CITY OF BURLINGTON

Administration Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1161 – (262) 763-3474 fax
www.burlington-wi.gov

AGENDA
PLAN COMMISSION
Tuesday, December 11, 2018 at 6:30 p.m.
Common Council Chambers, 224 East Jefferson Street

Mayor Jeannie Hefty, Chairman
Tom Preusker, Aldermanic Representative
Bob Grandi, Aldermanic Representative
Chad Redman, Commissioner
Andy Tully, Commissioner
John Ekes, Commissioner
Art Gardner, Commissioner
Thomas Martin, Student Representative
Ryan Stankus, Student Representative

1. Call to Order

2. Roll Call

3. Approval of the minutes of November 13, 2018

4. Letters and Communications: None

5. Citizen Comments

6. Old Business: None

7. New Business:

   A. Consideration to approve a Site Plan application from Tom Howald for property located at 2009 Lynch Way for the Aldi store expansion, subject to Graef's September 4, 2018, Kapur & Associates' April 3, 2018 and Fire Department April 4, 2018 memorandums to the Plan Commission.

   B. Consideration to approve a Site Plan application from Scherrer Construction for property located at 2756 Whiting Road for the east expansion to the existing warehouse facility, subject to Graef's September 4, 2018, Kapur & Associates' April 3, 2018 and Fire Department April 4, 2018 memorandums to the Plan Commission.

8. Adjournment

Note: *If you are disabled and have accessibility needs or need information interpreted for you, please call the City Clerk's Office at 262-342-1161 at least 24 hours prior to the meeting.*

Note: *Notice is hereby given that a majority of the members of the Common Council may be present at the meeting. Although this may constitute a quorum of the Council, the Council will not take any action at this meeting.*

CITY OF BURLINGTON

Administration Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1161 – (262) 763-3474 fax
www.burlington-wi.gov

Minutes
City of Burlington Plan Commission
November 13, 2018, 6:30 p.m.

Mayor Jeannie Hefty called the Plan Commission meeting to order at 6:30 p.m. Roll call: Commissioners Chad Redman; Andy Tully; John Ekes; and Art Gardner were present. Aldermen Tom Preusker and Bob Grandi were excused. Student Representative Thomas Martin was present. Student Representative Ryan Stankus was absent.

APPROVAL OF MINUTES

Commissioner Redman moved, and Commissioner Ekes seconded to approve the minutes of October 9, 2018. All were in favor and the motion carried.

Commissioner Gardner commented on the minutes, that at the last meeting he questioned how long it would take from start to finish for a comprehensive plan to go into effect. Carina Walters, City Administrator, responded Council had a discussion to allocate funds for a comprehensive plan. Commissioner Gardner stated he wanted to make sure that it was still on the radar.

LETTERS & COMMUNICATIONS

None

CITIZEN COMMENTS

None

OLD BUSINESS

None

NEW BUSINESS

A. Public Hearing to hear public comments regarding a Conditional Use application from Chantelle Archambeau and Daniel Wilburth for property located at 541 N. Pine Street, to allow for a short-term rental/bed and breakfast in a one bedroom apartment.

- Mayor Hefty opened the Public Hearing at 6:33 p.m.
- There were no comments.

Commissioner Ekes moved, and Commissioner Tully seconded to close the Public Hearing at 6:35 p.m.

All were in favor and the motion carried.

B. Consideration to approve a Conditional Use application from Chantelle Archambeau and Daniel Wilburth for property located at 541 N. Pine Street to allow for a short-term rental/bed and breakfast in a one bedroom apartment, subject to Graef's and the Burlington Fire Department's memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.

- Tanya Fonesca, Graef, stated the applicant is proposing for a one bedroom unit upstairs, which would require fire suppression, since it is a change of use. Chantelle Archambeau, owner, explained she looked at the fire codes and could not find anywhere that it mandates to have it, unless it is over 6,000 square feet. This is a 700 square foot short-term rental. There are already fire alarms, carbon monoxide detectors, and fire ladders. Megan Watkins, Assistant City Administrator/Zoning Administrator, stated Wes Miner, Fire Inspector, had an email regarding this change, which was rejected and did not hear back from the applicant. Commissioner Tully asked what constitutes a short-term rental verses a long-term rental. Daniel Wilburth, owner, replied they were targeting the wedding venues in the area. Ms. Archambeau stated the City staff said it was required to get the Conditional Use, but the State says a license is required for the R-1, Transit, (which is a stay for less than 30 days), which Ms. Archambeau stated they will get.

- Mayor Hefty asked if they own the whole building and what is downstairs. Ms. Archambeu answered there will be hand-made goods and an antique store downstairs, plus a kitchen, bathroom, and living room upstairs for the one bedroom apartment.

- Tom Stelling, Stelling & Associates, explained when you have a single bedroom apartment and the building is considered commercial under the State Uniform Dwelling Code (because it is less than 3 units), and turn it into a commercial venture it turns it uses the hotel code. This is the change of use that Mr. Miner is most likely referring to.

Alderman Tom Preusker arrived at 6:45 pm.

- Carina Walters, City Administrator, commented that this is similar to what 164 E. Washington Street, Jivilee, wanted to do, and also needed the fire suppression. Ms. Walters recommended one option would be to table this item and have the applicant discuss with the Mr. Miner the fire codes. Ms. Archambeau questioned if they could sublet to one renter. Ms. Walters responded the decision should not be made quickly.

- There were no further comments.

Commissioner Ekes moved, and Commissioner Gardner seconded to table the Conditional Use to allow the applicant to have a meeting with the fire department.

All were in favor and the motion carried.

C. Consideration to approve a Site Plan application from Matt Daniels for property located at 625 S. Browns Lake Drive, to construct a garage, subject to Graef's, Kapur & Associates', and the Burlington Fire Departments' memorandums to the Plan Commission.

- Mayor Hefty opened this item for discussion.

- Ms. Fonesca explained the 1,600 square foot garage has no impact on any buffer or landscaping area.

- Tom Stelling, Stelling & Associates, stated the parking lot is well lit, so there are no plans for lighting. Mr. Stelling further stated the setbacks and landscaping fell within the requirements.

- There were no further comments.

Alderman Preusker moved, and Commissioner Ekes seconded to approve the Site Plan for the garage.

All were in favor and the motion carried.

D. Consideration to approve a Site Plan application from Brian Sippel of Lynch & Associates for property located at 400 McCanna Parkway, to construct a greenhouse, subject to Graef's memorandum to the Plan Commission.

- Mayor Hefty opened this item for discussion.

- Ms. Fonesca explained the greenhouse will be a separate facility built on school property for academic learning. There will be an asphalt path connecting to any existing asphalt.

- Daniel Bocock, representative, explained a fund raiser was started, but the school wanted something larger in the sport complex that would have courses available.

- Commissioner Redman asked if the path was ADA accessible. Carina Walters, City Administrator, asked if there was approval from the State. Mr. Bocock replied yes, the path is ADA accessible and they have State approval. Commissioner Tully questioned if there was enough space to add on in the future. Mr. Bocock answered yes, but wanted to see how well students liked it first. Commissioner Redman stated there will be water and electric, but asked if there will be gas running to it. Mr. Bocock replied no, there will be electric heaters.

- There were no further comments.

Commissioner Ekes moved, and Alderman Preusker seconded to approve the Site Plan for the greenhouse.

All were in favor and the motion carried.

ADJOURNMENT

Commissioner Tully moved, and Commissioner Ekes seconded to adjourn the meeting at 6:57 p.m.

All were in favor and the motion carried.

Recording Secretary
Kristine Anderson
Administrative Assistant

PLAN COMMISSION **ITEM NUMBER: 7A**

DATE: December 11, 2018

SUBJECT: Consideration to approve a Site Plan application at 2009 Lynch Way.

SUBMITTED BY: Megan Watkins, Assistant City Administrator/Zoning Administrator

---

PROJECT/SCOPE:

This item is to consider approving a Site Plan application from Tom Howald on behalf of Aldi Grocery Stores for property located at 2009 Lynch Way. The applicant proposes to construct a 2,292 square foot addition, and an asphalt paved fire access line. The application proposes to expand the existing grocery store to the north, which would require the removal of 13 stalls to accommodate a 30' wide fire lane that was requested by the Fire Department. Though the remaining spaces (87) would be less than what is required by the Zoning Code, the applicant has included a letter from Aldi indicating that the parking provided would be sufficient, based on the parking needs of similarly sized stores. The existing parking lot accommodates 100 parking spaces. It is the reviewer's opinion the Plan Commissioner should waive the parking requirement for additional parking spaces. The photometric plan indicates the lighting levels will exceed the permitted two-foot candles for portions of the property to the north. The proposed landscape plan and new signage are compliant. The temporary signage exceeds the total wall signage, and one possible remedy is to reduce the number of temporary wall banners from 2 to 1, or the size of the banners could be reduced.

ZONING:

The parcel is zoned B-1/PUD, Neighborhood Business District with a Planned Unit Development (PUD)

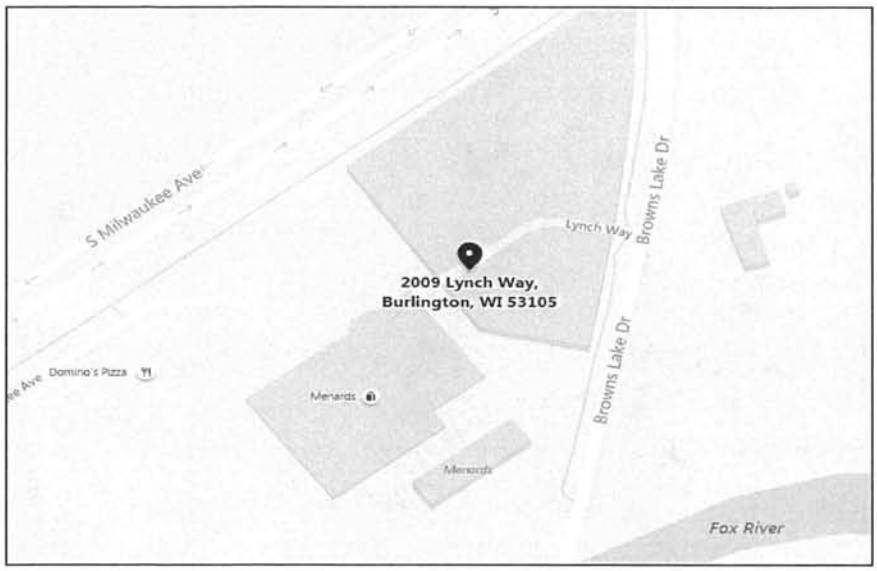
RECOMMENDATION:

Graef, Kapur & Associates, and The Burlington Fire Department recommend a conditional approval of this Site Plan, subject to items listed in the December 3, 2018, December 4, 2018, and December 5, 2018 memorandums.

TIMING/IMPLEMENTATION:

This item is for consideration at the December 11, 2018 Plan Commission meeting. No further action is necessary.

MAP:


S Milwaukee Ave
Lynch Way
Browns Lake Dr
2009 Lynch Way,
Burlington, WI 53105
Domino's Pizza
Menards
Browns Lake Dr
Fox River

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

collaborate / formulate / innovate

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: December 4, 2018

SUBJECT: Review of Site Plan Approval Application from Tom Howald, on behalf of ALDI Grocery Stores.

A. PURPOSE

Consider for approval a Site Plan Approval Application to expand the ALDI Grocery Store located at 2009 Lynch Way, Burlington, WI 53105.

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends the following:

1. The Site Plan Approval Application from Tom Howald on behalf of ALDI Grocery Stores for the expansion of the store located at 2009 Lynch Way be ***CONDITIONALLY APPROVED*** pending the following:
    a. The submittal of a photometric plan that conforms to the standards of the B-1 district.
    b. The submittal of a temporary signage plan that conforms to Article VII.

C. BACKGROUND

Tom Howald, on behalf of ALDI Grocery Stores, submitted a Site Plan Approval Application for a proposed expansion to the store located at 2009 Lynch Way, Burlington, WI 53105. The property is zoned B-1 with a PUD Overlay. The Application did not include any proposed changes to the PUD – as such, the Application was evaluated using the base zoning district.

The Application proposes to expand the existing grocery store to the north, which would require the removal of 13 stalls to accommodate a 30' wide fire lane that was requested by the Fire Department. Though the remaining spaces (87) would be less than what is required by the Zoning Code, the Applicant has included a letter from ALDI indicating that the parking provided would be sufficient, based on the parking needs of similarly sized stores.

The Applicant provided the following information:

- General notes
- Existing conditions & demolition plan
- Site dimension, paving & utility plan
- Grading & erosion control plan
- Construction details
- Parking testament

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

collaborate / formulate / innovate

D. COMPLIANCE WITH ARTICLE III: ZONING DISTRICTS

The proposed building expansions is compliant with this section of the Zoning Code, with the exemption of the photometric plan.

Dimensional Requirements

The proposed building expansion conforms to the dimensional requirements of the B-1 district.

Exterior Lighting

The photometric plan indicates that lighting levels will exceed the permitted two foot-candles for portions of the property to the north.

Landscape Surface Ratio (LSR)

The proposed building expansion would increase the building area by 2,292 SF to a total of 19,494 SF, an increase of approximately 13%. The building expansion will not increase the amount of impervious surface on the property. Per §315-26(I)(1), increases in floor area greater than 10% shall not result in a loss of existing LSR, and shall comply with the minimum required LSR of 25% for that portion of the parcel upon which the new development is proposed to occur. Considering that the new development is proposed to occur on existing impervious surface, the proposed development will comply with the above provisions.

E. COMPLIANCE WITH ARTICLE V: TRAFFIC, LOADING, PARKING, ACCESS, FENCES, AND LANDSCAPING

The proposed building expansion is compliant with this section of the Zoning Code, with the exemption of the amount of parking spaces provided.

Parking Spaces Provided:

The Application proposes to alter the parking layout by removing the stalls to the north of the property to accommodate a 30' wide fire lane. No additional changes to the parking are proposed. As part of this Application, a project overview letter was submitted that provides background on this project. In this letter, the Applicant is requesting to forego the development of additional parking spaces as would be required by the Zoning Code.

The existing parking lot accommodates 100 parking spaces. The proposed building expansion would remove 13 of these stalls, for a total count of 87 parking spaces. Per the Zoning Code, 117 spaces would be required to accommodate the expansion. The letter from ALDI, however, indicates that ALDI has several other stores with a similar size to the one located at 2009 Lynch Way, and that these stores have parking lots that accommodate 85 to 90 spaces. ALDI believes including more than this amount of parking would create a condition where the store is over-parked. Considering this, it is our opinion that Plan Commission should waive the requirement for additional parking.

Landscaping

The proposed building expansion would increase the building area by 2,292 SF to a total of 19,494 SF, an increase of approximately 13%. The building expansion will not increase the amount of impervious surface on the property, however, per §315-52(A)(2), additions to buildings that increase the total building area over 10% shall conform to the landscaping standards specified in that section to the maximum extent possible. The proposed landscaping plan conforms to the requirements of this section of the Zoning Code.

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

collaborate / formulate / innovate

F. COMPLIANCE WITH ARTICLE VII: SIGNS

Permanent Signs

The proposed building expansion will feature 2 new wall signs, and will involve the replacement of 1 existing wall sign, 1 existing monument sign, and 2 existing signs on a multi-tenant monument sign.

The two new wall signs will each have an area of approximately 75 SF, and will be projected 2 inches from the wall fascia. The replaced wall sign is approximately 45 SF. The total of all 3 wall signs is approximately 195 SF. These signs are compliant with the provisions of Article VII.

The replaced monument sign will have an area of approximately 75 SF. This sign is compliant with the provisions of Article VII.

The replaced signs on the multi-tenant monument sign will each have an area of approximately 20 SF. These signs are compliant with the provisions of Article VII.

Temporary Signs

In addition to the permanent signs described above, the Applicant proposed to install three temporary signs during the reconstruction of the store. Per §315-73(B), these temporary signs may only be displayed for 30 or fewer consecutive days. This temporary signage includes one double-sided construction sign to be located in the yard along Milwaukee Avenue (32 SF in area) – this sign is compliant with the regulations for temporary construction signs.

The temporary signage also includes two wall banners (each 120 SF in area) for the sides of the building facing the parking lot. These wall banners will be double-sided, with one side reading "We're open during remodeling," and the other reading "Temporarily closed for remodeling." Per §315-73(B)(4), these temporary signs must adhere to the maximum total sign area regulations outlined by §315-71(D).

When evaluated against the maximum total sign area regulations, these temporary banners plus the permanent wall signs will exceed the total wall sign allowance:

> Maximum total sign area for all wall, fascia, awning/canopy, marquee and graphic signs for the B-1 District is 1.40 per 1 linear foot of exterior storefront wall width that fronts a public street.
>
> Once expanded, the longest exterior storefront wall that fronts a public street will be approximately 215 feet, which yields a maximum total sign area of 301 SF.
>
> As noted above, the permanent wall signs will have a total area of approximately 195 SF, and the two temporary banners will have a total area of 240 SF; this will yield a grand total of 435 SF, which exceeds the 301 SF that is allowed.

One possible remedy for this issue of non-compliance would be to reduce the number of temporary wall banners from 2 to 1, which would yield a maximum total sign area of 315 SF. In addition (or alternatively), the size of these temporary banners could be reduced.

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

Memo to the City of Burlington

Phone: (262) 767-2747
Fax: (262) 767-2750

To: Kristine Anderson **Date:** December 5, 2018

From: Greg Governatori

CC: Carina Walters, Megan Watkins, Gregory Guidry, Peter Riggs, Tanya Fonseca

Subject: Aldi Expansion (2009 Lynch Way)

BACKGROUND AND REQUEST: Aldi, Inc. has submitted a site plan approval application for 2009 Lynch Way to construct a 2,292 Square foot addition, and an asphalt paved fire access lane. Our review was conducted to determine compliance with City ordinances and good engineering practices.

The following plans were submitted for review as part of the site plan application:

- Site Plan Approval Application dated 11/16/18
- Site Plans dated 07/31/18

STAFF COMMENTS:

General:

- The project proposes to increase the impervious area of the property by a minimal amount. Applicability for storm water management practices follows Chapter 270-5 of the Burlington City Code which requires storm water for development sites more than one acre. A detention basin was constructed as part of the original development. Post construction stormwater management will not be required as part of this project.

- Landscaping and Lighting requirements are deferred to the City Planner and Zoning department and were not included as part of this review.

Sheet C-4: Site Dimension, Paving, and Utility Plan

- Table 4 of the City of Burlington Zoning Code Article V Chapter 315-48 Parking Requirements: One (1) Accessible parking space with minimum dimension of 17 feet wide and 20 feet long with an 8 feet wide access aisle and Four (3) Accessible spaces each with minimum dimension of 14 feet wide and 20 feet long with a 5 feet wide access aisle are required. The ADA stalls are required to be 9 feet minimum in width to meet zoning requirements.

- Subsection D(3) of the City of Burlington Zoning Code Article V Chapter 315-48 Parking Lot Setbacks: No off-street parking area or associated driveway serving more than five (5) vehicles shall be closer than eight (8) feet to a side or rear lot line of an abutting lot or parcel. The required 30' fire access lane places pavement within 2' of the adjacent parcel.

RECOMMENDATION: We recommend conditional approval subject to revising the ADA accessible parking.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Burlington policies. Although the material has been reviewed, the design engineer is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures. Please contact me if you have any questions or comments pertaining to this project.

CITY OF BURLINGTON

Fire Department
165 W. Washington Street, Burlington, WI 53105
(262) 763-7842 – (262) 767-8602 fax
www.burlington-wi.gov

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: City of Burlington Fire Department
Alan Babe, Fire Chief
Wes Miner, Fire Inspector

DATE: December 5, 2018

SUBJECT: Review of the Site Plan Application for the occupancy located at 2009 Lynch Way regarding the expansion/addition to the Aldi Store.

A. PURPOSE

Consider for approval the Site Plan Application for the occupancy located at 2009 Lynch Way regarding the expansion/addition to the Aldi Store.

B. BACKGROUND

Tom Howland (Applicant) submitted a Site Plan Application for the proposed expansion/addition to the Aldi Store located at 2009 Lynch Way, Burlington, WI. 53105.

C. REVIEW OF COMPLIANCE WITH BURLINGTON CODE CHAPTER 155. FIRE PREVENTION, PROTECTION AND CONTROL

1. 155-21(D) & 155-23(C): A fire protection system permit application and a full plan review is required for any new fire protection system as well as any addition, alteration and/or modification to existing fire protection systems.

D. REVIEW OF COMPLIANCE WITH STATE FIRE CODE

No concerns at time of review.

E. RECOMMENDATION

Based upon the review of the submitted materials, we recommend that the Plan Commission recommend to the Common Council the **CONDITIONAL APPROVAL** of the Site Plan Application at 2009 Lynch Way, Burlington, WI. 53105, based on the following:

1. The owner ensures all work conforms to local and state code.

CITY OF BURLINGTON

Building & Zoning Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1163 – (262) 763-3474 fax
www.burlington-wi.gov

FOR OFFICE USE ONLY	
DATE FILED:	11/16/18
RECEIVED BY:	KA (Initials)
AMT. PAID:	500

SITE PLAN APPROVAL APPLICATION

REVIEW: $500.00 Deposit +/- Actual Cost

APPLICANT: Tom Howald

ADDRESS: 9342 South 13th Street **PHONE NO.** 414-570-1860 **FAX NO.** 414-570-1864

OWNER: Tom Howald

ADDRESS: 9342 South 13th Street **PHONE NO.** 414-570-1860 **FAX NO.** 414-570-1864

SITE ADDRESS: 2009 Lynch Way, Burlington, WI 53105

PROPOSED USE: ALDI Grocery Store Expansion **PRESENT ZONING:** B-1 (PUD Overlay)

LEGAL DESCRIPTION: See Attached Survey Exibit
(Attach full legal description if needed)

THE SITE PLAN MUST INCLUDE THE FOLLOWING INFORMATION (PLEASE LIST ANY ADDITIONAL INFORMATION WHERE APPLICABLE):

- X Site plan drawn to a recognized engineering or architectural scale with graphic scale, shown as well as the date of drawing and the north arrow shown.
- X Project title and owner's/developer's name and address noted.
- X Architect's and/or engineer's name and address noted.
- X Property boundaries and dimensions.
- X Abutting property zoning classifications. All B-1 with PUD Overlay
- X General description of building materials, façade and roof detail.
- X Setback lines indicated.
- X Easements for access, if any.
- N/A 100-year floodplain identification.
- X Existing and proposed topography show at a contour interval of not less than two feet, indicating proposed grade and location of improvements.
- X Signage and outdoor lighting – proposed location and details.
- X Total number of employees: 9 and Hours of operation 9-8.

X Total no. of parking spaced noted. No. of parking spaces provided: 87. Calculations used to arrive at the no. of spaces: See Attached.

X Type, size and location of all structures with all building dimensions shown.

X Locate existing and general location of proposed sanitary sewers, storm sewers and watermains.

X Locate any proposed stormwater management facilities, including detention/retention areas. The City of Burlington has a stormwater ordinance in effect.

X Note location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening.

X Note, location of pedestrian sidewalks and walkways.

N/A Graphic outline of any development staging that is planned.

X Driveway locations and sizes.

X Handicap accessibility.

N/A List environmental concerns, i.e. odor, smoke, noise.

Owner: Tom Howald (Print) **Date:** 11/12/18

Owner: (Signature)

Applicant: Tom Howald (Print) **Date:** 11/12/18

Applicant: (Signature)

Zoning Administrator: (Signature) **Date:** 11/16/18

OAK CREEK DIVISION

9342 South 13th Street
Oak Creek, WI ZIP 53154

P: 414.570.1860
F: 414.570.1864

November 12, 2018

City of Burlington
Building & Zoning Department
300 N. Pine Street
Burlington, WI 53105

RE: ALDI #83
2009 Lynch Way
Burlington, WI 53105

To whom it may concern:

ALDI is proposing a building expansion for the store located at 2009 Lynch Way within the City of Burlington. The proposed expansion is to be located along the north side of the building and will be approximately 2,292 SF in size. This will bring the total building area to approximately 19,494 SF. For the expansion to occur, it will encroach upon a drive aisle and parking spaces along the north side of the store. The parking stalls in this area will need to be removed to allow for the expansion, as well as to allow for a 30' wide fire lane to be installed along the north side of the building as requested by the City Fire Department. Please refer to the provided Site Plan (Drawing C-4) of the civil plans which shows the proposed layout.

The current parking count within the ALDI lot is 100 parking spaces. With the expansion in place, it will reduce the parking count down to 87 spaces. Per the City Zoning Ordinance, 117 spaces would be required for the store with the expansion. Based upon this, ALDI would like to formally request an exception be made to allow for the 87 spaces to be acceptable for the expansion to occur. Given the layout of the existing lot, there is no additional room to add any more parking spaces within the site. It would also require that additional land from the adjacent parcel to the north be acquired to provide additional parking spaces, which is not a feasible option.

ALDI has several other stores that are similar in size that have a parking count between 85 and 90 parking spaces that do not have issues with being under-parked. Additional parking spaces for this site, (up to 117 spaces) would actually create a situation where ALDI feels that the site would be over-parked. Given this, ALDI would like to seek approval for the current proposed plan which calls for 87 parking spaces.

Please let us know if you have any additional questions.

Respectfully,

Tom Howald
Director of Real Estate
ALDI Oak Creek Division
414.570.1860
Tom.howald@aldi.us

TH/tf

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com

STATE TRUNK HIGHWAY "36"
STATE TRUNK HIGHWAY "83"
MILWAUKEE AVENUE
(VARIABLE PUBLIC R.O.W.)

CENTER LINE

EXISTING RIGHT-OF-WAY LINE

GRAVEL PATH

UNPLATTED LANDS
TAX KEY #2060031921031000

8" PVC CULVERT
NE INV.=765.14
SW INV.=765.02

SET 3/4" X 18" IRON REBAR

SANITARY MANHOLE
RIM=767.70
6" SE=760.99
6" SW=761.01

20' ACCESS EASEMENT PER CSM 2835

INLET
RIM=767.12
12" SE=763.22

INLET
RIM=765.76
12" SE=761.31
12" N STUB=761.31

SET MAG NAIL

SANITARY MANHOLE
RIM=768.69
8" SW=758.54
8" NE=758.49

40' INGRESS EGRESS, STORMWATER DRAINAGE, MAINTENANCE, WATERMAIN AND PRIVATE UTILITY EASEMENT PER CSM 2835

INLET
RIM=765.79
21" SW=760.89
12" NW=760.84
12" S STUB=760.84

PARCEL 3
C.S.M. NO. 2835

PARCEL 1
C.S.M. NO. 2835

LYNCH WAY

S38°24'05"E 166.00'

N51°35'55"E 274.00'

N51°35'55"E 84.00'

S38°24'05"E 240.04'

CONCRETE CURB

ASPHALT PAVEMENT

CONCRETE WALK

BUILDING HEIGHT EL.=785.1

SIGN

WALL DRAIN

GRAVEL PATH

EXISTING BUILDING
#2009 LYNCH WAY

PARCEL 2
C.S.M. NO. 2835
102,087 SQ. FT.
2.3436 ACRES

FIRST FLOOR EL.=768.50

BUILDING HEIGHT EL.=786.5

COVERED ENTRY

BUILDING HEIGHT EL.=791.4

CONCRETE

SET MAG NAIL

CATCH BASIN
RIM=767.03
12" NW=762.58
24" SW=760.63
21" NE=760.63
12" SE=760.68

SANITARY MANHOLE
RIM=767.22
6" NW=759.42
8" NE=759.37

FOUND 1/2" IRON ROD
P.O.B.

