

**\*\*VIRTUAL MEETING PARTICIPATION OPTIONS\*\*****Web Access:**

<https://grandchute.my.webex.com/grandchute.my/j.php?MTID=ma00f1d95576889fa02fc616d0358ea69>

**Telephone Access:**

Phone Number: (408) 418-9388

Meeting Number: 126 909 3174

Password: 1900

1. Roll Call.
2. Pledge of Allegiance.
3. Approval of Agenda.
4. Approval of Minutes – August 17, 2021 meeting.
5. Public input pertaining to agenda items not included in a Neighborhood Information Meeting and/or Public Hearing.
6. **Neighborhood Information Meeting #1** – Conditional Use Permit (CUP-11-21) requested by Jacob Construction & Development Inc. to allow grading and filling associated with construction of a single-family home at 4278 N. Bountiful Lane. **Action:** Hear testimony/close meeting.
7. **Conditional Use Permit (CUP-11-21)** – Request by Jacob Construction & Development Inc. to allow grading and filling associated with construction of a single-family home at 4278 N. Bountiful Lane. **Action:** Recommend approval/denial of CUP-11-21. (TOWN BOARD ACTION 9/7/2021)
8. **Site Plan (SP-18-21)** – Request by Bergstrom Victory Lane Inc., dba Bergstrom Porsche, 2986 N. Victory Lane, for construction of a building addition and associated site improvements. **Action:** Approve/deny SP-18-21.
9. Adjournment.

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**Public Notice:** Agendas are posted in the following locations: Town Hall bulletin boards & Town website [www.grandchute.net](http://www.grandchute.net) 2015 Wisconsin Act 79 allows the publication of certain legal notices on an Internet site maintained by a municipality. This law allows these types of legal notices to be posted in one physical location in the jurisdiction (instead of three) if also placed on an Internet site maintained by the local government.

**Special Accommodations:** Requests from persons with disabilities who need assistance to participate in this meeting should be made to the Clerk's Office at (920-832-5644) with at least 24-hour notice.

**Notice of Possible Quorum:** A quorum of the Town Board, Sanitary Districts, Board of Review, Community Development Authority, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission may be present at this meeting for the purpose of gathering information and possible discussion on items listed on this agenda. However, unless otherwise noted in this agenda, no official action by the Town Board, Sanitary Districts, Board of Review, Community Development Authority, Licensing Committee, Parks Commission, Joint Review Board, Zoning Board of Appeals and/or Police and Fire Commission will be taken at this meeting.

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# GRAND CHUTE PLAN COMMISSION MINUTES

August 17, 2021

Members Present: Chairman Brad Gehring, Commissioner Julie Hidde, Duane Boeckers, John Weber, Cheryl Ulrich, Ron Wolff, Pam Crosby and Walt Nocito. Members Absent: none.

Also Present: Katie Schwartz, Public Works Director; James March, Town Administrator; Brent Braun, IT Director; Jim Hawbaker, Network Engineer; Michael Patza, Community Development Director; Lindsey Kemnitz, Town Planner; Tracy Olejniczak, Administrative Assistant; other interested parties, present in audience = 6, Per sign-in sheet = 6, virtual= 1.

1. **ROLL CALL**

Chairman Gehring opened the meeting at 6:00 p.m. and roll call was taken.

2. **PLEDGE OF ALLEGIANCE.**

3. **APPROVAL OF AGENDA**

**Motion (Hidde/Ulrich) to approve the agenda.** Motion carried, all voting aye.

4. **APPROVAL OF MINUTES** – AUGUST 5, 2021 MEETING.

**Motion (Boeckers/Weber) to approve the minutes.** Motion carried, all voting aye.

5. PUBLIC INPUT. There was no public input.

6. **PUBLIC HEARING #1** – STREET VACATION/DISCONTINUANCE REQUESTED BY BIG DREAMERS LLC.AND RONALD G. WOLFF, TO VACATE 66' OF UNNAMED RIGHT-OF-WAY EXTENDING APPROXIMATELY 547' NORTH OF W. ELSNER ROAD, SAID RIGHT-OF-WAY BEGINNING APPROXIMATELY 300' WEST OF N. RICHMOND STREET.

Chairman Gehring opened Public Hearing #1 at 6:04 p.m.

Steve Bieda, Mau and Associates, LLP, stated he is working with Ron Wolff and is available to answer any questions on the request.

**Motion (Crosby/Weber) to close Public Hearing #1 at 6:06 p.m.** Motion carried, all voting aye.

7. **STREET VACATION/DISCONTINUANCE** – REQUEST BY BIG DREAMERS LLC AND RONALD G. WOLFF, TO VACATE 66' OF UNNAMED RIGHT-OF-WAY EXTENDING APPROXIMATELY 547' NORTH OF W. ELSNER ROAD, SAID RIGHT-OF-WAY BEGINNING APPROXIMATELY 300' WEST OF N. RICHMOND STREET. (Resolution TBR-13-2021)

Director Patza stated this right-of-way was dedicated in 2014 by Certified Survey Map 6778 to allow for a future public road to provide access to properties to the north and also serve as a frontage road to N. Richmond Street. Since that time it has been officially determined that a large portion of vacant land to the north, particularly west of W. Utah Avenue, is wetland and unlikely to develop. Future development in the area north of W. Elsner Road will be served by a private road through approval of a Planned Unit Development (PUD).

In response to a question from Commissioner Hidde, Director Patza explained he had searched available records and files and did not find any documentation that the Town provided compensation when the right-of-way was dedicated.

**Motion (Hidde/Crosby) to recommend approval of Street Vacation/Discontinuance request by Big Dreamers LLC and Ronald G. Wolff, for 66' of unnamed right-of-way extending approximately 547' north of W. Elsner Road, said right-of-way beginning approximately 300' west of N. Richmond Street. (Resolution TBR-13 2021)** Motion carried. Commissioner Wolff-abstained.

8. **PUBLIC HEARING #2** – SPECIAL EXCEPTION PERMIT (SE-14-21) REQUESTED BY PRECISION DIAGNOSTICS, 1175 N. WESTHILL BOULEVARD, FOR OPERATION OF AN AUTOMOBILE SERVICE AND REPAIR BUSINESS.

Chairman Gehring opened the Public Hearing at 6:09 p.m.

Director Patza stated that correspondence was received from the applicant indicating their desire to withdraw their request, therefore Item 9 on the agenda will not require any action.

Motion (Hidde/Boeckers) to close Public Hearing #1 at 6:09 p.m. Motion carried, all voting aye.

9. **SPECIAL EXCEPTION PERMIT SE-14-21** – REQUEST BY PRECISION DIAGNOSTICS, 1175 N. WESTHILL BOULEVARD, FOR OPEARTION OF AN AUTOMOBILE SERVICE AND REPAIR BUSINESS.

Director Patza reaffirmed that no action is required as the applicant withdrew their request.

10. **PLANNED DEVELOPMENT DISTRICT #2 (Z-01-21)** – MASTER PLAN AMENDMENT – REQUEST BY YARDS OF EDEN LLC, DBA VAN ZEELAND NURSERY AND LANDSCAPE, 2600 N. CASALOMA DRIVE, FOR A MASTER PLAN AMENDMENT TO PLANNED DEVELOPMENT DISTRICT #2. (*Resolution TBR-14-2021*)

Director Patza provided background information on the site and the previous Master Plan approved in 2012. The project approved in 2012 did not occur and the land has remained vacant since that time. Director Patza provide additional details on the proposed Master Plan including the proposed buildings, internal access drives and parking areas, storage and display areas, and a perimeter fence to prevent wildlife, particularly deer, from entering the development and damaging the inventory.

**Motion (Ulrich/Crosby) to recommend approval of Planned Development District #2 (Z-01-21 amended) requested by Yards Of Eden LLC dba Van Zeeland Nursery and Landscape, 2600 N. Casaloma Drive. (Resolution TBR-14-2021).** Motion carried, all voting aye.

11. **PROJECT PLAN APPROVAL (PDD2-PPA-01-21)** – REQUEST BY YARDS OF EDEN LLC, DBA VAN ZEELAND NURSERY AND LANDSCAPE, 2600 N. CASALOMA DRIVE, FOR APPROVAL OF THE PROJECT PLAN FOR CONSTRUCTION OF TWO COMMERCIAL BUILDINGS, ACCESS DRIVES, PARKING AREAS, STORAGE AREAS AND ASSOCIATED SITE IMPROVEMENTS. (*Resolution TBR-14-2021*)

Director Patza provided additional details on proposed site signage and the Stormwater Management Plan for the project. He also provided details regarding the requested variance from the wetland setback from 50' to 25' for the site. This request provides a greater wetland setback compared to the 2012 approval, which had granted a variance to allow a 20' setback for buildings and 10' setback for paved areas. Permits to impact a small area of wetlands have been submitted to the WDNR and U.S. Army Corps of Engineers.

**Motion (Hidde/Boeckers) to recommend approval of the Project Plan (PPD2-PPA-01-21) requested by Yards of Eden LLC, dba Van Zeeland Nursey and Landscape, 2600 N. Casaloma Drive, for construction of two commercial buildings, access drives, parking areas, storage areas and associated site improvements, subject to Town Engineer approval of Stormwater Management and Erosion Control Plans (Resolution TBR-14-2021).**

In response to a question from Chairman Gehring, Director Patza stated that much of remaining areas of the site are wetlands and the surrounding property is part of the Outagamie County Forest, so there is essentially no additional room for development on the site. Director Patza also stated that the proposed business/use is ideally suited to successfully coexist with the environmentally sensitive areas on this site.

Motion carried, all voting aye.

12. **SITE PLAN AMENDMENT (SPA1-00-95)** – REQUEST BY JOSEPH AND MARY NELESEN, DBA CULVER’S RESTAURANT, 599 N. WESTHILL BOULEVARD, FOR RECONFIGURATION OF DRIVE-THRU LANES AND ASSOCIATED SITE IMPROVEMENTS.

Planner Kemnitz provided project details including impacts to parking and drive lanes. The project does not require on-site stormwater management since less than 4,000 sq. ft. of new impervious area will be created.

**Motion (Boeckers/Ulrich) to approve Site Plan Amendment (SPA1-00-95) requested by Joseph and Mary Nelesen, dba Culver’s Restaurant, 599 N. Westhill Boulevard, for reconfiguration of drive-thru lanes and associated site improvements.** Motion carried, all voting aye.

13. ADJOURNMENT.

**Motion (Boeckers/Weber) to adjourn the meeting at 6:21 p.m.** Motion carried, all voting aye.

Respectfully Submitted,  
Tracy Olejniczak/MP  
Com. Dev. Admin. Asst.

DRAFT

**Town of Grand Chute  
Conditional Use Permit Request  
Jacob Construction & Development Inc.**

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6/7.

**To: Plan Commission**

**From: Lindsey Kemnitz, Town Planner**

**Date: August 30, 2021**

**Address: 4278 N. Bountiful Lane**

**App. #: CUP-11-21**

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**REQUEST**

This project includes grading and filling associated with the construction of a single-family home within a portion of the Shoreland Zoning District. Accordingly, a County Conditional Use Permit is required.

