C]	230A
[225H]	[4#600KCM & 1#1/0 G IN 3-1/2"C]	400A
[300H]	2 ea. [4#250KCM & 1#2/0 G IN 3"C]	500A

GENERAL NOTES:

A. THIS IS A STANDARD LEGEND SHEET. SOME SYMBOLS OR ABBREVIATIONS APPEAR ON THIS SHEET AND NOT ON PROJECT DRAWINGS.

B. UNLESS NOTED OTHERWISE, MOUNTING SHALL BE PER SPECIFICATIONS WITH ELEVATIONS AS CENTERLINE ELEVATIONS.

C. CONDUIT RUNS FOR CIRCUITS 20A OR LESS NOT OTHERWISE MARKED SHALL BE CONSIDERED 2#12 AND 1 #12 GROUND IN 3/4" MIN. CONDUIT. CIRCUITS ARE RATED FOR OVERHEAD ROUTING. OBTAIN ENGINEER APPROVAL ON DERATING FOR UNDERGROUND OR TRAY INSTALLATION.

D. NEMA 1 UNLESS INDICATED OTHERWISE, 3R=NEMA 3R, 4X=NEMA 4X, WP=WEATHERPROOF, X=EXPLOSIONPROOF.

E. TRAVELERS FOR MULTIPLE LOCATION SWITCHING ARE NOT MARKED ON THE PLANS. CONTRACTOR SHALL PROVIDE QUANTITY OF CONDUCTORS REQUIRED FOR THE INDICATED SWITCHING.

F. SERIES OR CASCADED RATINGS ARE NOT ALLOWED UNLESS SPECIFICALLY NOTED.

G. CONSTRUCTION DETAILS SHOWN ON E-I-SERIES DRAWINGS SHOW TYPICAL INSTALLATION UNLESS OTHERWISE NOTED AND APPLY TO ELECTRICAL WORK INCLUDED IN THIS PACKAGE EVEN THOUGH NOT SPECIFICALLY REFERENCED ON THE PLAN DRAWINGS.

H. THIS CONTRACTOR SHALL FURNISH, INSTALL, AND SIZE SLEEVES, HOLES, CORES, PATCHING, SLOTS, ANCHORS, BRACKETS, SUPPORTS, JUNCTION BOXES, PULL BOXES, AND OTHER APPURTENANCES NECESSARY TO EXECUTE THE CONTRACT DOCUMENTS COMPLETELY. SOME OF THESE ITEMS MAY BE SHOWN ON THE DRAWINGS FOR CLARITY OR DESIGN PREFERENCE. PROVIDE ITEMS FOR A COMPLETE EXECUTION & INSTALLATION, WHETHER ITEMS SHOWN OR NOT.

I. EQUIPMENT GROUNDING CONDUCTOR SIZED PER NEC. CONTRACTOR TO UPSIZE EQUIPMENT GROUNDING CONDUCTOR AS REQUIRED.

J. ANY DISCREPANCIES BETWEEN ELECTRICAL DRAWINGS AND SPECIFICATIONS AND/OR OTHER DIVISIONS DRAWINGS AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE A/E.

K. RACEWAYS ARE SHOWN DIAGRAMMATICALLY ONLY AND SHALL BE INSTALLED IN A MANNER TO PREVENT CONFLICTS WITH EQUIPMENT AND STRUCTURAL CONDITIONS. SELECT RACEWAY ROUTES AND CONDUCTOR SIZES TO CONFIRM NEC VOLTAGE DROP RECOMMENDATIONS ARE NOT EXCEEDED.

L. RACEWAY CROSSING EXPANSION JOINTS SHALL HAVE UL LISTED EXPANSION AND DEFLECTION TYPE FITTINGS. FOR EXACT LOCATIONS OF EXPANSION JOINTS, SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS.

M. ALL RECEPTACLES IN MECHANICAL ROOMS/CLOSETS, ELECTRICAL ROOMS/CLOSETS, JANITOR/HOUSEKEEPING ROOMS/CLOSETS, ELEVATOR MACHINE ROOMS, ELEVATOR PITS, EXTERIOR LOCATIONS AND PARKING GARAGE SHALL BE 'GFCI' TYPE WHETHER SHOWN IN THE DRAWINGS OR NOT.

N. COORDINATE EQUIPMENT INSTALLATION PROVIDED BY OTHER TRADES'/DIVISIONS' DOCUMENTS INCLUDING EQUIPMENT LISTS, ELEVATIONS, FLOOR PLANS, WIRING DIAGRAM, REFLECTED CEILING PLANS AND DETAILS.

O. ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE LATEST REQUIREMENTS OF ENERGY CODE ADOPTED BY AUTHORITY HAVING JURISDICTION.

P. SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS OR FLOORS WITH SUITABLE FIRESTOP MATERIAL TO MATCH EXISTING FIRE RATING.

Q. COMPLY WITH OWNER'S PROCEDURE TO SCHEDULE POWER OUTAGE. SUCH REQUESTS SHALL DELINEATE THE PARTICULAR CIRCUIT, EQUIPMENT IN QUESTION, TIME OF DAY AND THE NUMBER OF HOURS THE POWER SHALL BE OFF. THE DURATION OF OUTAGE SHALL BE KEPT TO A MINIMUM. PROVIDE TEMPORARY POWER IF NECESSARY FOR DAY TO DAY OPERATIONS.

R. WHETHER SHOWN IN THE DRAWINGS OR NOT, PROVIDE LOCAL DISCONNECT SWITCHES FOR EQUIPMENT CONNECTIONS SIZED PER NEC. FUSED DOWN PER MFR'S RECOMMENDATION.

S. CONDUCTORS SIZED ON BASIS OF COPPER OR ALUMINUM (WHERE INDICATED), THHN/THWN OR XHHW CIRCUITS THROUGH 100A SIZED ON BASIS OF 60 DEG C. CIRCUITS GREATER THAN 100A SIZED ON BASIS OF 75 DEG C. CONDUIT SIZES BASED ON EMT, IMC, RGS, SCHEDULE 40PVC, FLEXIBLE METAL CONDUIT, AND LIQUIDTITE FLEXIBLE METAL CONDUIT.

T. TRANSFORMER SECONDARY GROUND CONDUCTOR BASED ON NEC GROUNDING ELECTRODE TABLE. ALL OTHER LOW VOLTAGE GROUND CONDUCTORS BASED ON NEC BONDING JUMPER TABLE.

U. TRAY CABLE FEEDER SCHEDULE AND ASSOCIATED CABLE TRAY DESIGN IS BASED ON MULTICORE CABLES. MULTI-PLEXED SINGLE CONDUCTORS ARE PERMISSABLE WHERE ALLOWED BY NEC. CONDUCTOR SIZING SHALL BE MODIFIED AS REQUIRED BY NEC. CABLE TRAY MODIFICATIONS TO BE PROVIDED PER SPECIFICATION REQUIREMENTS.

V. DATA CENTER LOADING IS EXPECTED TO BE BALANCED WITH MINIMUMAL HARMONIC LOADING. AS SUCH, THE NEUTRAL CONDUCTOR IS NOT COUNTED AS A CURRENT CARRYING CONDUCTOR.

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DATA CENTER

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Design	WILLIAM SCHAUMANN
Drawn	MICHAEL HABIB
Checked	JASON PHAM
Date	15 DEC 2025
BMcD Project No.	190714
M.S. Project No.	P. 21580

MICROSOFT

Design Manager	RENATA BOLLICH
Layout Manager	
Civil, Site Survey, Landscaping Technical Lead	DUANE THOMAS
Architectural & Structural Technical Lead	JORGE GONZALEZ / TRAVIS TEST
Mech, Plumbing & Fire Protection Technical Lead	SEAN ABBOTT / JOSH MARKS
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Telecommunications / Network Technical Lead	LEIANNA BOLEY
Security Design Manager	BRIAN BURKE

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Revisions

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Registration

WISCONSIN
JASON PHAM
E-101159-6
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12/12/2025

Sector Key Plan

N

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Package
MKE54-59

Sheet Title/Number

ELECTRICAL LEGEND, NOTES AND ABBREVIATIONS

MKE54-59
E-A-01-1

E-A-01-1

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(5 U.S.C. §552 (b)(4)) AND WISCONSIN'S PUBLIC RECORDS LAW (Wis. Stat. §§ 19.31–19.39)