LOADING DOCK EL.=768.5

DOOR SILLS EL.=768.5

CONC. STAIRS

RAISED CONCRETE RAMP

CATCH BASIN
RIM=764.05
12" SW=760.40

BUILDING HEIGHT EL.=785.1

12" PVC CULVERT
INV.=759.85

N39°24'05"W 207.70'

INLET
RIM=766.80
24" NE=760.25
24" SW=760.20

SITE BENCHMARK:
NW FLANGE BOLT
HYDRANT EL.=769.21

CATCH BASIN
RIM=767.05
12" SE=760.70
24" NE=760.20
24" W=760.10

CONC. BLOCK WALL

ASPHALT PAVEMENT

24" RCP CULVERT
INV.=759.99

OUTLOT 1
C.S.M. NO. 2835

SHEET PILE WALL

CHAIN LINK FENCE

CURB OPENING

CATCH BASIN
RIM=765.14
12" NW=761.39

CONCRETE CURB

CURB OPENING

CATCH BASIN
RIM=764.75
12" NW=761.90

100 - YEAR FLOOD PLAIN & FLOODWAY
PER FEMA MAP NO. 55101C0134D

FOUND 1/2" IRON ROD

S80°11'17"W 93.32'

S67°17'28"W 108.07'

S78°17'44"W 48.37'

S81°49'52"W 105.41'

N75°37'59"W 62.35'

SET 3/4" X 18" IRON REBAR

SET 3/4" X 18" IRON REBAR

SET 3/4" X 18" IRON REBAR

FOUND 1/2" IRON ROD

FOUND 1/2" IRON ROD

BUCKLEY STREET

OUTLOT 1
C.S.M. NO. 2835

FOX RIVER

LEGAL DESCRIPTION:

AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY REPORT NUMBER F-354870 DATED MAY 14, 2018.

Parcel Two (2) of CERTIFIED SURVEY MAP NO. 2835, being a part of Government Lots TWO (2) and THREE (3) in the Southeast Qui-quarter (1/4) of Section Twenty-one (21), in Township Three (3) North, Range Nineteen (19) East and part of Outlot One (1) and Outlot (2) of Certified Survey Map No. 2651, in the Northwest One-quarter of the Southwest One-quarter (1/4) of Section Twenty-two (22), in Township Three (3) North, Range Nineteen (19) East in the City of Burlington, County of Racine, State of Wisconsin and recorded in Office of the Register of Deeds for Racine county on March 8, 2007, as Document No. 2123426.

Parcel No. 206-03-19-21-023-050
Address: 2009 Lynch Way, Burlington, WI 53105

GENERAL NOTES

1. Survey prepared for: ALDI, Inc.
2. Field work completed on JUNE 14, 2018.
3. Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
4. Flood Zone Classification: The property lies with in Zone "AE" and "FLOODWAY" of the Flood Insurance Rate Map Community Panel No. 55101C0153D dated MAY 2, 2012. Zone "AE" areas have Base Flood Elevations determined.
5. Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: First floor of existing building per Manhard Consulting, Ltd. Aldi Food Store Burlington, Wisconsin, Site Dimensional and Paving Plan, dated January 26, 2007, Elevation = 768.5.
6. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20182305420 with a clear date of JUNE 7, 2018. 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.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

Bearings referenced to the north line of Parcel2 of Certified Survey Map No. 2835. The north line of Parcel2 has a bearing of N51°35'55"E

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.

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

SIGNED

JOHN P. KONOPACKI
PROFESSIONAL LAND SURVEYOR S-2461

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	MAG NAIL	
WATER VALVE	CABLE TV MANHOLE/VAULT	SECTION MONUMENT	
DOWN SPOUT	GAS VALVE	BENCH MARK	
SPRINKLER VALVE	GAS METER	CONIFER TREE	
WATER SHUT OFF	GAS MARKER	DECIDUOUS TREE	
STANDPIPE	AIR CONDITIONING UNIE	BUSH	
WATER MANHOLE	VENT	WETLAND SYMBOL	
FLOOD LIGHT	DIRECTIONAL ARROW	CL- *CENTERLINE	
LIGHT POLE	DUMPSTER	CONC. *CONCRETE	
TRAFFIC SIGNAL	HANDICAP STALL	EL- *ELEVATION	
UTILITY POLE	SPOT ELEVATION	EXT. *EXISTING	
GUY WIRE		INV- *INVERT	
	SANITARY SEWER	MON- *MONUMENT	
W	STORM SEWER	P.O.B. *POINT OF BEGINNING	
FO	WATER MAIN	P.O.C. *POINT OF COMMENCEMENT	
T	FIBER OPTIC LINE	R.O.W *RIGHT OF WAY	
E	TELEPHONE LINE	SEC. *SECTION	
OHW	ELECTRIC LINE	SQ. FT. *SQUARE FEET	
CATV	OVERHEAD WIRES	W/ *WITH	
G	CABLE TELEVISION	(R) *RECORDED AS	
WET	GAS MAIN	(D) *DEEDED AS	
	WETLANDS		
	TREE LINE		
	NO ACCESS		

DRAFTED: ST DESIGNED: REVIEWED: JPK

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888

CHICAGO

2009 LYNCH WAY

PARCEL 2 OF C.S.M. NO. 2835, BEING PART OF THE NE 1/4 OF THE SE 1/4 SEC. 21, T3N, R19E, CITY OF BURLINGTON, RACINE COUNTY, WISCONSIN

PLAT OF SURVEY

REVISIONS

PEG JOB No. 1313.00
PEG PM
DATE 08/01/18
SCALE 1"=30'

SHEET 1 OF 1

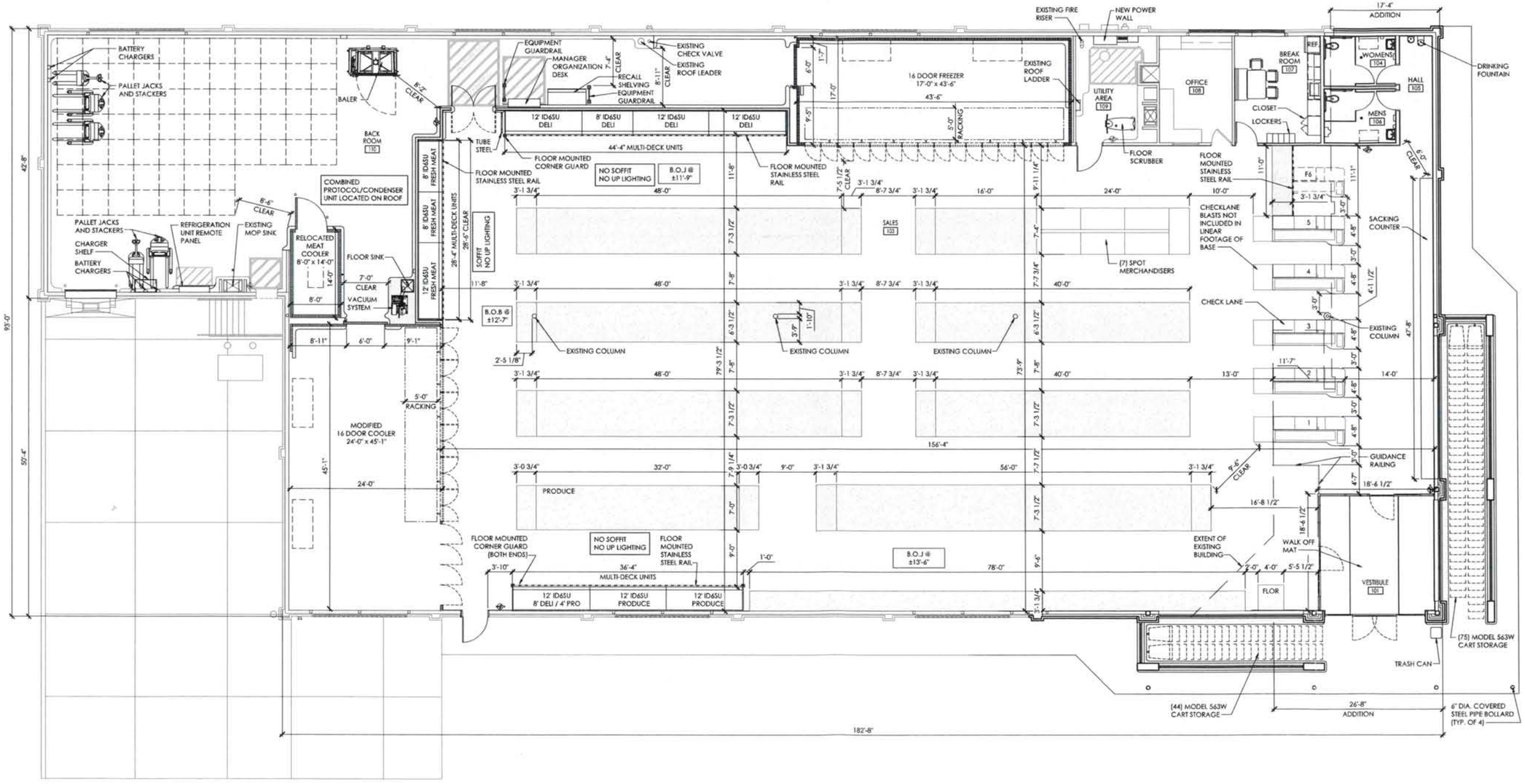
© COPYRIGHT 2018

SURVEY

AREA SUMMARY				
OCCUPANCY USE	ROOM NAME	POST-EXPANSION	PRE-EXPANSION	V7.0 PROTOTYPE
MERCANTILE (M)	SALES / VESTIBULE	11,925	9,732	12,108
	MENS ROOM	95	104	85
	WOMEN'S ROOM	88	105	83
	HALL	88	46	132
SUBTOTAL (MERCANTILE)		12,196	9,987	12,408
BUSINESS (B)	OFFICE	203	203	252
	BREAK ROOM	229	225	305
SUBTOTAL (BUSINESS)		432	428	557
STORAGE / STOCK (S-1)	BACKROOM	3,162	3,079	3,083
	COOLER	1,036	996	1,313
	FREEZER	690	1,088	734
	UTILITY ROOM	202	--	--
SUBTOTAL (STORAGE / STOCK)		5,090	5,365	5,130
SUBTOTAL (OCCUPANCIES)		17,718	15,780	18,095
EXTERIOR /INTERIOR WALLS / UNOCCUPIED SPACE		934	710	959
BUILDING SQUARE FOOTAGE		18,652	16,490	19,054
EXTERIOR CANOPY		842	712	733
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		19,494	17,202	19,787

OPERATIONS DATA		
ITEM	PROJECT SPECIFIC	V7.0 PROTOTYPE
LINEAR FOOTAGE OF BASE	838'-10"	850'-4"
ASSUMED PALLET STORAGE	69	61
BUILDING DIMENSIONS	93'-0" X 182'-8"	119'-4" X 153'-4"
SALES FLOOR DIMENSIONS	73'-9" X 156'-4"	74'-5" X 151'-1"
LENGTH OF MULTI-DECK	108'	108'
COOLER MILK DOORS	4	4
COOLER GENERAL DOORS	12	12
FREEZER GENERAL DOORS	16	16
SPOT MERCHANDISERS	7	8
CART STORAGE	(119) MODEL 563W	(119) MODEL 563W

NOTES:
1. THIS DRAWING IS FOR GENERAL FIXTURING LAYOUT AND REFERENCE TO EQUIPMENT ONLY. ALL INFORMATION IS FOR ALDI OPERATIONAL USE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
2. ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD.
3. GONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).



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

PLAN NORTH

Issued:		Date:
A	Client Review Set	07/27/18
B	Permit Set	10/15/18
C		
D		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact ms consultants with any need for additional dimensions or clarifications.

ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY: NS / KTA / SCG

REVIEWED BY: KNW/AML/ACC

Seal

PROFESSIONAL OF RECORD:
ERIC M. ELIZONDO No. 9800-5
EXP. DATE: 07/31/2020

ALDI Inc.
9342 South 13th Street
Oak Creek, WI 53154
(414) 570-1860
(414) 570-1864 fax

ALDI Inc. Store #: 83
Burlington, WI
2009 Lynch Way
Burlington, WI 53105
Racine County

Project Name & Location:

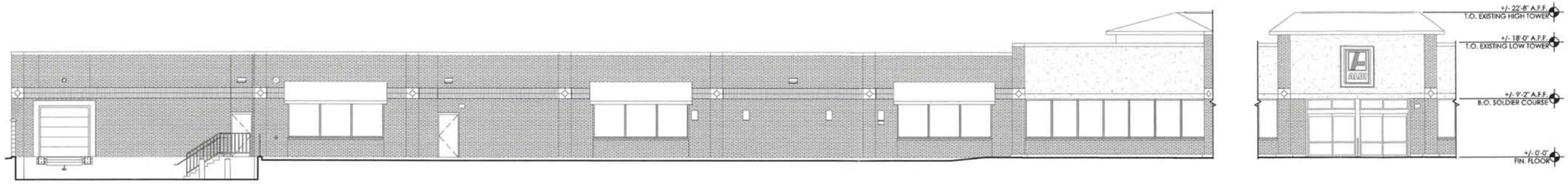
Operations Plan

Drawing Name:

Prototype RIs. 02/08/18	ms Project No. 40321-81
Type: V1.07-EXP	
Scale: As Noted	A-131 Drawing No.

File Name: N:\03162\40321181 - BURLINGTON, WI #83\DOCS\CADA\131 - OPERATIONS PLAN.DWG Author: SCHULTZ, GARRETT Plot Date: 11/8/2018

4 Proposed Front Elevation
SCALE: 1/8" = 1'-0"



3 Existing Front Elevation
SCALE: 1/8" = 1'-0"

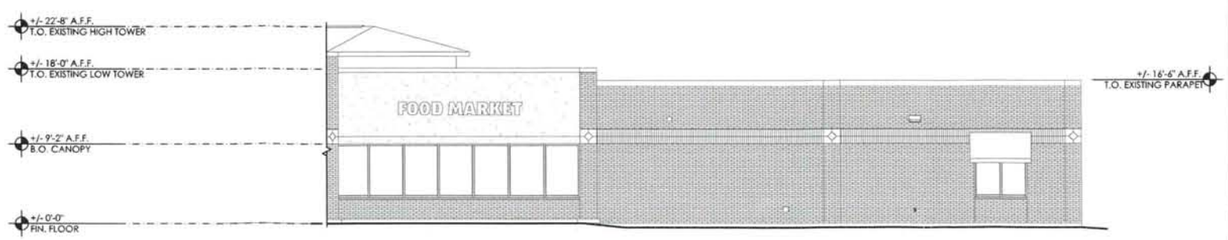
Signage

DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
TOTAL SIGNAGE			149.8
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			

Please note that the colors shown here are a graphical representation to show contrast in materials only. Due to the nature of electronic media, colors may vary depending on computer or printer used.

For review of actual colors, a material sample board should be created on a project specific basis.

2 Proposed Side Elevation
SCALE: 1/8" = 1'-0"



1 Existing Side Elevation
SCALE: 1/8" = 1'-0"

Issued:		Date:
A	Concept No. 1	04/18/18
B		
C		
D		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact ms consultants with any need for additional dimensions or clarifications.

ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY: KTA

REVIEWED BY: ACC

Seal

ALDI Inc.
9342 South 13th Street
Oak Creek, WI 53154
(414) 570-1840
(414) 570-1844 fax

ALDI Inc. Store #: 83
Burlington, WI
2009 Lynch Way
Burlington, WI 53105
Racine County

Project Name & Location:

Exterior Elevations
Drawing Name:

Prototype Rls. 02/08/18	ms Project No. 40321-81
Type: RHSD-V1	
Scale: As Noted	A-201 Drawing No.

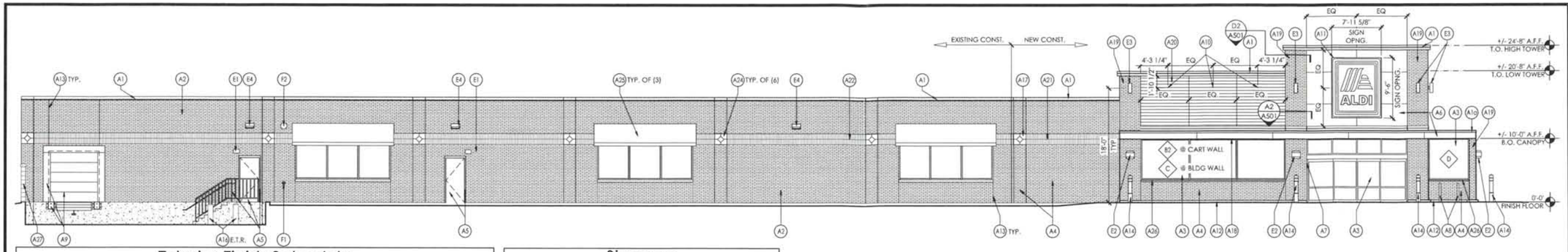
File Name: N:\03\62\40321\81 - BURLINGTON, WI #83\DOCS\CAD\A201- EXT ELEVATIONS.DWG Author: ANDERSON, KEVIN Plot Date: 4/17/2018

Exterior Finish Schedule

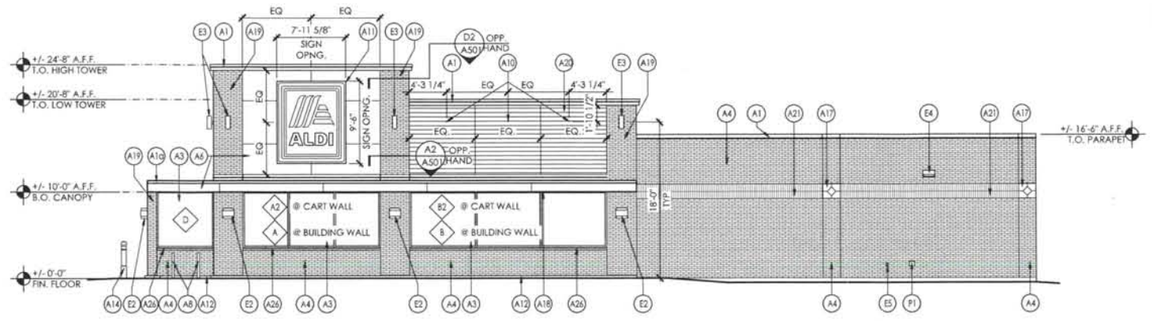
KEY	MATERIAL/MFG.	COLOR/NO.	NOTES
A1	EDGE METAL	A1 - SLATE GRAY A1a - SILVER METALLIC	SEE SPECIFICATIONS APPENDIX 'B'
A2	EXISTING BRICK VENEER		CONTRACTOR TO VERIFY CONDITION AND COORD REPOINTING W/ALDI REP IF NEEDED. DIEDRICH 101G CLEANER OR EQUAL TO CLEAN EXISTING EXTERIOR BRICK.
A3	STOREFRONT	ANODIZED ALUM.	RE: DWG A602
A4	NEW BRICK VENEER	MATCH EXISTING FIELD BRICK	GROUT COLOR TO MATCH EXISTING FIELD BRICK
A5	EXTERIOR PAINT	PT-19 / CL-5	ALL EXTERIOR METALS TO BE PAINTED. SEE A601
A6	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER	PROVIDE PANEL JOINTS AS SHOWN - PROVIDE ONE PIECE TIGHT FIT EXTRUDED MOLDING INSTALLATION SYSTEM WITH CENTER REVEAL TRIM BETWEEN PANELS AND J TRIM AT PANEL EDGES.
A7	KNOX BOX	FACTORY FINISH	CONFIRM TYPE AND LOCATION WITH LOCAL FIRE MARSHAL
A8	CART RAIL AND STARTER POST	GALVANIZED	
A9	DOCK SEAL AND BUMPERS	FACTORY FINISH - BLACK	
A10	CONDUIT	EXTEND CONDUIT 1" BEYOND FACE OF FIBER CEMENT WALL PANEL & PAINT TO MATCH PANEL. FILL OPEN END WITH SEALANT AND SEAL AROUND PENETRATION	CONTRACTOR TO COORDINATE FINAL LOCATION PRIOR TO INSTALLATION
A11	ALDI TOWER SIGN	BY SIGN VENDOR	7'-11 1/8" w. X 9'-5 1/2" h. SEE DETAIL B3/A501. VERIFY SIGN PRIOR TO FRAMING OPENING
A12	CRTB	NATURAL	RE:DWG A601- SEE STRUCTURAL DWGS
A13	RECAULK CONTROL JOINT	COLOR TO MATCH EXISTING GROUT JOINTS	CONTRACTOR TO VERIFY CONDITION AND COORD W/ALDI REP; INCLUDE JOINT AT SIDEWALK
A14	BLRD-4	FACTORY FINISH - CHARCOAL	RE: DWG A601
A15	MEMBRANE ROOFING	GRAY	AT BACK OF ALDI LOGO SIGN TOWER, FIBER CEMENT WALL PANEL TOWER AND CANOPY ROOF - SEE SPECIFICATIONS APPENDIX 'B'
A16	BLRD-2	PT-19/CL-4	EXISTING TO REMAIN. REPAINT PER FINISH SCHEDULE, SEE A601
A17	NEW DECORATIVE PRECAST ACCENT	MATCH EXISTING	
A18	METAL SOFFIT PANELS	SOLID PANELS - SEE SPEC	RE: DWG A301-A305
A19	NEW BRICK VEENER	BELDEN BRICK: ASH RIDGE	TOWER AND CART WALL PILASTERS
A20	FIBER CEMENT PANELS	VINTAGE WOOD "CEDAR" PANELS	PROVIDE PANEL JOINTS AS SHOWN. SUPPLIED AND INSTALLED BY GC
A21	NEW BRICK VENEER SOLDIER COURSE	MATCH EXISTING FIELD BRICK	GROUT COLOR TO MATCH EXISTING FIELD BRICK
A22	EXISTING BRICK VENEER SOLDIER COURSE		CONTRACTOR TO VERIFY CONDITION AND COORD REPOINTING W/ALDI REP IF NEEDED. DIEDRICH 101G CLEANER OR EQUAL TO CLEAN EXISTING EXTERIOR BRICK.
A23	NEW ALDI SURFACE MOUNTED SIGN	BY SIGN VENDOR	6'-3" w. X 7' - 5 1/2" h.
A24	EXISTING DECORATIVE PRECAST ACCENT		
A25	EXISTING AWNING		CLEAN TO LIKE NEW CONDITION
A26	CAST STONE SILL	SEE SPEC	
A27	EXISTING BLOCK WALL WITH CAPSTONE		DIEDRICH 101G CLEANER OR EQUAL TO CLEAN EXISTING EXTERIOR BLOCK.
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E2	WALL SCONCE	FACTORY FINISH	MOUNT @ 8'-0" A.F.F.
E3	WALL SCONCE	FACTORY FINISH	SEE DIMENSION ON DRAWING FOR MOUNTING HEIGHT
E4	EXTERIOR WALL PACK	FACTORY FINISH	MOUNT @ 12'-0" A.F.F.
E5	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH	MOUNT @ 1'6" A.F.F IN 4" SQUARE J-BOX
E6	UTILITY METERING & C.T.	FACTORY FINISH	SEE ELECTRICAL DRAWINGS
F1	FIRE DEPT. CONNECTION		EXISTING TO REMAIN
P2	MOTOR GONG		SEE FIRE PROTECTION PLAN
P1	HOSE BIB	FACTORY FINISH	SEE PLUMBING DWGS
P2	GAS METER		EXISTING TO REMAIN
XX	STOREFRONT KEY	ANODIZED ALUMINUM	SEE A602
NOTE :	EXISTING LIGHT POLES	PT-19/CL-3	SEE SITE PLAN FOR LOCATIONS. ALDI REP TO VERIFY COLOR MATCH AGAINST NEW LIGHT POLE HEADS PRIOR TO PAINTING

Signage

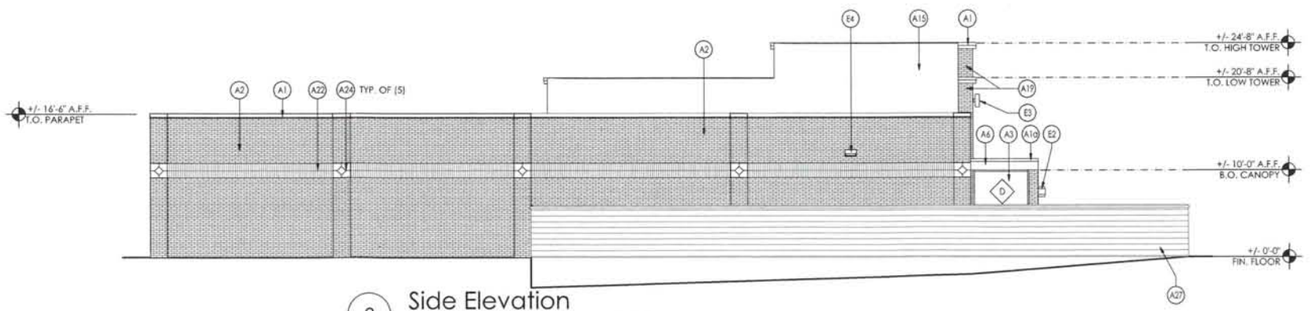
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	2	74.9	149.8
WALL MOUNTED SIGN	1	46.6	46.6
TOTAL SIGNAGE			196.4
SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL			



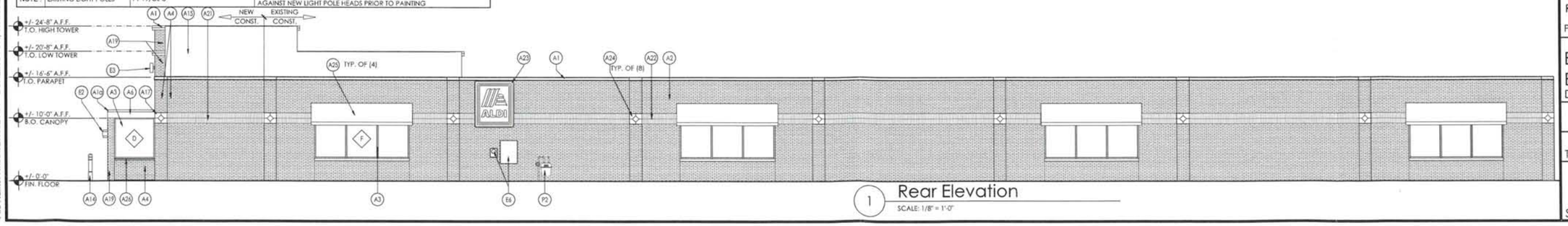
4 Front Elevation
SCALE: 1/8" = 1'-0"



3 Side Elevation
SCALE: 1/8" = 1'-0"



2 Side Elevation
SCALE: 1/8" = 1'-0"



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

Issued:		Date:
A	Client Review Set	07/27/18
B	Permit Set	10/15/18
C		
D		

Revisions:		Date:
1		
2		
3		
4		
5		
6		
7		
8		
9		

DO NOT SCALE PLANS

Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact ms consultants with any need for additional dimensions or clarifications.

ms consultants, inc.
engineers, architects, planners
2221 Schrock Road
Columbus, Ohio 43229-1547
phone 614.898.7100
fax 614.898.7570

DRAWN BY: NS / KTA / SCG

REVIEWED BY: KNW/AML/ACC

Seal

PROFESSIONAL OF RECORD:
ERIC M. ELIZONDO No. 9800-5
EXP. DATE: 07/31/2020

ALDI Inc.
9342 South 13th Street
Oak Creek, WI 53154
(414) 570-1860
(414) 570-1864 fax

ALDI Inc. Store #: 83
Burlington, WI
2009 Lynch Way
Burlington, WI 53105
Racine County

Project Name & Location:

Exterior Elevations
Drawing Name:

Prototype Rls. 02/08/18	ms Project No. 40321-81
Type: V1.07-EXP	
Scale: As Noted	A-201 Drawing No.