**ANALYSIS**

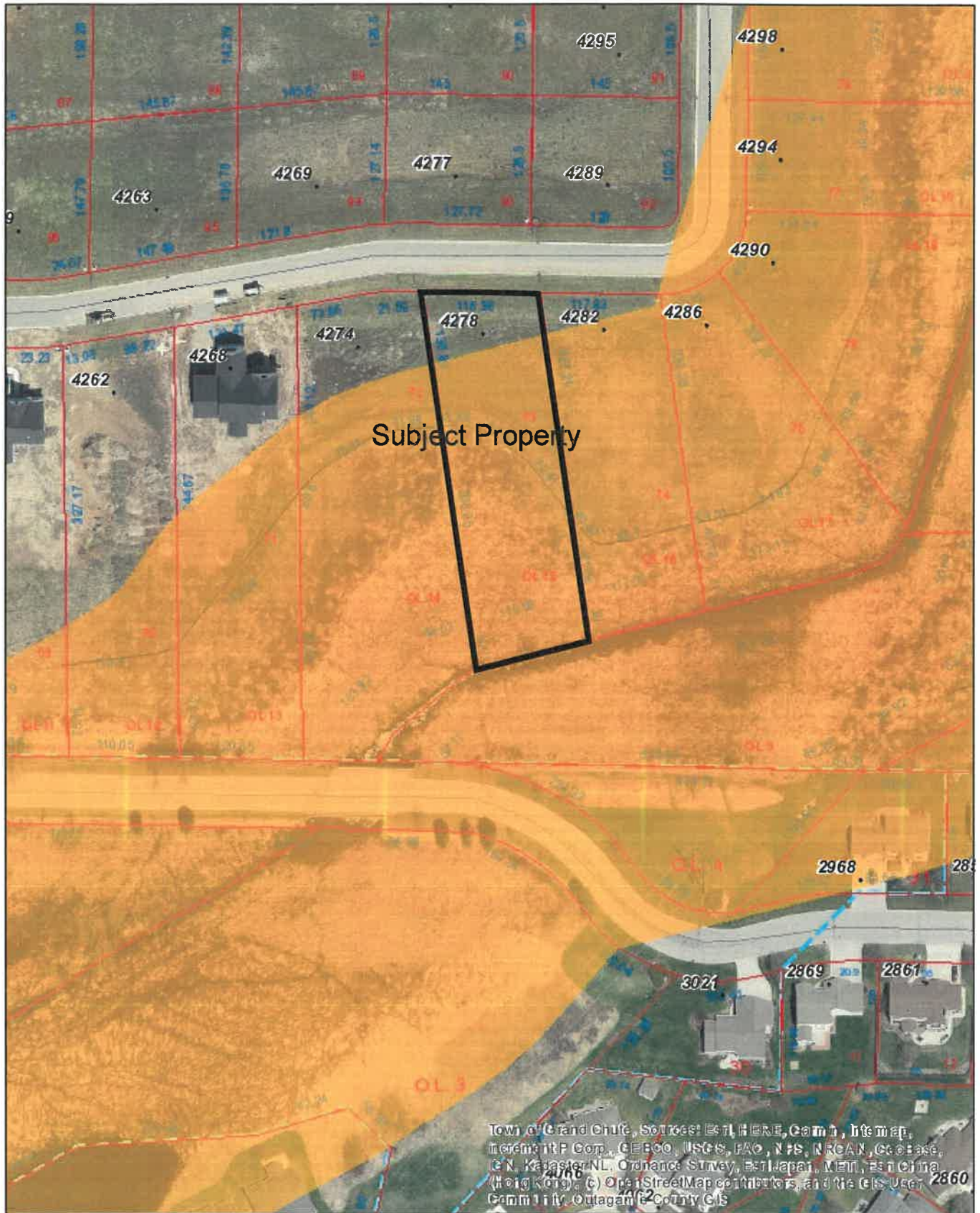
This is a platted lot within the Forest View Estates subdivision. When this residential subdivision was developed, it was closely monitored by local, state and federal regulators to ensure protection of the navigable stream and adjoining floodplain and wetland areas. The subject property is one of several lots that require a Conditional Use Permit due to the overarching 300' stream buffer regulated by Outagamie County.

The proposed development will occur upland from the wetland and floodplain boundaries and will have no impact on those designated areas or the navigable stream. The proposed foundation elevations are consistent with the existing home foundations on the adjacent lots, therefore staff believes this project will be harmonious to the neighboring properties. All of the work will be completed per the approved drainage plan for the subdivision. Erosion control best management practices will be in place until any disturbed areas are stabilized.

**RECOMMENDATION**

Staff has reviewed and supports a Plan Commission recommendation for approval of the Conditional Use Permit (CUP-11-21) requested by Jacob Construction & Development Inc. to allow grading and filling associated with the construction of a single-family home located at 4278 N. Bountiful Lane.

# CUP-11-21-- 4278 N. Bountiful Lane



**Disclaimer:** The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

Author:  
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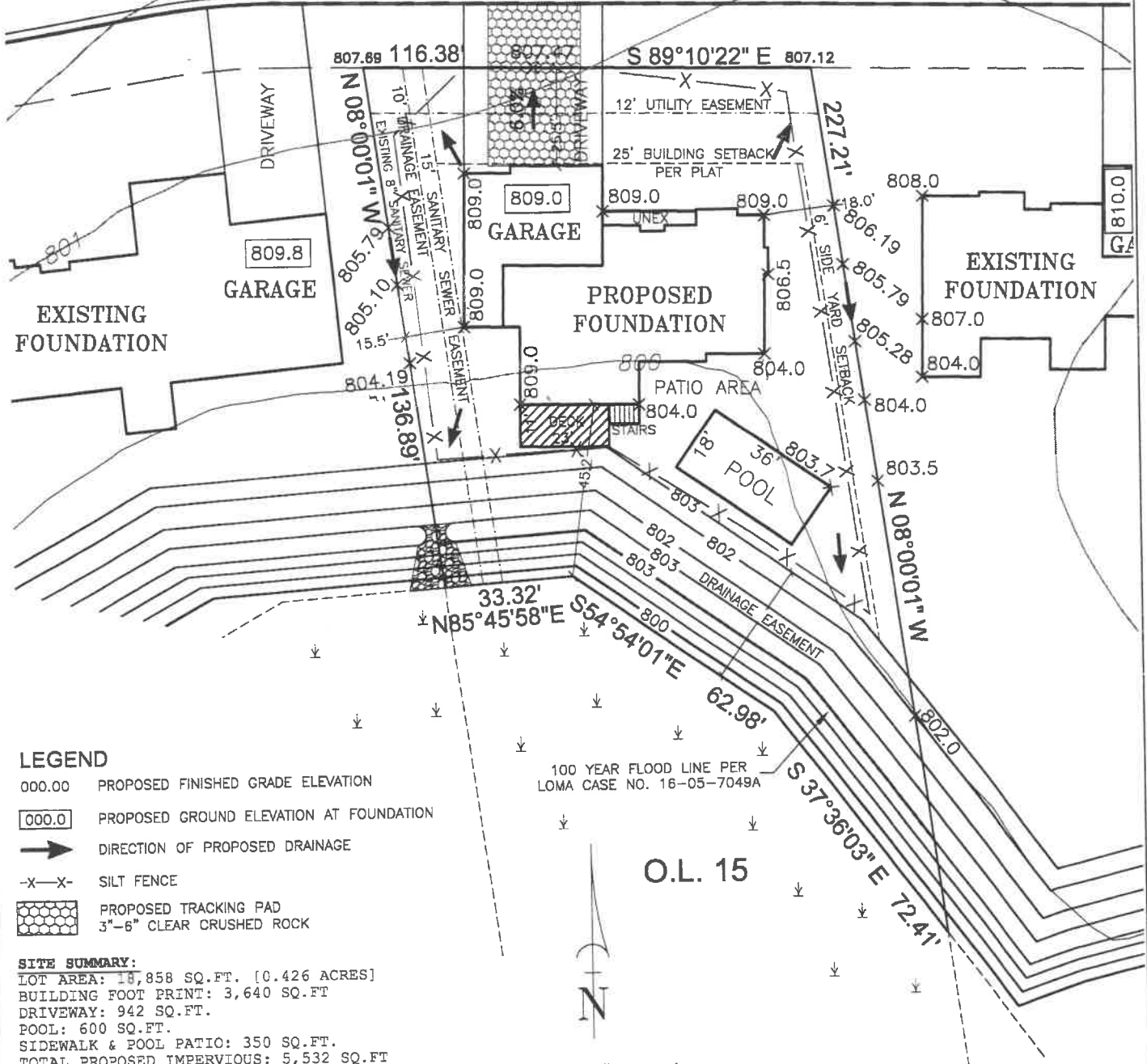


# SITE PLAN

LOT 73, FOREST VIEW ESTATES  
TOWN OF GRAND CHUTE, OUTAGAMIE COUNTY, WISCONSIN.  
FOR: JACOB CONSTRUCTION

## BOUNTIFUL LANE

66' RIGHT-OF-WAY WIDTH



### LEGEND

- 000.00 PROPOSED FINISHED GRADE ELEVATION
- 000.0 PROPOSED GROUND ELEVATION AT FOUNDATION
- ➔ DIRECTION OF PROPOSED DRAINAGE
- X-X- SILT FENCE
- PROPOSED TRACKING PAD
- 3"-6" CLEAR CRUSHED ROCK

### SITE SUMMARY:

LOT AREA: 18,858 SQ.FT. (0.426 ACRES)  
BUILDING FOOT PRINT: 3,640 SQ.FT.  
DRIVEWAY: 942 SQ.FT.  
POOL: 600 SQ.FT.  
SIDEWALK & POOL PATIO: 350 SQ.FT.  
TOTAL PROPOSED IMPERVIOUS: 5,532 SQ.FT.  
PERCENT IMPERVIOUS: 29.34%  
PROPOSED DISTURBED AREA: 9,500 SQ.FT.

SCALE 1" = 40'

## Martenson & Eisele, Inc.



1377 Midway Road  
Menasha, WI 54952  
www.martenson-eisele.com  
info@martenson-eisele.com  
920.731.0381 1.800.236.0381

Planning  
Environmental  
Surveying  
Engineering  
Architecture

PROJECT NO. 1-0112-017  
FILE 1-0112-017sp.dwg  
THIS INSTRUMENT WAS DRAFTED BY: CRC

Jacob Construction & Development, Inc  
4973 N. Indigo Ln,  
Appleton, WI 54913  
920-585-7570



August 18, 2021

Mike:

We brought in approximately 150 cubic yards of fill for the purpose of maintaining adequate grade and slope around the house. The grade changes are indicated on the site plan developed by the engineers who did the subdivision, Martinson-Eisele, Inc.

Northwest corner of garage/grade change raise approximately 3 feet

Northeast corner of house/grade change raised approximately 3 feet

Southwest corner of house/grade change dropped approximately one foot

Southeast corner of house/grade change remains the same

There will be no floodplain affected by these changes.

John Jacob  
Jacob Construction and Development, Inc.



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

COMMUNITY AND MAP PANEL INFORMATION		LEGAL PROPERTY DESCRIPTION
COMMUNITY	OUTAGAMIE COUNTY, WISCONSIN (Unincorporated Areas)	A portion of Lots 72 and 73, Forest View Estates, as shown on the Plat recorded as Instrument No. 2053450, in Cabinet M, Pages 21 through 24, in the Office of the Register of Deeds, Outagamie County, Wisconsin  The portion of property is more particularly described by the following metes and bounds:
	COMMUNITY NO.: 550302	
AFFECTED MAP PANEL	NUMBER: 55087C0312E  DATE: 1/20/2016	
FLOODING SOURCE: MUD CREEK TRIBUTARY 3.3		APPROXIMATE LATITUDE & LONGITUDE OF PROPERTY: 44.305369, -88.454189 SOURCE OF LAT & LONG: LOMA LOGIC DATUM: NAD 83

### DETERMINATION

LOT	BLOCK/ SECTION	SUBDIVISION	STREET	OUTCOME WHAT IS REMOVED FROM THE SFHA	FLOOD ZONE	1% ANNUAL CHANCE FLOOD ELEVATION (NAVD 88)	LOWEST ADJACENT GRADE ELEVATION (NAVD 88)	LOWEST LOT ELEVATION (NAVD 88)
72 & 73	--	Forest View Estates	4274 & 4278 Bountiful Lane	Portion of Property	X (unshaded)	--	--	802.5 feet

**Special Flood Hazard Area (SFHA)** - The SFHA is an area that would be inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood).

**ADDITIONAL CONSIDERATIONS** (Please refer to the appropriate section on Attachment 1 for the additional considerations listed below.)