GENERAL NOTES

A. SEE DRAWING E-A-01-0 FOR LEGENDS, NOTES AND ABBREVIATIONS.

B. SEE DRAWING E-J-01-0 FOR LIGHTING FIXTURE SCHEDULE.

C. COORDINATE CONDUITS FOR POWER AND SEC AT EACH LOCATION PRIOR TO INSTALLATION OF CONCRETE BASE.

D. COORDINATE UNDERGROUND CONDUITS WITH OTHER TRADES PRIOR TO INSTALLATION.

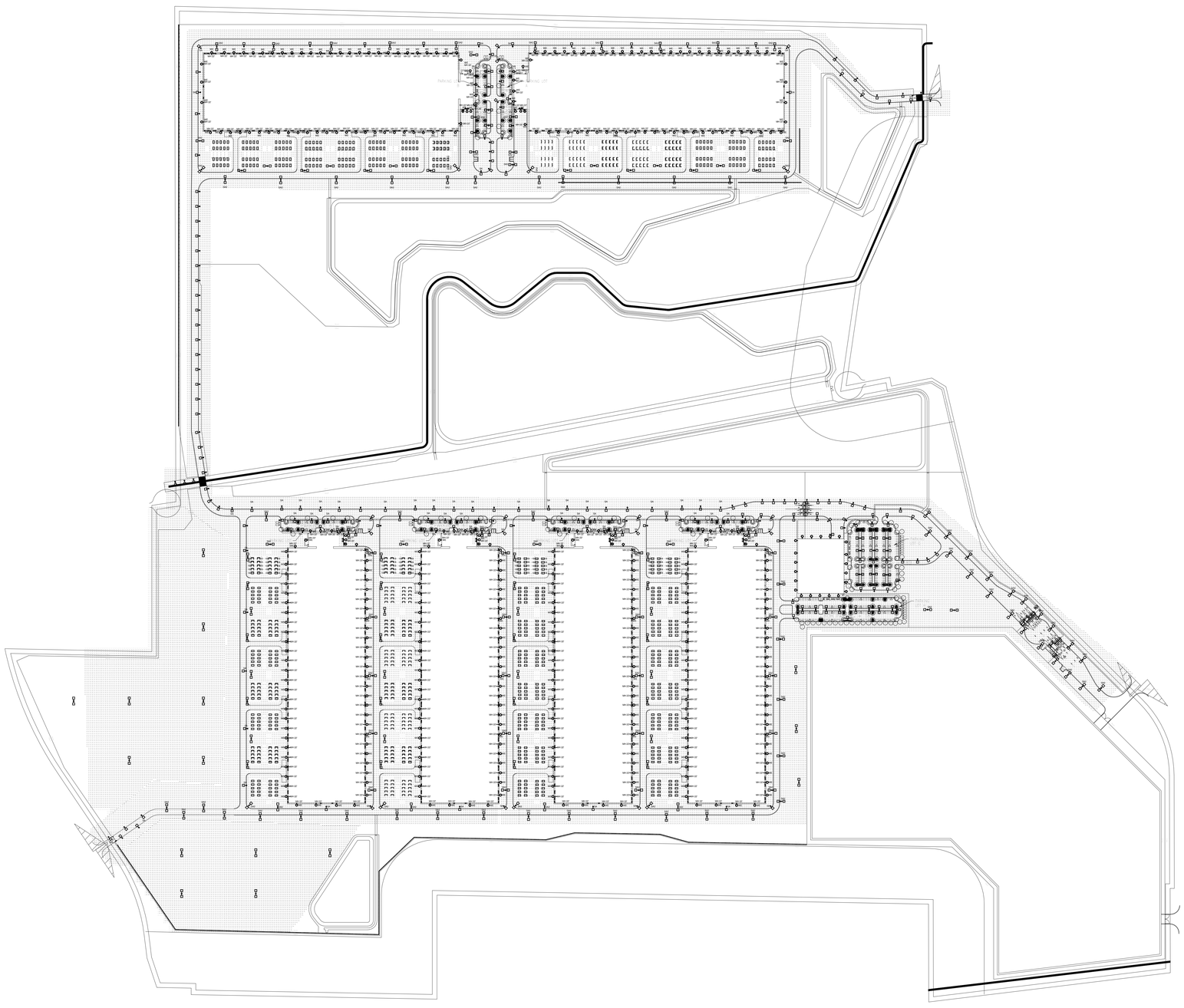
E. SEE SEC SERIES DRAWINGS FOR SECURITY DEVICE LOCATIONS AND SIGNAL INFORMATION. FOR POLE MOUNTED DEVICES PROVIDE POLE THAT IS RATED AND DRILLED FROM FACTORY TO SUPPORT LIGHT FIXTURE AND SEC DEVICE.

F. COORDINATE LOCATION OF CONDUIT PENETRATIONS AT BUILDING FOUNDATION STEM WALL WITH UNDERGROUND UTILITIES AND SITE POWER AND CONTROL REQUIREMENTS.

G. PROVIDE UNISTRUT RACK TO SUPPORT WALL MOUNTED EQUIPMENT MOUNTED TO PEMB. COORDINATE REQUIREMENTS WITH PEMB VENDOR.

H. REFER TO STRUCTURAL DETAILS IN SHEET SERIES S-J FOR LIGHTING POLE FOUNDATION.

I. EXTERIOR SITE PHOTOMETRICS ARE CALCULATED AT GRADE LEVEL.



1 SITE LIGHTING AREA NORTH
1" = 400'-0"

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SITE PLANS AREA NORTH PHOTOMETRICS

MKE54-59
E-C-016-1

E-C-016-1

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GENERAL NOTES

A. LIGHTING FIXTURES, INSTALLATION, SUPPORT, WIRING AND RELATED WORK SHALL COMPLY WITH GENERAL NOTES, FIXTURE SCHEDULE, LAMP/BALLAST/DRIVER REQUIREMENT TABLES, FIXTURE DETAILS, SPECIFICATIONS AND ALL CONTRACT DRAWINGS.

B. PROVIDE ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION AND COORDINATE WORK BY OTHER TRADES. RECESSED FIXTURES (OTHER THAN TROFFERS LOCATED IN LAY-IN GRID CEILINGS) SHALL BE COMPLETELY SERVICEABLE FROM THE FIXTURE OPENING. PROVIDE ALL REQUIRED MOUNTING HARDWARE, SUPPORTS, ACCESSORIES, AND TRIM REQUIRED FOR A COMPLETE INSTALLATION. COORDINATE FIXTURE MOUNTING WITH CEILING AND WALL CONSTRUCTION WHERE INSTALLED. PROVIDE SEPARATION BETWEEN RECESSED FIXTURES AND SURROUNDING INSULATION TO COMPLY WITH UL LISTING REQUIREMENTS AND MANUFACTURER INSTRUCTIONS.

C. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING INSTALLATION, MOUNTING, AND LOCATIONS OF LIGHTING FIXTURES.

D. ALL LINEAR FIXTURE LENGTHS SHALL BE DETERMINED IN FIELD AND COORDINATED WITH ELECTRICAL LIGHTING FLOOR PLANS AND ARCHITECTURAL REFLECTED CEILING PLANS.

E. REFER TO LIGHTING DETAILS AND LIGHTING FLOOR PLANS FOR SEQUENCE OF OPERATIONS.

TYPE	LAMPS	COLOR	VOLTAGE	CRI	LOAD	LUMENS	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	MOUNTING
1B	LED	3000K	277V	70	1418	1397	WALL MOUNTED LED	LUMARK	XTOR1B	PROVIDE INTEGRAL DAYLIGHT SENSORS	SEE LIGHTING PLANS
SA2	LED	3000K	480V	70	342	43076	ONE (1) SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, DARK BRONZE FINISH, TYPE II MEDIUM DISTRIBUTION, WITH INTEGRATED PHOTOCELL FOR CONTROLS, UL LISTED FOR WET LOCATION, MOUNTED ON SQUARE ALUMINUM POLE. PROVIDE TRANSFORMER BASE WITH ACCESS PANEL. FIXTURE SHALL BE ABLE TO BE DIMMED TO 50% LIGHT OUTPUT.	HARPCO FOR POLE, LITHONIA OR APPROVED EQUAL	DSX2 LED-P6-30K-70CRI-T3M-HVOLT-SPA-BL50-DDBXD	POLE SHALL HAVE A MINIMUM EPA OF 9.0 AT 100MPH. BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	29'-5" ABOVE GRADE (3' FOUNDATION, 1'-5" BASE, AND 25' POLE)
SA	LED	3000K	480V	70	664	43076	TWO (2) SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, DARK BRONZE FINISH, TYPE III MEDIUM DISTRIBUTION, WITH INTEGRATED PHOTOCELL FOR CONTROLS, UL LISTED FOR WET LOCATION, MOUNTED ON SQUARE ALUMINUM POLE. PROVIDE TRANSFORMER BASE WITH ACCESS PANEL. FIXTURE SHALL BE ABLE TO BE DIMMED TO 50% LIGHT OUTPUT.	HARPCO FOR POLE, LITHONIA OR APPROVED EQUAL	DSX2 LED-P6-30K-70CRI-T3M-HVOLT-SPA-BL50-DDBXD	POLE SHALL HAVE A MINIMUM EPA OF 9.0 AT 100MPH. BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	29'-5" ABOVE GRADE (3' FOUNDATION, 1'-5" BASE, AND 25' POLE)
WD	LED	3000k	277V	80	55VA	6193	WALL MOUNTED TRAPEZOID LED AREA LIGHT WITH (1) LIGHT BAR, 21 LEDS, TYPE II DISTRIBUTION WITH BACK LIGHT CONTROL. PROVIDE INTEGRAL DAYLIGHT SENSOR.	MAGRAW EDISON OR APPROVED EQUIVALENT	IST-SA1E-730-1000-LED-U1-T2	BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	WALL
WE	LED	3000k	277V	80	136VA	16917	WALL MOUNTED SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, DARK BRONZE FINISH, 30 LEDS, TYPE II MEDIUM DISTRIBUTION, WITH INTEGRATED PHOTOCELL FOR CONTROLS, UL LISTED FOR WET LOCATION, FIXTURE SHALL BE ABLE TO BE DIMMED TO 50% LIGHT OUTPUT.	LITHONIA LIGHTING OR APPROVED EQUIVALENT	DSX1 LED-P5-30K-70CRI-T3M-MVOLT-WBA-BL50-DDBXD	BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	WALL BRACKET

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Drawn	MICHAEL HABIB
Checked	JASON PHAM
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M.S. Project No.	P: 21580

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Layout Manager	
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HOUSTON, TX
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LIGHTING FIXTURE SCHEDULE

MKE54-59
E-J-01-0

E-J-01-0

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ELECTRICAL SHEET INDEX

Sheet Number	Sheet Name
E-A-00-0	ELECTRICAL SHEET INDEX
E-A-01-1	ELECTRICAL LEGEND, NOTES AND ABBREVIATIONS
E-C-016-0	SITE PLANS AREA 2 PHOTOMETRICS
E-J-01-0	LIGHTING FIXTURE SCHEDULE