File Name: N:\03\62\40321\81 - BURLINGTON, WI #83\DOCS\CAD\A201- EXT ELEVATIONS.DWG Author: ANDERSON, KEVIN Plot Date: 10/19/2018

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	◎	◉
STORM SEWER MANHOLE	◎	◉
STORM SEWER CATCH BASIN (ROUND CASTING)	○	●
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	□	■
PRECAST FLARED END SECTION	◁	◀
CONCRETE HEADWALL	⊂	⊂
VALVE BOX	▪	▪
FIRE HYDRANT		
CLEANOUT	⊡	⊡
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
UTILITY CROSSING		
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
CAUTION EXISTING UTILITIES NEARBY		CAUTION
ELECTRICAL TRANSFORMER OR PEDESTAL	E	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	(749)
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS		
PRIMARY ENVIRONMENTAL CORRIDOR		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE	SF	SF
FENCE LINE, CHAIN LINK OR IRON	O	O
FENCE LINE, WOOD OR PLASTIC	□	□
CONCRETE SIDEWALK		
CURB AND GUTTER		
MOUNTABLE CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		
RETAINING WALL		

ABBREVIATIONS

BASE LINE	NWL	NORMAL WATER LEVEL
LONG CHORD OF CURVE	PC	POINT OF CURVATURE
CURB AND GUTTER	PT	POINT OF TANGENCY
CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CENTERLINE	R	RADIUS
DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EDGE OF PAVEMENT	SAN	SANITARY SEWER
FINISHED FLOOR	ST	STORM SEWER
FINISHED GRADE	T	TANGENCY OF CURVE
FLOW LINE	TB	TOP OF BANK
FLOODPLAIN	TC	TOP OF CURB
FRAME	TF	TOP OF FOUNDATION
FLOODWAY	TP	TOP OF PIPE
HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INVERT	TW	TOP OF WALK
LENGTH OF CURVE	WM	WATER MAIN
MANHOLE	Δ	INTERSECTION ANGLE
NOT TO SCALE		

DRAFTED: JG
DESIGNED: DO
REVIEWED: MAC

ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS
FOR

ALDI - BURLINGTON #83

BURLINGTON, WI

PLANS PREPARED
FOR

ALDI INC.

9342 SOUTH 13th STREET
OAK CREEK, WI 53154

LOCATION MAP
SCALE: 1" = 200'

INDEX OF SHEETS

C-1	COVER SHEET
C-2	GENERAL NOTES
C-3	EXISTING CONDITIONS & DEMOLITION PLAN
C-4	SITE DIMENSION, PAVING & UTILITY PLAN
C-5	GRADING & EROSION CONTROL PLAN
C-6	CONSTRUCTION DETAILS

GOVERNMENT CONTACTS

GOVERNMENT AGENTS:

GREGORY GUDRY
BUILDING INSPECTOR/ZONING ADMINISTRATOR
CITY OF BURLINGTON
(262) 342-1164
ggudry@burlington-wi.gov

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT HAS NOT YET BEEN PREPARED FOR THE PROJECT SITE. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
MATT CAREY, P.E.
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
MAIN: (262) 754-8888
E-MAIL: matt.carey@pinnacle-engr.com

SURVEYOR:
JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
MAIN: (262) 754-8888
E-MAIL: john.konopacki@pinnacle-engr.com

APPLICANT/OWNER:
TOM HOWALD
ALDI INC.
9342 SOUTH 13th STREET
OAK CREEK, WI 53154
E-MAIL: Tom.Howald@aldi.us

CONSTRUCTION MANAGER:
ROB MERKEL
ALDI INC.
9342 SOUTH 13th STREET
OAK CREEK, WI 53154
MAIN: (414) 216-7078
E-MAIL: rob.merkel@aldi.us

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

EXPIRATION DATE: JULY 31, 2020

PINNACLE ENGINEERING GROUP, LLC
ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

FOR REVIEW ONLY

www.pinnacle-engr.com

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE GRADING & EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
13. SPOT ELEVATIONS REPRESENT THE GRADE ON PAVEMENT SURFACE OR FLOW LINE UNLESS OTHERWISE NOTED.
14. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL CITY OF BURLINGTON CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) OF 30 AND 10 RESPECTIVELY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT. IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL HAVE A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/-1" FOR LANDSCAPE AREAS AND +/- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PRIVATE UTILITIES

1. BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATERMAIN SHALL BE CUT-IN TEE WITH SOLID SLEEVE.
3. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN ON THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUTS CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL. WATER UTILITY REQUIRES A 48-HOUR NOTICE PRIOR TO WATER SHUT OFF.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS: STORM SEWER PIPE SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N-12. WHERE SPECIFICALLY REQUIRED, REINFORCED CONCRETE PIPE (RCP), ASTM C-76, CLASS III OR HIGHER, MAY BE USED. TRENCH SECTION SHALL BE CLASS "B" FOR HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS). MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C-478. CASTINGS SHALL BE HEAVY DUTY CAST IRON. AREA DRAINS SHALL BE ADS NYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERTA WYE OR EQUIVALENT.
6. CLEANOUTS FOR SANITARY SEWER LATERALS SHALL BE PLACED AT MAXIMUM SEPARATION OF EVERY 90'.
7. 45° BENDS SHALL BE USED IN PLACE OF 90° BENDS WHEREVER POSSIBLE.
8. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS: SANITARY SEWER SHALL BE PVC, ASTM D-3034, SDR-35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D-3212. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTIONS SHALL BE MADE WITH AN INSERTA WYE OR EQUIVALENT. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
9. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS: WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE. PVC SHALL BE AWWA C-900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE). TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS). CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATERMAIN. VALVES SHALL BE NONRISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
10. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
11. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATERMAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
12. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.

SPECIFICATIONS FOR PAVING

1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED. ALL PAVING DIMENSIONS ARE TO FACE OF CURB OR TO EDGE OF PAVEMENT; EXCEPT FOR THE SETBACK FROM PARKING LOTS, MANEUVERING LANES AND FIRE ACCESS LANES, WHERE THE SETBACK IS MEASURED FROM THE BACK OF CURB TO THE PROPERTY LINE.
2. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1-1/4" INCH DIAMETER UNLESS NOTED OTHERWISE. RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
3. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
4. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
5. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS. MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460. TYPE LT IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
6. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS , GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10'. EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PROVIDE CONTRACTOR GRADE ACRYLIC STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
8. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.

GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT ("WPDES" PERMIT NO. WI-S067831-4) FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES, PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

   PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

   BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

   DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. IF APPLICABLE, ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY BLANKETING FOR EROSION CONTROL. BLANKETING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH NORTH AMERICAN GREEN C125BN (OR APPROVED EQUAL) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES IN THE CONSTRUCTION DETAILS.

DEMOLITION NOTES

1. PERIMETER SILT FENCING AND CONSTRUCTION ENTRANCES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION. PLEASE REFER TO GRADING AND EROSION AND SEDIMENT CONTROL PLAN SHEETS FOR FURTHER DETAILS.
2. EXISTING FEATURES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY TO AVOID DAMAGE THERETO. CONTRACTOR/OWNER SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY DEMOLITION.
3. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS.
4. COORDINATE WITH ALL APPLICABLE UTILITY COMPANIES AND THE MUNICIPALITY TO PROTECT EXISTING FUNCTIONING UTILITIES, BULKHEAD/REMOVE CONNECTIONS AS NECESSARY, AND TO ENSURE ALL UTILITIES ARE INACTIVE PRIOR TO ANY DEMOLITION ACTIVITIES. CONTRACTOR SHALL TAKE ADEQUATE PRECAUTIONS TO ENSURE PROTECTION OF EXISTING UTILITIES THAT ARE NOT TO BE IMPACTED. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY EXISTING UTILITIES DAMAGED AS A RESULT OF THE DEMOLITION.
5. VOIDS LEFT BY REMOVAL OF FEATURES SHALL BE MODIFIED/FILLED TO PREVENT PONDING OF WATER.
6. DEMOLISH AND DISPOSE EXISTING PIPING, CABLE/WIRES, STRUCTURES, OR OTHER SURFACE FEATURES INDICATED ON THE PLANS TO BE REMOVED.
7. CLEARING AND GRUBBING DESIGNATIONS SHALL INCLUDE CLEARING, GRUBBING, REMOVING, AND DISPOSING OF ALL VEGETATION AND DEBRIS WITHIN THE LIMITS OF CONSTRUCTION, AS DESIGNATED ON THE PLANS. CONTRACTOR SHALL REMOVE ONLY THOSE TREES ABSOLUTELY NECESSARY TO ALLOW FOR CONSTRUCTION.
8. CONTRACTOR SHALL REMOVE EXISTING FENCING IN A MANNER TO ALLOW REUSE. ANY FENCING MATERIAL TO BE REUSED IN THE CONSTRUCTION OF RELOCATED FENCE LINES SHALL BE PRESENTED TO ENGINEER FOR INSPECTION AND PROPOSED CONTRACT DEDUCT ASSOCIATED WITH REUSE OF THE SALVAGED MATERIAL. ENGINEER OR OWNER WILL PROVIDE WRITTEN ACCEPTANCE OF THE PROPOSED SALVAGED MATERIAL.
9. CONTRACTOR SHALL COORDINATE WITH THE MUNICIPALITY FOR TERMINATION OF PUBLIC UTILITY CONNECTIONS TO SITE.
10. CONTRACTOR SHALL COORDINATE STOCKPILE LIMITS AND LOCATIONS WITH ENGINEER/OWNER PRIOR TO DEMOLITION.

DRAFTED: JG DESIGNED: DO REVIEWED: MAC

www.pinnacle-engr.com

FOR REVIEW ONLY

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO I MILWAUKEE I NATIONWIDE

ALDI - BURLINGTON #83

BURLINGTON, WI

GENERAL NOTES

REVISIONS

PEG JOB No. 1313.00
PEG PM MAC
START DATE 07-31-18
SCALE

SHEET
C-2
C-6

© COPYRIGHT 2017

GENERAL NOTES

LEGEND

SANITARY MANHOLE		STORM SEWER	
STORM MANHOLE		WATER MAIN	W
CATCH BASIN		LIGHTING	
INLET		ELECTRICAL CABLE	E
PRECAST FLARED END SECTION		ELECTRICAL TRANSFORMER OR PEDESTAL	
CONCRETE HEADWALL		POWER POLE	
VALVE VAULT		POWER POLE WITH LIGHT	
VALVE BOX		GUY WIRE	
FIRE HYDRANT		STREET SIGN	
BUFFALO BOX		GAS MAIN	G
CLEANOUT		TELEPHONE LINE	T
SANITARY SEWER		CONTOUR	749
FORCE MAIN		TREE WITH TRUNK SIZE	8" / 6"
CONCRETE SIDEWALK		EASEMENT LINE	

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

EXISTING CONDITIONS SURVEY:

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

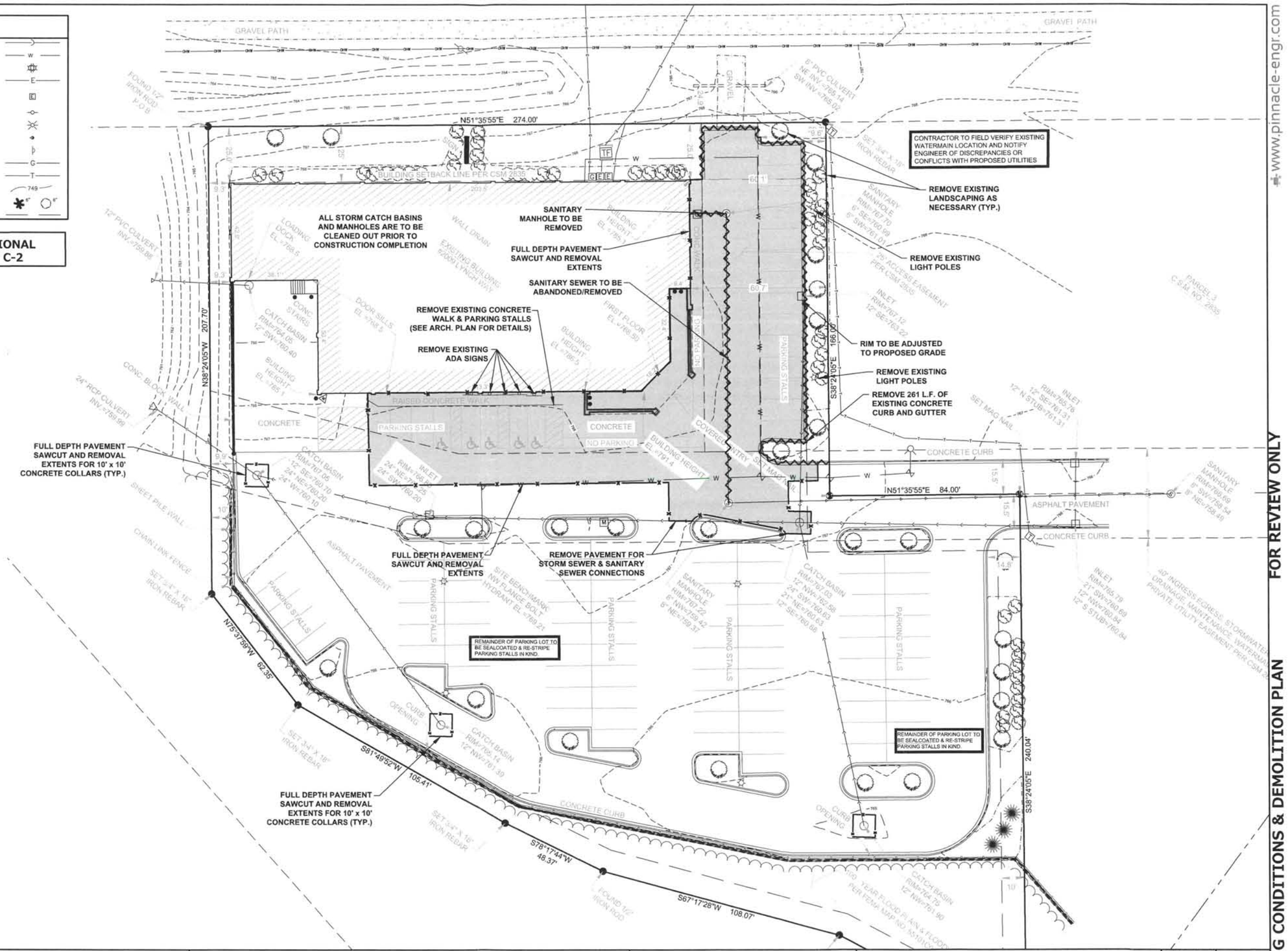
CONTRACTOR RESPONSIBILITY:

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DESIGNED: BD
DRAFTED: AS
BYLAWED: MAC

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING
WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

ALDI - BURLINGTON #83

BURLINGTON, WI

EXISTING CONDITIONS & DEMOLITION PLAN

REVISIONS

PEG JOB No. 1313.00
PEG PM MAC
START DATE 07-31-18
SCALE

SHEET
C-3
C-6

© COPYRIGHT 2021

EXISTING CONDITIONS & DEMOLITION PLAN

FOR REVIEW ONLY

www.pinnacle-engr.com

Z:\PROJECTS\2018\1313.00-WI\CAD\SHEETS\1313.00-WI EXISTING CONDITIONS AND DEMOLITION PLANS.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP LLC

LEGEND

- STANDARD DUTY ASPHALT REMOVAL AND REPLACEMENT
  - 8" CRUSHED AGGREGATE BASE
  - 3 ½" ASPHALTIC CONC. (2 LIFTS)
  - 2" BINDER COARSE (1 LT 58-28 S)
  - 1 ½" SURFACE COARSE (1 LT 58-28 S)
- HEAVY DUTY ASPHALT REMOVAL AND REPLACEMENT
  - 10" CRUSHED AGGREGATE BASE
  - 4 ½" ASPHALTIC CONC. (2 LIFTS)
  - 3 ½" BINDER COARSE (1 MT 58-28 S)
  - 1 ½" SURFACE COARSE (1 MT 58-28 S)
- CONCRETE SIDEWALK
  - 6" CONCRETE SIDEWALK
  - 4" - 1 ½" CRUSHED AGGREGATE TB
- (A) 4" SOLID YELLOW STRIPE
- (B) 4" DIAGONAL AT 45° SPACED 2' O.C.
- (C) ADA PARKING STALL SIGNAGE
- (D) ADA STALL INSIGNIA
- (E) TAPER CURB HEAD (SEE DETAIL)
- (F) REVERSE PITCH CURB AND GUTTER (SEE DETAIL)
- (9) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- STORM SEWER
- PERFORATED DRAIN TILE
- CLEANOUT
- CURB AND GUTTER
- MOUNTABLE CURB
- REVERSE PITCH CURB & GUTTER

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

TOTAL DISTURBED AREA: 0.37 ACRES (16,038 SF)
BUILDING FLOOR RATIO: 19,494 SF / TOTAL LOT 102,087 (19.1%)
LANDSCAPE RATIO: 27,671 SF / TOTAL LOT 102,087 (27.1%)
PARKING RATIO: 87 STALLS (4 ADA) / TOTAL FLOOR AREA 19,494 SF (1 STALL PER 224.1 SF)

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

CROSSINGS

1. 6" SANITARY OVER *WATERMAIN
   6" B/PIPE=761.09
   *WM T/PIPE=759.59
2. 8" STORM OVER WATERMAIN
   8" B/PIPE=764.22
   WM T/PIPE=+/-761.75
3. 8" STORM OVER 6" SANITARY
   8" B/PIPE=763.75
   6" T/PIPE=760.24
4. WATERMAIN OVER 6" SANITARY
   WM B/PIPE=760.78
   6" T/PIPE=760.16
5. ** 8" STORM OVER WATERMAIN
   8" B/PIPE=762.57
   WM T/PIPE=761.06
   **

* PROPOSED WATER MAIN DEPRESSION AT THIS CROSSING (SEE DETAIL)
** CONFIRM 1.5 FT OF CLEARANCE BETWEEN PIPES

GRAVEL PATH
GRAVEL
N51°35'55"E 274.00'
SIGN
TF
GTE
W
SANITARY BC
6" INV=+/-761.23
21.8 L.F. OF 6" PVC @1.04% MIN
WALL DRAIN
CONTRACTOR TO FIELD VERIFY LOCATION OF WATERMAIN. VERTICAL OFFSET MIGHT BE NEEDED TO BE INSTALLED. WATERMAIN TO GO UNDER SANITARY, MAINTAINING MINIMUM 1.5 FT VERTICAL COVER. (SEE WATERMAIN DEPRESSION DETAIL)
25' ACCESS EASEMENT PER CSM 2835 (TO BE VACATED)
CONTRACTOR TO FIELD VERIFY EXISTING WATERMAIN LOCATION AND NOTIFY ENGINEER OF DISCREPANCIES.
PROPOSED 12' WIDE ACCESS EASEMENT
SANITARY MANHOLE
RIM=768.00
6" INV=761.00
6" INV=760.90
PROPOSED 30' WIDE FIRE ACCESS
128.2 L.F. OF 6" PVC @ 1.04%
PROPOSED BUILDING ADDITION SEE ARCHITECTURAL PLANS FFE=768.00
NO PARKING FIRE LANE
ADJUST RIM=767.85 AND REPLACE CURB CASTING WITH ROUND NEENAH R-2501, TYPE G GRATE
DOWNSPOUT 8" INV=765.00 33.2 L.F. OF 8" HDPE STORM SEWER @ 5.50% CONTRACTOR BEND PIPE AROUND BOLLARD FOUNDATION AS NECESSARY
TEE TO EXISTING 8" INV= 763.17 12" INV= 763.00
207° CURB TRANSITION PAINT FACE OF CURB YELLOW ALONG CURB-WALK TRANSITION
DOWNSPOUT 8" INV=765.00 50.1 L.F. OF 8" HDPE STORM @1.00% MIN CONTRACTOR TO BEND PIPE AROUND BOLLARD FOUNDATION AS NECESSARY
4" PERFORATED DRAINTILE @1.00% MIN, TO CONNECT TO PROPOSED STORM SEWER (TYP.)
INTEGRAL CURB AND SIDEWALK
EXISTING CONCRETE TO REMAIN
CONC. BLOCK WALL
N38°24'05"W 207.70'
S38°24'05"E 169.00'
CONTRACTOR TO FIELD VERIFY LOCATION OF WATERMAIN AND NOTIFY ENGINEER OF DISCREPANCIES OR CONFLICTS WITH PROPOSED UTILITIES & BOLLARD OR CART CORRAL FOUNDATIONS
40' STORMWATER DRAINAGE, MAINTENANCE, WATERMAIN AND PRIVATE UTILITY EASEMENT PER CSM 2835
18" REVERSE CONCRETE CURB AND GUTTER TO MATCH EXISTING
NO PARKING
N51°35'55"E 84.00'
WYE CONNECTION
6" INV=759.55
8" INV=759.47
SHEET PILE WALL
CHAIN LINK FENCE
10'X10' CONCRETE COLLAR
RE-STRIPE IN-KIND (YELLOW) ONCE SEALCOAT IS COMPLETE (TYP.)
TEE TO EXISTING 8" INV= 761.16 24" INV= 760.49
PARKING STALLS
REMAINDER OF PARKING LOT TO BE SEALCOATED & RE-STRIPE PARKING STALLS IN KIND.
N75°31'59"W 62.35'
S61°49'52"W 105.41'
S78°17'44"W 48.37'
S67°17'28"W 108.07'
S38°24'05"E 240.04'
100 - YEAR FLOOD PLAIN & FLO... PER FEMA MAP NO. 5510...

REVIEWED: MAC
DESIGNED: DD
DRAFTED: AS

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

Z:\PROJECTS\2018\1313.00-WI\CAD\SHEETS\1313.00-WI SITE DIMENSION, PAVING AND UTILITY PLAN.DWG

ALDI - BURLINGTON #83

BURLINGTON, WI

SITE DIMENSION, PAVING & UTILITY PLAN

REVISIONS

PEG JOB No. 1313.00
PEG PM MAC
START DATE 07-31-18
SCALE

SHEET
C-4
C-6

© COPYRIGHT 2017

SITE DIMENSION, PAVING & UTILITY PLAN

FOR REVIEW ONLY

www.pinnacle-engr.com

LEGEND

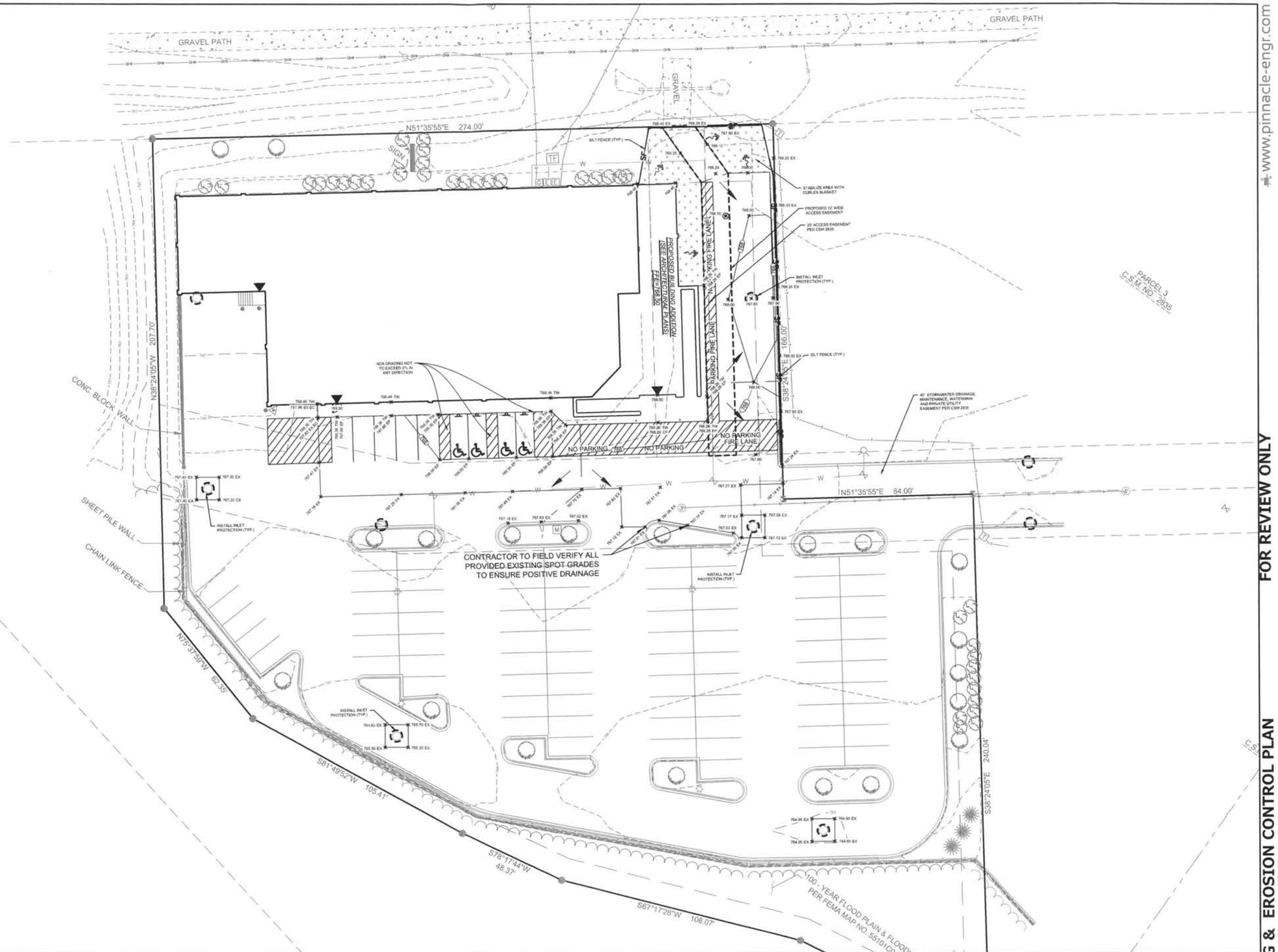
	PROPOSED CONTOUR
+ 750.0	PROPOSED SPOT ELEVATION
SF	SILT FENCE
	INLET PROTECTION
	DIRECTION OF SURFACE FLOW
	CURLEX BLANKET
EP	EDGE OF PAVEMENT
EX	EXISTING SPOT GRADE
EX EC	EXISTING EDGE OF CONCRETE
GR	GRASS
TW	TOP OF WALK

CONTRACTOR RESPONSIBILITY: SEE ADDITIONAL CONSTRUCTION NOTES LOCATED ON SHEET C-2

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'



THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

DRAFTED: JG DESIGNED: DO REVIEWED: MAC

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

ALDI - BURLINGTON #83

BURLINGTON, WI

GRADING & EROSION CONTROL PLAN

REVISIONS

PEG JOB No. 1313.00
PEG PM MAC
START DATE 07-31-18
SCALE

SHEET
C-5
C-6

© COPYRIGHT 2017

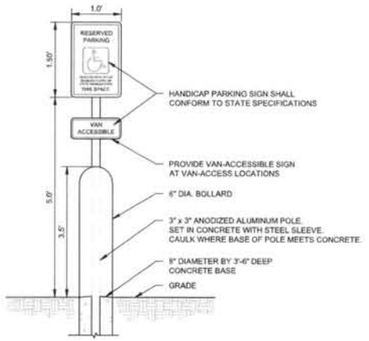
GRADING & EROSION CONTROL PLAN

FOR REVIEW ONLY

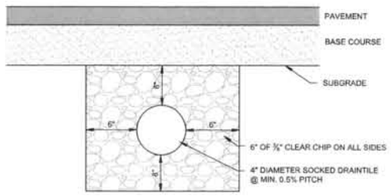
www.pinnacle-engr.com

Z:\PROJECTS\2018\1313.00-WI\CAD\SHEETS\1313.00-WI GRADING AND EROSION CONTROL PLAN.DWG

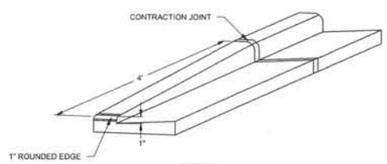
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC



ADA SIGN



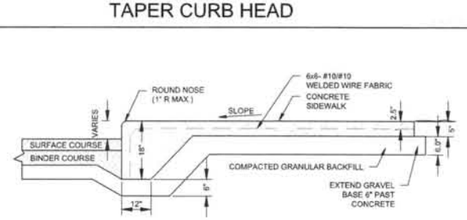
DRAIN TILE TRENCH SECTION



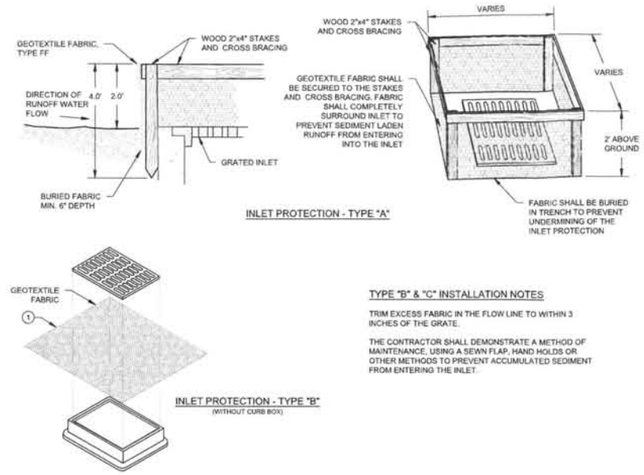
NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

TAPER CURB HEAD



INTEGRAL CURB AND SIDEWALK

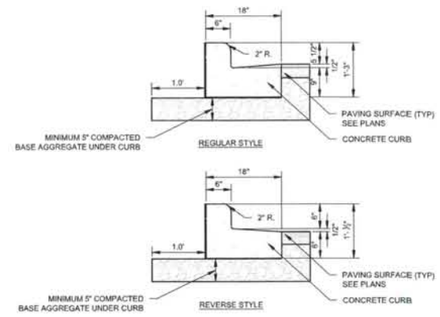


NOTES:

1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.
1. FINISHED SIZE, INCLUDING FLAP POCKET WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.
3. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INLET PROTECTION

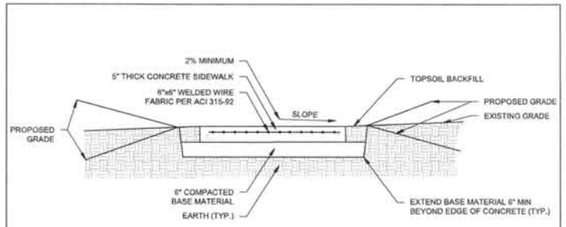
FOR REFERENCE ONLY, MATCH EXISTING



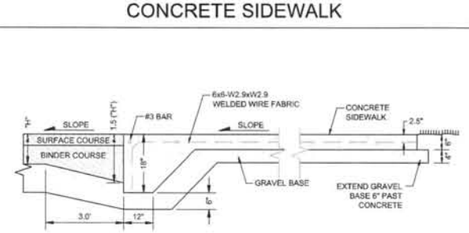
NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

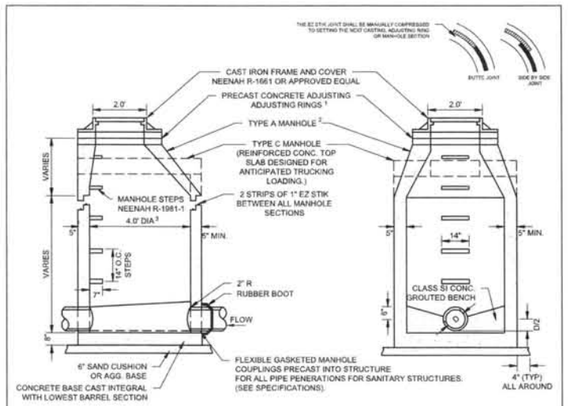
18" VERTICAL FACE CURB



CONCRETE SIDEWALK



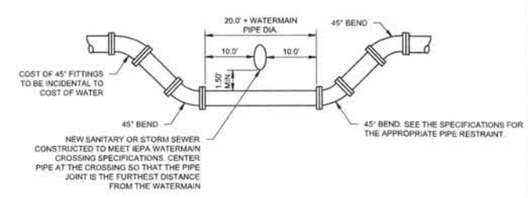
WALK FLUSH WITH PAVEMENT



NOTES:

1. 1" EZ STIKE BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME. USE INTERNAL ADAPTOR SEAL RING. ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
2. THE FLAT TOP MAYBE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4'-0" DIA UNLESS OTHERWISE INDICATED ON THE PLANS.