LEGAL PROPERTY DESCRIPTION  
FILL RECOMMENDATION  
PORTIONS REMAIN IN THE SFHA

STATE LOCAL CONSIDERATIONS

This document provides the Federal Emergency Management Agency's determination regarding a request for a Letter of Map Revision based on Fill for the property described above. Using the information submitted and the effective National Flood Insurance Program (NFIP) map, we have determined that the described portion(s) of the property(ies) is/are not located in the SFHA, an area inundated by the flood having a 1-percent chance of being equaled or exceeded in any given year (base flood). This document revises the effective NFIP map to remove the subject property from the SFHA located on the effective NFIP map; therefore, the Federal mandatory flood insurance requirement does not apply. However, the lender has the option to continue the flood insurance requirement to protect its financial risk on the loan. A Preferred Risk Policy (PRP) is available for buildings located outside the SFHA. Information about the PRP and how one can apply is enclosed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)

#### LEGAL PROPERTY DESCRIPTION (CONTINUED)

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 72; THENCE SOUTH 00 DEGREES 45 MINUTES 36 SECONDS EAST, 154.67 FEET; THENCE NORTH 60 DEGREES 51 MINUTES 14 SECONDS EAST, 82.23 FEET; THENCE NORTH 85 DEGREES 45 MINUTES 58 SECONDS EAST, 106.81 FEET; THENCE SOUTH 54 DEGREES 54 MINUTES 01 SECONDS EAST, 69.10 FEET; THENCE SOUTH 37 DEGREES 36 MINUTES 03 SECONDS EAST, 53.04 FEET; THENCE NORTH 08 DEGREES 00 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 73, A DISTANCE OF 203.22 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 22 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 72 AND 73, A DISTANCE OF 137.89 FEET; THENCE 30.65 FEET ALONG A CURVE TO THE LEFT, CONTINUING ALONG NORTH LINE OF SAID LOT 72, SAID CURVE HAVING A RADIUS OF 167.00 FEET AND A CHORD THAT BEARS SOUTH 85 DEGREES 34 MINUTES 12.5 SECONDS WEST, 30.60 FEET; THENCE SOUTH 80 DEGREES 18 MINUTES 47 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 72, A DISTANCE OF 73.66 FEET TO THE POINT OF BEGINNING.

#### **FILL RECOMMENDATION (This Additional Consideration applies to the preceding 1 Property.)**

The minimum NFIP criteria for removal of the subject area based on fill have been met for this request and the community in which the property is located has certified that the area and any subsequent structure(s) built on the filled area are reasonably safe from flooding. FEMA's Technical Bulletin 10-01 provides guidance for the construction of buildings on land elevated above the base flood elevation through the placement of fill. A copy of Technical Bulletin 10-01 can be obtained by calling the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or from our web site at <http://www.fema.gov/mit/tb1001.pdf>. Although the minimum NFIP standards no longer apply to this area, some communities may have floodplain management regulations that are more restrictive and may continue to enforce some or all of their requirements in areas outside the Special Flood Hazard Area.

#### **PORTIONS OF THE PROPERTY REMAIN IN THE SFHA (This Additional Consideration applies to the preceding 1 Property.)**

Portions of this property, but not the subject of the Determination/Comment document, may remain in the Special Flood Hazard Area. Therefore, any future construction or substantial improvement on the property remains subject to Federal, State/Commonwealth, and local regulations for floodplain management.

This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.

A handwritten signature in black ink, appearing to read "Luis V. Rodriguez".

Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration



# Federal Emergency Management Agency

Washington, D.C. 20472

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## LETTER OF MAP REVISION BASED ON FILL DETERMINATION DOCUMENT (REMOVAL)

### ATTACHMENT 1 (ADDITIONAL CONSIDERATIONS)


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#### **STATE AND LOCAL CONSIDERATIONS (This Additional Consideration applies to all properties in the LOMR-F DETERMINATION DOCUMENT (REMOVAL))**

Please note that this document does not override or supersede any State or local procedural or substantive provisions which may apply to floodplain management requirements associated with amendments to State or local floodplain zoning ordinances, maps, or State or local procedures adopted under the National Flood Insurance Program.

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This attachment provides additional information regarding this request. If you have any questions about this attachment, please contact the FEMA Map Assistance Center toll free at (877) 336-2627 (877-FEMA MAP) or by letter addressed to the Federal Emergency Management Agency, LOMC Clearinghouse, 847 South Pickett Street, Alexandria, VA 22304-4605.



Luis V. Rodriguez, P.E., Director  
Engineering and Modeling Division  
Federal Insurance and Mitigation Administration

**Town of Grand Chute  
Site Plan Review  
Bergstrom Victory Lane Inc., dba Bergstrom Porsche**

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**To:** Plan Commission

**From:** Michael Patza, Community Development Director

**Date:** August 31, 2021

**Address:** 2986 N. Victory Lane

**App. #: SP-18-21**

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**A. REQUEST**

- 1. Proposed Use(s):** Continued use as auto sales and service business.
- 2. Project Description:** Building addition and associated site improvements
- 3. Plat/CSM Accurate parcel lines/lot recorded:** Yes.

**B. ANALYSIS**

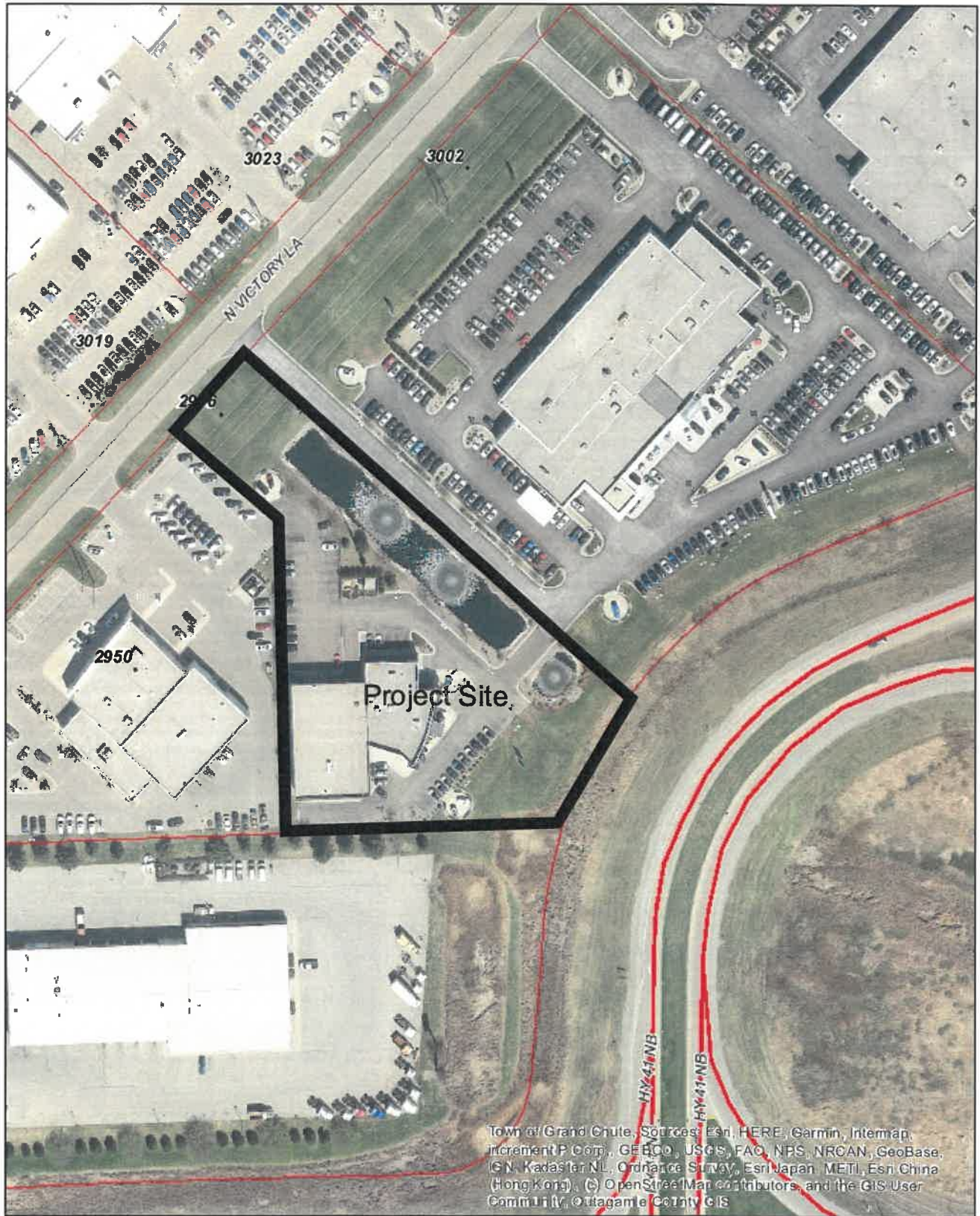
Applicant proposes an addition on the southeast corner of the existing building and renovations to the east side of the building. The result of the project will increase the building footprint by approximately 1,000 sq. ft. The addition is required to accommodate the Porsche dealership within this building. The project will result in the loss of two parking spaces, the remaining parking lot and vehicle display areas are sufficient to meet the needs of the business. The exterior of the addition will be a combination of ACM metal panels and glass, consistent other portions of the building and other adjacent buildings on N. Victory Lane.

The Drainage Plan consists of using overland flow and storm sewer to direct runoff to an existing retention pond on the northeast side of the building. Drainage and Erosion Control Plans have been approved by staff. All other code requirements are met with this request.

**C. RECOMMENDATION**

**Staff has reviewed and supports Plan Commission approval of the Site Plan (SP-18-21) requested by Bergstrom Victory Lane Inc., dba Bergstrom Porsche, 2986 N. Victory Lane, for a building addition and associated site improvements.**

# SP-18-21 -- 2986 N. Victory Lane



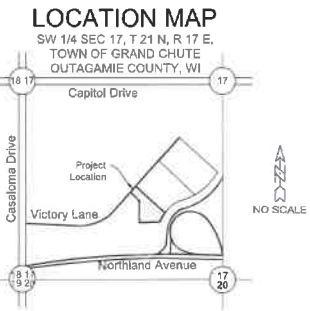
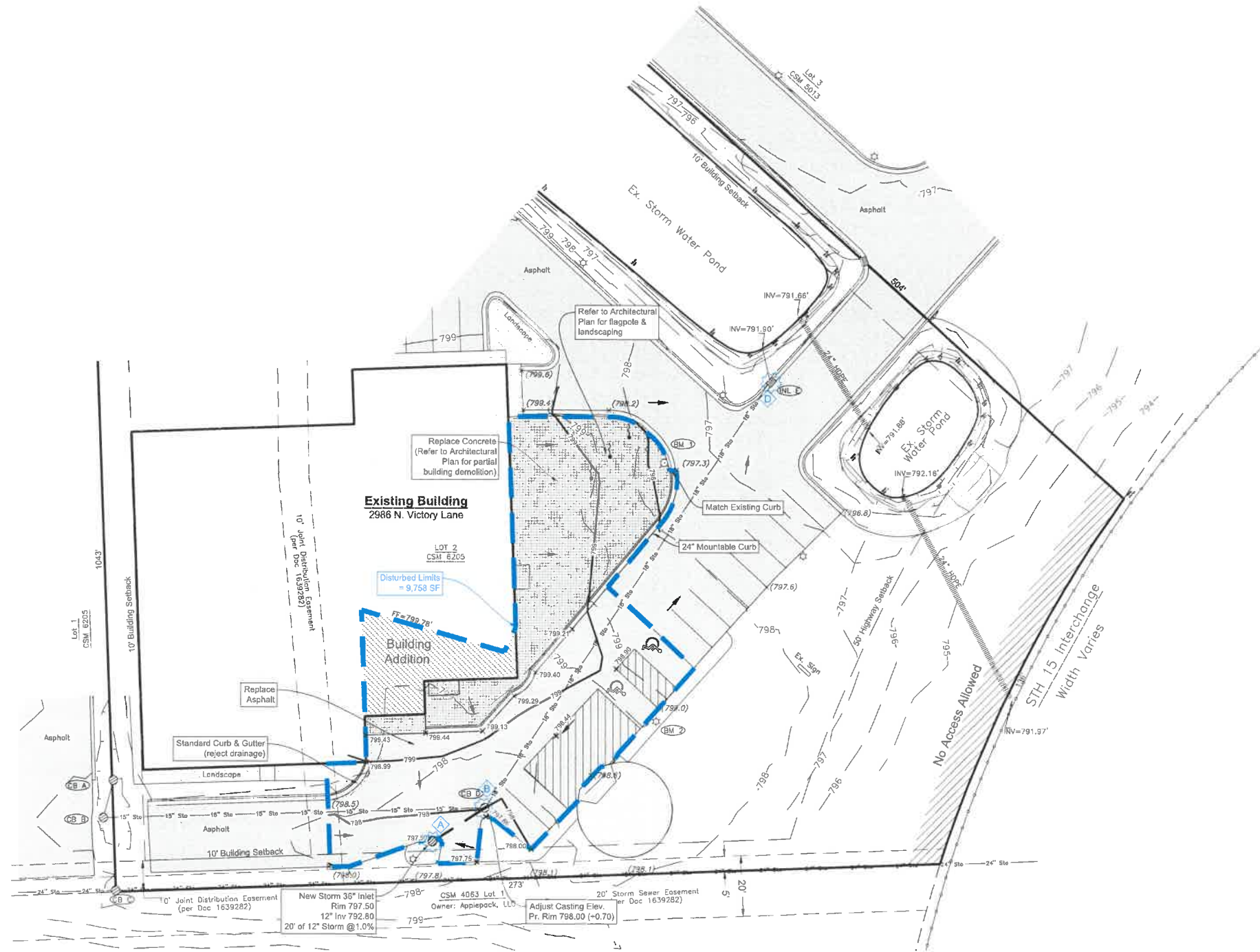
**Disclaimer:** The data provided in the Town of Grand Chute Interactive GIS Map was generated from multiple sources and agencies. Every effort has been made to offer the most accurate data. However, the Town provides this information with the understanding that it is not guaranteed to be accurate, correct, or complete. The Town may make improvements to the Interactive GIS Map periodically. Conclusions drawn from this information are the responsibility of the user. The user agrees that the Town of Grand Chute shall not be held responsible for actions, claims, damages, or judgments made from this data.