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ELECTRICAL SHEET INDEX

MKE07-15
E-A-00-0

E-A-00-0

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ELECTRICAL LEGEND

SYMBOL	DESCRIPTION
	CONDUIT RUN CONCEALED
	CONDUIT RUN EXPOSED
	CONDUIT DIRECT BURIED IN EARTH
DB	CONDUIT DUCT BANK ENCASED IN CONCRETE
#WW	WIREWAY, # INDICATES SIZE
#BW	BUSWAY, # INDICATES BUS AMPACITY
WM	WIREMOLD, TYPE AS INDICATED
#XX, G, N, H	HOME RUN. HASH MARKS INDICATE QTY OF WIRE, "XX" INDICATES SIZE OF WIRE. UNMARKED WIRES INDICATE #12 AWG
XX # x,y	LIGHTING FIXTURE - "#" INDICATES CIRCUIT NUMBER, "XX" INDICATES FIXTURE TYPE (SEE FIXTURE SCHEDULE ON DRAWING E-J-01), & "x,y" INDICATES SWITCH CONTROL OF FIXTURE. POSITIONING OF "#", "XX", "x,y", ARE TO BE DEPENDENT UPON ORIENTATION OF LIGHT FIXTURE AND/OR POSITIONING OF LIGHT FIXTURE RELATIVE TO OTHER LIGHT FIXTURES AND THEIR CORRESPONDING TAGS.
	LIGHTING FIXTURE ON LIFE SAFETY EMERGENCY CIRCUIT
	LIGHTING FIXTURE (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
	WALL MOUNTED LIGHTING FIXTURE (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
	EMERGENCY BATTERY PACK (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
#	CEILING MOUNTED EXIT LIGHT (SEE FIXTURE SCHEDULE ON DRAWING E-J-01). DIRECTIONAL ARROWS AS INDICATED ON PLANS. "#" INDICATES CIRCUIT NUMBER.
#	WALL MOUNTED EXIT LIGHT (SEE FIXTURE SCHEDULE ON DRAWING E-J-0-1). DIRECTIONAL ARROWS AS INDICATED ON PLANS. "#" INDICATES CIRCUIT NUMBER.
XX	LIGHTING CONTROL DEVICE. "XX" INDICATES THE FOLLOWING: PC INDICATES PHOTOCELL OS INDICATES OCCUPANCY SENSOR ARROWS INDICATE SENSING DIRECTION
$"X"	LIGHTING SWITCH, BLANK INDICATES SINGLE POLE SINGLE THROW. "X" INDICATES THE FOLLOWING: T = DIGITAL TIMER SWITCH. OS = OCCUPANCY SENSOR SWITCH LV = LOW VOLTAGE SWITCH 3 = 3-WAY SWITCH D = LOW VOLTAGE DIMMER a = SWITCH DESIGNATION WP = WEATHERPROOF COVER
	HATCHING INDICATES DEVICE SHALL BE DEMOLISHED
	PLENUM ZONE
	SITE LIGHTING (SEE FIXTURE SCHEDULE ON DRAWING E-J-01)
	EMERGENCY LIGHTING FIXTURE
	NOT IN SCOPE
	DUPLEX RECEPTACLE NEMA 5-20R
GFCI	DUPLEX RECEPTACLE NEMA 5-20R GFCI = GROUND FAULT CIRCUIT INTERRUPTER
	DUPLEX RECEPTACLE NEMA 5-20R, CONTROLLED VIA LIGHTING SYSTEM
	FURNITURE SYSTEMS MOUNTED, QUADRUPLEX RECEPTACLE BY FURNITURE VENDOR
	FURNITURE SYSTEMS MOUNTED, QUADRUPLEX RECEPTACLE BY FURNITURE VENDOR, CONTROLLED VIA LIGHTING SYSTEM
	DUPLEX RECEPTACLE NEMA 5-20R, UPS
	DOUBLE DUPLEX RECEPTACLE, UPS
	FLOOR BOX WITH FLUSH MOUNTED DEVICE, UPS
	DOUBLE DUPLEX RECEPTACLE
	FLOOR BOX WITH FLUSH MOUNTED DEVICE
CLNG	CEILING MOUNTED DUPLEX RECEPTACLE
	L6-30R RECEPTACLE, TWIST-LOCK, 30A
	L6-30R RECEPTACLE, TWIST-LOCK, 30A, UPS
	L5-20R RECEPTACLE, TWIST-LOCK, 20A
	L5-20R RECEPTACLE, TWIST-LOCK, 20A, UPS
	CAPPED CONDUIT
J	JUNCTION BOX / EQUIPMENT CONNECTION
M	1-PHASE MOTOR CONNECTION
M	3-PHASE MOTOR CONNECTION
	NON-FUSED DISCONNECT SWITCH
	FUSED DISCONNECT SWITCH, FUSE SIZE AS SHOWN
	ENCLOSED CIRCUIT BREAKER, SIZE AS SHOWN
	MAGNETIC STARTER
	COMBINATION MAGNETIC STARTER (NEMA-1 MIN) FUSED DISCONNECT WITH H.OA. PILOT LIGHT
	MANUAL MOTOR STARTER, TOGGLE TYPE, WITH THERMAL OVERLOAD DEVICE
P	POWER POLE
	CONTROL STATION, TYPE AS INDICATED OR NOTED
	PANELBOARD (SIZED TO SCALE)
T1	POWER TRANSFORMER (SIZED TO SCALE)
	GROUND ROD
	GROUNDING TEST WELL
	GROUND BONDING POINT TO STEEL STRUCTURE, REBAR, PIPE, ETC.
	GROUNDING CONNECTION (TYPE AS SHOWN OR NOTED)
	BARE COPPER GROUND CONDUCTOR, SIZE AS SHOWN
	GROUND BAR
	GROUND PIGTAIL FOR CONNECTION TO EQUIPMENT AS INDICATED ON DRAWINGS
	ELECTRICAL EQUIPMENT WITH HOUSEKEEPING PAD
	CABLE BUS. RATING AS NOTED

SYMBOL	EQUIPMENT CONNECTION
	EQUIPMENT CONNECTION
M	MOTOR CONNECTION
	FUSE
	NON-FUSED DISCONNECT SWITCH (MCS DENOTES MOLDED CASE SWITCH)
	FUSED DISCONNECT SWITCH
XXXAT XXXAF	CIRCUIT BREAKER OR SWITCH - XXX AMP TRIP, XXX AMP FRAME, AIC AS SHOWN, (LSI INDICATES ADJUSTABLE LONG, SHORT, AND INSTANTANEOUS SETTINGS, 4 POLE WHERE NOTED)
XXXAT XXXAF	DRAWOUT CIRCUIT BREAKER - XXX AMP TRIP, XXX AMP FRAME, AIC AS SHOWN, (LSI INDICATES ADJUSTABLE LONG, SHORT, & INSTANTANEOUS SETTINGS)
52 EO	DRAWOUT MEDIUM VOLTAGE POWER CIRCUIT BREAKER (52-ANSI STANDARD NUMBER, EO=ELECTRICALLY OPERATED)
52 EO	FIXED MEDIUM VOLTAGE POWER CIRCUIT BREAKER (52-ANSI STANDARD NUMBER, EO=ELECTRICALLY OPERATED)
	3 L.A. OR SURGE ARRESTER AS INDICATED
	SNUBBER CIRCUIT
RELAY	MEDIUM VOLTAGE PROTECTION RELAY SEE DWG E-I-09-0 FOR PROTECTION FUNCTIONS AND SETTINGS.
SPD	SURGE PROTECTIVE DEVICE
HRG	HIGH RESISTANCE GROUND
VFD	VARIABLE FREQUENCY DRIVE
	TRANSFORMER - KVA, PRIMARY AND SECONDARY VOLTAGE, CONNECTIONS, K-RATING, AND SHIELD AS INDICATED OR SPECIFIED.
S1 S2	AUTOMATIC TRANSFER SWITCH WHERE INDICATED, S1= SOURCE 1, PREFERRED S2= SOURCE 2, ALTERNATE
XXXA MCB	PANELBOARD - RATING AS SHOWN ON PANEL SCHEDULES, MCB = MAIN CIRCUIT BREAKER, MLO = MAIN LUGS ONLY
G	GENERATOR
PM#	PM - POWER METER, # DENOTES TYPE
	POTENTIAL TRANSFORMER
K	KEYED INTERLOCK
ST	SHUNT TRIP
####	"####" INDICATES AVAILABLE FAULT IN AMPS AT BUS
KS	KEY SWITCH
AVD, AVD ##	AVD - ABSENCE OF VOLTAGE DETECTOR, ## INDICATES DEVICE NUMBER
CT RATIO: ####: 5	CT - CURRENT TRANSFORMER, #### INDICATES CT RATIO
FGS ##	FGS - FEEDER GROUNDING SWITCH, ## INDICATES DEVICE NUMBER
ATS, M	HVAC EQUIPMENT WITH INTEGRAL ATS (OR VFD)