SANITARY MANHOLE



NOTES:

1. IN LIEU OF 45° BENDS, WATERMAIN DEPRESSION MAYBE CONSTRUCTED BY DEFLECTING THE WATERMAIN PER MANUFACTURER'S RECOMMENDATION TO ACHIEVE THE MINIMUM 18" OF VERTICAL SEPARATION.

WATER MAIN DEPRESSION

www.pinnacle-engr.com

FOR REVIEW ONLY

CONSTRUCTION DETAILS

© COPYRIGHT 2017

DRAFTED: JD DESIGNED: DO REVIEWED: MAC

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

ALDI - BURLINGTON #83

BURLINGTON, WI

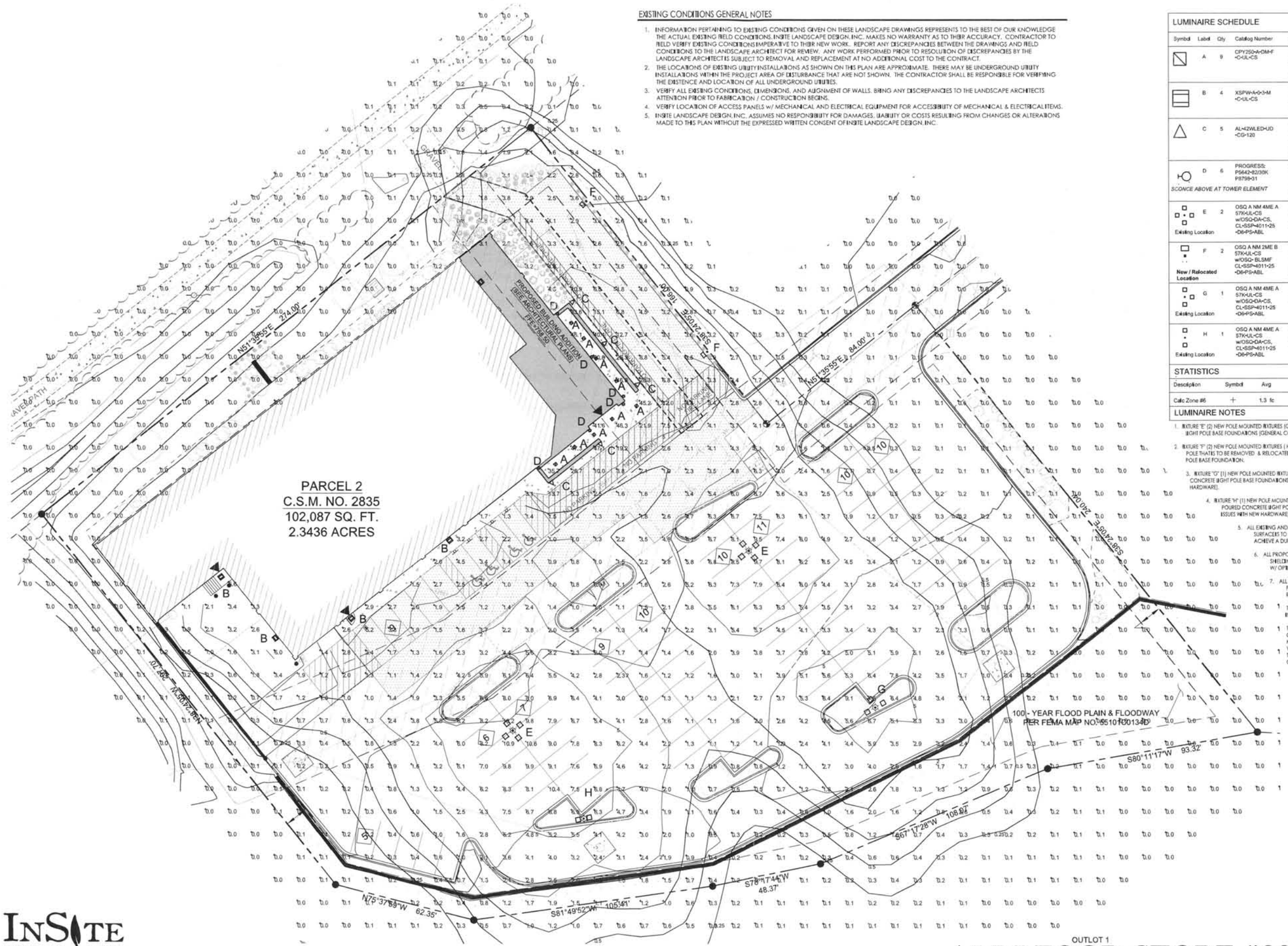
CONSTRUCTION DETAILS

REVISIONS

PEG JOB No. 1313.00
PEG PM MAC
START DATE 07-31-18
SCALE

SHEET
C-6
C-6

Z:\PROJECTS\2018\1313.00-WI\CAD\SHEETS\1313.00-WI CONSTRUCTION DETAILS.DWG



EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECTIS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS W/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.
5. INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	9	CPY250-A-DM-F-C-UL-CS	Cree CPY250 Canopy / Soffit Luminaire w- Flat Lens, 122W, 5700K Platinum Silver Factory Finish, Provide Canopy Mounting Plate	72 type XTE AWT LEDs on white square PCB, 5700K color temperature.	CPY250-Axxx-F-A-UL-xxx-57K_RESTL-2013-00022.ies	Absolute	1.00	81.5
	B	4	XSPW-A-0-3-M-C-UL-CS	Cree XSPW Series Wallpack Luminaire, Type III Medium, 5700K, C Input Power Designator, Platinum Silver factory Finish, U.L. listed for Wet Locations	4 type MDA LEDs	XSPWAx3FC-U_RESTL-2014-*001B.IES	Absolute	1.00	42.96
	C	5	AL-42WLED-UD-CG-120	Silver painted metal housing. Two circuit boards each with 20 LEDs and one gray painted trim plate. One board faces up, the other faces down. One clear non-integral optic above/below each LED.		AL Sconce up-down.IES	Absolute	1.00	43.07
SCONCE ABOVE AT TOWER ELEMENT	D	6	PROGRESS: P5642-82/30K P8798-31	CONFIGURED FROM PROGRESS: P5642-3030K9 6" Dia. up/down wall mount LED cylinder with LEDs moved closer to opening. Platinum Silver Factory Finish with top cover lens cover	CONFIGURED FROM 40-Nichia LEDs 3000K	P5642-3030K_160002 0.IES	Absolute	1.00	29.2
Existing Location	E	2	OSQ A NM 4ME A 57K-UL-CS w/OSQ-DA-CS, CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 5700K *on existing concrete base*	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A xx 4ME A w- OSQ 57K_CONFIGU RED.ies	Absolute	1.00	448
New / Relocated Location	F	2	OSQ A NM 2ME B 57K-UL-CS w/OSQ-BLSMF CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type II Medium w/ Backlight Shield, B Input Power Designator, 5700K *on New concrete base*	CONFIGURED MDA LEDs	OSQ A xx 2ME B 57K-UL w- OSQ-BLSMF_CONF IGURED.ies	Absolute	1.00	130
Existing Location	G	1	OSQ A NM 4ME A 57K-UL-CS w/OSQ-DA-CS, CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 5700K *on existing concrete base*	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A xx 4ME A w- OSQ 57K_CONFIGU RED.ies	Absolute	1.00	336
Existing Location	H	1	OSQ A NM 4ME A 57K-UL-CS w/OSQ-DA-CS, CL-SSP-4011-25 -D6-PS-ABL	CONFIGURED FROM Cree OSQ Series Area Luminaire, Type IV Medium, A Input Power Designator, 5700K *on existing concrete base*	CONFIGURED FROM Eight type MDA 5700K LEDs	OSQ A xx 4ME A w- OSQ 57K_CONFIGU RED.ies	Absolute	1.00	112

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max
Calc Zone #6	+	1.3 fc	50.8 fc	0.0 fc	N / A	N / A	+1.0	2.2	0.0:1

LUMINAIRE NOTES

1. FIXTURE "E" (2) NEW POLE MOUNTED FIXTURES (QUAD HEAD AND TENONS) TO BE INSTALLED ON THE EXISTING LIGHT POLE AND 48" (FIELD VERIFY) POURED CONCRETE LIGHT POLE BASE FOUNDATIONS (GENERAL CONTRACTOR TO FIELD VERIFY FOR POSSIBLE CONFLICTS AND INCOMPABILITY ISSUES WITH NEW HARDWARE).
2. FIXTURE "F" (2) NEW POLE MOUNTED FIXTURES (HEAD AND TENONS) TO BE INSTALLED ON THE EXISTING LIGHT POLE TO BE REFURBISHED AND REUSED FROM EXISTING POLE THAT IS TO BE REMOVED & RELOCATED) TO BE INSTALLED ON TOP OF A NEW 48" (FIELD VERIFY TO MATCH OTHER EXISTING) POURED CONCRETE LIGHT POLE BASE FOUNDATION.
3. FIXTURE "G" (1) NEW POLE MOUNTED FIXTURES (TRIPLE HEAD AND TENONS) TO BE INSTALLED ON THE EXISTING LIGHT POLE AND 48" (FIELD VERIFY) POURED CONCRETE LIGHT POLE BASE FOUNDATIONS (GENERAL CONTRACTOR TO FIELD VERIFY FOR POSSIBLE CONFLICTS AND INCOMPABILITY ISSUES WITH NEW HARDWARE).
4. FIXTURE "H" (1) NEW POLE MOUNTED FIXTURES (DOUBLE HEAD AND TENONS) TO BE INSTALLED ON THE EXISTING LIGHT POLE AND 48" (FIELD VERIFY) POURED CONCRETE LIGHT POLE BASE FOUNDATIONS (GENERAL CONTRACTOR TO FIELD VERIFY FOR POSSIBLE CONFLICTS AND INCOMPABILITY ISSUES WITH NEW HARDWARE).
5. ALL EXISTING AND NEW CONCRETE LIGHT POLE BASES ARE TO HAVE ALL EXPOSED FORM MARKS REMOVED, GROUND FLUSH AND THE SURFACES TO BE PROPERLY PREPARED TO RECIVE A HAND TROWELED, MASONRY SWM COAT OF APPROPRIATE THICKNESS TO ACHIEVE A DURABLE SURFACE AND LONG LASTING AESTHETIC.
6. ALL PROPOSED FIXTURE HEADS ARE TO BE DARK-SKY COMPLIANT AND HAVE HARDWARE WITH BSNA FULL CUTOFF HOUSE SIDE SHIELDING WHERE REQUIRED. NEW PROPOSED POLE MOUNTED FIXTURES (HEADS AND TENONS) FINISHES TO MATCH EXISTING W/ OPTIONAL PHOTOCELL CONTROL.
7. ALL EXISTING LIGHT POLES AND ASSOCIATED HARDWARE THAT ARE TO REMAIN ARE TO BE PAINTED GRAY TO MATCH PROPOSED BUILDING COLOR SCHEME. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION REGARDING SPECIFIC GRAY COLOR.
1. THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS.
1. THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCES IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCES IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.
1.

SHEET NUMBER: PHO1. 1
11/15/2018
L18-131

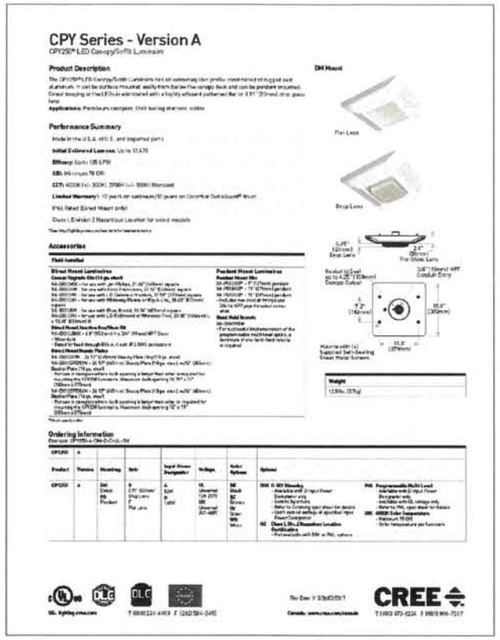
INSITE LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

OUTLOT 1

ALDI FOOD STORE #83 - Burlington, WI

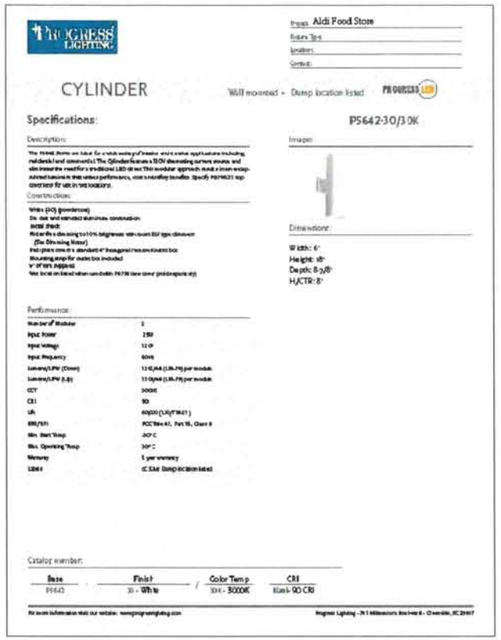
Proposed Preliminary Photometric Light Level Calculations Plan

Schematic - Not for Construction



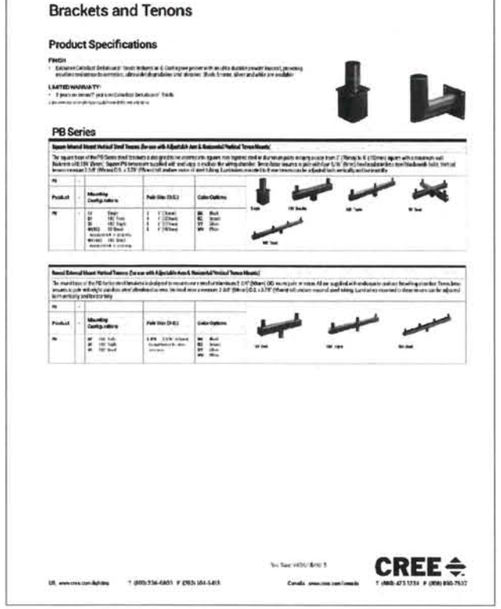
1 CPY SERIES LED CANOPY / SOFFIT LUMINAIRE

2 XPS SERIES EXTERIOR LED WALL PACK

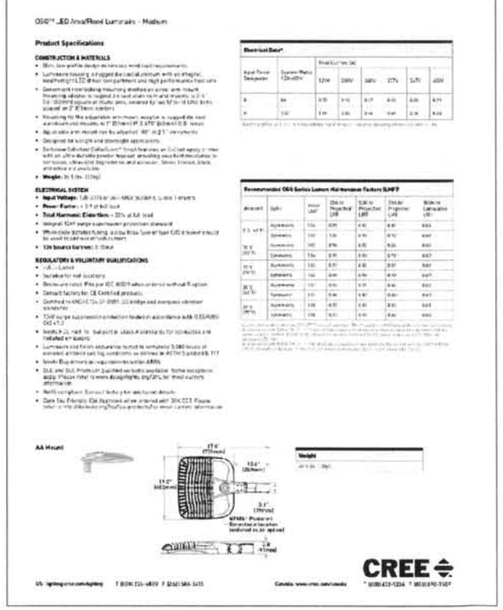


3 PROGRESS TOWER ELEMENT CYLINDER SCONCE

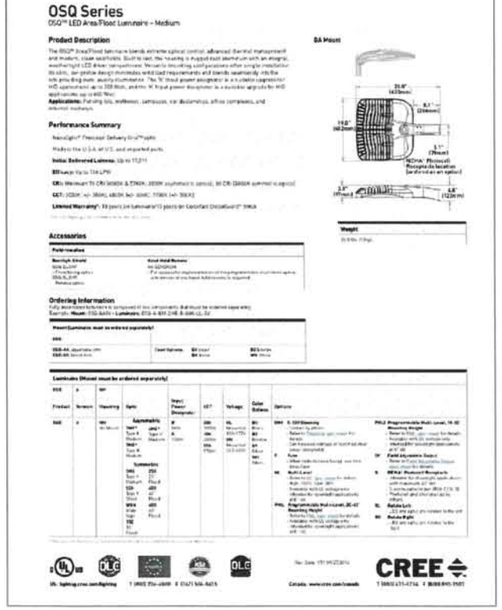
4 PS SERIES SQUARE STEEL POLE

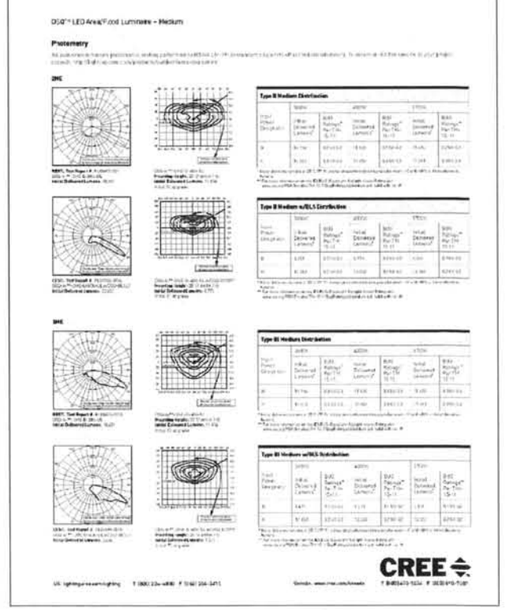


5 PB SERIES SQUARE STEEL POLE BRACKET



6 OSQ SERIES LED AREA/FLOOD





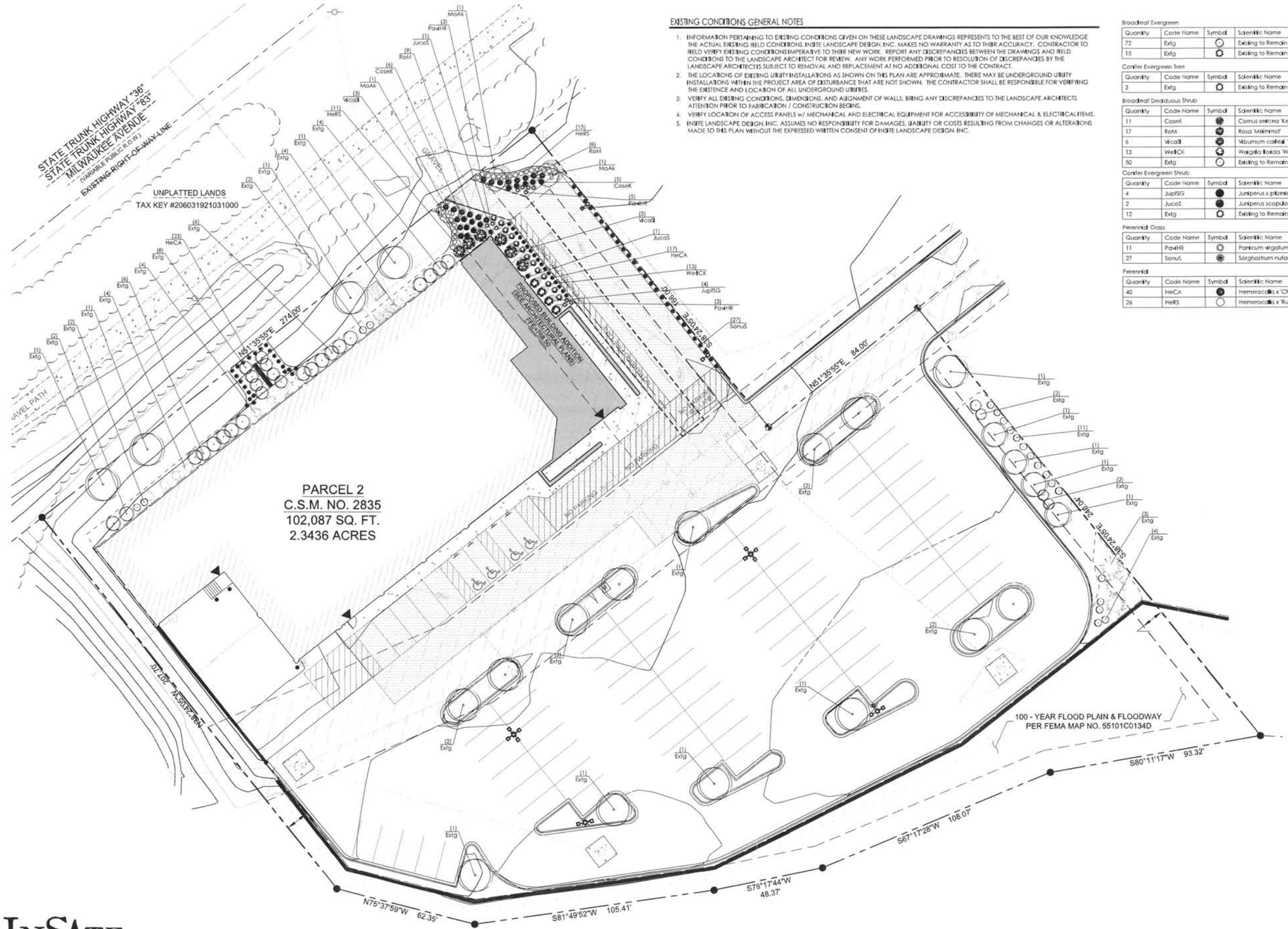
INSITE LANDSCAPE DESIGN
Landscape Consulting & Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

SHEET NUMBER: PHO1. 2
11/15/2018
L18-131

ALDI FOOD STORE #83 - Burlington, WI

Proposed Light Fixtures

Schematic - Not for Construction



EXISTING CONDITIONS GENERAL NOTES

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECTS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
2. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
3. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
4. VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.
5. INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

Broadleaf Evergreen

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
72	Extg		Existing to Remain	Existing to Remain	Existing	
15	Extg		Existing to Remain	Existing to Remain	Existing	

Conifer Evergreen Tree

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
3	Extg		Existing to Remain	Existing to Remain	Existing	

Broadleaf Deciduous Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	CoseK		Cornus sericea 'Kelseya'	Kelsey's Dwarf Red-Osier Dogwood	15" - 18" - Cont	
17	RoM		Rosa 'Meimmot'	Apricot Drift Groundcover Ros	18" - Cont	
6	VicaS		Viburnum carlesii 'J.N. Select A'	Spice Island Koreanspice viburnum	30" - B&B	
13	WeICK		Weigela florida 'WFMOBLA'	Coco Krunch Weigela	18" - Cont	
50	Extg		Existing to Remain	Existing to Remain	Existing	

Conifer Evergreen Shrub

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
4	JupISG		Juniperus x pfizeriana 'MonSan'	Sea of Gold Juniper	18" - 24" - B&B	
2	JucoS		Juniperus scopulorum 'Skyrocket'	Skyrocket upright juniper	4" - B&B	
12	Extg		Existing to Remain	Existing to Remain	Existing	

Perennial Grass

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
11	PavHR		Panicum virgatum 'Hot Rod'	Hot Rod Switch Grass	1-Gal - Cont	
27	SonuS		Sorghastrum nutans 'Sioux Blue'	Sioux Blue Indian Grass	1-Gal - Cont	

Perennial

Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size	Comments
40	HeCA		Hemerocallis x 'Chicago Apache'	Chicago Apache Daylily	4 1/2" pot	
26	HeRS		Hemerocallis x 'Ruby Spider'	Ruby Spider Daylily	4 1/2" pot	

TRUE NORTH PLAN NORTH

0 7.5 15 30 60
SCALE: 1" = 30'-0"