Author:  
Copyright:



Z:\2021\1-022 Bergstrom Appleton - Porsche\1-022 Bergstrom Appleton - Porsche - Revised.rvt

7/22/2021 8:10:00 PM



**DRAINAGE & EROSION CONTROL NOTES:**

- Existing utilities shown are indicated in accordance with available records and field measurements. The contractor shall be responsible for obtaining exact locations & elevations of all utilities, including sewer and water from the owners of the respective utilities. All utility owners shall be notified by the contractor 72 hours prior to excavation. Contact Digger's Hotline (1-800-242-8511) for exact utility locations.
- The Contractor shall verify all staking and field layout against the plan and field conditions prior to constructing the work and immediately notify the Engineer of any discrepancies.
- The contractor shall minimize the area disturbed by construction as the project is constructed. Disturbed areas shall be seeded as soon as final grade is established. Contractor shall replace topsoil and then seed, fertilize and mulch all lawn areas within 1 week of topsoil placement.
- Contractor shall remove all excess materials from the site. Earthwork contractors shall verify depth of topsoil and aggregates.
- All sediment and erosion control devices and methods shall be in accordance with the Wisconsin DNR Technical Standards.
- The contractor shall make weekly inspections and inspections within 1 day of any rainfall exceeding 0.5 inches of the sediment and erosion control devices throughout construction. The contractor shall repair or maintain erosion control devices as necessary. The inspection reports shall be made available to the owner at the end of the construction or upon demand during construction.
- Contractor is responsible for compliance with Department of Safety & Professional Services, Chapter SPS 382, for lateral construction and cleanout locations.
- Updated survey and title search have not been authorized and the boundary and easements shown may be inaccurate or incomplete.
- Sweeping of sediment on pavements is required daily during construction.

**STORMWATER NOTES:**

- This plan is part of an approved stormwater management plan. The adjacent stormwater ponds will continue to provide post construction stormwater management.

**BENCHMARKS (NAVD85)**

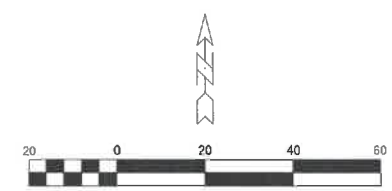
BM 0	NGS Monument (DF8092) West R/W of McCarthy Road Elev 819.20'
BM 1	Fire Hydrant Tag Bolt 440' East of Existing Building Elev 799.31'
BM 2	"X" Chiseled in Concrete Footing of Light Pole 885' South of BM 1 Elev 803.81'

**SHEET INDEX:**

Sheet	Page
Drainage, Grading & Erosion Control Plan	C1.0
Topographic Survey	C1.1
Construction Details	C2.1

**LEGEND**

<ul style="list-style-type: none"> <li>CATV - CATV</li> <li>FD - FD</li> <li>OH - OH</li> <li>San - San</li> <li>Sts - Sts</li> <li>E - E</li> <li>G - G</li> <li>T - T</li> <li>W - W</li> <li>Fence - Wood</li> <li>Fence - Barbed Wire</li> <li>Treeline</li> <li>Railroad Tracks</li> <li>Culvert</li> <li>Index Contour - Existing</li> <li>Intermediate Contour - Existing</li> <li>Delimited Wetlands</li> <li>Proposed Storm Sewer</li> <li>Proposed Contour</li> <li>Proposed Swale</li> <li>Proposed Culvert</li> <li>Prop. Finish Spot Elev.</li> <li>Prop. Top of Walk Elev.</li> <li>Existing Grade</li> <li>Proposed SB Fence</li> <li>Prop. Drainage Direction</li> <li>Proposed Tracking Pad</li> <li>Proposed Ditch Check</li> </ul>	<ul style="list-style-type: none"> <li>Sanitary MH / Tank / Base</li> <li>Clean Out / Curb Stop / Pull Box</li> <li>Storm Manhole</li> <li>Inlet</li> <li>Catch Basin / Yard Drain</li> <li>Water MH / Well</li> <li>Hydrant</li> <li>Utility Valve</li> <li>Utility Meter</li> <li>Utility Pole</li> <li>Light Pole / Signal</li> <li>Guy Wire</li> <li>Electric Pedestal</li> <li>Electric Transformer</li> <li>Air Conditioner</li> <li>Telephone Pedestal</li> <li>Telephone Manhole</li> <li>+799.9 Ex Spot Elevation</li> <li>Proposed Storm Manhole</li> <li>Proposed Curb Inlet</li> <li>Prop. Catch Basin / Yard Drain</li> <li>Proposed Exhwall</li> <li>Proposed Rip Rap</li> <li>Prop. Drainage Direction</li> <li>Prop. Finished Floor Elev.</li> <li>Proposed Rip Rap</li> <li>Proposed Erosion Mat</li> <li>Proposed Inlet Protection</li> <li>Type of Inlet Protection</li> <li>Proposed Building</li> <li>Proposed Asphalt</li> <li>Proposed Concrete</li> <li>Proposed Gravel</li> </ul>
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**DRAINAGE, GRADING & EROSION CONTROL PLAN**

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
*Civil Engineers and Land Surveyors*  
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BUILDING ALTERATIONS FOR:  
**BERGSTROM PORSCHE**  
 APPLETON, WISCONSIN

date: 07-21-2021  
 job: 21-022  
 d. by: K.J.F.  
 rev: \_\_\_\_\_

**C-1.0**



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BUILDING ADDITION & ALTERATIONS FOR:  
**BERGSTROM PORSCHE**  
APPLETON, WISCONSIN

date: 06-09-2021

job: 21-022

d. by: KJF

rev.:

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\_\_\_\_\_  
\_\_\_\_\_

A-4.2

EXTERIOR FINISH KEY NOTES	
KEY NOTE	MATERIAL SUMMARY
E-4	<b>METAL PANEL (A.C.M.I.)</b> MFR: ALCOA OR EQUAL, 4MM THICK COLOR: WHITE ALUMINUM, RAL 9006 SYSTEM/TYPE: DRY JOINT SYSTEM W/ EXTRUSIONS TO MATCH PANELS (RAIN-SCREEN) LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS NOTE: PANEL SIZE RATIO 1:3 (HEIGHT TO WIDTH)
E-8	<b>TRAPEZOIDAL SHEET</b> MANUFACTURER: TBD PRODUCT/COLOR: TRAPEZOIDAL ALUMINUM OR STEEL SHEET, BLACK GREY RAL 702 NOTE: TYPE SP 45/150, 0.2mm SYMMETRICAL, CREAS HEIGHT 45 mm, HORIZONTALLY MOUNTED, ALL VISIBLE FASTENERS AND NECESSARY COVERS
E-12	<b>ALUMINUM CURTAINWALL SYSTEM</b> MFR: KANNEER (BASIS OF DESIGN) STYLE: STRUCTURAL GLAZING SYSTEM GLAZING: 1" INSULATED, TEMPERED, PPG, SOLARBAN 60, CLEAR FINISH/COLOR: BLACK, GLASS I LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS
CP-1	<b>ACM SYSTEM WALL COPING</b> MANUFACTURER: ALCOA OR EQUAL, 4MM THICK COLOR: MATCH ADJ. ACM LOCATION: WALL COPINGS, REFER TO PLANS & WALL SECTIONS, TYP.
CP-2	<b>MTL WALL COPING (PRE-FINISHED)</b> MFR: VNI-CLAD, PAC-CLAD OR EQUAL STYLE: PRE-FINISHED MTL COPINGS SYSTEM FINISH/COLOR: FINISH & COLOR TO MATCH ADJACENT WALL COLOR LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS
OD-1	<b>OVERFLOW DRAIN</b> STYLE: BRASS LAMBS TONGUE W/ BIRD SCREEN
MP-1	<b>WALL PACK LIGHT FIXTURE</b> REFER TO REFLECTED CEILING PLAN
D-1	<b>ALUMINUM ENTRANCE W/ INSUL. GLAZING</b> MANUFACTURER: KANNEER 950 OR EQUAL STYLE: REFER TO DOOR SCHEDULE & ELEVATIONS (MED. STYLE) GLAZING: 1" INSULATED, TEMPERED, PPG, SOLARBAN 60, CLEAR COLOR: BLACK LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS
D-2	<b>OVERHEAD DOOR INSUL. ALUM. W/ GLAZING</b> MANUFACTURER: T.B.D. STYLE: ALUMINUM W/ INSUL. GLAZING GLAZING: INSULATED, TEMPERED, PPG, SOLARBAN 60, CLEAR FINISH/COLOR: CLEAR ANODIZED LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS
D-3	<b>EXISTING DOOR TO REMAIN</b>
BES-1	<b>BUILDING EXTERIOR SIGNAGE (BY OWNER)</b> MANUFACTURER: TBD STYLE/TYPE: VARIES, REFER TO EXTERIOR ELEVATIONS POWER REQUIREMENTS: POWER IS REQUIRED, REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED, WHERE EXPOSED, TO MATCH WALL PANEL COLOR)
PB-1	<b>PIPE BOLLARD (W/ P.V.C. COVER)</b> BOLLARD: STL. CONC. FILLED, REFER TO PLANS, NOTES, & DETAILS. P.V.C. COVER: MFR: T.B.D. COLOR: WHITE WITH (2) YELLOW STRIPES
L-1	<b>LED LIGHT</b> MFR: SOMBOTEC COLOR: RED NOTE: COORDINATE REQUIREMENTS WITH SOMBOTEC
L-2	<b>LED LIGHT</b> MFR: SOMBOTEC COLOR: BLACK NOTE: COORDINATE REQUIREMENTS WITH SOMBOTEC
GL-1	<b>EXISTING GLAZING TO REMAIN</b>

**CURTAINWALL / STOREFRONT NOTE**  
PROVIDE PREFINISHED ALUMINUM SLIP HEAD TO MATCH ALUMINUM STOREFRONT / CURTAIN WALL SYSTEM.  
PROVIDE PREFINISHED EXTRUDED ALUMINUM-THERMALLY BROKEN SILL FLASHING WITH END DAMS, INSTALL WITH A POSITIVE SLOPE AWAY FROM INTERIOR AND SET IN SEALANT PER MANUFACTURER'S WRITTEN SPECIFICATIONS.  
PROVIDE ALL SHIMS, SEALANT & BACKER ROD PER MANUFACTURER'S SPECIFICATIONS.