ABBREVIATIONS

ABB	DESCRIPTION
1P	1 POLE (2P, 3P, 4P, ETC.)
A	AMMETER, AMPERE
AC	ABOVE COUNTER, AIR CONDITIONER
ACLG	ABOVE CEILING
ADO	AUTOMATIC DOOR OPENER
AF	AMPERE FRAME
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFCI	ARC FAULT CIRCUIT INTERRUPTER
AHF	ACTIVE HARMONIC FILTER
AHU	AIR HANDLING UNIT
AIC	AMPERE INTERRUPTING CAPACITY
AL	ALUMINUM
ALT	ALTERNATE
AMP	AMPERE, AMPACITY, AMPLIFIER
ANN	ANNUNCIATOR
ARCH	ARCHITECT, ARCHITECTURAL
AS	AMMETER SWITCH
AT	AMPERE TRIP
ATB	AUTOMATIC TRANSFER BREAKERS
ATS	AUTOMATIC TRANSFER SWITCH
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO VISUAL
AVD	ABSENCE OF VOLTAGE DETECTOR
AWG	AMERICAN WIRE GAUGE
AZ	AVAILABILITY ZONE
BB	BATTERY BREAKER
BC	BARE COPPER
BLDG	BUILDING
BMS	BUILDING MANAGEMENT SYSTEM
BOC	BOTTOM OF CONDUIT
BOT	BOTTOM OF TRAY
BKR	BREAKER
C	CONDUIT
CAT	CATALOG
CATV	CABLE TELEVISION
CB	CIRCUIT BREAKER
CCTV	CLOSED CIRCUIT TELEVISION
CE	CELL
CF	CUBIC FEET
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CKT	CIRCUIT
CLG	CEILING
CONT	CONTINUATION OR CONTINUOUS
CP	CONTROL PANEL
CPT	CONTROL POWER TRANSFORMER
CT	CURRENT TRANSFORMER
CTR	CENTER
CU	COPPER
DB	DUCT BANK
DC	DIRECT CURRENT
DEPT	DEPARTMENT
DIA	DIAMETER
DISC	DISCONNECT
DIST	DISTRIBUTION
DS	SAFETY DISCONNECT SWITCH
DT	DOUBLE THROW
DWG	DRAWING
EC	ELECTRICAL CONTRACTOR
ELEC	ELECTRIC, ELECTRICAL
ELEV	ELEVATOR
EM	EMERGENCY
EMS	ENERGY MANAGEMENT SYSTEM
EMT	ELECTRICAL METALLIC TUBING
E.O.	ELECTRICALLY OPERATED
EOL	END OF LIFE
EQUIP	EQUIPMENT
EWC	ELECTRIC WATER COOLER
EWSD	EARLY WARNING SMOKE DETECTION
EXIST	EXISTING
FA	FIRE ALARM
FABP	FIRE ALARM BOOSTER POWER SUPPLY PANEL
FACP	FIRE ALARM CONTROL PANEL
FBO	FURNISHED BY OTHERS
FCU	FAN COIL UNIT
FGS	FEEDER GROUNDING SWITCH
FLISR	FAULT LOCATION, ISOLATION, AND SERVICE RESTORATION
FLR	FLOOR
FU	FUSE
FUDS	FUSED SAFETY DISCONNECT SWITCH
G/GRD/GND	GROUND
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GC	GENERAL CONTRACTOR OR GENERAL CONTROLLER
GEN	GENERATOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GFP	GROUND FAULT PROTECTOR
GRC	GALVANIZED RIGID CONDUIT
HH	HANDHOLE
HID	HIGH-INTENSITY DISCHARGE
HOA	HAND-OFF-AUTO
HORIZ	HORIZONTAL
HP	HORSEPOWER
HPF	HIGH POWER FACTOR
HT	HEIGHT
HV	HIGH VOLTAGE
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
ICCB	INSULATED CASE CIRCUIT BREAKER
IG	ISOLATED GROUND
IMC	INTERMEDIATE METAL CONDUIT
INV	INVERTER
IR	INFRARED
I/O	INPUT-OUTPUT
IOB	INVERTER OUTPUT BREAKER
JB	JUNCTION BOX

ABB	DESCRIPTION
KV	KILOVOLT
KVA	KILOVOLT-AMPERE
KVAR	KILOVOLT-AMPERE REACTIVE
KW	KILOWATT
KWH	KILOWATT HOUR
LA	LIGHTNING ARRESTOR
LAHJ	LOCAL AUTHORITY HAVING JURISDICTION
LAN	LOCAL AREA NETWORK
LC	LIGHTING CONTRACTOR
LP	LIGHTING PANEL
LTG	LIGHTING
LV	LOW VOLTAGE
MAX	MAXIMUM
MCB	MAIN CIRCUIT BREAKER
MCC	MOTOR CONTROL CENTER
MCCB	MOLDED CASE CIRCUIT BREAKER
MCS	MOLDED CASE SWITCH
MFR	MANUFACTURER
MH	MANHOLE
MIC	MICROPHONE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLO	MAIN LUGS ONLY
MMS	MANUAL MOTOR STARTER
MOA	MULTIOUTLET ASSEMBLY
MSP	MOTOR STARTER PANELBOARD
MT,MTD	MOUNT, MOUNTED
MTS	MANUAL TRANSFER SWITCH
MZ	MAINTENANCE ZONE
N.C.	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURER'S ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NG	NATURAL GAS
NIC	NOT IN CONTRACT
NL	NIGHT LIGHT
N.O.	NORMALLY OPEN
NTS	NOT TO SCALE
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVERHEAD
OL	OVERLOAD RELAY
OS	OCCUPANCY SENSOR
PA	PUBLIC ADDRESS
PB	PULL BOX, PUSHBUTTON
PC	PHOTOCELL
PEMB	PRE-ENGINEERED METAL BUILDING
PF	POWER FACTOR
PH	PHASE
PIV	POST INDICATING VALVE
PNL	PANEL
PP	POWER POLE
PR	PAIR
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE (CONDUIT)
PWR	POWER
QTY	QUANTITY
RCPT	RECEPTACLE
REQD	REQUIRED
RIB	RECTIFIER INPUT BREAKER
RM	ROOM
RSC	RIGID STEEL CONDUIT
RTU	ROOF TOP UNIT
SBB	STATIC BYPASS BREAKER
SEC	SECONDARY
SIB	STRUCTURAL ISOLATION BREAK
SIM	SIMILAR
SKRU	SOLENOID KEY RELEASE UNIT
SLV	SPECIALTY LOW VOLTAGE
SPEC	SPECIFICATION
SP	SPARE
SPD	SURGE PROTECTIVE DEVICE
SR	SURFACE RACEWAY
SS	STAINLESS STEEL
STD	STANDARD
SW	SWITCH
SWBD	SWITCHBOARD
SWGR	SWITCHGEAR
SYM	SYMMETRICAL
TEL	TELEPHONE
TEL/DATA	TELEPHONE/DATA
TL	TWIST LOCK
TOC	TOP OF CONDUIT
TR	TAMPER RESISTANT
T-STAT	THERMOSTAT
TV	TELEVISION
TYP	TYPICAL
UC	UNDER COUNTER
UE	UNDERGROUND ELECTRICAL
UG	UNDERGROUND
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTIBLE POWER SUPPLY
UT	UNDERGROUND TELEPHONE
UV	UNIT VENTILATOR OR ULTRAVIOLET
V	VOLT
VA	VOLT-AMPERES
VFD	VARIABLE FREQUENCY DRIVE
W	WATT, WIRE
WG	WIRE GUARD
W/O	WITHOUT
WP	WEATHERPROOF
XFMR	TRANSFORMER
XFR	TRANSFER
XP	EXPLOSION PROOF

25KV, 3Φ, 3W+G MEDIUM VOLTAGE		AMP
MV1	10 SETS OF 3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#400KCMIL CU GND IN (10) 6" CONDUITS + (2) SPARE 6" CONDUITS	2713A (117MVA)
MV2	5 SETS OF 3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#250KCMIL CU GND IN (5) 6" CONDUITS + (1) SPARE 6" CONDUIT	1623A (70MVA)
MV3	3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU GND IN (1) 6" CONDUIT + (1) SPARE 6" CONDUIT	395A
MV4	3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU GND IN (1) 6" CONDUIT + (1) SPARE 6" CONDUIT	465A (20MVA)

25KV, 3Φ, 3W+G MEDIUM VOLTAGE OVERHEAD IN CONDUIT		AMP
MV-OH-1	3 - 1/C 750KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU G IN 6" RMC	395A
MV-OH-2	3 - 1/C 350KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU G IN 5" RMC	395A
MV-OH-3	3 - 1/C 350KCMIL CU, 25KV, SHIELDED 133% INSULATION + 1#1 CU G IN 5" RMC	465A (20MVA)

EQUIPMENT TAG NAMING STANDARD

XXXXX EXAMPLE:

XXXXX-COLO1-ELEC1-MSB01

- PRIMARY DEVICE ID
- BUILDING SUBSECTOR(CELL #)
- BUILDING SECTOR(COLO #)
- BUILDING IDENTIFIER
- CAMPUS

EQUIPMENT TYPE:

ADP	ANCILLARY DISTRIBUTION PANEL
AHF	ACTIVE HARMONIC FILTER
AHU	AIR HANDLING UNIT
ATS	AUTOMATIC TRANSFER SWITCH
BAT	BATTERY
BB	BATTERY BREAKER
BC	BATTERY CHARGER
BS	BATTERY STRING
BCB	BATTERY CIRCUIT BREAKER
BCM	BRANCH CIRCUIT MONITOR UNIT
BMS	BATTERY MONITORING SYSTEM
BSW	BUSWAY
BT	BELLY TANK
BVS	BATTERY VALIDATION SYSTEM
CEI	CRITICAL ENVIRONMENT INSTRUMENTATION
CLI	CENTRAL BATTERY INVERTERS
DSW	DISCONNECT
DP	DISTRIBUTION PANELBOARD
DPM	DIGITAL POWER METER
DT	DAY TANK
DTLCP	DAY TANK LOCAL CONTROL PANEL
EIP	EXTERNAL INSTRUMENTATION PANEL
ELP	EMERGENCY LIGHTING PANEL
ENG	ENGINE
EPM	ELECTRICAL POWER METER
EPMS	ELECTRICAL POWER MANAGEMENT SYSTEM
EPO	EMERGENCY POWER OFF PANEL
FCB	FEEDER CIRCUIT BREAKER
FCP	FIRE ALARM CONTROL PANEL
FWS	FEEDER SWITCH
GB	GENERATOR BREAKER
GEN	GENERATOR
GENCON	GENERATOR CONTROLLER LINEUP
GPC	GENERATOR PACKAGE ENCLOSURE
GFB	GENERATOR POWER FEEDER BREAKER
GFCI	GROUND FAULT RECEPTACLES
GM	GENERATOR MAIN
HRG	HIGH RESISTANCE GROUNDING
HT	HEAT TRACE
HTP	HEAT TRACE PANEL
HTR	HEATER
HVAC	HVAC POWER PANEL
IB	ISOLATION BREAKER
IOB	INVERTER OUTPUT BREAKER
LDB	LOAD BANK
LBB	LOAD BANK BREAKER
LBS	LOAD BANK SWITCHBOARD
LBT	LOAD BANK TERMINAL
LCP	LIGHTING CONTROL PANEL
LDP	LIGHTING DISTRIBUTION PANEL
LP	LIGHTING PANEL DISCONNECT
LVS	LOW VOLTAGE SWITCHBOARD
MCB	MAIN CIRCUIT BREAKER
MBB	MAINTENANCE BYPASS BREAKER
MCC	MOTOR CONTROL PANEL
MCP	MASTER CONTROL PANEL
MDP	MAIN DISTRIBUTION PANEL
MDS	MAIN DISTRIBUTION SWITCHBOARD
MF	MAINTENANCE FEEDER
MIB	MAINTENANCE ISOLATION BREAKER
MOD	UPS MODULE
MSW	MAIN SWITCH
MSB	MAIN SWITCHBOARD
MTS	MANUAL TRANSFER SWITCH
NFB	NORMAL POWER FEEDER BREAKER
NGR	NEUTRAL GROUND RESISTOR
NM	NORMAL UTILITY POWER MAIN
NLP	NORMAL LIGHTING PANEL
PDU	POWER DISTRIBUTION UNIT
PML	POWER MONITORING
PMM	POWER MANAGEMENT MODULE
PNL	PANELBOARD
RIB	RECTIFIER INPUT BREAKER
RLY	PROTECTIVE (MANAGEMENT) RELAY
RP	RECEPTACLE PANEL
RPP	REMOTE POWER PANEL
RPU	ROTARY POWER UNIT
SAC	SURGE ARRESTOR CABINET
SBB	STATIC BYPASS BREAKER
SPD	SURGE PROTECTIVE DEVICE
SSB	STATIC SWITCH BREAKER
SSP	SERVICE DISCONNECT PANEL
STS	STATIC TRANSFER SWITCH
SUB	SUBSTATION
TCB	TIE CIRCUIT BREAKER
TCP	TRANSFER CONTROL PANEL
TP	TRANSFORMER DISCONNECT
TSW	TIE SWITCH
UDP	UPS DISTRIBUTION PANELBOARD
UDS	UPS DISTRIBUTION SWITCHBOARD
UH	UNIT HEATER
UIO	UPS INPUT/OUTPUT BOARD
UIP	UPS INPUT PANEL
UP	UTILITY DISCONNECT
UOB	UPS OUTPUT BREAKER
UOP	UPS OUTPUT PANEL
ULS	UTILITY LOOP SWITCHGEAR
UMS	UTILITY MAIN SWITCHGEAR
UPM	UTILITY PAD-MOUNT SWITCHGEAR
UPS	UNINTERRUPTIBLE POWER SUPPLY
URS	UTILITY RESERVE SWITCHGEAR
USS	UTILITY SERVICE SWITCH
UTS	UTILITY TRANSFER SWITCHGEAR
VFD	VARIABLE FREQUENCY DRIVE
XFM	TRANSFORMER

3Φ, 4W+G (5 WIRES TOTAL)

CKT	TRAY CABLE (CU)	AMP
[A4-TC]	[4/C 4#12 & 1#12 G IN TRAY]	20A
[B4-TC]	[4/C 4#10 & 1#10 G IN TRAY]	30A
[C4-TC]	[4/C 4#8 & 1#10 G IN TRAY]	40A
[D4-TC]	[4/C 4#6 & 1#10 G IN TRAY]	50A
[E4-TC]	[4/C 4#4 & 1#10 G IN TRAY]	60A
[F4-TC]	[4/C 4#4 & 1#8 G IN TRAY]	70A
[G4-TC]	[4/C 4#3 & 1#8 G IN TRAY]	80A
[H4-TC]	[4/C 4#2 & 1#8 G IN TRAY]	90A
[J4-TC]	[4/C 4#1 & 1#8 G IN TRAY]	100A
[K4-TC]	[4/C 4#1/0 & 1#6 G IN TRAY]	150A
[L4-TC]	[4/C 4#2/0 & 1#6 G IN TRAY]	175A
[M4-TC]	[4/C 4#3/0 & 1#6 G IN TRAY]	200A
[N4-TC]	[4/C 4#4/0 & 1#4 G IN TRAY]	225A
[P4-TC]	[4/C 4#250 & 1#4 G IN TRAY]	250A
[Q4-TC]	[4/C 4#350 & 1#4 G IN TRAY]	300A
[R4-TC]	[4/C 4#600 & 1#3 G IN TRAY]	400A
[S4-TC]	2 ea. [4/C 4#350] & 1#1 G IN TRAY	600A
[T4-TC]	2 ea. [4/C 4#600] & 1#1/0 G IN TRAY	800A
[U4-TC]	3 ea. [4/C 4#500] & 1#2/0 G IN TRAY	1000A
[V4-TC]	3 ea. [4/C 4#600] & 1#3/0 G IN TRAY	1200A
[W4-TC]	4 ea. [4/C 4#600] & 1#4/0 G IN TRAY	1600A
[X4-TC]	5 ea. [4/C 4#600] & 1#250 G IN TRAY	2000A
[Y4-TC]	8 ea. [4/C 4#500] & 1#500 G IN TRAY	3000A
[Z4-TC]	10 ea. [4/C 4#600] & 1#500 G IN TRAY	4000A

3Φ, 4W+G (5 WIRES TOTAL)

CKT	TRAY CABLE (AL)	
[P4A-TC]	[4/C 4#350 & 1#2 G IN TRAY]	250A
[Q4A-TC]	[4/C 4#500 & 1#2 G IN TRAY]	300A
[R4A-TC]	2 ea. [4/C 4#250] & 1#1 G IN TRAY	400A
[S4A-TC]	2 ea. [4/C 4#500] & 1#2/0 G IN TRAY	600A
[T4A-TC]	3 ea. [4/C 4#500] & 1#3/0 G IN TRAY	800A
[U4A-TC]	4 ea. [4/C 4#350] & 1#4/0 G IN TRAY	1000A
[V4A-TC]	4 ea. [4/C 4#500] & 1#250 G IN TRAY	1200A
[W4A-TC]	5 ea. [4/C 4#600] & 1#350 G IN TRAY	1600A
[X4A-TC]	6 ea. [4/C 4#600] & 1#500 G IN TRAY	2000A
[Y4A-TC]	9 ea. [4/C 4#600] & 1#600 G IN TRAY	3000A
[Z4A-TC]	12 ea. [4/C 4#600] & 1#750 G IN TRAY	4000A

CIRCUIT LEGENDS

1Φ, 2W+G (3 WIRES TOTAL)

CKT	CONDUIT AND WIRE(CU)	AMP
[AA2]	[2#12 & 1#12 G IN 3/4"C]	15A
[A2]	[2#12 & 1#12 G IN 3/4"C]	20A
[B2]	[2#10 & 1#10 G IN 3/4"C]	30A
[C2]	[2#8 & 1#10 G IN 3/4"C]	40A
[D2]	[2#6 & 1#10 G IN 3/4"C]	50A
[E2]	[2#4 & 1#10 G IN 3/4"C]	60A
[F2]	[2#4 & 1#8 G IN 3/4"C]	70A
[G2]	[2#3 & 1#8 G IN 1"C]	80A
[H2]	[2#2 & 1#8 G IN 1"C]	90A
[J2]	[2#1 & 1#8 G IN 1"C]	100A
[K2]	[2#1/0 & 1#6 G IN 1"C]	150A
[L2]	[2#2/0 & 1#6 G IN 1"C]	175A
[M2]	[2#3/0 & 1#6 G IN 1"C]	200A
[N2]	[2#4/0 & 1#4 G IN 1"C]	225A

3Φ, 3W+G (4 WIRES TOTAL)

CKT	CONDUIT AND WIRE(CU)	AMP
[A3]	[3#12 & 1#12 G IN 3/4"C]	20A
[B3]	[3#10 & 1#10 G IN 3/4"C]	30A
[C3]	[3#8 & 1#10 G IN 3/4"C]	40A
[D3]	[3#6 & 1#10 G IN 3/4"C]	50A
[E3]	[3#4 & 1#10 G IN 3/4"C]	60A
[F3]	[3#4 & 1#8 G IN 1"C]	70A
[G3]	[3#3 & 1#8 G IN 1-1/4"C]	80A
[H3]	[3#2 & 1#8 G IN 1-1/4"C]	90A
[J3]	[3#1 & 1#8 G IN 1-1/4"C]	100A
[K3]	[3#1/0 & 1#6 G IN 1-1/2"C]	150A
[L3]	[3#2/0 & 1#6 G IN 1-1/2"C]	175A
[M3]	[3#3/0 & 1#6 G IN 2"C]	200A
[N3]	[3#4/0 & 1#4 G IN 2"C]	225A
[P3]	[3#250KCM & 1#4 G IN 2"C]	250A
[Q3]	[3#350KCM & 1#4 G IN 2-1/2"C]	300A
[R3]	[3#600KCM & 1#3 G IN 3"C]	400A
[S3]	2 ea. [3#350KCM & 1#1 G IN 2-1/2"C]	600A
[T3]	2 ea. [3#600KCM & 1#1/0 G IN 3"C]	800A
[U3]	3 ea. [3#500KCM & 1#2/0 G IN 3"C]	1000A
[V3]	3 ea. [3#600KCM & 1#3/0 G IN 3-1/2"C]	1200A
[W3]	4 ea. [3#600KCM & 1#4/0 G IN 3-1/2"C]	1600A
[X3]	5 ea. [3#600KCM & 1#250KCM G IN 3.5"C]	2000A
[Y3]	8 ea. [3#500KCM & 1#400KCM G IN 3.5"C]	3000A
[Z3]	10 ea.[3#600KCM & 1#500KCM G IN 3.5"C]	4000A
CKT	CONDUIT AND WIRE(AL)	AMP
[P3A]	[3#350KCM & 1#2 G IN 2-1/2"C]	250A
[Q3A]	[3#500KCM & 1#2 G IN 2-1/2"C]	300A
[R3A]	2 ea. [3#250KCM & 1#1 G IN 2-1/2"C]	400A
[S3A]	2 ea. [3#500KCM & 1#2/0 G IN 3"C]	600A
[T3A]	3 ea. [3#500KCM & 1#3/0 G IN 3"C]	800A
[U3A]	3 ea. [3#600KCM & 1#4/0 G IN 3-1/2"C]	1000A
[V3A]	4 ea. [3#500KCM & 1#250KCM G IN 3.5"C]	1200A
[W3A]	5 ea. [3#600KCM & 1#350KCM G IN 3.5"C]	1600A
[X3A]	6 ea. [3#600KCM & 1#400KCM G IN 3.5"C]	2000A
[Y3A]	9 ea. [3#600KCM & 1#600KCM G IN 3.5"C]	3000A
[Z3A]	12 ea.[3#600KCM & 1#750KCM G IN 4"C]	4000A