SHEET NUMBER: LSP1. 1
11/15/2018
L18-131

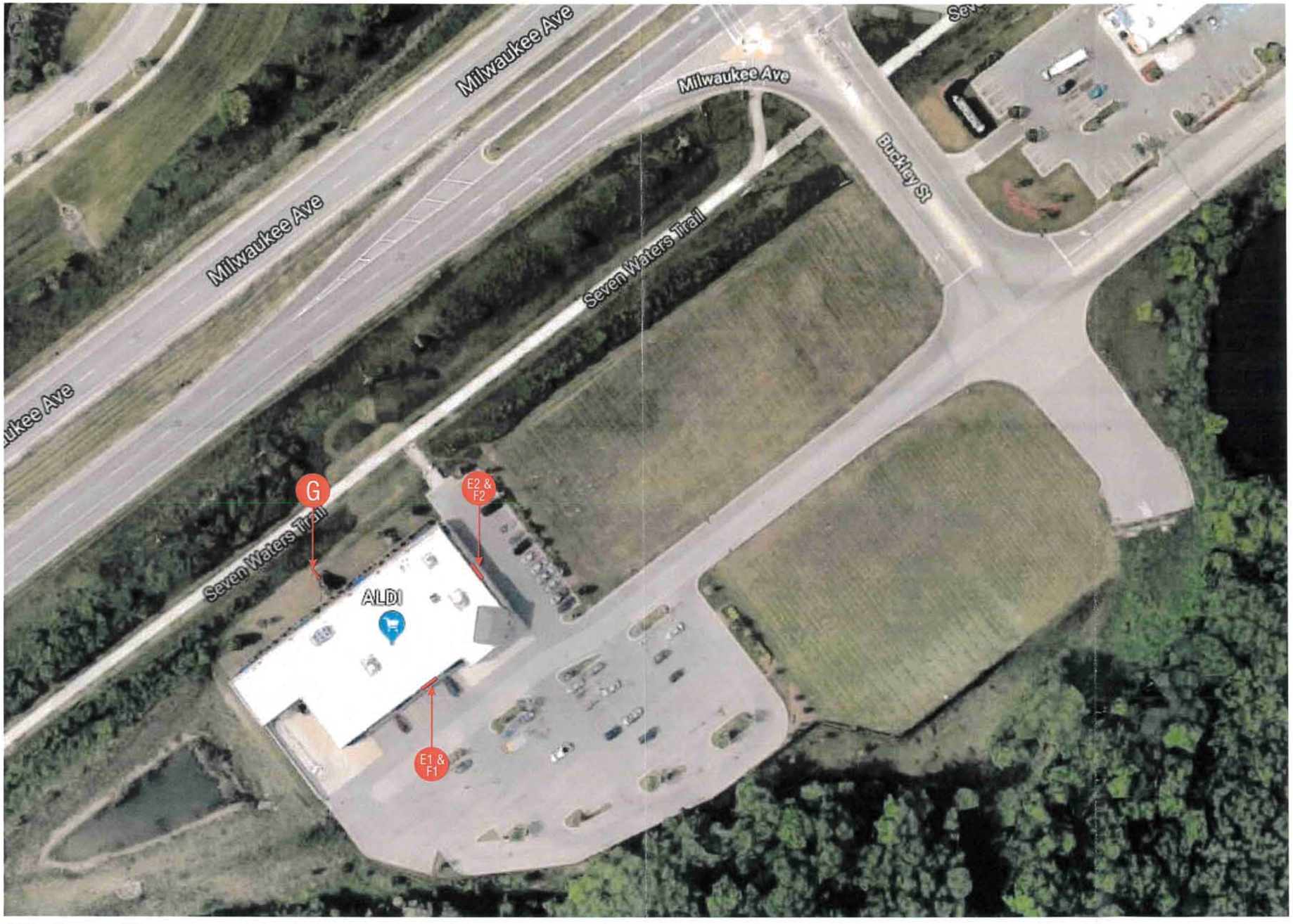
INSITE LANDSCAPE DESIGN
Landscape Consulting
& Master Planning Design Sevices
11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

OUTLOT 1

ALDI FOOD STORE #83 - Burlington, WI

Proposed Landscape Plan

Schematic - Not for Construction



DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O. BOX 1068
ADDISON, IL 60101
630-543-9490
FAX 630-543-9493

DATE	REVISION

CUSTOMER APPROVAL DATE

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ALDI #83						
ADDRESS	2009 LYNCH WAY						
CITY	BURLINGTON	**STATE**	WI	**DESIGNER**	KM	**SALESPERSON**	TD
DRWG. NO.	17034_B	**SCALE:**	NOTED	**DATE:**	11.14.2018	**SHEET NO.**	1

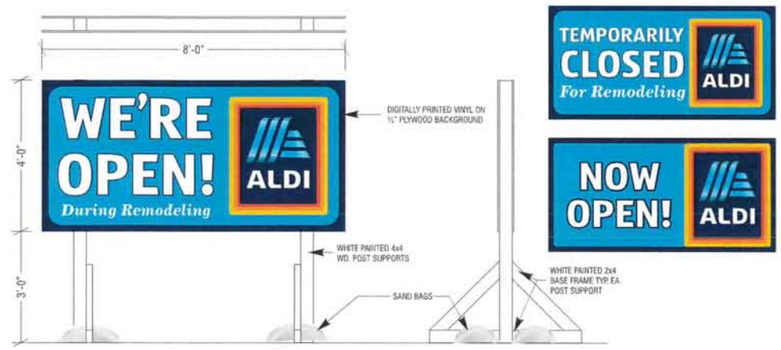
Z:\Design\A\ALDI\B\BURLINGTON WI - 2009 LYNCH WAY\ALDI - BURLINGTON WI - TEMP.cdr

E TWO(2) DOUBLE SIDED, DIGITALLY PRINTED BANNERS

SCALE: 3/16"=1'

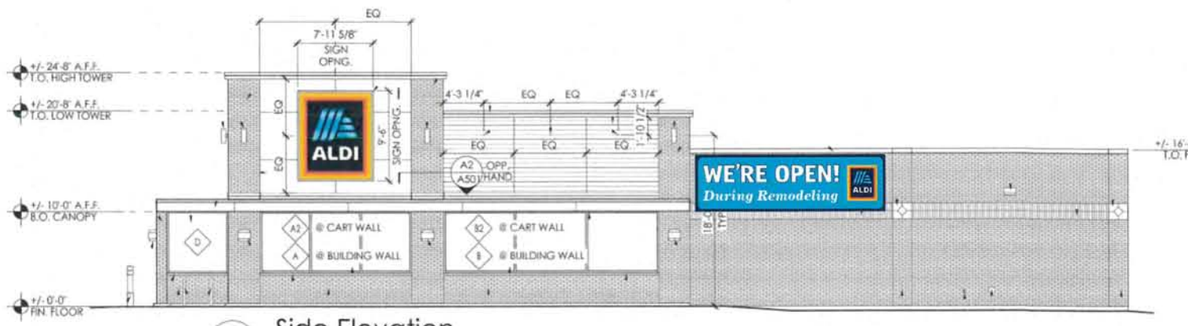
F TWO(2) SINGLE SIDED, DIGITALLY PRINTED BANNERS

SCALE: 3/16"=1'



G ONE(1) DOUBLE SIDED CONSTRUCTION SIGN

SCALE: 1/4"=1'



3 Side Elevation

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

4 Front Elevation

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

DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O. BOX 1068
ADDISON, IL 60101
630-543-9490
FAX 630-543-9493

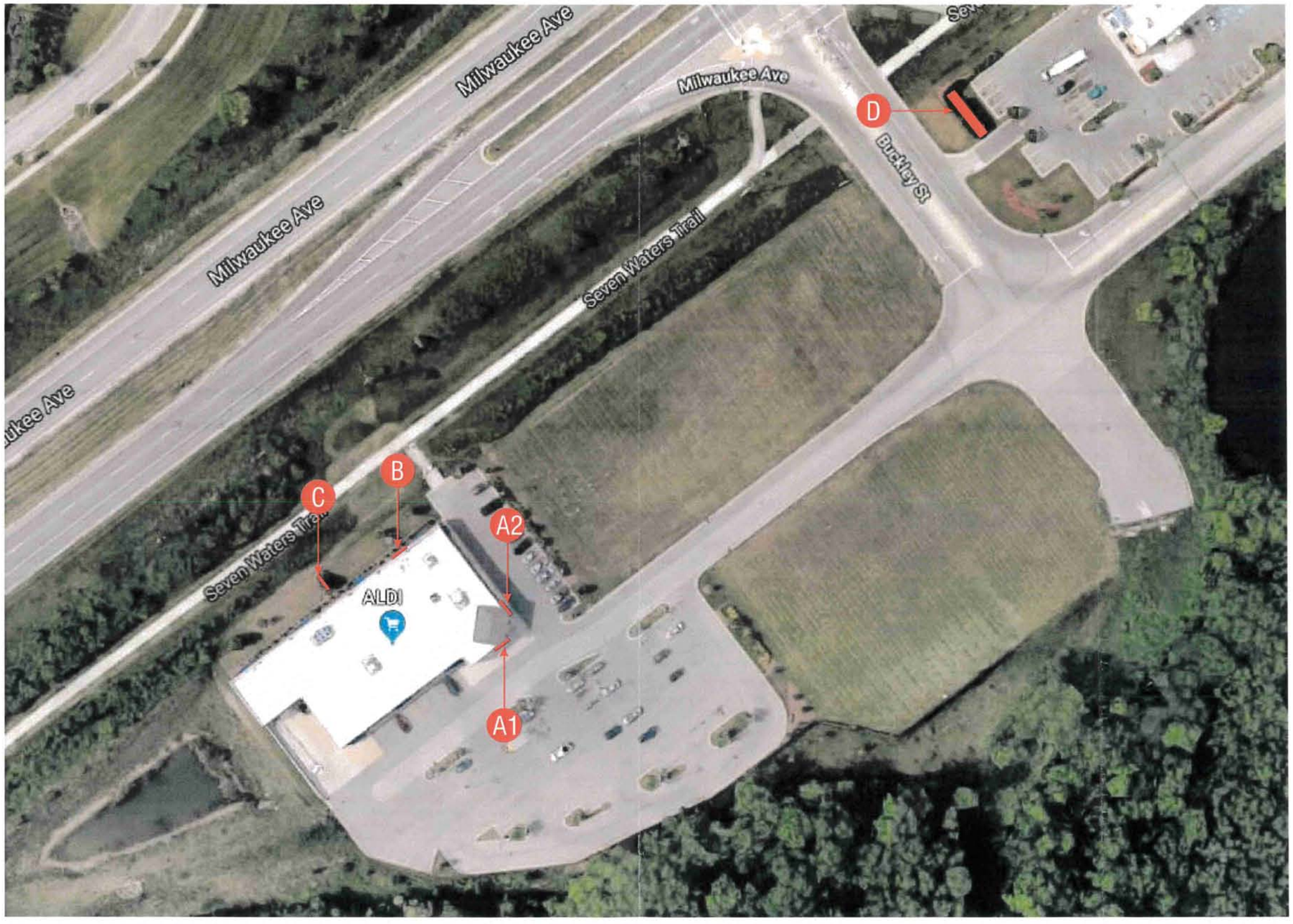
DATE	REVISION

CUSTOMER APPROVAL DATE

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ALDI #83						
ADDRESS	2009 LYNCH WAY						
CITY	BURLINGTON	**STATE**	WI	**DESIGNER**	KM	**SALESPERSON**	TD
DRWG. NO.	17034_B	**SCALE:**	NOTED	**DATE:**	11.14.2018	**SHEET NO.**	2

Z:\Design\A\ALDI\B\BURLINGTON WI - 2009 LYNCH WAY\ALDI - BURLINGTON WI - TEMP.cdr



DOYLE

GENERAL SIGN CONTRACTORS

232 INTERSTATE RD. P.O. BOX 1068
ADDISON, IL 60101

630-543-9490
FAX 630-543-9493

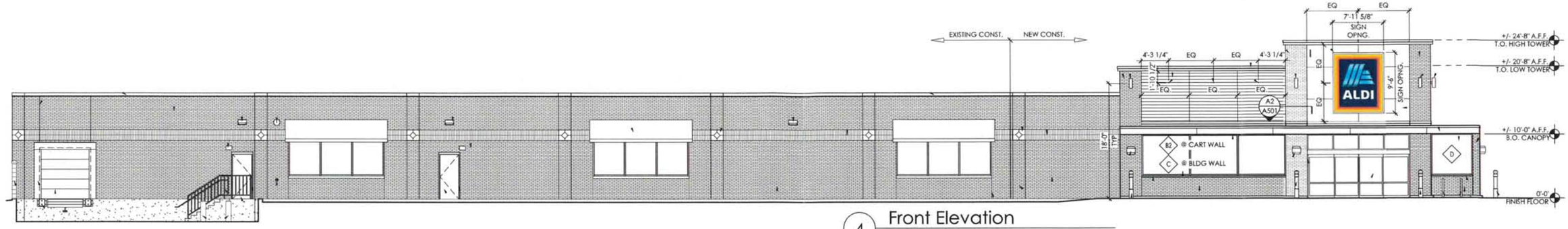
DATE	REVISION

CUSTOMER APPROVAL DATE

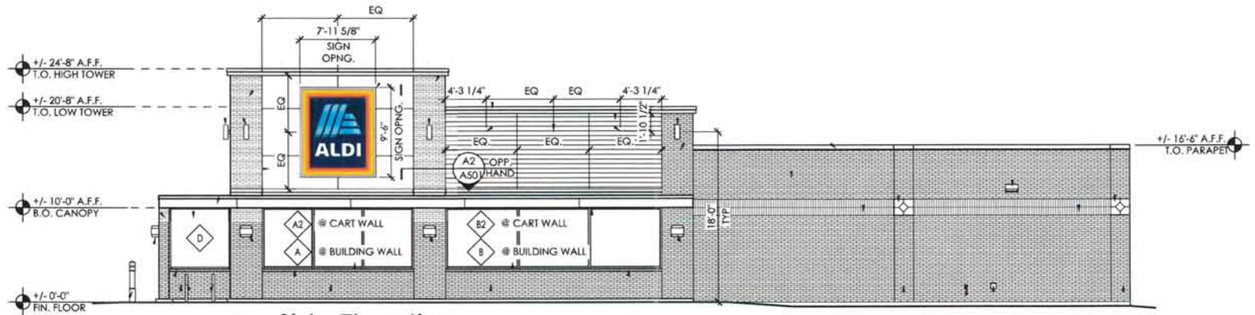
This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ALDI #83						
ADDRESS	2009 LYNCH WAY						
CITY	BURLINGTON	**STATE**	WI	**DESIGNER**	KM	**SALESPERSON**	TD
DRWG. NO.	17034	**SCALE:**	NOTED	**DATE:**	11.14.2018	**SHEET NO.**	1

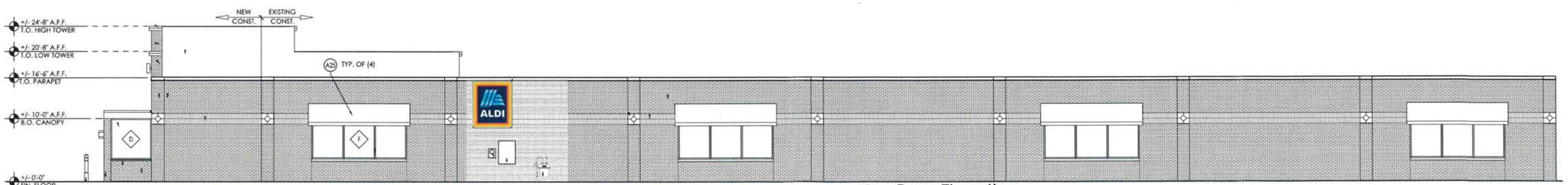
Z:\Design\A\ALDI\B\BURLINGTON WI - 2009 LYNCH WAY\ALDI - BURLINGTON WI.cdr



4 **Front Elevation**
SCALE: 1/16" = 1'-0"



3 **Side Elevation**
SCALE: 1/16" = 1'-0"



1 **Rear Elevation**
SCALE: 1/16" = 1'-0"

DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O. BOX 1068
ADDISON, IL 60101
630-543-9490
FAX 630-543-9493

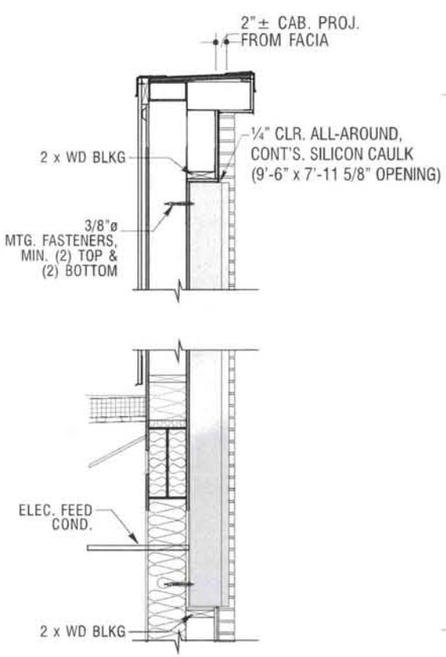
DATE	REVISION

CUSTOMER APPROVAL DATE

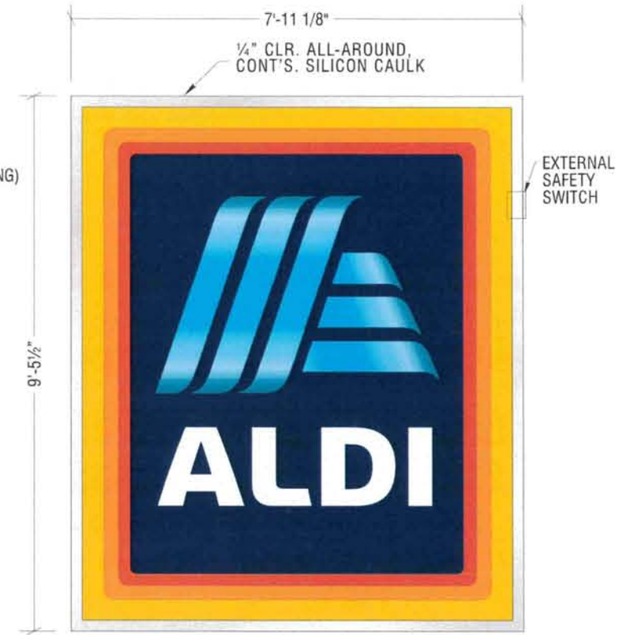
This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ALDI #83						
ADDRESS	2009 LYNCH WAY						
CITY	BURLINGTON	**STATE**	WI	**DESIGNER**	KM	**SALESPERSON**	TD
DRWG. NO.	17034	**SCALE:**	NOTED	**DATE:**	11.14.2018	**SHEET NO.**	2

Z:\Design\A\ALDI\B\BURLINGTON WI - 2009 LYNCH WAY\ALDI - BURLINGTON WI.cdr



End View



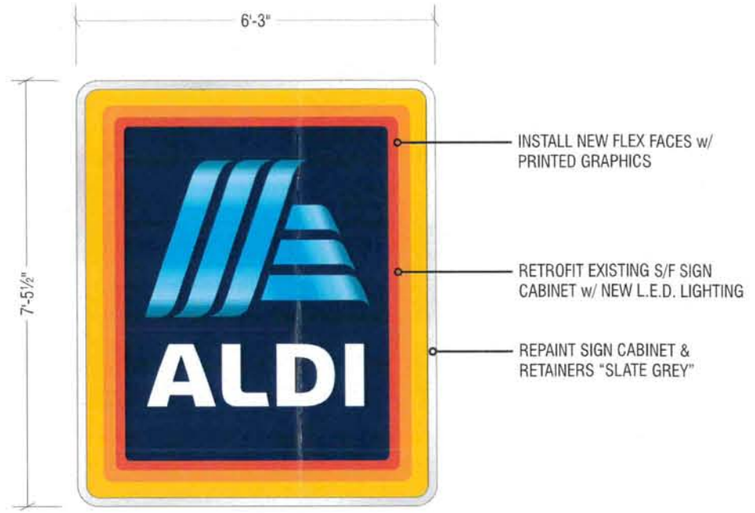
A Standard 'Flex-Face' Illum'd. Wall Sign

TWO(2) req'd. scale: 3/8"=1'-0"

PANTONE COLORS

- Pantone® 7548 C Yellow
- Pantone® 3564 C Orange
- Pantone® 2035 C Red
- Pantone® 281 C Dark Blue

DESCRIPTION:
- FLEX FACE GRAPHICS:
  - -COPY, WHITE ON A PMS #281 BLUE BKGD.
  - -LOGO, PRINTED GRADIENT
  - -OUTER BORDER, PMS #7548 YELLOW
  - -CENTER BORDER, PMS #3564 ORANGE
  - -INNER BORDER, PMS #2035 RED
- ALUMINUM CABINET & MOULDING, "SLATE GRAY" ENAMEL FIN.



B REFACE & RETROFIT ONE(1) EXISTING WALL SIGNS

SCALE: 3/8"=1'-0"

PANTONE COLORS

- Pantone® 7548 C Yellow
- Pantone® 3564 C Orange
- Pantone® 2035 C Red
- Pantone® 281 C Dark Blue

DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O. BOX 1068
ADDISON, IL 60101
630-543-9490
FAX 630-543-9493

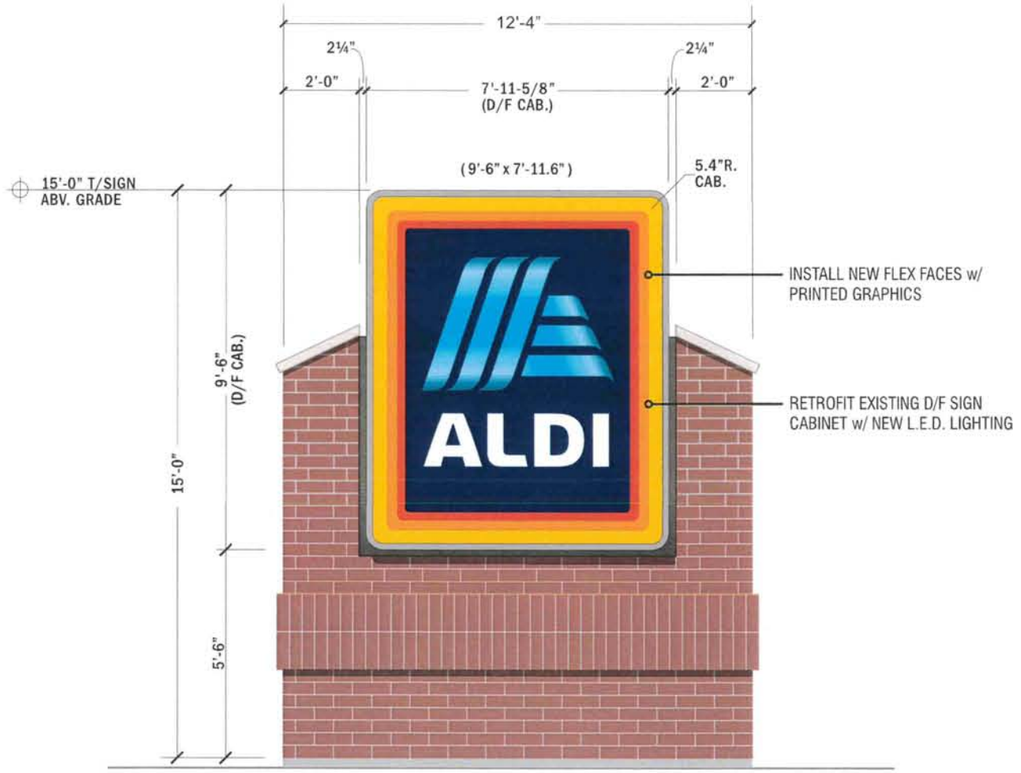
DATE	REVISION

CUSTOMER APPROVAL DATE

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

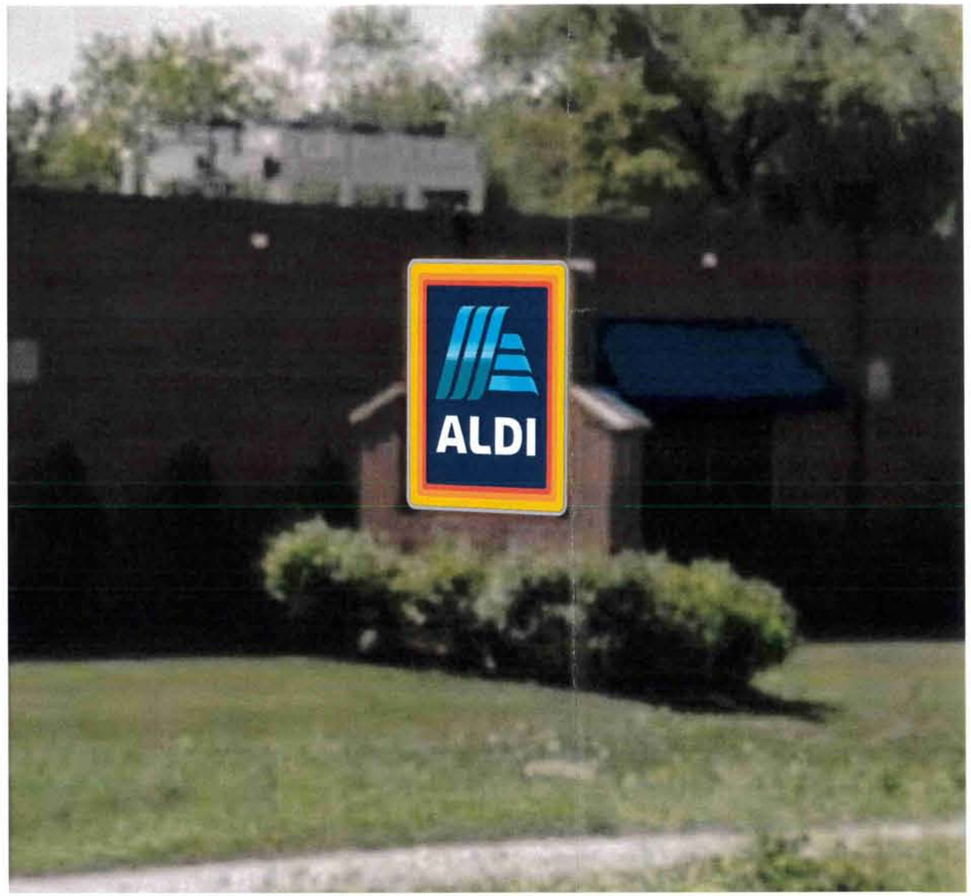
CLIENT	ALDI #83						
ADDRESS	2009 LYNCH WAY						
CITY	BURLINGTON	STATE	WI	DESIGNER	KM	SALESPERSON	TD
DRWG. NO.	17034	SCALE:	NOTED	DATE:	11.14.2018	SHEET NO.	3

Z:\Design\A\ALDI\B\BURLINGTON WI - 2009 LYNCH WAY\ALDI - BURLINGTON WI.cdr



C REFACE & RETROFIT EXISTING D/F MONUMENT SIGN

SCALE: ¼"=1'



DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O. BOX 1068
ADDISON, IL 60101
630-543-9490
FAX 630-543-9493

DATE	REVISION

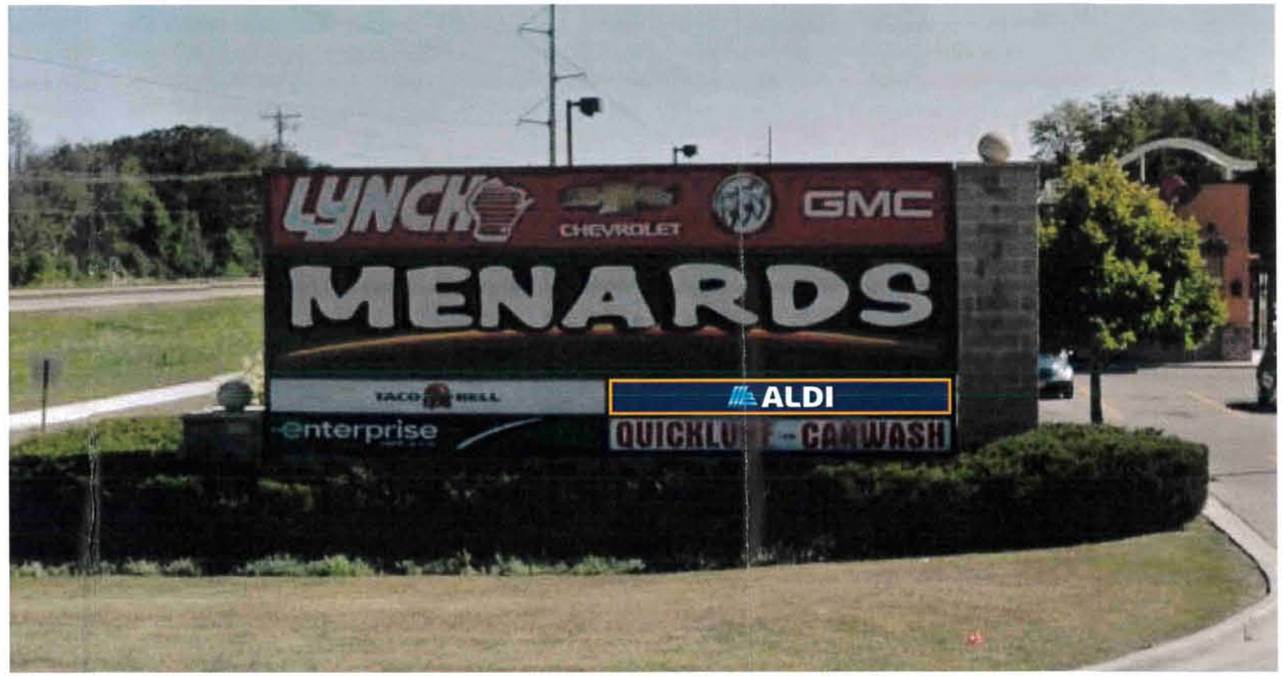
CUSTOMER APPROVAL DATE

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ALDI #83						
ADDRESS	2009 LYNCH WAY						
CITY	BURLINGTON	**STATE**	WI	**DESIGNER**	KM	**SALESPERSON**	TD
DRWG. NO.	17034	**SCALE:**	NOTED	**DATE:**	11.14.2018	**SHEET NO.**	4

Z:\Design\A\ALDI\B\BURLINGTON WI - 2009 LYNCH WAY\ALDI - BURLINGTON WI.cdr

D TWO(2) FLAT WHITE LEXAN REPLACMENT FACES w/ PRINTED VINYL GRAPHIC
SCALE: 3/8"=1'



DOYLE
GENERAL SIGN CONTRACTORS
232 INTERSTATE RD. P.O. BOX 1068
ADDISON, IL 60101
630-543-9490
FAX 630-543-9493

DATE	REVISION

CUSTOMER APPROVAL DATE

This design is the original and unpublished work of DOYLE SIGNS, INC. and may not be reproduced, copied or exhibited in any fashion without the expressed written consent from an authorized officer of The Company. The rights to this design may be purchased.