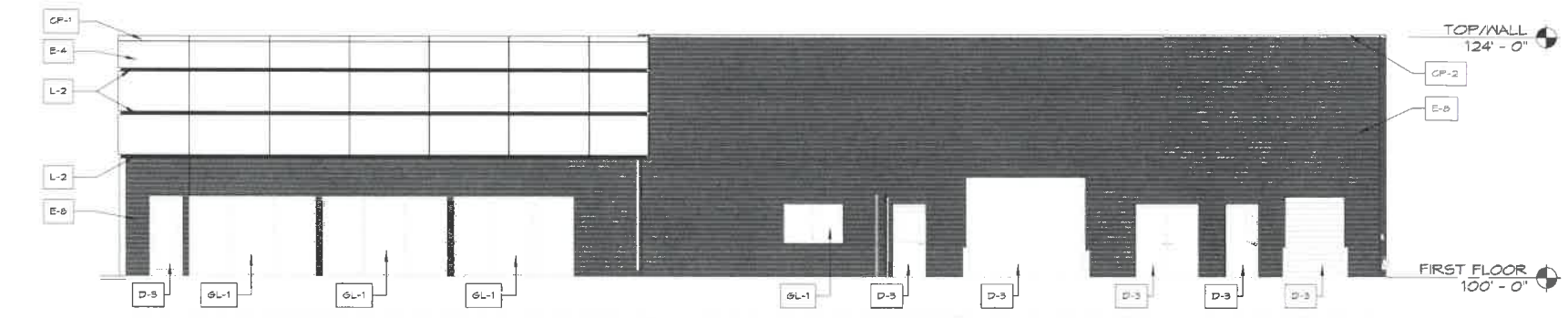
**CONTROL JOINT NOTE**  
PROVIDE MASONRY CONTROL JOINTS AS RECOMMENDED BY MASONRY CONTRACTOR AND BLOCK SUPPLIER. CONTROL JOINTS NOT TO EXCEED 30'-0" MAX AND 30'-0" MIN.  
ALL CONTROL JOINT LAYOUTS TO BE REVIEWED BY ARCHITECT/ENGINEER AT TIME OF CONSTRUCTION / SHOP DRAWINGS SUBMITTAL.  
ALL ELEVATIONS AND LAYOUT ARE BASED ON STANDARD MODULAR BLOCK SIZES. CONTRACTOR RESPONSIBLE FOR ANY ADJUSTMENTS IN SIZES REQUIRED IF THEY CHANGE MATERIAL SIZES.

**WEATHERING FASTENER NOTE**  
FASTEN ALL WOOD-BASED PANELS TO GOLD-FORM FRAMING W/ SELF-TAPPING CORROSION RESISTANT SCREWS. PNEUMATICALLY DRIVEN PINS FOR WOOD-BASED PANEL ATTACHMENT WILL NOT BE ACCEPTED.

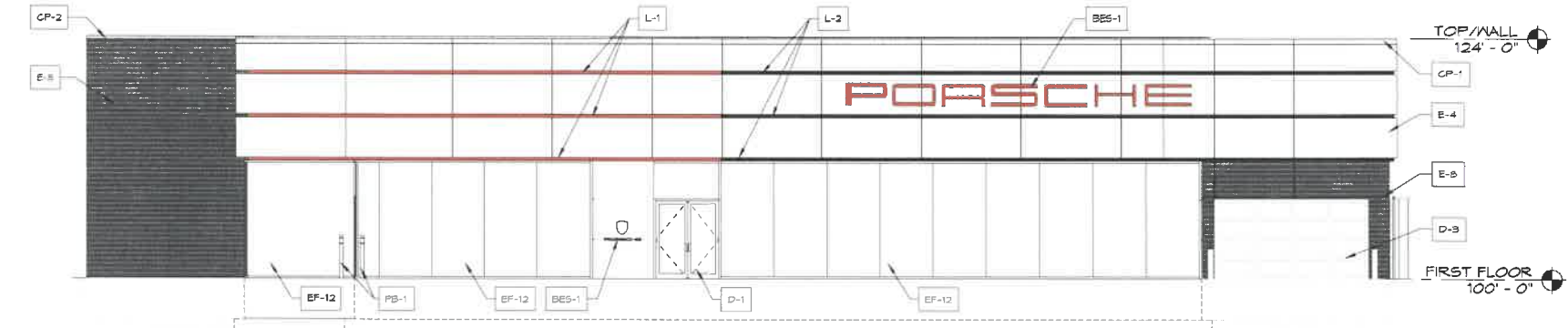
**NOTE**  
MASONRY PRICE TO INCLUDE DRY-BLOCK W/ INTEGRAL WATER REPELLENT - RHEOPEL XP.



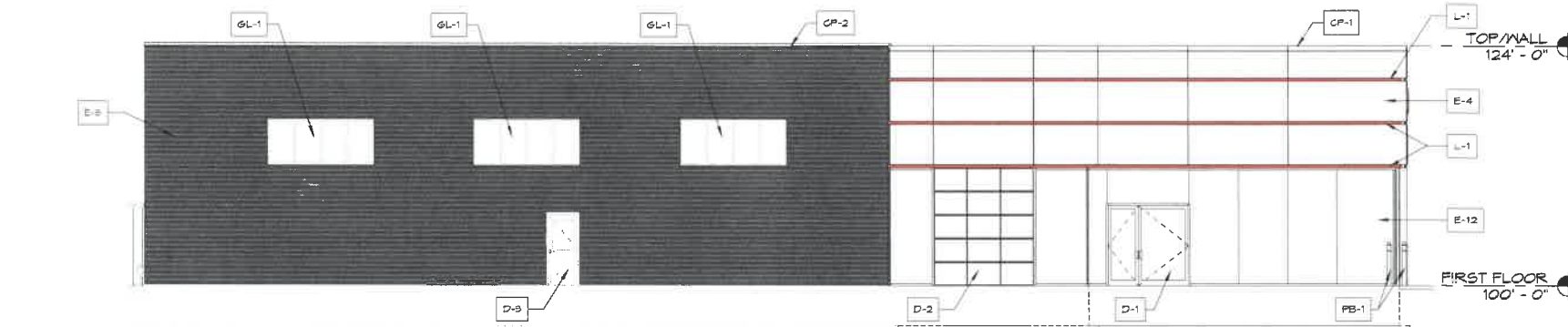
7 WEST ELEVATION  
A-4.1 1/8" = 1'-0"



5 NORTH ELEVATION  
A-4.1 1/8" = 1'-0"



3 EAST ELEVATION  
A-4.1 1/8" = 1'-0"



1 SOUTH ELEVATION  
A-4.1 1/8" = 1'-0"

KEYED PLAN NOTES

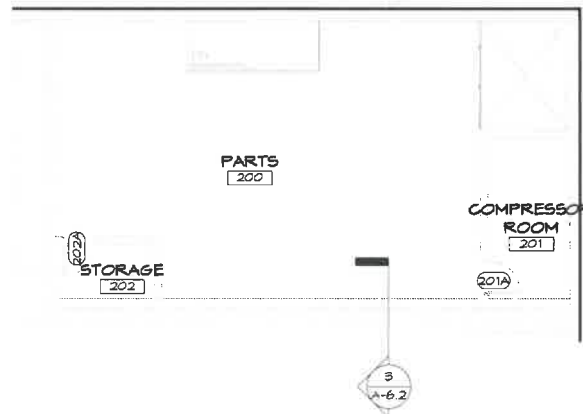
- CONCRETE STICOP SLAB WITH FROST-WALL FOUNDATION. REFER TO SECTIONS 4 STRUCTURAL DRAWINGS, TYP. 2" THICK RIGID INSULATION INSTALLED UNDER ENTIRE SLAB.
- CONCRETE APRON SLAB WITH THICKENED EDGE. 2" THICK RIGID INSULATION INSTALLED UNDER ENTIRE SLAB. REFER TO SECTIONS 1 STRUCTURAL DRAWINGS, TYP.
- 6" DIAMETER STEEL PIPE BOLLARD, FILLED SOLID PVC CONG, PRIMED, PROVIDE PLASTIC SLEEVE COVER. REFER TO DETAILS 1/A-1.10 AND 2/A-1.10.
- OFFICE FURNITURE, BY OWNER'S FURNITURE VENDOR. CONTRACTOR TO PROVIDE POWER/DATA/PHONE. VERIFY FINAL LOCATION WITH OWNER'S FURNITURE VENDOR. CONFIRM WITH OWNER, OWNER'S FURNITURE VENDOR. IF IN-FLOOR POWER/DATA IS REQUIRED, ALL IN-FLOOR POWER/DATA BOXES TO BE FLUSH.
- UNDERCOUNTER SINK & FAUCET (KOHLER, KOL, K-R22940-SD, POLISHED CHROME (WITHOUT SOAP DISPENSER) BY PLUMBING CONTRACTOR. REFER TO PLUMBING DRAWINGS.
- FRAMELESS GLAZING SYSTEM, REFER TO FRAME ELEVATIONS, TYP.
- PEDESTRIAN ENTRANCE MAT, REFER TO ROOM FINISH SCHEDULE & FINISH PLANS, TYP.
- OWNER'S VENDOR TO MODIFY COMPRESSED AIR LOCATIONS AS REQUIRED FOR NEW CONSTRUCTION.
- CHLD. RAIL FLOOD BLOCKS SHALL BE COVERED WITH ALUM. BRAKE MTL., REFER TO DETAILS.
- UNDERCOUNTER REFRIGERATOR BY OWNER. CONTRACTOR TO PROVIDE POWER. REFER TO CABINET ELEVATIONS AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFO. COORDINATE & VERIFY SIZE WITH OWNER.
- LINE/SOFFIT ABOVE, REFER TO REFLECTED CEILING PLANS, TYP.
- PROVIDE WATER LINE FOR OWNER PROVIDED COFFEE MACHINE - VERIFY LOCATION WITH OWNER. REFER TO PLUMBING DRAWINGS.
- NO EXPOSED PLUMBING, ELECTRICAL, MECHANICAL OR FIRE PROTECTION CONDUIT, PIPING, ETC. ALLOWED THROUGH TOP OF PARTIAL HEIGHT WALL.
- TOOL ROOM SHALL BE PROVIDED WITH 120V AND 220V POWER - VERIFY LOCATIONS WITH OWNER EQUIPMENT - BASE BID (S) 120V DUPLEX OUTLET AND (S) 220V OUTLETS - VERIFY ALL OTHER REQ. WITH OWNER AND OWNER'S VENDOR. ELECTRICAL CONTRACTOR TO REVIEW EQUIPMENT PLAN, OUT SHEETS FROM OWNER & VENDOR AND COORDINATE POWER REQUIREMENTS.
- PARTIAL HEIGHT WALL WITH BULL-NOSE TOP COURSE.
- HOURS OF OPERATION SIGNAGE.
- INSTALL IN-FLOOR POWER AS REQUIRED, VERIFY LOCATIONS WITH OWNER/ FURNITURE VENDOR PRIOR TO INSTALL. REFER TO ELEC. DRINGS, TYP. ALL IN-FLOOR POWER/DATA BOXES TO BE FLUSH.
- EXPOSED STEEL COLUMNS, PAINTED, RUSTOLBUM, INDUSTRIAL DTM URETHANE MASTIC, VERIFY COLOR PRIOR TO ORDERING PAINT & PAINTING OF COLUMNS.
- CONCRETE SIDE-WALK, REFER TO CIVIL DRAWINGS.
- CURTAINWALL GLAZING SYSTEM, REFER TO FRAME ELEVATIONS, TYP.
- OWNER'S VENDOR TO MODIFY OVERHEAD REELS AS REQUIRED FOR NEW CONSTRUCTION.
- OWNER'S VENDOR TO MODIFY OVERHEAD EXHAUST AS REQUIRED FOR NEW CONSTRUCTION.
- 20S/240V NEMA 6-15 OUTLET, VERIFY LOCATION WITH OWNER.