3Φ, 4W+G (5 WIRES TOTAL)

CKT	CONDUIT AND WIRE(CU)	AMP
[A4]	[4#12 & 1#12 G IN 3/4"C]	20A
[B4]	[4#10 & 1#10 G IN 3/4"C]	30A
[C4]	[4#8 & 1#10 G IN 3/4"C]	40A
[D4]	[4#6 & 1#10 G IN 1"C]	50A
[E4]	[4#4 & 1#10 G IN 1"C]	60A
[F4]	[4#4 & 1#8 G IN 1-1/4"C]	70A
[G4]	[4#3 & 1#8 G IN 1-1/4"C]	80A
[H4]	[4#2 & 1#8 G IN 1-1/4"C]	90A
[J4]	[4#1 & 1#8 G IN 1-1/4"C]	100A
[K4]	[4#1/0 & 1#6 G IN 2"C]	150A
[L4]	[4#2/0 & 1#6 G IN 2"C]	175A
[M4]	[4#3/0 & 1#6 G IN 2"C]	200A
[N4]	[4#4/0 & 1#4 G IN 2-1/2"C]	225A
[P4]	[4#250KCM & 1#4 G IN 2-1/2"C]	250A
[Q4]	[4#350KCM & 1#4 G IN 3"C]	300A
[R4]	[4#600 & 1#3 G IN 3-1/2"C]	400A
[S4]	2 ea. [4#350KCM & 1#1 G IN 3"C]	600A
[T4]	2 ea. [4#600KCM & 1#1/0 G IN 3-1/2"C]	800A
[U4]	3 ea. [4#500KCM & 1#2/0 G IN 3-1/2"C]	1000A
[V4]	3 ea. [4#600KCM & 1#3/0 G IN 3"C]	1200A
[W4]	4 ea. [4#600KCM & 1#4/0 G IN 4"C]	1600A
[X4]	5 ea. [4#600KCM & 1#250KCM G IN 4"C]	2000A
[Y4]	8 ea. [4#500KCM & 1#400KCM G IN 5"C]	3000A
[Z4]	10 ea.[4#600KCM & 1#500KCM G IN 6"C]	4000A
CKT	CONDUIT AND WIRE(AL)	AMP
[P4A]	[4#350KCM & 1#2 G IN 2-1/2"C]	250A
[Q4A]	[4#500KCM & 1#2 G IN 3"C]	300A
[R4A]	2 ea. [4#250KCM & 1#1 G IN 3-1/2"C]	400A
[S4A]	2 ea. [4#500KCM & 1#2/0 G IN 3"C]	600A
[T4A]	3 ea. [4#500KCM & 1#3/0 G IN 3-1/2"C]	800A
[U4A]	3 ea. [4#600KCM & 1#4/0 G IN 3-1/2"C]	1000A
[V4A]	4 ea. [4#500KCM & 1#250KCM G IN 3.5"C]	1200A
[W4A]	5 ea. [4#600KCM & 1#350KCM G IN 4"C]	1600A
[X4A]	6 ea. [4#600KCM & 1#500KCM G IN 4"C]	2000A
[Y4A]	9 ea. [4#600KCM & 1#600KCM G IN 5"C]	3000A
[Z4A]	12 ea.[4#600KCM & 1#750KCM G IN 6"C]	4000A

3Φ, 3W+G (4 WIRES TOTAL)

CKT	TRAY CABLE (CU)	AMP
[A3-TC]	[3/C 3#12 & 1#12 G IN TRAY]	20A
[B3-TC]	[3/C 3#10 & 1#10 G IN TRAY]	30A
[C3-TC]	[3/C 3#8 & 1#10 G IN TRAY]	40A
[D3-TC]	[3/C 3#6 & 1#10 G IN TRAY]	50A
[E3-TC]	[3/C 3#4 & 1#10 G IN TRAY]	60A
[F3-TC]	[3/C 3#4 & 1#8 G IN TRAY]	70A
[G3-TC]	[3/C 3#3 & 1#8 G IN TRAY]	80A
[H3-TC]	[3/C 3#2 & 1#8 G IN TRAY]	90A
[J3-TC]	[3/C 3#1 & 1#8 G IN TRAY]	100A
[K3-TC]	[3/C 3#1/0 & 1#6 G IN TRAY]	150A
[L3-TC]	[3/C 3#2/0 & 1#6 G IN TRAY]	175A
[M3-TC]	[3/C 3#3/0 & 1#6 G IN TRAY]	200A
[N3-TC]	[3/C 3#4/0 & 1#4 G IN TRAY]	225A
[P3-TC]	[3/C 3#250 & 1#4 G IN TRAY]	250A
[Q3-TC]	[3/C 3#350 & 1#4 G IN TRAY]	300A
[R3-TC]	[3/C 3#600 & 1#3 G IN TRAY]	400A
[S3-TC]	2 ea. [3/C 3#350] & 1#1 G IN TRAY	600A
[T3-TC]	2 ea. [3/C 3#600] & 1#1/0 G IN TRAY	800A
[U3-TC]	3 ea. [3/C 3#500] & 1#2/0 G IN TRAY	1000A
[V3-TC]	3 ea. [3/C 3#600] & 1#3/0 G IN TRAY	1200A
[W3-TC]	4 ea. [3/C 3#600] & 1#4/0 G IN TRAY	1600A
[X3-TC]	5 ea. [3/C 3#600] & 1#250 G IN TRAY	2000A
[Y3-TC]	8 ea. [3/C 3#500] & 1#500 G IN TRAY	3000A
[Z3-TC]	10 ea. [3/C 3#600] & 1#500 G IN TRAY	4000A

3Φ, 3W+G (4 WIRES TOTAL)

CKT	TRAY CABLE (AL)	
[P3A-TC]	[3/C 3#350 & 1#2 G IN TRAY]	250A
[Q3A-TC]	[3/C 3#500 & 1#2 G IN TRAY]	300A
[R3A-TC]	2 ea. [3/C 3#250] & 1#1 G IN TRAY	400A
[S3A-TC]	2 ea. [3/C 3#500] & 1#2/0 G IN TRAY	600A
[T3A-TC]	3 ea. [3/C 3#500] & 1#3/0 G IN TRAY	800A
[U3A-TC]	4 ea. [3/C 3#350] & 1#4/0 G IN TRAY	1000A
[V3A-TC]	4 ea. [3/C 3#500] & 1#250 G IN TRAY	1200A
[W3A-TC]	5 ea. [3/C 3#600] & 1#350 G IN TRAY	1600A
[X3A-TC]	6 ea. [3/C 3#600] & 1#500 G IN TRAY	2000A
[Y3A-TC]	9 ea. [3/C 3#600] & 1#600 G IN TRAY	3000A
[Z3A-TC]	12 ea. [3/C 3#600] & 1#750 G IN TRAY	4000A

208Y/120V, 3Φ, 4W+G TRANSFORMER SECONDARY

CKT	CONDUIT AND WIRE(CU)	AMP
[15L]	[4#4 & 1#8 G IN 1"C]	60A
[30L]	[4#1 & 1#6 G IN 1-1/2"C]	100A
[45L]	[4#1/0 & 1#6 G IN 2"C]	150A
[75L]	[4#250KCM & 1#2 G IN 2-1/2"C]	250A
[112L]	[4#600KCM & 1#1/0 G IN 3-1/2"C]	400A
[150L]	2 ea. [4#350KCM & 1#2/0 G IN 3"C]	600A
[225L]	2 ea. [4#600KCM & 1#3/0 G IN 3-1/2"C]	800A
[300L]	3 ea. [4#600KCM & 1#3/0 G IN 4"C]	1200A

480Y/277V, 3Φ, 4W+G TRANSFORMER SECONDARY

CKT	CONDUIT AND WIRE(CU)	AMP
[15H]	[4#10 & 1#8 G IN 1"C]	25A
[30H]	[4#6 & 1#8 G IN 1"C]	50A
[45H]	[4#4 & 1#8 G IN 1-1/4"C]	70A
[75H]	[4#1/0 & 1#6 G IN 2"C]	125A
[112H]	[4#2/0 & 1#4 G IN 2"C]	175A
[150H]	[4#4/0 & 1#2 G IN 2-1/2"C]	230A
[225H]	[4#600KCM & 1#1/0 G IN 3-1/2"C]	400A
[300H]	2 ea. [4#250KCM & 1#2/0 G IN 3"C]	500A

GENERAL NOTES:

A. THIS IS A STANDARD LEGEND SHEET. SOME SYMBOLS OR ABBREVIATIONS APPEAR ON THIS SHEET AND NOT ON PROJECT DRAWINGS.

B. UNLESS NOTED OTHERWISE, MOUNTING SHALL BE PER SPECIFICATIONS WITH ELEVATIONS AS CENTERLINE ELEVATIONS.

C. CONDUIT RUNS FOR CIRCUITS 20A OR LESS NOT OTHERWISE MARKED SHALL BE CONSIDERED 2#12 AND 1 #12 GROUND IN 3/4" MIN. CONDUIT. CIRCUITS ARE RATED FOR OVERHEAD ROUTING. OBTAIN ENGINEER APPROVAL ON DERATING FOR UNDERGROUND OR TRAY INSTALLATION.