CLIENT	ALDI #83						
ADDRESS	2009 LYNCH WAY						
CITY	BURLINGTON	**STATE**	WI	**DESIGNER**	KM	**SALESPERSON**	TD
DRWG. NO.	17034	**SCALE:**	NOTED	**DATE:**	11.14.2018	**SHEET NO.**	5

Z:\Design\A\ALDI\B\BURLINGTON WI - 2009 LYNCH WAY\ALDI - BURLINGTON WI.cdr

PLAN COMMISSION **ITEM NUMBER: 7B**

DATE: December 11, 2018

SUBJECT: Consideration to approve a Site Plan application at 2756 Whiting Road.

SUBMITTED BY: Megan Watkins, Assistant City Administrator/Zoning Administrator

---

PROJECT/SCOPE:

This item is to consider approving a Site Plan application from Scherrer Construction on behalf of Circle, Inc., for property located at 2756 Whiting Road. The applicant proposes an expansion to the existing warehouse facility. The proposed building expansions will feature small lighting features adjacent to the exit doors, which will have minimal impact on the lighting levels. The current parking lot provides 61 parking spaces (including 4 ADA accessible spaces) – these spots serve the 40 employees that work at the facility. The building addition will increase the warehouse floor space, however, will not increase the number of employees. It is the reviewer's opinion the Plan Commission should waive the parking requirement for additional parking spaces. The building will feature two new internally illuminated wall signs. These signs will appear black during the daylight hours and will be internally illuminated at night to appear white. Each sign is approximately 5 feet by 13 inches, which is compliant.

ZONING:

The parcel is zoned M-3, Manufacturing and Office Park District.

RECOMMENDATION:

Graef, Kapur & Associates, and The Burlington Fire Burlington recommend a conditional approval of this Site Plan, subject to items listed in the November 30, 2018, December 4, 2018, and December 5, 2018 memorandums.

TIMING/IMPLEMENTATION:

This item is for consideration at the December 11, 2018 Plan Commission meeting. No further action is necessary.

MAP:

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

collaborate / formulate / innovate

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: GRAEF
Ben Block
Tanya Fonseca, AICP

DATE: December 4, 2018

SUBJECT: Review of Site Plan Approval Application from Scherrer Construction Company, Inc.

A. PURPOSE

Consider for approval a Site Plan Approval Application to expand the warehouse facility located at 2756 Whiting Road, Burlington, WI 53105.

B. RECOMMENDATION

Based upon the review of the submitted materials, GRAEF recommends the following:

1. The Site Plan Approval Application from Scherrer Construction Company, Inc. for the expansion of the warehouse facility located at 2756 Whiting Road, Burlington, WI 53105 ***CONDITIONALLY APPROVED,*** pending the confirmation from the City Engineer that proposed expansion will not negatively impact the Wellhead Protection Overlay District.

C. BACKGROUND

Scherrer Construction Company, Inc., on behalf of the owners of Circle, Inc., submitted a Site Plan Approval Application for a proposed expansion to the existing warehouse facility located at 2756 Whiting Road, Burlington, WI 53105.

D. COMPLIANCE WITH ARTICLE III: ZONING DISTRICTS

The proposed building expansions is compliant with this section of the Zoning Code, with the exemption of the submittal of a photometric plan.

Exterior Lighting

The proposed building expansions will feature small lighting features on the walls adjacent to the exit doors. The Application includes a cut sheet for these light features, which suggest that their impact on lighting levels will be minimal. No substantial changes to the exterior lighting are proposed – the lack of a photometric plan should not prevent approval of this Application.

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

collaborate / formulate / innovate

E. COMPLIANCE WITH ARTICLE V: TRAFFIC, LOADING, PARKING, ACCESS, FENCES, AND LANDSCAPING

The proposed building expansion is compliant with this section of the Zoning Code, with the exemption of the amount of parking spaces provided.

Parking Spaces Provided:
As part of this Application, a project overview letter was submitted that provides background on this project. In this letter, the Applicant is requesting to forego the development of additional parking spaces as would be required by the Zoning Code.

The current parking lot provides 61 parking spaces (including 4 ADA accessible spaces) – these spots serve the 40 employees that work at the facility. The proposed building addition will increase the warehouse floor space by 48,164 SF, which would require an additional 24 spaces be provided. The building expansion will not, however, increase the number of employees – considering this, the Applicant is requesting that these additional parking spaces not be required. It is our opinion that the Plan Commission should waive the requirement for additional parking spaces.

F. COMPLIANCE WITH ARTICLE VII: SIGNS

The proposed building expansion will feature two new internally illuminated wall signs. These signs will appear black during daylight hours and will be internally illuminated at night to appear white. Each sign is approximately 5 feet by 13 feet and 5 inches, with a maximum projection of 12" from the wall.

These signs are compliant with this section of the Zoning Code.

G. COMPLIANCE WITH §315-43.1 WELLHEAD PROTECTION OVERLAY DISTRICT

The City of Burlington Zoning Map indicates there is a Wellhead Protection Overlay District that covers the southeast portion of the property located at 2756 Whiting Road. As part of the Wellhead Protection Overlay District, special attention must be given to the impact of development on the municipal water supply. The Applicant should provide details to ensure that the proposed development is compliant with the ordinances contained in §315-43.1.

KAPUR & ASSOCIATES, INC.
CONSULTING ENGINEERS

Memo to the City of Burlington

Phone: (262) 767-2747
Fax: (262) 767-2750

To: Kristine Anderson **Date:** November 30, 2018

From: Greg Governatori

CC: Carina Walters, Megan Watkins Gregory Guidry, Peter Riggs, Tanya Fonseca

Subject: Circle Inc. Expansion (2756 Whiting Road)

BACKGROUND AND REQUEST: Circle, Inc. has submitted a site plan approval application for 2756 Whiting Road to construct a 48146 Square foot storage building, and 28084 Square feet of parking lot and driveway. Our review was conducted to determine compliance with City ordinances and good engineering practices.

The following plans were submitted for review as part of the site plan application:

- Site Plan Approval Application, dated 11/16/18
- Site Plan, dated 10/23/18

STAFF COMMENTS:

General:

- The project proposes to increase the impervious area of the property by approximately 48,146 square feet. Applicability for storm water management practices follows Chapter 270-5 of the Burlington City Code which requires storm water for development sites in excess of one acre. Baxter & Woodman was able to obtain the original stormwater management report and has determined that the existing stormwater pond (located on Lot 1 CSM 2532 to the south of the subject property) was designed to accommodate the stormwater needs for the original development and the proposed expansion on the subject property as well as any development on Lot 1 CSM 2532.

- Erosion control is not shown on the plans, there is a label for silt fence, but it does not reference a specific material. Silt fence or similar perimeter erosion control is required around the construction. Through discussion with the applicant all of the exterior grading is complete and will not be modified as part of the expansion.

- Landscaping and Lighting requirements are deferred to the City Planner and Zoning department and were not included as part of this review.

- The Storm sewer on sheet C104 requires additional detail, rim elevations, slopes, rim types, structure type, as well as pipe sizes, inverts, and flow calculations.

- A Wisconsin DRN notice of intent for land disturbance will be required based on the size of the expansion. While storm water management has been addressed with the original submittal the permit for land disturbance is expired and will need to be renewed.

RECOMMENDATION: We recommend conditional approval subject to the items as identified in this memorandum being satisfactorily addressed. A revised for construction set of drawings shall be issued prior to construction.

The plans have been reviewed for conformance with generally accepted engineering practices and City of Burlington policies. Although the material has been reviewed, the design engineer is ultimately responsible for the thoroughness and accuracy of the plans and supplemental data and for compliance with state, county, and other local ordinances and procedures.

Please contact me if you have any questions or comments pertaining to this project.

CITY OF BURLINGTON

Fire Department
165 W. Washington Street, Burlington, WI 53105
(262) 763-7842 – (262) 767-8602 fax
www.burlington-wi.gov

MEMORANDUM

TO: Plan Commission
City of Burlington

FROM: City of Burlington Fire Department
Alan Babe, Fire Chief
Wes Miner, Fire Inspector

DATE: December 5, 2018

SUBJECT: Review of the Site Plan Application for the occupancy located at 2756 Whiting Rd regarding the expansion/addition to Circle, Inc.

A. PURPOSE

Consider for approval the Site Plan Application for the occupancy located at 2756 Whiting Rd regarding the expansion/addition to Circle, Inc.

B. BACKGROUND

Scherrer Construction Company, Inc. (Applicant) submitted a Site Plan Application for the proposed expansion/addition to the Circle, Inc. facility located at 2756 Whiting Rd, Burlington, WI. 53105.

C. REVIEW OF COMPLIANCE WITH BURLINGTON CODE CHAPTER 155. FIRE PREVENTION, PROTECTION AND CONTROL

1. 155-21(D) & 155-23(C): A fire protection system permit application and a full plan review is required for any new fire protection system as well as any addition, alteration and/or modification to existing fire protection systems.

2. 155-27(A): Unobstructed fire lanes that are accessible from a public road shall be provided for every building or portion of a building.

3. 155-27(B): Fire lanes shall have an unobstructed width of 30 feet, with the road edge closest to the building a minimum of 10 feet from the building and a maximum of 30 feet from the building. A different distance may be required by the Fire Department in some situations.

4. 155-27(E): Designated fire access roads and fire lanes must be submitted and conditionally approved prior to the issuance of building permits.

5. 155-27(H): For buildings over 200 feet long, fire lanes shall be provided for access to all four sides of the building or group of buildings.

D. REVIEW OF COMPLIANCE WITH STATE FIRE CODE

No concerns at time of review.

E. RECOMMENDATION

Based upon the review of the submitted materials, we recommend that the Plan Commission recommend to the Common Council the **CONDITIONAL APPROVAL** of the Site Plan Application at 2756 Whiting Rd, Burlington, WI. 53105, based on the following:

1) The owner ensures all work conforms to local and state code.

CITY OF BURLINGTON

Building & Zoning Department
300 N. Pine Street, Burlington, WI, 53105
(262) 342-1163 – (262) 763-3474 fax
www.burlington-wi.gov

FOR OFFICE USE ONLY	
DATE FILED:	11/16/18
RECEIVED BY:	RA (Initials)
AMT. PAID:	500

SITE PLAN APPROVAL APPLICATION

REVIEW: $500.00 Deposit +/- Actual Cost

APPLICANT: Scherrer Construction Company, Inc.

ADDRESS: 601 Blackhawk Drive **PHONE NO.** 262-539-3100

E-MAIL ADDRESS: jblair@scherrerconstruction.com

OWNER: Tim Kumbier

ADDRESS: 2756 Whiting Road, Burlington, WI 53105 **PHONE NO.** 262-539-4400

SITE ADDRESS: 2756 Whiting Road, Burlington, WI

PROPOSED USE: Storage **PRESENT ZONING:** M-3

LEGAL DESCRIPTION: See Attached
(Attach full legal description if needed)

THE SITE PLAN MUST INCLUDE THE FOLLOWING INFORMATION (PLEASE LIST ANY ADDITIONAL INFORMATION WHERE APPLICABLE):

C103 Site plan drawn to a recognized engineering or architectural scale with graphic scale, shown as well as the date of drawing and the north arrow shown.

All Project title and owner's/developer's name and address noted.

All Architect's and/or engineer's name and address noted.

C100 Property boundaries and dimensions.

C100 Abutting property zoning classifications.

A201 General description of building materials, façade and roof detail.

C100 Setback lines indicated.

C100 Easements for access, if any.

C104 100-year floodplain identification.

C104 Existing and proposed topography show at a contour interval of not less than two feet, indicating proposed grade and location of improvements.

A201 Signage and outdoor lighting – proposed location and details.

____ Total number of employees: 40 and Hours of operation 6:00am - 4:30 pm

G000 Total no. of parking spaced noted. No. of parking spaces provided: _____. Calculations used to arrive at the no. of spaces: See G000 . 123 spaces req'd - 62 existing/ 61 proposed

C103 Type, size and location of all structures with all building dimensions shown.

C104 Locate existing and general location of proposed sanitary sewers, storm sewers and water-mains.

C104 Locate any proposed stormwater management facilities, including detention/retention areas. The City of Burlington has a stormwater ordinance in effect.

C103 Note location, extent and type of proposed landscaping and landscaping plantings and buffers to adjacent property, including fencing or other screening.

C103 Note, location of pedestrian sidewalks and walkways.

____ Graphic outline of any development staging that is planned.

C104 Driveway locations and sizes.

C103 Handicap accessibility.

N/A List environmental concerns, i.e. odor, smoke, noise.

Owner: Tim Kumbier (Print) **Date:** 11/12/2018

Owner: T. J. Kumbier (Signature)

Applicant: Scherrer Construction Company, Inc (Print) **Date:** 11/14/2018

Applicant: (Signature)

Zoning Administrator: (Signature) **Date:** 11/16/18

Scherrer
CONSTRUCTION CO., INC.

601 Blackhawk Drive
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

City of Burlington
Building and Zoning Department
300 N Pine Street
Burlington, WI 53105

November 15, 2018

Re: Site Plan Review
Circle, Inc.
2756 Whiting Road
Burlington, Wisconsin

Dear Zoning Administrator and Plan Commission Members,

On behalf of the Owners of Circle, Inc., Scherrer Construction Company, Inc. (SCCI) hereby submits drawings and documents for Zoning/ Plan Commission Site Plan Review and Approval for the East Expansion to the existing Warehouse facility at the above referenced address. Enclosed please find the completed Site Plan Approval Application; six (6) copies of full size (24"x36") drawings; seven (7) copies of small (11"x17") drawings, a cut sheet of the proposed exterior lighting and the deposit check in the amount of $500.00.

Off-street Parking

Pursuant to a meeting/ conversation with Gregory Guidry of your office, we are asking to be allowed to forego development of additional parking spaces as required by the Zoning Ordinance Chapter 315, Section 315-48. The current off-street parking area provides 61 parking spaces, including four (4) accessible spaces. There are currently 40 people employed at the facility, however, on a daily basis, the provided parking spaces are not being used to full capacity.

Based on Ordinance Calculations, the area of the original building required 99 parking spaces. At that time, there was to be between 36-49 employees. When the Site Development Plan for the original building was submitted/ approved, a layout for 61 parking spaces, with the potential of 104 "future spaces", was proposed. The site was, and is graded to accommodate the future parking spaces. Although the area of the proposed building expansion, approximately 48,146 SF, dictates that an additional 24 parking spaces are required; the increase in area will not precipitate an increase in the number of employees; therefore, the increase in parking spaces is not needed for employee use. We are submitting site plan(s)/ grading plans) herein that include a layout for future parking spaces that would comply with the required number of spaces. We ask that due to the lack of need for the additional spaces, Circle, Inc be allowed to forgo development of the additional spaces.

Stormwater Management

In accordance with the requirement to address stormwater management facilities, SCCI has employed the services of Baxter & Woodman Engineering Consultants. Through the course of their services, Baxter & Woodman was able to obtain the original stormwater management report and has determined that the existing stormwater detention pond (located on Lot 1 CSM 2532 to the south of the subject property) was designed to accommodate the stormwater needs for the original development and the proposed expansion on the subject property as well as any development on Lot 1 CSM 2532.

Exterior Lighting

The proposed building expansion will be located at the east side of the building and is not located on any public way. One exit door is proposed for each new wall and will be illuminated with a single wall pak luminaire to match those on the existing building. The abutting lots are also zoned M-3 and will not be adversely impacted by the proposed lighting.

Signage

Two exterior, illuminated, wall signs are being proposed for the north and east elevations of the building. The proposed wall signs are approximately 60"H x 161"W with a maximum projection of 12" from the face of the wall. The aggregate

Scherrer
CONSTRUCTION CO., INC.

601 Blackhawk Drive
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

total area of the signs is approximately 135 SF, compliant with the maximum allowed 150 SF. The sign(s) are to be interior illuminated channel letters with a black appearance during the daylight hours and when illuminated will appear white. The signs shall be mounted so that the top of the sign is approximately 24.5' above grade, but shall not project higher than the roof parapet.

Thank you for your consideration of these matters and should you have questions or require additional information, please contact me at 262.539.3100 x221.

Sincerely,

Scherrer Construction Company, Inc.

Jennifer F Blair, RA, ALA
Senior Architect

Encl.

CIRCLE, INC.

EAST EXPANSION
2756 WHITING RD
BURLINGTON, WISCONSIN

PROJECT SUMMARY:

EXPAND EXISTING ONE-STORY COMMERCIAL BUILDING (APPROXIMATELY 48,146 SF)

BUILDING CODE INFORMATION:

BUILDING CODES ENFORCED:
- WISCONSIN ADMINISTRATIVE CODE (CHAPTERS)
- SPS316 - ELECTRICAL
- SPS361 - ADMINISTRATION AND ENFORCEMENT (INCLUDES THE FOLLOWING INTERNATIONAL CODE COUNCIL CODES: INTERNATIONAL BUILDING CODE (IBC); INTERNATIONAL ENERGY CONSERVATION CODE (IECC); INTERNATIONAL MECHANICAL CODE (IMC); INTERNATIONAL FUEL GAS CODE (IFGC); INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- SPS362 - BUILDING AND STRUCTURES (INCLUDING MODIFICATIONS TO THE IBC)
- SPS363 - ENERGY CONSERVATION (INCLUDES MODIFICATIONS TO THE IECC)
- SPS364 - HEATING, VENTILATING AND AIR CONDITIONING (INCLUDES MODIFICATIONS TO THE IMC)
- SPS365 - FUEL GAS APPLIANCES (INCLUDING MODIFICATIONS TO THE IFGC)
- SPS366 - EXISTING BUILDING CODE (INCLUDING MODIFICATIONS TO THE IEBC)
- SPS381 TO SPS387 - STATE PLUMBING CODE

TYPE OF PROJECT:	ADDITION/ ALTERATION
USE GROUP:	S1-MODERATE HAZARD STORAGE
HEIGHT & AREA:	H = 2 STORIES OR 55'; AREA = 17,500 SF
SPRINKLER SYSTEM HEIGHT INCREASE	1 STORY OR 20'
SPRINKLER SYSTEM AREA INCREASE	200% (WHEN 100% SPRINKLERED AND SURROUNDED BY MIN. 60' PUBLIC WAY OR YARD, AREA MAY BE UNLIMITED
CONSTRUCTION TYPE:	IIB - NON-COMBUSTIBLE (FIRE RESISTANCE RATING NOT REQUIRED)
INTERIOR FINISHES:	
INTERIOR WALL AND CEILING:	MIN. CLASS 'C'
INTERIOR FLOOR:	MIN. CLASS 'II'
TOILET/ BATHING:	*FLOORS AND WALL BASES SHALL HAVE SMOOTH, HARD, NONABSORBENT SURFACES - THE VERTICAL BASE SHALL EXTEND MIN. 4" ABOVE THE FLOOR *WALLS AND PARTITIONS WITHIN 2' OF SERVICE SINKS, URINALS, AND WATER CLOSETS SHALL HAVE SMOOTH, HARD, NONABSORBENT, MOISTURE RESISTANT SURFACES TO A MIN. HEIGHT OF 4' ABOVE THE FLOOR
FIRE PROTECTION SYSTEMS:	
AUTOMATIC SPRINKLER SYSTEMS:	FIRE AREA EXCEEDS 12,000 SF; OR IS LOCATED MORE THAN 3 STORIES ABOVE GRADE PLANE; OR THE COMBINED AREA OF ALL S1 FIRE AREAS ON ALL FLOORS INCLUDING MEZZANINES EXCEEDS 24,000 SF; OR IS USED FOR THE STORAGE OF COMMERCIAL TRUCKS OR BUSSES WHERE THE AREA EXCEEDS 5,000 SF; OR IS USED FOR THE STORAGE OF UPHOLSTERED FURNITURE OR MATTRESSES AND EXCEEDS 2,500 SF
PORTABLE FIRE EXTINGUISHERS:	AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED;
FIRE ALARM AND DETECTION SYSTEMS:	REQUIRED IN HIGH-PILED COMBUSTIBLE STORAGE AREAS (EXCEEDS 12' IN HEIGHT)
SMOKE AND HEAT REMOVAL:	*REQUIRED IN BUILDINGS AND PORTIONS THEREOF USED FOR S1 OCCUPANCY HAVING MORE THAN 50, 000 SF IN UNDIVIDED AREA *WHERE INSTALLED IN BUILDINGS PROVIDED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM, SMOKE AND HEAT VENTS MUST BE DESIGNED TO OPERATE AUTOMATICALLY
MEANS OF EGRESS:	
CEILING HEIGHT:	MIN. 7'-6" (EXCEPTIONS: STAIR HEADROOM; DOOR HEIGHTS, RAMP HEADROOM, AREAS BELOW MEZZANINES
FLOOR SURFACE:	SLIP RESISTANT AND SECURELY ATTACHED
ELEVATION CHANGES:	SLOPED SURFACES TO BE USED AT ELEVATION CHANGE LESS THAN 12"; SLOPES GREATER THAN 1:20 SHALL USE RAMPS; RAMPS WITH ELEVATION CHANGE LESS THAN 6" SHALL HAVE HAND RAILS OR FLOOR FINISH MATERIALS THAT CONTRAST WITH ADJACENT FLOOR FINISH MATERIALS; (EXCEPTIONS: S1 OCCUPANCY MAY HAVE A SINGLE STEP WITH MAX RISER OF 7" AT EXTERIOR DOORS
OCCUPANT LOAD:	
INDUSTRIAL & BUSINESS AREAS -	100 SF/ PERSON GROSS;
	EXISTING: 38,437.05 ÷ 100 = 385
WAREHOUSES:	500 SF/ PERSON GROSS;
	EXISTING: 42,436.42 ÷ 500 = 85
	PROPOSED: 48,145.74 ÷ 500 = 96
EGRESS SIZING:	*STAIRWAYS - .3 x OCCUPANT LOAD
	*OTHER COMPONENTS - .2 x OCCUPANT LOAD
	*DOORS - MIN. 32" CLEAR WIDTH BUT NOT LESS THAN REQUIRED BY LOAD
	*STAIRWAYS - MIN. 44" CLEAR WIDTH (EXCEPTION - OCCUPANT LOAD LESS THAN 50 - MIN. 36" CLEAR WIDTH)
	*RAMPS - MIN. 44" CLEAR WIDTH (EXCEPTION - OCCUPANT LOAD LESS THAN 50 - 36" CLEAR WIDTH)
	*CORRIDORS - MIN. 44" CLEAR WIDTH (EXCEPTION - OCCUPANT LOAD LESS THAN 50 - 36" CLEAR WIDTH)
NUMBER OF EXITS:	MIN. 2 (EXCEPTION - OCCUPANT LOAD GREATER THAN 501 - 3 EXITS)
EXIT ACCESS TRAVEL:	MAX 250'
ACCESSIBILITY:	
EMPLOYEE WORK AREAS:	WORK AREAS LESS THAN 300 SF AND 7" ABOVE OR BELOW GROUND/ FINISHED FLOOR LEVEL DUE TO ESSENTIAL FUNCTION OF THE SPACE ARE EXEMPT FROM ALL REQUIREMENTS.
ACCESSIBLE ROUTE:	MIN. ONE ACCESSIBLE ROUTE TO BE PROVIDED TO CONNECT ALL ACCESSIBLE BUILDINGS, FACILITIES, ELEMENTS AND SPACES ON THE SAME SITE.
ACCESSIBLE ENTRANCES:	60% OF ALL PUBLIC ENTRANCES SHALL BE ACCESSIBLE.
PARKING:	ACCESSIBLE PARKING SHALL BE PROVIDED. REFER TO ADDITIONAL PARKING REQUIREMENTS FOR RATIOS.
TOILET/ BATHING FACILITIES:	PUBLIC FACILITIES SHALL BE LOCATED ON AN ACCESSIBLE ROUTE. AT LEAST ONE OF EACH TYPE OF FIXTURE, ELEMENT, CONTROL OR DISPENSER IN EACH ACCESSIBLE TOILET ROOM SHALL BE ACCESSIBLE.
SIGNAGE:	INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE AT THE FOLLOWING LOCATIONS: *ACCESSIBLE PARKING SPACES *ACCESSIBLE LOADING ZONES *ACCESSIBLE ROOMS WHERE TOILET/ BATHING FACILITIES ARE CLUSTERED *ACCESSIBLE ENTRANCES IF NOT ALL ENTRANCES ARE ACCESSIBLE *AREAS OF REFUGE
INDOOR ENVIRONMENT:	
VENTILATION:	NATURAL OR MECHANICAL VENTILATION IS REQUIRED
TEMPERATURE CONTROL:	INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE CAPABLE OF MAINTAINING AN INDOOR TEMPERATURE OF 68°F AT 3' ABOVE THE FLOOR ON THE DESIGN HEATING DAY.
LIGHTING:	INTERIOR SPACES INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL OR ARTIFICIAL LIGHT. NATURAL LIGHT SHALL BE A MIN. NET GLAZED AREA OF 8% OF THE FLOOR AREA OF THE ROOM SERVED. ARTIFICIAL LIGHT SHALL BE ADEQUATE TO PROVIDE AN AVERAGE OF 10 FOOTCANDLES OVER THE AREA OF THE ROOM AT 2'-6" ABOVE THE FLOOR
ROOF ASSEMBLES/ STRUCTURES:	ROOF ASSEMBLY SHALL HAVE A MIN. CLASS 'C' COVERING.
GLASS AND GLAZING:	EACH PANE OF GLASS SHALL BEAR THE MANUFACTURER'S MARK DESIGNATING THE TYPE AND THICKNESS OF THE GLASS OR GLAZING MATERIAL. SAFETY GLAZING SHALL BE PROVIDED IN AREAS WHERE REQUIRED.
EMERGENCY AND STANDBY POWER:	EMERGENCY AND STANDBY POWER SHALL BE PROVIDED FOR: *EXIT SIGNS *EGRESS ILLUMINATION *ACCESSIBLE MEANS OF EGRESS PLATFORM LIFTS *HORIZONTAL SLIDING DOORS
PLUMBING:	
MINIMUM REQUIRED FIXTURES:	OCCUPANT LOAD (EXISTING + PROPOSED = 566 TOTAL. 283 MALE AND 283 FEMALE)
WATER CLOSETS:	REQUIRED: 1/ 100 MALE = 3 WC; 1/ 100 FEMALE = 3 WC
	ACTUAL: MALE = 3 WC & 3 URINALS; FEMALE = 4 WC
LAVATORIES:	REQUIRED: 1/ 100 MALE = 3 LAV; 1/ 100 FEMALE = 3 LAV
	ACTUAL: MALE = 4; FEMALE = 4
DRINKING FOUNTAIN:	FACTORY 1/ 400; WAREHOUSE 1/ 1000 = MIN 1 STD. MIN 1 ACC. = 2 TOTAL
SERVICE SINKS	FACTORY = 1; WAREHOUSE = 1; TOTAL 2