GENERAL FLOOR PLAN NOTES:

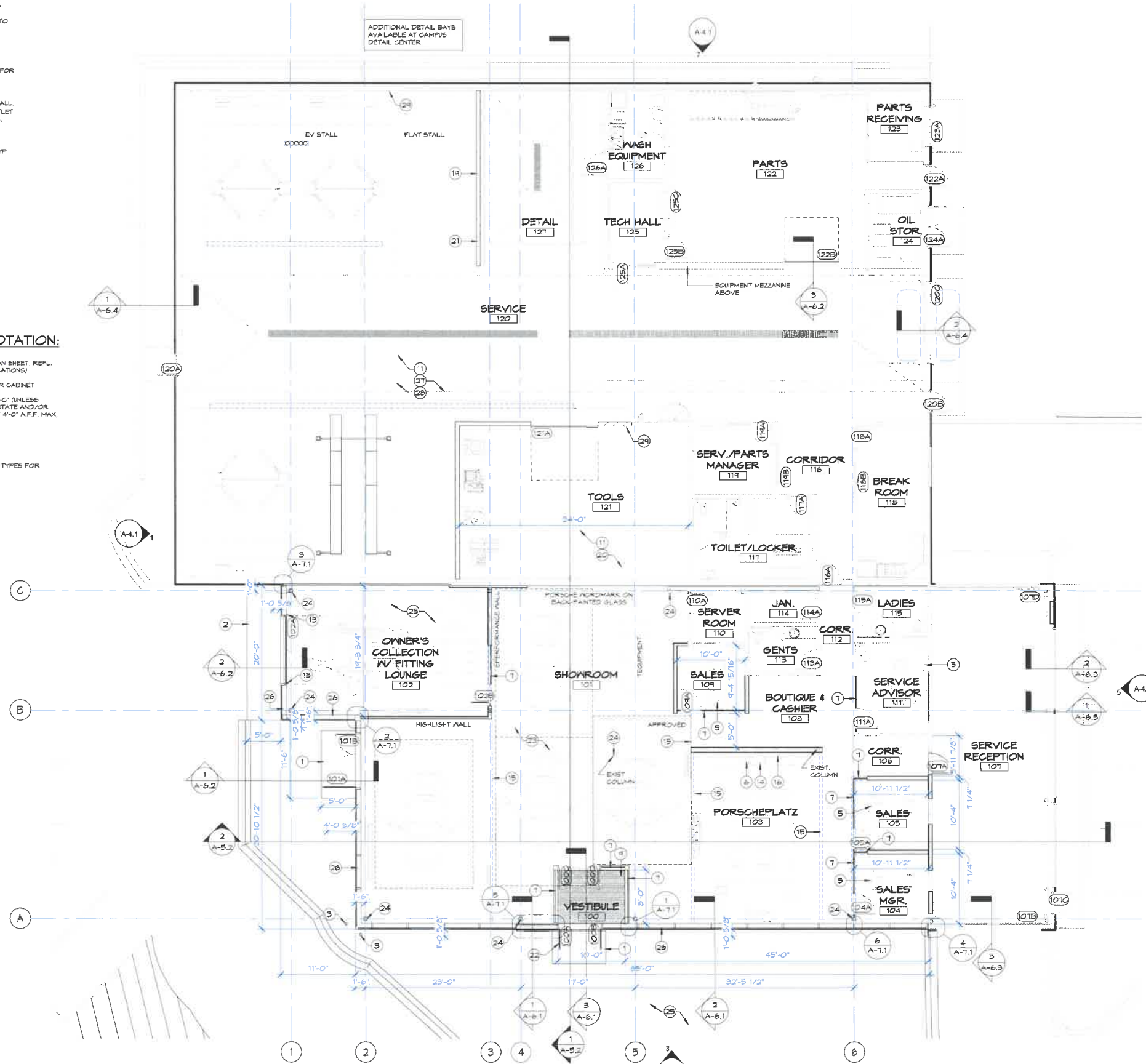
- CONTRACTOR TO PROVIDE ALL NECESSARY PERMITS & FEES REQUIRED TO COMPLETE THE PROJECT.
- CONSTRUCTION & INSTALLATION SHALL CONFORM TO ALL APPLICABLE LOCAL, STATE & NATIONAL BUILDING CODES & THE AMERICANS WITH DISABILITY ACT.
- ALL NEW WALLS SHALL BE CONSTRUCTED AS PER THE WALL TYPE & SHALL BE CARRIED TO THE STRUCTURE ABOVE, UNLESS OTHERWISE NOTED. PREPARE ALL SURFACES FOR FINISHES INDICATED.
- CONTRACTOR TO PROVIDE BLOCKS FOR ALL WALL SUPPORTED CASEWORK, TOILET ACCESSORIES, HANDRAILS, EQUIPMENT, DOOR STOPS, SHELVING, ETC. AS REQUIRED.
- ANY PENETRATIONS IN DESIGNATED FIRE WALLS SHALL MAINTAIN THE REQUIRED FIRE SEPARATION BETWEEN AREAS. CONTRACTOR TO PROVIDE SLEEVES, FIRE RETARDANT INSULATION & FIRE CAULKING AS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL WORK WITH EQUIPMENT MANUFACTURERS TO ENSURE APPROPRIATE ROUGH IN CLEARANCE FOR EQUIPMENT INSTALLATION & USE.
- WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT A-2. STANDARD MOUNTING HEIGHTS FOR THE PARTICULAR APPLICATION INDICATED. REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO THE ARCHITECT FOR A FINAL DECISION.
- DO NOT SCALE THE DRAWINGS.
- ALL DIMENSIONS AND INTERIOR WALL THICKNESSES ARE FROM THE FINISHED FACE OF WALL TO FINISHED FACE OF WALL, UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL LAYOUT & MARK ALL WALLS & OPENINGS PRIOR TO CONSTRUCTION. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION.
- ENTIRE BUILDING TO BE EQUIPPED WITH AN APPROVED, SUPERVISED, AUTOMATIC FIRE SPRINKLER SYSTEM. THIS SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13 BY THE FIRE SPRINKLER CONTRACTOR.
- ALL FURNITURE AND EQUIPMENT NOT SPECIFICALLY NOTED ON PLANS SHALL BE SUPPLIED AND INSTALLED BY OWNER. CONTRACTOR SHALL COORDINATE ALL ELECTRICAL & DATA OUTLETS, ETC. WITH FINAL FURNITURE LAYOUT DRAWINGS.
- ALL DOOR OFFSETS (HINGE SIDE) TO BE A MINIMUM OF 4", UNLESS NOTED OTHERWISE.
- REFER TO SITE PLAN SHEET FOR CONCRETE WALK LAYOUT.
- BULL-NOSE C.M.U. REQUIRED AT CORNERS- REFER TO INTERIOR WALL TYPES FOR ADDL. INFORMATION.
- ALL GYP. BOARD SHALL RETURN TO ALL WINDOW/DOOR FRAMES AT JAMBS & HEAD, TYPICAL, UNLESS NOTED OTHERWISE.

STANDARD FLOOR PLAN NOTATION:

- INDICATES EXT LIGHTS (SEE LIFE-SAFETY PLAN SHEET, REF. G.L.S. PLANS AND ELECTRICAL PLANS FOR LOCATIONS)
- INDICATES SEMI-RECESSED FIRE EXTINGUISHER CABINET
- INDICATES FIRE EXTINGUISHER - MIN. 10# "A-B-C" (UNLESS NOTED OTHERWISE) OR OTHER AS REQ'D. BY STATE AND/OR LOCAL CODE. SEE SPECIFICATIONS. MOUNT AT 4'-0" A.F.F. MAX. TO TOP OF EXTINGUISHER.
- F.D. - FLOOR DRAIN
- C.B. - CATCH BASIN
- INDICATES WALL TYPES, REFER TO INT. WALL TYPES FOR INFORMATION.



2 EQUIPMENT MEZZANINE  
A-1.1 1/8" = 1'-0"



1 FIRST FLOOR PLAN  
A-1.1 1/8" = 1'-0"

BUILDING ADDITION & ALTERATIONS FOR:  
**BERGSTROM PORSCHE**  
APPLETON, WISCONSIN

date: 08-04-2021  
job: 21-022  
d. by: KJF  
rev.:

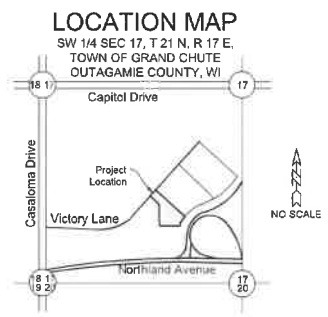
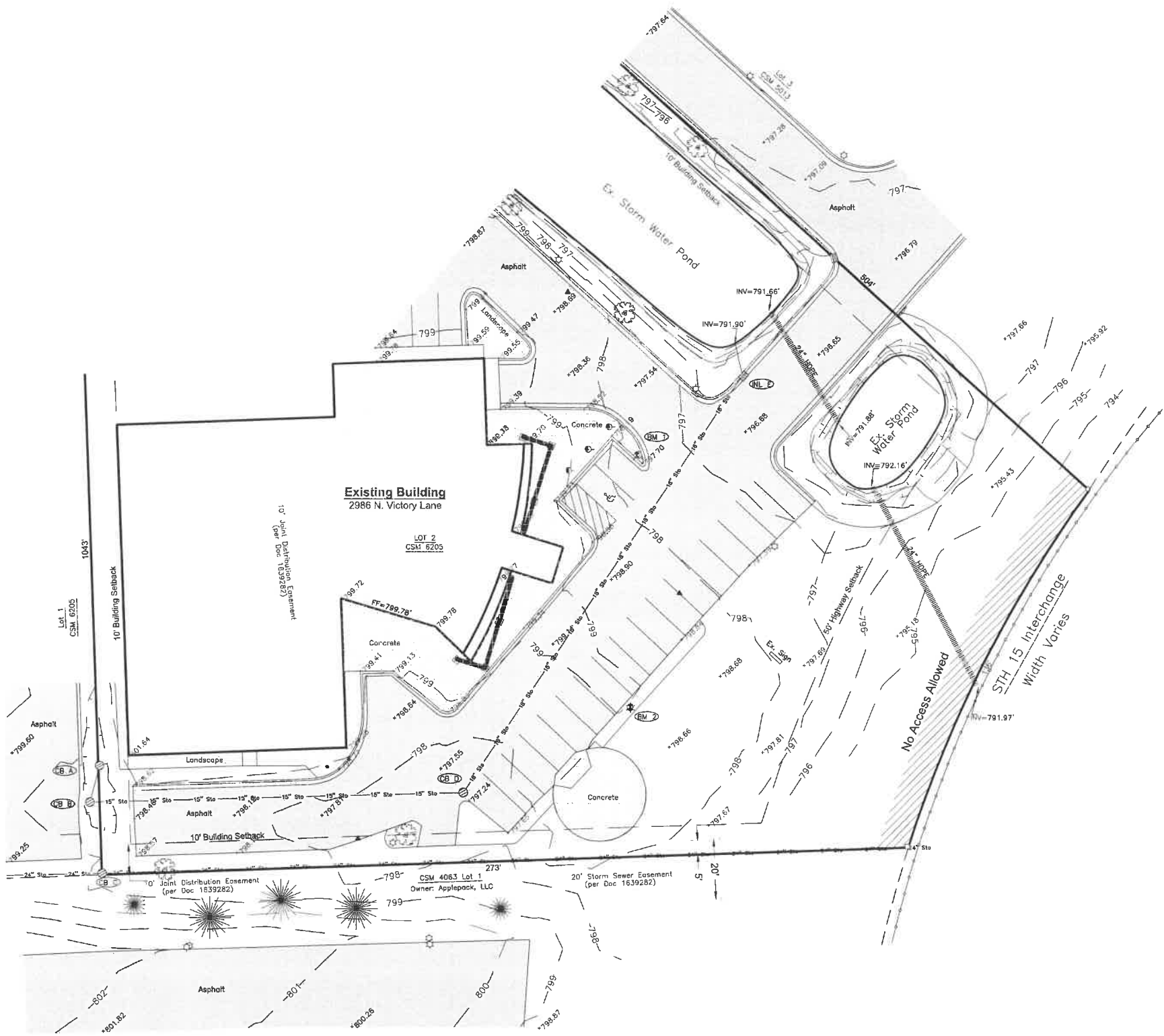
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**BENCHMARKS** (NAVD88)