D. NEMA 1 UNLESS INDICATED OTHERWISE, 3R=NEMA 3R, 4X=NEMA 4X, WP=WEATHERPROOF, X=EXPLOSIONPROOF.

E. TRAVELERS FOR MULTIPLE LOCATION SWITCHING ARE NOT MARKED ON THE PLANS. CONTRACTOR SHALL PROVIDE QUANTITY OF CONDUCTORS REQUIRED FOR THE INDICATED SWITCHING.

F. SERIES OR CASCADED RATINGS ARE NOT ALLOWED UNLESS SPECIFICALLY NOTED.

G. CONSTRUCTION DETAILS SHOWN ON E-I-SERIES DRAWINGS SHOW TYPICAL INSTALLATION UNLESS OTHERWISE NOTED AND APPLY TO ELECTRICAL WORK INCLUDED IN THIS PACKAGE EVEN THOUGH NOT SPECIFICALLY REFERENCED ON THE PLAN DRAWINGS.

H. THIS CONTRACTOR SHALL FURNISH, INSTALL, AND SIZE SLEEVES, HOLES, CORES, PATCHING, SLOTS, ANCHORS, BRACKETS, SUPPORTS, JUNCTION BOXES, PULL BOXES, AND OTHER APPURTENANCES NECESSARY TO EXECUTE THE CONTRACT DOCUMENTS COMPLETELY. SOME OF THESE ITEMS MAY BE SHOWN ON THE DRAWINGS FOR CLARITY OR DESIGN PREFERENCE. PROVIDE ITEMS FOR A COMPLETE EXECUTION & INSTALLATION, WHETHER ITEMS SHOWN OR NOT.

I. EQUIPMENT GROUNDING CONDUCTOR SIZED PER NEC. CONTRACTOR TO UPSIZE EQUIPMENT GROUNDING CONDUCTOR AS REQUIRED.

J. ANY DISCREPANCIES BETWEEN ELECTRICAL DRAWINGS AND SPECIFICATIONS AND/OR OTHER DIVISIONS DRAWINGS AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED IN WRITING TO THE A/E.

K. RACEWAYS ARE SHOWN DIAGRAMMATICALLY ONLY AND SHALL BE INSTALLED IN A MANNER TO PREVENT CONFLICTS WITH EQUIPMENT AND STRUCTURAL CONDITIONS. SELECT RACEWAY ROUTES AND CONDUCTOR SIZES TO CONFIRM NEC VOLTAGE DROP RECOMMENDATIONS ARE NOT EXCEEDED.

L. RACEWAY CROSSING EXPANSION JOINTS SHALL HAVE UL LISTED EXPANSION AND DEFLECTION TYPE FITTINGS. FOR EXACT LOCATIONS OF EXPANSION JOINTS, SEE STRUCTURAL AND ARCHITECTURAL DRAWINGS.

M. ALL RECEPTACLES IN MECHANICAL ROOMS/CLOSETS, ELECTRICAL ROOMS/CLOSETS, JANITOR/HOUSEKEEPING ROOMS/CLOSETS, ELEVATOR MACHINE ROOMS, ELEVATOR PITS, EXTERIOR LOCATIONS AND PARKING GARAGE SHALL BE 'GFCI' TYPE WHETHER SHOWN IN THE DRAWINGS OR NOT.

N. COORDINATE EQUIPMENT INSTALLATION PROVIDED BY OTHER TRADES'/DIVISIONS' DOCUMENTS INCLUDING EQUIPMENT LISTS, ELEVATIONS, FLOOR PLANS, WIRING DIAGRAM, REFLECTED CEILING PLANS AND DETAILS.

O. ELECTRICAL CONTRACTOR SHALL COMPLY WITH THE LATEST REQUIREMENTS OF ENERGY CODE ADOPTED BY AUTHORITY HAVING JURISDICTION.

P. SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS OR FLOORS WITH SUITABLE FIRESTOP MATERIAL TO MATCH EXISTING FIRE RATING.

Q. COMPLY WITH OWNER'S PROCEDURE TO SCHEDULE POWER OUTAGE. SUCH REQUESTS SHALL DELINEATE THE PARTICULAR CIRCUIT, EQUIPMENT IN QUESTION, TIME OF DAY AND THE NUMBER OF HOURS THE POWER SHALL BE OFF. THE DURATION OF OUTAGE SHALL BE KEPT TO A MINIMUM. PROVIDE TEMPORARY POWER IF NECESSARY FOR DAY TO DAY OPERATIONS.

R. WHETHER SHOWN IN THE DRAWINGS OR NOT, PROVIDE LOCAL DISCONNECT SWITCHES FOR EQUIPMENT CONNECTIONS SIZED PER NEC. FUSED DOWN PER MFR'S RECOMMENDATION.

S. CONDUCTORS SIZED ON BASIS OF COPPER OR ALUMINUM (WHERE INDICATED), THHN/THWN OR XHHW CIRCUITS THROUGH 100A SIZED ON BASIS OF 60 DEG C. CIRCUITS GREATER THAN 100A SIZED ON BASIS OF 75 DEG C. CONDUIT SIZES BASED ON EMT, IMC, RGS, SCHEDULE 40PVC, FLEXIBLE METAL CONDUIT, AND LIQUIDTITE FLEXIBLE METAL CONDUIT.

T. TRANSFORMER SECONDARY GROUND CONDUCTOR BASED ON NEC GROUNDING ELECTRODE TABLE. ALL OTHER LOW VOLTAGE GROUND CONDUCTORS BASED ON NEC BONDING JUMPER TABLE.

U. TRAY CABLE FEEDER SCHEDULE AND ASSOCIATED CABLE TRAY DESIGN IS BASED ON MULTICORE CABLES. MULTI-PLEXED SINGLE CONDUCTORS ARE PERMISSABLE WHERE ALLOWED BY NEC. CONDUCTOR SIZING SHALL BE MODIFIED AS REQUIRED BY NEC. CABLE TRAY MODIFICATIONS TO BE PROVIDED PER SPECIFICATION REQUIREMENTS.

V. DATA CENTER LOADING IS EXPECTED TO BE BALANCED WITH MINIMUMAL HARMONIC LOADING. AS SUCH, THE NEUTRAL CONDUCTOR IS NOT COUNTED AS A CURRENT CARRYING CONDUCTOR.

BURNS McDONNELL

9400 Ward Parkway
Kansas City, MO 64114
www.burnsmcd.com

REGISTRATION #: 1308-11

Microsoft

MKE07
DATA CENTER

12023 Durand Ave. Mt Pleasant, WI 53117

Design	WILLIAM SCHAUMANN
Drawn	MICHAEL HABIB
Checked	JASON PHAM
Date	12 DEC 2025
BMcD Project No.	190714
M.S. Project No.	P. 21580

MICROSOFT

Design Manager	RENATA BOLLICH
Layout Manager	
Civil, Site Survey, Landscaping Technical Lead	DUANE THOMAS
Architectural & Structural Technical Lead	JORGE GONZALEZ / TRAVIS TEST
Mech, Plumbing & Fire Protection Technical Lead	SEAN ABBOTT / JOSH MARKS
Building Automation Systems (BAS) Technical Lead	BILL GEMBINSKI
Electrical Technical Lead	JEREMY WIKSTROM
Electrical Power Management Systems (EPMS) Technical Lead	AMMAR ALKHUWAITER
Telecommunications / Network Technical Lead	LEIANNA BOLEY
Security Design Manager	BRIAN BURKE

DESIGN TEAM

Civil Engineering Lead	DAVID WEEMS / DEWBERRY
Structural Engineering Lead	BINYAM JEMAL / BMcD
Architectural Lead	ADITI PADKI / BMcD
Mechanical Engineering Lead	JAKE COLBRUNN / BMcD
Plumbing Engineering Lead	
Fire Protection Engineering Lead	JOE MIRACLE / BMcD
BAS Engineering Lead	JOSE PAYAN / BMcD
Electrical Engineering Lead	JASON PHAM / BMcD
Telecommunications / Network Engineering Lead	CHAD STILWELL / BMcD
Security Systems Engineering Lead	JUSTIN JACOBSON / Z BETA

Revisions

No.	Date	Description
00	12 DEC 2025	MKE07-15 SITE PLAN IFP

Registration

WISCONSIN
JASON PHAM
E-101159-6
HOUSTON, TX
PROFESSIONAL ENGINEER
12/12/2025

Sector Key Plan

N

Bar Code

Package
MKE07-15

Sheet Title/Number

ELECTRICAL LEGEND, NOTES AND ABBREVIATIONS

MKE07-15
E-A-01-1

E-A-01-1

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(5 U.S.C. §552 (b)(4)) AND WISCONSIN'S PUBLIC RECORDS LAW (Wis. Stat. §§ 19.31–19.39)