ZONING INFORMATION:

CLASSIFICATION:	M-3 MANUFACTURING AND OFFICE PARK (LIGHT MANUFACTURING, LIGHT INDUSTRIAL, WAREHOUSING, OFFICE)
CONDITIONAL USE CLASSIFICATION:	2679 CONVERTED PAPER PRODUCTS, (NOT ELSEWHERE CLASSIFIED)
BASE SITE AREA:	(±) 443,220 SF (10.175 ACRES)
LANDSCAPE SURFACE RATIO (LSR):	30% = .3 x 443,220 = 132,966 SF
GROSS FLOOR AREA RATIO (GFAR)	54% = .54 x (443,220-132,966) = 167,537.2 SF
NET FLOOR AREA RATIO (NFAR)	77% = .77 X (443,220-132,966) = 238,895.6 SF (NO FLOOD PLAIN, FLOODWAY, SHORELAND WETLANDS, WETLANDS, PONDS, STREAMS OR LAKES THEREFORE NET FLOOR AREA = BASE SITE AREA - LSR x 77%).
SETBACKS:	
BUILDINGS AND STRUCTURES:	FRONT YARD - 30'; SIDE YARDS - 15'; REAR YARD - 10'
OFF-STREET PARKING, LOADING, DRIVES:	FRONT YARD - 30'; SIDE YARDS - 10'; REAR YARD - 10'
BUILDING HEIGHT:	
PRIMARY STRUCTURE:	2 STORIES OR 35'
ACCESSORY STRUCTURE:	1 STORY OR 25'
EXISTING DEVELOPMENT:	
BUILDING AREA:	
LIGHT INDUSTRY/ OFFICE:	38,437.05 SF
WAREHOUSE:	**42,436.26 SF**
TOTAL:	80,873.31 SF
LANDSCAPE SURFACE RATIO:	
BUILDING AREA:	80,871.31 SF
PAVED SURFACE AREA:	**53,321.75 SF**
TOTAL:	134,195.10 SF
LSR: (443,220-134,195)/443,220 = 69.7%	
BUILDING HEIGHT:	
PRIMARY STRUCTURE:	26'
ACCESSORY STRUCTURE:	N/A
PROPOSED DEVELOPMENT:	
BUILDING AREA:	
WAREHOUSE:	48,145.74 SF
LANDSCAPE SURFACE RATIO:	
NEW BUILDING AREA:	48,145.74 SF
NEW PAVED SURFACE AREA:	25,835.73 SF
EXISTING COMBINED:	**134,195.10 SF**
TOTAL NEW AND EXISTING:	(443,220-208,176.6)/443,220 = 53%
BUILDING HEIGHT:	
PRIMARY STRUCTURE:	26'
ACCESSORY STRUCTURE:	N/A

ADDITIONAL INFORMATION:
- OUTDOOR STORAGE AND TRASH DUMPSTERS TO BE SCREENED FROM PUBLIC VIEW USING FENCING, WALLS, OR LANDSCAPING
- FENCING OTHER THAN THAN THAT NOTED ABOVE SHALL BE OPEN MESH TYPE NO HIGHER THAN 6'
- POLE / PYLON TYPE SIGNS ARE NOT PERMITTED. GROUND MOUNTED SIGNS MAY NOT BE LARGER THAN 50 SF PER SIDE (TOTAL 100 SF FOR ALL SIDES). LANDSCAPING WITH AN AREA EQUAL TO NOT LESS THAN THE AREA OF THE SIGN TO BE PROVIDED AT THE BASE OF THE SIGN
- A SITE LANDSCAPING PLAN (COORDINATED WITH ANTICIPATED STORM DRAINAGE ENGINEERING PLANS), AND AN EXTERIOR LIGHTING PLAN ARE REQUIRED FOR APPLICATION TO AND REVIEW BY THE CITY OF BURLINGTON.

PARKING & LOADING INFORMATION:

MINIMUM PARKING REQUIREMENTS:	LIGHT INDUSTRY: 2 STALLS PER 1000 SF GROSS FLOOR AREA WAREHOUSE: .50 STALLS PER 1000 SF GROSS FLOOR AREA OR 1 SPACE PER EMPLOYEE (WHICHEVER IS GREATER) PLUS 1 SPACE FOR COMPANY VEHICLE STORED ON SITE.
REQUIRED PARKING:	TOTAL NUMBER OF EMPLOYEES: 40 FACTORY: 38,437.05/ 1000 x 2 = 77 WAREHOUSE: EXISTING: 42,436.42/ 1000 x .5 = 22; PROPOSED: 48,145.74/ 1000 x .5 = 24 TOTAL PARKING REQUIRED = 123 SPACES (61 SPACES PROVIDED) - 62 REQUIRED
ACCESSIBLE PARKING:	MIN. REQUIRED ACCESSIBLE SPACES = 5 (1 WITH 96" ACCESSIBLE AISLE + 4 WITH 60" ACCESSIBLE AISLE) 2 SPACES WITH 96" ACCESSIBLE AISLE AND 2 SPACES WITH 60" ACCESSIBLE AISLE ARE PROVIDED - 1 SPACE WITH 60" ACCESSIBLE AISLE REQUIRED.
LOADING REQUIREMENTS:	INDUSTRIAL: 1 SPACE (10'x50') PER 10,000 SF - 28,238.26/ 10,000 = 2.82 - 3 REQUIRED BUSINESS: SPACE (10'x25') PER 3,000 SF - 10,198.79/ 3000 = 3.40 - 4 REQUIRED 7 SPACES ARE PROVIDED

N
LOCATION MAP
SCALE: NO SCALE

GENERAL NOTES:
1. DO NOT SCALE PLANS.
2. CONTRACTORS AND TRADES SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS ON THE JOB AS THEY RELATE TO INFORMATION SHOWN ON THE DRAWING, AND SHALL IMMEDIATELY NOTIFY G.C. OF ANY ERRORS OR DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR SHALL BE RESPONSIBLE FOR SAME.
3. ALL WORK PERFORMED SHALL COMPLY WITH APPLICABLE LOCAL AND STATE BUILDING CODES, ORDINANCES, AND REGULATIONS.
4. EXTERIOR DIMENSIONS SHOWN ON PLANS ARE REFERENCED TO THE EXTERIOR FACE OF FOUNDATIONS, EXTERIOR FACE OF MASONRY AND EXTERIOR FACE OF STUDS AT THE FRAME WALLS. NOTE THAT WALL SHEATHING AT FRAME WALLS WILL EXTEND BEYOND THE FACE OF THE EXTERIOR FACE OF THE FOUNDATION. REFER TO WALL SECTIONS FOR ADDITIONAL INFORMATION.

DRAWING LIST

SHEET NUMBER	SHEET TITLE
G000	COVERSHEET
C100	SITE SURVEY
C101	SITE MAP
C102	SITE PLAN - EXISTING
C103	SITE PLAN - PROPOSED
C104	SITE-GRADING
A001	EXISTING FLOOR PLAN
A100	PROPOSED FLOOR PLAN - ADDITION
A101	PROPOSED ROOF PLAN - ADDITION
A200	EXTERIOR ELEVATIONS
A201	ENLARGED ELEVATIONS

Scherrer CONSTRUCTION CO., INC.
Building with Integrity Since 1928
601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

CIRCLE, INC
EAST EXPANSION
2756 WHITING RD
BURLINGTON, WISCONSIN

BAXTER & WOODMAN Consulting Engineers

COPYRIGHT © 2018

All designs and ideas contained in these drawings are the sole property of Scherrer Construction Co., Inc. These drawings contain proprietary information and shall not be used, reproduced or its contents disclosed, in whole or in part without express written consent of Scherrer Construction Co., Inc.

These drawings have been prepared at and/ or under my direct supervision and to the best of my knowledge and belief conform and comply with the requirements of the building department codes having jurisdiction

ISSUES & REVISIONS:

ISSUE FOR SITE PLAN REVIEW 11-15-2018

SCALE:

CLIENT: CIRCLE, INC

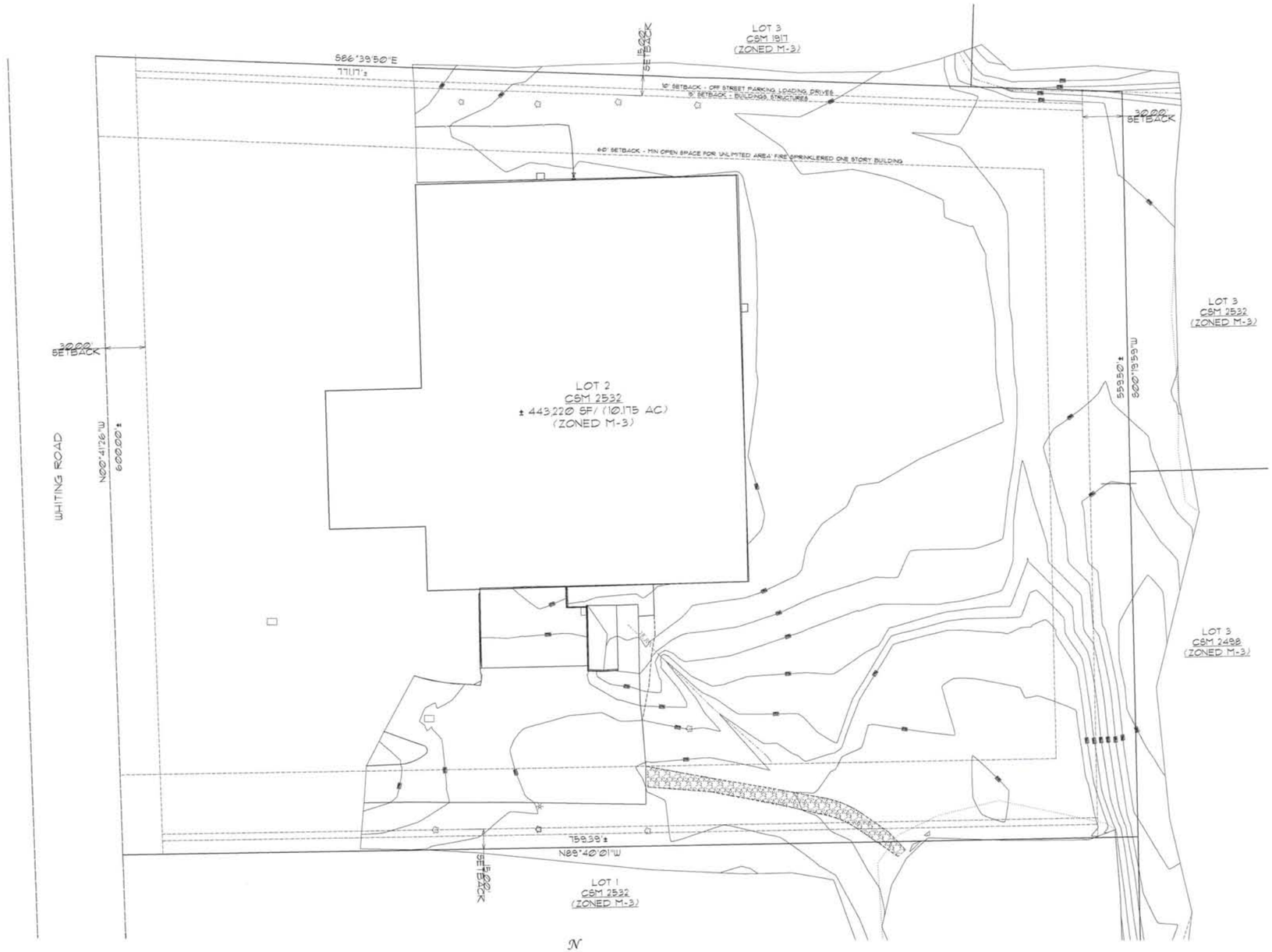
DRAWN: JPB
CHECKED:

DATE: 10-23-2018

SHEET TITLE: COVERSHEET

PROJECT # 20-002

SHEET # G000



N

SURVEY
SCALE: 1" = 40'

Scherrer
CONSTRUCTION CO., INC.
Building with Integrity Since 1928
601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

CIRCLE, INC
EAST EXPANSION
2756 WHITING RD
BURLINGTON, WISCONSIN

BAXTER & WOODMAN
Consulting Engineers

COPYRIGHT © 2018
All designs and ideas contained in these drawings are the sole property of Scherrer Construction Co., Inc. These drawings contain proprietary information and shall not be used, reproduced or its contents disclosed, in whole or in part without express written consent of Scherrer Construction Co., Inc.

These drawings have been prepared at and/ or under my direct supervision and to the best of my knowledge and belief conform and comply with the requirements of the building department codes having jurisdiction.

ISSUES & REVISIONS:

ISSUE FOR SITE PLAN REVIEW 11-15-2018

SCALE:

CLIENT: CIRCLE, INC

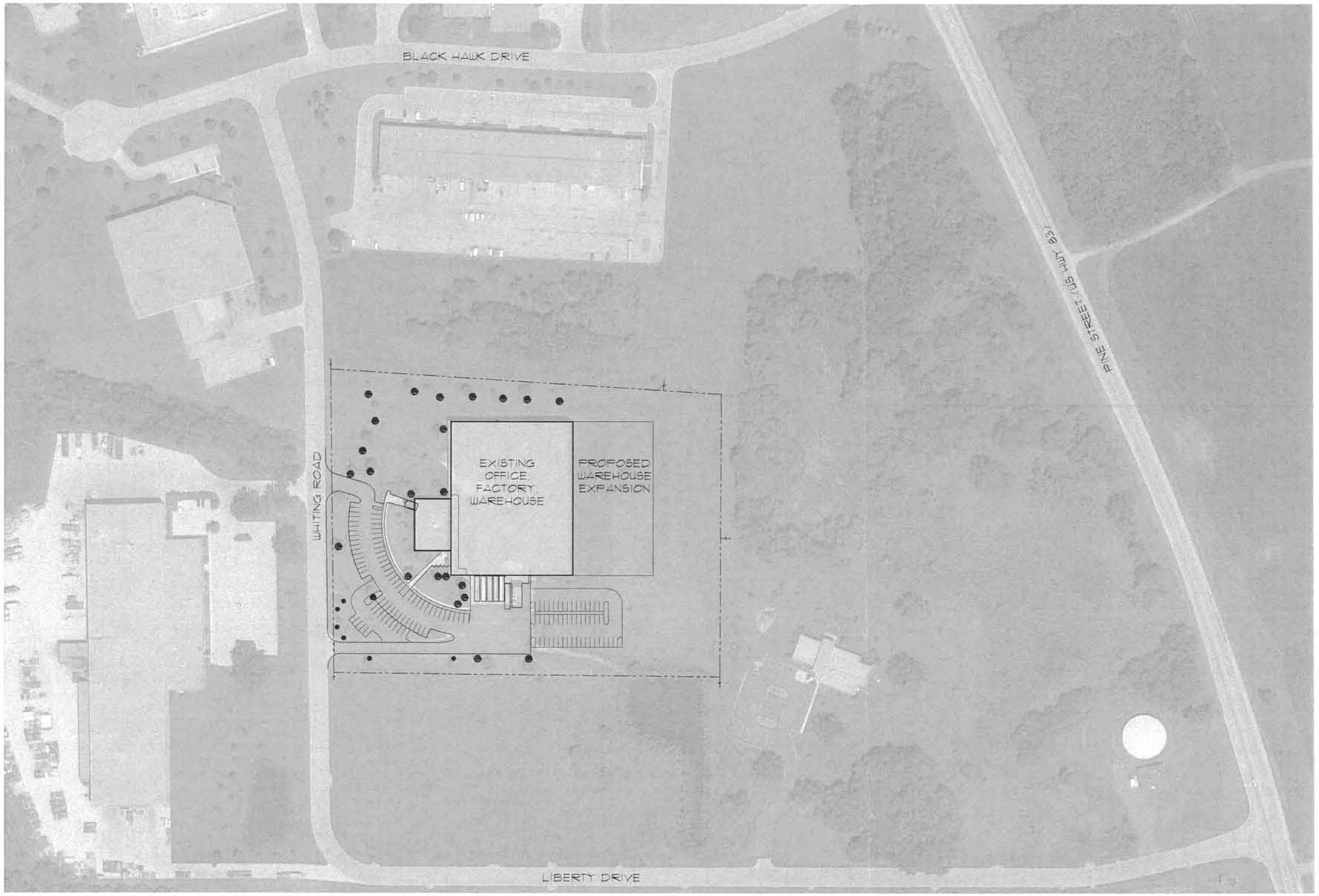
DRAWN: JFB
CHECKED:

DATE: 10-23-2018

SHEET TITLE: SITE SURVEY

PROJECT # 20-002

SHEET # C100



N

SITE MAP
SCALE: NO SCALE

Scherrer
CONSTRUCTION CO., INC.
Building with Integrity Since 1928
601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

CIRCLE, INC
EAST EXPANSION
2756 WHITING RD
BURLINGTON, WISCONSIN

BAXTER & WOODMAN
Consulting Engineers

COPYRIGHT © 2018
All designs and ideas contained in these drawings are the sole property of Scherrer Construction Co., Inc. These drawings contain proprietary information and shall not be used, reproduced or its contents disclosed, in whole or in part without express written consent of Scherrer Construction Co., Inc.

These drawings have been prepared at and/ or under my direct supervision and to the best of my knowledge and belief conform and comply with the requirements of the building department codes having jurisdiction.

ISSUES & REVISIONS:

ISSUE FOR SITE PLAN REVIEW 11-15-2018

SCALE:

CLIENT: CIRCLE, INC

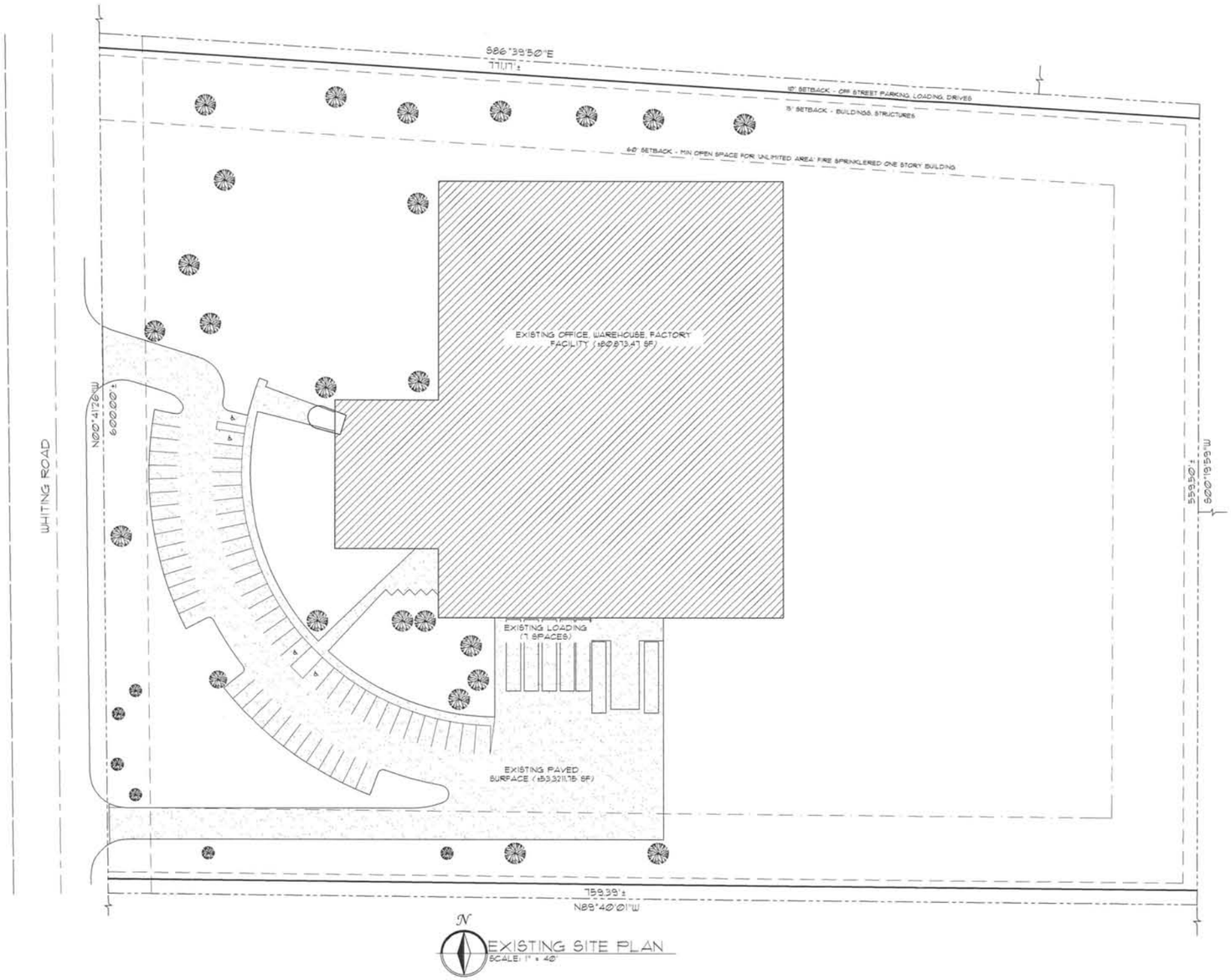
DRAWN: JFB
CHECKED:

DATE: 10-23-2018

SHEET TITLE: SITE MAP

PROJECT # 20-002

SHEET # C101



SITE NOTES:

GENERAL:

1. ALL PROJECT SPECIFICATIONS SHALL COMPLY WITH THE STAND DETAILS AND SPECIFICATIONS FOR THE CITY OF BURLINGTON, WISCONSIN. IF NO DETAIL IS PROVIDED THEN WISCONSIN DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SHALL APPLY.
2. MATERIAL EITHER STOCKPILED OR DISPOSED OF IN A FLOOD PLAIN REQUIRES A STATE BOARD OF AGRICULTURAL PERMIT. ANY MATERIAL DUMPED IN WATERS OF THE UNITED STATES OR WETLANDS IS SUBJECT TO U.S. CORPS OF ENGINEERS PERMITTING REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO REESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY THEIR CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE REESTABLISHED BY A LICENSED LAND SURVEYOR IN ACCORDANCE WITH STATE LAWS.
4. OWNER OF UTILITY IS RESPONSIBLE FOR OBTAINING WISDOT UTILITY PERMITS. CONTRACTOR SHALL COMPLETE ALL OTHER NECESSARY PERMITS AND INSPECTIONS PRIOR TO CONSTRUCTION INCLUDING BUT NOT LIMITED TO CITY PERMITS AND UTILITY PERMITS.
5. CONTRACTOR SHALL INSTALL EROSION CONTROL ON THE SITE PRIOR TO CONSTRUCTION ACTIVITIES AND DURING CONSTRUCTION AS THE SITE CONDITIONS CHANGE. REFER TO ADDITIONAL SHEETS FOR EROSION CONTROL DETAILS AND METHODS OF INSTALLATION. ALL EROSION CONTROL SHALL CONFORM TO STATE AND FEDERAL GUIDELINES.
6. AFTER COMPLETION OF THE PROJECT, CONTRACTOR SHALL REESTABLISH STAGING, STOCKPILE AREA AND HAUL ROUTES IN THE CONDITION THAT IT WAS PRIOR TO CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO ANY PAVEMENT, CURB, PAVEMENT MARKINGS AND TURF.

DEMOLITION:

1. ALL SURFACE PAVING IN DIRECT CONFLICT WITH PROPOSED IMPROVEMENTS SHOULD BE REMOVED AND DISPOSED OF OFF-SITE.
2. PARTIAL DEMOLITION OF PAVED SURFACES SHALL BE NEATLY SAWCUT AND REMOVED.
3. UPON COMPLETION OF DEMOLITION, FILL AND RE-GRADE LOW AREAS TO PROVIDE POSITIVE DRAINAGE UNTIL FINAL GRADING IS COMPLETE.

Scherrer CONSTRUCTION CO., INC.
Building with Integrity Since 1928
601 Blackhawk Drive.
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherreronstruction.com

CIRCLE, INC
EAST EXPANSION
2756 WHITING RD
BURLINGTON, WISCONSIN

BAXTER & WOODMAN Consulting Engineers

COPYRIGHT © 2018
All designs and ideas contained in these drawings are the sole property of Scherrer Construction Co., Inc. These drawings contain proprietary information and shall not be used, reproduced or its contents disclosed, in whole or in part without express written consent of Scherrer Construction Co., Inc.

These drawings have been prepared at and/ or under my direct supervision and to the best of my knowledge and belief conform and comply with the requirements of the building department codes having jurisdiction

ISSUES & REVISIONS:

ISSUE FOR SITE PLAN REVIEW 11-15-2018

SCALE:

CLIENT: CIRCLE, INC

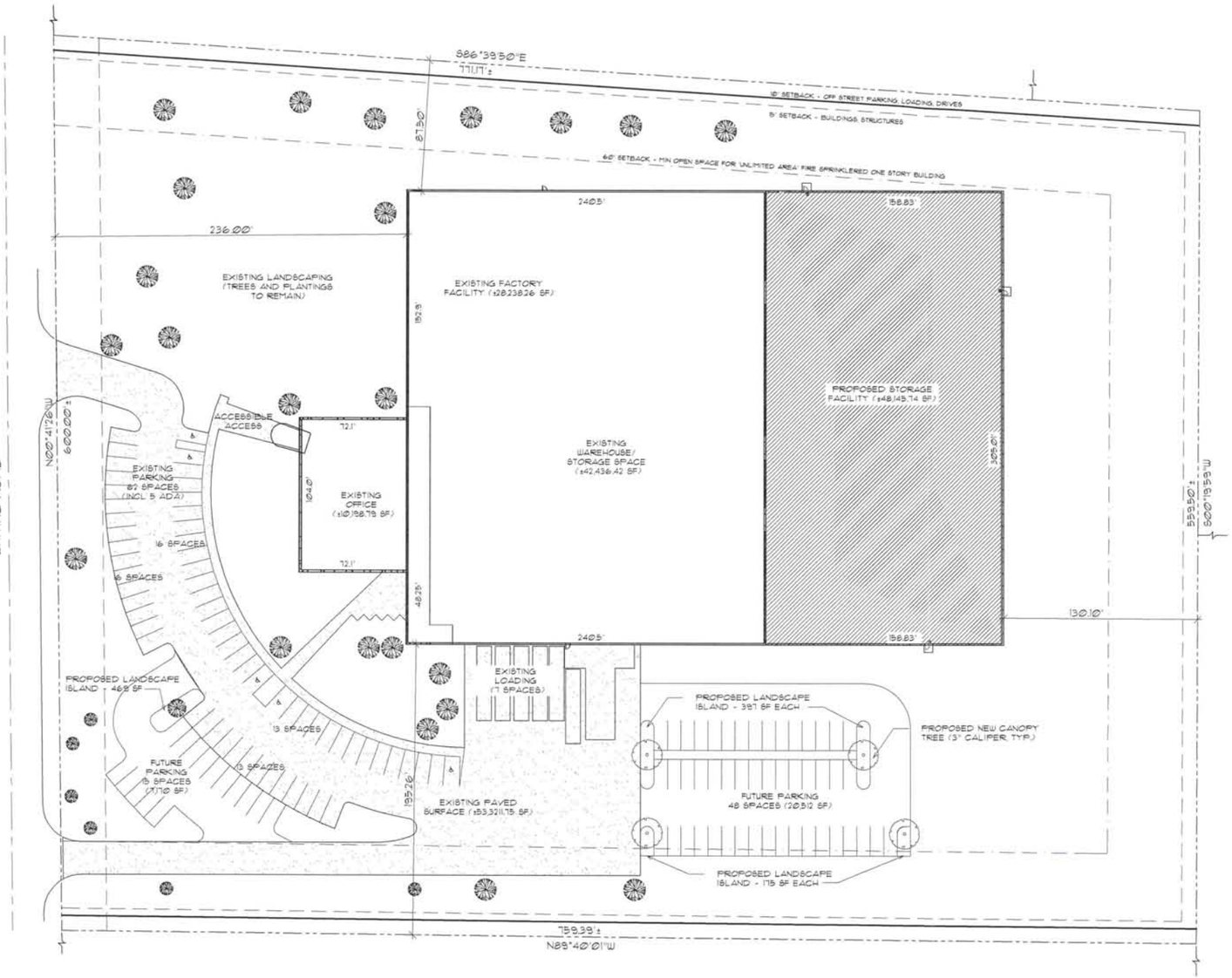
DRAWN: JFB
CHECKED:

DATE: 10-23-2018

SHEET TITLE: SITE PLAN - EXISTING

PROJECT # 20-002

SHEET # C102



N

SITE DEVELOPMENT PLAN
SCALE: 1" = 40'

Scherrer
CONSTRUCTION CO., INC.
Building with Integrity Since 1928
601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

CIRCLE, INC
EAST EXPANSION
2756 WHITING RD
BURLINGTON, WISCONSIN

BAXTER & WOODMAN
Consulting Engineers

COPYRIGHT © 2018
All designs and ideas contained in these drawings are the sole property of Scherrer Construction Co., Inc. These drawings contain proprietary information and shall not be used, reproduced or its contents disclosed, in whole or in part without express written consent of Scherrer Construction Co. Inc.