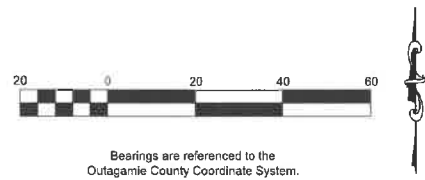
BM G	NGS Monument (DF6092) West R/W of McCarthy Road Elev 819.20'
BM 1	Fire Hydrant, Tag Bolt ±40' East of Existing Building Elev 799.31'
BM 2	"X" Chiseled in Concrete Footing of Light Pole ±85' South of BM 1 Elev 800.81'

**Storm Structures**

Structure	#	Rim	Inv	Size	Material	Direction
CB	A	797.48	795.13	6"	PVC	SW
CB	B	797.08	794.73	6"	PVC	NE
			793.08	15"	HDPE	E
CB	C	798.79	794.99	24"	RCP	W
				24"	RCP	E
CB	D	797.29	792.54	15"	HDPE	W
			792.54	18"	HDPE	NE
INL	E	796.24	792.26	18"	HDPE	SW
			792.26	18"	PVC	NW

**LEGEND**

— Site	Storm Sewer (Pipe Size)	Inlet	Flag Pole
— Fence - Steel	Culvert	Catch Basin / Yard Drain	Deciduous Tree
— Index Contour - Casting	Intermediate Contour - Existing	Hydrant	Coniferous Tree
		Light Pole / Signal	Benchmark
		+799.9 Ex Spot Elevation	Asphalt Pavement
			Concrete Pavement
			Gravel



**TOPOGRAPHIC SURVEY**

**DAVEL ENGINEERING & ENVIRONMENTAL, INC.**  
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Ph: 920-991-1866 Fax: 920-441-0804  
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Project Number: 6769  
August 2, 2021



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BUILDING ALTERATIONS FOR:  
**BERGSTROM PORSCHE**  
APPLETON, WISCONSIN

date: 07-21-2021  
job: 21-022  
d. by: KJF  
rev.:

**C-1.1**



**Schmalz**  
Custom Landscaping  
and Garden Center

LANDSCAPE ARCHITECTURE  
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CONSTRUCTION  
AWARD WINNING DESIGN  
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**Bergstrom Porsche**  
**2986 N. Victory Lane**  
**Appleton, Wis. 54913**

DATE: 08/06/2021  
REVISED:  
PHONE NO.: 920.733.8223  
EMAIL: mck@schmalzlandscaping.com  
SCALE: 1" = 10' - 0"  
DRAWN BY: NLS

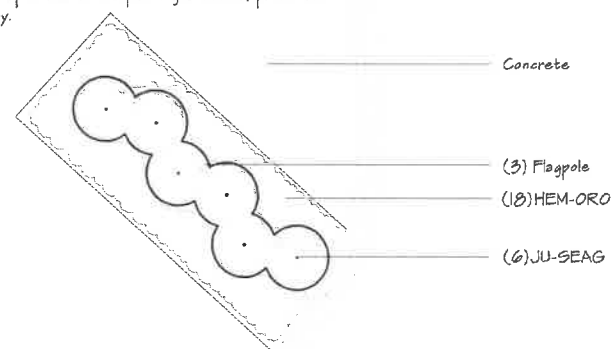
SHEET TITLE  
**Landscape Plan**

SHEET NO. **L-1**  
JOB NO. FILE NO.

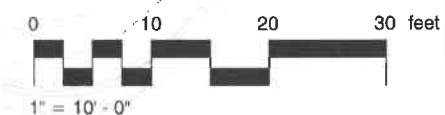
BUILDING ADDITION

EVERGREEN SHRUBS	COMMON / BOTANICAL NAME	CONT
JU-SEAG	Sea Green Juniper / Juniperus chinensis 'Sea Green'	5 gal
PERENNIALS	COMMON / BOTANICAL NAME	CONT
HEM-ORO	Stella d' Oro Daylily / Hemerocallis x 'Stella d' Oro'	1 gal

- Mulch with 1/2" Mississippi River stone to a depth of 3" over weed barrier fabric.
- All other landscape beds to be left existing to remain.
- Trees and shrubs to be placed as drawn. No substitutions are allowed without prior approval.
- All plant material to match or exceed the size as specified in the planting schedule, produced by a nursery, free from insects, disease, and or injury.



PYLON SIGN



**GENERAL SITE PLAN NOTES:**

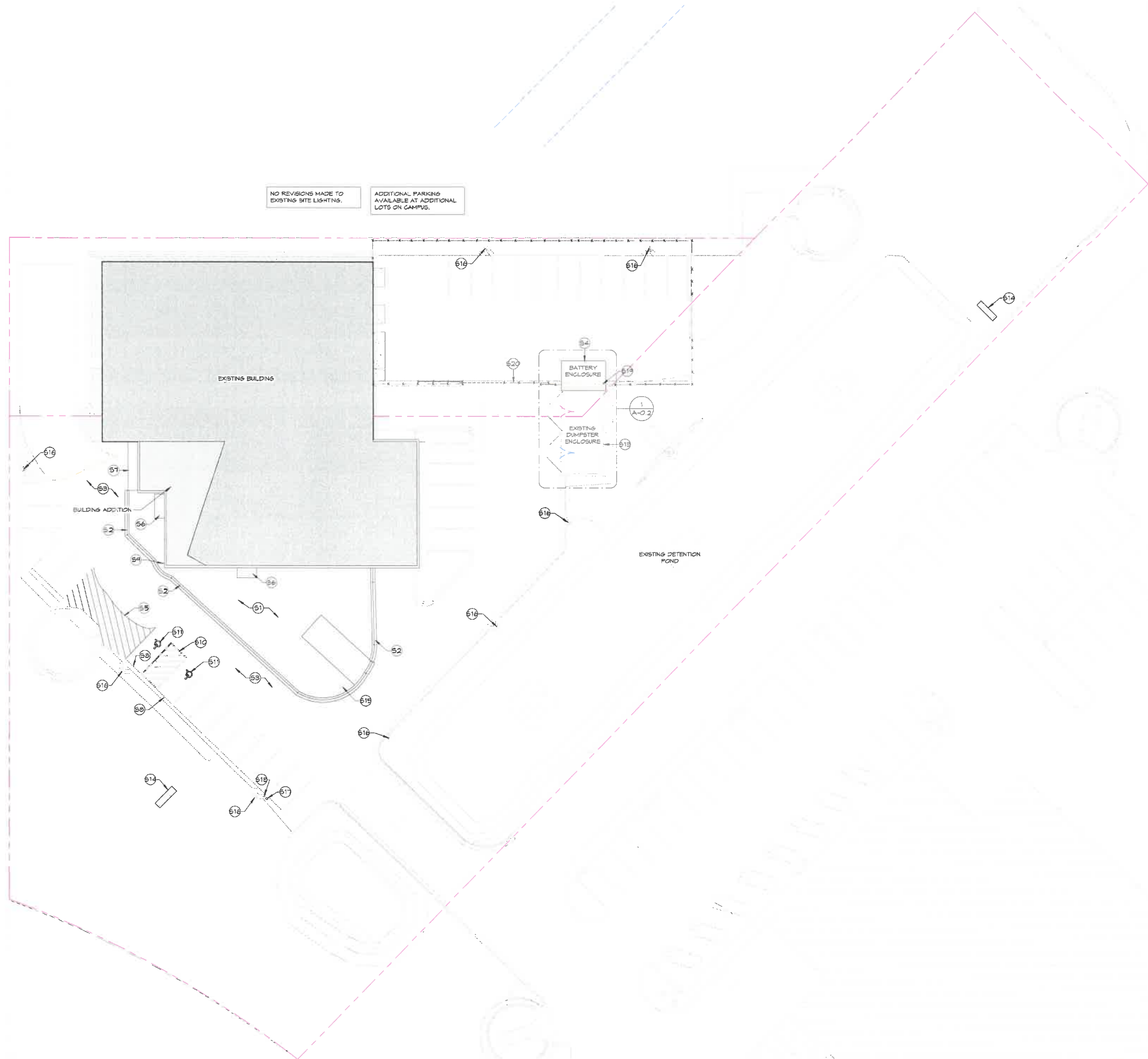
- GENERAL CONTRACTOR TO PROVIDE CONCRETE MECHANICAL EQUIPMENT PADS. COORDINATE SIZE & REIN. REQUIREMENTS WITH MECHANICAL & ELECTRICAL CONTRACTOR.
- GENERAL CONTRACTOR TO PROVIDE SILT FENCE / EROSION CONTROL MEASURES PER CIVIL DRAWINGS AND LOCAL MUNICIPALITY REQUIREMENTS. EROSION CONTROL MEASURES MUST BE IMPLEMENTED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- ALL SITE UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION.
- PATCH ANY AREA OF ASPHALT PAVING OR CONCRETE PAVING AND CONC. CURB DISTURBED BY CONSTRUCTION.
- GENERAL CONTRACTOR TO ROUGH GRADE AND FINISH GRADE ANY AREAS DISTURBED BY CONSTRUCTION. SEEDING OF AREAS BY GENERAL CONTRACTOR. ALL DRIVEWAY CUTS AND CURBING SHALL COMPLY WITH THE LOCAL MUNICIPALITY STANDARDS.
- SEE LANDSCAPE PLAN SHEET L-1 FOR PLANTING INFORMATION.
- HANDICAP ACCESSIBILITY MUST BE MAINTAINED AT ALL FRONT AND REAR DOORS. COORDINATE PARKING LOT GRADING AND RAMPS WITH DOOR LOCATIONS.
- EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION UNTIL THE SITE IS STABILIZED BY VEGETATION OR OTHER APPROVED MEANS.
- ALL ACTIVITIES SHALL BE CONDUCTED IN A LOGICAL SEQUENCE AS TO MINIMIZE THE AMOUNT OF BARE SOIL EXPOSED AT ANY ONE TIME. MAINTAIN EXISTING VEGETATION AS LONG AS POSSIBLE.
- ALL SEDIMENT LADEN WATER PUMPED FROM THE SITE SHALL BE TREATED BY A TEMPORARY SEDIMENT BASIN OR BE FILTERED BY OTHER APPROVED MEANS. WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CAUSES EROSION OF THE SITE OR RECEIVING CHANNELS.
- DISTURBED GROUND OUTSIDE OF THE EVERYDAY CONSTRUCTION AREA, INCLUDING SOIL STOCKPILES LEFT INACTIVE FOR MORE THAN 10 DAYS, SHALL AT A MINIMUM BE TEMPORARILY STABILIZED BY SEEDING / MULCHING OR OTHER METHODS APPROVED BY THE LOCAL MUNICIPALITY EROSION CONTROL INSPECTOR.
- WASTE MATERIAL GENERATED ON THE CONSTRUCTION SITE SHALL BE PROPERLY DISPOSED OF AND NOT ALLOWED TO RUN INTO A RECEIVING WATER OR STORM SEWER SYSTEM.
- IN THE CASE OF LATE SEASON AND WINTER CONSTRUCTION, RESTORATION / LANDSCAPING OF THE SITE SHALL OCCUR NO LATER THAN JUNE 1st OF THE NEXT CONSTRUCTION SEASON. EROSION CONTROL MEASURES SHALL REMAIN INTACT UNTIL FINAL RESTORATION OF THE SITE IS COMPLETE. FABRIC INSIDE THE RILEY AND CATCH BASIN GRATING SHALL BE REMOVED AS SOON AS FREEZING WEATHER OCCURS SO DRAINAGE IS NOT IMPAIRED THROUGHOUT THE WINTER MONTHS. ALL EROSION CONTROL PRACTICES REMOVED OR DAMAGED DUE TO WINTER WEATHER SHALL BE REPLACED IN THE SPRING IMMEDIATELY AFTER THE THAW.
- EROSION CONTROL DEVICES DESTROYED AS A RESULT OF CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE END OF THE WORK DAY.
- TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AT THE CONCLUSION OF CONSTRUCTION AFTER STABILIZATION OF DISTURBED SOIL HAS OCCURRED.
- THE EXISTING GRASS STREET TERRACE WITHIN THE LOCAL MUNICIPALITY RIGHT OF WAY SHALL BE MAINTAINED AS BUFFER THROUGHOUT CONSTRUCTION. AT A MINIMUM, THE GRASS TERRACE SHALL BE RESTORED WITH TEMPORARY SEED (GRASS / RYE) AND MULCHED WITHIN 10 DAYS OF THE COMPLETION OF ALL LATERAL INSTALLATIONS AND OTHER CONSTRUCTION ACTIVITY. IF THE TERRACE IS NOT TO BE RESTORED DURING FINAL LANDSCAPING, A PERMANENT SEED MIX SHALL BE UTILIZED.