GENERAL NOTES

A. SEE DRAWING E-A-01-0 FOR LEGENDS, NOTES AND ABBREVIATIONS.

B. SEE DRAWING E-J-01-0 FOR LIGHTING FIXTURE SCHEDULE.

C. COORDINATE CONDUITS FOR POWER AND SEC AT EACH LOCATION PRIOR TO INSTALLATION OF CONCRETE BASE.

D. COORDINATE UNDERGROUND CONDUITS WITH OTHER TRADES PRIOR TO INSTALLATION.

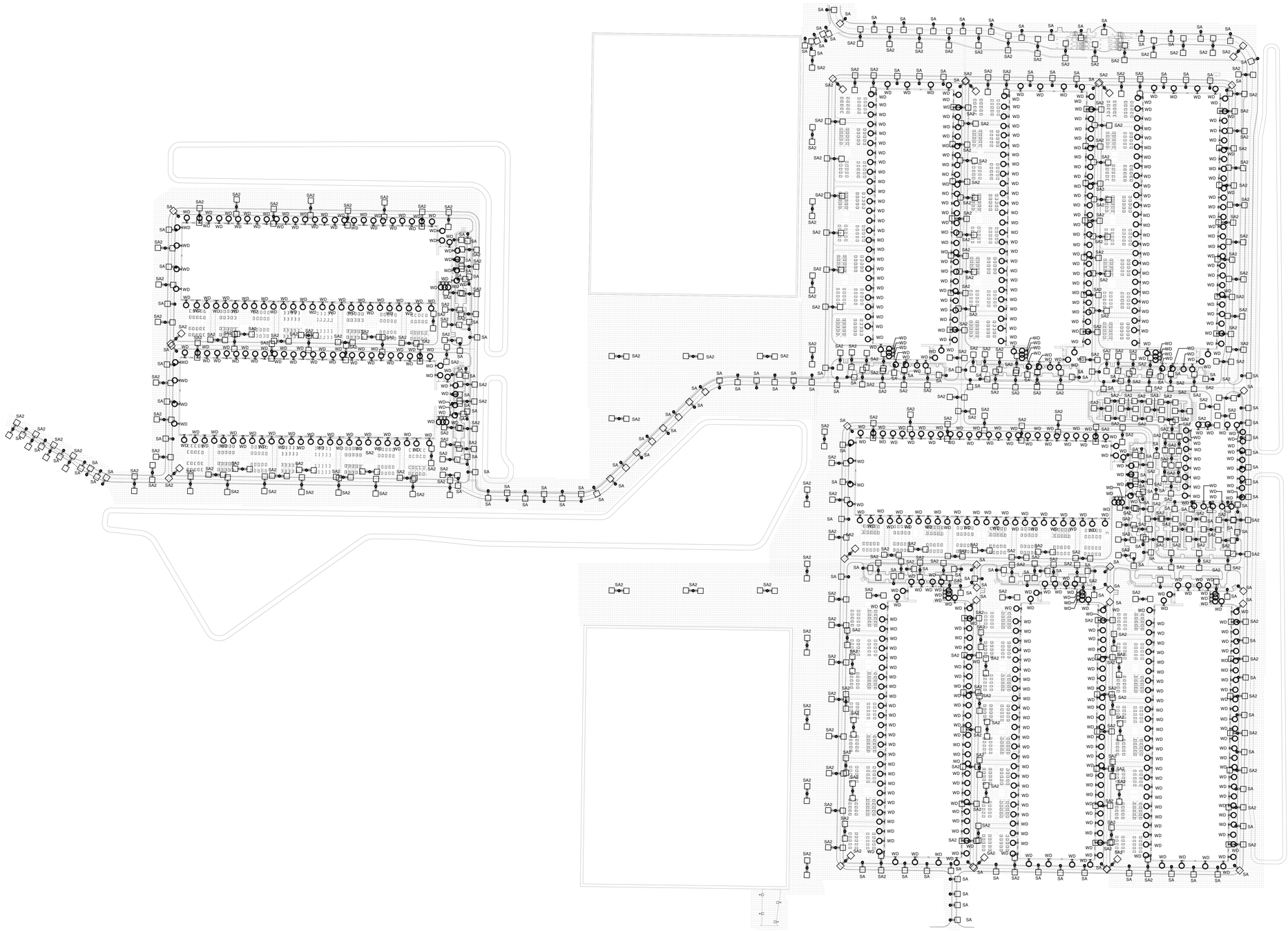
E. SEE SEC SERIES DRAWINGS FOR SECURITY DEVICE LOCATIONS AND SIGNAL INFORMATION. FOR POLE MOUNTED DEVICES PROVIDE POLE THAT IS RATED AND DRILLED FROM FACTORY TO SUPPORT LIGHT FIXTURE AND SEC DEVICE.

F. COORDINATE LOCATION OF CONDUIT PENETRATIONS AT BUILDING FOUNDATION STEM WALL WITH UNDERGROUND UTILITIES AND SITE POWER AND CONTROL REQUIREMENTS.

G. PROVIDE UNISTRUT RACK TO SUPPORT WALL MOUNTED EQUIPMENT MOUNTED TO PEMB. COORDINATE REQUIREMENTS WITH PEMB VENDOR.

H. REFER TO STRUCTURAL DETAILS IN SHEET SERIES S-J FOR LIGHTING POLE FOUNDATION.

I. EXTERIOR SITE PHOTOMETRICS ARE CALCULATED AT GRADE LEVEL.



1 SITE LIGHTING AREA 2 (SOUTH)
1" = 200'-0"

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Kansas City, MO 64114
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MKE07-15

Sheet Title/Number

SITE PLANS AREA 2
PHOTOMETRICS

MKE07-15
E-C-016-0

E-C-016-0

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GENERAL NOTES

A. LIGHTING FIXTURES, INSTALLATION, SUPPORT, WIRING AND RELATED WORK SHALL COMPLY WITH GENERAL NOTES, FIXTURE SCHEDULE, LAMP/BALLAST/DRIVER REQUIREMENT TABLES, FIXTURE DETAILS, SPECIFICATIONS AND ALL CONTRACT DRAWINGS.

B. PROVIDE ALL ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION AND COORDINATE WORK BY OTHER TRADES. RECESSED FIXTURES (OTHER THAN TROFFERS LOCATED IN LAY-IN GRID CEILINGS) SHALL BE COMPLETELY SERVICEABLE FROM THE FIXTURE OPENING. PROVIDE ALL REQUIRED MOUNTING HARDWARE, SUPPORTS, ACCESSORIES, AND TRIM REQUIRED FOR A COMPLETE INSTALLATION. COORDINATE FIXTURE MOUNTING WITH CEILING AND WALL CONSTRUCTION WHERE INSTALLED. PROVIDE SEPARATION BETWEEN RECESSED FIXTURES AND SURROUNDING INSULATION TO COMPLY WITH UL LISTING REQUIREMENTS AND MANUFACTURER INSTRUCTIONS.

C. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING INSTALLATION, MOUNTING, AND LOCATIONS OF LIGHTING FIXTURES.

D. ALL LINEAR FIXTURE LENGTHS SHALL BE DETERMINED IN FIELD AND COORDINATED WITH ELECTRICAL LIGHTING FLOOR PLANS AND ARCHITECTURAL REFLECTED CEILING PLANS.

E. REFER TO LIGHTING DETAILS AND LIGHTING FLOOR PLANS FOR SEQUENCE OF OPERATIONS.

TYPE	LAMPS	COLOR	VOLTAGE	CRI	LOAD	LUMENS	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS	MOUNTING
1B	LED	3000K	277V	70	1418	1397	WALL MOUNTED LED	LUMARK	XTOR1B	PROVIDE INTEGRAL DAYLIGHT SENSORS	SEE LIGHTING PLANS
SA2	LED	3000K	480V	70	342	43076	ONE (1) SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, DARK BRONZE FINISH, TYPE II MEDIUM DISTRIBUTION, WITH INTEGRATED PHOTOCELL FOR CONTROLS, UL LISTED FOR WET LOCATION, MOUNTED ON SQUARE ALUMINUM POLE. PROVIDE TRANSFORMER BASE WITH ACCESS PANEL. FIXTURE SHALL BE ABLE TO BE DIMMED TO 50% LIGHT OUTPUT.	HARPCO FOR POLE, LITHONIA OR APPROVED EQUAL	DSX2 LED-P6-30K-70CRI-T3M-HVOLT-SPA-BL50-DDBXD	POLE SHALL HAVE A MINIMUM EPA OF 9.0 AT 100MPH. BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	29'-5" ABOVE GRADE (3' FOUNDATION, 1'-5" BASE, AND 25' POLE)
SA	LED	3000K	480V	70	664	43076	TWO (2) SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, DARK BRONZE FINISH, TYPE III MEDIUM DISTRIBUTION, WITH INTEGRATED PHOTOCELL FOR CONTROLS, UL LISTED FOR WET LOCATION, MOUNTED ON SQUARE ALUMINUM POLE. PROVIDE TRANSFORMER BASE WITH ACCESS PANEL. FIXTURE SHALL BE ABLE TO BE DIMMED TO 50% LIGHT OUTPUT.	HARPCO FOR POLE, LITHONIA OR APPROVED EQUAL	DSX2 LED-P6-30K-70CRI-T3M-HVOLT-SPA-BL50-DDBXD	POLE SHALL HAVE A MINIMUM EPA OF 9.0 AT 100MPH. BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	29'-5" ABOVE GRADE (3' FOUNDATION, 1'-5" BASE, AND 25' POLE)
WD	LED	3000k	277V	80	55VA	6193	WALL MOUNTED TRAPEZOID LED AREA LIGHT WITH (1) LIGHT BAR, 21 LEDS, TYPE II DISTRIBUTION WITH BACK LIGHT CONTROL. PROVIDE INTEGRAL DAYLIGHT SENSOR.	MAGRAW EDISON OR APPROVED EQUIVALENT	IST-SA1E-730-1000-LED-U1-T2	BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	WALL
WE	LED	3000k	277V	80	136VA	16917	WALL MOUNTED SINGLE-PIECE DIE-CAST ALUMINUM HOUSING, DARK BRONZE FINISH, 30 LEDS, TYPE II MEDIUM DISTRIBUTION, WITH INTEGRATED PHOTOCELL FOR CONTROLS, UL LISTED FOR WET LOCATION, FIXTURE SHALL BE ABLE TO BE DIMMED TO 50% LIGHT OUTPUT.	LITHONIA LIGHTING OR APPROVED EQUIVALENT	DSX1 LED-P5-30K-70CRI-T3M-MVOLT-WBA-BL50-DDBXD	BLC DIMMING MODULE TO BE PROGRAMMED TO REDUCE LIGHT LEVEL TO 50% OUTPUT.	WALL BRACKET

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Date	12 DEC 2025
BMcD Project No.	190714
M.S. Project No.	P: 21580

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Revisions

No.	Date	Description
00	12 DEC 2025	MKE07-15 SITE PLAN IFP

Registration

WISCONSIN
JASON PHAM
E-101159-6
HOUSTON, TX
PROFESSIONAL ENGINEER
12/12/2025

Sector Key Plan

N

Bar Code

Package
MKE07-15

Sheet Title/Number

LIGHTING FIXTURE SCHEDULE

MKE07-15
E-J-01-0

E-J-01-0

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