These drawings have been prepared at and/ or under my direct supervision and to the best of my knowledge and belief conforms and comply with the requirements of the building department codes having jurisdiction.

ISSUES & REVISIONS:

ISSUE FOR SITE PLAN REVIEW 11-15-2018

SCALE:
10' 0 20' 40'
1"=40'-0"

CLIENT: CIRCLE, INC

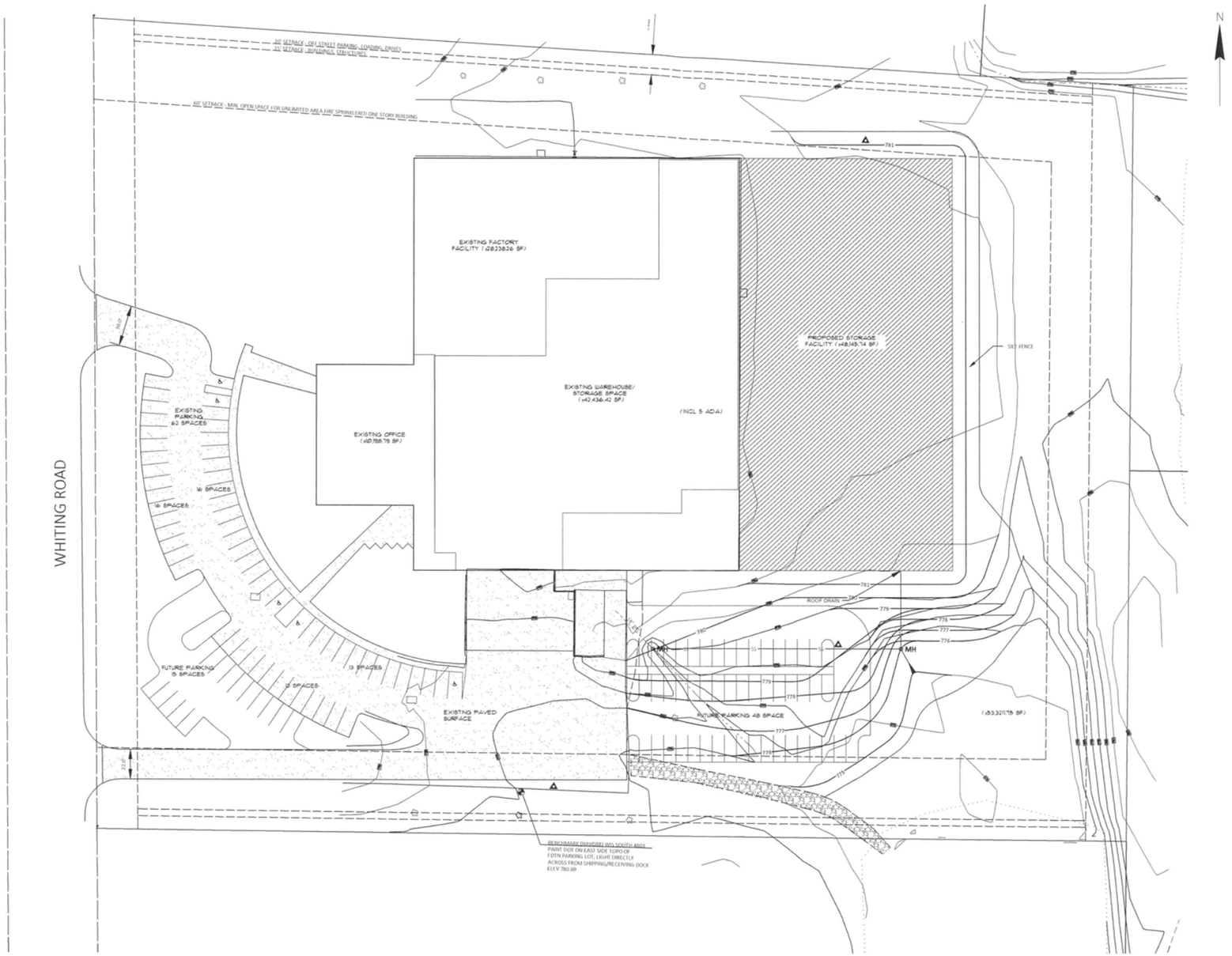
DRAWN: JPB
CHECKED:

DATE: 10-23-2018

SHEET TITLE: SITE PLAN - PROPOSED

PROJECT # 20-002

SHEET # C103



1 / C104 SITE-GRADING PLAN
SCALE: 1" = 40'

Scherrer CONSTRUCTION CO., INC.
Building with Integrity Since 1928
601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

CIRCLE, INC.
EAST EXPANSION
2756 WHITING RD
BURLINGTON, WISCONSIN

BAXTER & WOODMAN Consulting Engineers

COPYRIGHT © 2018

All designs and ideas contained in these drawings are the sole property of Scherrer Construction Co., Inc. These drawings contain proprietary information and shall not be used, reproduced or its contents disclosed, in whole or in part without express written consent of Scherrer Construction Co., Inc.

These drawings have been prepared at and/ or under my direct supervision and to the best of my knowledge and belief conform and comply with the requirements of the building department codes having jurisdiction.

ISSUES & REVISIONS:

ISSUE FOR SITE PLAN REVIEW 11-15-2018

SCALE: 0 50 100 1" = 40'

CLIENT: CIRCLE, INC

DRAWN: UKB
CHECKED:

DATE: 10-23-2018

SHEET TITLE: SITE-GRADING

PROJECT # 20-002

SHEET # C104

1 / A001 EXISTING FLOOR PLAN - DEMOLITION PLAN
SCALE: 1" = 20'

Scherrer CONSTRUCTION CO., INC.
Building with Integrity Since 1928
801 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

CIRCLE, INC
EAST EXPANSION
2756 WHITING RD
BURLINGTON, WISCONSIN

BAXTER & WOODMAN Consulting Engineers

COPYRIGHT © 2018
All designs and ideas contained in these drawings are the sole property of Scherrer Construction Co., Inc. These drawings contain proprietary information and shall not be used, reproduced or its contents disclosed, in whole or in part without express written consent of Scherrer Construction Co., Inc.

These drawings have been prepared at and/ or under my direct supervision and to the best of my knowledge and belief conform and comply with the requirements of the building department codes having jurisdiction.

ISSUES & REVISIONS:

ISSUE FOR SITE PLAN REVIEW 11-15-2018

SCALE: 5' 0 10' 20' 1"=20'-0"

N

CLIENT: CIRCLE, INC

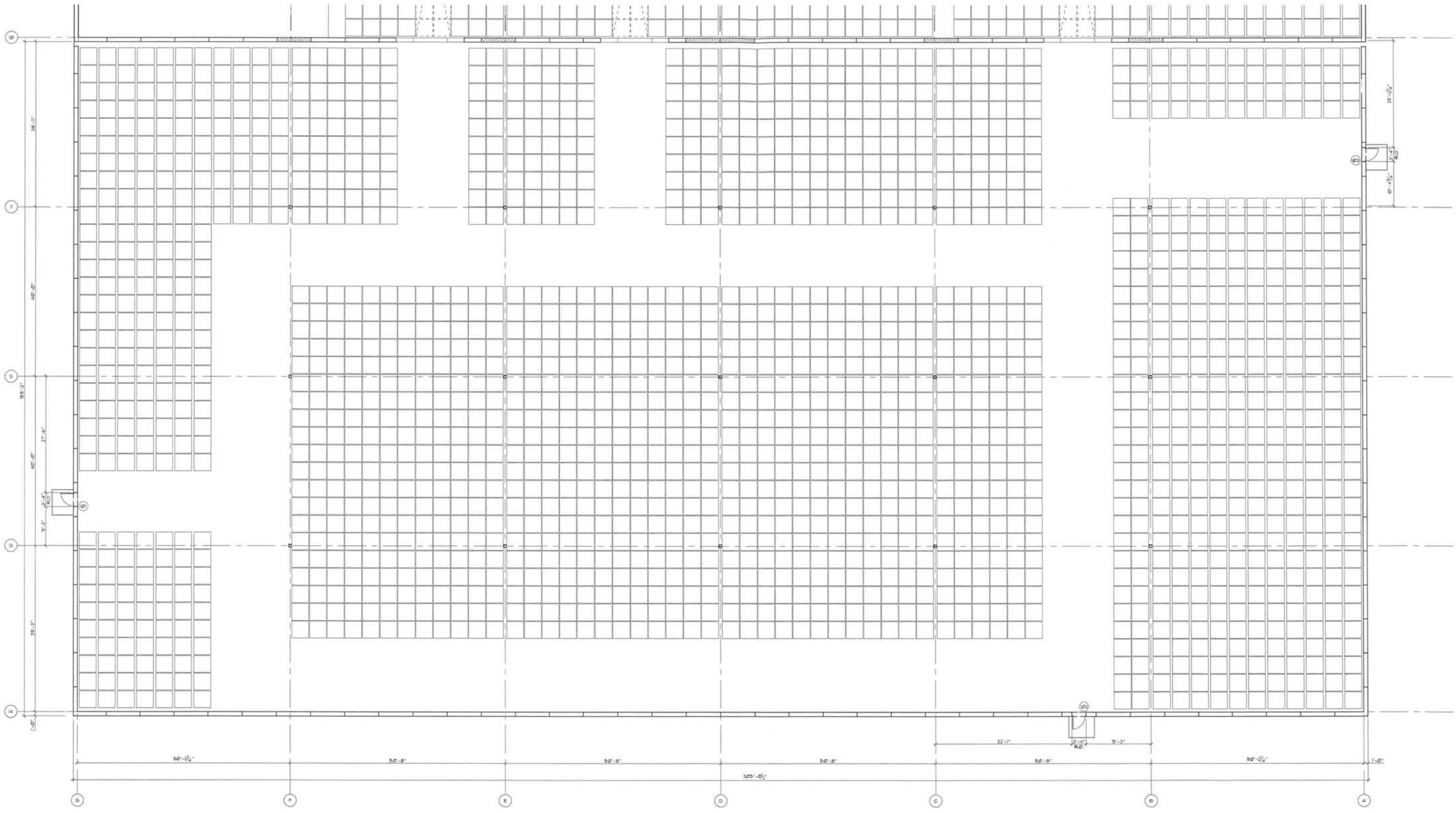
DRAWN: JFS
CHECKED:

DATE: 10-23-2018

SHEET TITLE: EXISTING FLOOR PLAN

PROJECT # 20-002

SHEET # A001



1 / A100 FIRST FLOOR PLAN - PROPOSED ADDITION
SCALE: 3/32" = 1'-0"

Scherrer CONSTRUCTION CO., INC.
Building with Integrity Since 1928
601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

CIRCLE, INC
EAST EXPANSION
2756 WHITING RD
BURLINGTON, WISCONSIN

BAXTER & WOODMAN Consulting Engineers

COPYRIGHT © 2018

All designs and ideas contained in these drawings are the sole property of Scherrer Construction Co., Inc. These drawings contain proprietary information and shall not be used, reproduced or its contents disclosed, in whole or in part without express written consent of Scherrer Construction Co., Inc.

These drawings have been prepared at and/ or under my direct supervision and to the best of my knowledge and belief conform and comply with the requirements of the building department codes having jurisdiction.

ISSUES & REVISIONS:

ISSUE FOR SITE PLAN REVIEW 11-15-2018

SCALE: 1" 0 2' 4" 3/16"=1'-0"

N

CLIENT: CIRCLE, INC

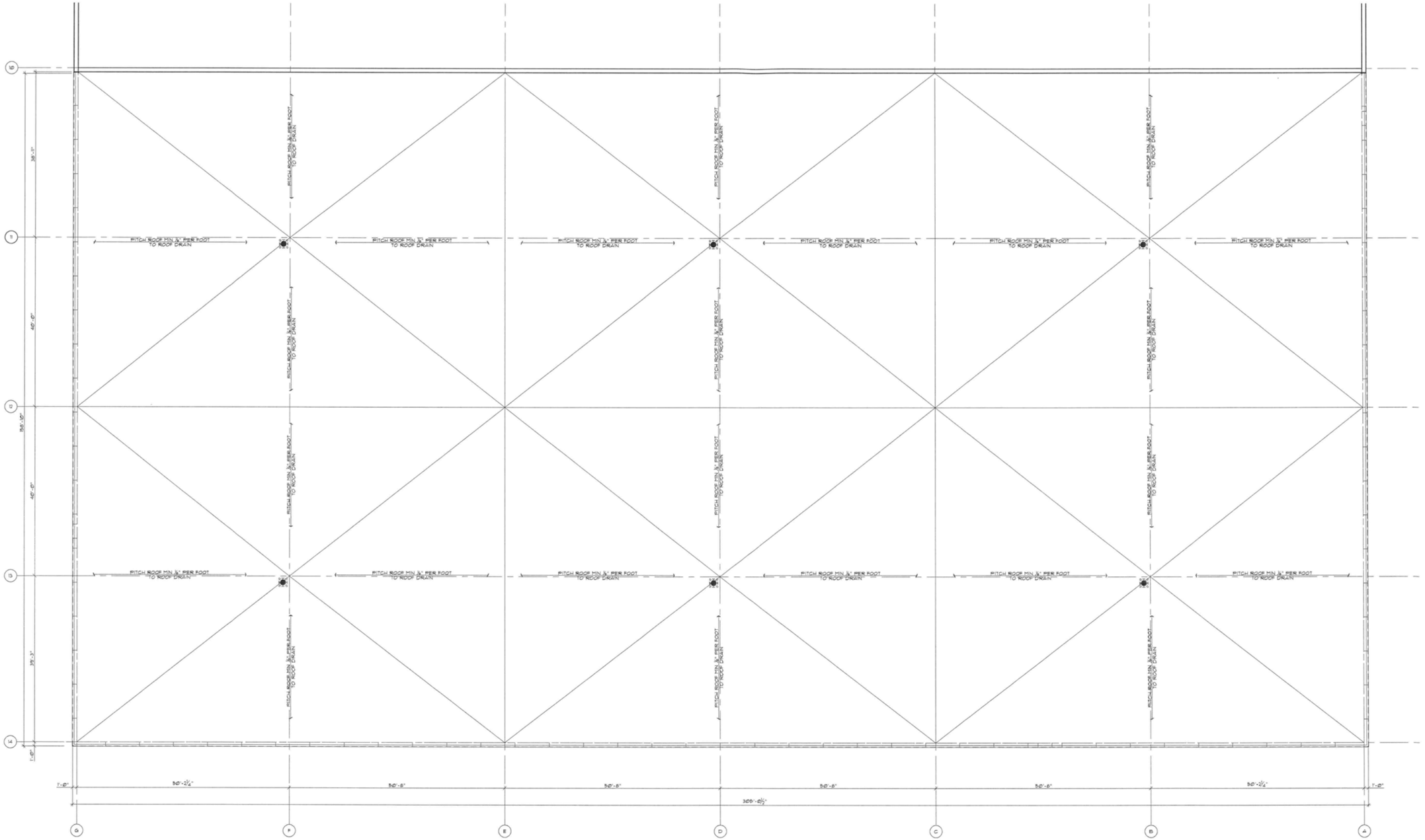
DRAWN: JFB
CHECKED:

DATE: 10-23-2018

SHEET TITLE: PROPOSED FLOOR PLAN - ADDITION

PROJECT #: 20-002

SHEET #: A100



1 / A101 PROPOSED ROOF PLAN - ADDITION
SCALE: 3/32" = 1'-0"

Scherrer CONSTRUCTION CO., INC.
Building with Integrity Since 1928
601 Blackhawk Drive.
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherreronstruction.com

CIRCLE, INC
EAST EXPANSION
2756 WHITING RD
BURLINGTON, WISCONSIN

BAXTER & WOODMAN Consulting Engineers

COPYRIGHT © 2018
All designs and ideas contained in these drawings are the sole property of Scherrer Construction Co., Inc. These drawings contain proprietary information and shall not be used, reproduced or its contents disclosed, in whole or in part without express written consent of Scherrer Construction Co., Inc.

These drawings have been prepared at and/ or under my direct supervision and to the best of my knowledge and belief conform and comply with the requirements of the building department codes having jurisdiction.

ISSUES & REVISIONS:

ISSUE FOR SITE PLAN REVIEW 11-15-2018

SCALE: 1' 0" 2' 4' 3/16"=1'-0"

CLIENT: CIRCLE, INC

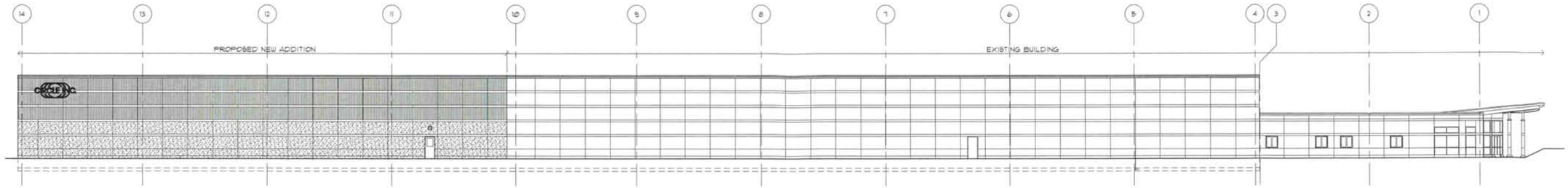
DRAWN: JFB
CHECKED:

DATE: 10-23-2018

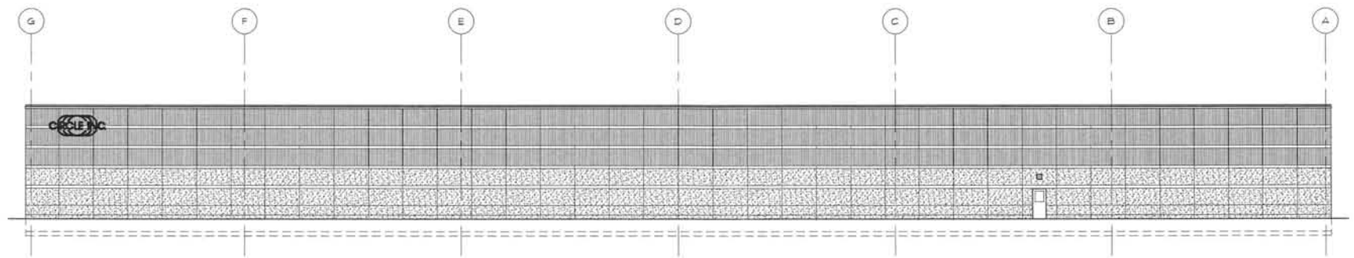
SHEET TITLE: PROPOSED ROOF PLAN - ADDITION

PROJECT # 20-002

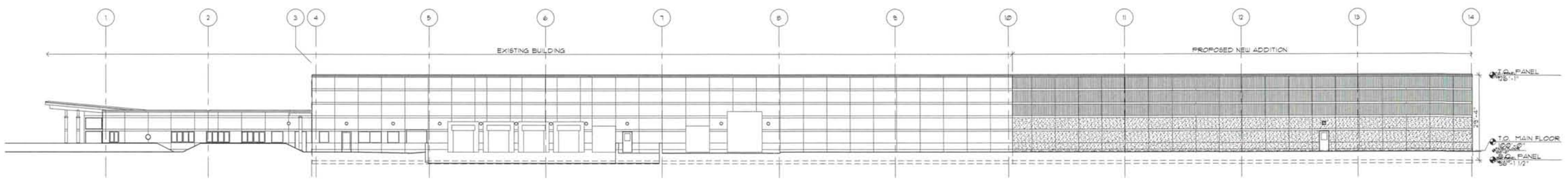
SHEET # A101



1 A200 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 A200 EAST ELEVATION
SCALE: 1/16" = 1'-0"



3 A200 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

Scherrer
CONSTRUCTION CO., INC.
Building with Integrity Since 1928
601 Blackhawk Drive
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

CIRCLE, INC
EAST EXPANSION
2756 WHITING RD
BURLINGTON, WISCONSIN

BAXTER & WOODMAN Consulting Engineers

COPYRIGHT © 2018

All designs and ideas contained in these drawings are the sole property of Scherrer Construction Co., Inc. These drawings contain proprietary information and shall not be used, reproduced or its contents disclosed, in whole or in part without express written consent of Scherrer Construction Co., Inc.

These drawings have been prepared at and/ or under my direct supervision and to the best of my knowledge and belief conforms and comply with the requirements of the building department codes having jurisdiction

ISSUES & REVISIONS:

ISSUE FOR SITE PLAN REVIEW 11-15-2018

SCALE:

CLIENT: CIRCLE, INC

DRAWN: JFB
CHECKED:

DATE: 10-23-2018

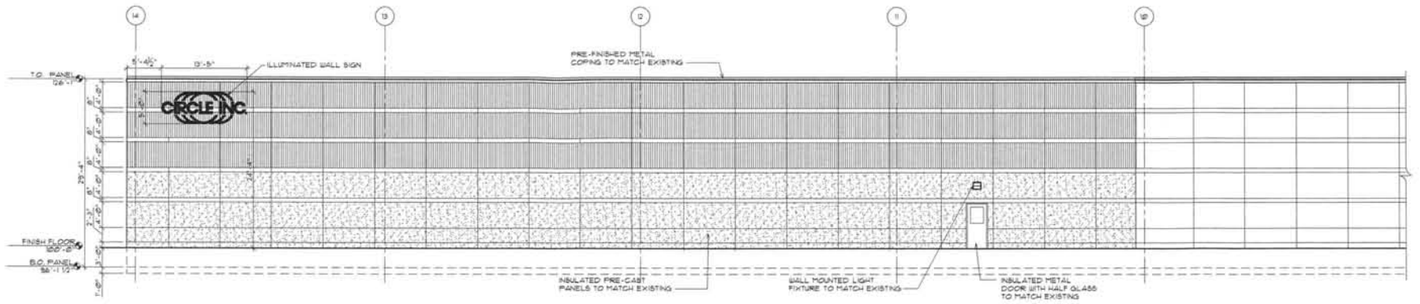
SHEET TITLE: EXTERIOR ELEVATIONS

PROJECT # 20-002

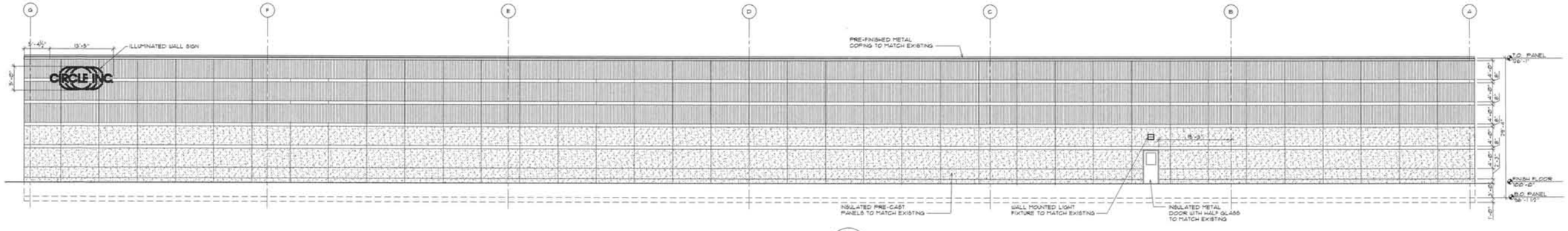
SHEET # A200

60" CHANNEL LETTERS INTERNALLY ILLUMINATED
CHANNEL LETTER SET
TEXT:
- FLUSH MOUNTED INTERNALLY ILLUMINATED REMOTE CHANNEL LETTER SET
- BLACK PERFORATED VINYL WILL ILLUMINATED WHITE AT NIGHT AND BLACK DURING THE DAY

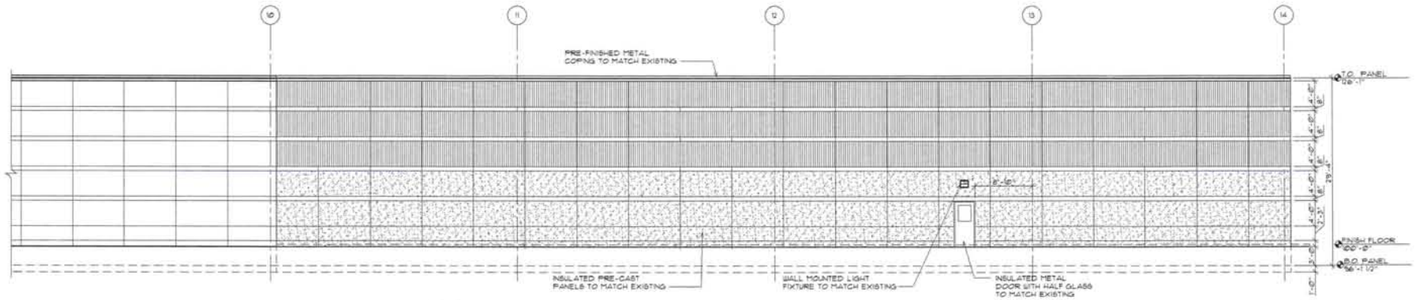
4 / A201 WALL SIGN
SCALE: 1/2" = 1'-0"



1 / A201 PARTIAL ENLARGED NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 / A201 ENLARGED EAST ELEVATION
SCALE: 3/32" = 1'-0"



3 / A201 PARTIAL ENLARGED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

Scherrer CONSTRUCTION CO., INC.
Building with Integrity Since 1928
601 Blackhawk Drive,
P.O. Box 740
Burlington, Wisconsin 53105
Tel: (262) 539-3100
Fax: (262) 539-3101
www.scherrerconstruction.com

CIRCLE, INC
EAST EXPANSION
2756 WHITING RD
BURLINGTON, WISCONSIN

BAXTER & WOODMAN Consulting Engineers

COPYRIGHT © 2018

All designs and ideas contained in these drawings are the sole property of Scherrer Construction Co., Inc. These drawings contain proprietary information and shall not be used, reproduced or its contents disclosed, in whole or in part without express written consent of Scherrer Construction Co., Inc.

These drawings have been prepared at and/ or under my direct supervision and to the best of my knowledge and belief conform and comply with the requirements of the building department codes having jurisdiction.

ISSUES & REVISIONS:

ISSUE FOR SITE PLAN REVIEW 11-15-2018

SCALE:

CLIENT: CIRCLE, INC

DRAWN: JPB
CHECKED:

DATE: 10-23-2018

SHEET TITLE: ENLARGED ELEVATIONS

PROJECT # 20-002

SHEET # A201