**GENERAL PLAN DEMOLITION NOTES:**

- ALL CONTRACTORS SHALL VISIT THE SITE AND FIELD VERIFY THE LOCATION OF ALL WALLS, DOORS, LIGHTS, DUCTS, PLUMBING FIXTURES, ETC. TO BE REMOVED.
- ALL MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND MUST BE REMOVED FROM THE SITE IN A TIMELY MANNER UNLESS NOTED OTHERWISE.
- GENERAL CONTRACTOR TO PROVIDE 8' HIGH CHAIN-LINK FENCINGS AROUND CONSTRUCTION LIMITS AND STAGING AREAS. VERIFY BUSINESS ACCESSIBILITY TO OTHER OPERATIONAL BUILDINGS BY OWNER.
- PATCH ANY AREAS OF LAWN, PAVING, OR CONCRETE PAVING AND/OR CONCRETE CURBS DISTURBED BY CONSTRUCTION AND MATERIAL DELIVERY.
- ALL SITE UTILITIES MUST BE FIELD VERIFIED PRIOR TO DEMOLITION WORK.
- PRIOR TO DEMOLITION, VERIFY THAT ALL OWNER ITEMS HAVE BEEN REMOVED.
- COORDINATE OWNERS EQUIPMENT DEMOLITION/RELOCATION WITH OWNER AND OWNER'S VENDOR.
- REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

**KEYED SITE PLAN NOTES**

- 51 CONCRETE WALK, REFER TO CIVIL DRAWINGS FOR ADDTL. INFO. PROVIDE SCORE JOINTS APPROX. 3'-0" O.G. AND CONTROL JOINTS 24'-0" O.G. MAX.
- 52 CONCRETE CURB, REFER TO CIVIL DRAWINGS.
- 53 PATCH ASPHALT PAVING AS REQUIRED, REFER TO CIVIL DRAWINGS FOR PAVING AND BASE DESIGN, TYP.
- 54 BATTERY ENCLOSURE, REFER TO DETAILS FOR ADDTL. INFO.
- 55 PARKING LOT STRIPING - STRIPE AS SHOWN ON PLAN ONLY AFTER VERIFYING LOCATION WITH OWNER - COLOR WHITE (VERIFY).
- 56 CONCRETE STOOP - REFER TO PLANS, SITE DETAILS AND STRUCTURAL DRAWINGS.
- 57 6" THICK CONCRETE APRON WITH THICKENED EDGE 1/2" THK. R.G.D INSUL. - REFER TO PLANS, SITE DETAILS AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION.
- 58 HANDICAP PARKING SIGN, REFER TO SITE DETAIL 5/1-A-0.2 FOR ADDITIONAL INFO. ADA PARKING SPACE & ACCESS AISLE SHALL HAVE A SURFACE SLOPE NOT TO EXCEED 1:50 (2%) IN ALL DIRECTIONS, REFER TO ADA DETAILS.
- 59 6" DIAMETER STEEL PIPE BOLLARD, FILLED SOLID 1/4" CONC., PRIME AND COVERED WITH P.V.C. COVER (WHITE WITH (2) YELLOW STRIPES). REFER TO DETAIL 4/A-1.1.
- 510 ACCESSIBLE AISLE PARKING LOT STRIPING, COLOR TO MATCH PARKING LOT STRIPING.
- 511 ACCESSIBLE STALL PAINTED SYMBOL.
- 513 EXISTING DUMPSTER ENCLOSURE TO REMAIN.
- 514 EXISTING PYLON SIGN TO BE RE-FACED.
- 515 EXISTING FIRE HYDRANT TO REMAIN.
- 516 EXISTING LIGHT POLE TO REMAIN.
- 517 AC CHARGING INFRASTRUCTURE BY OWNER'S VENDOR, ELECTRICAL CONTRACTOR TO PROVIDE POWER, COORDINATE REQUIREMENTS WITH OWNER'S VENDOR.
- 518 DC CHARGING INFRASTRUCTURE BY OWNER'S VENDOR, ELECTRICAL CONTRACTOR TO PROVIDE POWER, COORDINATE REQUIREMENTS WITH OWNER'S VENDOR.
- 519 REMOVE/MODIFY EXISTING FENCE AS REQUIRED FOR NEW BATTERY ENCLOSURE.
- 520 MODIFY EXISTING SLIDING GATE AS REQUIRED FOR NEW BATTERY ENCLOSURE.



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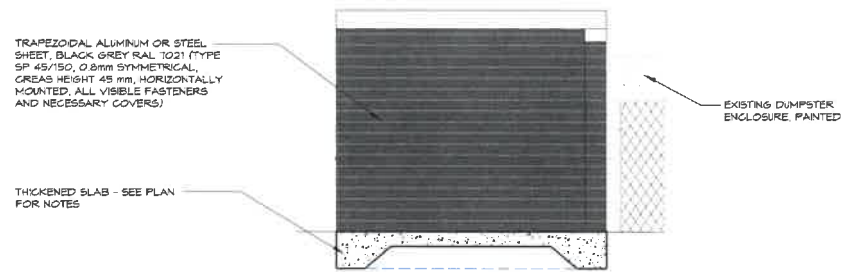
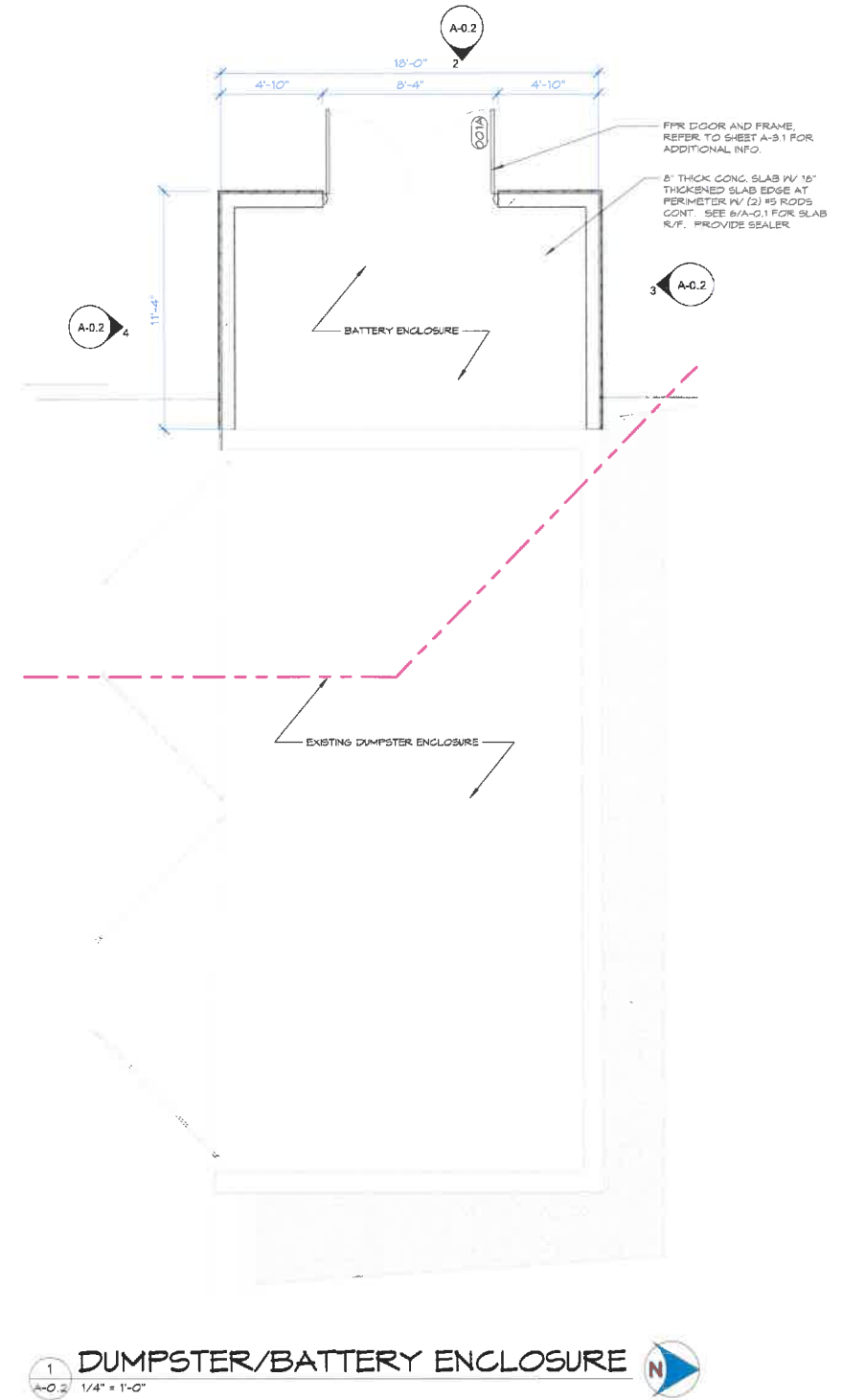
BUILDING ADDITION & ALTERATIONS FOR:  
**BERGSTROM PORSCHE**  
 WISCONSIN  
 APPLETON,

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 job: 21-022  
 d. by: k\_jf  
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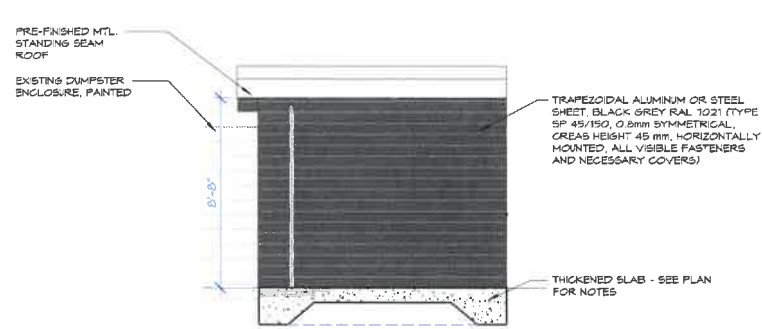
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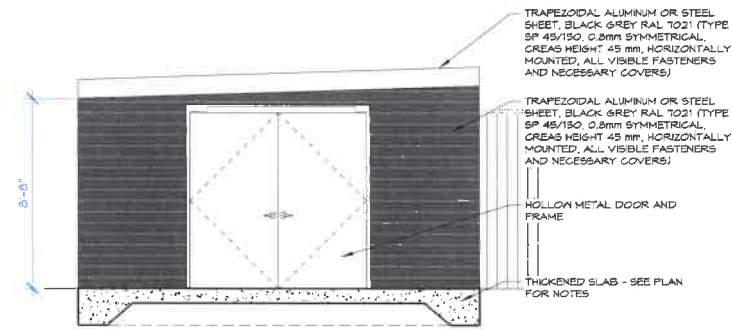
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4 BATTERY ENCLOSURE - SIDE 2  
A-0.2 1/4" = 1'-0"



3 BATTERY ENCLOSURE - SIDE  
A-0.2 1/4" = 1'-0"



2 BATTERY ENCLOSURE - FRONT  
A-0.2 1/4" = 1'-0"

1 DUMPSTER/BATTERY ENCLOSURE  
A-0.2 1/4" = 1'-0"